

EDWARD  
**mellor**  
AUCTION



TUESDAY 5 JUNE 2018

REGISTRATION - 12 NOON

AUCTION - 1PM

AJ BELL STADIUM, SALFORD, M30 7EY



0161 443 4740  
EDWARDMELLOR.CO.UK



# When & where?

## AUCTION DATES 2018

Monday 5th February 2018

Tuesday 13th March 2018

Tuesday 24th April 2018

Tuesday 5th June 2018

Tuesday 17th July 2018

Monday 17th September 2018

Wednesday 31st October 2018

Monday 10th December 2018

## THE AUCTION ROOM

### AJ BELL STADIUM

1 Stadium Way Barton-upon-Irwell Salford  
M30 7EY

☎ 0844 844 8400



## DIRECTIONS



### BY CAR

The stadium is situated at Barton, off the M60, junction 11. GPS: (53.469091, -2.378829)



### BY BUS

Buses from Manchester City Centre and Eccles: Number 67 to Liverpool Road, Irlam. Buses from the Trafford Centre: Number 100 to Liverpool Road, Irlam. (2 minute walk from the Liverpool Road stop.)



### BY TRAIN

The nearest train stations are Irlam and Patricroft. For both stations walk to Liverpool Road and take the number 67 bus (as above).



### BY TRAM

The nearest Metrolink tram stop is Eccles. From here, the stadium is approximately 40 minutes walk or take the number 67 bus along Liverpool Road as above.

## USING SAT NAV?

If you're using sat-nav please ensure you use the postcode:



**M30 7LJ**



**Nick Green**  
Auctioneer

## A warm welcome from Edward Mellor

The April Auction had some amazing deals for buyers and vendors alike and June looks set to be on track for the same. As we head for Summer the weather has amazingly been predictable during May and we hope this continues, however we all know how erratic the weather can be.

Like the weather the property market has been strange this year and the long-term forecast means no one can predict what may happen in March next year. Nevertheless, what we know for certain is in the short term if you want to sell your property, residential, commercial or land, the market is stable at the moment and therefore, like the weather, it is predictable and calm.

Why not contact us for a no-nonsense idea of what you could achieve for your lot in the next sale? We are now accepting lots for our July auction so speak to a member of our team today.

EDWARD  
**mellor**

# meet the team

We are here to help you whether you are buying or selling at Auction. If you have any questions please don't hesitate to give us a call and we can get our best man (or woman) to help you out! Also remember to look out for our team on the day of the auction!

**0161 443 4740**

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NICK GREEN



It is a privilege to work as part of the best Auction team in the North West selling every type of property and land imaginable, every day is different.

JOANN BULL



Although a bit apprehensive at first I joined the Auction team in October 2016. The excitement of how fast the auction cycle works give you a real adrenaline rush and I look forward to working with you all!

MARK LAWSON



I have been working in the Auction team for just over two years and coming from a traditional estate agency background I find the Auction process to be a much more rewarding and exciting way to sell properties for buyers and sellers.

LOUISE McDONALD



I created the Auction department back in 1997 with our first sale comprising just a handful of lots and am incredibly proud of what we have achieved since.

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BRENT SHORE



SOPHIE SIMCOX



JORDAN BATESON



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LYNETTE CLAYTON



STEPHEN RIDGWAY



LISA BRAMMALL



SUE MUSHET



# TOP 10

## Tips for Auction Day



Bring two forms of identification (passport or driving license with photo and a recent utility bill), your cheque book or debit card and all your banking details, as well as your solicitor's full contact details.



If you are planning to bid on the day, you will need to register at the reception where you will then be given a bidding paddle with your unique bidding number.



Arrive early. There is so much more happening than the auction itself. Specialists are usually on hand to advise you on buy-to-let and auction funding, legals, planning, surveying, lettings, property management.... and much more. Plus this is your last chance to check over the legal packs for any properties of interest (although this should be done earlier than Auction Day!).



On arrival, get a copy of the Amendment Sheet. This is distributed around the auction room and contains late information or alterations. Don't assume that all the properties included in the catalogue will be offered on the day – some may be withdrawn or sold prior to the auction.

## NEED HELP OR ADVICE? CALL OUR TEAM TODAY!

0161 443 4740

[auction@edwardmellor.co.uk](mailto:auction@edwardmellor.co.uk)

 @MellorAuction



Take a few minutes to familiarise yourself with the empty auction room before the auction starts so you are comfortable and confident in the surroundings.



Take a seat or stand somewhere in the room where the auctioneer will be able to see you bidding clearly.



When bidding, make sure you gesture clearly at the auctioneer. Either raise your hand or nod/shake your head clearly. The auctioneer will warn the room when he is about to conclude a sale.



If a property fails to reach its reserve price, don't lose heart. The vendor may decide to accept your bid later at the end of the auction or in the days following. Make sure you leave your full details with a member of staff so that we can contact you afterwards.



If you make a successful purchase, check whether you are required to insure the property from exchange. Usually, this is the responsibility of the seller (until completion), however sometimes this is passed on to the buyer.



Enjoy the day... and good luck! If you would like help or guidance with any aspect of the auction process prior to the day itself, then get in touch with our team.

"Edward Mellor's knowledge of property auctions and the help you offer is absolutely invaluable, thanks again for everything!"



# Notice to prospective buyers

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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. Some of the lots offered have not always been in ownership for six months and as such this can have an impact on which lender to use. We recommend you speak to one of our whole of market mortgage advisers on 0161 443 4555.

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 Edward Mellor Residential section of the catalogue. The extra and special conditions, along with addendum, are available for inspection online 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. 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 pre-contract 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



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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 a valuation and/or selling price. These can be subject to amendment at any time. The reserve price is the lowest price the vendor will accept and may or may not be the same as the guide price. This is agreed between the vendor and the auctioneer and is also confidential and not disclosed to any parties. Prospective purchasers are strongly advised to consult their own professional advisors with respect to any sum to be offered at auction. The auctioneers are under no obligation to provide any advice on value or rental values in respect of any property. The auctioneer and vendor accept no responsibility for any loss, damage, costs or expenses incurred as a result of relying on the auctioneers guide price. Whilst every effort is made to ensure that these guides are not misleading, it is possible that the reserve price set for any lot may exceed the previously quoted guide price - as the seller may fix the final reserve price just before bidding commences.

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 Telephone or Proxy. Forms may be found in the catalogue and these should be completed and returned with cheques for both the 10% deposit and the buyer premium and auctioneers costs if applicable to the Auctioneers before 5pm the day 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 Amendments to the catalogue, these will be available in the auction room. Purchasers will be deemed to purchase with full knowledge of this information and will be asked to sign as such when completing the contracts.

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 details. In exchange you will receive a numbered bidding paddle

from which we can identify you. If you are bidding on behalf of someone else who isn't attending, we need all of this for that person as well PLUS a letter from them giving you authority to bid on their behalf.

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 £3,000) 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, bank counter cheque or debit or credit card. 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. We strongly recommend that you contact your bank before bidding to let them know what you will be doing to avoid any complications once you have been successful and are signing up.

**13. A 0.6% Buyers Premium with a minimum of £996.00 (inclusive of VAT) and auctioneers costs if applicable 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.**

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!**

# Important information

In order to bid at our auction we will ask you to register with us on arrival.

## If you are bidding as an **INDIVIDUAL**

If you are bidding as an individual, **two** forms of **original** identification will be required for each purchaser - one from each of the below sections:

1

### PROOF OF IDENTITY

Valid Passport

National Identity Card

Valid Photo Card Driving License

2

### PROOF OF RESIDENCE

Current Local Authority Tax Bill

A Utility Bill/Credit Card/

Mortgage Statement Issued

Within the Last Three Months

(No Internet Printouts)

## If you are bidding on behalf of a **COMPANY**

If you are bidding on behalf of a Company we will need one of the following original forms of identification:

1

### COMPANY IDENTIFICATION

Proof of Identity and Residence for One of the Directors (as detailed above)

Certificate of Incorporation for the Company (if a Limited Company)

Official List of Directors

If you are bidding on behalf of another person/company we require original identity documents for both yourself, as the bidder, and the person/company who will be listed as the purchaser, together with a letter of authorisation from the purchaser for you to act and bid on their behalf.

## What our clients say

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"A massive thank you to Louise and the Auction Team! We have sold a few properties with Edward Mellor Auction, and on all occasions the advice and guidance given has resulted in them selling for substantially more than we anticipated. Our experiences with Edward Mellor over many years both selling and buying have always been very positive, which is why we wouldn't consider using anyone else".

Steve, Auction Vendor

"I can honestly say that I am really happy with the service you and your colleagues have provided me throughout this process. I am also more than happy with the price achieved. I will not hesitate to use your services again in the future. Thank you again".

Diana, Auction Vendor

"Your service was excellent as we were kept in the loop throughout the process and as I've never been down this route before, would have been at a loss if I hadn't been kept informed and any queries I had were handled immediately. The auction itself was very exciting too.

Thanks for everything you've done for us".

Jean  
Auction Vendor



# Order of sale

AREA	ADDRESS	DESCRIPTION
Stockport	5 Rostherne Road	Three bedroom semi detached property.
Widnes	12 Carlton Street	Two bedroom terrace property
Ashton-under-Lyne	177 Kings Road	Two bedroom terrace property
Clayton	Plot of Land Barrington Street	Vacant parcel of land with lapsed planning for two dwellings.
Stockport	78 Hollins Lane	Two/three bedroom detached bungalow with development potential
Hyde	59 Talbot Road	Three bedroom end terrace property.
Stockport	28 Little Underbank	Four storey retail premises in town centre location, ideal for conversion STP.
Cheadle	73 Stockport Road	Two bedroom period end terrace property.
Bury	1 The Rock	Mixed use development in prominent town centre location.
Leigh	92 Bradshawgate	70 SQM vacant High Street retail property in ready to rent order.
Stockport	68 Union Street	Two bedroom terrace property.
Newton Heath	135 Droylsden Road	Three bedroom terrace property.
Reddish	17 Broadstone Road	Mixed use investment property located on busy main road.
Ashton-under-Lyne	14 Arundel Street	Two bedroom end terrace property.
Ashton-under-Lyne	1-7 Alderley Street	Former pub with full planning permission for three dwellings, part completed.
Bolton	1 Entwistle Street	Former post office/store with rooms over attached two bedroom terrace.
Bolton	14 The Close	Three bedroom terrace property
Bolton	27 Grisdale Road	Three bedroom terrace property.
Warrington	To Rear Of 7 Winwick Street	Redevelopment site with attractive outbuildings and parking.
Warrington	First And Second Floors Only, 7 Winwick Street	First & second floors of former bank building for redevelopment STP.
Warrington	Banking Hall, 7 Winwick Street	Ground floor only of former bank, suitable for redevelopment STP.
Moston	9 Clapham Street	Three bedroom semi detached property.
Old Trafford	Site at 476 Stretford Road	Site with permission for redevelopment as 10 x two bedroom apartments.
Failsworth	58 Old Road	Two bedroom terrace property with study/office.
Longsight	15,17 & 19 Slade Lane	0.355 Acre mixed use site with potential for redevelopment STP.
Denton	91 Acre Street	Three bedroom semi detached property.
Manchester Center	48 Lancaster House	Three bedroom fourth floor apartment.
Denton	Houghton Green Methodist Church	Former Church with potential for alternative uses subject to planning.
Bury	58 Myrtle Street North	Terrace property previously used as a HMO providing circa £18,000 net p/a.
Dane Bank	54 Hulme Road	Well appointed café/restaurant, salon, two bed flat, double garage and garden.
Fallowfield	1 Talbot Road	Garage/lock up premises with self contained flat over plus PP for houses.
Oldham	67 Moorhey Street	Two bedroom terrace property
Haydock	Land To Rear Of, 1-79 Station Road	Freehold parcel of land circa 1 Acres with lapsed outline PP for 13 dwellings.
Openshaw	117 Harley Street	Part tenanted five bedroom HMO.
Gorton	133 Levenshulme Road	Large takeaway with self contained flat over.

AREA	ADDRESS	DESCRIPTION
Little Hulton	138 Manchester Road East	Two bedroom end terrace property.
Westhoughton	83-87 Wigan Road	Three terrace properties with PP for conversion to No. 8 Apartments
Leek	1 Clerk Bank	Grade II Listed split level apartment.
Northern Quarter	Flat 802, 25 Church Street	Two bedroom duplex penthouse in the heart of the Northern Quarter
Gorton	42 Jetson Street	Three bedroom terrace property.
Openshaw	78 Wheeler Street	Two bedroom terrace property.
Openshaw	29 Meech Street	Three bedroom terrace property.
Longsight	5 Slade Grove	Three bedroom terrace property.
Longsight	34 Santley Street	Two bedroom terrace property.
Longsight	77 Pink Bank Lane	Two bedroom ground floor flat.
Hyde	224 Market Street	Commercial premises with upper floors and basements ideal for residential STP.
Blackburn	12 Wood View	Two bedroom semi detached property.
Longsight	331 Dickenson Road	Terraced house in two flats – one x 3 bedroom and one x 5 bedroom
Harpurhey	35 Whiteway Street	Three bedroom terrace property
Hyde	33 Dukinfield Road	Two bedroom terrace property.
Gee Cross	Land Off Haughton Street	Parcel of land with outline planning for 7 No. residential dwellings.
Darwen	456 Blackburn Road	Terrace property with café on two floors and two bedroom maisonette above.
Offerton	16 Greystoke Street	One bedroom first floor flat.
Salford	68 Castlewood Road	Two/three bedroom semi detached property
Partington	43 Derbyshire Road	Refurbished three bedroom terrace property.
New Mills	21 Wirksmoor Road	Four bedroom terrace property providing £1,300 PCM.
Rochdale	68 Newbold Street	Two bedroom stone cottage
Oldham	33 Salisbury Road	Two bedroom end terrace property.
Buxton	109 Fairfield Road	Three bedroom terrace property.
Ingol	219 Tag Lane	Two storey retail premises in prominent position on busy main road.
Dukinfield	13 Concord Way	195 SQM (2,100 SQFT) double fronted two storey retail and office unit.
Littleborough	7 Wellington Lodge	Two/three bedroom terrace property
Denton	Land Adj To 80 Ashton Road	Vacant parcel of land.
New Mills	Goyt Side Yard	Former car breakers yard with large warehouse set on close to 6 Acre site.
Offerton	248 Paythorne Green	One bedroom first floor flat.
Burnley	5 Thompson Street	Terrace property with self-contained studio flat in basement.
Oldham	23 Heron Street	Two bedroom end terrace property.
Darwen	Former Site Of Frankys Bar	0.14 Acre site with full PP for town centre 34 room spa hotel with parking.
Edgeley	64 Northgate Road	Two bedroom terrace property.

**GUIDE PRICE: £98,000**



## 5 Rostherne Road, Stockport SK3 8PQ

Three bedroom semi detached property.

<b>Directions</b>	From Bramhall Lane (A5102) turn into Garners Lane where Rostherne Road can be found on the right hand side
<b>Accommodation</b>	Ground floor: Hall, lounge, kitchen, wet room First floor: Three bedrooms Exterior: Gardens to the front and rear
<b>Note</b>	Gas central heating and double glazing. Located within half a mile of Davenport Station. Potential yield in the region of 8-9%
<b>EPC Rating</b>	D
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161 443 4740

**FINANCE AVAILABLE FOR THIS LOT**

Call our financial services team today on 0161 443 4548 for more information.



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**GUIDE PRICE: £45,000**



## 12 Carlton Street, Widnes WA8 6NP

Two bedroom terrace property

Directions	Off Milton Road, off Kingsway B5419
Accommodation	Ground floor: Hall, lounge, dining room, kitchen, WC First floor: Landing, two bedrooms and bathroom Exterior: Rear yard
Note	Gas central heating and double glazed windows Situated in a convenient location for Albert Square shopping centre and commuters
EPC Rating	D
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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**GUIDE PRICE: £50,000**



## 177 Kings Road, Ashton-under-lyne OL6 8HD

Two bedroom terrace property

Directions	Off Queens Road B6194
Accommodation	Ground floor: Lounge, kitchen diner First floor: Landing, two bedrooms and bathroom Exterior: Rear yard
Note	The property requires modernisation and would be a perfect BTL property which would generate circa £500 PCM Gas central heating and double glazed windows
EPC	D
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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2



1



1

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# GUIDE PRICE: NO RESERVE



## Plot Of Land, Barrington Street, Clayton, Manchester M11 4FB

Vacant parcel of land with lapsed planning for two dwellings.

Directions	Located on Barrington Street off close to North Road and Library
Details	The site is located to the rear of North Road (behind houses 111-117) and is in a popular residential district close to the Manchester City Etihad complex. The location is favoured by first time buyers and is a strong area for investment.
Planning	Outline planning was granted in 1997 for the development of 2, three bedroom dwellings (ref 052336/00/NORTH/97 and we have seen copy of an email dated August 2017 from the local planning department stating that in principle residential use in the location is acceptable.
Notes	All interested parties are advised to make their own enquiries to the local planning department at Manchester City Council. The lot is sold with no reserve price and the minimum deposit on this lot shall be 10% or £4,000 whichever is the greater. Please refer to the special conditions of sale relating to the vendors selling and legal costs that the buyer is responsible for.
Possession	Vacant on completion
Viewing	Open site

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STOCKPORT • WITHINGTON • WOODLEY**

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needs under one roof

If you have previously instructed another Estate Agent to sell your property their terms and conditions should be considered to avoid the possible liability of paying two commissions.

**GUIDE PRICE: £275,000+**



## 78 Hollins Lane, Marple Bridge, Stockport SK6 5DA

Two/Three bedroom detached bungalow with development potential

Directions	Off Town Street, off Brabyns Brow/Lower Fold A626
Accommodation	Ground floor: Hall, lounge, sitting room/bedroom, dining room, kitchen, bathroom First floor: Two bedrooms Exterior: Large gardens to front and rear with outbuildings. Driveway to detached single garage
Note	The property offers plenty of potential to renovate or redevelop the site subject to the relevant permission. Substantial plot on one of Marple Bridge's most prestigious roads
EPC Rating	On order
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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0161 443 4740

**GUIDE PRICE: £50,000**



## 59 Talbot Road, Hyde SK14 4EU

Three bedroom end terrace property.

Directions	Off Ashton Road (B6170)
Accommodation	Ground floor: Lounge, dining room, kitchen First floor: Three bedrooms, large bathroom Exterior: Rear yard
Note	Gas central heating. Approximately six minutes walk from Flowery Fields Station
EPC Rating	E
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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0161 443 4740

**GUIDE PRICE: £75,000**



## 28 Little Underbank, Stockport SK1 1JT

Four storey retail premises in town centre location, ideal for conversion STP.

Directions	Located in the Town Centre, near RBS.
Details	Ground floor retail space, basement, first and second floor provide retail and storage. The property is suited to perhaps residential/commercial redevelopment or change of use subject to planning.
Overview	The property is situated in the Under Banks conservation area and is considered to be in an up and coming location very close to "Where the Light Gets in" (which is considered to be the most exciting restaurant outside of London) and the burgeoning market place. In January 2018 SMBC launched a bold and exciting range of opportunities offering investors, businesses and developers the chance to be part of the success underway in Stockport, the prospectus reinforcing Stockport's position as one of South Manchester's prime investment locations.
Notes	Possession: Vacant on completion. EPC rating E. GIA circa 55 SQM plus basement.
Viewing	Auction department 0161 443 4740

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0161 443 4740



**GUIDE PRICE: £155,000**



## 73 Stockport Road, Cheadle SK8 2AF

Two bedroom period end terrace property.

**Directions** On the main A560 approximately 100m from Cheadle Village

**Accommodation** Basement: Cellar  
Ground floor: Entrance hall, lounge, dining room, kitchen  
First floor: Two double bedrooms, bathroom  
Exterior: Rear yard

**Note** Gas central heating and partial double glazing. Located within easy walking distance of the village centre, offering a good range of facilities catering for most everyday requirements. For the commuter, motorway access can be found approximately a quarter of a mile away

**EPC Rating** On order

**Possession** Vacant on completion

**Viewing** Auction Department 0161 443 4740

**FINANCE AVAILABLE FOR THIS LOT**

Call our financial services team today on 0161 443 4548 for more information.



2



1



2

**YOU MUST READ NOTICES TO PROSPECTIVE BUYERS**

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0161 443 4740

**GUIDE PRICE: £250,000**



## 1 The Rock, Bury BL9 0JP

Mixed use development in prominent town centre location.

<b>Directions</b>	The premises are located on The Rock in Bury, a short walk from Bury's public transport interchange and close to the motorway network.
<b>Details</b>	Grade II listed building with an abundance of original features in a prime location close to existing banks and the magnificent St Mary The Virgin Bury Parish Church in the more historic part of the town centre. It is in the main shopping centre which has a great amount of footfall. This opportunity offers a mixed use commercial/residential investment opportunity which consists of a ground floor retail unit with basement, which was formerly tenanted by Swinton Insurance (lease ended July 2017) at £17,000pa. The upper part of the building offers office accommodation over three floors with planning permission to convert into five apartments. For further information on the planning permission, please visit the Bury council portal (planning number 59428/59429). The ground floor appears viable as restaurant or such like subject to consents.
<b>Planning</b>	Planning has been granted for conversion of the upper floors as residential accommodation that potentially has room to improve, and the ground floor may suit alternative uses such as restaurant/bar subject to permission. Current planning can be found on the Bury Council Website Ref: 59428. Change of use of 1st/2nd/3rd floors from commercial (Class A2) to 5 apartments with repairs and refurbishment of external elevations and windows.

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<b>Overview</b>	<p>In 2010 a £350m large shopping area opened up around the Rock. The main street is populated mainly by independent shops and food outlets. At the top end of the street is a shopping area with a multi screen cinema, bowling alley, and department stores including Marks &amp; Spencer, Debenhams, Boots and Clarks with many restaurants and bars.</p> <p>Bury also benefited from other facilities in the early 2010s including a new medical centre and office accommodation close to Bury Town Hall. A decision by Marks and Spencer to vacate its store in the Mill Gate Shopping Centre and move into a new larger one on The Rock emphasised a change of clientèle in the town.</p>
<b>Notes</b>	<p>EPC exempt (Grade II listed). May be suitable for alternative usage subject to permission.</p> <p>Possession: Vacant on completion</p>
<b>Viewing</b>	<p>Auction department 0161 443 4740</p>

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**GUIDE PRICE: £60,000**



## 92 Bradshawgate, Leigh WN7 4NP

70 SQM vacant High Street retail property in ready to rent order.

<b>Directions</b>	Located on Bradshawgate on the one way system in Leigh Town Centre. Nearby retailers include Home Bargains, Iceland and Age UK
<b>Details</b>	Ground floor: Shop sales, rear office, kitchen, further office, hallway, WC. Circa 70 SQM (753 SQFT) First floor: Not inspected, staircase removed. Externally: Yard to rear enclosed by palisade fencing
<b>Notes</b>	The property has been previously rented at £12,000 per annum, current rental values suggest £14,000 per year. EPC rating: E. Air conditioned. May suit change of use and conversion of upper floor subject to permission. Rateable Value £9,500 per annum.
<b>Possession</b>	Vacant on completion.
<b>Viewing</b>	Auction department 0161 443 4740

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**GUIDE PRICE: £85,000**



## 68 Union Street, Stockport SK1 3NP

Two bedroom terrace property

Directions	Off Wellington Road South A6
Accommodation	Ground floor: Hall, Lounge, dining room, kitchen First floor: Landing, two double bedroom and bathroom Cellar: One chamber suitable for storage Exterior: Garden fronted and garden to rear
Note	Gas central heating and double glazed windows
EPC Rating	E
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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**GUIDE PRICE: £135,000**



## 135 Droylsden Road, Newton Heath, Manchester M40 1NT

Extended three bedroom terrace property.

<b>Directions</b>	Turn off Oldham Road (A62) into Droylsden Road. The property is some way down towards Brookdale Park and the border of Droylsden
<b>Accommodation</b>	Ground floor: Hall, lounge, dining room, kitchen, sitting room, utility room First floor: Three double bedrooms, bathroom Exterior: Rear yard
<b>Note</b>	Gas central heating and double glazing. Can be sold prior under auction conditions. Deceptively large property with various amenities close by including shops, supermarkets, schools and the Metrolink station. Due to the layout, it would be suitable for splitting into two flats (subject to planning). Completion on this lot will be 3/8/18
<b>EPC Rating</b>	D
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161 443 4740

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**GUIDE PRICE: £150,000**



## 17 Broadstone Road, Reddish, Stockport SK5 7AE

Mixed use investment property located on busy main road.

Directions	Located on Broadstone Road close to main shopping district on Reddish Road
Details	Ground floor: Takeaway premises circa 43 SQM (460 SQFT), sales area, kitchen, office. Yard to rear First Floor Flat: Not inspected, reported as: (Ground floor access) Living room, kitchen, two bedrooms, bathroom.
Notes	EPC ratings: Flat D, Shop on order.
Possession	Flat leased on AST agreement advised as £650 PCM holding over, Shop: Takeaway, vendor advises £10,000 per annum since 2009. Please refer to the on line legal pack for verification of tenancy agreements.
Viewing	Strictly by appointment. Auction department 0161 443 4740

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**GUIDE PRICE: £72,000**



## 14 Arundel Street, Ashton-under-lyne OL6 6RD

Two bedroom end terrace

Directions	Off Stamford Square A635
Accommodation	Ground floor: Entrance, lounge, kitchen diner, utility room First floor: Landing, two bedrooms and shower room Exterior: Rear yard
Note	Gas central heating and double glazed windows The property is ready to let providing circa £525 PCM
EPC Rating	D
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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**GUIDE PRICE: £150,000**



## **1-7 Alderley Street, Ashton-under-lyne OL6 9LJ**

**Former pub with full planning permission for three dwellings, part completed.**

<b>Directions</b>	Located on corner of Alderley Street and Kings Road
<b>Details</b>	Left hand elevation: Two bedroom end terrace, open plan living room and kitchen to ground floor, two bedrooms and bathroom to first floor. The remainder of the property is back to brock at ground and first floor level. Basement. Large walled garden/parking to side.
<b>Planning</b>	Planning ref: 16/00234/FUL. Change of use from existing public house into 3 dwellings, approved 8/8/2016, work has commenced. All interested parties are advised to make their own enquires directly to Tameside Metropolitan Council: 0161 342 8355
<b>Notes</b>	EPC: Original whole of building C. Property currently shell.
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction department 0161 443 4740

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## 1 Entwistle Street, 225 Ainsworth Lane, Tonge Moor, Bolton BL2 2RH Former post office/store with rooms over and attached two bedroom terrace.

<b>Directions</b>	Located on the corner of Ainsworth Lane/Entwistle Street.
<b>1 Entwistle Street</b>	Ground floor: Shop sales area 78 SQM (839 SQFT) former post office and store. Inner lobby with stairs to first floor and opening to adjacent premises. First floor: Landing (open access to adjacent premises), two rooms, kitchen, bathroom. Second floor: Attic room. Externally: Enclosed yard area.
<b>225 Ainsworth lane</b>	Ground floor: Living room, kitchen. First floor: Landing (open access to adjacent shop), two bedrooms, bathroom. Externally: Covered yard with roller shutter garage door.
<b>Notes</b>	The property has been used for commercial premises and is suited to separation and alternative usage subject to planning. EPC rating F. Gross internal area over both units circa 209 SQM (2,249 SQFT). Rateable value £6,800 per annum. Potential minimum gross return per annum circa £13,800. Ideal rental area for families as close to Moorgate Primary School and Tonge Park. The photograph has been lined and highlighted for marketing purposes.
<b>Possession</b>	Vacant on completion, property bought as is.
<b>Viewing</b>	Auction department 0161 443 4740

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**GUIDE PRICE: £70,000**



## 14 The Close, Bolton BL2 3AH

Three bedroom terrace property

Directions	Off Crompton Way A58
Accommodation	Ground floor: Hall, lounge, kitchen First floor: Landing, three bedrooms and bathroom Exterior: Driveway to front and good sized garden to rear
Note	Gas central heating and double glazed windows Situating in a convenient location for local amenities and only a short drive to Bolton Town centre and commuter links
EPC Rating	On order
Possession	Tenanted - We believe the property is tenanted on an AST providing £500 PCM. Refer to legal pack for confirmation.
Viewing	Auction Department 0161 443 4740

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**GUIDE PRICE: £65,000**



## 27 Grisdale Road, Deane, Bolton BL3 5NB

Three bedroom terrace property

Directions	Off Bankfield Street, off Dean Road A676
Accommodation	Ground floor: Hall, lounge, kitchen First floor: Landing, three bedrooms, bathroom Exterior: Garden fronted and rear garden
Note	Gas central heating and double glazed windows Great commuter links into Bolton Town Centre and M61
EPC Rating	C
Possession	Tenanted - We believe the property is let and an AST providing £550 PCM Refer to legal pack for confirmation
Viewing	Auction Department 0161 443 4740

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# GUIDE PRICE: £250,000



## To Rear Of, 7 Winwick Street, Warrington WA1 1XR Redevelopment site with attractive outbuildings and parking.

<b>Directions</b>	Located in Town Centre opposite bus station and close to main rail station.
<b>Rear buildings</b>	The buildings at the rear are estimated at 400 SQM (4,305 SQFT) in total over two floors. The access is via the communal gates to the front. There is ample parking space to the rear for around 38 vehicles with access points through and around the existing building.
<b>Notes</b>	The main property is Grade II listed and may suit alternative uses than the former bank to the front (A2). Any potential buyers must satisfy themselves as to any restrictions regarding development of the rear. Tenure: Part Freehold and part leasehold- refer to legal pack for further information. The buyers premium on this lot is 0.7% INC VAT. Lined plans are for purpose of identification only and the actual title plans are included in the legal documents. Floor plans are not to scale and are for illustration purposes only.
<b>Planning</b>	The building and related lots are considered suitable for various schemes such as residential conversion, leisure, hotel, business etc. All interested parties interested in development or change of use are advised to make their own enquiries directly with the local planning department at Warrington Borough Council, Contact Warrington, New Town House, Buttermarket Street, Warrington, WA1 2NH. Email <a href="mailto:contact@warrington.gov.uk">contact@warrington.gov.uk</a>
<b>Viewing</b>	Auction department 0161 443 4740

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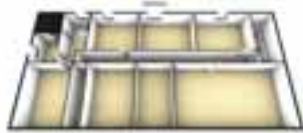
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# GUIDE PRICE: £250,000



## First And Second Floors Only, 7 Winwick Street, Warrington WA1 1XR

First & second floors of former bank building for redevelopment STP.

<b>Directions</b>	Located in Town Centre opposite bus station and close to main rail station.
<b>First and second floors only</b>	Ground floor entrance to First floor:170 sq m (1,800 sq ft) office space, WCs Second floor: 145 sq m (1,550 sq ft) offices and ancillary space.
<b>Notes</b>	The main property is Grade II listed and may suit alternative uses than upper floors of the former bank to the front (A2). Any potential buyers must satisfy themselves as to any restrictions regarding development. The buyers premium on this lot is 0.7% INC VAT. Tenure: Part Freehold and part leasehold- refer to legal pack for further information. Lined plans are for purpose of identification only and the actual title plans are included in the legal documents. Floor plans are not to scale and are for illustration purposes only.
<b>Planning</b>	The building and related lots are considered suitable for various schemes such as residential conversion, leisure, hotel, business etc. All interested parties interested in development or change of use are advised to make their own enquiries directly with the local planning department at Warrington Borough Council, Contact Warrington, New Town House, Buttermarket Street, Warrington, WA1 2NH. Email <a href="mailto:contact@warrington.gov.uk">contact@warrington.gov.uk</a>
<b>Viewing</b>	Auction department 0161 443 4740

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**GUIDE PRICE: £400,000**



## **Banking Hall, 7 Winwick Street, Warrington WA1 1XR**

**Ground floor only of former bank, suitable for redevelopment STP.**

<b>Directions</b>	Located in Town Centre opposite bus station and close to main rail station.
<b>Main building</b>	Ground floor: former banking hall, office space, vault, WCs circa 600 sq m (6,400 sq ft) Stunning interior with high vaulted ceiling in main banking hall and decorative architecture.
<b>Gated parking</b>	The site has approximately 16 car parking spaces
<b>Notes</b>	The main property is Grade II listed and may suit alternative uses than upper floors of the former bank to the front (A2). The buyers premium on this lot is 0.7% INC VAT. Any potential buyers must satisfy themselves as to any restrictions regarding development.

Lined plans are for purpose of identification only and the actual title plans are included in the legal documents. Floor plans are not to scale and are for illustration purposes only.

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<b>Tenure</b>	Tenure: Part Freehold and part leasehold- refer to legal pack for further information.
<b>Planning</b>	The ground floor of the bank building and related lots are considered suitable for various sympathetic schemes such as residential conversion, leisure, hotel, business etc. All interested parties interested in development or change of use are advised to make their own enquiries directly with the local planning department at Warrington Borough Council, Contact Warrington, New Town House, Buttermarket Street, Warrington, WA1 2NH. Email <a href="mailto:contact@warrington.gov.uk">contact@warrington.gov.uk</a>
<b>Viewing</b>	Auction department 0161 443 4740

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## 9 Clapham Street, Moston, Manchester M40 0BA

Three bedroom semi detached property let on Regulated Tenancy.

Directions	Off St Mary's Road, off Nuthurst Road, off Moston Lane East
Accommodation	Not inspected by Edward Mellor Auctions but reported by the seller to be: Ground floor: Lounge/dining room, kitchen First floor: Three bedrooms, shower room Exterior: Garden to the front and larger garden to the rear
Note	Gas central heating and double glazing
EPC Rating	D
Possession	Tenanted - let on a Regulated Tenancy at £79.50 per week; last registration 20/12/16. You must refer to the legal pack for confirmation
Viewing	Strictly external viewing only, the tenants MUST NOT be disturbed

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# GUIDE PRICE: £400,000



## Site At, 476 Stretford Road, Old Trafford, Manchester M16 9AD

Site with permission for redevelopment as 10 x two bedroom apartments.

Directions	Located on Stretford Road at junction with Johnson Street
Overview	The location is predominantly residential and there is a children's day care centre opposite the plot. The site is located around 1 mile south west of Deansgate Rail Station in the City Centre and just over a mile walk to Old Trafford Football ground.
Planning	Application Number: 86087/OUT/15: Outline application for the erection of a part 3, part 2-storey apartment building comprising 10 no. Apartments with associated parking: associated reference 87176/RES/15. The planning is for 10 new build two bedroom apartments with living room, separate kitchen, two bedrooms and bathroom and the provision of 10 car parking spaces to the rear with associated landscaping and amenity storage. All interested parties are advised to make their own direct enquiries to Trafford Council Planning Department, Trafford Council, Trafford, Town Hall, Talbot Road, Stretford, M32 0TH.
Possession	Vacant on completion, bought as is.
Viewing	Open site.

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# Important information

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In order to bid at our auction we will ask you to register with us on arrival.

## INDIVIDUAL

If you are bidding as an individual, **two** forms of **original** identification will be required for each purchaser - one from each of the adjacent sections:

### PROOF OF IDENTITY

- Valid Passport
- National Identity Card
- Valid Photo Card Driving License

### PROOF OF RESIDENCE

- Current Local Authority Tax Bill
- A Utility Bill/Credit Card/Mortgage Statement Issued Within the Last Three Months (No Internet Printouts)

## COMPANY

If you are bidding on behalf of a Company we will need one of the following original forms of identification:

### COMPANY IDENTIFICATION

- Proof of Identity and Residence for One of the Directors (as detailed above)
- Certificate of Incorporation for the Company (if a Limited Company)
- Official List of Directors

If you are bidding on behalf of another person/company we require original identity documents for both yourself, as the bidder, and the person/company who will be listed as the purchaser, together with a letter of authorisation from the purchaser for you to act and bid on their behalf.

**GUIDE PRICE: £78,000**



## 58 Old Road, Failsworth, Manchester M35 0AW

Two bedroom terrace property with study/office.

Directions	Directly off Oldham Road (A62)
Accommodation	Ground floor: Lounge, dining room, spacious kitchen First floor: Two double bedrooms, study/office, large bathroom Exterior: Garden to rear which is rare for a terrace house
Note	Gas central heating and double glazing. Ideally located for public transport into Manchester and Oldham centres. Potential 9% yield
EPC Rating	D
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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**GUIDE PRICE: £650,000**



## 15,17 & 19 Slade Lane, Longsight, Manchester M13 0QJ

0.355 Acre mixed use site with potential for redevelopment STP.

<b>Directions</b>	Located on Slade Lane (A5079) near Palm Street, 2 miles from Manchester City Centre, 3 miles from Stockport
<b>Overview</b>	The site has been used as haulage yard in excess of 40 years and has also had lapsed planning permission for development of parts and extension. Currently the site comprises a pair of semi-detached properties, one derelict, the other is three self contained flats. The remainder of the site has hard standing enclosed by perimeter fencing and walls and a repair shop with inspection pit.
<b>15 Slade Lane</b>	Haulage yard with vehicle inspection shed and pit, well defined and secure perimeters. 22 M (72 FT) frontage depth 34 M (110 FT), yard area circa 820 SQM (8,826 SQFT). EPC exempt.
<b>17 Slade Lane</b>	Three self contained flats over three floors all comprising living room, dining kitchen, one bedroom and bathroom. Basement: Two chambers. EPC ratings: Flat 1: E. Flat 2: D. Flat 3: D. Virtual tour available online.
<b>19 Slade Lane</b>	Derelict semi-detached former residence, Ground floor: Hallway, two reception rooms, kitchen area. First floor: two rooms, bathroom area. Second floor: Two rooms. Basement: Two chambers. Large side plot ideal for extension and planning passed for two storey side extension, single storey rear extension and dormer roof extensions in association with change of use of house into 3 self contained flats. EPC exempt.

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**Planning**

Planning has been passed for 19 Slade Lane: REF:096810/FO/2011/N2, for extension and conversion as previous mentioned. The owners have advised that they have previously sought and successfully secured permission for 9 flats to be built on the site at 15 Slade Lane that has subsequently lapsed. The entire site is considered viable for differing schemes such as three storey town houses or a significantly larger block of flats subject to the necessary consents and as such all interested parties are to make their own enquiries directly to the local planning department directly: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

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**Possession**

Both 15 and 19 Slade Lane are sold with vacant possession. 17 Slade Lane has three tenants on various AST agreements with income circa £1,150 per calendar month. The lease will be contained within the legal pack.

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**Viewing**

Strictly by appointment with the Auction Department 0161 443 4740

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## 91 Acre Street, Denton, Manchester M34 2AU

Three bedroom semi detached property let on Regulated Tenancy.

Directions	Off Town Lane, off Stockport Road (A6017)
Accommodation	Not inspected by Edward Mellor Auctions but reported by the seller to be: Ground floor: Lounge, dining room, kitchen First floor: Three bedrooms, bathroom Exterior: Garden and off road parking to the front and larger garden to the rear
Note	Gas central heating and double glazing
EPC Rating	E
Possession	Tenanted - let on a Regulated Tenancy at £79.50 per week; last registration 19/01/17. You must refer to the legal pack for confirmation
Viewing	Strictly external viewing only, the tenants MUST NOT be disturbed

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**GUIDE PRICE: £190,000**



## 48 Lancaster House, 71 Whitworth Street, Manchester M1 6LQ

Three bedroom fourth floor apartment.

<b>Directions</b>	On Whitworth Street between Oxford Road and Princess Street
<b>Accommodation</b>	Not inspected by Edward Mellor; interior photos and description provided by the seller: Fourth floor: One large double bedroom and two smaller single bedrooms; all with study bunk beds
<b>Note</b>	Located in a charming and historic Grade II listed building, the flat is perfectly located for both work and play. Piccadilly and Oxford road train stations are just a stone's throw away and right on the doorstep are chic bars and restaurants, nightclubs and the Palace Theatre. Electric heating and secondary glazing
<b>EPC Rating</b>	C
<b>Possession</b>	To be sold subject to a tenancy - AST from 11/9/17 for 11 months and 13 days at £1365 per month - 8% yield. You must refer to the legal pack for confirmation
<b>Viewing</b>	Viewings are available strictly by appointment only; call 0161 443 4740

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**Haughton Green Methodist Church, Two Trees Lane, Denton, Manchester M34 7GL**

**Former Church with potential for alternative uses subject to planning.**

<b>Directions</b>	Located on Two Trees Lane on corner of Sunningdale Road
<b>Overview</b>	The former Church is located in Haughton Green a large village that is mainly a residential area with about 3,000 households. Many of the shops and services are located on the main road of the old village, Haughton Green Road, which includes a post office and many other shops.
<b>Details</b>	<p>The lot offered is a Former Church premises comprising reception area, WCs, congregation room, upper function room and kitchen. Set in non consecrated grounds with a plot size of 0.37 acres.</p> <p>We have been advised that current owners have spent approximately £80,000 on internal improvements.</p>
<b>Notes</b>	EPC exempt. Lined plan is for purpose of identification only: please refer to the on line legal pack and the title plan for the actual and accurate boundary.





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**Planning**

The property is considered suitable for change of use such as children's day care centre/nursery, offices or residential development subject to the necessary consents.

All interested parties are advised to make their own enquires directly to Tameside Metropolitan Borough Council planning department.

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**Possession**

Vacant on completion

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**Viewing**

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**GUIDE PRICE: £110,000 - £130,000**



## 58 Myrtle Street North, Bury BL9 7QH

Terrace property previously used as a HMO providing circa £18,000 net p/a

**Directions** Off Laurel Street, off Deal Street, off Wash Lane B6221, off Rochdale Road A58

**Accommodation** The property consists of: Hallway, cloakroom WC, kitchen diner, living room/bedroom 5, four bedrooms to first floor and bathroom. Garden to rear

Located with a very short drive to M66 junction 2 and Bury Town centre

**Rental Information** Previous the property has been let as a 4 - 5 bedroom HMO providing £411 for two double rooms, £450 for a larger double and £325 for two single rooms. Bills included in rents. Outgoings for utilities have been mentioned around £350 PCM  
Net income when full is approx £18,200 p/a providing 15% yield

**EPC Rating** D

**Possession** Vacant on completion

**Viewing** Auction Department 0161 443 4740

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**54 Hulme Road, Dane Bank, Denton, Manchester M34 2WZ**

**Café/restaurant, separate salon, two bed flat, double garage and garden.**

**Directions** Located in a parade of shops serving the Dane Bank area of Denton in a densely populated and sought after residential location.

**Ground floor** Café- bar, with servery, seating areas, kitchen and prep room, store room, WC. Formerly an Italian restaurant with licence until 11pm four days per week which had closed due to family reasons. External seating and decking area to front. 69 SQM (742 SQFT).  
Rateable Value: £4,850 PA

**First floor apartment** Superbly appointed self-contained accommodation comprising: hallway, living room, large galley kitchen, two bedrooms, bathroom, garden.

**Salon** Reception room, two treatment rooms, bathroom. 37 SQM (398 SQFT).  
Rateable Value: £1,950 PA

**Externally** Double garage, garden, raised decking area to front of café/restaurant.

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<b>Planning</b>	The first floor was originally full residential accommodation and salon is considered suitable for conversion to residential and the café/restaurant may be suitable for change of use, both subject to consent.
<b>Notes</b>	EPC on order. The lined and shaded plans denote 54 Hulme Road, the double garage and the first floor over 52a which is flying leasehold or freehold (to be confirmed). Refer to legal pack for rights and true boundaries. There is an informal lease arrangement in the salon which can be formalised should the buyer wish. Rental values are high in the area and the projected combined rent is in the region of £1,800 per month. Please note that the ground floor laundry is not included nor for sale. The photograph has been altered to give a better impression of the location of the actual property.
<b>Possession</b>	Vacant on completion.
<b>Viewing</b>	Auction department 0161 443 4740

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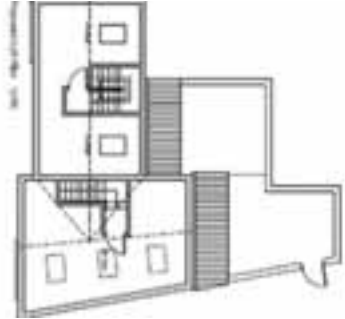
## 1 Talbot Road, Fallowfield, Manchester M14 6TA

Garage/lock up premises with self contained flat over plus PP for houses.

<b>Directions</b>	Located off Mauldeth Road in the Ladybarn area of Fallowfield
<b>Details</b>	<p>Majority open plan garage space/MOT station with office and storage rooms, WC 110 sq m (1,184 sq ft)</p> <p>Ground floor: Entrance, staircase to: First Floor: Living room, fitted kitchen, bedroom, shower room.</p> <p>Planning has been passed for development of the site into 2, two bedroom dwellings which are ideal for the investment market as this area is popular for the Student market due to the close proximity of the rail station and Manchester University Fallowfield Campus.</p> <p>The rental figures for two bedroom properties are in the region of £700 per month with continually popular resale markets.</p>
<b>Notes</b>	The property is freehold. Flat double glazed, central heating. EPC rating: Flat: D. Garage exempt.

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<b>Planning</b>	112726/FO/2016 Erection of 2no. Two-storey semi-detached dwelling houses, following demolition of existing building. There is potential to utilise the current footprint and adapt or alter use subject to permission. The submitted plans include useable loft space. All interested parties are advised to make their own enquiries directly to the relevant local planning department at Manchester City Council
<b>Possession</b>	Flat tenanted on AST £495 PCM, details to follow in legal pack. Garage vacant.
<b>Viewing</b>	Auction department 0161 443 4740

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**GUIDE PRICE: £50,000**



## 67 Moorhey Street, Oldham OL4 1JE

Two bedroom terrace property.

Directions	Directly off Lees Road (A669)
Accommodation	Ground floor: Lounge, dining kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and double glazing. Just off Lees Road which offers excellent public transport links
EPC Rating	E
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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**GUIDE PRICE: £80,000**



## Land To Rear Of, 1-79 Station Road, Haydock, St Helens WA11 0JJ

Freehold parcel of land circa 1 Acres with lapsed outline PP for 13 dwellings.

<b>Directions</b>	Located to the rear of Station Road with access from Cooper Lane off Clipsley Lane (A599)
<b>Overview</b>	The land parcel is along, narrow strip of land previously used as allotments and is mostly open grassland. In recent history an outline application (Ref: P/2004/1549) was approved in 2014 for a proposed scheme for four houses and nine sheltered bungalows and related landscaping. There have been other schemes varying from 5 to 20 units in total.
<b>Planning</b>	All interested parties are advised to make their own enquiries directly to St Helens Council on 01744 676789 for all planning matters.
<b>Notes</b>	The lined plan is for purpose of identification only- please refer to the on line legal pack for the accurate title plan.
<b>Possession</b>	Site bought as is with vacant possession unless otherwise stated.
<b>Viewing</b>	Open site, please be respectful of the nearby residents.

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**GUIDE PRICE: £80,000**



## 117 Harley Street, Openshaw, Manchester M11 1AS

Part tenanted five bedroom HMO.

Directions	Off Orrell Street, off Louisa Street, off Ashton Old Road (A635)
Accommodation	Ground floor: Communal hall and kitchen, two bedrooms First floor: Three bedrooms, communal shower room Exterior: Rear yard
Note	Gas central heating and double glazing.
EPC Rating	D
Possession	Part tenanted. Room 1 - six month AST from 1/1/18 at £250 per month. Room 2 - six month AST from 1/4/18 at £275 per month. Room 4 - six month AST from 1/4/18 at £290 per month. Total £815 per month with scope to increase this to £1140 per month giving it a potential yield in the region of 17%
Viewing	Viewings are available STRICTLY by appointment only; call 0161 443 4740

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**GUIDE PRICE: £130,000**



## 133 Levenshulme Road, Gorton, Manchester M18 7NF

Vacant takeaway with substantial two bedroom accommodation over.

Directions	On Levenshulme Road in a parade of shops
Details	Ground floor: 80 SQ M (860 SQ FT) retail, kitchen, storage and WC Flat: Large living room, kitchen dining room, two bedrooms, bathroom Externally: Garden and parking to rear enclosed by gate
Notes	The premises may suit alternative uses to the existing A5 subject to permission. Refer to fixtures and fittings list for details of goods that will remain. Flat double glazed and centrally heated. EPC rating D. Rateable value TBC
Possession	Vacant on completion
Viewing	Auction department 0161 443 4740

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**GUIDE PRICE: £55,000**



## 138 Manchester Road East, Little Hulton, Manchester M38 9LQ

Two bedroom end terrace property.

<b>Directions</b>	Manchester Road East (A6) close to junction of Ellesmere Street
<b>Accommodation</b>	Not inspected by Edward Mellor but reported by the seller to be: Ground floor: Two reception rooms, kitchen with built in oven and hob First floor: Two bedrooms, bathroom Exterior: Enclosed garden area to rear with double gated access and pedestrian gate
<b>Note</b>	Gas central heating. Double glazing. Kitchen and rear aspect photos provided by seller
<b>EPC Rating</b>	E
<b>Possession</b>	Tenanted with a 11% yield. The seller advises it is let on a lease from 13/1/14 to 13/1/19 with an option to extend to a tenant who has been there since November 2001; over 16 years and also that the rent was increased to £120.00pw several years ago and is paid on time
<b>Viewings</b>	Viewings are available STRICTLY by appointment only; call 0161 443 4740

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**GUIDE PRICE: £200,000 - £250,000**

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## **83-87 Wigan Road, Westhoughton, Bolton BL5 3RD**

**Three terrace properties with PP for conversion to No. 8 Apartments**

<b>Directions</b>	Located at the top of Wigan Road A58 close to the junction of Cricketers Way A58
<b>Accommodation</b>	Currently the properties consist of three terrace properties with rear gardens Situating in a convenient location with local amenities being within walking distance and great commutes links
<b>Planning</b>	Change of use of ground floor No. 87 from retail (class A1) to residential (class 3) together with extension and conversion of 2No existing dwellings to form 8No apartments including new vehicular access from Wigan Road and associated parking to rear. More information can be found online at <a href="http://www.bolton.gov.uk/">http://www.bolton.gov.uk/</a> reference 02169/17
<b>EPC Rating</b>	83 - D. 85-87 - on order
<b>Possession</b>	Vacant on completion. To be sold as is
<b>Viewing</b>	Auction Department 0161 443 4740

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\* Minimum 18 month contract. Applies to new managed properties only. Fixed fees apply. See website for full details.

**GUIDE PRICE: £70,000**



## 1 Clerk Bank, Leek ST13 5HB

Grade II Listed split level apartment

Directions	Off Church Street A523
Accommodation	Ground floor: Open plan living area with kitchen Upper floor: Utility room, storage room and door to communal courtyard Lower level basement: Two bedrooms and shower room Exterior: Communal courtyard. Potential car parking
Note	Grade II listed building conveniently located in Leek town centre with accessible commuting to Macclesfield, Congleton and Motorway links Fully refurbished to a high standard ready to move into or let at approx £550 PCM On completion the property will be registered freehold - to be confirmed within the legal pack The current owner has been offered parking at the rear with a permit for £50 p/a
EPC Rating	E
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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## Flat 802, 25 Church Street, Manchester M4 1PE

Two bedroom duplex penthouse in the heart of the Norther Quarter

<b>Directions</b>	Church Street is located off High Street, off Shudehill, off Swan Street A665
<b>Accommodation</b>	Accommodation split over two floor with entrances on both 8th Floor: Open plan living accommodation with new kitchen and full width open aspect windows with balcony. 7th floor: Hallway, two bedrooms both with balconies, master with new en-suite shower room, and new family bathroom and storage cupboard with stairs to living room Parking: Two parking spaces
<b>Note</b>	This duplex penthouse provides circa 1700 sqft working around £265 per sqft with many new developments selling for circa £400 per sqft.  The property has undergone a part renovation with two new bathroom suites and brand new kitchen. Each room offers double height ceilings providing bright and airy living.  ** 10 week completion available on this lot **

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#### Leasehold Information

We have been advised the property is Leasehold for 999 from 2001.

There management of the complex is Manchester Residential Management and the vendor advises the service charge to be £3,400 p/a and a ground rent of £200 p/a. Refer to legal pack for confirmation.

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#### EPC Rating

E

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#### Possession

Vacant on completion

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#### Viewing

Auction Department 0161 443 4740

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**GUIDE PRICE: £65,000**



## 42 Jetson Street, Gorton, Manchester M18 8SZ

Three bedroom terrace property.

<b>Directions</b>	Off Vine Street, off Abbey Hey Lane
<b>Accommodation</b>	Not inspected by Edward Mellor but reported by the seller to be: Ground floor: Lounge, kitchen First floor: Three bedrooms, bathroom Exterior: Rear yard
<b>Note</b>	Gas central heating and double glazing
<b>EPC Rating</b>	D
<b>Possession</b>	Tenanted - twelve month AST from 1/12/16 at £460.00 per month now holding over - you must refer to the legal pack for confirmation
<b>Viewing</b>	Viewings may be available STRICTLY by appointment only; call 0161 443 4740

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**GUIDE PRICE: £65,000**



## 78 Wheler Street, Openshaw, Manchester M11 1DU

Two bedroom terrace property.

<b>Directions</b>	Off Ashton Old Road turn into Louisa Street, right into Old Lane, bearing left into Wheler Street
<b>Accommodation</b>	Not inspected by Edward Mellor but reported by the seller to be: Ground floor: Lounge, dining room, kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
<b>Note</b>	Gas central heating and double glazing
<b>EPC Rating</b>	D
<b>Possession</b>	Tenanted - six month AST from 1/1/15 at £400.00 per month now holding over - you must refer to the legal pack for confirmation
<b>Viewing</b>	Viewings may be available STRICTLY by appointment only; call 0161 443 4740

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## 29 Meech Street, Openshaw, Manchester M11 2JJ

Three bedroom terrace property.

<b>Directions</b>	Meech Street runs between Gartside Street and Victoria Street, both of which are off Ashton old Road (A635)
<b>Accommodation</b>	Not inspected by Edward Mellor but reported by the seller to be: Ground floor: Lounge, kitchen First floor: Three bedrooms, bathroom Exterior: Rear yard
<b>Note</b>	Gas central heating and double glazing. Attractive location overlooking Openshaw Park
<b>EPC Rating</b>	D
<b>Possession</b>	Tenanted - six month AST from 16/9/13 now holding over at £450 per month with £322.96 being collected - you must refer to the legal pack for confirmation
<b>Viewing</b>	Viewings may be available STRICTLY by appointment only; call 0161 443 4740

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**GUIDE PRICE: £115,000**



## 5 Slade Grove, Longsight, Manchester M13 0QF

Three bedroom terrace property.

<b>Directions</b>	Slade Grove runs between Hamilton Road and Slade Lane (A5079)
<b>Accommodation</b>	Not inspected by Edward Mellor but reported by the seller to be: Ground floor: Lounge, dining room, kitchen First floor: Three bedrooms, bathroom Exterior: Rear yard
<b>Note</b>	Gas central heating and double glazing. Located in the the heart of the Longsight community with Longsight Market a five minute walk away along with public transport into both Stockport and Manchester
<b>EPC Rating</b>	D
<b>Possession</b>	Tenanted - twelve month AST from 1/12/16 at £550.00 per month now holding over - you must refer to the legal pack for confirmation
<b>Viewing</b>	Viewings may be available STRICTLY by appointment only; call 0161 443 4740

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## 34 Santley Street, Longsight, Manchester M12 5RG

Two bedroom end terrace property.

<b>Directions</b>	Off Northmoor Road, off East Road, off Stockport Road (A6)
<b>Accommodation</b>	Not inspected by Edward Mellor but reported by the seller to be: Ground floor: Lounge, dining room, kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
<b>Note</b>	Gas central heating and partial double glazing
<b>EPC Rating</b>	D
<b>Possession</b>	Tenanted - six month AST from 18/9/09 at £500.00 per month now holding over - you must refer to the legal pack for confirmation
<b>Viewing</b>	Viewings may be available STRICTLY by appointment only; call 0161 443 4740

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**GUIDE PRICE: £70,000**



## 77 Pink Bank Lane, Longsight, Manchester M12 5GR

Two bedroom ground floor flat.

Directions	From Stockport Road (A6), at Crowcroft Park turn into East Road and fourth left into Pink Bank Lane
Accommodation	Not inspected by Edward Mellor but reported by the seller to be: Ground floor: Lounge, kitchen, two bedrooms, bathroom Exterior: Shared garden and parking areas
Note	Gas central heating and double glazing.
EPC Rating	C
Possession	To be sold with vacant possession
Viewing	Viewings are available STRICTLY by appointment only; call 0161 443 4740

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## 224 Market Street, Hyde SK14 1HB

Commercial premises with upper floors and basements ideal for residential STP.

<b>Directions</b>	Located on Market Street in Hyde close to the Shepherds Call Public House
<b>Details</b>	Ground Floor: 40 sq m (430 sq ft) retail space with ancillary accommodation. Basement. First Floor: (35 sq m) Landing 3 rooms and store room. Second Floor: (35 sq m) Two rooms and WC Externally: Gated parking for circa 6 vehicles
<b>Notes</b>	The advertising hoarding is not included in the sale. Parties interested in development of parts and plot are advised to make their own enquiries direct to the relevant local planning department. EPC rating G
<b>Possession</b>	Vacant on completion.
<b>Viewing</b>	By appointment only with the Auctioneers 0161 443 4740

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**GUIDE PRICE: £95,000**



## 12 Wood View, Preston Old Road, Blackburn BB2 5LL

Two bedroom semi detached property.

Directions	Directly off Preston Old Road, near the junction of Green Lane.
Accommodation	Ground floor: Entrance hall, lounge/dining room, kitchen with built in oven and hob First floor: Two bedrooms, wet room/WC. Exterior: Gardens to front and rear, the rear being not overlooked. Driveway and detached garage
Note	Gas central heating and double glazing. Located within one mile of Witton Country Park and Arena and two minutes walk from Cherry Tree Station
EPC Rating	C
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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**GUIDE PRICE: £275,000**



## 331 Dickenson Road, Longsight, Manchester M13 0NR

Terraced house in two flats – one x 3 bedroom and one x 5 bedroom

<b>Directions</b>	Off Stockport Road (A6) in between Longsight Market and Birch Hall Lane
<b>Accommodation</b>	Ground floor: Communal hall. Flat: open plan communal lounge/dining/kitchen with french doors, three bedrooms - all with en-suite shower rooms First/second floor: Flat: open plan communal lounge/dining/kitchen, five bedrooms, two shower rooms. Exterior: rear yard
<b>Note</b>	Electric heating, double glazing and solar panels. Some interior photos taken prior to commencement of lease
<b>EPC Ratings</b>	Both D
<b>Possession</b>	Tenanted - Flat 1: AST from 11/9/17 for 11 months, 13 days at £1476 per month. Flat 2: AST from 1/9/17 for 11 months, 23 days at £1029 per month. Total income £2505 per month representing a 9% yield. You must refer to the legal pack for more information.
<b>Viewing</b>	Viewings are available STRICTLY by appointment only; call 0161 443 4740

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**GUIDE PRICE: £75,000**



## 35 Whiteway Street, Harpurhey, Manchester M9 5PN

Three bedroom terrace property

Directions	Off Vernon Street, off Moss Brook Road, off Church Lane, off Lightbourne Road B6393
Accommodation	Ground floor: Hall/stairway, lounge, dining room and kitchen First floor: Landing, three bedrooms and bathroom Exterior: Garden fronted and good sized rear garden with gated access for parking
Note	Gas central heating and double glazed windows
EPC Rating	C
Possession	Tenanted - We have been informed by the vendor that the property is tenanted on an AST providing £550 PCM. Refer to legal pack for confirmation
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**GUIDE PRICE: £60,000**



## 33 Dukinfield Road, Hyde SK14 4PD

Two bedroom terrace property.

<b>Directions</b>	On the main Dukinfield Road (A627) in between Keswick Avenue and Cunliffe Street
<b>Accommodation</b>	Not inspected by Edward Mellor but reported by the seller to be: Ground floor: Lounge, dining kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
<b>Note</b>	Gas central heating, double glazing. Popular area of Hyde and close to local amenities including good public transport routes, motorway links, schools and shopping facilities in both Hyde and Ashton town centres. Potential 10% yield
<b>EPC Rating</b>	D
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161 443 4740

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## Land Off, Houghton Street, Gee Cross, Hyde SK14 1QY

Parcel of land with outline planning for 7 No. residential dwellings.

<b>Directions</b>	Located off Dowson Road off Green Street/Markland Street
<b>Overview</b>	The site is located in a popular residential location off Dowson Road in Gee Cross/Hyde. The plans submitted may be suitable for alterations subject to permission. Rental values in this area are strong with two bedroom properties achieving £650 PCM and sales prices for two bedroom dwellings can be in excess of £125,000. Site currently has workshops/sheds on.
<b>Planning</b>	17/00798/OUT Demolition of existing buildings and redevelopment of site for seven, 2-storey terraced houses. All interested parties are advised to contact Tameside Metropolitan Borough Council planning department directly for any planning related queries or advice.
<b>Notes</b>	Lined plans are for purpose of identification only; refer the on line legal pack for the actual boundary. The grassed area is the public park to the end of Houghton Street.
<b>Possession</b>	Vacant on completion, site bought as is.
<b>Viewing</b>	Auction department 0161 443 4740

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**GUIDE PRICE: £90,000**



## 456 Blackburn Road, Darwen BB3 0AG

Terrace property with cafe on two floors and two bedroom maisonette above.

<b>Directions</b>	Located on Blackburn Road A666 at the junction of Moss Fold Road approx 1 mile away from J4 M65
<b>Details</b>	Accommodation set over four floors The café is set over two floors and provides eating and prep area with separate kitchen, WC and store room Maisonette has living room, kitchen, bathroom and bedroom to first floor and second bedroom to top floor The rear provides parking for 2 cars
<b>Note</b>	Double glazed and central heating EPC Rating: D for café. Flat: on order
<b>Possession</b>	The café has a five year lease from 1/5/2015 providing £120 p/week The maisonette has two separate AST providing £275 PCM each which includes bills
<b>Viewing</b>	Auction Department 0161 443 4740

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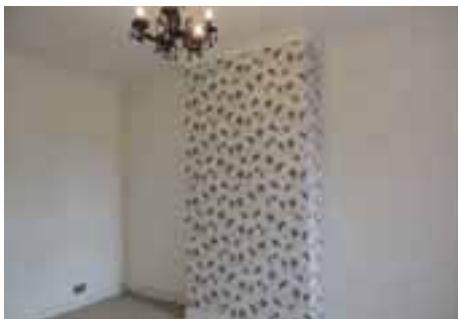
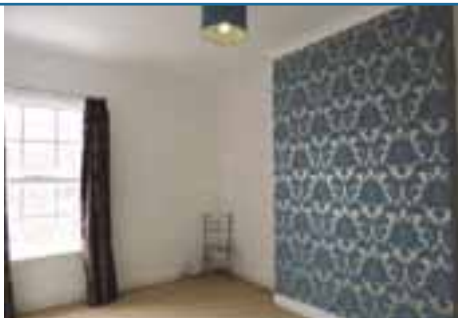
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0161 443 4740

**GUIDE PRICE: £65,000**



## 16 Greystoke Street, Offerton, Stockport SK1 4DQ

One bedroom first floor flat.

<b>Directions</b>	Directly off Hall Street (A626) close to the junction with St. Marys Way
<b>Accommodation</b>	Ground floor: Hall with access to first floor First floor: Lounge with dining area, modern kitchen with built in oven and hob double bedroom, bathroom Exterior: Off road allocated parking space
<b>Note</b>	A beautifully presented bright and airy self contained first floor flat offering well balanced accommodation with double glazing and gas central heating. Located on a quiet road in a sought after residential area, close by to Stockport Town Centre and transport links
<b>EPC Rating</b>	D
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161 443 4740

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1



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**GUIDE PRICE: £98,000**



## 68 Castlewood Road, Salford M7 3GW

Two/three bedroom semi detached property.

<b>Directions</b>	Off Moor Lane which runs between Bury Old Road (A56) and the Kersal Vale/Littleton Road roundabout
<b>Accommodation</b>	Not inspected by Edward Mellor Auctions but reported by the seller to be: Ground floor: Entrance hall, lounge, open plan dining room kitchen First floor: Three bedrooms, bathroom Exterior: Gardens to the front and rear, driveway
<b>Note</b>	Gas central heating and partial double glazing
<b>EPC Rating</b>	D
<b>Possession</b>	Reported to be tenanted at £600 per month - you must refer to the legal pack for confirmation
<b>Viewing</b>	Viewings may be available STRICTLY by appointment only; call 0161 443 4740

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0161 443 4740



**GUIDE PRICE: £80,000**



## 43 Derbyshire Road, Partington, Manchester M31 4LE

Refurbished three bedroom terrace property

**Directions** Off Cumberland Road, off Laurel Walk, off Redbrook Road, off Warburton Lane A6144

**Accommodation** Ground floor: Porch, kitchen diner, lounge, utility room  
First floor: Landing, three bedrooms and bathroom  
Exterior: Garden fronted with driveway and garden to rear

**Note** Gas central heating and double glazed windows  
Potential to split the lounge to make a fourth bedroom  
This lot is offered with an 8 week completion if needed

**EPC Rating** On order

**Possession** Vacant on completion

**Viewing** Auction Department 0161 443 4740

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3



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**GUIDE PRICE: £125,000**



## 21 Wirksmoor Road, New Mills, High Peak SK22 3HU

Four bedroom terrace property providing £1,300 PCM

Directions	Off Albion Road A6015
Accommodation	Ground floor: Hall, lounge, kitchen and bedroom First floor: Landing, three bedrooms, store room and bathroom Exterior: Garden fronted and rear yard
Note	Situated in the heart of New Mills being within walking distance to New Mills Central railway station
EPC Rating	E
Possession	Tenanted - Let on four separate AST's providing £1,300 PCM (bills included). Refer to the legal pack for more information
Viewing	Auction Department 0161 443 4740

**FINANCE AVAILABLE FOR THIS LOT**

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## 68 Newbold Street, Rochdale OL16 5AH

### Two bedroom stone cottage

Directions	Off Rochdale Road A640
Accommodation	Ground floor: Lounge, kitchen First floor: Landing, two bedrooms and bathroom Exterior: Garden to rear
Note	Gas central heating and double glazed windows Situating in a quiet cul-de-sac position close to shops, schools and a short drive from the M62
EPC Rating	On order
Possession	Tenanted - Let on an AST from 2/8/2011 providing £433.33
Viewing	External viewing only

FINANCE AVAILABLE FOR THIS LOT

Call our financial services team today on 0161 443 4348 for more information.



2



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**GUIDE PRICE: £60,000**



## 33 Salisbury Road, Oldham OL4 1QY

Two bedroom end terrace property

Directions	Off Roundthorn Road, off Glodwick Road B6194
Accommodation	Ground floor, Entrance, lounge, kitchen First floor: Landing, two bedrooms and bathroom Exterior: Rear yard
Note	Gas central heating and double glazed windows Larger than average rooms providing spacious accommodation
EPC Rating	On order
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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# We are now taking lots for our **July Auction**

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**20 YEARS** experience. We have a proven method with our Blueprint for success

**CALL 0161 443 4740 NOW**

To book your free, no-obligation property valuation!

**GUIDE PRICE: £85,000**



## 109 Fairfield Road, Buxton SK17 7EZ

Three bedroom terrace property.

<b>Directions</b>	Located on the main A6 into Buxton close to the junction with Queens Road
<b>Accommodation</b>	Ground floor: Lounge, dining room, kitchen First floor: Bedroom, bathroom Second floor: Two bedrooms Exterior: Gardens to the front and rear
<b>Note</b>	Gas central heating and double glazing. Close to the county boundary with Cheshire to the west and Staffordshire to the south, Buxton is described as "the gateway to the Peak District National Park"
<b>EPC Rating</b>	
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161 443 4740

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## 219 Tag Lane, Higher Bartle, Ingol, Preston PR2 3TY

Two storey retail premises in prominent position on busy main road.

<b>Directions</b>	The property is located on Tag Lane (B5411) close to Texaco Garage
<b>Details</b>	Shop sales area, rear store, access to side from roller shutters, internal office space, NIA circa 167 sq m (1,800 sq ft), upper floors storage and WCs. NIA 132 sq m (1,200 sq ft), an inspection was not possible as staircase removed. We are advised the layout is: landing, three rooms, bathroom. Parking to front and side, generous plot to rear. Site area circa 638 SQM (0.157 Acre)
<b>Notes</b>	Formerly trading as Onestop store with Post Office Counter and a Bargain Booze in recent history. EPC on rating: C. The fixtures, fittings and chiller cabinets can be purchased under separate negotiation. The site and building may be suitable for alternative uses, conversion or development subject to the necessary consents. All interested parties are advised to make their own enquiries directly to the local planning authority. Lined map for purpose of identification only.
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Strictly by appointment. Auction department 0161 443 4740

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for more information.



**GUIDE PRICE: £75,000**



## 13 Concord Way, Dukinfield SK16 4DB

195 SQM (2,100 SQFT) double fronted two storey retail and office unit.

<b>Directions</b>	The property is located in a pedestrianised parade of shops known as Concord Way with public parking off Foundry Street (B6170)
<b>Details</b>	Ground floor: Entrance porch, reception, three offices, WC, storage. First floor: Landing, office, large store room, kitchen, WC. Externally: Communal private parking area to rear (limited space)
<b>Notes</b>	The property is located in a pedestrianised parade of shops known as Concord Way with public parking. Leasehold. 98 years from 1 November 1971. Refer to legal pack for further information.
<b>Planning</b>	The property may suit alternative uses subject to permission. All interested parties are advised to make their own enquiries directly to Tameside Metropolitan Council: PO Box 304, Ashton-under-Lyne, Tameside, OL6 0GA. Tel 0161 342 8355
<b>Possession</b>	Vacant on completion, property bought as is.
<b>Viewing</b>	Auction department 0161 443 4740

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0161 443 4740

**GUIDE PRICE: £115,000**



## 7 Wellington Lodge, Littleborough OL15 9BZ

Two/three bedroom terrace property

<b>Directions</b>	Wellington Lodge is privately located off Lodge Street, off Victoria Street, off Todmorden Road A6033
<b>Accommodation</b>	Ground floor: Hall/stairway, lounge, dining room, kitchen First floor: Landing, two/three bedrooms, bathroom Exterior: Garden fronted and rear yard. Lovely communal gardens and driving circle to the front
<b>Note</b>	Situated in a quiet 'Hamlet' style setting within Littleborough Village. Being within walking distance to local amenities and Littleborough Train Station which takes less than 30 minutes to reach Manchester
<b>EPC Rating</b>	On order
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161 443 4740

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**GUIDE PRICE: £50,000**



**Land Adjacent To, 80 Ashton Road, Denton, Manchester M34 3JF**  
**Vacant parcel of land considered suitable for development STP.**

<b>Directions</b>	Located on Ashton Road opposite Crown Point North Shopping Park
<b>Overview</b>	The parcel of land is circa 614 SQM in size and in its history had property on site. It is considered suitable for residential development subject to the necessary consents. Plans have been drawn up for two pairs of five bedroom semi-detached property and will be available for inspection in the on line legal paperwork.
<b>Planning</b>	All interested parties are advised to contact Tameside Metropolitan Borough Council planning department directly for any planning related queries or advice.
<b>Notes</b>	Lined plans are for purpose of identification only; refer the on line legal pack for the actual boundary.
<b>Possession</b>	Vacant on completion, site bought as is
<b>Viewing</b>	Open site

**FINANCE AVAILABLE FOR THIS LOT**

Call our financial services team today on 0161 443 4546  
for more information.



## Goyt Side Yard, Rear Of Albion Road, New Mills, High Peak SK22 4PS

Former car breakers yard with large warehouse set on close to 6 Acre site.

<b>Directions</b>	Located off Albion Road via Old Smithy Road, close to the Beehive Public House.
<b>Details</b>	Access is via locked gates off Old Smithy Road via security gates down an inclined road. On site there is a large detached warehouse surrounded by land used for car breaking which has now been cleared. The industrial/commercial element of the land is circa 1.07 Acres in size. Flanking this site, the River Goyt and the Buxton to Manchester Railway line is the remaining greenbelt/meadow land. There is a small open shed located to the north of the site flanking the river.
<b>Planning</b>	The site is currently considered suitable for commercial development of existing parts subject to the necessary consents. There may be future further development potential of the entire site however it is more suited to perhaps equestrian or agricultural usage currently and all interested parties must consult with the local planning department directly to satisfy themselves as to current and future planning.
<b>Possession/notes</b>	Site sold with vacant possession, bought as is. EPC exempt. Shaded plan for identification purposes only.
<b>Viewing</b>	Strictly by appointment only with the auction department on 0161 443 4740

**FINANCE AVAILABLE FOR THIS LOT**

Call our financial services team today on 0161 443 4548 for more information.

**GUIDE PRICE: £68,000**



## 248 Paythorne Green, Offerton, Stockport SK2 5PH

One bedroom first floor flat

Directions	Off Alfreton Road, off Blackstone Road, off Lisburne Road, off Daistone Lane, off Buxton Road A6
Accommodation	Ground floor: Communal entrance and hallway First floor: Entrance, lounge, kitchen, bedroom and bathroom Exterior: Parking and communal gardens
Note	Gas central heating and double glazed windows
EPC Rating	C
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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0161 443 4740

**GUIDE PRICE: £40,000**



## 5 Thompson Street, Padiham, Burnley BB12 7AP

Terrace property with self-contained studio flat in basement

Directions	Off Station Road, off Park Road, off Burnley Road A671
Accommodation	Ground floor: Hall, lounge, bedroom, dining room, kitchen First floor: Landing, two bedrooms and bathroom Basement: Studio flat with shower and kitchen Exterior: Small rear yard
Note	Gas central heating and double glazed windows Previously been let as a 3 bed HMO generating £85pp weekly (inc bills) £13,260 p/a The studio flat has previously been let at £350 PCM
EPC Rating	D
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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**GUIDE PRICE: £56,000**



## 23 Heron Street, Oldham OL8 4LP

Two bedroom end terrace property.

Directions	Directly off Manchester Road (A62)
Accommodation	Ground floor: Entrance hall, lounge, dining room, kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and double glazing. Popular residential location with easy access to Oldham centre and its associated amenities with the Northwest motorway network being just a short drive away
EPC Rating	D
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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# GUIDE PRICE: REFER TO AUCTIONEERS



## Former Site Of Frankys Bar, 2 Bank Street, Darwen BB3 2RE

0.14 Acre site with full PP for town centre 34 room spa hotel with parking.

**Directions** Located at the junction of Church Street and Bank Street close to Darwen Heritage Centre and St Peter's Church, 1.6 M (3 KM) from J4 M65 along the A666.

**Overview** Darwen is a popular market town and civil parish located in Lancashire, England. Along with its northerly neighbour, Blackburn, it forms the Borough of Blackburn with Darwen a unitary authority area the population is around 28,000.

The site for this hotel is strategic in its planning being close to the transport links and also with nearest brand hotel being located off J4 of the M65 motorway. Bolton and Manchester lie around 8 M (13 KM) and 20 M (32 KM) respectively.

**Planning** Planning has been passed for the development of the vacant site to provide a 4-storey hotel with 34 rooms, 17 parking spaces, a breakfast room/bar & spa with creation of new vehicular access in Church Bank Street and on street loading bay in Bank Street . Ref: 10/16/0569.

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0161 443 4740



**Notes**

There is possibly potential for residential development subject to the necessary consents. All interested parties must make their own enquires directly to: [planning@blackburn.gov.uk](mailto:planning@blackburn.gov.uk) or call 01254 585960 between 1pm and 5pm on Mondays, Wednesdays and Fridays. 3D drawings are for illustration purposes.

Within 500m of the site in nearby Radford Bank House, high quality two and three bedroom apartments have sold during 2010-2017 at prices up to £245,000 (source Land Registry). Asking rents for higher quality apartments are range from £550 to £650 per month.

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**Possession**

Vacant on completion, site bought as is.

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**Viewing**

Open site

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**FINANCE AVAILABLE FOR THIS LOT**

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## 64 Northgate Road, Edgeley, Stockport SK3 0LQ

Two bedroom terrace property.

<b>Directions</b>	From Edgeley Road (B5465), opposite Alexandra Park, turn into Northgate Road and continue down where the house can be found opposite Larkhill Primary School
<b>Accommodation</b>	Ground floor: Lounge, dining room, kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
<b>Note</b>	Majority double glazing. To be sold as seen. Conveniently positioned for shops, schools and transport links with Stockport Train Station and the M60 motorway network both within easy reach. No pre-auction offers will be considered on this lot
<b>EPC Rating</b>	On order
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Strictly by appointment only - Auction Department 0161 443 4740

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2



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2



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Email: peter@conveyancingoldham.co.uk



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# Terms and Conditions

## For proxy and telephone bidding

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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 5pm the day before the auction. Any request to alter or withdraw any proxy or telephone bidding form at any time prior to the auction must be in writing. Please include two forms of ID (one with photo).

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 £3,000) PLUS the **0.6% (min. £996.00) 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 auctioneers will complete on behalf of the successful purchaser for 10% of the purchase (minimum £3000) price and auctioneers costs if applicable plus the **0.6% of the purchase price (min. £996.00)** 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 bidder will be notified and the deposit will be returned as soon as reasonably possible. Banks processes may cause delays in refunds for some card payments.
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 instead, 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.

# PROXY, TELEPHONE & BIDDING AUTHORISATION FORM

Method of bidding: (please tick one)

Proxy

Telephone

Name: \_\_\_\_\_

Buyers Name: (if different) \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_ Postcode \_\_\_\_\_

**Telephone bidders:** please tick a box (or 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.

Telephone:  Work \_\_\_\_\_

Home \_\_\_\_\_

Mobile \_\_\_\_\_

Email: \_\_\_\_\_

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 £3,000.00) I also enclose a cheque for the Buyers Premium of 0.6% of the maximum bid (minimum £996.00), auctioneers costs if applicable and my two forms of ID (one with photo). 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 0.6% of the maximum bid (min. £996.00) administration charge, and auctioneers costs if applicable both payable to Edward Mellor Ltd."

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

# Common auction conditions

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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 rent charge).

## 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

A.4.1 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.

# Common auction conditions

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 £3,000 (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 enquiries 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 and 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 LOT as at the CONTRACT DATE and may raise no requisition or objection except in relation to any matter that occurs after the CONTRACT DATE.

G4.2 If any of the documents 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 is 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

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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 APPOINTMENTMENTS

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 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 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.

# Common auction conditions

G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such contracts from the ACTUAL COMPLETION DATE.

## G18 LANDLORD AND TENANT ACT 1987

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

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

## G19 SALE BY PRACTITIONER

G19.1 This condition 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 to 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.

#### **G29 EXTRA TERMS FOR REMOTE BIDDERS**

G29.1 Edward Mellor strongly recommend that you attend the auction personally in order to bid. However, Edward Mellor will use reasonable endeavours to provide remote bidding facilities at the auction in accordance with these terms and conditions and will make no additional charge for such service.

G29.2 Edward Mellor will have no liability whatsoever towards you in the event of your remote bid not being made as a result of:

- unclear instructions
- error, lack of clarity or confusion regarding the Registration Form or the deposit
- any change of date/time or venue for the auction
- interruption or suspension of telephone or internet bidding services
- You being unobtainable by telephone or becoming disconnected during the course of bidding via telephone/internet
- any other factor beyond Edward Mellor'S control.

# How to find us

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