

Wednesday 19th September 2012

Registration from 1.00pm

Auction start time 2.00pm

EDWARD  
mellor  
0161 443 4740  
auction

The Point

Lancashire County Cricket Club

Talbot Road, Old Trafford, Manchester M16 0PX

from our July auction

East Road,  
Longsight



Five bedroom  
end terraced house

Guide price: £95,000

**Sold for £132,000**

Murray Street,  
Burnley



Three bedroom  
terraced house

Guide price: £10,000

**Sold for £34,000**

Elgin Street,  
Ashton-under-Lyne



Two bedroom  
end terraced house

Guide price: £40,000

**Sold for £51,000**

Williams Street,  
Burnley



Two bedroom  
end terraced house

Guide price £15,000

**Sold for £36,250**

Prestage Street,  
Longsight



Two bedroom  
terraced house

Guide price: £55,000

**Sold for £64,000**

Coomassie Street,  
Heywood



Double fronted three  
bedroom terraced house

Guide price: £50,000

**Sold for £62,000**

# auction dates for 2012/2013

## Auction

Wednesday 19th September 2012

Wednesday 31st October 2012

Tuesday 11th December 2012

Wednesday 6th February 2013

Tuesday 19th March 2013

## Closing Date

14th August 2012

24th September 2012

5th November 2012

9th January 2013

19th February 2013

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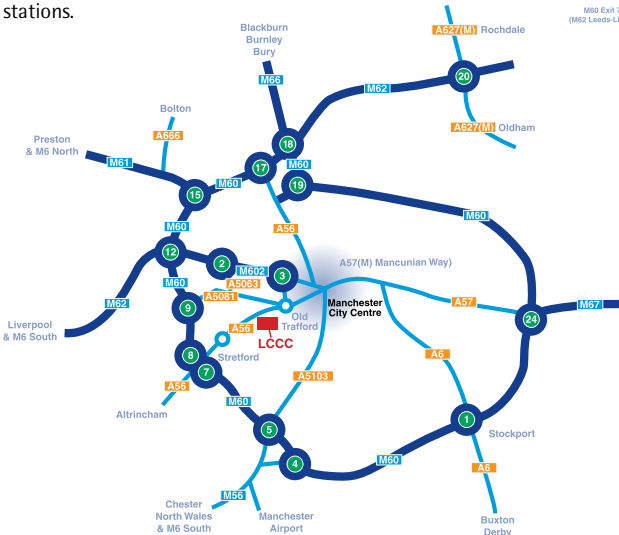
It is very important that you read carefully any Amendment Sheet which is sent with this brochure or given to you at the auction, in case any of the changes apply to the lot you wish to buy.

## where is the auction room?

Lancashire County Cricket Club is located on the south side of Manchester, minutes from the M60, and has plenty of free parking. There are also good public transport links from Manchester City Centre, as follows:

### Metrolink Tram Services

A regular service operates from Bury in North Manchester, Altrincham (South Manchester), and from Central Manchester. There is a connecting service to Salford Quays and Eccles. The Metrolink is also connected to both mainline railway stations, Piccadilly & Victoria, and runs to Old Trafford Station, next to the cricket ground. Tickets are available from dispensers on all stations.



# 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 pre-contract enquiries before bidding or signing contracts either pre- or post-auction. In particular we would recommend that enquiries be made of the relevant Local Authority, as the local searches that are given to us may not always contain up-to-date

information regarding regeneration strategies and associated compulsory purchase schemes.

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

# Order of sale for Wednesday 19th September

Sale starts at 2:00pm

1	<b>BURNLEY</b>	11 Adamson Street	Two bedroom terraced house
2	<b>HOLLINGWORTH</b>	4 Printers Brow	Semi-detached house with gardens
3	<b>BURNLEY</b>	14 Renshaw Street	Two bedroom terraced house
4	<b>MOSTON</b>	196 Church Lane	Three bedroom terraced house
5	<b>OPENSHAW</b>	77 Vine Street	Two bedroom terrace
6	<b>MOSTON</b>	220 Church Lane	Three bedroom end terraced house
7	<b>WITHINGTON</b>	50 Heyscroft Road	Three bedroom semi detached house
8	<b>GREAT MOOR</b>	246 Buxton Road	Three bedroom semi detached house
9	<b>LEVENSHULME</b>	10 Kingsmere Avenue	Three bedroom semi detached property
10	<b>BLACKLEY VILLAGE</b>	The Millstone	Detached two storey public house
11	<b>WITHINGTON</b>	7 St Brendans Road North	Vacant three bedroom terraced house
12	<b>ABBEY HEY</b>	67 Constable Street	Shop and self contained flat with garage
13	<b>GORTON</b>	4-4a Levenshulme Road	Pair of houses, one semi detached, one detached
14	<b>GATLEY</b>	78 Springfield Road	Three bedroom semi-detached
15	<b>BURNLEY</b>	18 Arkwright Street	Three bedroom end terraced house
16	<b>BLACKBURN</b>	14 Ridgeway Avenue	Two bedroom terraced bungalow
17	<b>STALYBRIDGE</b>	6 - 12 inc Trinity Street	Row of four terrace retail units
18	<b>CHEADLE HEATH</b>	6 Heathside Road	Two bedroom terraced house
19	<b>OLDHAM</b>	2-4 Top Street	Three bedroom end terraced house
20	<b>RUSHOLME</b>	3 Lindum Street	Two bedroom terraced house
21	<b>WIGAN</b>	461 Ormskirk Road	Two bedroom terraced house
22	<b>ST HELENS</b>	Plot 8 Japonica Gardens	Parcel of freehold land
23	<b>ST HELENS</b>	Plot 9 Japonica Gardens	Parcel of freehold land
24	<b>SALE</b>	Cross Street Garage	Vehicle repair workshop and premises
25	<b>HARPURHEY</b>	Land Adjacent To 37 Joule Street	Land with planning permission
26	<b>BLACKBURN</b>	13 Hereford Road	Two bedroom semi detached house
27	<b>SOUTHPORT</b>	Flat 1, 165a Lord Street	Modernised one bedroom duplex apartment
28	<b>ACCRINGTON</b>	67 Devonshire Drive	Three bedroom semi detached house
29	<b>WITHINGTON</b>	26 Heyscroft Road	Three bedroom bay fronted semi detached house
30	<b>ST HELENS</b>	Plot 10 Japonica Gardens	Parcel of freehold land
31	<b>ST HELENS</b>	Plot 11 Japonica Gardens	Parcel of freehold land
32	<b>FALLOWFIELD</b>	36 Derby Road	Substantial four bedroom detached house
33	<b>WHITEFIELD</b>	53 Higher Lane	Substantial three storey detached property
34	<b>BURNLEY</b>	117 Albert Street	Two bedroom terraced house
35	<b>BLACKLEY</b>	55 Domett Street	Two bedroom terraced house
36	<b>NELSON</b>	71 Belgrave Street	Two bedroom terraced house
37	<b>SALFORD</b>	9 Griffin Street	Two bedroom end terrace house
38	<b>FAILSWORTH</b>	22 Grange Street	Three bedroom terraced house
39	<b>PRESTWICH</b>	166 Hilton Lane	Four bedroom semi detached house
40	<b>ST HELENS</b>	Plot 17 Japonica Gardens	Parcel of freehold land

# Order of sale for Wednesday 19th September

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41	ST HELENS	Plot 18 Japonica Gardens	Parcel of freehold land
42	POYNTON	236a Park Lane	Single storey unit with parking to rear
43	ECCLES	178 - 180 Liverpool Road	Prominently located ground floor retail unit
44	LEVENSHULME	3 Tonbridge Road	Three bedroom terraced house
45	LEVENSHULME	9a Lonsdale Road	Two bedroom quasi semi detached house
46	SALFORD	195 Langworthy Road	Former Doctors surgery premises
47	WHALLEY RANGE	4 Yarburgh Street	Shop and six studio apartments
48	MOSTON	29 Beverley Street	Two bedroom terrace house
49	OPENSHAW	53 Harley Street	Two bedroom terraced house
50	MILES PLATTING	10 Saxon Street	Attractive two bedroom semi-detached house
51	ST HELENS	Plot 19 Japonica Gardens	Parcel of freehold land
52	ST HELENS	Plot 26 Japonica Gardens	Parcel of freehold land
53	ALTRINCHAM	Flat 1, Olivier House	Two bedroom ground floor apartment
54	ALTRINCHAM	97a & 97b George Street	Tenanted retail and office building
55	RUSHOLME	72-76 Laidon Road	Investment property in nine flats
56	LEVENSHULME	15 Emley Street	Three bedroom end terrace property
57	MIDDLETON	122 Green Street	Two bedroom mid terrace property
58	LONGSIGHT	241 Dickenson Road	Substantial semi-detached property split into flats
59	MARPLE	31 Turner Road	Three bedroom semi detached house
60	NELSON	11 Beddington Street	Two bedroom end terrace house
61	ST HELENS	Plot 27 Japonica Gardens	Parcel of freehold land
62	ST HELENS	Plot 35 Japonica Gardens	Parcel of freehold land
63	GEE CROSS	297 Stockport Road	Three bedroom semi-detached cottage
64	WEST GORTON	527 to 529 Hyde Road	Vacant cafe/takeaway premises on main A57
65	GORTON	23 Jessop Street	Two bedroom mid terrace HMO
66	OLDHAM	829 Hollins Road	Terraced property split into two apartments
67	WHITEFIELD	Garages No 1-17 Inc' Rufford Drive	Portfolio of 17 majority tenanted garages
68	DENTON	Garages At Grantham Court	8 Garages situated to rear of apartment block
69	BLACKLEY	21 Silverlea Drive	Four bedroom semi detached house
70	ST HELENS	Plot 36 Japonica Gardens	Parcel of freehold land
71	ST HELENS	Plot 39 Japonica Gardens	Parcel of freehold land
72	LONGSIGHT	243 Dickenson Road	Semi-detached property split into five flats
73	MOSTON	42 Hertford Road	Two bedroom semi detached house
74	MIDDLETON	36a Cowper Street	Tenanted single storey commercial premises
75	NEWTON HEATH	18 Assheton Crescent	Two bedroom extended semi detached house
76	HEATON NORRIS	1 Wesley Mount	Deceptively large five bedroom villa
77	CADISHEAD	23 Hayes Road	Two bedroom mid terrace
78	BURNLEY	10 Mere Court	Three bedroom end terrace house
79	ECCLES	65 Parrin Lane	Part converted semi detached property
80	ROSSENDALE	Lower Wheathead Barn	Four bedroom semi detached barn conversion

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81	ST HELENS	Plot 40 Japonica Gardens	Parcel of freehold land
82	ST HELENS	Plot 41 Japonica Gardens	Parcel of freehold land
83	STRETTFORD	145 Barton Road	Ground floor A2 retail/office unit
84	STALYBRIDGE	2 Hanover Street	Vacant hair salon with beauty room and flat
85	DAVENPORT	8 Stockdale Avenue	Extended four bedroom semi detached house
86	BACUP	2a Huttock End Lane	Vacant two bedroom detached former Toll House
87	GORTON	10 Kenyon Street	Two bedroom terraced house
88	GLOSSOP	10a Padfield Main Road	Three bedroom semi detached house
89	GORTON	16 Kenyon Street	Two bedroom terraced house
90	ST HELENS	Plot 42 Japonica Gardens	Parcel of freehold land
91	ST HELENS	Plot 43 Japonica Gardens	Parcel of freehold land
92	HEATON NORRIS	5 Gordon Street	Three bedroom terrace
93	HEATON NORRIS	13 Gordon Street	Three bedroom terrace
94	EDGELEY	37 Stopford Street	Hairdressers premises with accommodation
95	PRESTON	2 Black Bull Lane	Three bedroom detached house and site
96	OLDHAM	Byron House	Two bedroom first floor flat
97	GORTON	24 Kenyon Street	Two bedroom terraced house
98	GORTON	26 Kenyon Street	Two bedroom terraced house
99	HEYWOOD	2 Ashton Street, 1 Bridge Street	Double fronted retail premises with flat
100	ST HELENS	Plot 44 Japonica Gardens	Parcel of freehold land
101	ST HELENS	Plot 45 Japonica Gardens	Parcel of freehold land
102	GORTON	6 Crowther Street	Two bedroom terrace house
103	OLDHAM	5 Everglade	Four bedroom extended end of terrace
104	REDDISH	33 Naseby Road	Extended three bedroom semi-detached
105	HYDE	9 Boston Street	Two bedroom end terraced house
106	FAILSWORTH	64 Oldham Road	One bedroom ground floor flat
107	BRAMHALL	1 Bradda Mount	Four bedroom chalet style detached house
108	MIDDLETON	Milton Street Day Nursey	Former children's day nursery
109	BOLTON	63 Barrow Bridge Road	Two bedroom 18th century Grade II cottage
110	MOSTON	54 Blandford Drive	Three bedroom terraced property
111	FAILSWORTH	64a Oldham Road	One bedroom first floor flat
112	BURNLEY	56 Lindsay Street	Two bedroom terraced house
113	LONGSIGHT	55 Bickerdike Avenue	Two bedroom terraced house
114	BURNLEY	13 Every Street	Two bedroom terraced house
115	STRETTFORD	42 Burleigh Road	Two bedroom detached bungalow
116	LEVENSHULME	1031-1033 Stockport Road	Vacant double fronted former restaurant
117	OLDHAM	825 & 827 Hollins Road	Double fronted shop/office premises
118	MOSTON	346 Moston Lane	Retail unit with self contained flat over
119	BURNAGE	18 Brighton Avenue	Three bedroom detached house
120	WEST GORTON	32 Great Jones Street	Two bedroom mid terrace



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121	DROYLSDEN	8 Ashton Road	Retail premises with one bedroom flat
122	ST HELENS	Plot 46 Japonica Gardens	Parcel of freehold land
123	FARNWORTH	18-20 Higher Market Street	Large extended two storey restaurant
124	ST HELENS	Plot 47 Japonica Gardens	Parcel of freehold land
125	CLAYTON	48 Bank Street	Three bedroom terrace house
126	BURNLEY	28 Wordsworth Street	Two bedroom terrace house

**Gorton Carnival**

**Parade starts 10:45am  
at Sacred Heart Church  
Parade Celebration in  
Debdale Park 12:00pm - 4.30pm**

**Saturday 8th September**

**Live Performances on Stage – Big Top Circus**

**Dance Troupes – Fun Fair - Climbing Wall - Dog Show**

**Birds of Prey – Jazz Band – Fire Engine**

**Sporting Taster Sessions - Peppa Pig**

**Bowls Competition – Giant Games**

**Market Stalls and Much, Much more!**

Tel 0161 223 8278



“ *Just a quick note to thank you for all your work involved in making a successful sale of my Mother's house.*

*Having a professional and friendly service behind you at a stressful time is worth it's weight in gold.* ”

**Alan Williamson & Family**

17 Worsley Crescent, Offerton - Guide £95,000, Sold Post-Auction



Specialist in  
**AuctionConveyancing**

Contact – **Peter Robinson**

**Peter Robinson & Co.**  
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27 Queen Street, Oldham OL1 1RD  
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Email: [peter@conveyancingoldham.co.uk](mailto:peter@conveyancingoldham.co.uk)



you MUST read the notices to prospective buyers!

Lot 1



## 11 Adamson Street, Burnley, Lancashire, BB12 6RB

Two bedroom terraced house ON BEHALF OF LPA RECEIVERS

<b>Directions</b>	Off Woodbine Road which is off Padiham Road (A671)
<b>Accommodation</b>	<i>Ground Floor:</i> Lounge, kitchen <i>First Floor:</i> Two bedrooms, bathroom, study (no window) <i>External:</i> Rear yard
<b>Note</b>	Gas central heating and double glazing
<b>Possession</b>	Tenanted - one year AST from 01.08.12 at £541.66 per month.
<b>Viewing</b>	External viewing only - the tenant must not be disturbed

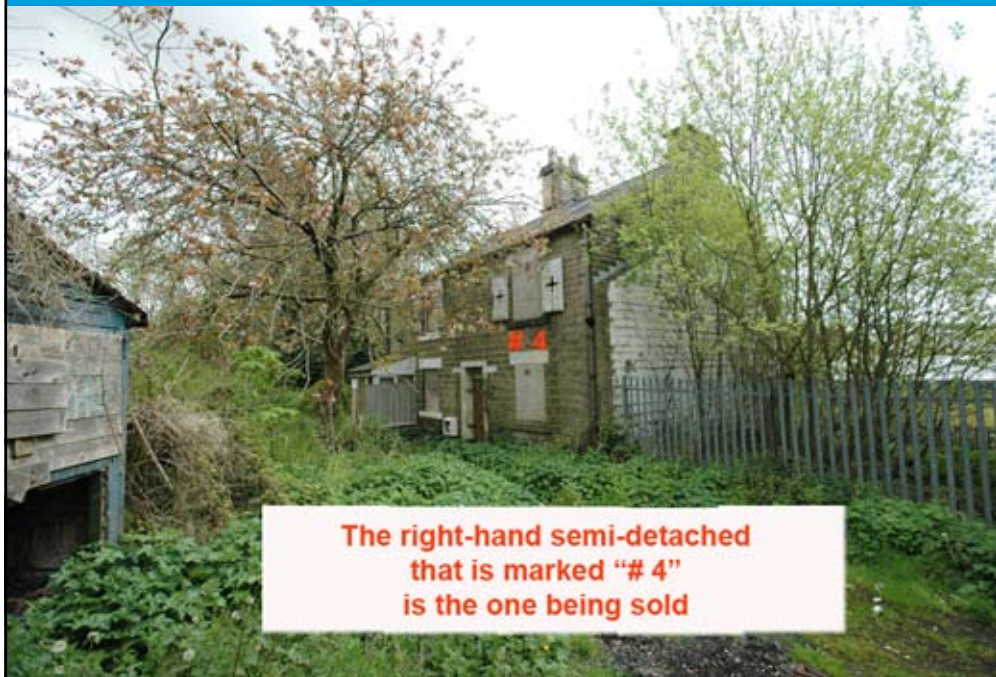
Guide Price: £25,000+

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

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Today's start time is 2:00pm

## Lot 2



### 4 Printers Brow, Hollingworth, Hyde, Cheshire, SK14 8HU

Semi-detached house with gardens in need of modernisation

<b>Directions</b>	Printers Brow is accessed by car by turning off Woolley Lane Roundabout (A57) onto Woolley Bridge Road and first left along Water Lane, go over the river bridge and continue to the rise in the elevated road where the properties can easily be seen
<b>Accommodation</b>	<i>Ground Floor:</i> Hallway, two rooms <i>First Floor:</i> Two rooms, bathroom <i>Basement:</i> One chamber <i>External:</i> Generous gardens to front, rear garden
<b>Note</b>	The property is in need of full refurbishment
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction Department 0161 443 4740

**Guide Price: £45,000**

you MUST read the notices to prospective buyers!

Lot 3



## 14 Renshaw Street, Burnley, Lancashire, BB10 1SX

Two bedroom terraced house ON BEHALF OF LPA RECEIVERS

<b>Directions</b>	Off Brennand Street which is directly off Briercliffe Road
<b>Accommodation</b>	<i>Ground Floor:</i> Hall, lounge, dining room, kitchen area <i>First Floor:</i> Three bedrooms, bulkhead bathroom <i>Exterior:</i> Rear yard
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction Department 0161 443 4740

Guide Price: £12,000+

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

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Today's start time is 2:00pm

## Lot 4



### 196 Church Lane, Moston, Manchester, M9 4LJ

Three bedroom terraced house

<b>Directions</b>	Church Lane runs between Lightbowne Road and Rochdale Road and 196 is at the Lightbowne Road end close to Moston Vale Park
<b>Accommodation</b>	<i>Ground Floor:</i> Hall, lounge, separate dining room, large dining kitchen with built in oven, hob, extractor and dishwasher <i>First Floor:</i> Three bedrooms, wet-room <i>External:</i> Rear yard with access to gated area
<b>Note</b>	Gas central heating and double glazing
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction Department 0161 443 4740

**Guide Price: £45,000+**

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## Lot 5



### 77 Vine Street, Openshaw, Manchester, M11 1LH

Two bedroom terrace

<b>Directions</b>	Off Culcheth Lane, close to village centre
<b>Accommodation</b>	
<i>Ground Floor:</i>	Lounge, dining room, kitchen, bathroom
<i>First Floor:</i>	Two bedrooms
<i>External:</i>	Garden fronted, rear yard, communal area to rear
<b>Note</b>	The property has part double glazing and central heating
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction Department 0161 443 4740

**Guide Price: £30,000+**

## Lot 6



### 220 Church Lane, Moston, Manchester, M9 4LJ

Three bedroom double bay fronted end terrace house

<b>Directions</b>	Church Lane is located off Rochdale Road (A664)
<b>Accommodation</b>	
<i>Ground Floor:</i>	Lounge, dining room, kitchen
<i>First Floor:</i>	Three bedrooms, bathroom with separate toilet
<i>Exterior:</i>	Small garden to the front, yard to the side
<b>Note</b>	The property has central heating and double glazing
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction Department 0161 443 4740

**Guide Price: £40,000**

Today's start time is 2:00pm

## Lot 7



### 50 Heyscroft Road, Withington, Manchester, M20 4XL Three bedroom semi detached house

<b>Directions</b>	Heyscroft Road is off Cotton Lane which is off Wilmslow Road (B5093) opposite Christie Hospital	
<b>Accommodation</b>	<i>Ground Floor:</i>	Hall, dining room, open plan lounge with patio doors to rear through to kitchen with built in oven and hob
	<i>First Floor:</i>	Three bedrooms, bathroom
	<i>External:</i>	Gardens to the front and rear. Driveway.
<b>Note</b>	Gas central heating and double glazing	
<b>Possession</b>	Vacant	
<b>Viewing</b>	Auction Department 0161 443 4740	

**Guide Price: £110,000+**



you MUST read the notices to prospective buyers!

Lot 8



## 246 Buxton Road, Great Moor, Stockport, Cheshire, SK2 7AN

Three bedroom semi detached house BY ORDER OF THE MORTGAGEES IN POSSESSION

<b>Directions</b>	On the main A6 south of Stockport just past Stockport Grammar School	
<b>Accommodation</b>	<i>Ground Floor:</i>	Hall, large through lounge/dining room, kitchen with built in oven and hob, cellar
	<i>First Floor:</i>	Three bedrooms, bathroom
	<i>External:</i>	Lawned rear garden with shed
<b>Note</b>	Gas central heating and double glazing	
<b>Possession</b>	Vacant	
<b>Viewing</b>	Auction Department 0161 443 4740	

Guide Price: £80,000+

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

0161 443 4740

Today's start time is 2:00pm

## Lot 9



### 10 Kingsmere Avenue, Levenshulme, Greater Manchester, M19 2DB

Three bedroom semi detached property

<b>Directions</b>	Directly off Kingsway, on the left after the roundabout following signs for Longsight
<b>Accommodation</b>	<i>Ground Floor:</i> Entrance hall, two reception rooms, kitchen area (no units) <i>First Floor:</i> Three bedrooms, bathroom <i>External:</i> Gardens to the front, side and rear. Cul-de-sac location.
<b>Note</b>	Gas central heating (no boiler)
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction Department 0161 443 4740

**Guide Price: £100,000+**

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Lot 10



## The Millstone, 31 Blackley New Road, Blackley Village, Manchester, M9 8ES

Detached two storey public house with basement

<b>Directions</b>	At the junction with Blackley New Road and Mill Brow	
<b>Accommodation</b>	<i>Ground Floor:</i>	Traditional trading area with bar and games room, kitchen area and WC's
	<i>First Floor:</i>	Lounge, bathroom, two bedrooms and store room
	<i>Basement:</i>	Cellar and stores
	<i>External:</i>	Small beer patio to front, enclosed rear yard
<b>Note</b>	VAT, if applicable, will be payable in addition to the purchase price and buyers are advised to consult with their solicitor or HMRC direct, however we are advised that VAT is applicable to this lot	
<b>Possession</b>	Vacant	
<b>Viewing</b>	Strictly by appointment only with Auction Department 0161 443 4740	

Guide Price: £25,000

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

0161 443 4740

Today's start time is 2:00pm

## Lot 11



### 7 St Brendans Road North, Withington, Manchester, M20 3FE

Vacant three bedroom bay fronted terraced house

<b>Directions</b>	St Brendan's Road North off Old Moat Lane close to roundabout with Yew Tree Road/Copson Street	
<b>Accommodation</b>	<i>Ground Floor:</i>	Hallway, two reception rooms, kitchen
	<i>First Floor:</i>	Three bedrooms, bathroom
	<i>External:</i>	Small front garden, enclosed rear lawn garden
<b>Note</b>	The property has been used historically as a student let and has gas central heating	
<b>Possession</b>	Vacant	
<b>Viewing</b>	Auction Department 0161 443 4740	

**Guide Price: £115,000+**

you MUST read the notices to prospective buyers!

Lot 12



## 67 Constable Street, Abbey Hey, Manchester, M18 8QQ

Shop and self contained flat with garage

<b>Directions</b>	Constable Street off Abbey Hey Lane, on corner of Welbeck Street	
<b>Accommodation</b>	<i>Ground Floor:</i>	Former barbers shop with retail to front and rear office and WC
	<i>First Floor:</i>	Self-contained flat comprising entrance hallway at ground floor, landing, lounge to front, bedroom, kitchen and bathroom
	<i>External:</i>	Pavement fronted, garage to rear
<b>Note</b>	The property has part double glazing and a central heating system for the flat	
<b>Possession</b>	Vacant	
<b>Viewing</b>	Auction Department 0161 443 4740	

Guide Price: £45,000

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

0161 443 4740

Today's start time is 2:00pm

## Lot 13



### 4-4a Levenshulme Road, Gorton, Manchester, M18 7WJ

#### ONE OF GORTON'S BEST KEPT SECRETS?

Pair of houses, one semi detached, one detached

**Directions** Levenshulme Road close to junction with Brookhurst Road off Far Lane/Hengist Street off Hyde Road (A57)

---

#### **Accommodation** 4 Levenshulme Road

*Ground Floor:* Hallway, large lounge, dining room, rear hallway, large dining kitchen, downstairs bathroom rear porch

*First Floor:* Three large double bedrooms, each with a bathroom

*Second Floor:* Split level large double bedroom with a bathroom

*Basement:* Cellar chambers

#### **4a Levenshulme Road**

*Ground Floor:* Porch, living room, dining kitchen, bathroom

*First Floor:* Two bedrooms, en-suite to master

**Guide Price: £150,000 – £200,000**

you MUST read the notices to prospective buyers!

Lot 13



## 4-4a Levenshulme Road, Gorton, Manchester, M18 7WJ

### ONE OF GORTON'S BEST KEPT SECRETS?

Pair of houses, one semi detached, one detached

*External:* Garden to front, long side driveway, enclosed cobbled rear courtyard garden

**Note** It is actually two separate houses, one being a huge and very attractive four bedroom property with five bathrooms over three storey plus cellar, the other a two bedroom detached.

Great opportunity for multiple occupancy and investment, mind you it could make a lovely house for a big family with a separate house for teenagers or relatives!

**Possession** Vacant

**Viewing** Auction Department 0161 443 4740

**Guide Price: £150,000 – £200,000**

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0161 443 4740

Today's start time is 2:00pm

## Lot 14



### 78 Springfield Road, Gatley, Cheadle, Cheshire, SK8 4PF Three bedroom semi-detached house

**Directions** Springfield Road is located near to Gatley Rail Station off Gatley Road (A560) off Kingsway (A34)

<b>Accommodation (not inspected)</b>	<i>Ground Floor:</i>	Hallway, two rooms, kitchen
	<i>First Floor:</i>	Three bedrooms, bathroom
	<i>External:</i>	Driveway, gardens front and rear, garage

**Note** The property has double glazing and central heating: The property is subject to an AST holding over: It is imperative that the buyer understands that the property is sold without viewings and that the tenant must not be disturbed under any circumstances: refer to auctioneers office for background

**Possession** Tenanted

**Viewing** Strictly external viewing only - the tenant must not be disturbed

**Guide Price: £100,000 – £120,000**



you MUST read the notices to prospective buyers!

Lot 15



## 18 Arkwright Street, Burnley, Lancashire, BB12 8AG

Three bedroom end terraced house ON BEHALF OF LPA RECEIVERS

<b>Directions</b>	Arkwright Street is off Ightenhill Park Lane which is directly off Padiham Road (A671)	
<b>Accommodation</b>	<i>Ground Floor:</i>	Lounge, dining room, ground floor wc, large kitchen
	<i>First Floor:</i>	Three bedrooms, bathroom
	<i>External:</i>	Rear yard
<b>Possession</b>	Vacant	
<b>Viewing</b>	Auction Department 0161 443 4740	

Guide Price: £65,000+

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

0161 443 4740

Today's start time is 2:00pm

## Lot 16



### 14 Ridgeway Avenue, Blackburn, BB2 3WE

Two bedroom terraced bungalow ON BEHALF OF LPA RECEIVERS

**Directions** Ridgeway Avenue is off Newfield Drive, off Roman Road, off Blackamoor Road (B6231)

**Accommodation** *Ground Floor:* Hall, lounge, kitchen, two bedrooms, bathroom  
*External:* Gardens to the front and rear. Driveway.

**Possession** Vacant

**Viewing** Auction Department 0161 443 4740

**Guide Price: £50,000+**

you MUST read the notices to prospective buyers!

Lot 17



## 6 - 12 inc Trinity Street, Stalybridge, Cheshire, SK15 2BN Row of four terrace retail units in parade of shops in Town Centre

**Directions** Trinity Street is located in the Town Centre at Junction with Dean Street opposite Astley Cheetham Art Gallery

**Accommodation** All units have been inspected and we advise are in need of full repair and modernisation.

There is a small yard to the rear and there are cellar areas under the properties which are interconnected.

The size of the units according to the VOA website in total is 86.8 sq m (934 sq ft)

**Note** The properties are available for full inspections, however all parties will have to sign a disclaimer due to the condition. The properties have recently been extensively cleaned.

**Possession** Vacant

**Viewing** Auction Department 0161 443 4740

**Guide Price: Refer to auctioneers**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 18



### 6 Heathside Road, Cheadle Heath, Stockport, SK3 0SW Two bedroom terraced house

<b>Directions</b>	Directly off Stockport Road (A560) at the junction with Edgeley Road (B5465). Due to the one way system, go past Heathside and turn left into Birchfield Road, then left and left into Heathside.
<b>Accommodation</b>	<i>Ground Floor:</i> Entrance vestibule, lounge, dining room, kitchen <i>First Floor:</i> Two bedrooms, bathroom <i>External:</i> Rear garden
<b>Note</b>	Gas central heating and double glazing. The vendor of this property is a director of Edward Mellor Ltd.
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction Department 0161 443 4740

**Guide Price: £70,000+**

you MUST read the notices to prospective buyers!

Lot 19



## 2-4 Top Street, Oldham, OL4 2DR

Three bedroom end terraced house BY ORDER OF THE MORTGAGEES IN POSSESSION

<b>Directions</b>	Off Greenacres Road which is off Huddersfield Road (A62)
<b>Accommodation</b>	<i>Ground Floor:</i> Lounge, dining room, kitchen <i>First Floor:</i> Three bedrooms, bathroom
<b>Note</b>	The property was originally constructed as two houses and has been converted to offer much larger three bedroomed accommodation. Gas central heating
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction Department 0161 443 4740

Guide Price: £45,000+

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

0161 443 4740

Today's start time is 2:00pm

## Lot 20



### 3 Lindum Street, Rusholme, Manchester, M14 4BH

Two bedroom terraced house ON BEHALF OF LPA RECEIVERS

**Directions** Off Heald Place, Off Claremont Road, which runs between Wilmslow Road (B5117) and Princess Road (A5103)

**Accommodation (not inspected)**

**Ground Floor:** Lounge, dining room, kitchen

**First Floor:** Two bedrooms, bathroom

**Exterior:** Rear yard. Views to front over open green.

**Possession** Let on a regulated tenancy producing £2522.00 per annum

**Viewing** Strictly external viewing only – the tenant must not be disturbed

**Guide Price: £55,000+**

## Lot 21



### 461 Ormskirk Road, Pemberton, Wigan, Lancashire, WN5 9LQ

Two bedroom terraced house

**Directions** On A577 close to Sherwood Drive

**Accommodation**

**Ground Floor:** Entrance vestibule, lounge, kitchen/dining room

**First Floor:** Two bedrooms, bathroom

**External:** Rear yard and garage

**Note** Gas central heating and double glazing. The vendor of this property is a director of Edward Mellor Ltd.

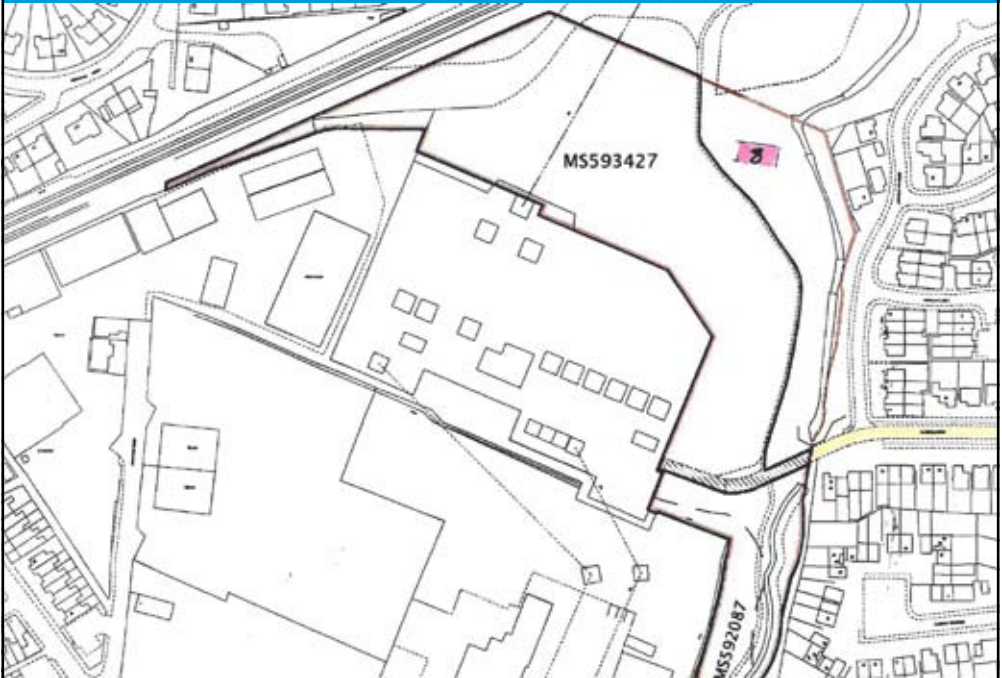
**Possession** Vacant

**Viewing** Auction Department 0161 443 4740

**Guide Price: £40,000+**

you MUST read the notices to prospective buyers!

Lot 22



**Plot 8 Japonica Gardens, St Helens, Merseyside, WA9 4WP**  
Parcel of freehold land with potential for a variety of different uses subject to the necessary consents

**Directions** Located to the west of Japonica Gardens which forms part of the "New Bold Housing Estate"

**Note** The lot will be offered with no reserve and the picture is for illustration purposes only: all parties are advised to download the legal packs for title information in full.

Please note that there will be no buyers premium paid on this lot

Please note that at exchange or the fall of the gavel all buyers are required to pay a deposit of £1,200 for the vendors legal and selling costs.

**Possession** Vacant

**Viewing** Open site

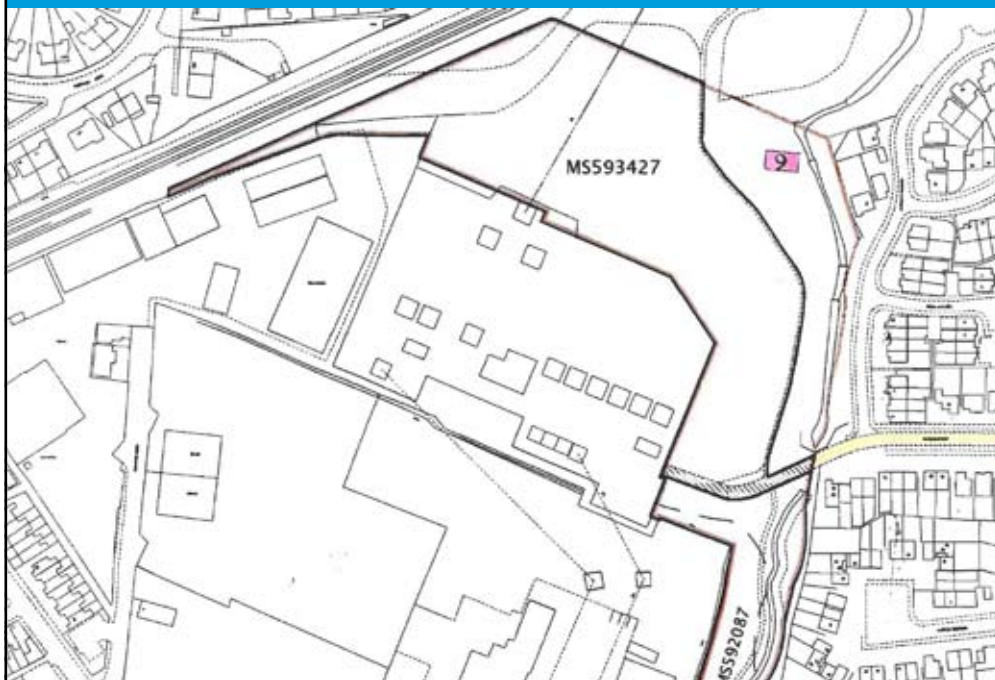
**Guide Price: No Reserve**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 23



### Plot 9 Japonica Gardens, St Helens, Merseyside, WA9 4WP

Parcel of freehold land with potential for a variety of different uses subject to the necessary consents

**Directions** Located to the west of Japonica Gardens which forms part of the "New Bold Housing Estate"

**Note** The lot will be offered with no reserve and the picture is for illustration purposes only: all parties are advised to download the legal packs for title information in full.

Please note that there will be no buyers premium paid on this lot

Please note that at exchange or the fall of the gavel all buyers are required to pay a deposit of £1,200 for the vendors legal and selling costs.

**Possession** Vacant

**Viewing** Open site

**Guide Price: No Reserve**



you MUST read the notices to prospective buyers!

Lot 24



## Cross Street Garage, 112 to 114 Cross Street, Sale, Cheshire, M33 7AW

Vehicle repair workshop and premises with advertising hoarding

<b>Directions</b>	On main A56 opposite junction of Mersey Road past Magnet Kitchens heading toward Sale Town Centre
<b>Accommodation</b>	Repair workshop and garage situated on busy main road close to Motorway links. Floor space approximately 125 sqm (1,345 sq ft). The property is currently tenanted but may be sold vacant. There is an advertising hoarding producing income and this will be verified in the legal pack along with the existing tenancy.
<b>Note</b>	Viewings are available but this is strictly by appointment through the auctioneers office
<b>Possession</b>	To be confirmed
<b>Viewing</b>	Auction Department 0161 443 4740

Guide Price: £150,000 – £200,000

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

0161 443 4740

Today's start time is 2:00pm

## Lot 25



### Land Adjacent To, 37 Joule Street, Harpurhey, Manchester, M9 4FE

Land with planning permission for 5 no. 4 bedroom dwelling houses with parking

<b>Directions</b>	Turn off Moston Lane onto Goodman Street and take the fourth turning on the right into Joule Street, the site is located to the side of 37 Joule Street
<b>Accommodation</b>	The site has full planning permission for the erection of 5 no. Four bedroom dwellings as two pairs of semi-detached and one detached. Planning application no. 098789/FO/2012/N1 Interested parties are advised to consult with the local planning department directly at Planning Office, Manchester City Council, Town Hall, Albert Square, Manchester, M60 2LA: email <a href="mailto:planning@manchester.gov.uk">planning@manchester.gov.uk</a> telephone 0161 234 4516 fax 0161 234 4508
<b>Possession</b>	Vacant
<b>Viewing</b>	Open Site

**Guide Price: £120,000 – £130,000**

you MUST read the notices to prospective buyers!

Lot 26



## 13 Hereford Road, Blackburn, BB1 3JZ

Two bedroom semi detached house ON BEHALF OF LPA RECEIVERS

<b>Directions</b>	Hereford Road runs between Burnley Road (A678) and Whitebirk Road (A6119)
<b>Accommodation</b> <b>(not inspected)</b>	<i>Ground Floor:</i> Entrance porch, lounge, kitchen <i>First Floor:</i> Two bedrooms, bathroom <i>External:</i> Gardens to the front and rear. Driveway.
<b>Note</b>	Gas central heating and double glazing
<b>Possession</b>	Tenanted - assured periodic tenancy at £5460 per annum, please refer to the legal pack for more information.
<b>Viewing</b>	External viewing only - the tenant must not be disturbed

Guide Price: £45,000+

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

0161 443 4740

Today's start time is 2:00pm

## Lot 27



### Flat 1, 165a Lord Street, Southport, Merseyside, PR8 1PF Vacant newly modernised one bedroom duplex apartment

<b>Directions</b>	The apartment is located over the "Westminster Tea Rooms" on Lord Street, access is to the rear on Hulme Street
<b>Accommodation</b>	Communal entrance to first floor off Hulme Street, entrance hallway, under stairs storage, bathroom, fitted kitchen, attractive staircase to second floor with living room and bedroom
<b>Note</b>	The property has central heating, sash windows and is located to the rear of the building
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction Department 0161 443 4740

**Guide Price: £35,000**

you MUST read the notices to prospective buyers!

Lot 28



## 67 Devonshire Drive, Clayton Le Moors, Accrington, Lancashire, BB5 5RJ

Three bedroom semi detached house ON BEHALF OF LPA RECEIVERS

<b>Directions</b>	Devonshire Drive is directly off Whalley Road (A680)
<b>Accommodation</b> <b>(not inspected)</b>	<i>Ground Floor:</i> Entrance porch, lounge, kitchen <i>First Floor:</i> Three bedrooms, bathroom <i>External:</i> Gardens to the front and rear
<b>Possession</b>	Tenanted - assured periodic tenancy at £4800 per annum, please refer to the legal pack for more information.
<b>Viewing</b>	External viewing only - the tenant must not be disturbed

Guide Price: £50,000+

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

0161 443 4740

Today's start time is 2:00pm

## Lot 29



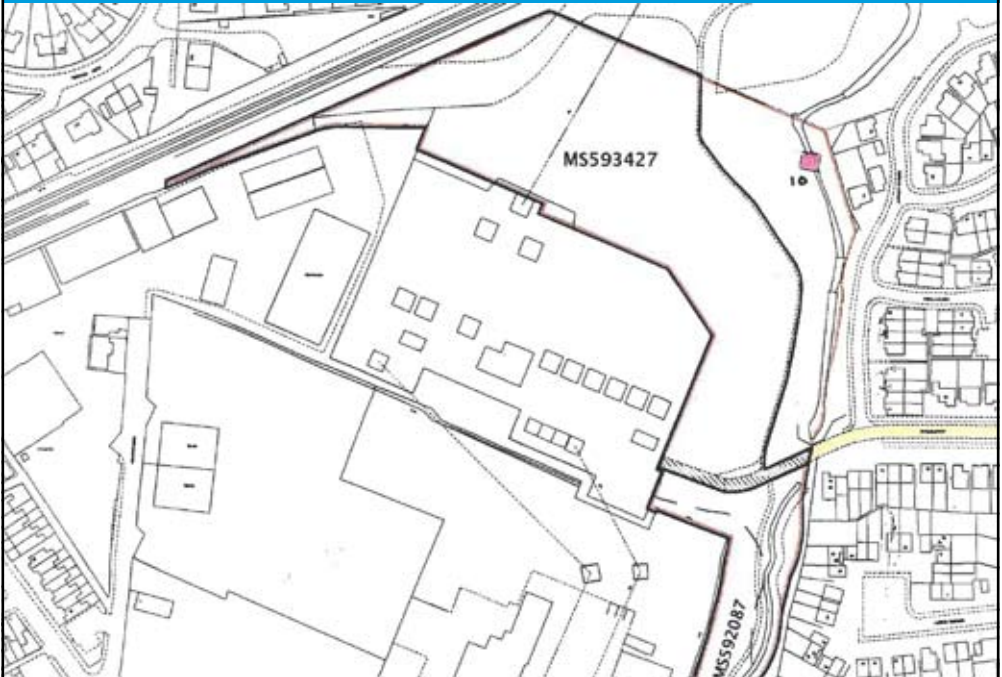
### 26 Heyscroft Road, Withington, Manchester, M20 4XL Three bedroom bay fronted semi detached with garage

<b>Directions</b>	Heyscroft Road is located off Parrswood Road, near to Ladybarn Park
<b>Accommodation</b>	<i>Ground Floor:</i> Hallway, two reception rooms, breakfast kitchen <i>First Floor:</i> Three bedroom, bathroom <i>External:</i> Gardens to front and rear, driveway, communal side driveway and detached garage to rear
<b>Note</b>	The property is tenanted on a 12 month lease at £975 pcm from 7 March 2012, the lease will be available in the legal pack
<b>Possession</b>	Tenanted
<b>Viewing</b>	Auction Department 0161 443 4740

**Guide Price: £145,000+**

you MUST read the notices to prospective buyers!

Lot 30



## Plot 10 Japonica Gardens, St Helens, Merseyside, WA9 4WP

Parcel of freehold land with potential for a variety of different uses subject to the necessary consents

**Directions** Located to the west of Japonica Gardens which forms part of the "New Bold Housing Estate"

**Note** The lot will be offered with no reserve and the picture is for illustration purposes only: all parties are advised to download the legal packs for title information in full.

Please note that there will be no buyers premium paid on this lot

Please note that at exchange or the fall of the gavel all buyers are required to pay a deposit of £1,200 for the vendors legal and selling costs.

**Possession** Vacant

**Viewing** Open site

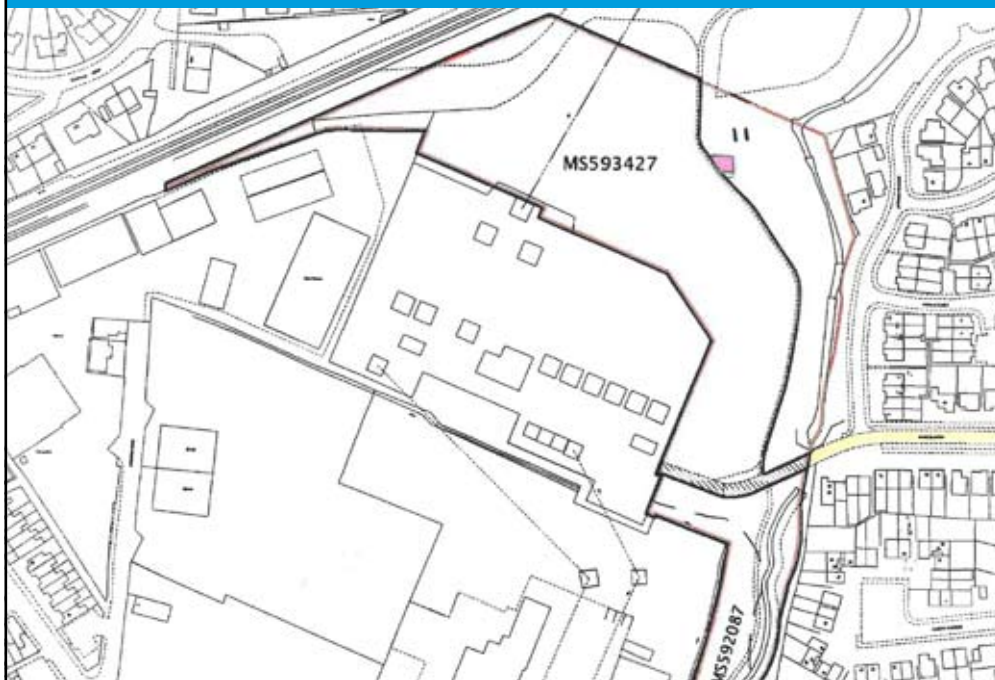
**Guide Price: No Reserve**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 31



### Plot 11 Japonica Gardens, St Helens, Merseyside, WA9 4WP

Parcel of freehold land with potential for a variety of different uses subject to the necessary consents

**Directions** Located to the west of Japonica Gardens which forms part of the "New Bold Housing Estate"

**Note** The lot will be offered with no reserve and the picture is for illustration purposes only: all parties are advised to download the legal packs for title information in full.

Please note that there will be no buyers premium paid on this lot

Please note that at exchange or the fall of the gavel all buyers are required to pay a deposit of £1,200 for the vendors legal and selling costs.

**Possession** Vacant

**Viewing** Open site

**Guide Price: No Reserve**



you MUST read the notices to prospective buyers!

Lot 32



## 36 Derby Road, Fallowfield, Manchester, M14 6US

Substantial four bedroom detached house

<b>Directions</b>	Derby Road runs between Wilmslow Road (B5093) and Egerton Road
<b>Accommodation</b>	<i>Ground Floor:</i> Porch, hall, lounge, dining room, morning room, kitchen <i>First Floor:</i> Four bedrooms, bathroom, separate wc <i>External:</i> Gardens to the front, side and rear. Garage. Brick built outhouse with water supply.
<b>Note</b>	Situated in a much sought after location on a corner plot
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction Department 0161 443 4740

Guide Price: £195,000+

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

0161 443 4740

Today's start time is 2:00pm

## Lot 33



 Begbies Traynor

### 53 Higher Lane, Whitefield, Manchester, Greater Manchester, M45 7EZ

Substantial three storey detached property with potential for conversion

<b>Directions</b>	On main A665
<b>Accommodation</b>	<i>Ground Floor:</i> Living room, dining kitchen <i>First Floor:</i> Two double bedrooms, smaller third bedroom, bathroom <i>Second Floor:</i> Two double bedrooms, en-suite shower off each room <i>External:</i> Gardens to rear
<b>Note</b>	The property is majority double glazed and centrally heated and may suit HMO purposes subject to consents
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction Department 0161 443 4740

**Guide Price: £95,000**

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

Lot 34



**117 Albert Street, Burnley,  
Lancashire, BB11 3DE**

**Two bedroom terrace house**

<b>Directions</b>	Albert Street is located off Hobart Street, Belvedere Road A6114
<b>Accommodation (not inspected)</b>	
<b>Ground Floor:</b>	Lounge, kitchen
<b>First Floor:</b>	Two bedrooms, bathroom
<b>Exterior:</b>	Rear yard
<b>Note</b>	We are informed by the vendor that the property has central heating
<b>Possession</b>	Tenanted - Please refer to the legal pack for further information.
<b>Viewing</b>	External viewing only - the tenant must not be disturbed

**Guide Price: £17,000**

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0161 443 4740

Today's start time is 2:00pm

## Lot 35



### 55 Domett Street, Blackley, Manchester, M9 8DA

Two bedroom terraced house

**Directions** Off Old Market Street, which is off Middleton Old Road, off Rochdale Road (A664)

**Accommodation** *Ground Floor:* Hall, two separate reception rooms, modern kitchen

*First Floor:* Two bedrooms, bathroom

*External:* Rear yard

**Possession** Tenanted - six month AST from 29/5/09 at £450 per month and now holding over

**Viewing** External viewing only - the tenant must not be disturbed

**Guide Price: £58,000**

you MUST read the notices to prospective buyers!

## Lot 36



### 71 Belgrave Street, Nelson, Lancashire, BB9 9HS

Two bedroom terraced house

**Directions** Off Hallam Road, off Leeds Road (A56)

**Accommodation**

*Ground Floor:* Lounge, kitchen

*First Floor:* Two bedrooms, bathroom

*External:* Rear yard

**Possession** Vacant

**Viewing** Auction Department 0161 443 4740

**Guide Price: £17,000+**

## Lot 37



### 9 Griffin Street, Salford, M7 2HX

Two bedroom end terrace house

**Directions** Griffin Street is located off Lower Broughton Road, Great Cheetham Street West (A576)

**Accommodation**

*Ground Floor:* Lounge, dining room, kitchen

*First Floor:* Two bedrooms, bathroom

*External:* Garden fronted with yard to rear

**Note** The property has double glazing and central heating

**Possession** Tenanted - Periodic tenancy commencing 11/02/12 at £490 per month

**Viewing** External viewing only - the tenant must not be disturbed

**Guide Price: £52,000**

Today's start time is 2:00pm

## Lot 38



### 22 Grange Street, Failsworth, Manchester, M35 0HU Three bedroom terraced house

<b>Directions</b>	Grange Street runs between Mellor Street and Poplar Street both of which are directly off Oldham Road (A62)	
<b>Accommodation</b>	<i>Ground Floor:</i>	Entrance hall, lounge, dining kitchen
	<i>First Floor:</i>	Three bedrooms, bathroom
	<i>Exterior:</i>	Rear yard
<b>Note</b>	Gas central heating and double glazing. The vendor of this property is a director of Edward Mellor Ltd	
<b>Possession</b>	Vacant	
<b>Viewing</b>	Auction Department 0161 443 4740	

**Guide Price: £55,000**

you MUST read the notices to prospective buyers!

Lot 39



## 166 Hilton Lane, Prestwich, Manchester, M25 9QZ

Four bedroom semi detached house

**Directions** The property can be found close to Prestwich Golf Club and the junction with Sandy Lane (A6044)

**Accommodation**

<i>Ground Floor:</i>	Hallway, through lounge / dining room, kitchen leading onto a morning room
<i>First Floor:</i>	Bathroom, four bedrooms, one with a dressing area and wash basin
<i>Exterior:</i>	Gardens to front and rear, driveway, carport, integral garage with access into the property

**Note** Central heating and double glazing

**Possession** Vacant

**Viewing** Auction Department 0161 443 4740

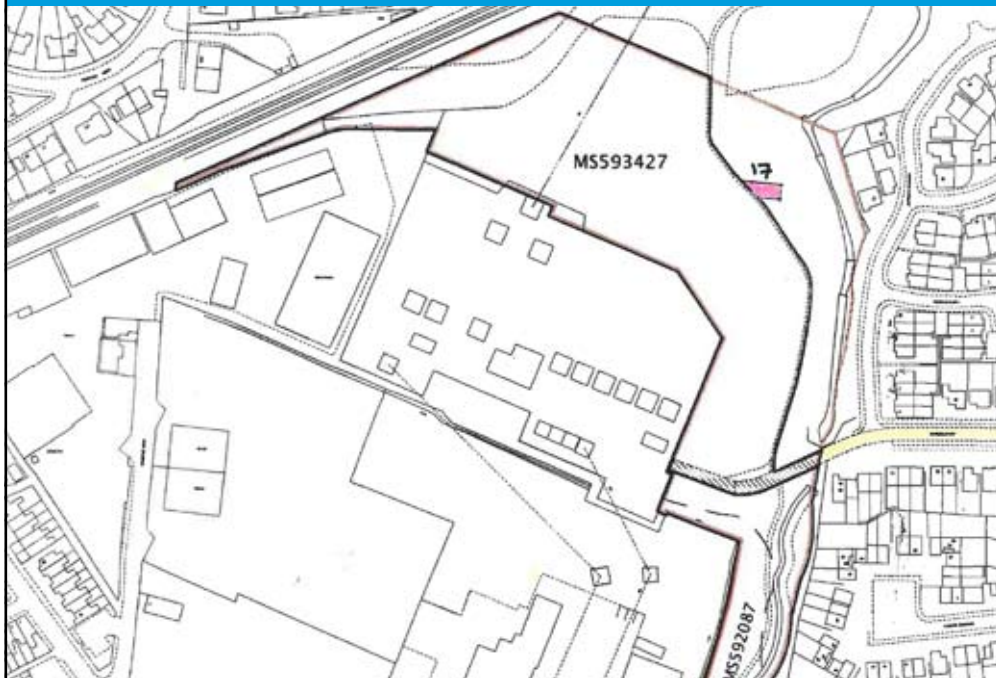
**Guide Price: £180,000**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 40



### Plot 17 Japonica Gardens, St Helens, Merseyside, WA9 4WP

Parcel of freehold land with potential for a variety of different uses subject to the necessary consents

**Directions** Located to the west of Japonica Gardens which forms part of the "New Bold Housing Estate"

**Note** The lot will be offered with no reserve and the picture is for illustration purposes only: all parties are advised to download the legal packs for title information in full.

Please note that there will be no buyers premium paid on this lot

Please note that at exchange or the fall of the gavel all buyers are required to pay a deposit of £1,200 for the vendors legal and selling costs.

**Possession** Vacant

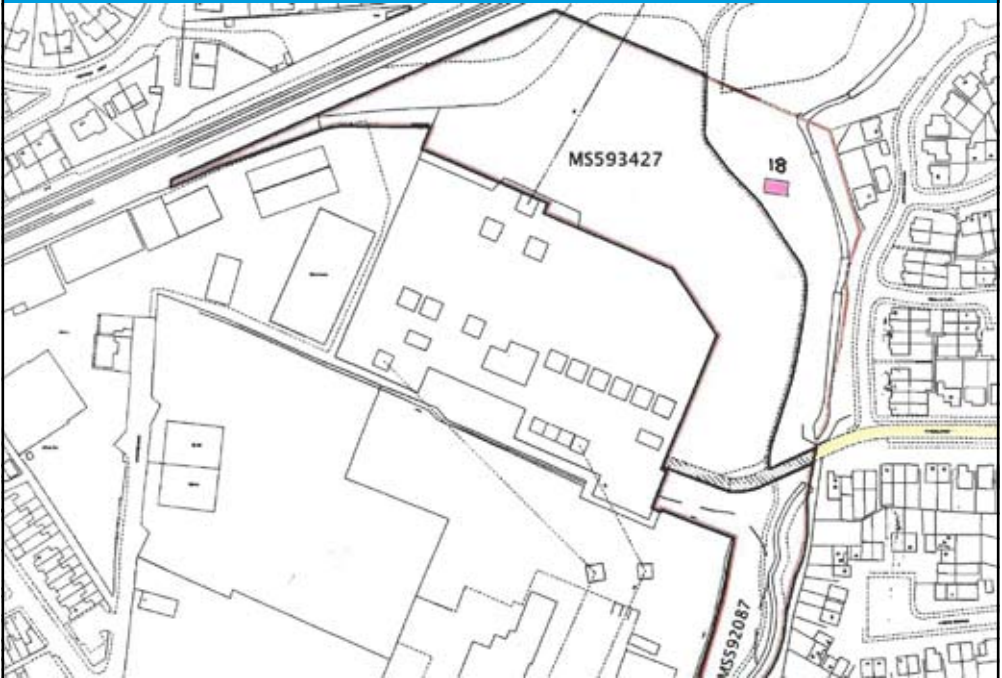
**Viewing** Open site

**Guide Price: No Reserve**



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

**Lot 41**



## **Plot 18 Japonica Gardens, St Helens, Merseyside, WA9 4WP**

**Parcel of freehold land with potential for a variety of different uses subject to the necessary consents**

**Directions** Located to the west of Japonica Gardens which forms part of the "New Bold Housing Estate"

**Note** The lot will be offered with no reserve and the picture is for illustration purposes only: all parties are advised to download the legal packs for title information in full.

Please note that there will be no buyers premium paid on this lot

Please note that at exchange or the fall of the gavel all buyers are required to pay a deposit of £1,200 for the vendors legal and selling costs.

**Possession** Vacant

**Viewing** Open site

**Guide Price: No Reserve**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 42



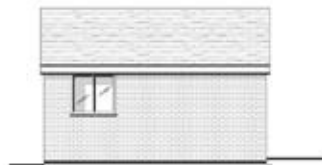
PROPOSED NORTH FACING FRONT ELEVATION



PROPOSED NORTH FACING REAR ELEVATION



PROPOSED EAST FACING SIDE ELEVATION



PROPOSED SOUTH FACING REAR ELEVATION

**236a Park Lane, Poynton, Stockport, Cheshire, SK12 1RQ**  
Single storey unit with parking to rear of main road. Plans have not been submitted and are proposed not actual.

**Directions** The lot is located to the rear of 236 Park Lane in Poynton close to the Hockley border

**Accommodation** Single storey unit with lapsed planning for single storey residential unit with parking.  
The plot may also benefit a local resident for parking and garaging which is at a premium in this popular residential location.

Interested parties are advised to consult with the local planning department directly.

**Possession** Vacant

**Viewing** Auction Department 0161 443 4740

**Guide Price: £35,000**

you MUST read the notices to prospective buyers!

Lot 43



## 178 – 180 Liverpool Road, Eccles, Manchester, M30 0PF

Prominently located ground floor retail unit with upper floors and cellar

<b>Directions</b>	Located on main A57 Liverpool Road at traffic light junction with Milton Street
<b>Accommodation</b>	The property is a three storey corner retail unit accessed directly from street level, with cellar and two floors of office/ancillary space above. The unit has a retail space, store room, kitchen and toilet to the rear and good sized cellar, suitable for storage. The upper floors comprise offices, kitchen, shower room and toilets. <i>Exterior:</i> The property has side access to a small car park to the side on Milton Street
<b>Note</b>	The property may lend itself to alternative uses and interested parties are advised to consult with the local planning department directly at Salford Council Planning Address Urban Vision Partnership Ltd Emerson House, Albert Street, Eccles, Salford, M30 0TE Email <a href="mailto:planning.contact@salford.gov.uk">planning.contact@salford.gov.uk</a>
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction Department 0161 443 4740

Guide Price: £75,000

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

0161 443 4740

Today's start time is 2:00pm

## Lot 44



### 3 Tonbridge Road, Levenshulme, Manchester, M19 2TQ

Three bedroom terraced house

**Directions** Off Broom Lane close to the junction with Stockport Road (A6)

#### Accommodation

*Ground Floor:* Lounge, kitchen

*First Floor:* Two bedrooms, box room, bathroom

*External:* Rear yard

**Note** Gas central heating and double glazing

**Possession** Vacant

**Viewing** Auction Department 0161 443 4740

**Guide Price: £60,000+**

## Lot 45



### 9a Lonsdale Road, Levenshulme, Manchester, M19 3EL

Two bedroom quasi semi detached house

**Directions** Lonsdale Road is off Matthews Lane, Stockport Road A6

#### Accommodation

*Ground Floor:* Lounge, dining kitchen

*First Floor:* Two bedrooms, bathroom

*Exterior:* Front and rear gardens with a hardstanding to the front for parking

**Notes** The property has central heating

**Possession** Vacant

**Viewing** Auction Department 0161 443 4740

**Guide Price: £64,000**

you MUST read the notices to prospective buyers!

Lot 46



## 195 Langworthy Road, Salford, Greater Manchester, M6 5PW

### Former Doctors surgery premises with rooms over three floors

**Directions** Langworthy Road (A516) off Eccles Old Road (A576) on corner of Amos Street in parade of shops

<b>Accommodation</b>	<i>Ground Floor:</i>	Hallway, five rooms, kitchen area, WC
	<i>First Floor:</i>	Four rooms, bathroom
	<i>Second Floor:</i>	Two rooms
	<i>External:</i>	Disabled access ramp to front, yard to rear

**Note** The premises have double glazing and central heating. The property may be suitable for alternative uses or conversion subject to the necessary consents: Interested parties are advised to consult with the local planning department directly: Salford Council Planning Address Urban Vision Partnership Ltd, Emerson House, Albert Street, Eccles, Salford, M30 0TE. Email [planning.contact@salford.gov.uk](mailto:planning.contact@salford.gov.uk)

**Possession** Vacant

**Viewing** Auction Department 0161 443 4740

**Guide Price: £150,000 – £200,000**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 47



### 4 Yarburgh Street, Whalley Range, Manchester, M16 7FT Shop and six studio apartments

<b>Directions</b>	Off Withington Road, off Wilbraham Road (A6010)	
<b>Accommodation</b> (partially inspected)	<i>Ground Floor:</i>	Shop unit comprising retail and treatment area, office, backwash and toilet. Accommodation comprising communal hall, communal laundry room, communal kitchen with two built in ovens and hobs, and two separate sink units. Communal lounge.
	<i>First Floor:</i>	Room One - studio with small kitchen area, en-suite shower room. Room Two - studio with small kitchen area, en-suite shower room
	<i>Second Floor:</i>	Room Three - studio with small kitchen area, en-suite shower room. Room Four - studio with small kitchen area, en-suite bathroom

**Guide Price: £195,000**

you MUST read the notices to prospective buyers!

Lot 47



Streetview

## 4 Yarburgh Street, Whalley Range, Manchester, M16 7FT Shop and six studio apartments

*Third Floor:* Room Five - studio with small kitchen area, en-suite shower room. Room Six - studio with small kitchen area, en-suite shower room

*External:* Rear yard/garden area

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**Note** Partial gas central heating and double glazing. HMO licence number 104301/OL2. Alarm.

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**Possession** Tenanted. Shop - £7200 per annum from 24 February 2012 to 23 February 2015. The six studios are let on licence at £668 per week. Copies of these are available in the legal pack which can be downloaded on line.

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**Viewing** Auction Department 0161 443 4740

**Guide Price: £195,000**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 48



### 29 Beverley Street, Moston, Manchester, M9 4ED

Two bedroom terraced house

<b>Directions</b>	Beverley Street is located off Melbourne Street, Moston Lane
<b>Accommodation</b>	
<i>Ground Floor:</i>	Small lounge with door leading to a dining room, kitchen
<i>First Floor:</i>	Two bedrooms, bathroom
<i>External:</i>	Rear yard
<b>Note</b>	The property has double glazing and central heating
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction Department 0161 443 4740

**Guide Price: £36,000**

## Lot 49



### 53 Harley Street, Openshaw, Manchester, M11 1AT

Two bedroom terraced house

<b>Directions</b>	Off Old Lane, off Louisa Street, off Ashton Old Road (A635)
<b>Accommodation (not inspected)</b>	
<i>Ground Floor:</i>	Two reception rooms, kitchen
<i>First Floor:</i>	Two bedrooms, bathroom
<i>Exterior:</i>	Rear yard
<b>Note</b>	Gas central heating and double glazing
<b>Possession</b>	Tenanted - please refer to the legal pack for more information
<b>Viewing</b>	External viewing only - the tenant must not be disturbed

**Guide Price: £40,000 - £45,000**



you MUST read the notices to prospective buyers!

Lot 50



## 10 Saxon Street, Miles Platting, Manchester, M40 7BY

Two bedroom semi-detached house

<b>Directions</b>	Saxon Street is located off Bradford Road, Alan Turing Way A6010	
<b>Accommodation</b>	<i>Ground Floor:</i>	Porch, lounge, dining kitchen
	<i>First Floor:</i>	Two bedrooms, bathroom
	<i>External:</i>	Front and rear gardens with a driveway to the side
<b>Note</b>	The property benefits from gas central heating and double glazing	
<b>Possession</b>	Vacant	
<b>Viewing</b>	Auction Department 0161 443 4740	

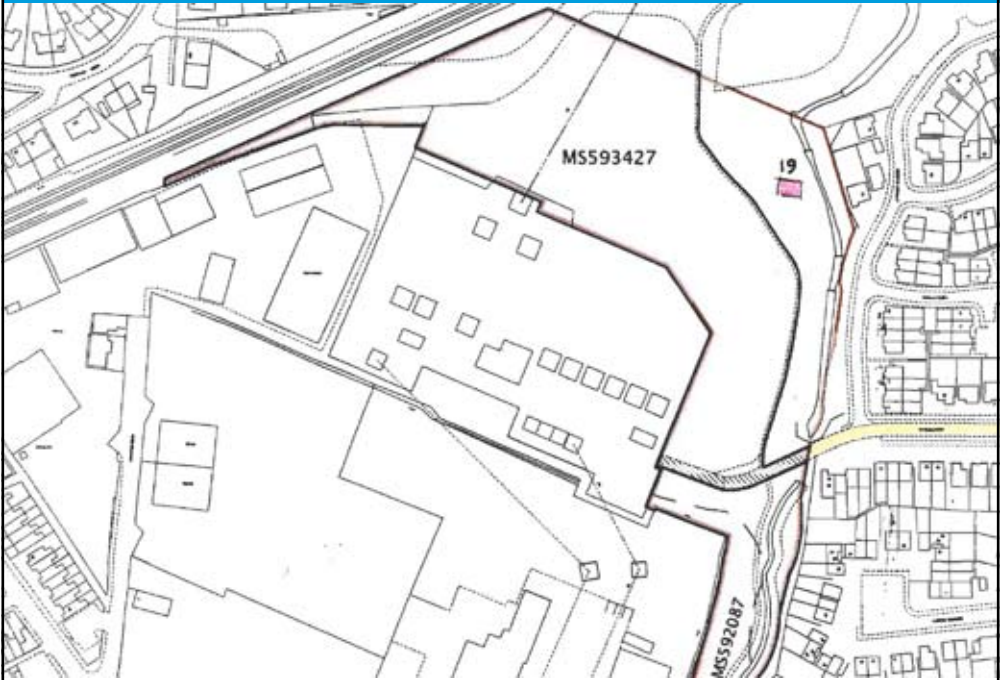
Guide Price: £77,000

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

0161 443 4740

Today's start time is 2:00pm

## Lot 51



### Plot 19 Japonica Gardens, St Helens, Merseyside, WA9 4WP

Parcel of freehold land with potential for a variety of different uses subject to the necessary consents

**Directions** Located to the west of Japonica Gardens which forms part of the "New Bold Housing Estate"

**Note** The lot will be offered with no reserve and the picture is for illustration purposes only: all parties are advised to download the legal packs for title information in full.

Please note that there will be no buyers premium paid on this lot

Please note that at exchange or the fall of the gavel all buyers are required to pay a deposit of £1,200 for the vendors legal and selling costs.

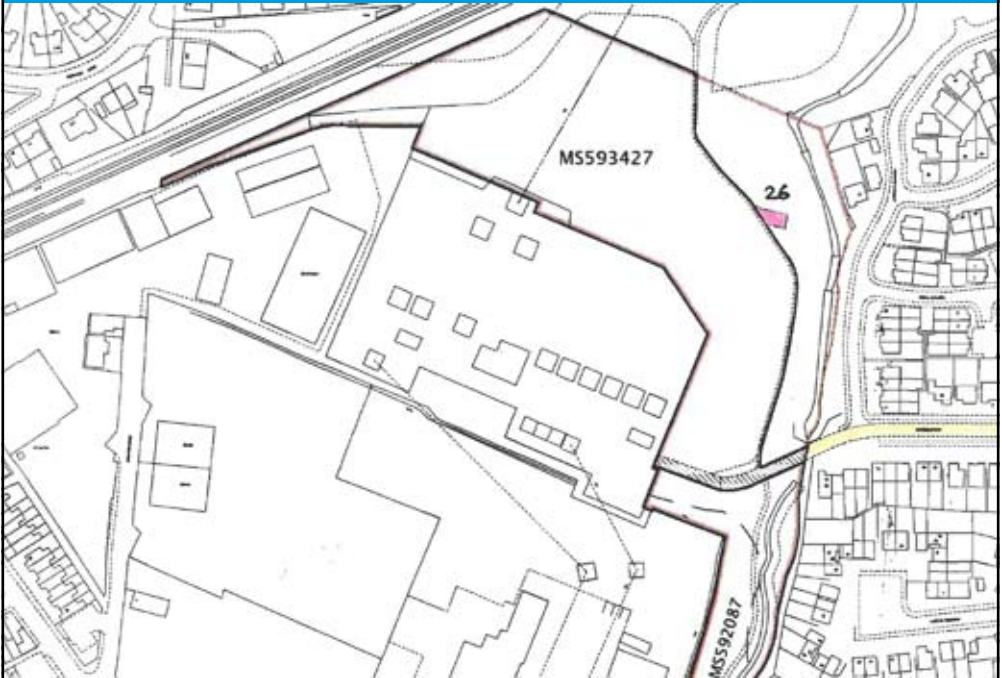
**Possession** Vacant

**Viewing** Open site

**Guide Price: No Reserve**

you MUST read the notices to prospective buyers!

Lot 52



## Plot 26 Japonica Gardens, St Helens, Merseyside, WA9 4WP

Parcel of freehold land with potential for a variety of different uses subject to the necessary consents

**Directions** Located to the west of Japonica Gardens which forms part of the "New Bold Housing Estate"

**Note** The lot will be offered with no reserve and the picture is for illustration purposes only: all parties are advised to download the legal packs for title information in full.

Please note that there will be no buyers premium paid on this lot

Please note that at exchange or the fall of the gavel all buyers are required to pay a deposit of £1,200 for the vendors legal and selling costs.

**Possession** Vacant

**Viewing** Open site

**Guide Price: No Reserve**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 53



### Flat 1, Olivier House, Denmark Street, Altrincham, Cheshire, WA14 2WG

Two bedroom ground floor apartment

<b>Directions</b>	Denmark Street is off Lloyd Street which is off Railway Street (A538)	
<b>Accommodation (not inspected)</b>	<i>Ground Floor:</i>	Communal hall. Hall with storage cupboards and security entry-phone point, lounge, kitchen with built in oven and hob, two bedrooms - master having en-suite shower room, second bathroom
	<i>External:</i>	Well maintained communal gardens. Residents parking.
<b>Note</b>	Gas central heating and double glazing	
<b>Possession</b>	Tenanted - twelve month AST from 11/07/08 and renewed for another twelve months from 11/07/2012 at £680 per calendar month	
<b>Viewing</b>	External viewing only - the tenant must not be disturbed	

**Guide Price: £120,000+**

you MUST read the notices to prospective buyers!

Lot 54



## 97a & 97b George Street, Altrincham, Cheshire, WA14 1RN

Tenanted retail and office building in town centre location accessed from The Causeway

**Directions** The property can be found down The Causeway accessed by turning off Stamford New Road (A538) along Cross Street bearing left at the junction with Brewery Street which leads onto The Causeway, the building being at the end of the road.

**Accommodation**

<i>Ground Floor:</i>	Sales area 30.5 sq m (328 sq ft)
<i>First Floor:</i>	Office space 25.4 sq m (273 sq ft)

**Note** The property is tenanted at a rent of £8,000 per annum and is currently holding over, a copy of the lease will be available in the legal pack. Tenant: Taps and Sink Direct Ltd

**Possession** Tenanted

**Viewing** Auction Department 0161 443 4740

**Guide Price: £65,000 – £75,000**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 55



### 72-76 Laindon Road, Victoria Park, Rusholme, Manchester, M14 5DG

#### Investment property in nine flats

**Directions** Laindon Road is off Dickenson Road (A6010) close to the junction with Birchfields Road and Anson Road

**Accommodation** Substantial investment property, situated in a popular and convenient location and providing a proven track record of rental return. When fully let the property produces circa £55,000 per annum, thus providing a gross yield of approx. 11%. There are nine separate apartments partially let on Assured Shorthold Tenancies. The apartments are finished to a good standard and provide excellent rentals. Situated in a convenient location close to Birchfields Park with excellent access to Manchester City Centre, the Universities and some of Manchester's finest hospitals.

**Note** Double glazing

**Possession** Part tenanted - please refer to the legal pack for more information

**Viewing** Viewings will be available on any of the apartments vacant at the time of enquiring - contact the Auction Department 0161 443 4740

**Guide Price: £400,000+**

you MUST read the notices to prospective buyers!

## Lot 56



### 15 Emley Street, Levenshulme, Manchester, M19 3BZ

Three bedroom end terrace property

**Directions** Emley Street is found off Barlow Road at the junction with Cromwell Road on the left hand side

#### Accommodation

**Ground Floor:** Hallway, lounge, dining room, fitted kitchen

**First Floor:** Three bedrooms, modern bathroom

**Exterior:** Garden fronted, enclosed rear yard

**Note** The property has double glazing and central heating

**Possession** Vacant

**Viewing** Auction Department 0161 443 4740

**Guide Price: £70,000**

## Lot 57



### 122 Green Street, Middleton, Manchester, M24 2JE

Two bedroom mid terrace property

**Directions** Located off the A669 Oldham Road by turning onto Newport Street and first left: the property is located to the end of Green Street close to Edmonds Street

#### Accommodation

**Ground Floor:** Vestibule, living room, dining kitchen

**First Floor:** Two bedrooms, bathroom

**External:** Off road parking to front, rear garden

**Note** The property has double glazing to the front and central heating

**Possession** Vacant

**Viewing** Auction Department 0161 443 4740

**Guide Price: £55,000 – £60,000**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 58



### 241 Dickenson Road, Longsight, Manchester, M13 0YW

Substantial semi-detached property split into five self contained flats

<b>Directions</b>	Dickenson Road A6010 close to Aycliffe Grove and Clarence Road	
<b>Accommodation</b>	<i>Ground Floor:</i>	Communal hallway <i>Flat 1:</i> To front, hallway, L-shaped living room, kitchen, bedroom, bathroom <i>Flat 2:</i> To rear, hallway, living room, dining kitchen, bedroom, bath
	<i>First Floor:</i>	Landing <i>Flat 3:</i> To front, hallway, L-shaped living room, kitchen, bedroom, bathroom <i>Flat 4:</i> To rear, hallway, living room, dining kitchen, bedroom, bathroom
	<i>Second Floor:</i>	<i>Flat 5:</i> Hallway, living room with stairs to elevated kitchen, bedroom, bathroom

**Guide Price: £350,000**



you MUST read the notices to prospective buyers!

Lot 58



**241 Dickenson Road, Longsight, Manchester, M13 0YW**  
Substantial semi-detached property split into five self contained flats

*Basement:* Four large chambers plus ancillary space  
*External:* Large plot offering car parking area to front, land to side and rear

**Note** The property is centrally heated. The property may lend itself for alternative uses such as children's day care centre, school or offices, private college, GP surgery, dentist, solicitors etc subject to the necessary planning permission: the basements may also be ideal for conversion to flats subject to consents.

**Possession** Can be vacant at completion if required, the vendor has stated that he may agree to an 8 week completion if required

**Viewing** The property can be viewed strictly by appointment with the Auction Department  
0161 443 4740

**Guide Price: £350,000**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 59



### 31 Turner Road, Marple, Stockport, SK6 7NJ

Three bedroom semi detached In need of modernisation

**Directions** From Hollins Lane, turn right at the traffic lights onto Stockport Road, turn left at the traffic lights onto Hibbert Lane and continue over the mini round about. Turn right onto Brindley Avenue and then right again onto Turner Lane

#### Accommodation

**Ground Floor:** Hallway, lounge, dining room, kitchen

**First Floor:** Three bedrooms, bathroom

**Exterior:** Driveway and gardens to front and rear

**Possession** Vacant

**Viewing** Auction Department 0161 443 4740

**Guide Price: £110,000+**

## Lot 60



### 11 Beddington Street, Nelson, Lancashire, BB9 7TJ

Two bedroom end terrace house

**Directions** Beddington Street is located off Norfolk Street, Carr Road B6249

#### Accommodation (not inspected)

**Ground Floor:** Lounge, kitchen

**First Floor:** Two bedrooms, bathroom

**Note** We are informed by the vendor that the property has central heating

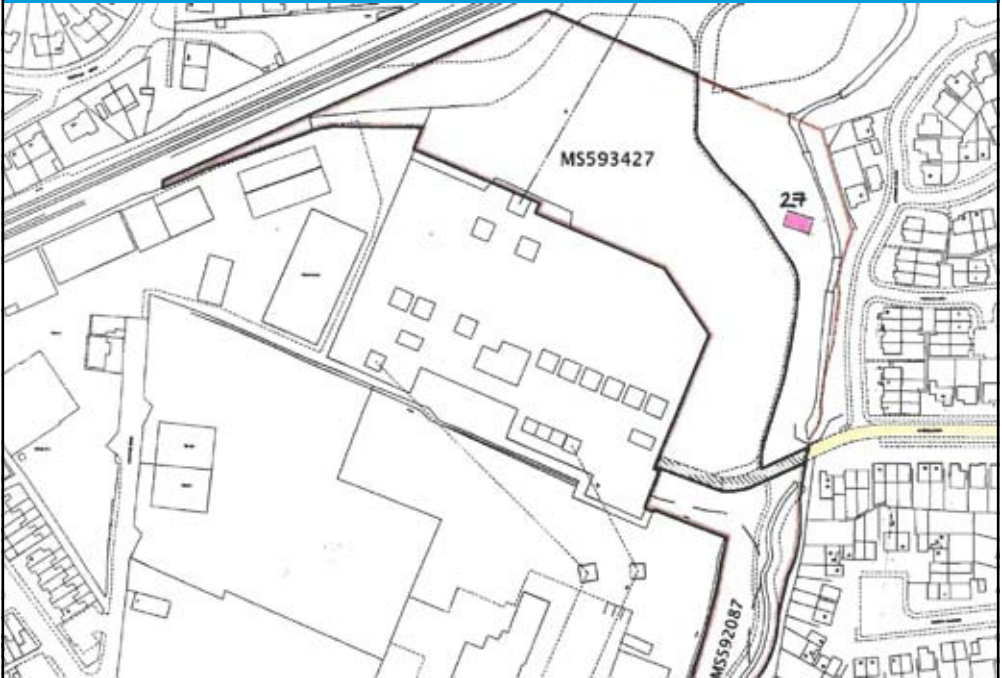
**Possession** Tenanted - Please refer to the legal pack for further information.

**Viewing** External viewing only - the tenant must not be disturbed

**Guide Price: £17,000**

you MUST read the notices to prospective buyers!

Lot 61



## Plot 27 Japonica Gardens, St Helens, Merseyside, WA9 4WP

Parcel of freehold land with potential for a variety of different uses subject to the necessary consents

**Directions** Located to the west of Japonica Gardens which forms part of the "New Bold Housing Estate"

**Note** The lot will be offered with no reserve and the picture is for illustration purposes only: all parties are advised to download the legal packs for title information in full.

Please note that there will be no buyers premium paid on this lot

Please note that at exchange or the fall of the gavel all buyers are required to pay a deposit of £1,200 for the vendors legal and selling costs.

**Possession** Vacant

**Viewing** Open site

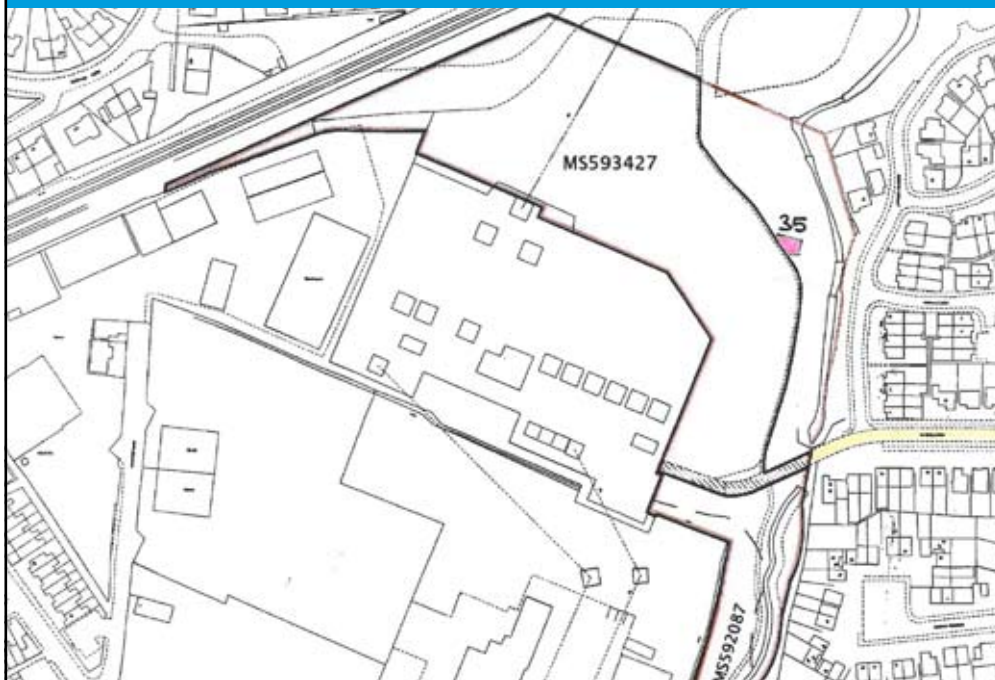
**Guide Price: No Reserve**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 62



### Plot 35 Japonica Gardens, St Helens, Merseyside, WA9 4WP

Parcel of freehold land with potential for a variety of different uses subject to the necessary consents

**Directions** Located to the west of Japonica Gardens which forms part of the "New Bold Housing Estate"

**Note** The lot will be offered with no reserve and the picture is for illustration purposes only: all parties are advised to download the legal packs for title information in full.

Please note that there will be no buyers premium paid on this lot

Please note that at exchange or the fall of the gavel all buyers are required to pay a deposit of £1,200 for the vendors legal and selling costs.

**Possession** Vacant

**Viewing** Open site

**Guide Price: No Reserve**

you MUST read the notices to prospective buyers!

Lot 63



## 297 Stockport Road, Gee Cross, Hyde, Cheshire, SK14 5RU

Three bedroom semi-detached cottage in popular location

<b>Directions</b>	The property is located on Stockport Road in Gee Cross Village near the Grapes Hotel and on the corner of Wych Fold	
<b>Accommodation</b>	<i>Ground Floor:</i>	Vestibule, large hallway, lounge, dining kitchen, rear lean to porch
	<i>First Floor:</i>	Three bedrooms, bathroom
	<i>Second Floor:</i>	Staircase to two very large loft rooms
	<i>Basement:</i>	Three very large cellar chambers
	<i>External:</i>	Garden to rear
<b>Note</b>	The property requires a full refurbishment programme and has incredible potential for a large possibly five bedroom property and also the conversion of the cellars or splitting into flats subject to the necessary consents.	
<b>Possession</b>	Vacant	
<b>Viewing</b>	Auction Department 0161 443 4740	

**Guide Price: £80,000**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 64



## 527 to 529 Hyde Road, West Gorton, Manchester, M12 5FL

Vacant cafe/takeaway premises on main A57

<b>Directions</b>	On main A57 Hyde Road just off junction with A6010 on corner with Birch Lane close to Travel Lodge
<b>Accommodation</b>	<i>Ground Floor:</i> Seating, counter area, public WC, kitchen, rear hallway, staff WC. <i>Exterior:</i> Yard to rear.
<b>Note</b>	Fixtures and fittings can be purchased separately, car parking is allowed on the car park to the rear with Mecca Bingo.
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction Department 0161 443 4740

**Guide Price: £60,000**

you MUST read the notices to prospective buyers!

Lot 65



## 23 Jessop Street, Gorton, Manchester, M18 8TZ

Two bedroom mid terrace HMO

<b>Directions</b>	Jessop Street off Chapman Street off Hyde Road (A57)
<b>Accommodation</b>	<i>Ground Floor:</i> Hallway, bedroom/reception room, living room, kitchen, bathroom <i>First Floor:</i> Two bedrooms <i>External:</i> Pavement fronted, yard to rear
<b>Note</b>	The property is tenanted as an 2 year HMO producing £475 PCM, the lease will be contained in the legal pack with the HMO licence. It has electric heaters and double glazing.
<b>Possession</b>	Tenanted
<b>Viewing</b>	Auction Department 0161 443 4740

Guide Price: £43,000

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

0161 443 4740

Today's start time is 2:00pm

## Lot 66



### 829 Hollins Road, Oldham, OL8 3PP

Terrace property split into two self contained apartments over three floors

<b>Directions</b>	Hollins Road (A6104) close to junction with Carnavon Street
<b>Accommodation</b>	<i>Ground Floor 829a:</i> Living room, fitted kitchen, bedroom and bathroom <i>First Floor 829b:</i> Open plan living room and kitchen, bedroom, bathroom <i>Second Floor 829b:</i> Bedroom with en-suite <i>External:</i> Yard to rear
<b>Note</b>	Both flats are currently leased to long term tenants and are fitted out to a high standard, the tenancy agreements will be made available in the legal pack
<b>Possession</b>	Tenanted
<b>Viewing</b>	Auction Department 0161 443 4740

**Guide Price: £75,000+**



you MUST read the notices to prospective buyers!

Lot 67



## Garages No 1 to 17 Inc', Rufford Drive, Whitefield, Manchester, M45 8PL

Portfolio of 17 majority tenanted garages in popular location

<b>Directions</b>	The garages are located off Rufford Drive off Bury New Road (A56) to the rear of a parade of shops on the right hand side
<b>Accommodation</b>	Garage numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, all individually circa 128 sq ft (12 sqm) in size
	Majority of garages let at time of publication at £43.33 per month with £50 deposits.
<b>Note</b>	All rental agreements will be contained in the legal pack
<b>Possession</b>	Tenanted unless otherwise stated
<b>Viewing</b>	Auction Department 0161 443 4740

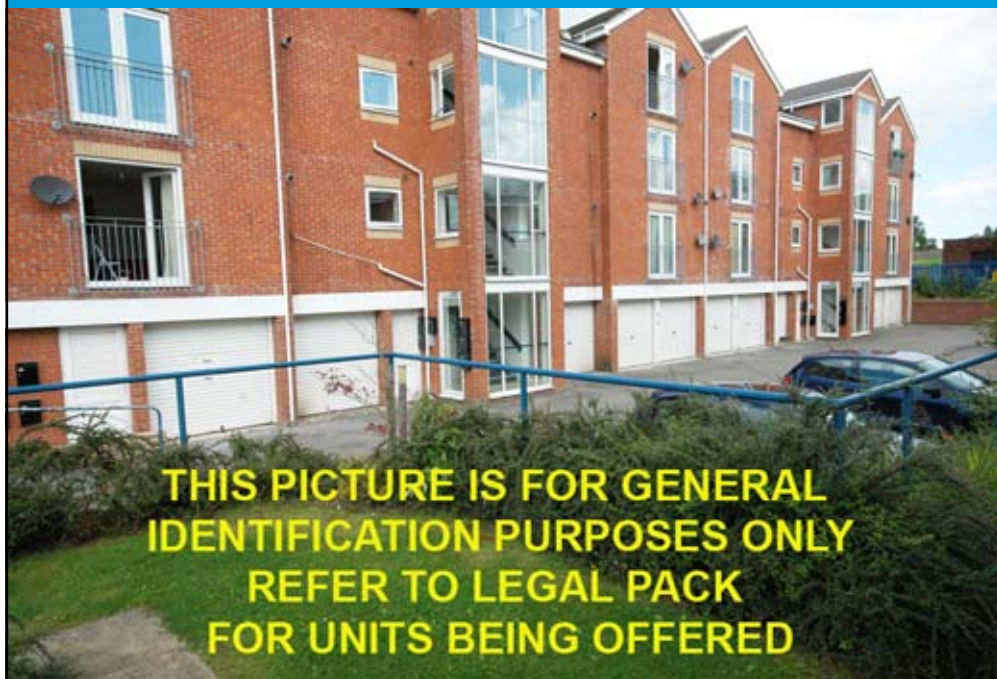
**Guide Price: £70,000 – £75,000**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 68



### Garages At Grantham Court, Rear of Stockport Road, Denton, Manchester, M34 6HH

8 Garages situated to rear of purpose built apartment block underneath flats

<b>Directions</b>	Off Stockport Road (A6017) Denton opposite Cemetary Road
<b>Accommodation</b>	Garages B, D, E, F, G, H, I, J: please refer to legal pack for clarification of actual plots
<b>Note</b>	The garages are built under the apartment blocks located at the rear of the development, all garages are held on a 125 years from 11/4/2007 with a ground rent of £50 per annum refer to legal pack for conditions of leases. Please note that the garages can only be let to residents in the development and not externally
<b>Possession</b>	Vacant unless stated otherwise
<b>Viewing</b>	Auction Department 0161 443 4740

**Guide Price: £30,000 – £40,000**

you MUST read the notices to prospective buyers!

Lot 69



**21 Silverlea Drive, Blackley,  
Manchester, M9 8EN**

**Four bedroom semi detached house**

<b>Directions</b>	Silverlea Drive is located off Surrey Street, Blackley New Road
<b>Accommodation</b>	
<i>Ground Floor:</i>	Lounge, Kitchen diner, second reception room
<i>First Floor:</i>	Four bedrooms (one with en suite WC), family bathroom
<i>Exterior:</i>	Driveway, front garden, paved garden to the rear
<b>Note</b>	The property has central heating and double glazing
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction Department 0161 443 4740

**Guide Price: £75,000**

**Why not save time at the auction and check the legal pack at your leisure online?**

The packs are uploaded as soon as we receive them and, once you've registered to look at one, you will be notified immediately of any subsequent documents we may receive.



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

0161 443 4740

Today's start time is 2:00pm

## Lot 70



### Plot 36 Japonica Gardens, St Helens, Merseyside, WA9 4WP

Parcel of freehold land with potential for a variety of different uses subject to the necessary consents

**Directions** Located to the west of Japonica Gardens which forms part of the "New Bold Housing Estate"

**Note** The lot will be offered with no reserve and the picture is for illustration purposes only: all parties are advised to download the legal packs for title information in full.

Please note that there will be no buyers premium paid on this lot

Please note that at exchange or the fall of the gavel all buyers are required to pay a deposit of £1,200 for the vendors legal and selling costs.

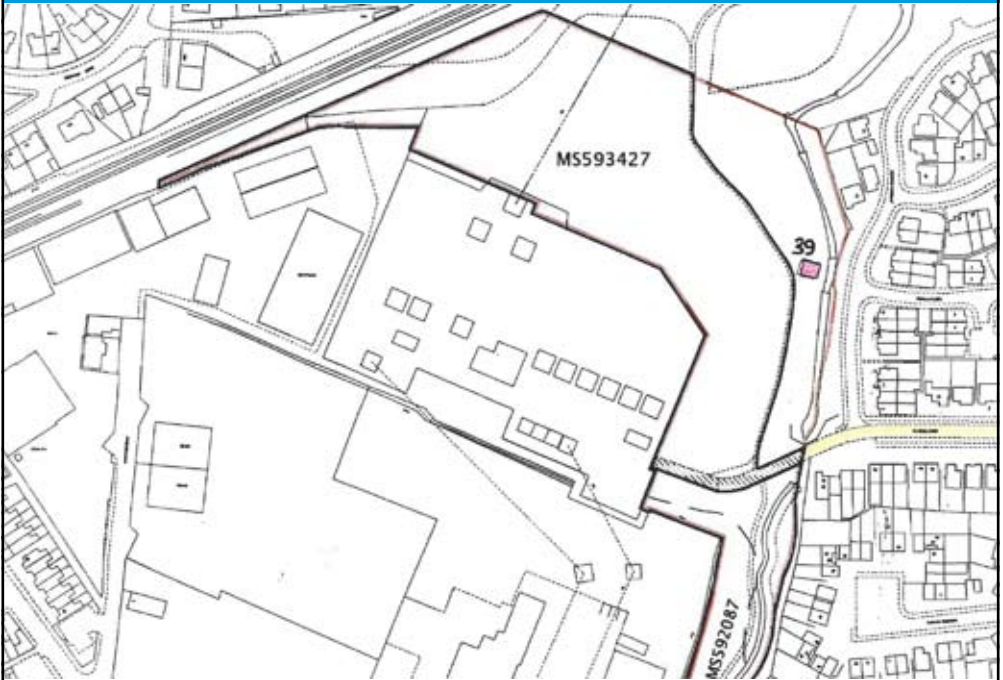
**Possession** Vacant

**Viewing** Open site

**Guide Price: No Reserve**

you MUST read the notices to prospective buyers!

Lot 71



## Plot 39 Japonica Gardens, St Helens, Merseyside, WA9 4WP

Parcel of freehold land with potential for a variety of different uses subject to the necessary consents

**Directions** Located to the west of Japonica Gardens which forms part of the "New Bold Housing Estate"

**Note** The lot will be offered with no reserve and the picture is for illustration purposes only: all parties are advised to download the legal packs for title information in full.

Please note that there will be no buyers premium paid on this lot

Please note that at exchange or the fall of the gavel all buyers are required to pay a deposit of £1,200 for the vendors legal and selling costs.

**Possession** Vacant

**Viewing** Open site

**Guide Price: No Reserve**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 72



### 243 Dickenson Road, Longsight, Manchester, M13 0YW

Substantial semi-detached property split into five self contained flats

<b>Directions</b>	Dickenson Road A6010 close to Aycliffe Grove and Clarence Grove	
<b>Accommodation</b>	<i>Ground Floor:</i>	Communal hallway <i>Flat 1:</i> To front, hallway, L-shaped living room, kitchen, bedroom, bathroom <i>Flat 2:</i> To rear, hallway, living room, dining kitchen, bedroom, bathroom
	<i>First Floor:</i>	Landing <i>Flat 3:</i> To front, hallway, L-shaped living room, kitchen, bedroom, bathroom <i>Flat 4:</i> To rear, hallway, living room, dining kitchen, bedroom, bathroom
	<i>Second Floor:</i>	<i>Flat 5:</i> Hallway, living room with stairs to elevated kitchen, bedroom, bathroom

**Guide Price: £350,000**

you MUST read the notices to prospective buyers!

Lot 72



## 243 Dickenson Road, Longsight, Manchester, M13 0YW

Substantial semi-detached property split into five self contained flats

<i>Basement:</i>	Four large chambers plus ancillary space
<i>External:</i>	Large plot offering car parking area to front, land to side and rear

---

**Note** The property is centrally heated. The property may lend itself for alternative uses such as children's day care centre, school or offices, private college, GP surgery, dentist, solicitors etc subject to the necessary planning permission: the basements may also be ideal for conversion to flats subject to consents.  
ALL TENANCY AGREEMENTS WILL BE IN THE LEGAL PACK, INCOME CIRCA £24,000 PER ANNUM

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**Possession** Can be vacant at completion if required, the vendor has stated that he may agree to an 8 week completion if required

---

**Viewing** The property can be viewed strictly by appointment with the Auction Department  
0161 443 4740

**Guide Price: £350,000**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 73



### 42 Hertford Road, Moston, Manchester, M9 8BW

Two bedroom semi detached house

**Directions** Hertford Road is located off Russet Road, Rochdale Road A664

#### Accommodation

**Ground Floor:** Lounge leading to a dining kitchen

**First Floor:** Two bedrooms, bathroom

**Exterior:** Front and rear gardens

**Note** The property has double glazing and central heating

**Possession** Vacant

**Viewing** Auction Department 0161 443 4740

**Guide Price: £40,000**

## Lot 74



### 36a Cowper Street, Middleton, Manchester, M24 2FE

Tenanted single storey commercial premises

**Directions** Cowper Street on corner with Baytree Lane

#### Accommodation

**Ground Floor:** Offices and kitchen

**Note** The property is tenanted and used as a hairdressers, full tenancy information will be provided in the legal pack, we have seen the lease and it is signed at £4,800 per annum

**Possession** Tenanted

**Viewing** External viewing only - the tenant must not be disturbed

**Guide Price: £35,000 - £40,000**



you MUST read the notices to prospective buyers!

Lot 75



## 18 Assheton Crescent, Newton Heath, Manchester, M40 1NN

Two bedroom semi detached extended to the side & rear

<b>Directions</b>	Assheton Crescent is off Assheton Road off Beery Brow over the Railway crossing at Clayton Vale Park
<b>Accommodation</b>	<i>Ground Floor:</i> Porch, lounge, dining room, kitchen, utility room <i>First Floor:</i> Two bedrooms, bathroom and separate shower room <i>External:</i> Driveway to front, patio garden to rear
<b>Notes</b>	The property is leasehold with a nominal rent of circa £12 per annum. It has double glazing and central heating
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction Department 0161 443 4740

Guide Price: £75,000 – £85,000

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

0161 443 4740

Today's start time is 2:00pm

## Lot 76



### 1 Wesley Mount, Dodge Hill, Heaton Norris/Lancashire Hill, Stockport, Cheshire, SK4 1SN

Deceptively large five bedroom villa in elevated position

#### Directions

From Edward Mellor travel along Gorton Road into Reddish Road directly into Sandy lane and then follow this down to the round about. Off the round about take the second turning on the left into Lancashire Hill and then second right into Gordon Street. Off Gordon Street take the third turning on the left into Dodge Hill the house can be located on the right hand side clearly marked by an Edward Mellor for sale board.

#### Accommodation

Located in a conservation area you will find perhaps one of Stockport's more intriguing properties that stands out from the crowd with much sought after character and space missing from many of today's more modern homes.

**Guide Price: £250,000 – £300,000**

you MUST read the notices to prospective buyers!

Lot 76



## 1 Wesley Mount, Dodge Hill, Heaton Norris/Lancashire Hill, Stockport, Cheshire, SK4 1SN

Deceptively large five bedroom villa in elevated position

Briefly this wonderful home offers three big reception rooms, a beautiful kitchen, a dining conservatory, a versatile prep room, a proper pantry, a downstairs WC and a further laundry/utility room on the ground floor, whilst the first floor yields five great size bedrooms a family bathroom and an en-suite bathroom to the main bedroom. Externally the property occupies an elevated position with views across the far reaching hills with gardens to the front side and in particular a lovely courtyard walled garden off the conservatory. A garage and a driveway round it off too.

---

Possession	Vacant
Viewing	Auction Department 0161 443 4740

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Guide Price: £250,000 – £300,000

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

0161 443 4740

Today's start time is 2:00pm

## Lot 77



### 23 Hayes Road, Cadishead, Manchester, M44 5BU

Two bedroom mid terrace

**Directions** Hayes Road is off Liverpool Road near Lloyds Pharmacy

#### Accommodation

**Ground Floor:** Two reception rooms, kitchen, bathroom

**First Floor:** Two bedrooms

**Exterior:** Small front garden, rear yard

**Note** The property has partial double glazing and central heating

**Possession** Vacant

**Viewing** Auction Department 0161 443 4740

**Guide Price: £55,000**

## Lot 78



### 10 Mere Court, Burnley, Lancashire, BB11 5SA

Three bedroom end terrace house

**Directions** Mere Court is located off Griffin Close, Accrington Road A679

#### Accommodation (not inspected)

**Ground Floor:** Lounge, kitchen

**First Floor:** Three bedrooms, bathroom

**External:** Driveway and small garden to the front

**Note** We are informed by the vendor that the property has central heating

**Possession** Tenanted - Please refer to the legal pack for further information.

**Viewing** External viewing only - the tenant must not be disturbed

**Guide Price: £22,000**

you MUST read the notices to prospective buyers!

Lot 79



## 65 Parrin Lane, Winton, Eccles, Manchester, M30 8AY

Part converted semi detached property with planning permission for change of use to two self contained flats

**Directions** On B5229

**Accommodation**

<i>Ground Floor:</i>	Lounge area, bedroom area, kitchen area, bathroom area
<i>First Floor:</i>	Lounge area, bedroom area, kitchen area, bathroom area
<i>External:</i>	Paved to the front, rear yard with shared access to the side of the property

**Note** The property has part double glazing.

Planning reference number: 12/61909/COU - Please refer to legal pack for further information or contact Salford City council: Salford City Council, Emmerson House, Albert Street, Eccles, Salford, M30 0TE. 0161 794 4711

**Possession** Vacant

**Viewing** Auction Department 0161 443 4740

**Guide Price: £45,000**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 80



### Lower Wheathead Barn, Walls Clough, Rossendale, Lancashire, BB4 9NE

Four bedroom semi detached barn conversion with planning permission for two storey extension with additional stable and paddock free of charge!

#### Directions

On Burnley Road East (B6238) the turning is located to the rear of Rock Bridge Fold and to the side of the cottage fronting the main road. Continue up the single track road up the hill for around 3/4 mile until near the summit past the farm on your right hand side.

#### Accommodation

*Ground Floor:* Porch/hallway to front, large lounge with log burner and feature fireplace, very large dining kitchen with utility room and pantry cupboard to the front.

*First Floor:* Landing, four bedrooms with beamed ceilings, bathroom.

Guide Price: £280,000+

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

Lot 80



## Lower Wheathead Barn, Walls Clough, Rossendale, Lancashire, BB4 9NE

Four bedroom semi detached barn conversion with planning permission for two storey extension with additional stable and paddock free of charge!

*External:* To the rear of the house aside from extensive parking is approximately 1 ½ acre of garden with stunning views over the hills, plus an approximate 1 Acre paddock with a detached stable to the front of the house.

<b>Note</b>	The property has double glazing, central heating and the additional benefit of planning permission for a two storey side extension to enhance the property further.
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction Department 0161 443 4740

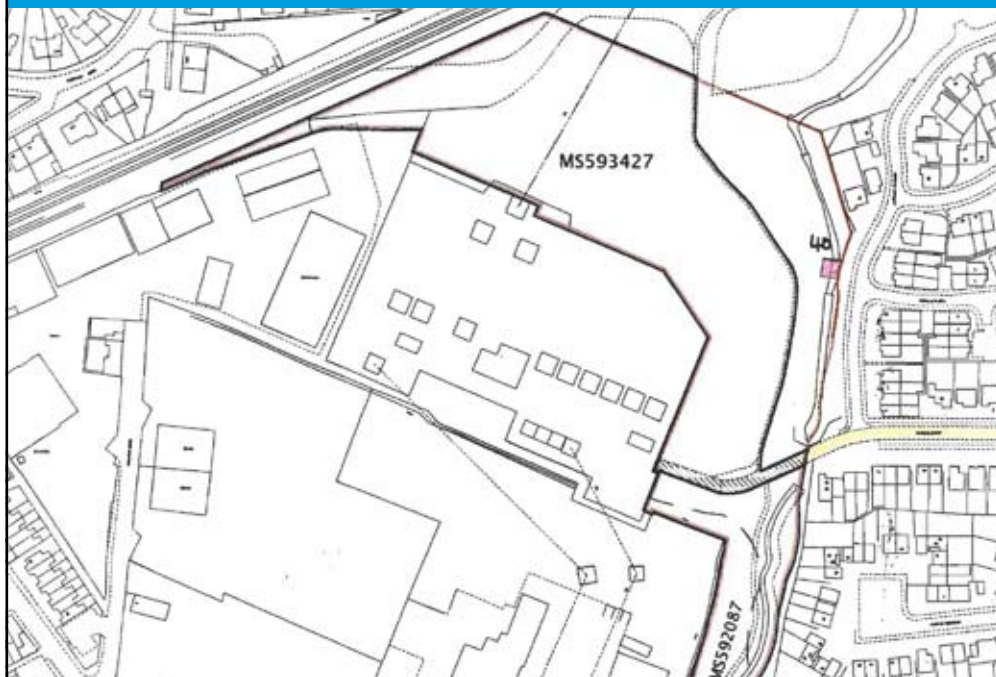
**Guide Price: £280,000+**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 81



### Plot 40 Japonica Gardens, St Helens, Merseyside, WA9 4WP

Parcel of freehold land with potential for a variety of different uses subject to the necessary consents

**Directions** Located to the west of Japonica Gardens which forms part of the "New Bold Housing Estate"

**Note** The lot will be offered with no reserve and the picture is for illustration purposes only: all parties are advised to download the legal packs for title information in full.

Please note that there will be no buyers premium paid on this lot

Please note that at exchange or the fall of the gavel all buyers are required to pay a deposit of £1,200 for the vendors legal and selling costs.

**Possession** Vacant

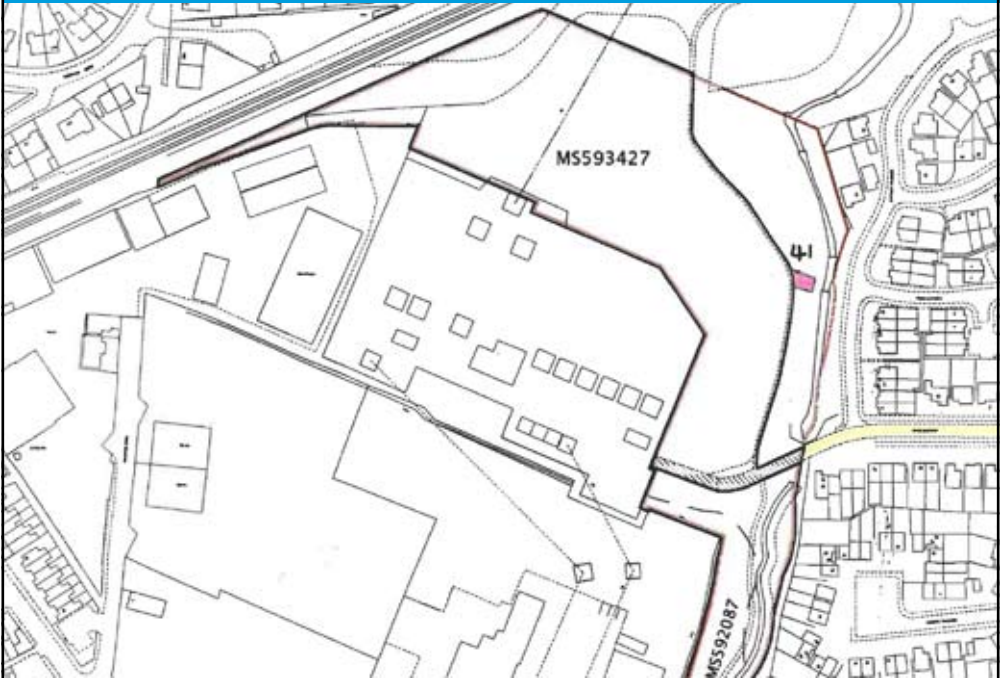
**Viewing** Open site

**Guide Price: No Reserve**



you MUST read the notices to prospective buyers!

Lot 82



## Plot 41 Japonica Gardens, St Helens, Merseyside, WA9 4WP

Parcel of freehold land with potential for a variety of different uses subject to the necessary consents

**Directions** Located to the west of Japonica Gardens which forms part of the "New Bold Housing Estate"

**Note** The lot will be offered with no reserve and the picture is for illustration purposes only: all parties are advised to download the legal packs for title information in full.

Please note that there will be no buyers premium paid on this lot

Please note that at exchange or the fall of the gavel all buyers are required to pay a deposit of £1,200 for the vendors legal and selling costs.

**Possession** Vacant

**Viewing** Open site

**Guide Price: No Reserve**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 83



## 145 Barton Road, Stretford, Manchester, M32 8DN

Ground floor A2 retail/office unit with tenanted upper floors

**Directions** Located on the busy Barton Road (A5181) close to traffic light junction with Urmston Lane/Kingsway (A5145) off the A56 Chester Road

**Accommodation**

*Ground Floor:* Retail/office space with WC and basement storage A2 usage

*First Floor:* Two offices in open plan format, kitchen/staff room and bathroom

*Second Floor:* Two offices

*External:* Pavement fronted, yard to rear, two parking spaces to rear, further two on lease to upper floors

**Note** The first and second floors are let by way of a three year lease dated October 2010 at £7,200 per annum. VIEWINGS ARE AVAILABLE IN FULL BY APPOINTMENT ONLY.

**Possession** Part vacant

**Viewing** Auction Department 0161 443 4740

**Guide Price: £120,000 – £140,000**

you MUST read the notices to prospective buyers!

Lot 84



## 2 Hanover Street, Stalybridge, Cheshire, SK15 1LR

Vacant hair salon with beauty room and self contained two bedroom flat above

<b>Directions</b>	Hanover Street is close to traffic light junction with Ridge Hill Lane and is easily accessed by turning left onto Hamilton Street off Stamford Street (A635), and left again onto Cumberland Street
<b>Accommodation</b>	<i>Ground Floor Shop:</i> Salon area, wash room, kitchen and WC and treatment room <i>Ground Floor Flat:</i> Kitchen <i>First Floor Flat:</i> Lounge, kitchen, bathroom <i>Second Floor:</i> Converted loft used as bedroom (regs not seen)
<b>Note</b>	The flat is subject to an AST at £385 PCM and will be available in the legal pack. The fixtures and fittings may be available if required subject to negotiation. The ground floor may also lend itself to conversion of alternative uses subject to consents
<b>Possession</b>	Part vacant
<b>Viewing</b>	Auction Department 0161 443 4740

Guide Price: £59,000

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

0161 443 4740

Today's start time is 2:00pm

## Lot 85



### 8 Stockdale Avenue, Davenport, Stockport, SK3 8QX Extended four bedroom semi detached house

<b>Directions</b>	Off Sterndale Drive, off Garners Lane, off Bramhall Lane (A5102)
<b>Accommodation</b>	<i>Ground Floor:</i> Hall, large lounge, open plan morning room, kitchen and dining room. Rear porch, conservatory <i>First Floor:</i> Four bedrooms, fully tiled modern bathroom with separate shower cubicle, separate wc <i>External:</i> Gardens to the front and rear, the large being of above average size. Shared driveway. Garage. Cul-de-sac location.
<b>Note</b>	Gas central heating and double glazing
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction Department 0161 443 4740

**Guide Price: £135,000+**

you MUST read the notices to prospective buyers!

## Lot 86



### 2a Huttock End Lane, Bacup, Lancashire, OL13 8LD

Vacant two bedroom detached former Toll House

**Directions** Huttock End Lane is located directly off Newchurch Road (A681)

**Accommodation**

*Ground Floor:* Open plan kitchen and dining room

*First Floor:* Two bedrooms, bathroom, off second bedroom

*External:* Front yard

**Note** Gas central heating, double glazing

**Possession** Vacant

**Viewing** Auction Department 0161 443 4740

**Guide Price: £31,000**

## Lot 87



### 10 Kenyon Street, Gorton, Manchester, M18 8SF

Two bedroom terraced house

**Directions** Off Vine Street, off Abbey Hey Lane

**Accommodation (not inspected)**

*Ground Floor:* Lounge, dining room, kitchen

*First Floor:* Two bedrooms, bathroom

*External:* Rear yard

**Note** Gas central heating and double glazing

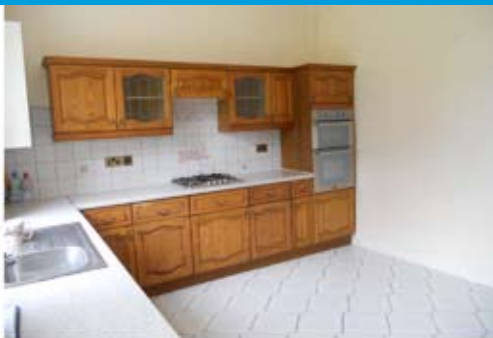
**Possession** Tenanted - please refer to the legal pack for more information

**Viewing** External viewing only - the tenant must not be disturbed

**Guide Price: £38,000 - £42,000**

Today's start time is 2:00pm

## Lot 88



### 10a Padfield Main Road, Hadfield, Glossop, Derbyshire, SK13 1EZ

Three bedroom semi detached house

<b>Directions</b>	From Woodhead Road (A628) turn into New Road, continue into Waterside, left into Bankbottom, turn right at the top into Padfield Main Road
<b>Accommodation</b>	<i>Ground Floor:</i> Entrance porch, vestibule, large lounge, dining kitchen with built in oven and hob <i>First Floor:</i> Three bedrooms, bathroom <i>External:</i> Front garden, shared garden to rear, allocated parking space. Lovely rural location with far reaching views. Two storage sheds.
<b>Note</b>	Gas central heating and double glazing
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction Department 0161 443 4740

**Guide Price: £100,000 – £110,000**

you MUST read the notices to prospective buyers!

Lot 89

16 Kenyon Street, Gorton,  
Manchester, M18 8SF

Two bedroom terraced house



Directions	Off Vine Street, off Abbey Hey Lane
Accommodation (not inspected)	
Ground Floor:	Lounge, dining room, kitchen
First Floor:	Two bedrooms, bathroom
Exterior:	Rear yard
Note	Gas central heating and double glazing
Possession	Tenanted - please refer to the legal pack for more information
Viewing	External viewing only - the tenant must not be disturbed

Guide Price: £38,000 - £42,000

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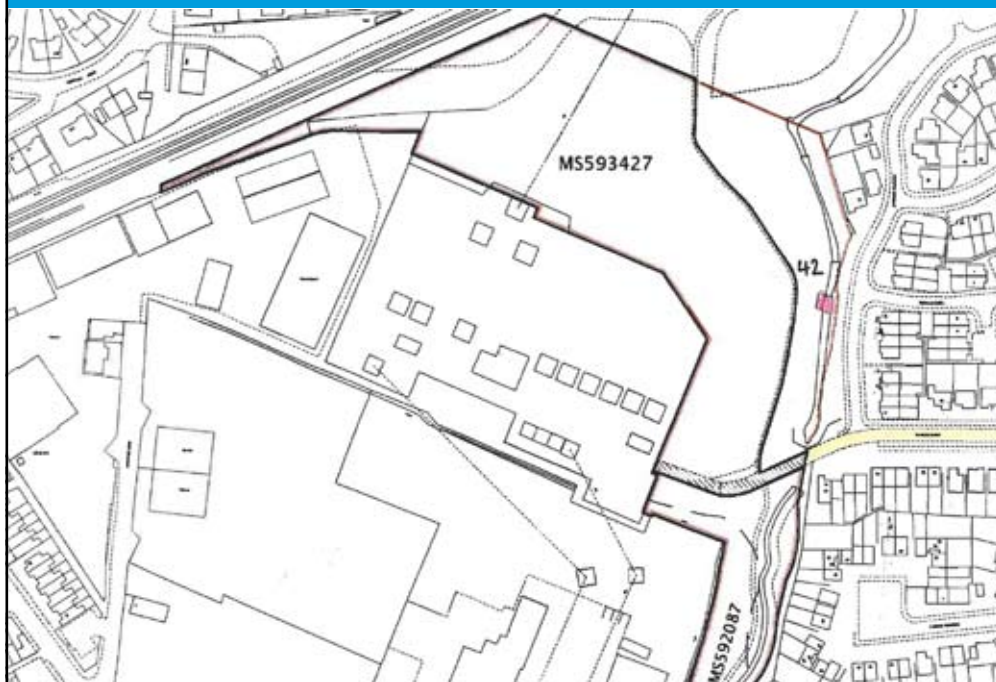
www.auctionfinance.co.uk

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

0161 443 4740

Today's start time is 2:00pm

## Lot 90



### Plot 42 Japonica Gardens, St Helens, Merseyside, WA9 4WP

Parcel of freehold land with potential for a variety of different uses subject to the necessary consents

**Directions** Located to the west of Japonica Gardens which forms part of the "New Bold Housing Estate"

**Note** The lot will be offered with no reserve and the picture is for illustration purposes only: all parties are advised to download the legal packs for title information in full.

Please note that there will be no buyers premium paid on this lot

Please note that at exchange or the fall of the gavel all buyers are required to pay a deposit of £1,200 for the vendors legal and selling costs.

**Possession** Vacant

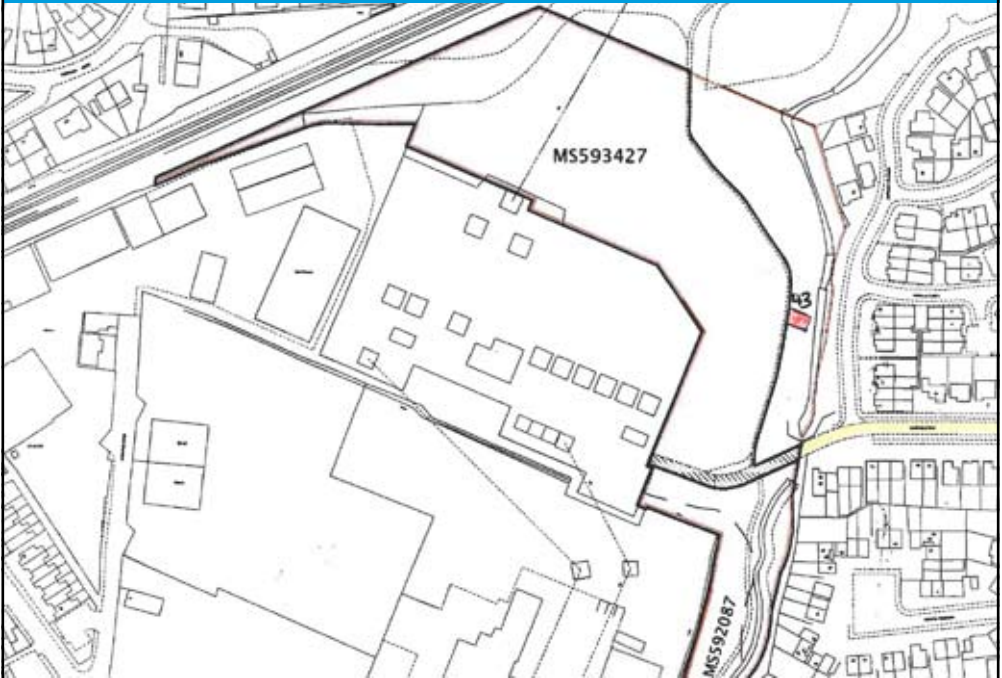
**Viewing** Open site

**Guide Price: No Reserve**



you MUST read the notices to prospective buyers!

Lot 91



## Plot 43 Japonica Gardens, St Helens, Merseyside, WA9 4WP

Parcel of freehold land with potential for a variety of different uses subject to the necessary consents

**Directions** Located to the west of Japonica Gardens which forms part of the "New Bold Housing Estate"

**Note** The lot will be offered with no reserve and the picture is for illustration purposes only: all parties are advised to download the legal packs for title information in full.

Please note that there will be no buyers premium paid on this lot

Please note that at exchange or the fall of the gavel all buyers are required to pay a deposit of £1,200 for the vendors legal and selling costs.

**Possession** Vacant

**Viewing** Open site

**Guide Price: No Reserve**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 92



### 5 Gordon Street, Heaton Norris, Stockport, Cheshire, SK4 1RS

#### Three bedroom mid terrace

**Directions** Gordon Street is located off Lancashire Hill (B6167) off the main roundabout

#### Accommodation

**Ground Floor:** Lounge, refitted dining kitchen, refitted bathroom

**First Floor:** Three bedrooms

**Exterior:** Small front garden, rear garden

**Note** The property is double glazed and centrally heated, it is currently tenanted to a long term tenant on an AST at £550 PCM which will be available in the legal pack

**Possession** Tenanted

**Viewing** External viewing only – the tenant must not be disturbed

**Guide Price: £90,000**

## Lot 93



### 13 Gordon Street, Heaton Norris, Stockport, Cheshire, SK4 1RS

#### Three bedroom terrace

**Directions** Gordon Street is located off Lancashire Hill (B6167) off the main roundabout

#### Accommodation

**Ground Floor:** Lounge, dining kitchen, bathroom

**First Floor:** Three bedrooms

**External:** Small front garden, rear garden with decking area

**Note** Double glazed and centrally heated. Currently tenanted on an AST at £650 PCM (the landlord is paid £536 directly every four weeks by housing benefits) which will be available in the legal pack

**Possession** Tenanted

**Viewing** External viewing only – the tenant must not be disturbed

**Guide Price: £90,000**

you MUST read the notices to prospective buyers!

Lot 94



## 37 Stopford Street, Edgeley, Stockport, Cheshire, SK3 9HE

**Hairdressers premises with accommodation over and attached**

**Directions** The property is easily found at the rear of St Matthews Church where it is located on the corner of Stopford Street and St Matthews Road

**Accommodation**

<i>Ground Floor:</i>	Hairdressers unit, living room, dining kitchen
<i>First Floor:</i>	Three bedrooms, bathroom
<i>Basement:</i>	Two converted cellar chambers
<i>External:</i>	Enclosed rear yard with outhouse/WC

**Note** The property is currently used as a well established hairdressing salon with owners accommodation and may be suitable for conversion to two self contained flats or back to a single dwelling subject to planning permission and regulations, interested parties are advised to consult with the local planning department directly

**Possession** Vacant

**Viewing** Strictly by appointment only with Auction Department 0161 443 4740

**Guide Price: £115,000**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 95



## 2 Black Bull Lane, Fulwood, Preston, PR2 3PU

Three bedroom detached house and site with planning for substantial redevelopment

### Directions

The site is located on the right hand side of Black Bull Lane when going over the roundabout junction with Lytham Road, close to "The Plungington" Public House

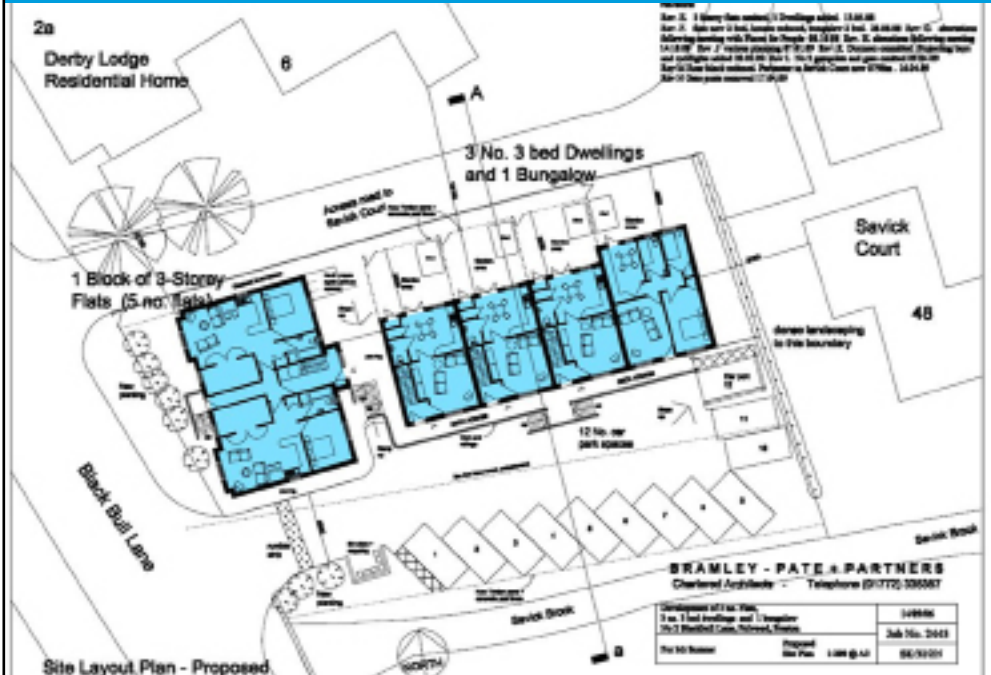
### Accommodation

Planning permission has been granted for the erection of five, two bedroom apartments and three, three bedroom mews with an attached two bedroom bungalow. The existing plot has a detached dwelling on comprising 2 reception rooms, 3 bedrooms, kitchen and bathroom and a detached double garage.

**Guide Price: £300,000 – £350,000**

you MUST read the notices to prospective buyers!

Lot 95



## 2 Black Bull Lane, Fulwood, Preston, PR2 3PU

Three bedroom detached house and site with planning for substantial redevelopment

Interested parties are advised to consult directly with the planning department at Preston City Council, Planning Department, Town Hall, Lancaster Road, Preston, PR1 2RL Email: [devcon@preston.gov.uk](mailto:devcon@preston.gov.uk) Telephone: 01772 906912 Fax: 01772 906762

Note	Planning reference 06/2009/0013
Possession	Vacant
Viewing	Auction Department 0161 443 4740

Guide Price: £300,000 – £350,000

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

0161 443 4740

Today's start time is 2:00pm

## Lot 96



### Byron House, 16 Byron Street, Oldham, OL8 4QU

Two bedroom first floor flat

<b>Directions</b>	Block D containing the flat is found by turning onto Byron Street off Manchester Road (A62) and bearing left
<b>Accommodation</b>	<i>Flat 16:</i> Two bedroom first floor flat, lounge, kitchen bathroom, AST to be confirmed
<b>Note</b>	The property will be sold tenanted unless vacated
<b>Possession</b>	Tenanted - Tenancy agreement will be available in the legal pack
<b>Viewing</b>	External viewing only – the tenant must not be disturbed

**Guide Price: £60,000 – £70,000**

you MUST read the notices to prospective buyers!

## Lot 97



### 24 Kenyon Street, Gorton, Manchester, M18 8SF

Two bedroom terraced house

<b>Directions</b>	Off Vine Street, off Abbey Hey Lane
<b>Accommodation (not inspected)</b>	
<i>Ground Floor:</i>	Lounge, dining room, kitchen
<i>First Floor:</i>	Two bedrooms, bathroom
<i>External:</i>	Rear yard
<b>Note</b>	Gas central heating and double glazing
<b>Possession</b>	Tenanted - please refer to the legal pack for more information
<b>Viewing</b>	External viewing only - the tenant must not be disturbed

**Guide Price: £38,000 - £42,000**

## Lot 98



### 26 Kenyon Street, Gorton, Manchester, M18 8SF

Two bedroom terraced house

<b>Directions</b>	Off Vine Street, off Abbey Hey Lane
<b>Accommodation (not inspected)</b>	
<i>Ground Floor:</i>	Lounge, dining room, kitchen
<i>First Floor:</i>	Two bedrooms, bathroom
<i>Exterior:</i>	Rear yard
<b>Note</b>	Gas central heating and double glazing
<b>Possession</b>	Tenanted - please refer to the legal pack for more information
<b>Viewing</b>	External viewing only - the tenant must not be disturbed

**Guide Price: £38,000 - £42,000**

Today's start time is 2:00pm

## Lot 99



### 2 Ashton Street, 1 Bridge Street, Heywood, Lancashire, OL10 1JB

Double fronted detail premises with self contained flat over on busy main road

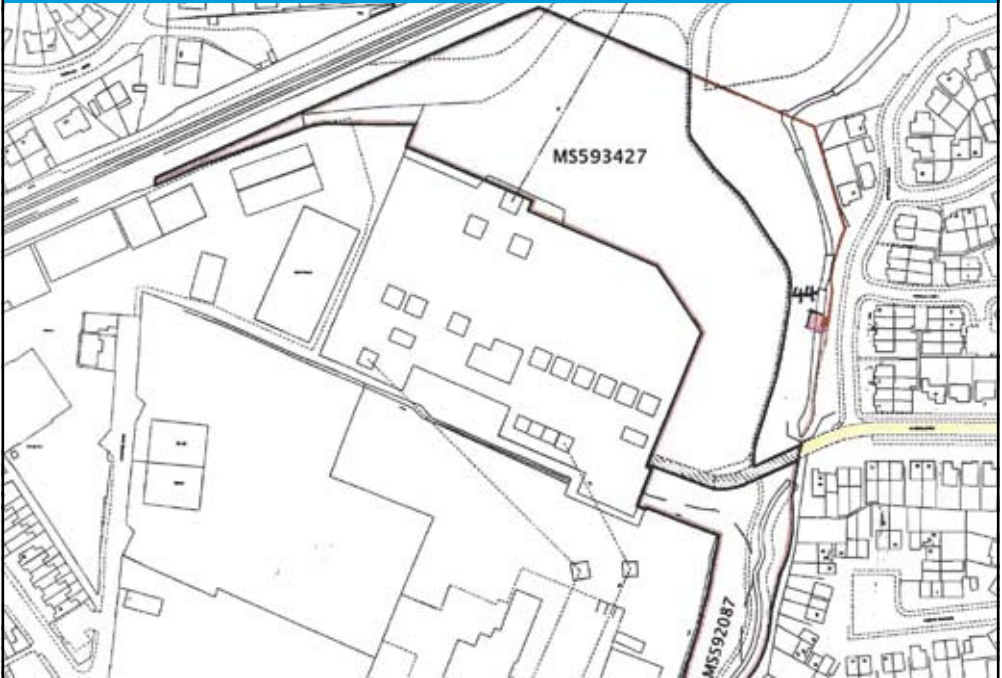
<b>Directions</b>	On Bridge Street (A58) at the junction with Market Street on corner of Ashton Street	
<b>Accommodation</b>	<i>1 Market Street:</i>	Ground floor sales area, rear storeroom, kitchen and WC. 46 sqm. Externally, parking bay to rear (not verified but will be in legal pack on land plan.)
	<i>1 Ashton Street:</i>	First Floor flat, living room/kitchen, two bedrooms, bathroom
<b>Note</b>	May suit alternative uses subject to the necessary consents	
<b>Possession</b>	Vacant	
<b>Viewing</b>	Auction Department 0161 443 4740	

**Guide Price: £60,000+**



you MUST read the notices to prospective buyers!

Lot 100



## Plot 44 Japonica Gardens, St Helens, Merseyside, WA9 4WP

Parcel of freehold land with potential for a variety of different uses subject to the necessary consents

**Directions** Located to the west of Japonica Gardens which forms part of the "New Bold Housing Estate"

**Note** The lot will be offered with no reserve and the picture is for illustration purposes only: all parties are advised to download the legal packs for title information in full.

Please note that there will be no buyers premium paid on this lot

Please note that at exchange or the fall of the gavel all buyers are required to pay a deposit of £1,200 for the vendors legal and selling costs.

**Possession** Vacant

**Viewing** Open site

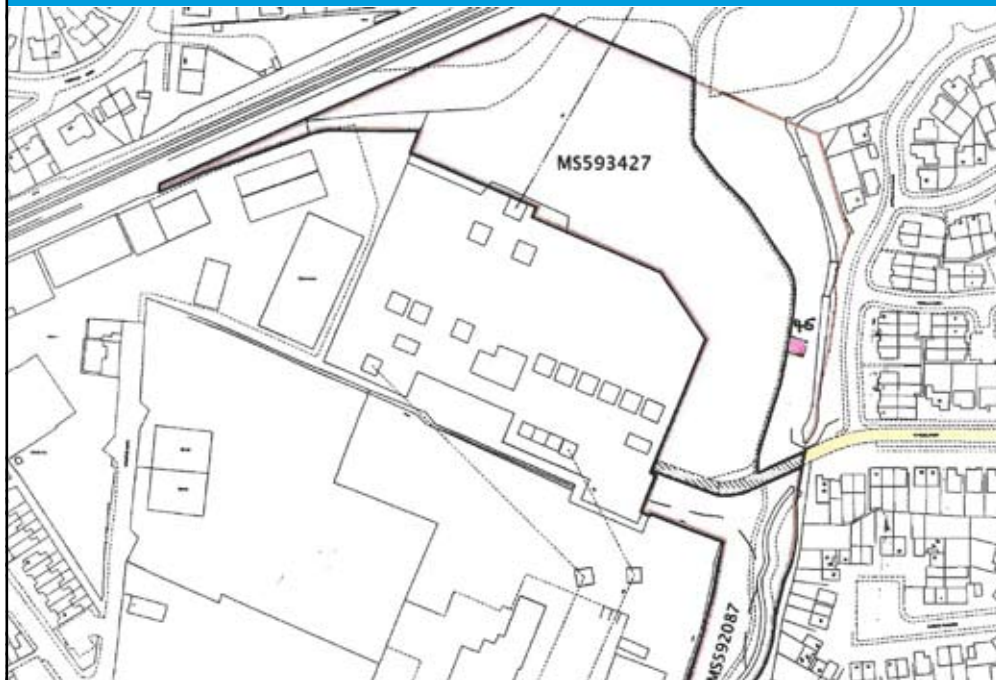
**Guide Price: No Reserve**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 101



### Plot 45 Japonica Gardens, St Helens, Merseyside, WA9 4WP

Parcel of freehold land with potential for a variety of different uses subject to the necessary consents

**Directions** Located to the west of Japonica Gardens which forms part of the "New Bold Housing Estate"

**Note** The lot will be offered with no reserve and the picture is for illustration purposes only: all parties are advised to download the legal packs for title information in full.

Please note that there will be no buyers premium paid on this lot

Please note that at exchange or the fall of the gavel all buyers are required to pay a deposit of £1,200 for the vendors legal and selling costs.

**Possession** Vacant

**Viewing** Open site

**Guide Price: No Reserve**

you MUST read the notices to prospective buyers!

## Lot 102



### 6 Crowther Street, Gorton, Manchester, M18 8PY

#### Two bedroom terrace house

**Directions** Crowther Street is located off Cross Lane, Chapman Street, Hyde Road (A57)

#### Accommodation (not inspected)

**Ground Floor:** Lounge, dining room, kitchen

**First Floor:** Two bedrooms, bathroom

**External:** Rear yard

**Note** The property has central heating and double glazing

**Possession** Tenanted on a six month AST from 25/03/2007 at £400.00 per calendar month

**Viewing** External viewing only – the tenant must not be disturbed

**Guide Price: £45,000**

## Lot 103



### 5 Everglade, Bardsley, Oldham, OL8 2TU

#### Four bedroom extended end of terrace

**Directions** Everglade is located off Keb Lane, Ashton Road A627

#### Accommodation

**Ground Floor:** Hallway, bedroom with en-suite wet room, kitchen, lounge

**First Floor:** Three bedrooms, bathroom with separate WC

**External:** Front and rear gardens

**Possession** Vacant

**Viewing** Auction Department 0161 443 4740

**Guide Price: £77,000**

Today's start time is 2:00pm

## Lot 104



### 33 Naseby Road, Reddish, Stockport, Cheshire, SK5 6EJ

Extended three bedroom semi-detached

<b>Directions</b>	Naseby Road is accessed Lillian Grove off Gorton Road (B6167) close to Christ Church	
<b>Accommodation</b>	<i>Ground Floor:</i>	Hallway, living/dining room, kitchen
	<i>First Floor:</i>	Three bedrooms, bathroom
	<i>External:</i>	Driveway to front, garage and garden to rear
<b>Note</b>	The property is double glazed and centrally heated	
<b>Possession</b>	Vacant	
<b>Viewing</b>	Auction Department 0161 443 4740	

**Guide Price: £75,000**

you MUST read the notices to prospective buyers!

## Lot 105



### 9 Boston Street, Hyde, Cheshire, SK14 2RT

Two bedroom end terraced house

<b>Directions</b>	Directly off Mottram Road (A57)
<b>Accommodation (not inspected)</b>	
<i>Ground Floor:</i>	Hall, lounge, re-fitted dining kitchen
<i>First Floor:</i>	Two bedrooms, bathroom
<i>Exterior:</i>	Rear yard
<b>Note</b>	Gas central heating. Convenient location close to the centre of Hyde.
<b>Possession</b>	Tenanted at £490pcm on a two year AST from 8/11/10
<b>Viewing</b>	External viewing only – the tenant must not be disturbed

**Guide Price: £45,000+**

## Lot 106



### 64 Oldham Road, Failsworth, Manchester, M35 0JD

One bedroom ground floor flat

<b>Directions</b>	A62 close to the junction with Mill Street
<b>Accommodation (not inspected)</b>	
<i>Ground Floor:</i>	Bedroom, bathroom, kitchen, lounge and basement
<i>Exterior:</i>	Rear yard
<b>Note</b>	The property is double glazed, central heated
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction Department 0161 443 4740

**Guide Price: £18,000**

Today's start time is 2:00pm

## Lot 107



### 1 Bradda Mount, Bramhall, Stockport, Cheshire, SK7 3BX

Four bedroom chalet style detached in popular location close to Bramhall Park

<b>Directions</b>	Bradda Mount is easily accessed by turning off Bramhall Lane South opposite Bramhall Park Road and taking the fourth turning on the left hand side	
<b>Accommodation</b>	<i>Ground Floor:</i>	Porch, entrance hallway, lounge, dining room, modern refitted kitchen, rear porch, utility area and downstairs WC
	<i>First Floor:</i>	Master bedroom with fitted wardrobes, three additional bedrooms, family bathroom
	<i>External:</i>	The property stands in generous lawn gardens to the front and rear, two driveways, each leading to attached garages. There is also a "veranda" built into the property accessed from the lounge

**Guide Price: £375,000**

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

Lot 107



**1 Bradda Mount, Bramhall, Stockport, Cheshire, SK7 3BX**  
Four bedroom chalet style detached in popular location close to Bramhall Park

**Note** PREVIOUSLY MARKETING AT £475,000. The property has a recently installed gas central heating system and, subject to planning permission and regulations, be ideal for extending to both sides: interested parties are advised to consult with the local planning department directly at SMBC

---

**Possession** Vacant

---

**Viewing** Auction Department 0161 443 4740

**Guide Price: £375,000**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 108



### Milton Street Day Nursey, Milton Street, Middleton, Manchester, M24 5TU

Former children's day nursery set in 0.43 acre site

<b>Directions</b>	Milton Street is located off Durnford Street off Long Street (A664) close to Town Centre	
<b>Accommodation</b>	<i>Ground Floor:</i>	Hallway, staff room, kitchen, prep room, further staffroom/ kitchen, two offices, two store rooms, staff WC, three playrooms, utility room with boilers, office, inner hallway, toilet block and two large play rooms to rear.
	<i>External:</i>	Sheds, attached store room and small basement. To the rear there is a large enclosed playing field.

**Guide Price: £200,000 – £250,000**



you MUST read the notices to prospective buyers!

Lot 108



## Milton Street Day Nursey, Milton Street, Middleton, Manchester, M24 5TU

Former children's day nursery set in 0.43 acre site

### Note

There may be potential for redevelopment subject to the necessary consents: the building is ideally set up for a day nursery centre (it has D2 consent). Interested parties are advised to consult with the local planning department at Rochdale MBC, Planning and Regulation Service, Telegraph House, Baillie Street, Rochdale OL16 1JH. Tel: 01706 924310

### Possession

Vacant

### Viewing

Auction Department 0161 443 4740

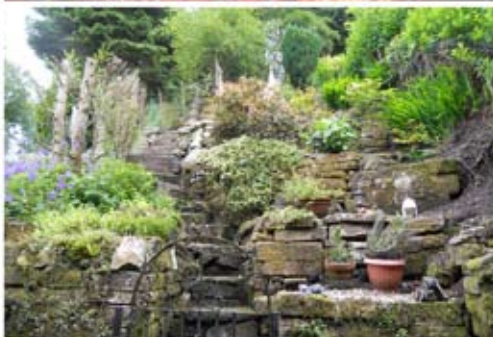
Guide Price: £200,000 – £250,000

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

0161 443 4740

Today's start time is 2:00pm

## Lot 109



### 63 Barrow Bridge Road, Bolton, BL1 7ND

Two bedroom 18th century Grade II cottage

<b>Directions</b>	From A58 Moss Bank Way, turn into Moss Lane at Moss Bank Park, Barrow Bridge Road is the continuation.
<b>Accommodation</b>	<i>Ground Floor:</i> Lounge with inglenook fireplace, dining kitchen with built in oven and hob <i>First Floor:</i> Two bedrooms, bathroom <i>Exterior:</i> The garden to the rear is has three tiers which consist of a Victorian style flower garden, patio area where you hear the sound of the waterfall and a large shrub planted walkway with plenty of potential. Overlooks the stream to the front.
<b>Note</b>	Gas central heating and double glazing. Located in the conservation area of Barrow Bridge yet within reach of all amenities.
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction Department 0161 443 4740

**Guide Price: £120,000**

you MUST read the notices to prospective buyers!

## Lot 110



### 54 Blandford Drive, Moston, Manchester, M40 0FQ

Three bedroom terraced property

<b>Directions</b>	Off Nuthurst Road off Broadway A663
<b>Accommodation</b>	
<i>Ground Floor:</i>	Hall, lounge/dining room with patio doors, kitchen with built in oven and hob
<i>First Floor:</i>	Three bedrooms, bathroom with electric shower
<i>Exterior:</i>	Garden to rear
<b>Note</b>	Gas central heating, double glazing
<b>Possession</b>	Six month AST from 16/08/10 at £142 per week and now holding over
<b>Viewing</b>	Viewing is available on this lot - 0161 443 4740

**Guide Price: £50,000+**

## Lot 111



### 64a Oldham Road, Failsworth, Manchester, M35 0JD

One bedroom first floor flat

<b>Directions</b>	A62 close to the junction with Mill Street
<b>Accommodation</b>	
<i>First Floor:</i>	Bathroom, bedroom, dining kitchen
<b>Note</b>	The property is double glazed, central heated
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction Department 0161 443 4740

**Guide Price: £18,000**

Today's start time is 2:00pm

## Lot 112



### 56 Lindsay Street, Burnley, Lancashire, BB11 2SF

Two bedroom terraced house

**Directions** Off Church Street (A682)

#### Accommodation (not inspected)

**Ground Floor:** Lounge, dining kitchen, utility, cellar

**First Floor:** Two bedrooms, bathroom

**External:** Rear yard

**Note** Gas central heating system installed July 2012. If the buyer has no letting agent in place, the property can remain with the present agency, at 12% management fees.

**Possession** Tenanted - six month AST at £80 pw from 3/11/11

**Viewing** External viewing only - the tenant must not be disturbed

**Guide Price: £30,000 - £35,000**

## Lot 113



### 55 Bickerdike Avenue, Longsight, Manchester, M12 5SZ

Two bedroom terraced house

**Directions** Off Stovell Avenue/Northmoor Road, near Crowcroft Park

#### Accommodation

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

**First Floor:** Two bedrooms, bathroom

**External:** Rear yard

**Note** Gas central heating and partial double glazing

**Possession** Vacant

**Viewing** Auction Department 0161 443 4740

**Guide Price: £48,000+**

you MUST read the notices to prospective buyers!

Lot 114



## 13 Every Street, Burnley, Lancashire, BB11 4LX

Two bedroom terraced house

**Directions** Off Starkie Street, which is off Burnham Gate (B6239)

**Accommodation** *Ground Floor:* Lounge, dining room, kitchen

**(not inspected)** *First Floor:* Two bedrooms, bathroom

*External:* Rear yard

**Note** Gas central heating and double glazing. Interior photographs provided by the seller

**Possession** Tenanted - six month AST from 14/01/11 at £80 per week and now holding over

**Viewing** External viewing only - the tenant must not be disturbed

**Guide Price: £18,000 - £20,000**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 115



### 42 Burleigh Road, Stretford, Manchester, M32 0QG

Two bedroom detached bungalow

<b>Directions</b>	Off Avondale Road which is directly off Chester Road (A56)	
<b>Accommodation</b>	<i>Ground Floor:</i>	Entrance porch, hall, lounge/dining room, breakfast kitchen with built in oven, hob and extractor fan, two double bed rooms, study, bathroom with separate shower cubicle
	<i>Exterior:</i>	Gardens to the front and rear. Driveway. Garage.
<b>Note</b>	Gas central heating and double glazing.	
<b>Possession</b>	Vacant	
<b>Viewing</b>	Auction Department 0161 443 4740	

**Guide Price: £95,000**



## 1031-1033 Stockport Road, Levenshulme, Manchester, M19 2TB

Vacant double fronted former restaurant with rooms over

<b>Directions</b>	On main A6, close to junction with Broom Lane
<b>Accommodation</b>	<i>Ground Floor:</i> Restaurant, store, kitchen <i>First Floor:</i> Restaurant, toilets <i>Second Floor:</i> Storage
<b>Note</b>	Currently A3 permission exists. The premises may be suitable for conversion or change of use subject to the necessary consents and permissions
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction Department 0161 443 4740

**Guide Price: £150,000 – £200,000**

Today's start time is 2:00pm

## Lot 117



### 825 & 827 Hollins Road, Hollinwood, Oldham, Greater Manchester, OL8 3PP

Deceptively large double fronted shop/office premises over two floors with extension

<b>Directions</b>	Hollins Road (A6104) close to junction with Carnavon Street	
<b>Accommodation</b>	825 Hollins Road:	
	<i>Ground Floor:</i>	Retail Zone A & B, further retail space to rear, store, kitchen and WC's
	<i>First Floor:</i>	Large storage space with potential for conversion for other uses
	<i>External:</i>	Communal rear yard, disabled access ramp to front
	827 Hollins Road	
	<i>Ground Floor:</i>	Retail Zone A, two internal storage areas, two store rooms, kitchen area, WC's

**Guide Price: £150,000**



you MUST read the notices to prospective buyers!

Lot 117



## 825 & 827 Hollins Road, Hollinwood, Oldham, Greater Manchester, OL8 3PP

Deceptively large double fronted shop/office premises over two floors with extension

*First Floor:* Large open plan storage space with potential for conversion for other uses

*External:* Communal rear yard, disabled access ramp to front

**Note** The property has electric shutters and is double glazed, has had recent refurbishment throughout and may be suited to alternative uses and redevelopment subject to the necessary consents: Interested parties are advised to consult with the local planning department directly. Email: [planning@oldham.gov.uk](mailto:planning@oldham.gov.uk)

**Possession** Vacant

**Viewing** Auction Department 0161 443 4740

**Guide Price: £150,000**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 118



### 346 Moston Lane, Moston, Manchester, M40 9JS

Retail unit with self contained flat over

<b>Directions</b>	The property is located in parade of shops on main Moston Lane, close to Stovell Road	
<b>Accommodation</b>	<i>Ground Floor:</i>	Retail unit with rear store, access to yard
	<i>First Floor:</i>	Self contained flat with living room, bedroom, bathroom and kitchen
	<i>External:</i>	Pavement fronted, yard to rear
<b>Note</b>	The flat is tenanted on an AST which we are advised is producing £70.00 per week: we have inspected the property and seen the tenant. The agreement will be available in the legal pack	
<b>Possession</b>	Part vacant unless otherwise stated	
<b>Viewing</b>	Auction Department 0161 443 4740	

**Guide Price: £60,000 – £70,000**

you MUST read the notices to prospective buyers!

## Lot 119



### 18 Brighton Avenue, Burnage, Manchester, M19 2JQ

Three bedroom detached house

**Directions** Brighton Avenue is located off Lindsay Road, Burnage Hall Road, Burnage Hall Lane, Slade Lane

#### Accommodation

**Ground Floor:** Kitchen, lounge, dining room, lean-to

**First Floor:** Three bedrooms, bathroom with separate WC

**External:** Driveway, detached garage, rear garden

**Possession** Vacant

**Viewing** Auction Department 0161 443 4740

**Disclosed Reserve: £135,000**

## Lot 120



### 32 Great Jones Street, West Gorton, Manchester, M12 5NX

Two bedroom mid terrace

**Directions** Off Hyde Road near Showcase cinema turning right after the petrol station into Birch Street and then second right into Great Jones Street

#### Accommodation

**Ground Floor:** Hallway, two reception rooms, kitchen

**First Floor:** Two bedrooms, bathroom

**Exterior:** Pavement fronted, yard to rear

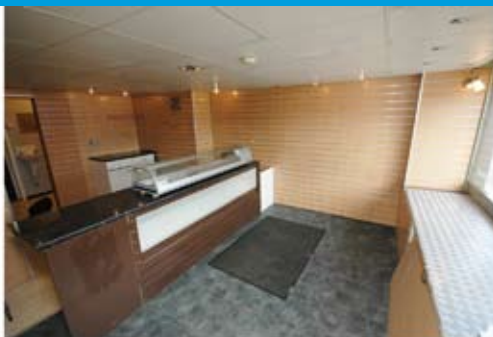
**Possession** Vacant

**Viewing** Auction Department 0161 443 4740

**Guide Price: £35,000**

Today's start time is 2:00pm

## Lot 121



### 8 Ashton Road, Droylsden, Manchester, M43 7BP

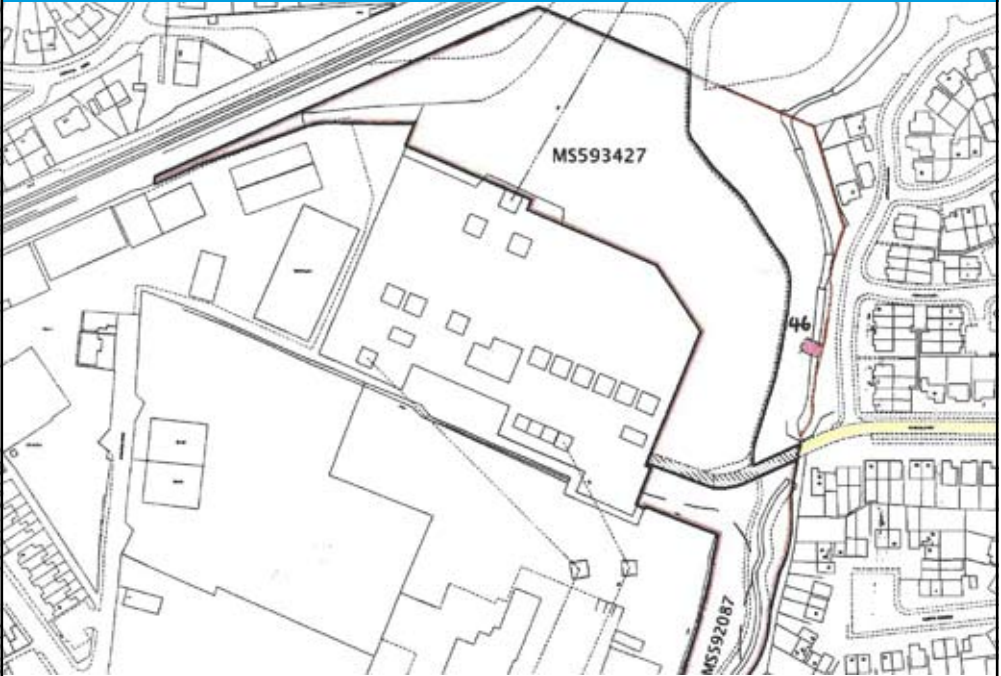
Retail premises with one bedroom self contained studio flat over

<b>Directions</b>	On main Ashton Road close to traffic light junction with Fairfield Road and opposite new Metrolink station
<b>Accommodation</b>	<i>Ground Floor:</i> Shop floor and sales counter, rear prep area, further kitchen area to rear plus additional store and staff WC <i>First Floor:</i> One bedroom studio flat with living/bedroom, separate kitchen and bathroom
<b>Note</b>	The flat is double glazed and centrally heated and is let on an AST £320 pcm: details will follow in legal pack
<b>Possession</b>	Vacant
<b>Viewing</b>	Auction Department 0161 443 4740

**Guide Price: £35,000**

you MUST read the notices to prospective buyers!

Lot 122



## Plot 46 Japonica Gardens, St Helens, Merseyside, WA9 4WP

Parcel of freehold land with potential for a variety of different uses subject to the necessary consents

**Directions** Located to the west of Japonica Gardens which forms part of the "New Bold Housing Estate"

**Note** The lot will be offered with no reserve and the picture is for illustration purposes only: all parties are advised to download the legal packs for title information in full.

Please note that there will be no buyers premium paid on this lot

Please note that at exchange or the fall of the gavel all buyers are required to pay a deposit of £1,200 for the vendors legal and selling costs.

**Possession** Vacant

**Viewing** Open site

**Guide Price: No Reserve**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 123



### 18-20 Higher Market Street, Farnworth, Bolton, BL4 9AJ

Large extended two storey restaurant with circa 100 covers on busy main road

<b>Directions</b>	Higher Market Street is the main Road (A6053) near to junction with A5082 Long Causeway and Bolton Road	
<b>Accommodation</b>	<i>Ground Floor:</i>	Large dining area with bar with room for circa 100 covers, disabled WC and baby changing facility, gents and ladies WC's, beer store, coffee counter with prep room, very large kitchen.
	<i>First Floor:</i>	Large function room, additional WC's, three offices and store cupboard
	<i>External:</i>	To the rear is a covered yard with staff WC and store room, gated access to rear

**Guide Price: £200,000 – £250,000**

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

Lot 123



## 18-20 Higher Market Street, Farnworth, Bolton, BL4 9AJ

Large extended two storey restaurant with circa 100 covers on busy main road

**Note** The business is still trading as a Chinese Restaurant with drinks licence and has a reported income of £3,000 per week (not verified) and the fixtures and fittings are available under separate negotiation. The property has air conditioning.

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**Possession** Vacant

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**Viewing** Auction Department 0161 443 4740

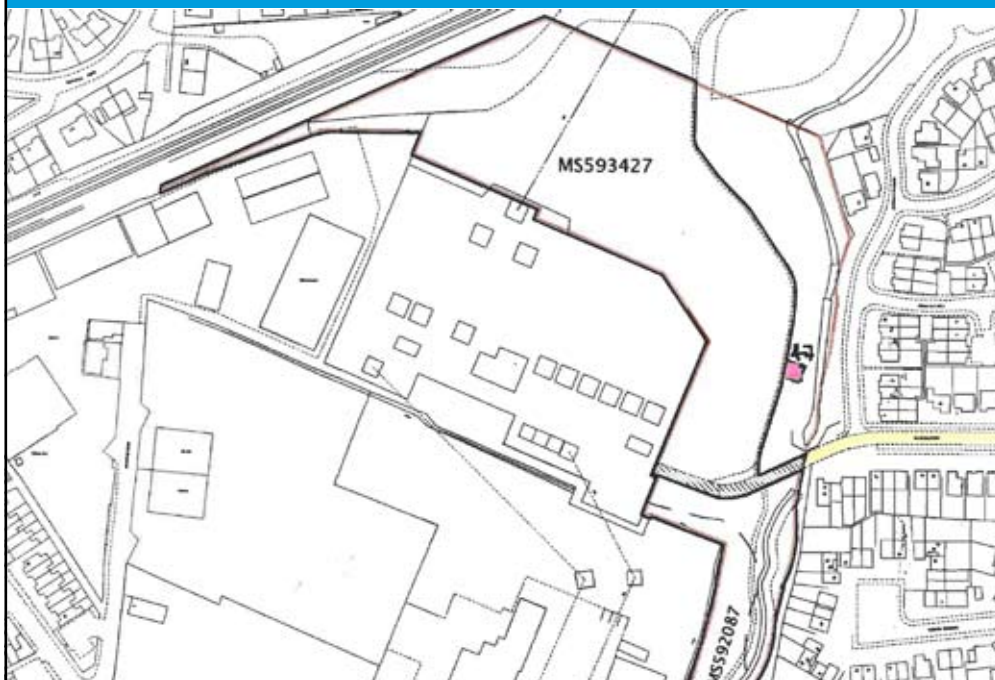
**Guide Price: £200,000 – £250,000**

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

0161 443 4740

Today's start time is 2:00pm

## Lot 124



### Plot 47 Japonica Gardens, St Helens, Merseyside, WA9 4WP

Parcel of freehold land with potential for a variety of different uses subject to the necessary consents

**Directions** Located to the west of Japonica Gardens which forms part of the "New Bold Housing Estate"

**Note** The lot will be offered with no reserve and the picture is for illustration purposes only: all parties are advised to download the legal packs for title information in full.

Please note that there will be no buyers premium paid on this lot

Please note that at exchange or the fall of the gavel all buyers are required to pay a deposit of £1,200 for the vendors legal and selling costs.

**Possession** Vacant

**Viewing** Open site

**Guide Price: No Reserve**



you MUST read the notices to prospective buyers!

Lot 125



## 48 Bank Street, Clayton, Manchester, M11 4BT

Three bedroom terraced house

<b>Directions</b>	Bank Street is located directly off Ashton New Road A662
<b>Accommodation</b>	<i>Ground Floor:</i> Hallway, through lounge / dining room, kitchen <i>First Floor:</i> Three bedrooms, bathroom / WC <i>External:</i> Small courtyard to the front and yard to the rear
<b>Note</b>	The property has central heating and double glazing
<b>Possession</b>	Tenanted - Please see legal pack for further information.
<b>Viewing</b>	External viewing only - the tenant must not be disturbed

Guide Price: £50,000

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

0161 443 4740

Today's start time is 2:00pm



## 28 Wordsworth Street, Burnley, Lancashire, BB12 6QE

Two bedroom terrace house

Directions	Wordsworth Street is located off Gannow Lane, Padiham Road A671
Accommodation	
Ground Floor:	Lounge, dining kitchen
First Floor:	Two bedrooms, bathroom
Exterior:	Small courtyard to the front, rear yard
Possession	Vacant
Viewing	Auction Department 0161 443 4740

Guide Price: £30,000

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# you MUST read the notices to prospective buyers!

Lot 54 EPC:

## Energy Performance Certificate

Non-Domestic Building HM Government

Type & Sinks Ltd  
1 The Causeway  
ALTRINCHAM  
WA14 1DE

Certificate Reference Number:  
0180-0632-3139-2003-3002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

<b>Technical Information</b>	<b>Benchmarks</b>
Main heating fuel: Grid Supplied Electricity Building environment: Heating and Natural Ventilation Total useful floor area (m <sup>2</sup> ): 63 Building complexity (NDS level): 3 Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ): 150.86	Buildings similar to this one could have rating as follows: 27 If newly built 71 If typical of the existing stock

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 8000 123 1234.

Lot 64 EPC:

## Energy Performance Certificate

Non-Domestic Building HM Government

527-529 Hyde Road  
MANCHESTER  
M12 5FL

Certificate Reference Number:  
0200-1957-0352-9550-0014

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

<b>Technical Information</b>	<b>Benchmarks</b>
Main heating fuel: Grid Supplied Electricity Building environment: Heating and Natural Ventilation Total useful floor area (m <sup>2</sup> ): 87 Building complexity (NDS level): 3 Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ): 272.02	Buildings similar to this one could have rating as follows: 41 If newly built 109 If typical of the existing stock

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 8000 123 1234.

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

0161 443 4740

# 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.

# Proxy and Telephone Bidding

Authorisation  
Form

## Method of bidding

(please tick one)

Proxy

Telephone

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

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

(if different)

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

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

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

Home: \_\_\_\_\_

Mobile: \_\_\_\_\_

E-Mail: \_\_\_\_\_

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

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

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: \_\_\_\_\_

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# COMMON AUCTION CONDITIONS

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

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

## Introduction

The common auction conditions have three main sections:

### 1. Glossary

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

### 2. Auction Conduct Conditions

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

### 3. Conditions of Sale

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

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

These conditions are legally binding.

### Important Notice:

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

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

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

### Glossary

In the CONDITIONS wherever it makes sense:

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

### ACTUAL COMPLETION DATE

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

### ADDENDUM

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

### AGREED COMPLETION DATE

Subject to condition G9.3:

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

### APPROVED FINANCIAL INSTITUTION

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

### ARREARS

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

### ARREARS SCHEDULE

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

### AUCTION

The auction advertised in the CATALOGUE.

### AUCTION CONDUCT CONDITIONS

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

### AUCTIONEERS

The auctioneers at the AUCTION.

### BUSINESS DAY

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

### BUYER

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

### CATALOGUE

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

### COMPLETION

Unless otherwise agreed between SELLER and BUYER (or their conveyancers) the occasion when both SELLER and BUYER have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally

received in the SELLER's conveyancer's client account.

### CONDITION

One of the AUCTION CONDUCT CONDITIONS or the SALES CONDITIONS

### CONTRACT

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

### CONTRACT DATE

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

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

### DOCUMENTS

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

### FINANCIAL CHARGE

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

### GENERAL CONDITIONS

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

### INTEREST RATE

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

### LOT

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

### OLD ARREARS

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

### PARTICULARS

The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).

### PRACTITIONER

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

## PRICE

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

## READY TO COMPLETE

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

## SALE CONDITIONS

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

## SALE MEMORANDUM

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

## SELLER

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

## SPECIAL CONDITIONS

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

## TENANCIES

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

## TENANCY SCHEDULE

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

## TRANSFER

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

## TUPE

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

## VAT

Value Added Tax or other tax of a similar nature.

## VAT OPTION

An option to tax.

## WE (AND US AND OUR)

The AUCTIONEERS.

## YOU (AND YOUR)

Someone who has a copy of the CATALOGUE or who attends or bids at the AUCTION, whether or not a BUYER.

## Auction Conduct Conditions

### A1 INTRODUCTION

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

A1.2 The CATALOGUE is issued only on the basis

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

### A.2 OUR ROLE

A2.1 As agents for each SELLER we have authority to:  
(a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;  
(b) offer each LOT for sale;  
(c) sell each LOT;  
(d) receive and hold deposits;  
(e) sign each SALE MEMORANDUM;  
(f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS.

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

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

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

### A3 BIDDING AND RESERVE PRICES

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

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

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

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

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

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

### A4 THE PARTICULARS AND OTHER

## INFORMATION

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

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

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

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

## A5 THE CONTRACT

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

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

A5.3 YOU must, before leaving the AUCTION:  
(a) provide all information WE reasonably need from YOU to enable us to complete the SALE MEMORANDUM including proof of your identity if required by us;  
(b) sign the completed SALE MEMORANDUM; and  
(c) pay the deposit.

A5.4 If YOU do not WE may either  
(a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against YOU for breach of contract; or  
(b) sign the SALE MEMORANDUM on YOUR behalf.

A5.5 The deposit:  
(a) is to be held as agent for the SELLER as stated in the SALE CONDITIONS;  
(b) must be paid in pounds sterling by cheque or by bankers' draft drawn in OUR favour on an APPROVED FINANCIAL INSTITUTION. The Notices to Buyers at the front of the CATALOGUE states whether WE also accept debit or credit cards.

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

A5.7 If the BUYER does not comply with its obligations under the contract then:  
(a) YOU are personally liable to buy the LOT even if you are acting as an agent; and  
(b) YOU must indemnify the SELLER in respect



of any loss the SELLER incurs as a result of the BUYER's default.

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

#### **A6 Extra Auction Conduct Conditions**

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

#### **General Conditions of Sale**

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

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

#### **G1 THE LOT**

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

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

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

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

- (a) matters registered or capable of registration as local land charges;
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
- (c) notices, orders, demands, proposals and requirements of any competent authority;
- (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
- (e) rights, easements, quasi-easements, and wayleaves;
- (f) outgoing and other liabilities;
- (g) any interest which overrides, within the meaning of the Land Registration Act 2002;
- (h) matters that ought to be disclosed by the searches and 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 is in the course of registration, title is to consist of certified copies of:
  - (i) the application for certification of title made to the land registry;
  - (ii) the DOCUMENTS accompanying that

application;  
(iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and  
(iv) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry, and to instruct the land registry to send the completed registration documents to the BUYER.  
(e) the BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.

G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the transfer shall so provide):  
(a) The covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection: these are to be treated as within the actual knowledge of the BUYER; and  
(b) The covenant set out in Section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.

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

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

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

## G5 TRANSFER

G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS  
(a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if condition G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER. and  
(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.

G5.2 If the SELLER remains liable in any respect in relation to the LOT (or a TENANCY) following COMPLETION the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability

G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the

BUYER, or by more than one TRANSFER.

## G6 COMPLETION

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

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

G6.3 Payment is to be made in pounds sterling and only by  
(a) direct transfer to the SELLER'S conveyancer's client account; and  
(b) the release of any deposit held by a stakeholder or agent for the SELLER.

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

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

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

## G7 NOTICE TO COMPLETE

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

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

G7.3 If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:  
(a) terminate the CONTRACT;  
(b) claim the deposit and any interest on it if held by a stakeholder;  
(c) forfeit the deposit and any interest on it;  
(d) resell the LOT; and  
(e) claim damages from the BUYER.

G7.4 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:  
(a) terminate the CONTRACT; and  
(b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.

## G8 IF THE CONTRACT IS BROUGHT TO AN END

If the CONTRACT is lawfully brought to an end:  
(a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to

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

## G9 LANDLORD'S LICENCE

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

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

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

G9.4 The SELLER must:  
(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and  
(b) enter into any authorised guarantee agreement properly required.

G9.5 The BUYER must:  
(a) promptly provide references and other relevant information; and  
(b) comply with the landlord's lawful requirements.

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

## G10 INTEREST AND APPORTIONMENTS

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

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

G10.3 Income and outgoings are to be apportioned at ACTUAL COMPLETION DATE unless:  
(a) the BUYER is liable to pay interest; and  
(b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; in which event income and outgoings are to be apportioned on the date from which interest becomes payable

by the BUYER.

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

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

## G11 ARREARS

### Part 1 Current Rent

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

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

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

### Part 2 BUYER to pay for ARREARS

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

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

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

### Part 3 BUYER not to pay for ARREARS

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

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

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

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

(d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;

(e) not without the consent of the seller release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and

(f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to this CONDITION G11.

G11.9 Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.

## G12 MANAGEMENT

G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.

G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.

G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION, (such as, but not limited to, an application for licence, a rent review, a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY, or a new tenancy or agreement to grant a new tenancy) and:

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

## G13 RENT DEPOSITS

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

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

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

in which the BUYER covenants with the SELLER to:

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

## G14 VAT

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

G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.

## G15 TRANSFER AS A GOING CONCERN

G15.1 Where the SPECIAL CONDITIONS so state: (a) The SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and

(b) this CONDITION G15 applies.

G15.2 The SELLER confirms that the SELLER: (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and

(b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.

G15.3 The BUYER confirms that: (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;

(b) has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;

(c) article 5(2B) of the Value Added Tax (Special Provisions) order 1995 does not apply to it; and

(d) it is not buying the LOT as a nominee for another person.

G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence (a) of the BUYER'S VAT registration; (b) that the BUYER has made a VAT OPTION; and (c) that the VAT OPTION has been notified in writing to HM Revenue & Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, GENERAL CONDITION G14.1 applies at COMPLETION.

G15.5 The BUYER confirms that after COMPLETION the BUYER intends to: (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and

(b) collect the rents payable under the TENANCIES and charge VAT on them.

G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a transfer of a going concern then:

- (a) the SELLER's conveyancer is to notify the BUYER's conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT; and
- (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
- (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.

## **G16 CAPITAL ALLOWANCES**

G16.1 This CONDITION applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.

G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER's claim for capital allowances.

G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.

G16.4 The SELLER and BUYER agree:

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

## **G17 MAINTENANCE AGREEMENTS**

G17.1 The SELLER agrees to use reasonable endeavours to transfer to the BUYER, at the BUYER's cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.

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

## **G18 LANDLORD AND TENANT ACT 1987**

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

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

## **G19 SALE BY PRACTITIONER**

G19.1 This condition applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.

G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.

G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER's obligations. The TRANSFER is to include a declaration excluding that personal liability.

G19.4 The LOT is sold

- (a) in its condition at COMPLETION;
- (b) for such title as the SELLER may have; and
- (d) with no title guarantee; and the BUYER has no right to rescind the contract or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.

G19.5 Where relevant:

- (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the document of appointment and the PRACTITIONER'S acceptance of appointment; and
- (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.

G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.

## **G20 TUPE**

G20.1 If the SPECIAL CONDITIONS state "There are no employees to which TUPE applies" this is a warranty by the SELLER to this effect.

G20.2 If the SPECIAL CONDITIONS do not state "There are no employees to which TUPE applies" the following paragraphs apply:

- (a) The SELLER must notify the BUYER of those employees whose contracts of employment will transfer to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
- (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees.
- (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the contracts of employment between the Transferring Employees and the SELLER will transfer to the BUYER on COMPLETION.
- (d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION.

## **G21 ENVIRONMENTAL**

G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.

G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT

G21.3 The BUYER agrees to indemnify the

SELLER in respect of all liability for or resulting from the environmental condition of the LOT.

## **G22 SERVICE CHARGE**

G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.

G22.2 No apportionment is to be made at COMPLETION in respect of service charges.

G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:

- (a) service charge expenditure attributable to each TENANCY;
- (b) payments on account of service charge received from each tenant;
- (c) any amounts due from a tenant that have not yet been received;
- (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.

G22.4 In respect of each TENANCY, if the service charge account shows that:

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

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

G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:

- (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and
- (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.

## **G23 RENT REVIEWS**

G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or

determined.

G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.

G23.3 Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.

G23.4 The SELLER must promptly:

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

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

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

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

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

## **G24 TENANCY RENEWAL**

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

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

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

G24.4 Following COMPLETION the BUYER must:  
(a) with the co-operation of the SELLER take

immediate steps to substitute itself as a party to any proceedings;

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

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

## **G25 WARRANTIES**

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

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

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

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

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

## **G26 NO ASSIGNMENT**

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

## **G27 REGISTRATION AT THE LAND REGISTRY**

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

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

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

- (a) apply for registration of the transfer;
- (b) provide the SELLER with an official copy and

title plan for the BUYER'S new title; and  
(c) join in any representations the seller may properly make to Land Registry relating to the application.

## **G28 NOTICES AND OTHER COMMUNICATIONS**

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

G28.2 A communication may be relied on if:

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

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

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

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

## **G28 CONTRACTS (Rights of Third Parties) ACT 1999**

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

## Property Services:

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

## Other Services:

0800 195 8900

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