

Wednesday 4th May 2011
Registration from 1.00 pm
Auction start time 2.00 pm

EDWARD
mellor
auction

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

Market Watch



*Nick Green
Auctioneer*

Here we are in springtime which traditionally is when the housing market starts to gather momentum and more buyers and sellers become active and with optimism we sense that the usual trend will continue.

It seems that at last property values are more predictable which ensures that there is a level playing field for owners and buyers and more optimism that the so called "double dip" that has been speculated in the media won't happen: as you all know we are a nation obsessed with houses and the hyperbole in the media has calmed down of late with more pressing matters having occurred in other unfortunate countries across the globe.

There were some incredible sales in our March auction with many, many lots being fought for in the room and again there were some sad faces from disappointed bidders but some exceptionally happy ones from the successful buyers.

It seems that our auction market is continuing to grow auction per auction, we have had a 25% increase in lots offered and sales agreed with every passing auction when compared with the corresponding previous year's figures.

The current May catalogue features some great and diverse lots and in particular we have four noteworthy lots: three of which are being offered with no reserve price: Lot 1: 43 Victoria Avenue, Blackley, Lot 33: 158 Manchester Road, Worsley and Lot 75: The Manor Hotel, Blackpool



These lots in reality can all be bought for as little as pound!! None of these will be sold pre auction, but be aware, as with all properties sold by auction, you must have funds in place to honour your deposit and complete!

We also have an extraordinary lot: Lot 34: 18 Lyme Grove, Shaw Heath (pictured). The owner is selling this property with a free "classic car", a "Hillman Imp", which I remember well as a child growing up in the 1970's, as a relative had one!



I have witnessed a shift in the approach adopted by many buying at auction in a very short period of time. I commented in our February catalogue that in December there was a reluctance to purchase on the day and that the auction room should logically be the place to buy and it seems that this has been taken to heart as there are more lots sold in the room than post or pre auction which I think is heartening as that is what auction is all about: it is an exciting place to buy and should never be daunting to any one. This is the place where you can still buy great residential or commercial investments and even the home of your dreams in most cases at a fraction of the open market price.

Please make sure you know what you are buying and take the necessary legal steps before the auction: if you want guidance on the legal packs there is a solicitor available who will verify these for a nominal charge.

As part of our constant support to sellers in these hard times we run incentives every auction for vendors - the incentive for May was that we provided every residential property vendor with a full and comprehensive legal search bundle meaning that buyers have more in-depth information about what they are buying which will hopefully give buyers more assurance when purchasing, but don't forget if you are buying be sure that you are satisfied with the structural condition, legal title and tenure before bidding, once you have bought the contract is binding and the deposits are non-refundable.

Our next auction on June 6th is on target to be busy so if you are looking to sell please contact any of the team at Edward Mellor Auction for an auction appraisal and to hear of our latest deals.

And again I must reiterate to all buyers if you need guidance on purchasing, solicitors, surveys or what you need to do to be successful please, please do not hesitate to contact the Auction team.

notices to prospective buyers

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

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

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

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

unconditional offer from their lender before signing any contract.

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

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

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

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

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

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

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

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

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

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

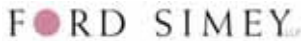
12. Would successful purchasers please be advised that on the fall of the hammer, THE TRANSACTION BECOMES LEGALLY BINDING. Immediately thereafter, the purchaser is required to sign a memorandum of sale giving the Auctioneer's Clerk their name, address and solicitor's details. A deposit of 10% of the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

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

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

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

Here are just some of our rapidly expanding group of clients



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

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

Mr L.B., Gwynedd

GUIDE: £35,000 SOLD AT: £80,500

"I would like to thank you for all your help and support through the sale and you did an excellent job on marketing the property." Miss D.H., Australia
Guide Price: £60,000
Sold at: £67,000

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

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

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

Mr L.T., Solicitor,
Macclesfield
Guide: £125,000
Sold at: £165,000

"We found your auction management very professional."
Mr B.W., Stockport
Guide: £90,000+
Sold at: £108,000

"Nick, you are a man of your word - sorry I wasn't there to shake your hand and say thanks. I am more than happy that I opted to sell through you and Mellors, and the sale prices you have achieved have been fantastic.... and will definitely be using you and your team again in the future along with mentioning your expert attentive service throughout to anyone who I know may be looking for your kind of estate agency and auction services."
Mr P.B., Salford GUIDE: £50,000 SOLD AT £64,000

"Thank you for your advice and services regarding the auction ... we would definitely recommend your services" Mr E.R., Holmes Chapel
Guide: £60,000 Sold at: £67,000

"Again, thank you very much for achieving the reserve price and so a sale on the property. Your efforts are very much appreciated."
Miss K.C., Chapel-en-le-Frith
Guide Price: £75,000
Sold at: £79,000

Great result- thanks to everyone!
H.W., Newcastle
Guide Price £38,000
Sold at £45,000

"Thank you to you all at Edward Mellor Auctions. The sale price was way over the sum that I expected, and I am so very pleased now that I followed your advice Andy, and did not take any of the pre-auction offers I received. I would not hesitate to recommend your services to anyone wanting to sell a property by auction."
Mr M.Z., London
Guide Price: £50,000
Sold at: £84,000

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order of sale for Wednesday 4th May 2011

sale starts at 2.00pm

1	BLACKLEY	43 Victoria Avenue	Fire damaged three bedroom detached - NO RESERVE
2	DENTON	15 Palmerston Road	Vacant three bedroom semi detached house
3	BREDBURY	62 The Crescent	Vacant three bedroom semi detached house
4	SALFORD	85 Claremont Road	Substantial five bedroom semi detached house
5	ABBAY HEY	399 Abbey Hey Lane	Vacant two bedroom detached house
6	DUKINFIELD	84 Furnace Street	Vacant two bedroom terraced house
7	OPENSHAW	40 Greenside Street	Vacant extended two bedroom terraced house
8	LITTLE HULTON	65 Barry Crescent	Vacant two bedroom house
9	BOLTON	2 Brightmet Hill, Bailey Lane	Victorian four bedroom house with vacant possession
10	SALFORD	241 Bolton Road	Vacant ground floor shop premises and s/c flat over
11	PUDSEY, LEEDS	103 Lowtown	Vacant four bedroom terraced house
12	STOCKPORT	56 Bramhall Lane	Vacant three bedroom Victorian terraced house
13	MANCHESTER 20	7 St Brendans Road North	Vacant three bedroom bay fronted terraced house
14	GORTON	2-6 Thornwood Avenue	Vacant former working mens club
15	FAILSWORTH	1 Wesley Street	Vacant four bedroom end terraced house
16	LONGSIGHT	129 East Road	Vacant two bedroom semi detached bungalow
17	LEES, OLDHAM	1 Birchfields	Vacant modern three bedroom detached house
18	OLDHAM	282 Belgrave Road	Vacant two bedroom terraced house
19	MOSTON	37 Silton Street	Vacant two bedroom terraced house
20	LITTLE HULTON	236 Cleggs Lane	Vacant two bedroom terraced house
21	PRESTWICH	5 Croft Avenue	Vacant double fronted two bedroom bungalow
21a	MARPLE	5 Briarwood Crescent	Vacant three bedroom semi detached bungalow
22	COLLYHURST	Land at 11 Thornton Street	Vacant lane with expired planning for 6 houses
23	LITTLE HULTON	4 Mill Hill	Vacant two bedroom semi detached house
24	GORTON	Units 5 & 6, Froxmer Street	Vacant industrial warehouse and offices
25	WHALEY BRIDGE	29 Market Street	Vacant restaurant and wine bar
26	LEVENSHULME	Rear of 9-13 Thorncliffe Grove	Plot of lane and nine garages - five let
27	OLDHAM	432 Ashton Road	Tenanted terraced house - income £400 per month
28	STOCKPORT	185 Garners Lane	Vacant three bedroom semi detached house
29	OLDHAM	55 Queens Road	Vacant six bedroom semi detached house
30	CHEADLE	Spring Cottage, 60 Hulme Hall Rd	Detached period property with seven bedrooms
30a	ACCRINGTON	1 Hope Street	Tenanted two bedroom house, income £400 x 4 wks
30b	ACCRINGTON	25 Booth Street	Tenanted two bedroom house, income £340 x 4 wks
30c	LEIGH	83 King Street	Tenanted two bedroom house, income £360 x 4 wks
31	MACCLESFIELD	8 Holly Road	Vacant two bedroom terraced house
32	WOODLEY	57 Redhouse Lane	Vacant three bedroom end terraced house
33	WORSLEY	158 Manchester Road	Vacant extended detached house
34	SHAW HEATH	18 Lyme Grove	Detached former vets with stable block and FREE CAR
35	DENTON	19 Seymour Street	Part let end terraced house in five flats/bedsits
36	WALKDEN	16 Hopefold Drive	Vacant three bedroom detached house

37	HIGHER BLACKLEY	1 Courtfield Avenue	Vacant two bedroom end terraced house
38	OPENSHAW	53 Sandywell Street	Vacant three bedroom terraced house
39	WHALLEY RANGE	9 Grosvenor Road	Vacant four bedroom semi detached house
40	MACCLESFIELD	Swan House, Elizabeth Street	Vacant 2000 sq.ft. two storey office building
41	LEVENSHULME	34 Cuthbert Avenue	Vacant three bedroom terraced house
42	CREWE	15 Brookhouse Drive	Vacant three bedroom terraced house
43	SANDBACH	4 Chapel Street	Vacant four bedroom semi detached house
44	LITTLE HULTON	49 Upland Drive	Vacant two bedroom terraced house
45	MARPLE	68 Stockport Road	Vacant shop with flat above
46	ACCRINGTON	12 Church Street	Tenanted night club and bar - income £860 pw
47	GORTON	8 Dunnerdale Walk	Vacant three bedroom town house
48	CRUMPSALL	97 Parkhill Avenue	Tenanted two bed terraced - income £450 pcm
49	DIDSBURY	319 Parris Wood Road	Vacant three bedroom semi detached house
50	EDGELEY	75 Bowdon Street	Vacant two bedroom terraced house
51	OPENSHAW	17 Dunston Street	Vacant two bedroom double fronted house
52	OLDHAM	133 Chapel Road	Vacant three bedroom terraced house
53	RADCLIFFE	Colliers Arms, 70 Water Street	Vacant public house in need of renovation
54	CLAYTON	48 Bank Street	Vacant three bedroom terraced house
55	LONGSIGHT	334 Plymouth Grove	Vacant four/five bedroom terraced house
56	LITTLE HULTON	28 Earlesdon Crescent	Vacant two bedroom terraced house
57	GORTON	10 Hollybush Street	Vacant two bedroom terraced house
58	LEVENSHULME	48 Cromwell Grove	Tenanted three bedroom semi; income £650 pcm
59	ABBAY HEY	6 Freshwater Street	Vacant two bedroom terraced house
60	NEWTON HEATH	7 St Albans Avenue	Vacant three bedroom end town house
61	MOSTON	6 Stovell Road	Tenanted three bed terraced - income £425 pcm
62	SALFORD	19 Croft Street	Vacant four bedroom student accomodation
63	LEVENSHULME	75 Barlow Road	Vacant two bedroom terraced house
64	BURY	22 Albert Street	Vacant two bedroom terraced house
65	STRETFORD	6 Avondale Road	Vacant three bedroom semi detached house
66	ASHTON UNDER LYNE	68a Welbeck Street South	Vacant former offices converted to 2-bed house
67	ALKRINGTON	47 The Heath	Vacant three bedroom terraced house
68	LEYLAND	Mulberry House, Rhoden Road	Vacant five bedroom detached house
69	OFFERTON	22 Athens Street	Vacant two bedroom terraced house
70	HASLINGDEN	7-11a John Street	Part tenanted residential building
71	DROYLSDEN	6 Stuart House, King Street	Tenanted one bedroom second floor flat
72	DROYLSDEN	9 Stuart House, King Street	Tenanted one bedroom second floor flat
73	MONTON	Bungalow, rear of 16-24 Park Rd	Vacant detached bungalow + planning consent
74	BLACKPOOL	25 Admiral Hts, Queens Prom.	Vacant one bedroom upper floor apartment
75	BLACKPOOL	Manor Hotel, Queens Promenade	Sea front hotel with 28 ensuite letting rooms

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Authorisation
Form

Method of bidding

(please tick one)

Proxy

Telephone

Name _____

Buyer's Name _____

(if different)

Address _____

Postcode _____

Telephone Work _____

Home _____

Mobile _____

E-Mail _____

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

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

Date of Auction _____ Lot Number _____

Property Address _____

Maximum Bid _____ Amount of Deposit _____

I enclose a cheque or bank draft for 10% of the maximum bid to be used as deposit (minimum deposit £2,000.00)
I also enclose a cheque for the Buyers Premium of 0.5% of the maximum bid (minimum £495.00).
Both cheques should be made payable to Edward Mellor Ltd.

Solicitors

Name & Address _____

Telephone No. _____ Person acting for you _____

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

Signed _____ Date _____

This form must arrive no later than Tuesday 3rd May 2011 at the offices of Edward Mellor Auctions, 65-81 St Petersgate, Stockport SK1 1DS

Terms and Conditions

for proxy and telephone bidding

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

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

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

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

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

from our March auction

4 Blackleach Drive, Worsley,
Manchester



- Fire damaged detached house
- Guide Price £50,000+
- **Sold for £84,000**

10/12 Shackliffe Road, Moston,
Manchester



- Six bedroom detached house
- Guide Price £150,000+
- **Sold for £173,500**

2 Sanby Road, Gorton,
Manchester



- Two bedroom end terraced
- Guide Price £45,000+
- **Sold for £53,000**

12 Byron Street, Runcorn,
Cheshire



- Two bedroom terraced house
- Guide Price £38,000+
- **Sold for £45,000**

7 Brewster Street, Harpurhey,
Manchester



- Tenanted house in two flats
- Guide Price £55,000+
- **Sold for £61,000**

8 Redcote Street, Moston,
Manchester



- Tenanted three bedroom house
- Guide Price £55,000+
- **Sold for £61,500**

Additional Auction Services




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Visit www.eigroup.co.uk and select 'Online Auctions'. Choose 'Edward Mellor' and then 'Viewing Gallery'. You will then see details of the lot being offered and can watch the bidding as it happens.

It is not possible to bid from the screen.



Legal Documents

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



LiveLink

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Dial this number to listen to the Auctioneer as he is selling the Lots. **You cannot bid on this service.** To bid by telephone prior arrangement must be made directly with the auctioneers.

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Mailing list registration

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

I wish to receive your auction catalogues for the next twelve months and enclose a cheque for £25.00 (£35 R.O.I.) made payable to Edward Mellor Ltd.

Name

Address

Postcode

Telephone Number

Email address

please return to:

Edward Mellor Auctions, 65-81 St Petersgate, Stockport SK1 1DS

today's start time is 2.00 pm

Lot 1



43 Victoria Avenue, Blackley, Manchester M9 6RA

Vacant fire damaged three bedroom detached house

Directions	On main A6104
Accommodation	<i>Ground Floor:</i> Hall, lounge, morning room, kitchen <i>First Floor:</i> Three bedrooms, bathroom, separate WC <i>Exterior:</i> Gardens front and rear, driveway, brick built garage
Note	Part double glazed; fire damaged condition. The Minimum Deposit will be £4,000 on this lot
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

TO BE OFFERED WITH NO RESERVE

you MUST read the notices to prospective buyers!

15 Palmerston Road, Dane Bank, Denton, Manchester M34 2NZ

Vacant three bedroom semi detached house

Directions Off Thompson Road, Hulme Road, Manchester Road A57

Accommodation

Ground Floor: Hallway, lounge, dining kitchen

First Floor: Three bedrooms, bathroom

Exterior: Gardens front and rear, driveway

Note Partial double glazing

Possession Vacant on completion

Viewing Auction Department
0161-443 4740

Guide Price: circa £75,000

Lot 2



62 The Crescent, Bredbury, Stockport, Cheshire SK6 2DX

Vacant three bedroom semi detached house

Directions Off Valley Road, Stockport Road B6104

Accommodation

Ground Floor: Hall, through lounge/dining room, kitchen

First Floor: Three bedrooms, bathroom/WC

Exterior: Front and rear gardens, not overlooked at rear; drive, garage

Note Central heating, uPVC double glazing

Possession Vacant on completion

Viewing Auction Department
0161-443 4740

Guide Price: circa £90,000

Lot 3



email: auction@edwardmellor.co.uk

0161 443 4740

today's start time is 2.00 pm

Lot 4



85 Claremont Road, Salford, Manchester M6 7GP

Substantial five bedroom semi detached house with vacant possession

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

Guide Price: £130,000+

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Lot 5



399 Abbey Hey Lane, Abbey Hey, Manchester M18 8RB

Vacant two bedroom detached house

Directions	Off High Bank, Tan Yard Brow, off Hyde Road A57
Accommodation	<i>Ground Floor:</i> Vestibule, two reception rooms, kitchen <i>First Floor:</i> Two bedrooms, bathroom <i>Exterior:</i> Gardens to front and rear, off road parking
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £45,000+

email: auction@edwardmellor.co.uk

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today's start time is 2.00 pm

Lot 6



84 Furnace Street, Dukinfield, Cheshire SK16 4JA

Vacant two bedroom terraced house

Directions Off Crescent Road B6170
from A635 in town centre

Accommodation

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

First Floor: Two bedrooms, box room

Exterior: Rear yard

Note Gas central heating and
double glazing

Possession Vacant on completion

Viewing Auction Department
0161-443 4740

Guide Price: £45,000+

Lot 7



40 Greenside Street, Openshaw, Manchester M11 2GU

Vacant extended two bedroom terraced
house

Directions Off Clayton Lane, Ashton
New Road A662

Accommodation

Ground Floor: Two reception rooms,
extended kitchen

First Floor: Two bedrooms, bathroom

Exterior: Small rear yard

Note Double glazing. The
Minimum Deposit will be
£3,000 on this lot

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Guide Price: £25,000+

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Business Development

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65 Barry Crescent, Little Hulton, Manchester M28 0JA

Vacant two bedroom house

Directions Off Madams Wood Road,
Peel Lane A5082

Accommodation

Ground Floor: One reception room,
kitchen, utility room
First Floor: Two bedrooms, bathroom
Exterior: Gardens front and rear

Possession Vacant on completion

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Guide Price: circa £36,000

Lot 8



email: auction@edwardmellor.co.uk

0161 443 4740

today's start time is 2.00 pm

Lot 9



2 Brightmet Hill, off Bailey Lane, Brightmet, Bolton, Lancashire BL2 5EN

Victorian four bedroom house with vacant possession

A beautiful family home providing very well appointed accommodation in a charming secluded setting. Viewings are essential as this is such a deceptive property

Directions	From Tonge Moor Road A676, turn right into Thicketford Road which becomes Winchester Way, turn left into Withins Lane and straight into Bailey Lane. The property is on the right and signed 'Brightmet Hill'
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £95,000+

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Lot 9



Accommodation

Ground Floor:

Entrance hallway, lounge, sitting room, dining room, gallery kitchen with built-in sink unit, integrated fridge freezer, gas hob and electric oven

First Floor:

Four bedrooms, bathroom and separate WC

Exterior:

The front of the property has a garden and patio area with mature plants and shrubs, shed, and a fenced boundary. There is further side access leading to a woodland area along the side, and a rear courtyard with ample parking space and potential for a garage (subject to the usual planning consents)

Note

Gas central heating, partial double glazing

Guide Price: £95,000+

email: auction@edwardmellor.co.uk

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today's start time is 2.00 pm

Lot 10



241 Bolton Road, Salford, Manchester M6 7HP

Vacant ground floor shop premises (60 sq.m.) and self-contained first floor flat

Directions On main A666

Accommodation

Ground Floor:

Retail Zone A: 29.60 sq.m. Retail Zone B: 27.60 sq.m. Plant Room 2.80 sq.m. Kitchen area and WC

First Floor:

Separate access to flat at rear; dining kitchen, hallway, lounge, bedroom, shower room

Note The flat has double glazing. The Minimum Deposit will be £5,000 on this lot. **All interested parties must pre-register and provide proof of funds and ID before close of business on Thursday 28th April**

Possession Vacant on completion

Viewing Auction Dept 0161-443 4740

Guide Price: £35,000+

Lot 11



103 Lowtown, Pudsey, Leeds, West Yorkshire LS28 9AZ

Vacant four bedroom terraced house

BY ORDER OF THE MORTGAGEES IN POSSESSION

Directions On B6154 off A647
Stanningley By-Pass

Accommodation

Ground Floor:

Entrance hall, lounge, dining room, kitchen

Basement:

Cellar

First Floor:

Four bedrooms, one with ensuite shower room, bath/WC

Exterior:

Storage garage with double doors providing possible access for a small vehicle. Courtyard style garden to rear

Note Central heating, double glazing

Possession Vacant on completion

Viewing Auction Dept 0161-443 4740

Guide Price £85,000+

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Lot 12



56 Bramhall Lane, Davenport, Stockport, Cheshire SK2 6HZ

Vacant three bedroom Victorian terraced house

Directions	On main A5102
Accommodation	<i>Ground Floor:</i> Entrance hallway, lounge, living room, kitchen, utility room <i>First Floor:</i> Landing, family bathroom, three bedrooms <i>Exterior:</i> Paved front and rear gardens with off-road parking
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £140,000 – £160,000

email: auction@edwardmellor.co.uk

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today's start time is 2.00 pm

Lot 13



7 St Brendans Road North, Manchester M20 3FE

Vacant three bedroom bay fronted terraced house

Directions	Off Old Moat Lane, Copson Street, Wilmslow Road B5093
Accommodation	<i>Ground Floor:</i> Hallway, two reception rooms, kitchen, utility room <i>First Floor:</i> Two double, one single bedrooms, bathroom/WC <i>Exterior:</i> Gardens front and rear
Possession	Let until May
Viewing	Auction Department 0161-443 4740

Guide Price: £125,000+

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2-6 Thornwood Avenue, Gorton, Manchester M18 7HW

Vacant former working mens club

Lot 14



Directions Off Hyde Road A57

Accommodation

Ground Floor: Snooker/Club Room 67.9 sq.m.
Beer Store 18.8 sq.m., WCs,
Pool Room/Bar 30 sq.m.

First Floor: Concert/Function Room,
Changing Room and Staff WCs

Possession Vacant on completion

Viewing Auction Department
0161-443 4740

Guide Price: £70,000 – £80,000



1 Wesley Street, Failsworth, Manchester M35 9EB

Vacant four bedroom end terraced house

Lot 15



Directions Off Clifton St, Oldham Rd A6

Accommodation

Ground Floor: Entrance hall, lounge, dining
room, kitchen,

Basement: Cellar

First Floor: Four bedrooms, bathroom

Exterior: Rear yard and side garden

Note Gas central heating and
double glazing. The vendor of
this property has a connected
interest in Edward Mellor Ltd.
Completion of this property
sale will be on 31st May 2011.

Possession Vacant on completion

Viewing Auction Department
0161-443 4740

Guide Price: circa £63,000

email: auction@edwardmellor.co.uk

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Lot 16



129 East Road, Longsight, Manchester M12 5GY

Vacant two bedroom semi detached bungalow

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

Guide Price: £70,000 – £80,000

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Lot 17



1 Birchfields, Lees, Oldham, Lancashire OL4 5QL

Vacant modern three bedroom detached house

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

Guide Price: £150,000 – £170,000

email: auction@edwardmellor.co.uk

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today's start time is 2.00 pm

Lot 18



282 Belgrave Road, Hathershaw, Oldham, Lancashire OL8 2JU

Vacant two bedroom terraced house

Directions Off Honeywell Lane, Ashton Road A627

Accommodation

Ground Floor: Vestibule, lounge, dining kitchen

First Floor: Two bedrooms, bathroom

Exterior: Rear yard

Note Central heating, double glazing

Possession Vacant on completion

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Guide Price: £55,000 – £65,000

Lot 19



37 Silton Street, Moston, Manchester M9 4WS

Vacant two bedroom terraced house

Directions Off Ashley Lane, Moston Road, Rochdale Road A664

Accommodation

Ground Floor: Lounge, dining room, kitchen

First Floor: Two bedrooms, bathroom

Exterior: Rear yard

Note Central heating and double glazing. The vendor of this property has a connected interest in Edward Mellor Ltd. Completion of this property sale will be on 31st May 2011.

Possession Vacant on completion

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Guide Price: circa £48,000

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236 Cleggs Lane, Little Hulton, Manchester M38 9RQ

Vacant two bedroom terraced house

Directions	On main A5082
Accommodation	
Ground Floor:	One reception room, kitchen diner
First Floor:	Two bedrooms, bathroom
Exterior:	Gardens front and rear
Note	Gas central heating, double glazing
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Lot 20



Guide Price: circa £40,000

email: auction@edwardmellor.co.uk

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Lot 21



5 Croft Avenue, Prestwich, Manchester M25 2SE

Vacant double fronted detached two bedroom bungalow in quiet cul-de-sac, in need of modernisation

Directions	Off Simister Lane/Heywood Road (past Parrenthorn High School) off Bury Old Road A665
Accommodation	<i>Ground Floor:</i> Porch, hallway, two bedrooms, living room opening into conservatory, reception room opening to kitchen, bathroom <i>Exterior:</i> The property stands in generous gardens, being lawned to front and rear. There is a driveway running from front to back with access to a detached garage
Note	Gas central heating and double glazing
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £120,000+

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Lot 21a



5 Briarwood Crescent, Marple, Cheshire SK6 7LL

Vacant three bedroom semi detached dormer bungalow

Directions	Off Bramham Road, Church Lane, off Stockport Road A626
Accommodation	<i>Ground Floor:</i> Entrance porch, lounge, dining room, kitchen, two bedrooms, bathroom <i>First Floor:</i> Dormer room <i>Exterior:</i> Front garden with drive providing off-road parking for three cars. Enclosed rear garden with patio.
Note	Central heating. The vendor of this property has a connected interest in Edward Mellor Ltd.
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £140,000 – £160,000

email: auction@edwardmellor.co.uk

0161 443 4740

today's start time is 2.00 pm

Lot 22

Land at 11 Thornton Street, Collyhurst, Manchester M40 7GL

Vacant land with expired planning
consent for six houses
**BY ORDER OF THE MORTGAGEES IN
POSSESSION**

Directions Off Collyhurst Street,
Rochdale Road A664

Planning
Planning permission granted on 2nd August 2007 by
Manchester City Council (Appl.No. 081840/FO/2007/N1
- now expired) for the erection of six semi-detached
houses.

Possession Vacant on completion

Viewing Open site

Guide Price: £30,000 – £50,000



Lot 23

4 Mill Hill, Little Hulton, Manchester M38 9TW

Vacant two bedroom semi detached
house

Directions Off Greenheys Road,
Captain Fold Road, Highfield
Rd, Manchester Rd West A6

Accommodation
Ground Floor: Lounge, kitchen, utility room
First Floor: Two bedrooms, bathroom
Exterior: Gardens front and rear,
driveway

Note Gas central heating and
uPVC double glazing

Possession Vacant on completion

Viewing Auction Department
0161-443 4740

Guide Price: circa £35,000



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Lot 24



Units 5 & 6, Gorton Industrial Estate, Froxmer Street, Gorton, Manchester M18 8EF

Vacant industrial warehouse and offices

Gross internal area 1,843 sq.m (20,193sq.ft.)

Directions	Off Gorton Lane, Pottery Lane, Hyde Road A57
Description	<p>Approximately 20,000 sq ft single storey industrial unit (eaves height 4.2m) with offices and car parking and separate communal secured yard. This property forms part of Gorton Industrial Estate on Froxmer Street which is around 3 miles from Manchester City Centre and approximately 2 miles from Junction 24 of the M60 and Junction 1 of the M67 Motorways. The property is part brick, part steel frame construction under pitched roof and provides mainly warehousing space with cellars and two storey office accommodation.</p> <p><i>Basement</i> 65 sq m (697 sq ft) <i>Warehousing</i> 1,685 sq m (18,128 sq ft) <i>First floor offices</i> 67 sq m (716 sq ft) <i>Second floor offices</i> 26 sq m (279 sq ft) <i>Total</i> 1843 sq m (19,820 sq ft)</p>
Tenure	We understand that the property is freehold and that the yard area to the south of unit 6 is held by way of a 99 year lease (less 10 days) from 25 March 1973 at a rent of £25 per annum, subject to review
Rateable Value	The property is listed under the 2010 Rating List as: Description: Warehouse & Premises Rateable Value: £42,750
VAT	All prices are exclusive of, but may be liable to VAT: please refer to the legal pack for clarification
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £200,000 – £250,000

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today's start time is 2.00 pm

Lot 25



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

Vacant restaurant and wine bar



Directions	On main A5004 in village centre
Accommodation	<i>Ground Floor:</i> Bar, restaurant seating area, public WCs <i>First Floor:</i> Restaurant seating area <i>Basement:</i> Kitchen, beer cellar, storage <i>Exterior:</i> Rear yard
Note	Gas central heating and partial double glazing
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: circa £125,000

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Garages to the rear of 9-13 Thorncliffe Grove, Levenshulme, Manchester M19 3LS

Plot of land with nine garages- five let at
£28.16 per month each

Directions Off Broom Lane, Stockport Road A6

Tenancies

Garage No 1 let from 19.2.11 at £28.16 per month

Garage No 3 let from 29.6.10 at £28.16 per month

Garage No 4 let from 8.4.10 at £28.16 per month

Garage No 5 let from 19.2.11 at £28.16 per month

Garage No 6 let from 10.2.11 at £28.16 per month

Note Minimum Deposit will be £3,000 on this lot

Possession Part vacant on completion

Viewing Auction Department 0161-443 4740

Guide Price: circa £30,000

Lot 26



432 Ashton Road, Oldham, Lancashire OL8 2NA

Tenanted terraced house
Income £400 per month

Directions On main A627

Tenancies Six month AST from 10.5.10
at £400 per month

Accommodation NOT INSPECTED BUT
REPORTED TO BE

Ground Floor: Lounge, kitchen diner

First Floor: Two bedrooms, bathroom

Exterior: Rear yard

Note Central heating and double
glazing

Viewing External viewing only - the
tenant must not be disturbed

Lot 27



Guide Price: £40,000 - £50,000

today's start time is 2.00 pm

Lot 28



185 Garners Lane, Davenport, Stockport SK3 8QJ

Vacant three bedroom semi detached house

Directions	Off Bramhall Lane A5102
Accommodation	<i>Ground Floor:</i> Hallway, lounge, refitted kitchen diner, refitted bathroom <i>First Floor:</i> Three bedrooms <i>Exterior:</i> Gardens front and rear
Note	Central heating and double glazing
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £60,000+

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Lot 29



55 Queens Road, Oldham, Lancashire OL8 2AX

Substantial six bedroom semi detached house with vacant possession

Directions	Off Park Road, off Abbey Hills Road B6194 overlooking Alexandra Park
Accommodation	<i>Ground Floor:</i> Hallway, three living rooms, WC/Cloakroom, dining kitchen, utility area with two rooms <i>First Floor:</i> Bathroom, separate WC, three bedrooms, store room <i>Second Floor:</i> Bathroom, three bedrooms, store room <i>Basement:</i> Cellar <i>Exterior:</i> Gardens front and rear, off road parking to rear
Note	Majority double glazed, central heating, lift to upper floors
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £200,000 – £250,000

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today's start time is 2.00 pm

Lot 30



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

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

Directions

Off junction with Albert Road A5149 and Turves Road

Accommodation

Ground Floor:

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

Basement:

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

First Floor:

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

Second Floor:

Bedroom

Exterior:

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

Guide Price: £400,000 – £500,000

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Lot 30



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

Possession Vacant on completion

Viewing Auction Department 0161-443 4740

Guide Price: £400,000 – £500,000

email: auction@edwardmellor.co.uk

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today's start time is 2.00 pm

Lot 31



8 Holly Road, Macclesfield, Cheshire SK11 8JA

Vacant two bedroom terraced house in need of modernisation

Directions	Off Barnett Street, Oxford Road, Chester Road A537
Accommodation	<i>Ground Floor:</i> Hallway, lounge, kitchen, downstairs WC <i>First Floor:</i> Landing, two bedrooms, walk-in wardrobe/study, bathroom <i>Exterior:</i> Mainly paved front and rear gardens
Note	uPVC double glazing
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740



Guide Price: £90,000+

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**57 Redhouse Lane, Woodley,
Stockport, Cheshire SK6 1BX**

Vacant three bedroom end terraced house

Directions Off Stockport Road East A560

Accommodation

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

First Floor: Landing, three bedrooms, bathroom

Exterior: Small front garden, rear patio garden

Note Central heating, double glazing

Possession Vacant on completion

Viewing Auction Department
0161-443 4740

Lot 32



Guide Price: £90,000+

**158 Manchester Road,
Worsley, Manchester M28 3LU**

Vacant extended detached house

Directions On main A6 east of Walkden centre

Accommodation Not inspected internally but reported to be a four-bedroom detached house

Possession Vacant on completion

Viewing Auction Department
0161-443 4740

Lot 33



TO BE OFFERED AT NO RESERVE

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today's start time is 2.00 pm

Lot 34



18 Lyme Grove, Shaw Heath, Stockport SK2 6SQ

**Substantial detached former veterinary surgery with former stable block to rear
TO BE SOLD WITH FREE 1965 HILLMAN 'IMP' WHICH HAS HAD ONE CAREFUL
OWNER FROM NEW!**

Directions First left off Shaw Heath, off Longshut Lane West, off Wellington Road South A6

Accommodation

Ground Floor: Reception hallway, waiting room, clinic room, surgery, kitchen area, side hallway with access to cellar, rear hallway and WC

Basement: Two cellar chambers

First Floor: Landing, box room/utility room, bathroom, kitchen and two rooms

Second Floor: Landing, box room, eaves storage and two bedrooms

Exterior: The property stands in grounds that accommodate parking for several vehicles. The former stables are attached to the main building via a small storeroom and the rear porch. The stable block has an independent heating system and includes an L-shaped kennel block and utility area, cattery, and laboratory rooms.

Stable Block:

Guide Price: £200,000 – £250,000

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Lot 34



Note

The property would be suited to being reinstated as a family home or potentially converted into flats, subject to permissions; interested parties are advised to consult with the local planning department direct at Stockport MBC Planning Services, Stopford House, Piccadilly, Stockport SK13XE 0161-474 3541 or 0161-474 3569 Email: planning.dc@stockport.gov.uk

Possession

Vacant on completion

Viewing

Auction Department 0161-443 4740

Guide Price: £200,000 – £250,000

email: auction@edwardmellor.co.uk

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today's start time is 2.00 pm

Lot 35



19 Seymour Street, Denton, Manchester M34 3RW

Substantial end Victorian terraced house in three one-bedroom flats and two bedsits - income from four flats £1,220 per month

Directions	Off Manchester Road South A57
Tenancies	Flat 1: Six month AST from 7.2.11 at £400 per month Flat 3: Twelve month AST from 16.10.10 at £300 per month Flat 4: Vacant at time of going to press Flat 5: Six month AST from 15.6.08 at £260 per month Flat 6: Six month AST from 15.6.08 at £260 per month
Accommodation	NOT INSPECTED BUT REPORTED TO BE <i>Ground Floor:</i> Flat 1: Bedroom, living room, kitchen, shower room/WC Flat 3: Living room, kitchen, WC, bathroom, bedroom <i>First Floor:</i> Flat 4: Living room, kitchen, WC, bathroom, bedroom Flats 5 & 6: Two studio bedsits <i>Exterior:</i> Gardens front and side
Note	Double glazing
Viewing	Auction Department 0161-443 4740

Guide Price: £150,000 - £200,000

you **MUST** read the notices to prospective buyers!

16 Hopefold Drive, Walkden, Manchester M28 3PN

Lot 36

Vacant three bedroom
detached house

Directions	Off Manchester Road A6
Accommodation	
<i>Ground Floor:</i>	Lounge, kitchen, conservatory
<i>First Floor:</i>	Three bedrooms, bathroom
<i>Exterior:</i>	Front and rear gardens, driveway
Note	Gas central heating and uPVC double glazing
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £90,000 – £100,000



1 Courtfield Avenue, Higher Blackley, Manchester M9 6RT

Lot 37

Vacant two bedroom end terraced house

Directions	Off Beardwood Road, Hill Lane, Victoria Avenue A6104
Accommodation	
<i>Ground Floor:</i>	Entrance hall, lounge, kitchen and dining room
<i>First Floor:</i>	Three bedrooms, bathroom
<i>Exterior:</i>	Rear yard
Note	Double glazing, gas central heating. The vendor of this property has a connected interest in Edward Mellor Ltd.
Possession	Vacant on completion
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Guide Price: circa £48,000



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Lot 38



53 Sandywell Street, Openshaw, Manchester M11 1BD

Vacant three bedroom terraced house

Directions	Off Old Lane, Ashton Old Road A635
Accommodation	
Ground Floor:	Hall, lounge, dining kitchen, utility room
First Floor:	Three bedrooms, bathroom
Exterior:	Front garden, rear yard
Note	Central heating, double glazing. The property has been fully refurbished
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £65,000 -£75,000

you MUST read the notices to prospective buyers!

Lot 39



9 Grosvenor Road, Whalley Range, Manchester M16 8JP

Vacant four bedroom semi detached house

Directions	Off Withington Road, Wilbraham Road A6010
Accommodation	<i>Ground Floor:</i> Porch, entrance hallway, lounge, dining room, sitting room, shower room, kitchen diner <i>First Floor:</i> Four bedrooms, bathroom <i>Exterior:</i> Mature enclosed rear garden mainly laid to lawn with several mature fruit trees
Note	Central heating and mostly uPVC double glazed
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £175,000+

email: auction@edwardmellor.co.uk

0161 443 4740

today's start time is 2.00 pm

Lot 40



Swan House, The Old Saw Mill, Elizabeth Street, Macclesfield, Cheshire SK11 6XP

Vacant 2000 sq.ft. two storey office block with private parking and development potential

Directions Off Crossal Street, off Union Street roundabout junction with Churchill Way A538

Accommodation

<i>Ground Floor:</i>	Lobby, three offices, side hallway, storeroom, kitchen, two WCs
<i>First Floor:</i>	Landing, lobby, four offices, kitchen
<i>Exterior:</i>	Generous private parking on cobble area, space for approximately ten vehicles

Note The Rateable Value at 1.4.10 was listed as £12,500. The property may be better suited for alternative use, and interested parties are invited to consult with the local planning authority direct at Cheshire East Council: Tel: 0300 12355 00, Westfields, Middlewich Road, Sandbach CW11 1HZ

Guide Price: £150,000 – £200,000

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Lot 40



Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

impey
0161-477 0444
www.impey.co.uk

Guide Price: £150,000 – £200,000

email: auction@edwardmellor.co.uk

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today's start time is 2.00 pm

Lot 41



34 Cuthbert Avenue, Levenshulme, Manchester M19 3DG

Vacant three bedroom mid terraced house

Directions Off Matthews Lane,
Stockport Road A6

Accommodation

Ground Floor: Lounge, dining room,
kitchen

First Floor: Three bedrooms, bathroom

Exterior: Small front garden, rear yard

Note Central heating and double
glazing

Possession Vacant on completion

Viewing Auction Department
0161-443 4740

Guide Price: £70,000 – £80,000

Lot 42



15 Brookhouse Drive, Crewe, Cheshire CW2 6NQ

Vacant three bedroom terraced house

Directions Off Manor Way, Nantwich
Road A534

Accommodation

Ground Floor: Kitchen, living room, WC, hall

First Floor: Three bedrooms, bathroom

Exterior: Large rear garden

Note Central heating. Due to
the proximity of Crewe &
Alsager College it is
considered that
the rental value for three
rooms equates to £195.00
per week (£65 per room)

Possession Vacant on completion

Viewing Auction Department
0161-443 4740

Guide Price: £60,000 – £70,000

you MUST read the notices to prospective buyers!

4 Chapel Street, Sandbach, Cheshire CW11 3RB

Vacant four bedroom semi detached
house

Directions Off Crewe Road off A534

Accommodation

Ground Floor: Hallway, lounge/dining room, sitting room, kitchen, lobby, shower room

First Floor: Four bedrooms

Exterior: Enclosed flagged rear garden, access to two single garages

Note uPVC double glazing

Possession Vacant on completion

Viewing Auction Department
0161-443 4740

Guide Price: circa £100,000

Lot 43



49 Upland Drive, Little Hulton, Manchester M38 9UE

Vacant two bedroom terraced house

Directions Off Captain Fold Road,
Highfield Road, Manchester
Road West A6

Accommodation

Ground Floor: Lounge, dining kitchen

First Floor: Two bedrooms, bathroom/WC

Exterior: Paved front, garden to rear

Note Gas central heating

Possession Vacant on completion

Viewing Auction Department
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Guide Price: £42,000+

Lot 44



email: auction@edwardmellor.co.uk

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today's start time is 2.00 pm

Lot 45



68 Stockport Road, Marple, Cheshire SK6 6AB

Vacant shop with flat above

Rowcliffes

Directions	On main A626
Accommodation	<i>Ground Floor:</i> Shop areas 18' x 17'3 and 24' x 12'6, cellar room 16' x 12' <i>First Floor:</i> Landing, lounge/dining room, kitchen, bedroom, bathroom/wc <i>Second Floor:</i> Bedroom two <i>Exterior:</i> Rear yard. Access to side of shop via right of way.
Note	Gas central heating
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £200,000 – £250,000

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Lot 46



12 Church Street, Accrington, Lancashire BB5 2EH

Tenanted night club and bar Income £850 per week

Directions	Off Oak Street, Eastgate A679 in town centre
Lease	6 year lease from 1st January 2009 at £850 per week
Accommodation	NOT INSPECTED BUT REPORTED TO BE <i>Ground Floor:</i> Nightclub/reception 107.9 sq.m. Storage areas 10.70 sq.m. Beer cellar 8 sq.m. Dance area/lounge 95.6sq.m. Public WC's <i>First Floor:</i> Dance Area/Bar 83.2 sq.m. Two offices 59.1 sq.m. Public and Staff WCs <i>Second Floor:</i> Store
Viewing	Auction Department 0161-443 4740

Guide Price: £200.000+

email: auction@edwardmellor.co.uk

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today's start time is 2.00 pm

Lot 47



8 Dunnerdale Walk, Gorton, Manchester M18 8AW

Vacant three bedroom town house

Directions Off Beyer Close, Cambert Lane, Wellington Street, Hyde Road A57

Accommodation

Ground Floor: Porch, hallway, downstairs WC, lounge, dining kitchen
First Floor: Landing, three bedrooms, bathroom
Exterior: Gardens front and rear

Note Central heating, double glazing

Possession Vacant on completion

Viewing Auction Department
0161-443 4740

Guide Price: £40,000 - £50,000

Lot 48



97 Parkhill Avenue, Crumpsall, Manchester M8 4QZ

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

Directions Off Delaunays Road, Crumpsall Lane, Middleton Road A576

Tenancies Awaiting sight of tenancy

Accommodation NOT INSPECTED BUT REPORTED TO BE

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

Note Central heating

Viewing Auction Department
0161-443 4740

Guide Price: £65,000+

you MUST read the notices to prospective buyers!

319 Parris Wood Road, Didsbury, Manchester M20 6GR

Lot 49

Vacant three bed semi detached house

Directions Off Wilmslow Road A5145

Accommodation

Ground Floor: Porch, hall, dining room, lounge, kitchen with built in oven and hob

First Floor: Three double bedrooms, bathroom, separate WC

Exterior: Gardens front and rear

Note Central heating and double glazing. Cash offers only will be accepted on this property

Possession Vacant on completion

Viewing Auction Dept 0161-443 4740

Guide Price: £90,000 – £100,000



75 Bowdon Street, Edgeley, Stockport SK3 9HG

Lot 50

Vacant two bedroom terraced house

Directions Off Shaw Heath, Greek Street, Wellington Road South A6

Accommodation

Ground Floor: Lounge, dining kitchen

Cellar: Basement room

First Floor: Two bedrooms, bathroom

Exterior: Courtyard garden, garage

Note Central heating and double glazing

Possession Vacant on completion

Viewing Auction Department
0161-443 4740

Guide Price: £80,000+



email: auction@edwardmellor.co.uk

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today's start time is 2.00 pm

Lot 51



17 Dunston Street, Openshaw, Manchester M11 2JU

Vacant two bedroom double fronted end terraced house

Directions Off Meech Street, Victoria Street, Ashton Old Rd A635

Accommodation

Ground Floor: Hallway, two reception rooms, kitchen

First Floor: Two bedrooms, bathroom
Exterior: Rear yard

Note Central heating

Possession Vacant on completion

Viewing Auction Department
0161-443 4740

Guide Price: £40,000 – £50,000

Lot 52



133 Chapel Road, Hollinwood, Oldham, Lancashire OL8 4QJ

Vacant three bedroom terraced house

Directions Off A6104 Hollins Road

Accommodation

Ground Floor: Lounge, dining kitchen

First Floor: Three bedrooms, bathroom

Exterior: Large rear yard, off road parking

Note Gas central heating

Possession Vacant on completion

Viewing Auction Department
0161-443 4740

Guide Price: £45,000+

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Colliers Arms, 70 Water Street, Radcliffe, Manchester M26 4DF

Vacant public house in need of renovation

Directions Close to junction of A665/B6292

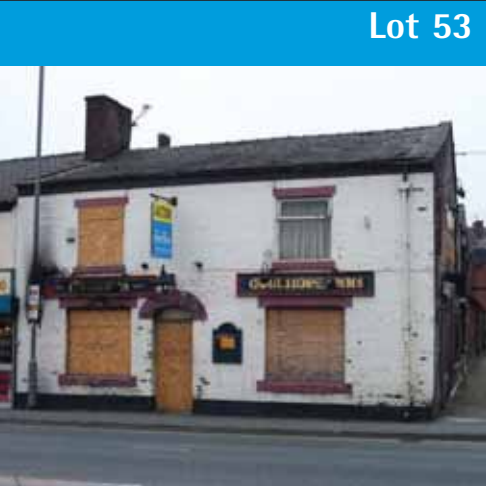
Accommodation NOT INSPECTED BUT REPORTED
Ground Floor: Open plan trading area with tap room, pool area, bar and lounge

Basement: Beer cellar

First Floor: Private accommodation: living room, kitchen, bathroom, two bedrooms, storeroom

Exterior: Various additions, and brick outbuildings used as stores. Beer garden, space for a private vehicle; smoking shelter

Note The property is in an area administered by Bury Council and we are advised that the current Rateable Value is £14,500 from 1.4.10. The flat is in Band A for Council Tax purposes. The property may suit an alternative use (subject to planning consents)

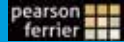


Lot 53

Possession Vacant on completion

Viewing Auction Department
0161-443 4740

Guide Price: £60,000+



48 Bank Street, Clayton, Manchester M11 4BT

Vacant three bedroom terraced house

Directions Off Ashton New Road A662

Accommodation NOT INSPECTED BUT REPORTED
Ground Floor: Hall, through lounge/dining room, kitchen

First Floor: Three bedrooms, bathroom/WC

Exterior: Rear yard

Note Central heating and double glazing

Possession Vacant on completion

Viewing Auction Department
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Lot 54

Guide Price: £65,000+

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today's start time is 2.00 pm

Lot 55



334 Plymouth Grove, Longsight, Manchester M13 0LX

Vacant four/five bedroom terraced house

Directions	On A5184, off Stockport Road A6
Accommodation	
<i>Ground Floor:</i>	Lounge, dining room, newly fitted kitchen and new WC
<i>First Floor:</i>	Four bedrooms, bathroom
<i>Second Floor:</i>	Loft room
<i>Exterior:</i>	Yard to rear
Note	Central heating, double glazing
Possession	Vacant on completion
Viewing	Auction Department 0161- 443 4740

Guide Price: £110,000 – £120,000

Lot 56



28 Earlesdon Crescent, Little Hulton, Manchester M38 9HF

Vacant two bedroom terraced house

Directions	Off Amblecote Drive West, Cleggs Lane A5082
Accommodation	
<i>Ground Floor:</i>	Two reception rooms, kitchen
<i>First Floor:</i>	Two bedrooms, bathroom
<i>Exterior:</i>	Gardens front and rear, driveway
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: circa £35,000

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Lot 57



10 Hollybush Street, Gorton, Manchester M18 8PS

Vacant two bedroom terraced house

Directions	Off Hawthorn Street, Carberry Road, Chapman Street, Hyde Road A57
Accommodatio	<i>Ground Floor:</i> Lounge, dining kitchen <i>First Floor:</i> Two bedrooms, bathroom <i>Exterior:</i> Front garden, rear yard
Note	Gas central heating, double glazing
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: circa £45,000

email: auction@edwardmellor.co.uk

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today's start time is 2.00 pm

Lot 58



48 Cromwell Grove, Levenshulme, Manchester M19 3QN

Tenanted three bedroom semi detached
Reported income £650 per month

Directions	Off Stockport Road A6
Tenancies	Awaiting sight of tenancy
Accommodation	
<i>Ground Floor:</i>	Hallway, lounge, dining rm, dining kitchen, utility room
<i>First Floor:</i>	Three bedrooms, bathroom
<i>Basement:</i>	Three cellar chambers
<i>Exterior:</i>	Gardens front and rear, driveway
Note	Central htg, double glazing
Viewing	Auction Department 0161-443 4740

Guide Price: £100,000 – £120,000

Lot 59



6 Freshwater Street, Abbey Hey, Manchester M18 8GH

Vacant two bedroom terraced house

Directions	Off Lees Street, Ashton Old Road A635
Accommodation	NOT INSPECTED BUT REPORTED TO BE
<i>Ground Floor:</i>	Hall, through lounge/dining room, kitchen
<i>First Floor:</i>	Two bedrooms, bathroom/WC
<i>Exterior:</i>	Rear yard
Note	Central heating and double glazing. Pleasant location overlooking small green.
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: circa £50,000



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7 St Albans Avenue, Newton Heath, Manchester M40 2TD

Vacant three bedroom end town house

Directions Off Harringay Road, Briscoe Lane, Hulme Hall Lane A6010

Accommodation

Ground Floor: Small hall, ground floor WC, kitchen, lounge
First Floor: Three bedrooms, bathroom
Exterior: Front and rear gardens

Note Central heating, cul-de-sac location

Possession Vacant on completion

Viewing Auction Department
0161-443 4740

Guide Price: circa £45,000

Lot 60



6 Stovell Road, Moston, Manchester M40 9LL

Tenanted three bedroom terraced house
Income £425 per month

Directions Off Moston Lane, Rochdale Road A664

Tenancies Six month AST from 27.10.10 at £425 per month

Accommodation

Ground Floor: NOT INSPECTED
Through lounge/dining room, kitchen
First Floor: Three bedrooms, bathroom
Exterior: Rear yard

Note Central heating, uPVC double glazing

Viewing External viewing only - the tenant must not be disturbed

Guide Price: £45,000+

Lot 61



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today's start time is 2.00 pm

Lot 62



19 Croft Street, Salford, Manchester M7 1LR

Vacant four bedroom student accommodation

Directions Off Albert Park Rd, Camp St

Accommodation NOT INSPECTED
Ground Floor: Hall, through lounge/dining room, bedroom four, large kitchen, cellar

First Floor: Three bedrooms, bathroom/ WC
Exterior: Rear yard

Note Central heating, part double glazing. The property is furnished and the contents will be included in the sale

Possession Vacant on completion

Viewing Auction Department
0161-443 4740

Guide Price: £68,000+

Lot 63



75 Barlow Road, Levenshulme, Manchester M19 3DB

Vacant two bedroom terraced house

Directions Off Stockport Road A6

Accommodation
Ground Floor: Two rooms, kitchen
First Floor: Two rooms, bathroom
Exterior: Yard

Possession Vacant on completion

Viewing Auction Department
0161-443 4740

Guide Price: £65,000+

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22 Albert Street, Bury, Lancashire BL9 7BH

Vacant two bedroom terraced house

Directions	Off Rochdale Road A58
Accommodation	NOT INSPECTED BUT REPORTED TO BE
<i>Ground Floor:</i>	One reception room, kitchen
<i>First Floor:</i>	Two bedrooms, bathroom
<i>Exterior:</i>	Rear yard
Note	Central heating and uPVC double glazing
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: circa £48,000



6 Avondale Road, Stretford, Manchester M32 0GB

Vacant three bedroom semi detached house

Directions	Off Chester Road A56
Accommodation	NOT INSPECTED BUT REPORTED TO BE
<i>Ground Floor:</i>	Two reception rooms, kitchen
<i>First Floor:</i>	Three bedrooms, bathroom
<i>Second Floor:</i>	Loft conversion
<i>Exterior:</i>	Front and rear paved gardens, driveway
Note	Gas central heating and partial double glazing
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: circa £60,000



today's start time is 2.00 pm

Lot 66



68a Welbeck Street South, Ashton-u-Lyne, Lancs OL6 7TD

Vacant former detached office building
(634 sq.ft., 58.9 sq.m) converted to a two
bedroom house

Directions

Off Stamford Street West, off Chester Sq. in town centre

Planning

Planning consent was granted on 27.2.07 for change of
use from offices to dwelling house (Appl.No: 06/01891/FUL)

Accommodation

Ground Floor: (330 sq.ft) Two rooms, kitchen
First Floor: (304 sq.ft) Two rooms, bathroom & WC
Second Floor: Loft storage
Exterior: Forecourt, yard to rear

Possession

Vacant on completion

Viewing

Auction Dept 0161-443 4740

Guide Price: £50,000-£60,000

Lot 67



47 The Heath, Alkington, Middleton, Manchester M24 1TE

Vacant three bedroom
terraced house



Directions

Off Kingsway, Mainway East,
Greengate off Grimshaw
Lane B6189

Accommodation

Ground Floor: Hallway, lounge, dining
room, kitchen
First Floor: Three bedrooms, bathroom
Exterior: Enclosed paved rear garden

Note

Gas central heating and part
double glazing

Possession

Vacant on completion

Viewing

Auction Department
0161-443 4740

Guide Price: £40,000 - £50,000

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Lot 68



Mulberry House, Rhoden Road, Leyland, Lancashire PR26 7SX

Vacant five bedroom detached house
ON BEHALF OF CENTRAL LANCASHIRE
PRIMARY CARE TRUST


Central Lancashire

Directions	Off Fossdale Moss, Cocker Lane, Schleswig Way B5253
Accommodation	A large five bedroom detached property, formerly a residential care home, situated in a highly sought after location
<i>Ground Floor:</i>	Porch, entrance hallway, three large reception rooms, downstairs WC, kitchen, utility room
<i>First Floor:</i>	Five bedrooms, two bathrooms
<i>Exterior:</i>	Gardens, driveway and detached double garage with adjoining utility room. The rear garden is exceptionally large and may be suitable for redevelopment subject to the necessary consents and provisions
Note	Central heating and double glazing Possession Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £300,000 – £350,000

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today's start time is 2.00 pm

Lot 69



22 Athens Street, Offerton, Stockport, Cheshire SK1 4DX Vacant two bedroom terraced house



Directions	Off Hall Street A626
Accommodation	<i>Ground Floor:</i> Lounge, dining kitchen, rear hallway, wet room, cellar <i>First Floor:</i> Two bedrooms <i>Exterior:</i> Small front garden, rear yard
Note	Central heating and double glazing
Possession	Vacant on completion
Viewing	Auction Department 0161-443 4740

Guide Price: £75,000 – £85,000

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Lot 70



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

Part tenanted residential building

Income estimated in excess of £1,300 per month

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

Guide Price: £130,000+

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Lot 71



Flat 6 Stuart House, King Street, Droylsden, Manchester M43 6DW

Tenanted one bedroom second floor flat

Directions Off Market Street,
Manchester Road A662

Tenancies Awaiting sight of tenancy

Accommodation

Ground Floor: Intercom entryphone system
Second Floor: Communal landing with store cupboard, hall, lounge, double bedroom, kitchen, bath/WC
Exterior: Communal gardens with car parking

Note Double glazing and economical electric heating

Viewing External viewing only

Guide Price: £36,000+

Lot 72



9 Stuart House, King Street, Droylsden, Manchester M43 6DW

Tenanted one bedroom second floor flat

Directions Off Market Street, Manchester Road A662

Tenancies Awaiting sight of tenancy

Accommodation

(NOT INSPECTED)
Ground Floor: Intercom entryphone system
Second Floor: Communal landing with store cupboard, hall, lounge, double bedroom, kitchen with built-in oven and hob, bathroom/WC
Exterior: Communal gardens and carparking

Note Double glazing and economical electric heating

Viewing External viewing only

Guide Price: £36,000+

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Lot 73



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

Vacant detached bungalow in need of renovation with planning permission for one pair of semi-detached houses

Directions	Off Green Lane B5231 off Monton Green
Accommodation	This detached bungalow is in need of extensive renovation and may be suited to redevelopment of the existing dwelling subject to the necessary consents. Planning permission has been granted for the demolition of the existing building and for the erection of one pair of semi detached house (Planning Ref: 05/5061/OUT). Interested parties are advised to consult with the local planning department directly: Planning, Urban Vision Partnership Ltd., Emerson House, Albert Street, Eccles, Salford M30 0TE E-mail: planning.contact@salford.gov.uk
Possession	Vacant on completion
Viewing	Open site

Guide Price: circa £125,000

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Lot 74



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

Vacant one bedroom upper floor apartment
in prestigious seafront development
BY ORDER OF THE MORTGAGEES IN POSSESSION



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



Guide Price: £100,000 – £110,000

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Lot 75



The Manor Hotel, 32 Queens Promenade, Blackpool, Lancashire FY2 9RN

Hotel with 28 ensuite letting
rooms, situated on sea front

Directions Situated on the main promenade A584, on the cliff top of Blackpool's North Shore with a view across the Irish Sea

Tenure Freehold

Accommodation

The Manor Hotel comprises 28 well-furnished letting rooms, all ensuite, including family rooms for 3 or 4 occupants, sea view rooms, and telephone/modem access in all rooms. The hotel is licensed, and has had a previous reported turnover of £200,000 per annum. The current market value, placed on it by a specialist commercial agent, is £595,000. The hotel has been since the end of March 2009 and may appeal to investors as well as owner or management teams.

Features of this property include:

Recently installed L2 fire system, checked and approved by the local fire service in compliance with recent changes in the law;

Ground floor air-conditioning; Individually installed thermostatic heating system;

Phone system throughout all bedrooms and work areas via a switchboard base station in Reception;

Plumbing isolator valves in all rooms;

Newly refurbished kitchen and waitress area.

The famous North Shore Golf Course is only a five-minute walk from the hotel, while other courses are within easy travelling distance. The Manor Hotel has previously been awarded a three-diamond rating from the English Tourism Council.

Parking The Hotel has provision for on-site parking. There is also on-street parking in front of the hotel and on the side streets. The Minimum Deposit will be £4,000 on this lot

Possession Vacant on completion

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Lot 30A



1 Hope Street, Accrington, Lancashire BB5 0PL

Tenanted two bedroom end terraced house
Income £400 per four weeks

Directions	Off Ormerod Street, Eagle Street, Blackburn Road
Tenancies	Six month AST from 6.10.08 at £400 per 4 weeks
Accommodation	
<i>Ground Floor:</i>	Lounge, kitchen
<i>First Floor:</i>	Two bedrooms, bathroom
<i>Exterior:</i>	Yard
Viewing	Auction Department 0161-443 4740

Guide Price: £40,000+

you **MUST** read the notices to prospective buyers!

25 Booth Street, Accrington, Lancashire BB5 2HT

Tenanted two bedroom terraced house
Income £340 per four weeks

Directions Off Clement Street, Russell Street, Wellington Street, Manchester Road A680

Tenancies Six month AST from 25,1,11 at £340 per four weeks

Accommodation

Ground Floor: Lounge, kitchen
First Floor: Two bedrooms, bathroom
Exterior: Yard

Viewing Auction Department
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Guide Price: £25,000+

Lot 30B



Lot 30C

83 King Street, Leigh, Lancashire WN7 4LJ

Tenanted two bedroom terraced house
Reported income £360 per four weeks

Directions Off Twist Lane A578

Tenancies Six month AST from 17.11.08 at £360 per 4 weeks

Accommodation

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

Viewing Auction Department
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Guide Price: £35,000+



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- Postcode:
- c) Your telephone number
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- e) The Lot Number you are interested in (if known)

PLEASE NOTE - YOUR SOLICITOR'S DETAILS ARE COMPULSORY

2. a) Your Solicitors
- b) Solicitors' address
-
- Postcode
- c) The person acting
- d) The Solicitors' telephone number

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

PLEASE FULLY COMPLETE SECTIONS 1 & 2 AND POST THE FORM BACK TO:
EDWARD MELLOR AUCTIONS, 65-81 ST PETERSGATE, STOCKPORT SK1 1DS
OR FAX IT TO 0161-480 8280 TO ARRIVE BEFORE THE AUCTION DATE. YOUR
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COMMON AUCTION CONDITIONS

The CATALOGUE is issued only on the basis that YOU accept these conditions relating to the conduct of the AUCTION. They override all other CONDITIONS and can only be varied if WE agree. Based on RICS Common Auction Conditions Edition 3 (2009).

Introduction

The common auction conditions have three main sections:

1. Glossary

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

2. Auction Conduct Conditions

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

3. Conditions of Sale

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

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

These conditions are legally binding.

Important Notice:

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

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

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

Glossary

In the CONDITIONS wherever it makes sense:

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

below.

ACTUAL COMPLETION DATE

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

ADDENDUM

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

AGREED COMPLETION DATE

Subject to condition G9.3:

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

APPROVED FINANCIAL INSTITUTION

Any Bank or Building Society that has signed up to the Banking Code or Business Banking Code or is otherwise acceptable to the AUCTIONEERS.

ARREARS

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

ARREARS SCHEDULE

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

AUCTION

The auction advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

The conditions so headed, including any extra auction conduct conditions.

AUCTIONEERS

The auctioneers at the AUCTION.

BUSINESS DAY

Any day except (a) a Saturday or a Sunday or (b) a bank holiday in England and Wales or (c) Good Friday or Christmas Day.

BUYER

The person who agrees to buy the LOT or, if applicable, that person's personal representatives: if two or more are jointly the BUYER all obligations can be enforced against them jointly or against each of them separately.

CATALOGUE

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

COMPLETION

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

CONDITION

One of the AUCTION CONDUCT CONDITIONS or the SALES CONDITIONS

CONTRACT

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

CONTRACT DATE

The date of the AUCTION, or if the LOT is not sold at the AUCTION:

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

DOCUMENTS

Documents of title (including, if the title is registered, the entries on the register and the title plan) and other documents listed or referred to in the SPECIAL CONDITIONS relating to the LOT.

FINANCIAL CHARGE

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

GENERAL CONDITIONS

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

INTEREST RATE

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

LOT

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

OLD ARREARS

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

PARTICULARS

The section of the CATALOGUE that contains

descriptions of each LOT (as varied by any ADDENDUM).

PRACTITIONER

An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, any similar official).

PRICE

The price that the BUYER agrees to pay for the LOT.

READY TO COMPLETE

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

SALE CONDITIONS

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

SALE MEMORANDUM

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

SELLER

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

SPECIAL CONDITIONS

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

TENANCIES

Tenancies, leases, licences to occupy and agreements for lease, and any documents varying or supplemental to them.

TENANCY SCHEDULE

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

TRANSFER

Transfer includes a conveyance or assignment (and 'to transfer' includes 'to convey' or 'to assign').

TUPE

The Transfer of Undertakings (Protection of Employment) Regulations Act 2006.

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (AND US AND OUR)

The AUCTIONEERS.

YOU (AND YOUR)

Someone who has a copy of the CATALOGUE or who attends or bids at the AUCTION, whether or

not a BUYER.

Auction Conduct Conditions

A1 INTRODUCTION

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

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

A.2 OUR ROLE

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

- prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
- offer each LOT for sale;
- sell each LOT;
- receive and hold deposits;
- sign each SALE MEMORANDUM;
- treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS.

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

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

A2.4 YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.

A3 BIDDING AND RESERVE PRICES

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

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

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

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

A3.5 Where there is a reserve price the SELLER may bid (or ask US or another agent to bid on the SELLER's behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. YOU accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the SELLER.

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

A4 THE PARTICULARS AND OTHER INFORMATION

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

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

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

A4.4 If WE provide information or a copy of a document provided by others WE do so only on the basis that WE are not responsible for the accuracy of that information or document.

A5 THE CONTRACT

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

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

A5.3 YOU must, before leaving the AUCTION:

- 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;
- sign the completed SALE MEMORANDUM; and
- pay the deposit.

A5.4 If YOU do not WE may either

- 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
- sign the SALE MEMORANDUM on YOUR behalf.

A5.5 The deposit:

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

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

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

A5.7 If the BUYER does not comply with its obligations under the contract then:

- (a) YOU are personally liable to buy the LOT even if you are acting as an agent; and
- (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER's default.

A5.8 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.

A6 Extra Auction Conduct Conditions

A6.1 Despite any SPECIAL CONDITION to the contrary, the minimum deposit WE accept is £2,000 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.

General Conditions of Sale

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

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

G1 THE LOT

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

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

G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS, but excluding any financial charges; these the SELLER must discharge on or before COMPLETION.

G1.4 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:

- (a) matters registered or capable of registration as local land charges;
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
- (c) notices, orders, demands, proposals and requirements of any competent authority;
- (d) charges, notices, orders, restrictions, agreements and

other matters relating to town and country planning, highways or public health;

- (e) rights, easements, quasi-easements, and wayleaves;
- (f) outgoing and other liabilities;
- (g) any interest which overrides, within the meaning of the Land Registration Act 2002;
- (h) matters that ought to be disclosed by the searches and 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 include any tenant's or trade fixtures or fittings.

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

G1.9 The BUYER buys with full knowledge of

- (a) the DOCUMENTS whether or not the BUYER has read them;
- (b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.

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

G2 DEPOSIT

G2.1 The amount of the deposit is the greater of:
(a) the minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and
(b) 10% of the PRICE (exclusive of any VAT on the PRICE).

G2.2 THE DEPOSIT

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

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

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

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

G3 BETWEEN CONTRACT AND COMPLETION

G3.1 Unless the SPECIAL CONDITIONS state otherwise, the SELLER is to insure the LOT from and including the CONTRACT DATE to COMPLETION and:

- (a) produce to the BUYER on request all relevant insurance details;
- (b) pay the premiums when due;
- (c) if the BUYER so requests, and pays any additional premium, use reasonable endeavours to increase the sum assured or make other changes to the policy;
- (d) at the request of the BUYER use reasonable endeavours to have the BUYER's interest noted on the policy if it does not cover a contracting purchaser;
- (e) unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER;
- (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damages arising after the CONTRACT DATE or assign to the BUYER the benefit of any claim;

and the BUYER must on completion reimburse to the SELLER the cost of that insurance (to the extent not already paid by the BUYER or a tenant or other third party) for the period from and including the CONTRACT DATE to COMPLETION.

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

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

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

G4 TITLE AND IDENTITY

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

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

- (a) The BUYER may raise no requisition or objection to any DOCUMENTS made available before the AUCTION;
- (b) if the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the LOT is being sold;
- (c) if the LOT is not registered land the SELLER is to

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

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

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

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

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

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

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

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

G4.6 The SELLER (and if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the CONDITIONS apply.

G5 TRANSFER

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

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

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

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

G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.

G6 COMPLETION

G6.1 COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.

G6.2 The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest.

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

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

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

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

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

G7 NOTICE TO COMPLETE

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

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

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

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

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

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

G8 IF THE CONTRACT IS BROUGHT TO AN END

If the CONTRACT is lawfully brought to an end:

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

G9 LANDLORD'S LICENCE

G9.1 Where the LOT is or includes leasehold land and licence to assign is required, this CONDITION G9 applies:

G9.2 The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.

G9.3 The AGREED COMPLETION DATE is to be not earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that the licence has been obtained.

G9.4 The SELLER must:

- (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
- (b) enter into any authorised guarantee agreement properly required.

G9.5 The BUYER must:

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

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

G10 INTEREST AND APPORTIONMENTS

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

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

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

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

<p>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.</p>	<p>any TENANCY against an undertaking to hold it to the BUYER's order;</p>	<p>be required by the rent deposit deed.</p>
<p>G10.4 Apportionments are to be calculated on the basis that:</p>	<p>(e) not without the consent of the seller release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to this CONDITION G11.</p>	<p>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.</p>
<p>(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.</p>	<p>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.</p>	<p>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.</p>
<p>G11 ARREARS</p>	<p>G12 MANAGEMENT</p>	<p>G15 TRANSFER AS A GOING CONCERN</p>
<p>Part 1 Current Rent</p>	<p>G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.</p>	<p>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.</p>
<p>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.</p>	<p>G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.</p>	<p>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.</p>
<p>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</p>	<p>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;</p>	<p>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.</p>
<p>G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.</p>	<p>(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.</p>	<p>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.</p>
<p>Part 2 BUYER to pay for ARREARS</p>	<p>G13 RENT DEPOSITS</p>	<p>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.</p>
<p>G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of arrears.</p>	<p>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.</p>	<p>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</p>
<p>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.</p>	<p>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.</p>	<p>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</p>
<p>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.</p>	<p>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</p>	<p>(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</p>
<p>Part 3 BUYER not to pay for ARREARS</p>	<p>(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</p>	<p>(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</p>
<p>G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS:</p>	<p>(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</p>	<p>(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</p>
<p>(a) so state; or (b) give no details of any ARREARS</p>	<p>(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</p>	<p>(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</p>
<p>G11.8 While any ARREARS due to the SELLER remain unpaid the BUYER must:</p>	<p>(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</p>	<p>(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</p>
<p>(a) try to collect them in the ordinary course of management but need not take legal proceedings, or forfeit the TENANCY;</p>	<p>(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</p>	<p>(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</p>
<p>(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);</p>	<p>(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</p>	<p>(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</p>
<p>(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;</p>	<p>(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</p>	<p>(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</p>
<p>(d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of</p>	<p>(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</p>	<p>(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</p>

<p>VAT due; and</p> <p>(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.</p>	<p>the LOT is inaccurate, incomplete or missing.</p>	<p>(a) service charge expenditure attributable to each TENANCY;</p> <p>(b) payments on account of service charge received from each tenant;</p> <p>(c) any amounts due from a tenant that have not yet been received;</p> <p>(d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.</p>
<p>G16 CAPITAL ALLOWANCES</p>		
<p>G16.1 This CONDITION applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.</p>	<p>G19.5 Where relevant:</p> <p>(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</p> <p>(b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.</p>	<p>G22.4 In respect of each TENANCY, if the service charge account shows that:</p> <p>(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;</p> <p>(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.</p> <p>BUT in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.</p>
<p>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.</p>	<p>G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.</p>	<p>(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;</p> <p>(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.</p> <p>BUT in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.</p>
<p>G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.</p>	<p>G20 TUPE</p> <p>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.</p>	<p>(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.</p> <p>BUT in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.</p>
<p>G16.4 The SELLER and BUYER agree:</p>	<p>G20.2 If the SPECIAL CONDITIONS do not state "There are no employees to which TUPE applies" the following paragraphs apply:</p>	<p>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.</p>
<p>(a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and</p> <p>(b) to submit the value specified in the SPECIAL CONDITIONS to the HM Revenue & Customs for the purposes of their respective capital allowance computations.</p>	<p>(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.</p> <p>(b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees.</p> <p>(c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the contracts of employment between the Transferring Employees and the SELLER will transfer to the BUYER on COMPLETION.</p> <p>(d) the BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION.</p>	<p>G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:</p> <p>(a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and</p> <p>(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.</p>
<p>G17 MAINTENANCE AGREEMENTS</p>		
<p>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.</p>		
<p>G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such contracts from the ACTUAL COMPLETION DATE.</p>		
<p>G18 LANDLORD AND TENANT ACT 1987</p>		
<p>G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.</p>	<p>G21 ENVIRONMENTAL</p>	
<p>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.</p>	<p>G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.</p> <p>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</p>	
<p>G19 SALE BY PRACTITIONER</p>		
<p>G19.1 This condition applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.</p>	<p>G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.</p>	
<p>G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.</p>	<p>G22 SERVICE CHARGE</p>	<p>G23 RENT REVIEWS</p>
<p>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.</p>	<p>G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.</p>	<p>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.</p> <p>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.</p>
<p>G19.4 The LOT is sold</p> <p>(a) in its condition at COMPLETION;</p> <p>(b) for such title as the SELLER may have; and</p> <p>(d) with no title guarantee;</p>	<p>G22.2 No apportionment is to be made at COMPLETION in respect of service charges.</p> <p>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:</p>	<p>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</p>
<p>and the BUYER has no right to rescind the contract or any other remedy if information provided about</p>		

unreasonably withheld or delayed.

G23.4 The SELLER must promptly:

- (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
- (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.

G23.5 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.

G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.

G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as ARREARS.

G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.

G24 TENANCY RENEWAL

G24.1 This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended), and references to notices and proceedings are to notices and proceedings under that Act.

G24.2 Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.

G24.4 Following COMPLETION the BUYER must:

- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
- (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
- (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.

G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.

G25 WARRANTIES

G25.1 Available warranties are listed in the SPECIAL CONDITIONS.

G25.2 Where a warranty is assignable the SELLER must:

- (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty;
- (b) apply for, (and the SELLER and the BUYER must use all reasonable endeavours to obtain), any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.

G25.3 If a warranty is not assignable the SELLER must after COMPLETION:

- (a) hold the warranty on trust for the BUYER; and
- (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.

G26 NO ASSIGNMENT

The BUYER must not assign, mortgage or otherwise transfer or part with the whole or any part of the BUYER'S interest under this CONTRACT.

G27 REGISTRATION AT THE LAND REGISTRY

G27.1 This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as possible:

- (a) procure that it becomes registered at Land Registry as proprietor of the LOT;
- (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
- (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.

G27.2 This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:

- (a) apply for registration of the transfer;
- (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and
- (c) join in any representations the seller may properly make to Land Registry relating to the application.

G28 NOTICES AND OTHER COMMUNICATIONS

G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.

G28.2 A communication may be relied on if:

- (a) delivered by hand; or
- (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
- (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next

following BUSINESS DAY.

G28.3 A communication is to be treated as received:

- (a) when delivered, if delivered by hand; or
- (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.

G28.4 A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted

G28 CONTRACTS (Rights of Third Parties) ACT 1999

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

Property Services:

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

Other Services:

0800 195 8900

Life Insurance
Income Protection
Pension Advice
Will Writing
Probate Services
Conveyancing

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Stockport SK1 1DS

Telephone: 0161 443 4740
Fax: 0161 480 8280

Catalogue Hotline: 09067 301010

(Calls cost £1 per minute and should
take no longer than 1 minute)

email: auction@edwardmellor.co.uk
website: www.edwardmellor.co.uk

