



ROGER
HANNAH
AUCTIONS

'The Commercial Property Auctioneers'

Tuesday 11th December 2012
Registration from 1.00pm
Auction start time 2.00pm

The Point, Lancashire County Cricket Club,
Talbot Road, Old Trafford, Manchester M16 0PX

0161 443 4747

www.rogerhannahauctions.co.uk

65-81 St Petersgate, Stockport, Cheshire, SK1 1DS

Century Buildings, 14 St Marys Parsonage, Mancheser M3 2DF



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AUCTIONS

'The Commercial Property Auctioneers'

SUCCESS STORIES

from our last auction

Victoria Works,
Dukinfield



Freehold factory/
light industrial space

Guide price: £150,000

Sold for £187,000

Bury Old Road,
Prestwich



Tenanted retail
investment property

Guide price: £85,000

Sold for £95,500

Bransford Road,
Openshaw



Three bedroom
semi detached house

Guide price: £35,000

Sold for £60,500

Murray Street,
Burnley



Three bedroom
terraced house

Guide price £10,000+

Sold for £26,000

Grange Park Road,
Blackley



Three bedroom
semi detached house

Guide price: £45,000+

Sold for £58,000

Edith Avenue,
Rusholme



Three bedroom
end terrace house

Guide price £53,000

Sold for £68,250

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auction dates for 2012/13

Auction

Tuesday 11th December 2012

Wednesday 6th February 2013

Tuesday 19th March 2013

Wednesday 1st May 2013

Wednesday 12th June 2013

Closing Date

5th November 2012

9th January 2013

19th February 2013

2nd April 2013

14th May 2013

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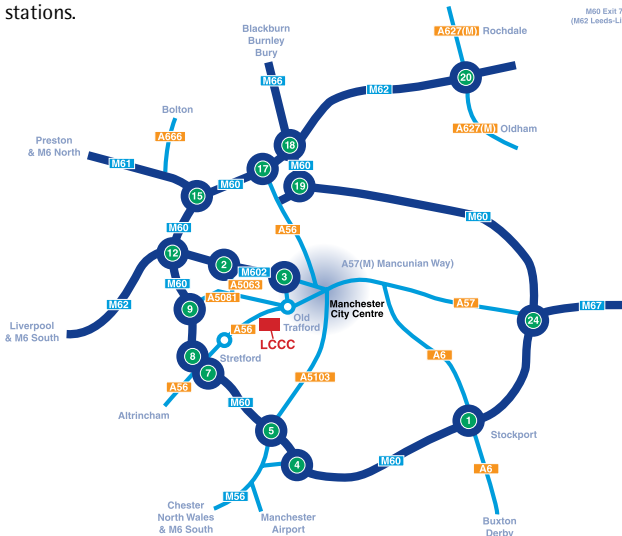
It is very important that you read carefully any Amendment Sheet which is sent with this brochure or given to you at the auction, in case any of the changes apply to the lot you wish to buy.

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.



Rail Services

Inter City and local services operate to both Manchester Piccadilly and Manchester Victoria stations. Each station is linked to the Metrolink Tram Service. Catch the tram service for Altrincham and alight at the Old Trafford stop which is next to the ground.

Bus Services

Several buses services operate between Manchester and Sale/Atrincham, stopping at or near to the Cricket Club

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 Edward Mellor residential section of catalogue. The extra and special conditions, along with addendum, are available for inspection online prior to the start of the sale at the venue. The legal documents on each individual property are also available for inspection on the same basis. These can be downloaded from our website. If you are unsure how to utilise this documentation, we **STRONGLY** recommend you take the advice of a solicitor before attending the sale, as all prospective purchasers will be deemed to have inspected these and made the usual pre-contract enquiries before bidding or signing contracts either pre- or post-auction. In particular we would recommend that enquiries be made of the relevant Local Authority, as the local searches that are given to us may not always contain up-to-date information regarding regeneration strategies and associated compulsory purchase schemes.

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

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

9. If there are any Addendum 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,

telephone number and your solicitor's details. 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.

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 Tuesday 11th December

Sale starts at 2:00pm

1	WIGAN	Former Nightclub, Dorning Street	Former Nightclub Premises
2	MIDDLETON	Middleton Conservative Club	Vacant two Storey club premises
3	WALKDEN	Walkden Methodish Church	Former Methodist Church
4	BOLTON	143 Market Street	Inner Terrace Ground Floor Retail Premises
5	ATHERTON	98 Bolton Road	Semi Detached Two Storey Office Property
6	LONGSIGHT	43 Hemmons Road	Off licence and general store
7	EDGELEY	37 Stopford Street	Hairdressers premises with accommodation
8	DUKINFIELD	Globe Hotel, Globe Square	Former public house
9	FALLOWFIELD	Former Ladybarn Public House	Building plot on site of Former Ladybarn Pub
10	HARPURHEY	Land Adjacent To, 37 Joule Street	Site with permission for five dwellings
11	HEYWOOD	61 Bury Old Road	Vacant shop with accommodation
12	SALFORD	13-17 Grecian Street	Two storey detached office building
13	OLD TRAFFORD	Site At, 476 Stretford Road	Site with permission for redevelopment
14	BACUP	37 Market Street	Vacant commercial premises
15	NEWCASTLE UNDER LYNE	Newcastle Conservative Club	Georgian Grade II Listed Building
16	BOOTLE	228 Knowsley Road	Freehold ground rent
17	BOOTLE	230 Knowsley Road	Freehold ground rent
18	BOOTLE	232 Knowsley Road	Freehold ground rent
19	BOOTLE	234 Knowsley Road	Freehold ground rent
20	BOOTLE	236 Knowsley Road	Freehold ground rent
21	BOOTLE	238 Knowsley Road	Freehold ground rent
22	BOOTLE	240 Knowsley Road	Freehold ground rent
23	SALFORD	Old Bank House	Single storey detached office building
24	MIDDLETON	Milton Street Day Nursey	Large former children's day nursery
25	DENTON	111 Reddish Lane	Former bakery in prime location
26	RADCLIFFE	1-5 Red Bank Road	Single storey retail premises
27	VICTORIA PARK	Former Bowling Green	Former Public House in prime location
28	ST HELENS	17-45 Dalehead Place	2 no. neighbourhood retail parades
29	OLDHAM	Moorlands Works	Two Storey Workshop Et Yard
30	ASHTON-UNDER-LYNE	Site Of Former 7 Stars Pub	Site with permission to build four dwellings
31	LEIGH	Leigh Conservative Club	Substantial Town Centre Building
32	OLD TRAFFORD	Roberts House, 451 Chester Road	Self-contained office building
33	BOLTON	Unit 9 Farnworth Industrial Estate	Modern Single Storey Vacant Industrial Unit
34	NEWALL GREEN	The Lodge, Parkend Road	Single storey former maintenance depot
35	STOCKPORT	55 Wellington Road South	Vacant shop on busy A6
35A	OLDHAM	Unit A 169-171 Huddersfield Road	Ground floor industrial unit
35B	OLDHAM	Unit B 169-171 Huddersfield Road	Single storey industrial workshop premises
35C	GORTON	790 Hyde Road	Mixed use retail property on busy A57
35D	BOLTON	Development Land At Emlyn Street	2 Acre Storage/Industrial Land

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so easy and I would do it
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Thanks to all the team.

Barry Saadian,
Vendor of Victoria Works

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.



www.edwardmellor.co.uk/auction

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Former Nightclub, Dorning Street, Wigan, WN1 1ND Former Nightclub Premises - Redevelopment Opportunity (subject to planning)

Location

The premises directly fronts Dorning Street, adjacent to the Independence Nightclub and facing commercial buildings such as the Coops building and the former courthouse. The property is some 200 yards from Wigan town centre and within walking distance to both bus and railway stations.

Details

The property comprises of a former nightclub premises comprising two buildings and enclosed yard area on a site of approximately 0.13 acres. There is a single storey building fronting Dorning Street and a two storey building to the rear leading onto the yard area. The buildings are considered suitable for redevelopment.

Note

The building benefits from a certificate of lawfulness for use as a nightclub

Tenure

Assumed freehold, refer to legal pack for confirmation

Possession

Vacant

Viewing

External viewing only, building is considered unsafe

Today's start time is 2:00pm

Lot 2



Middleton Conservative Club, Hill Bank Long Street, Middleton, Manchester, M24 6UN

Vacant two storey club premises with car park and bowling green

Location Situated in an elevated position fronting onto Long Street (A664) approximately 200m north of Middleton Town Centre and the junction with Market Place and Assheton Way

Details The property comprises Middleton Conservative Club, which is a two storey traditionally constructed property beneath a mixture of pitched and flat roofs. Externally the site extends to approximately 0.92 acre (0.37 ha). To the front is surfaced car parking area and to the rear is a bowling green at raised level. Internally the property provides lounge, bar and games room with ancillary accommodation on the ground floor. To the first floor there is a function room with kitchen, committee room and three bed managers living accommodation. There is also a basement storage area.

Guide Price: £200,000



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Energy Performance Certificate
Non-Domestic Building

HM Government

Mulliken Conservative Club
Long Road
Mulliken
MANCHESTER
M24 4UN

Certificate Reference Number:
9200-9948-0302-8790-1014

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.comsumer.gov.uk/epc/

Energy Performance Asset Rating

More energy efficient



A 91-100

B 81-90

C 71-80

D 61-70

E 51-60

F 41-50

G Over 150
Less energy efficient

61 This is how energy efficient this building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 894
Building energy use (kWh/m²): 0
Building emission rate (kgCO₂/m²): 118.85

Benchmarks

Buildings similar to this one could have ratings as follows:
29 if newly built
18 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 0300 153 1294.

Accommodation:

Ground Floor: Lounge/Bar Area, Games Room, Ladies & Gents Wc, Storage & Ancillary. Total Net Internal Area: 390.78 sq m (4,206 sq ft)

First Floor: Function Room, Kitchen, Ladies WC, Committee Room, Secretaries Office. Total Net Internal Area: 212.4 sq m (2,286 sq ft)

Managers Living Accommodation

Three Bedrooms, Living Room, Kitchen, Bathroom.

Basement Storage Area 60.6 sq m (652 sq ft)

Externally: Front car parking area, bowling green to rear

Tenure Long Leasehold

Possession Vacant

Viewing Auction Department 0161 443 4747

Today's start time is 2:00pm

Lot 3



Walkden Methodish Church, Memorial Road, Walkden, M28 3AG

Former Methodist Church

Location	The property is situated fronting onto Memorial Road (A575) at its junction with Rushton Street in Walkden.
Details	Large single storey traditional church building with a mixture of single and two storey sections. Together with tarmacadam car parking area for approximately 7 vehicles. The church occupies a regular shaped site measuring approximately 0.21 acres being suitable for residential development, subject to planning. Total GIA: 6.086 sq ft (565.40 sq m) Site Area: 0.08 hectares (0.21 acres)
Tenure	Believed to be Freehold but requires confirmation
Possession	Vacant
Viewing	Auction Department 0161 443 4747

Guide Price: £175,000



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143 Market Street, Farnworth, Bolton, BL4 8EX

Inner Terrace Ground Floor Retail Premises with First & Second Floor Ancillary Accommodation. Considered Suitable for Conversion (Subject to Consent)

Location	Situated in the centre of Farnworth, opposite The Precinct with adjoining occupiers including Barclays Bank and Asda Supermarket.
Details	Traditionally constructed inner terrace retail premises comprising ground floor shop with first and second floor ancillary accommodation which may be considered suitable for conversion, subject to the necessary consents being obtained. Rateable Value - £11,000. Ground Floor - Sales, Storage & WC First Floor - Storage & Ancillary Second Floor - Storage & Ancillary
Tenure	Believed to be Freehold, please refer to legal pack
Possession	Vacant
Viewing	Auction Department 0161 443 4747

Today's start time is 2:00pm

Lot 5



98 Bolton Road, Atherton, M46 9LD

Semi Detached Two Storey Office Property with Attached Single Storey Workshop/Garages

Location	Situated fronting Bolton Road (A579) midway between Atherton town centre and Atherton rail station.
Details	Semi detached traditionally constructed two storey office property with attached single storey workshop/garage. Considered suitable for a variety of commercial uses (subject to consent).
Tenure	Believed to be Freehold
Possession	Vacant
Viewing	Auction Department 0161 443 4747

Guide Price: £50,000+



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43 Hemmons Road, Longsight, Manchester, M12 5TW
Off licence and general store investment property with attached dwelling

Location	The property is located in a densely populated residential location in the "Hemmons Road Area" close to both Longsight and Levenshulme
Description	Detached residential accommodation with attached shop which we are advised has permission for a first floor extension over the shop to create residential accommodation
Note	Reference: Planning reference: 41265. Planning, PO Box 532, Manchester, M60 2LA email: planning@manchester.gov.uk Tel: 0161 234 4516 Fax: 0161 234 4508
Tenancies	Shop: One year from 23/5/06 at £7,800 per annum, rolling over Accommodation: 6 Month AST from 22/4/06, £70.00 per week, rolling over
Tenure	Freehold
Possession	Tenanted
Viewing	Auction Department 0161 443 4747



37 Stopford Street, Edgeley, Stockport, Cheshire, SK3 9HE
Hairdressers premises with accommodation over and attached.

Location

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 in a residential location

Description

Ground Floor: Salon, lounge, dining kitchen

First floor: Three bedrooms, bathroom

Externally: Enclosed rear yard with off road parking, outhouse/WC

Basement: two large converted cellars

Guide Price: £85,000

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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. The property has double glazing and central heating and is in great order throughout

Tenure Long leasehold

Possession Vacant

Viewing Auction Department 0161 443 4747

Today's start time is 2:00pm

Lot 8



Globe Hotel Globe Square, Dukinfield, Cheshire, SK16 4RF

Former public house with hotel accommodation and separate owners accommodation

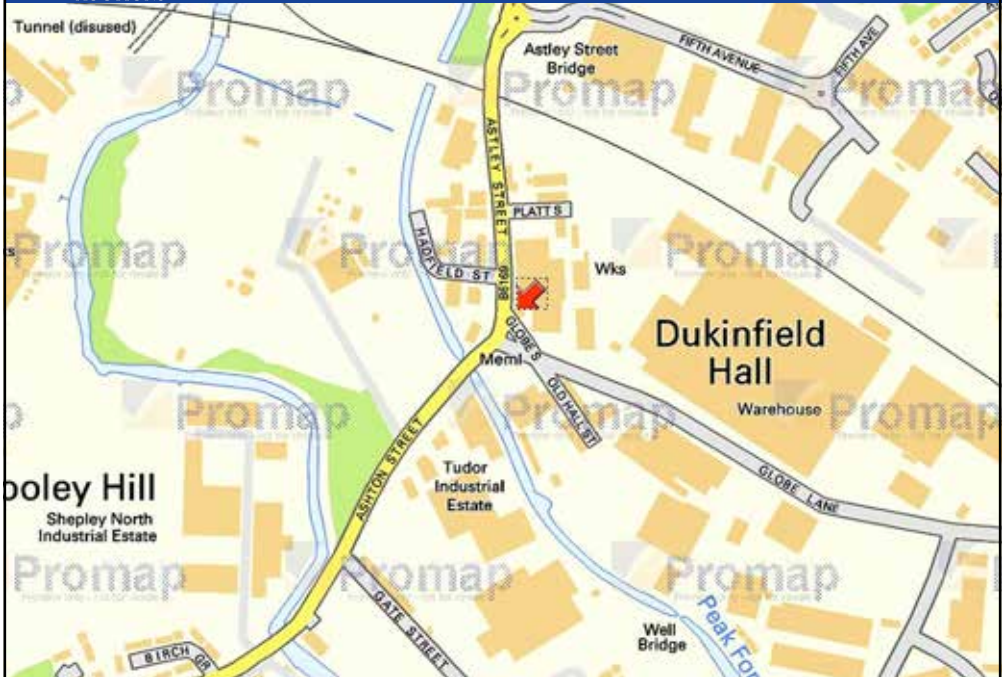
Location	At junction of Astley Street/Ashton Street on Globe Square by the memorial
Details	<p>Ground Floor</p> <p>Open bar area, bar, large catering kitchen, WC's access to side and rear yard areas and cellar</p> <p>First Floor</p> <p>Living room, kitchen, two double bedrooms with en-suite facilities, two bedrooms used as store rooms</p> <p>Second Floor</p> <p>Double bedroom, two twin rooms and two single rooms with en-suite</p>

Guide Price: £100,000 - £120,000



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Attached living quarters

Accommodation over first and second floors, first floor having living room, kitchen and bathroom, second floor offers two double and one single bedrooms and WC

Externally

Parking under first floor with attached store room

Note

VAT, if applicable, will be payable in addition to the purchase price and buyers are advised to consult with their solicitor or HMRC direct

Tenure

Freehold

Viewing

Auction Department 0161 443 4747

Today's start time is 2:00pm

Lot 9



**Former Ladybarn Public House, 91 Mauldeth Road,
Ladybarn, Fallowfield, Manchester, M14 6SQ**
**Building plot on site of Former Ladybarn Public House with 12
proposed properties**

Location	The site is on the corner of Ladybarn Road and Mauldeth Road in the Fallowfield/Withington student investment market
Description	Planning permission is pending for the erection of 12 x 3 storey town houses (C3) with undercroft car parking and decked garden areas above.
Note	Application reference 096584/FO/2011/S1 The vendors advise that the section 106 is due to be approved however due to the nature of this location all parties are advised to consult with the local planning department directly: Planning PO Box 532, Manchester, M60 2LA, email: planning@manchester.gov.uk Tel: 0161 234 4516 Fax: 0161 234 4508

Guide Price: £350,000 - £400,000



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Lot 9



Tenure	To be confirmed, assumed freehold
Possession	Vacant
Viewing	Open site



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Guide Price: £350,000 - £400,000

email: auction@rogerhannahauctions.co.uk

0161 443 4747



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

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

Site with permission for five dwellings

Location	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
Details	The site has full planning permission for the erection of 5 no. Four bedroom dwellings as two pairs of semi-detached and one detached.
Notes	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 planning@manchester.gov.uk telephone 0161 234 4516 fax 0161 234 4508
Viewing	Open site

Guide Price: £70,000

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61 Bury Old Road, Heywood, Lancashire, OL10 3JD Vacant shop with four bedroom accommodation

Location	The property is located in a primarily residential location
Details	Ground Floor: Shop counter and sales area to front, access into accommodation comprising kitchen and lounge First Floor: Four double bedrooms and four-piece bathroom Externally: Path and garden to front, enclosed side patio garden, carport/covered rear yard with storage
Note	The property has double glazing and central heating. Fixtures and fittings are available under separate negotiation
Possession	Vacant
Viewing	Auction Department 0161 443 4747

Today's start time is 2:00pm

Lot 12



13-17 Grecian Street, Salford, M7 1JF

Two storey detached office building

Location The property is situated on Grecian Street in a residential area with a small industrial site to the rear and located off Camp Street (B6186) close to Albert Park

Description The property is a detached, two storey office building with brick elevations and a flat roof. Parking is available to the front of the property.

Internally the ground floor comprises of four office suites, served by communal facilities including male and female toilets, a kitchen and a store room. The first floor comprises a further three/four offices, again served by male and female toilets, a kitchen and a store room.

Guide Price: £95,000



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The building is situated on a site extending to approximately 0.125 hectares (0.31 acres). Refer to auctioneers for full measurements.

Note

For planning we recommend that all parties make their own enquiries of Salford Borough Council

Tenure

Freehold

Possession

Vacant

Viewing

Auction Department 0161 443 4747



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

Site with permission for redevelopment as mixed use retail (A1) and eight flats

Location	The location is predominantly residential and could suit a major multiple such as Tesco, Sainsbury's or The Co-operative due to the densely populated residential location: nearby a new housing development is currently under construction and there is a children's day care centre opposite the plot
Details	Open site (not measured)
Note	Full Planning Application H/58600. Demolition of existing building and erection of a three/four storey building to provide 4 retail units (Class A1) on the ground floor and 8 residential flats on the floors above, associated parking, servicing area, refuse storage and landscaping.
Tenure	TBC
Possession	Vacant
Viewing	Open site

Guide Price: £350,000 £400,000



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0161 443 4290



37 Market Street, Bacup, Lancashire, OL13 0AJ
Vacant commercial premises with planning consent

Location	The property is located in a parade of shops on the main road into Bacup centre (A681)
Details	We have not inspected the property due to fire damage. Planning permission was granted on 19th November 2008 for the subdivision of the ground floor into two separate retail units with three self-contained apartments over ref: 2008/0633. Interested parties are advised to consult with the local planning department directly at Rossendale Borough Council planning@rossendalebc.gov.uk Telephone: 01706 252580 or write to Development Control, One Stop Shop, Town Centre Offices, Lord St, Rawtenstall, Rossendale, BB4 7LZ
Tenure	To be confirmed
Possession	Vacant
Viewing	Auction Department 0161 443 4747

Guide Price: £55,000 - £65,000

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Newcastle Conservative Club, Carlton House, 48-50 Merial Street, Newcastle Under Lyme, Staffordshire, ST5 2AW
Georgian Grade II Listed Building

Location Situated fronting Merial Street within Newcastle Under Lyme town centre.

Details Grade II listed building originally constructed approximately 1769 of traditional construction with rendered elevations beneath a pitched roof. The property is currently trading as Newcastle Under Lyme Conservative Club. Ground Floor - Bar/Lounge, Games Room, Kitchen & Private Offices. First Floor - Ball Room/Function Room, Committee Room & Ancillary. Three bed residential living accommodation over first floor and second floor. Basement - Beer Cellar

Planning We recommend all interested parties make their own enquiries to the relevant authority in order to establish that their proposed use is authorised.

Tenure Freehold

Possession Vacant

Viewing Auction Department 0161 443 4747



Freehold Ground Rents At, 228-240 Inc' Knowsley Road, Bootle, Merseyside, L20 5DG

Location	Located on Knowsley Road (A566) close to Hornby Road
Details	The grounds rents are forming the whole of a detached Victoria parade on a busy main road. The leases were granted for a term of 999 years from 25 March 1897 at £0.72 per annum Lot 16: 228 Knowsley Road Lot 17: 230 Knowsley Road Lot 18: 232 Knowsley Road Lot 19: 234 Knowsley Road Lot 20: 236 Knowsley Road Lot 21: 238 Knowsley Road Lot 22: 240 Knowsley Road
Note	Refer to legal pack for buyers information regarding deposits and fee liabilities
Possession	Vacant
Viewing	Auction Department 0161 443 4747

Guide Price: £150+ per lot

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Old Bank House, 84 Broad Street, Salford, M6 7DR

Single storey detached office building with storage

Location	The property is located overlooking Broad Street (A576) and is accessed off Ford Lane off Broughton Road near St Thomas Church in an industrial area
Details	The property is an irregular shaped former bank premises with single storey accommodation plus a basement boiler house. Externally there is forecourt parking and a small enclosed rear yard. The premises are alarmed and have a working CCTV system
Note	Rateable value: £ 14,250 Notes change of use all parties are advised to consult directly with we recommend that all parties make their own enquiries to Salford Borough Council.
Tenure	Freehold
Possession	Vacant
Viewing	Auction Department 0161 443 4747

Today's start time is 2:00pm

Lot 24



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

Large former children's day nursery set in a large site (0.43 acres)

Location Milton Street is located off Durnford Street off Long Street (A664) close to Town Centre in a predomantly residential location

Accommodation All ground floor: 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.

Externally: Sheds, attached store room and small basement. To the rear there is a large enclosed playing field.

Guide Price: £200,000 - £230,000



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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

Tenure

Freehold

Possession

Vacant

Viewing

Auction Department 0161 443 4747



111 Reddish Lane, On The Gorton Border With Denton, Manchester, M34 2NF

Former bakery in prime location used as sandwich shop

Location The property is located on Reddish Lane (B6167) which is close to Laburnum Road and opposite our Edward Mellor Gorton office

Details The property is deceptive in size offering 101.70 sq m (1,094 sq ft) of space:

Shop front: Retail Zone A 27.00 sq m

Rear of Shop: Retail Zone B 26.00 sq m

Prep room: Ground Internal Storage 33.40 sq m

Bakery room: Ground Internal Storage 11.50 sq m

Rear storage: Ground Internal Storage 3.80 sq m

WC: Staff Toilets

Externally: Side yard

Guide Price: £55,000 - £65,000

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Energy Performance Certificate
Non-Domestic Building

 HM Government

111, Henthall Lane
Denton
MANCHESTER
M14 2JF

Certificate Reference Number:
0930-0432-4569-0091-0002

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/epc02.

Energy Performance Asset Rating

More energy efficient



A 9-38

B 39-50

C 51-71

D 72-100

E 101-125

F 126-150

G Over 150

Less energy efficient

155

This is how energy efficient this building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 100
Building complexity (NOG levels): 3
Building emissions rate (kgCO₂/m²): 544.52

Benchmarks

Buildings similar to this one could have ratings as follows:
36 if newly built
13 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 0300 133 1234.

Total area: 101.70 sq m (1,094 sq ft)

Rateable value: £ 5,300

Tenure Refer to legal pack

Possession Vacant

Viewing Auction Department 0161 443 4747

Today's start time is 2:00pm

Lot 26



1-5 Red Bank Road, Radcliffe, Manchester, M26 4PW

Single storey retail premises

Location	The property is located off the main road and the area is predominantly residential housing
Details	Single storey lock-up unit with two sales areas, kitchen, WC and store room.
Note	The property has double glazing and central heating. The building may suit alternative uses subject to permission interested parties are advised to consult with the local planning department at Bury MBC, Town Hall, Knowsley Street, Bury, BL9 0SW tel: 0161 253 5000
Tenure	Leasehold
Possession	Vacant
Viewing	Auction Department 0161 443 4747

Guide Price: £40,000 - £45,000



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Former Bowling Green, 3 Grafton Street, Victoria Park, Manchester, M13 9NZ

Former Public House in prime location next to Manchester Royal Infirmary

Location	The site is located adjacent to Manchester Royal Infirmary A & E department entrance near to the junction with Uppeer Brook Street (A34)
Note	Formerly the Bowling Green Public House, this site is in a prime location and may be suitable for redevelopment for alternative uses subject to the necessary consents. By virtue of the location it may be suited to mixed use development however all parties are advised to consult with the local planning department directly: Planning, PO Box 532, Manchester, M60 2LA, email: planning@manchester.gov.uk , Tel: 0161 234 4516 Fax: 0161 234 4508
Tenure	To be confirmed
Possession	Vacant
Viewing	Auction Department 0161 443 4747

Today's start time is 2:00pm

Lot 28



17-45 Dalehead Place WA11 7BA and 36-44 Longridge Avenue, St Helens, WA11 9BW

2 no. neighbourhood retail parades with living accommodation above (Longridge) and gymnasium (Dalehead Place) producing a current rental income of £34,949.52 per annum.

Location	Both situated in mainly residential areas, either side of the East Lancashire Road (A580) in the suburban areas of St Helens.
Description	Dalehead Place providing 7no. Ground floor retail units (5 of which are occupied) with gymnasium above to the two upper floors. The upper floors were previously residential living accommodation. Longridge Avenue provides 3no. Ground floor retail units with 2no. First floor flats.
Tenure	Dalehead Place is held Long Leasehold for a term of 125 years from July 1999 at a peppercorn rental.

Guide Price: £250,000



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Longridge Avenue is held Long Leasehold for a term of 125 years from September 1999 at a peppercorn rental.

Tenancies

Please refer to Auctioneers for full breakdown of tenancies and tenancy schedule

Possession

Tenanted

Viewing

Auction Department 0161 443 4747



Moorlands Works, Shaw, Oldham, OL2 8EN

Two Storey Workshop & Yard / Potential Redevelopment Site

Location	The property is situated within a predominantly residential area and access is approached via private land, owned by the Oak Cross Community Association.
Details	Two storey workshop with good sized unsurfaced yard. Total site area extending to approximately 0.2 acres. The site is considered suitable for redevelopment or alternative uses subject to planning consents being obtained.
Tenure	The property is held Long Leasehold for a term of 150 years from 2008, the current ground rent being £4,000 per annum.
Possession	Vacant
Viewing	Auction Department 0161 443 4747

Guide Price: £60,000 - £65,000

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Site Of Former 7 Stars Pub, 25 Hillgate Street, Ashton-under-lyne, Lancashire, OL6 9JA

Site with permission to build four residential dwellings in popular location

Location

The site is located on the corner of Hillgate Street at the junction with Holden Street approximately 0.23 miles from Ashton-Under-Lyne Railway Station

Note

Planning permission has been approved for the demolition of former public house and erection of 4 No. Houses planning reference 12/00750/FUL

The site opposite the newly constructed Ashton Central Mosque and such demand should be high for residential properties

All parties are advised to consult with the local planning department directly: Planning and Building Control Tameside MBC, Council Offices, Wellington Road, Ashton under Lyne, OL6 6DL, tel 0161 342 4460

Tenure

Freehold

Possession

Vacant

Viewing

Open site

Today's start time is 2:00pm

Lot 31



Leigh Conservative Club, Railway Road, Leigh, WN7 4AX Substantial Town Centre Building 9,325 sq ft

Location Prominently situated fronting Railway Road in Leigh town centre adjacent to the town hall.

Description Three storey traditionally constructed building, currently occupied as Leigh Conservative Club, considered suitable for a variety of uses subject to consent being obtained. The ground floor is utilised as club premises, whilst the first floor is being used as snooker club/nightclub. The second floor has been unused for a number of years.

Ground Floor - 5,325 sq ft (495 sq m)

First Floor - 4,400 sq ft (409 sq m)

Second Floor - Not Measured

Guide Price: £250,000 - £300,000



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Energy Performance Certificate
Non-Domestic Building



Lough Conservative Club
Railway Road
LEIGH
WN7 4AX

Certificate Reference Number:
0458-2525-8630-0300-2003

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.

Energy Performance Asset Rating

More energy efficient



Not an EPC, see below



98 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1333
Building complexity (BCS levels): 3
Building emission rate (kgCO₂/m²): 205.48

Benchmarks

Buildings similar to this one could have ratings as follows:
117 if newly built
100 if typical of the existing stock

Tenure	Freehold
Possession	Vacant
Viewing	Auction Department 0161 443 4747

Today's start time is 2:00pm

Lot 32



Roberts House, 451 Chester Road, Old Trafford, Manchester, M16 9HA

Self-contained office building providing accommodation over ground, first and second floors with additional basement storage. 1956 sq ft (182 sq m).

Location	Roberts House is located on Chester Road (A5014) to the south of the city centre close to Old Trafford Cricket and Football clubs. There are excellent transport links including motorways, bus and rail links close by
Description	The accommodation offers a ground floor reception and waiting room, kitchen and WC on the ground floor, the first floor offers three training room/offices and a bathroom, the second floor has two offices/training rooms and a WC and shower facility. The basement offers head height cellar storage. The accommodation is in good order throughout and has gas fired central heating, partial comfort cooling and power and data points throughout.

Guide Price: £125,000



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Energy Performance Certificate
Non-Domestic Building

 HM Government

h2 - Training (RM) Ltd
451 Chester Road
MANCHESTER
M15 6JA

Certificate Reference Number:
0427-3083-0129-0400-0071

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.companies.gov.uk/epc/

Energy Performance Asses Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

106 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 283
Building complexity (NCR level): 0
Building emission rate (kgCO₂/m²): 43.04

Benchmarks

Buildings similar to this one could have ratings as follows:
32 if newly built
35 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 0300 123 1234.

Externally: Garden fronted, 8 secure car parking spaces to rear, gated rear yard area

Note

There may be potential for change of use or full or partial conversion of the building for residential purposes subject to the necessary consents and permission. Please note that VAT is payable on the purchase price.

451 has a fully monitored alarm system together with industrial fire alarms in each room and emergency lighting. The property also has Broadband.

Tenure

Long Leasehold

Possession

Vacant

Viewing

Auction Department 0161 443 4747

Today's start time is 2:00pm

Lot 33



Unit 9 Farnworth Industrial Estate, Emlyn Street, Farnworth, Bolton, BL4 7EB

Modern Single Storey Vacant Industrial Unit, with Shared Car Parking/YardArea

Location Situated at the head of Emlyn Street which branches from Egerton Street (A575) in Farnworth. The property is located in an established industrial area. Junction 2 of the M60 motorway is approximately 1 ½ miles to the south (via A666) and Bolton town centre is approximately 2 miles to the North.

Description Single storey end terraced modern self contained industrial unit of steel portal frame construction with concertina loading door to the front elevation.

Accommodation:

4,400 sq ft (409 sq m)

External:

There is a shared yard area for parking and servicing.

Guide Price: £100,000



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Energy Performance Certificate
Non-Domestic Building



Unit 9 Farnworth Industrial Estate
Enfyn Street
Farnworth
B36 7DR
BL4 7AQ

Certificate Reference Number:
9990-5906-0362-2450-1044

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/epc.

Energy Performance Assesment Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

129 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 395
Building complexity (MCR levels): 3
Building emission rate (kgCO₂/m²): 88.79

Benchmarks

Buildings similar to this one could have ratings as follows:
21 if newly built
56 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 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007/961 as amended.
Assessment Software: G-LOBE Standard v17.0 using calculation engine: GLOBE v4.1.0.0
Property Reference: 54800100000
Assessor Name: Paul Ashworth
Assessor Number: 0790000594
Accreditation Scheme: Green Accreditation
Employer/Trading Name: Paul Ashworth
Employer/Trading Address: 1 South Cross, Withworth, Lanes, OL12 8AR
Issue Date: 14 Nov 2012
Valid Until: 13 Nov 2022 (unless superseded by a later certificate)
Related Party Disclosure: Not related to the owner.
Recommendations for improving the property are contained in Report Reference Number: 9924.4095.0180.0055

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.communities.gov.uk/epc, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.

- Note** VAT is applicable in addition to the sale price.
- Tenure** The title is a mixture of freehold and long leasehold for a minimum of 999 years from 1st January 2010 at a ground rent of £10 per annum.
- Possession** Vacant
- Viewing** Auction Department 0161 443 4747

Today's start time is 2:00pm

Lot 34



The Lodge, Parkend Road, Newall Green, Manchester, M23 2GW

Single storey former maintenance depot and premises

Location	The property is located on the fringe of Rogers Park close to the junction of Firbank Road in a predominantly residential location in the Newall Green area close to Wythenshawe Hospital and Baguley
Details	We have been unable to access the property internally but from the VOA website the measurements can be seen by following the link: http://www.2010.voa.gov.uk/rli/en/basic/find/valuation/2010/11764854000/8252435000
Tenure	To be confirmed in legal pack
Possession	Vacant
Viewing	Auction Department 0161 443 4747

Guide Price: £30,000 - £40,000



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55 Wellington Road South, Stockport, Cheshire, SK1 3RU
Vacant shop on busy A6 with flat over and cellar

Location	On Wellington Road South (A6) close to McDonalds and the train station
Details	Ground Floor: Hallway, zones A & B retail space, rear store rooms, kitchen area, staff WC First Floor: Two rooms, bathroom Basement: Cellar Externally: small yard and rear access The property may be suitable for residential conversion of the upper parts subject to the necessary consents
Tenure	Refer to legal pack
Possession	Vacant
Viewing	Auction Department 0161 443 4747

Today's start time is 2:00pm

Lot 35A



Unit A 169-171 Huddersfield Road, Oldham, OL1 3PA

Ground floor industrial unit with yard/car parking area

Location	Situated fronting Daniel Street which branches from Huddersfield Road (A62) close to its junction with Ripponden Road (A672). Oldham town centre is situated approximately 1 mile to the west.
Description	Ground floor industrial unit fitted with 2 no. Roller shutter loading doors. Externally there is a yard/parking area considered suitable for 20 cars.
	Refer to auctioneers for measurements
Note	VAT will be payable in addition to the purchase price
Tenure	Believed to be freehold
Possession	Vacant
Viewing	Auction Department 0161 443 4747

Guide Price: £100,000



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Unit B 169-171 Huddersfield Road, Oldham, OL1 3PA
Single storey industrial workshop premises (former ATS) with yard/car parking area

Location Situated fronting Daniel Street which branches from Huddersfield Road (A62) close to its junction with Ripponden Road (A672). Oldham town centre is situated approximately 1 mile to the west.

Description Single storey industrial unit fitted with 2 no. Roller shutter loading doors. Externally there is a yard/parking area considered suitable for 20 cars.

Refer to auctioneers for measurements

Note VAT will be payable in addition to the purchase price

Tenure Believed to be freehold

Possession Vacant

Viewing Auction Department 0161 443 4747

Today's start time is 2:00pm

Lot 35C



790 Hyde Road, Gorton, Manchester, M18 7JD
Mixed use retail property on busy A57

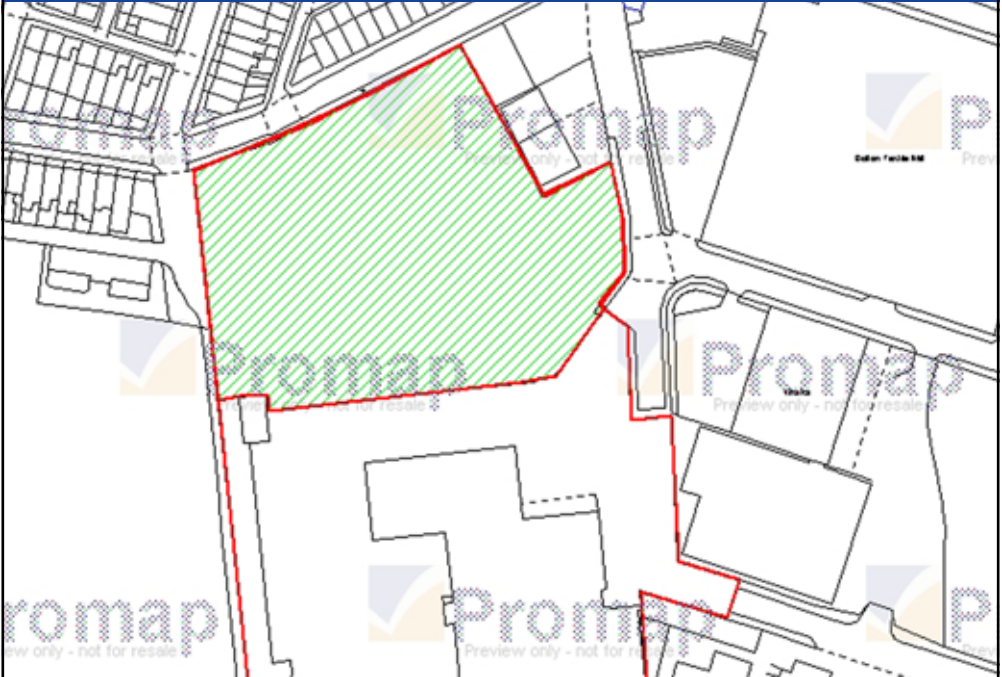
Location	Hyde Road (A57) in row of mixed use properties
Details	Ground Floor: Sales area, store room, kitchen First Floor: One bedroom, bathroom, lounge
Note	Double-glazed, centrally heated
Tenancy	We have been unable to verify the lease details: refer to legal pack
Possession	To be confirmed
Viewing	Auction Department 0161 443 4747

Guide Price: £45,000



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Development Land At, Emlyn Street, Farnworth, Bolton, BL4 7EB

2 Acre Storage/Industrial Land with Outline Planning Consent for Residential Development

Location	Situated at the head of Emlyn Street which branches from Egerton Street (A575) which links directly to St Peters Way (A666). Bolton town centre is situated approximately 2 miles to the north.
Details	2 acre site bounded by Campbell Street to the north and Emlyn Street to the east. The site is considered suitable for industrial and storage uses and benefits from outline planning consent for residential development.
Note	We are informed that a ground investigation report will be made available pre auction, VAT is applicable to this lot.
Tenure	Believed to be freehold
Possession	Vacant
Viewing	Auction Department 0161 443 4747

Terms and Conditions

for proxy, telephone and internet 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. Please include two forms of ID (one with photo).

2. The prospective purchaser appoints the auctioneer as agent and authorises the auctioneer to bid for the relevant lot on behalf of the purchaser in such manner as the auctioneer thinks fit in his absolute discretion, and authorises the auctioneer or any partner or employee of Edward Mellor Auctions to sign the Memorandum of Sale on his behalf.
3. The prospective purchaser is considered to have inspected the auction catalogue including the Notices to Buyers, General Conditions of Sale, and Sales Particulars for each lot, and to be aware of any Special Conditions or Amendments which have been made to the details for each lot, and agrees that the signing of the Memorandum of Sale indicates acceptance of the information so provided.

4. Prospective purchasers should enclose with their authorisation form(s) a valid cheque or bank draft drawn on a United Kingdom branch of their bank, representing 10% of their maximum bid (minimum £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/internet 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/internet 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, Telephone & Internet Bidding

Authorisation
Form

for more information on internet bidding through i-bidder.com see overleaf

Method of bidding: Proxy Telephone Internet
(please tick one)

Name: _____

Buyers Name: _____

(if different)

Address: _____

Postcode _____

Telephone/
Internet:

Work: _____

Home: _____

Mobile: _____

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.

*E-Mail: _____

Date of Auction: _____ Lot Number: _____

*Essential for internet bidding

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) and my two forms of ID (one with photo).

Both cheques should be made payable to Edward Mellor Ltd.

Solicitors

Name & Address: _____

Telephone No: _____ Person acting for you: _____

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

Signed: _____ Date: _____

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