



ROGER
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'The Commercial Property Auctioneers'

Wednesday 6th February 2013
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

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

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



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SUCCESS STORIES

from our last auction

The Lodge,
Wythenshawe



Unusual commercial
storage facility

Guide price: £30,000

Sold for £37,000

Former Ladybarn Pub,
Fallowfield



Site with permission for
12 residential units

Guide price: £325,000

Sold for £370,000

Former Bowling Green
Pub, Victoria Park



Dilapidated public
house

Guide price: £325,000

Sold for £325,000

Hyde Road,
Gorton



Substantial semi
detached property

Guide price £145,000

Sold for £162,000

42-44 Lansdowne Road,
Crumpsall



Pair of Victorian
terrace properties

Guide price: £150,000

Sold for £164,000

Middleton Conservative
Club, Middleton



Vacant two storey
premises

Guide price £200,000

Sold post auction

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auction dates for 2013

Auction

Wednesday 6th February 2013

Tuesday 19th March 2013

Wednesday 1st May 2013

Wednesday 12th June 2013

Tuesday 23rd July 2013

Closing Date

9th January 2013

19th February 2013

2nd April 2013

14th May 2013

25th June 2013

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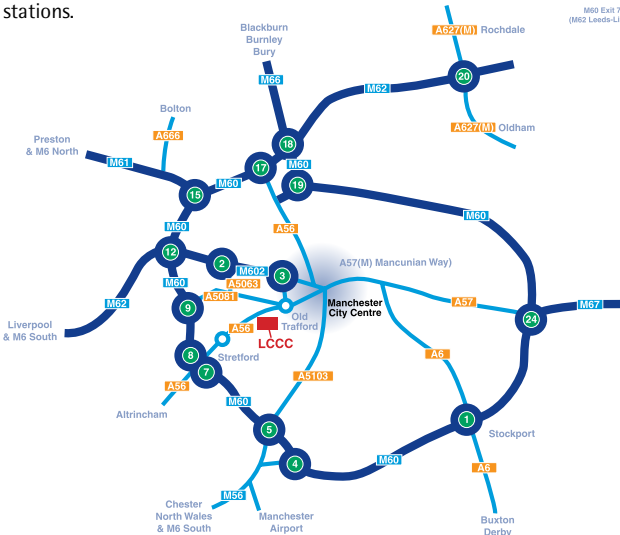
It is very important that you read carefully any Amendment Sheet which is sent with this brochure or given to you at the auction, in case any of the changes apply to the lot you wish to buy.

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/Altrincham, 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 Wednesday 6th February

Sale starts at 2:00pm

1	GORTON	790 Hyde Road	Mixed use retail property on busy A57
2	ST HELENS	17-45 Dalehead Place	2 no. neighbourhood retail parades
3	MARPLE	32 Upper Hibbert Lane	Substantial Office Premises
4	ATHERTON	98 Bolton Road	Semi Detached Two Storey Office Property
5	STOCKPORT	35 Little Underbank	Tenanted shop with self contained rooms over
6	OPENSHAW	1554 Ashton Old Road	Vacant Industrial/retail/workshop building
7	ROSSENDALE	2 Oakley Road	Detached office building
8	HEYWOOD	61 Bury Old Road	Vacant shop with four bedroom accommodation
9	WIGAN	55 Wigan Lane	Vacant Two Storey Retail/Commercial Property
10	ACCRINGTON	Nags Head, 78 Blackburn Road	Public House Investment
11	OLD TRAFFORD	559 Chester Road	Vacant single storey unit
12	SALE	Unit 1 Oriel Court	Three storey office building with parking
13	RADCLIFFE	1-5 Red Bank Road	Single storey retail premises
14	HAYFIELD	Bank Vale Mill	Planning permission for 9 flats
15	STRET福德	9, 9a & 9b Edge Lane	Shop with two self contained flats over
16	MOSTON	Development Site, Amos Street	Regular shaped site extending to 0.66 acres
17	OLDHAM	Moorlands Works	Two Storey Workshop & Yard
18	NEWCASTLE UNDER LYME	Newcastle Conservative Club	Georgian Grade II Listed Building
19	SALFORD	44 Kansas Avenue	Commercial/industrial workshop/storage unit
20	BLACKLEY	200 Blackley New Road	Vacant parcel of land with planning consent
21	PETERLEE	Royal Arms, 102 Yoden Road	Freehold Public House in residential location
22	WALKDEN	Walkden Methodish Church	Former Methodist Church
23	LEIGH	Leigh Conservative Club	Substantial Town Centre Building 9,325 sq ft
24	PRESTON	157-159 Flyde Road	Student Accommodation Development Site
25	LEIGH	24 Market Street	Retail Investment Property
26	WITHDRAWN		
27	SWINTON	694 Bolton Road	Vacant shop with flat above
28	WHALLEY RANGE	Royston Court	Land with permission to build 34 apartments
28a	STOCKPORT	2-4 Oat Street	Development site in a quiet cul-de-sac

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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.



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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
EPC Rating	G
Possession	Tenanted unless otherwise noted
Viewing	Auction Department 0161 443 4747

Today's start time is 2:00pm

Lot 2



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.

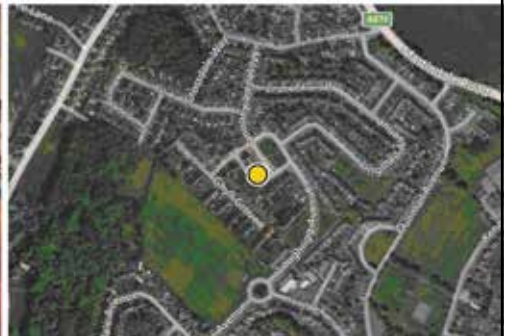
Location	Both situated in mainly residential areas, either side of the East Lancashire Road (A580) in the suburban areas of St Helens.
Description	Dalehead Place providing 7no. Ground floor retail units (5 of which are occupied) with gymnasium above to the two upper floors. The upper floors were previously 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
EPC Rating	EPC on order
Possession	Tenanted
Viewing	Auction Department 0161 443 4747

Today's start time is 2:00pm

Lot 3



32 Upper Hibbert Lane, Marple, Stockport, SK6 7HF Substantial Office Premises (Considered Suitable for Residential Conversion Subject to Consents)

Location	Situated fronting onto Upper Hibbert Lane in the Hawk Green area of Marple.
Description	<p>Substantial two storey double fronted property of stone elevations beneath a pitched roof. Externally the property benefits from car parking to the side. The property is considered suitable for a variety of uses included commercial and residential redevelopment subject to the necessary consents being obtained.</p> <p>The property has the following Net Internal Areas:</p> <ul style="list-style-type: none">Ground Floor - 805 sq ft (74.8 sq m)First Floor - 1,020 sq ft (94.8 sq m)Loft Area - 300 sq ft (27.9 sq m)Basement - 440 sq ft (40.9 sq m)

Guide Price: £120,000



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Tenure	Believed to be Freehold
EPC Rating	E
Possession	Vacant
Viewing	Auction Department 0161 443 4747

Today's start time is 2:00pm

Lot 4



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).

The total Net Internal Area extends to 949 sq ft (88 sq m) over two floors.

Tenure Believed to be Freehold

EPC Rating EPC on order

Possession Vacant

Viewing Auction Department 0161 443 4747

Guide Price: £50,000+



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35 Little Underbank, Stockport, Cheshire, SK1 1LA

Tenanted shop with self contained rooms over and planning permission

Location	The property is located in the popular "Under Banks" retail location just off the Market Place and the main Town Centre
Description	Ground Floor: Tenanted shop premises First Floor: Self contained upper floors with landing, two rooms, bathroom Externally: Pavement fronted, small raised area at first floor
Note	Planning: The first floor had planning permission granted for change of use of first floor from office to a residential one bedroom apartment. Planning Application - DC/042295 all parties are advised to consult with SMBC planning department directly.

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Lot 5



Ground Floor is tenanted at £400 pcm, lease details in legal pack

Tenure Freehold

EPC Rating EPC on order

Possession Part-vacant

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Guide Price: £75,000

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Today's start time is 2:00pm

Lot 6



**1554 Ashton Old Road, Openshaw, On Audenshaw
Border, Manchester, M11 1HW**
Vacant Industrial/retail/workshop building with yard

Location Prominently located on the main (A635) on the Openshaw/Audenshaw border with much passing traffic

Description Substantial industrial/retail building with show room area to front and large warehouse/storage to rear.

Substantial industrial/retail building with show room area and office to front plus WC and kitchen areas and large warehouse/storage to rear.

Externally: Gated side yard and rear yard

Guide Price: £75,000 - £100,000



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Lot 6



Note May be suitable for change of use or redevelopment subject to the necessary consents

Tenure Leasehold

EPC Rating EPC on order

Possession Vacant

Viewing Auction Department 0161 443 4747



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Guide Price: £75,000 - £100,000

email: auction@rogerhannahauctions.co.uk

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2 Oakley Road, Rawtensall, Rossendale, Lancashire, BB4 6RB

Detached office building with permission for residential conversion

Location

The property is located off the roundabout on the A682 when coming in from the motorway, turn first left along Haslingden Road, first right where you see the Old Magistrate Courts. Access is found by going up toward the masonic lodge on the left hand side of the court building up the hill to the right.

Description

The property is a former office with planning permission for residential conversion set in a pleasant and popular residential location flanking the Masonic Lodge. The property comprises staff room/kitchen, open plan office, a further two offices rooms, WC and storeroom, NIA is approximately 86.5 sq m (932 sq ft).

Externally: Site area is approximately 500 sq m (0.12 acres)

Guide Price: £90,000 - £100,000

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Note	Interested parties are advised to consult with the local planning department directly at Rossendale Borough Council, 01706 217777. Application Number: 2012/0455
Tenure	Freehold
EPC Rating	EPC on order
Possession	Vacant
Viewing	Auction Department 0161 443 4747

Today's start time is 2:00pm

Lot 8



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
EPC Rating	D
Possession	Vacant
Viewing	Auction Department 0161 443 4747

Guide Price: £95,000



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55 Wigan Lane, Wigan, WN1 2LF

Vacant Two Storey Retail/Commercial Property

Location Fronting Wigan Lane, approximately ½ a mile from Wigan town centre in a busy retail/commercial area.

Details Net internal floor areas are as follows:
Ground Floor - retail area 38.2 sq m (411 sq ft)
Ground Floor - store 12.4 sq m (133 sq ft)
First Floor - office 25.8 sq m (278 sq ft)
First Floor - kitchen 4.8 sq m (52 sq ft)
First Floor - bathroom with wc - not measured.
Total NIA: 81.8 sq m (874 sq ft)

Tenure Believed to be Freehold

Rateable Value 2010 Rateable Value £6,200

EPC Rating E

Possession To be confirmed

Viewing Auction Department 0161 443 4747

Today's start time is 2:00pm

Lot 10



Nags Head, 78 Blackburn Road, Accrington, BB5 1LE

Public House Investment, pub extends to 97 sq m (1,044 sq ft)

Location	Situated at the corner of Blackburn Road and School Street within Accrington town centre
Details	Two storey corner public house of stonework elevations beneath a pitched roof. The building provides ground floor public house with first floor two bedroom living accommodation. We are informed that the ground floor bar area extends to 97 sq m (1,044 sq ft)
Tenancy	The property is let on a 15 year lease from 2009 ,current rent £500 per week, full details are in the legal pack
Tenure	Refer to legal pack
EPC Rating	C
Possession	Tenanted
Viewing	Auction Department 0161 443 4747

Guide Price: £70,000 - £75,000



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559 Chester Road, Old Trafford, Manchester, M16 0QW

Vacant single storey unit

Location	The property is located on a busy main road position on Chester Road in Old Trafford, close to Manchester United Football Ground. Public transport links include Trafford Bar Tube Station (0.06 miles).
Details	The property comprises a single storey lock-up retail unit with roller shutter door access. Open plan with rear kitchen area and WC, circa 78 sq m (840 sq ft). Yard to rear with shared access.
Tenure	900 years from 12th November 1925 £15.00 per annum
EPC Rating	G
Possession	Vacant
Viewing	Auction Department 0161 443 4747



Unit 1 Oriel Court, Sale, Cheshire, M33 7DF

Three storey office building with parking

Location Located just off the A56 (Cross Street) along Ashfield Road in the Town Centre in a predominantly commercial location

Details The premises comprises a modern 3 storey office building of brick construction underneath a pitched slate roof. The accommodation is predominantly open plan over three floors, however, there are several meeting rooms available along with female WC facilities at ground floor level with male WC facilities on the 1st floor level along with a fitted kitchen. The net Internal Area is circa 2500 sq ft (232 sq m). The premises benefit from: Suspended ceiling with Cat II lighting, Solid carpeted floor, Double glazed windows, Internet connection points and 10 car parking spaces.

Tenure Leasehold

EPC Rating D

Possession Vacant

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Guide Price: £225,000 - £250,000

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

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
EPC Rating	E
Possession	Vacant
Viewing	Auction Department 0161 443 4747



Bank Vale Mill, Swallow House Lane, Hayfield, High Peak, Derbyshire, SK22 2HA

Former Mill and detached office building with planning for 9 luxury dwellings set in secluded location. Land shaded red and blue is included- possible development of blue area for housing too.

Location	The site is set in the beautiful High Peak Village of Hayfield in a residential location within a short stroll of the village centre
Description	This is a very rare opportunity to develop a site surrounded by woodland and open views that has full permission for 9 apartments that can be sold with no restrictions on end sale value or ownership as is usual within the areas development plans. The site consists of two separate buildings: one a former office, the other a two storey industrial unit.

The site area is approximately 0.5 acres (0.202 Hectares)

Guide Price: £400,000 - £450,000

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Note For further information regarding planning use this link:
<http://pam.peakdistrict.gov.uk/?r=NP/HPK/0512/0476>

Tenure Freehold

EPC Rating Office E, Warehouse B

Possession Vacant

Viewing Auction Department 0161 443 4747



9, 9a & 9b Edge Lane, Stretford, Manchester, M32 8HN

Shop with two self contained flats over

Location	Located on Edge Lane (A5145) at junction with Chester Road (A56)
Details	Not inspected at time of listing but assumed to be: 9 Edge Lane: Ground floor barbers shop First Floor: Self contained flat Second Floor: Self contained flat
Note	All tenancy agreements are in legal pack The shop is leased at £20 per week until 3 March 2016 Flat 9b is on a 12 month AST holding over from 11 Feb 2011 at £303.33 PCM
Tenure	To be confirmed
EPC Rating	9 Edge lane (shop): EPC on order, 9a Edge lane: E. 9b Edge lane: G
Possession	Part vacant, part tenanted
Viewing	Auction Department 0161 443 4747

Guide Price: £65,000 - £70,000

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Development Site, Amos Street, Moston, Manchester, M9 1NW

Regular shaped site extending to 0.66 acres considered suitable for residential development subject to the necessary consents being obtained.

Location	Situated in a predominantly residential area, bounded by Amos Street and Zeta Street in Moston.
Details	Regular shaped site extending to 0.66 acres considered suitable for residential development subject to the necessary consents being obtained.
Note	There is a restrictive covenant in place but a release has been agreed for a consideration of approximately £22,000.
Tenure	We have been advised the property is held Freehold
EPC Rating	
Possession	To be confirmed
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. Workshop GF - 1,552 sq ft (144.20 sq m) Workshop FF - 1,318 sq ft (128.30 sq m) Office FF - 198 sq ft (18.40 sq m)
Tenure	The property is held Long Leasehold for a term of 150 years from 2008, the current ground rent being £4,000 per annum.
EPC Rating	EPC on order
Possession	Vacant
Viewing	Auction Department 0161 443 4747

Guide Price: £30,000 - £40,000

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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 1769 (approx) of traditional construction with rendered elevations under a pitched roof. 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



44 Kansas Avenue, Salford, M50 2GL

**Commercial/industrial workshop/storage unit with office 2,700 sq ft
(255 sq m)**

Location	Located off the A5186 South Langworthy Road (near to A57 Eccles New Road junction) in industrial estate
Details	Commercial/industrial workshop/storage unit with office 2,700 sq ft (255 sq m) Warehouse & Stores 211.23 sqm (2,271 sq ft) Office 43.97 sq m (473 sq ft) Rateable value: £ 12,750 Externally: Parking and forecourt area
Tenure	To be confirmed
EPC Rating	EPC on order
Possession	Vacant
Viewing	Auction Department 0161 443 4747

Guide Price: £100,000 - £120,000

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Land Adjacent To, 200 Blackley New Road, Blackley, Manchester, M9 8FQ

Vacant parcel of land with planning consent for the erection of a detached dwelling

Location	The land is adjacent to 200 Blackley New Road which lies between Delaunays Road and Riverdale Road
Details	Parcel of land with planning permission for the erection of one detached house (Application Ref 092962/REP/2010/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
EPC Rating	N/A
Possession	Vacant
Viewing	External viewing only

Today's start time is 2:00pm

Lot 21



Royal Arms, 102 Yoden Road, Peterlee, County Durham, SR8 5DY

Freehold Public House in residential location

Location	Yoden Road is easily located off Crawford Avenue West off Essington Way
Description	Ground Floor: Open plan ground floor area, three trade areas with games room, function room and main bar area, Two WC's catering kitchen, store room and beer room First Floor: Three bedrooms, living room, kitchen, office, WC and bathroom Externally: Beer garden

Guide Price: £60,000



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Lot 21



Note	VAT may be payable on the purchase price if applicable. Planning: Interested parties are advised to consult with Durham Council 0300 026 0000
Tenure	Freehold
EPC Rating	G
Possession	Vacant
Viewing	Auction Department 0161 443 4747



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Guide Price: £60,000

email: auction@rogerhannahauctions.co.uk

0161 443 4747



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

EPC Rating EPC on order

Possession Vacant

Viewing Auction Department 0161 443 4747

Guide Price: £175,000

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0161 443 4290

Today's start time is 2:00pm

Lot 23



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.

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 (BCR 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

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

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

Second Floor - Not Measured

Tenure Freehold

EPC Rating D

Possession Vacant

Viewing Auction Department 0161 443 4747

Today's start time is 2:00pm

Lot 24



157-159 Fylde Road, Preston, Lancashire, PR1 2XP
Student Accommodation Development Site with Planning Consent
for 246 Student Beds, Close to University of Central Lancashire
(UCLAN)

Location Fronting onto Fylde Road A583 on the northerly fringe of Preston City Centre, approximately 400m from the main University of Central Lancashire (UCLAN) campus.

Details The site current benefits from planning consent for a 5/6 storey building to accommodate 246 student bed sits. The permission was originally granted in September 2008 and has been extended. The permission is subject to a Section 106 obligation, requiring the payment of £100,000 towards transport improvements. Further details and a ground investigation report are available upon request.

Tenure We understand the property is held Freehold

Possession Vacant

Viewing Auction Department 0161 443 4747

Guide Price: £600,000



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24 Market Street, Leigh, WN7 1DS

Retail Investment Property Producing £8,950 PAX

Location Situated fronting Market Street at the junction of Bradshawgate, the main retailing area in Leigh town centre

Details The property has the following Net Internal Floor Areas:
Ground Floor: Retail Area 93 sq m (1,001 sq ft)
First Floor: Storage & Ancillary 83.6sq m (900sq ft)
Second Floor: Storage & Ancillary 72.7 sq m (783 sq ft)
Third Floor: Storage 15.9 sq m (171 sq ft)

Tenancy We are informed that the property is currently let to LGG Wheelchairs Ltd (retail mobility aids and associated products) currently paying a rental of £8,950 pax on a 4 year lease from March 2012 incorporating a rent review at the 3rd year and break option at the 2nd year.

EPC Rating EPC on order

Possession Tenanted

Viewing Auction Department 0161 443 4747

95 Market Street, Merton, M4A 0DA

Retail Investment Property - Producing £10,400 PAX Until March 2021

Location Situated fronting onto Market Street, the main retail street in the centre of Atherton.

Details A two storey, end terrace property, currently trading as amusement arcade. The property provides the following Net Internal Floor Areas:
Ground Floor - 96.8 sq m (1,042 sq ft), Rear Store - 67 sq m (721 sq ft),
First Floor - 43 sq m (463 sq ft). Total 206.8 sq m (2,226 sq ft)

Tenure Believed to be Freehold

Tenancy The property is let to Cashino Gaming Ltd by way of a 20 year lease from 17th March 2001 at a current passing rental of £10,400 per annum exclusive. Which is payable quarterly in advance on an FRI basis incorporating 5 yearly rent reviews.

EPC Rating EPC on order

Possession Tenanted

Viewing Auction Department 0161 443 4747

Guide Price: £70,000 - £80,000

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**694 Bolton Road, Pendlebury, Swinton, Manchester, M27
6EL**

Vacant shop with flat above

Location	The property is located on the main A666 in a row of similar shops with residential dwellings in the immediate vicinity
Details	Ground Floor: Shop Upper Floors: Two storey self contained flat
EPC Rating	Shop D, Flat G
Possession	Vacant
Viewing	Auction Department 0161 443 4747

Today's start time is 2:00pm

Lot 28



**Royston Court, Carlton Road, Whalley Range,
Manchester, M16 8LN**
Land with permission to build 34 apartments in two blocks

Location	Located in a popular residential location close to Manchester City Centre
Details	<p>The site has been partially developed with one block being built out to first floor lift. We are advised it is to consist of two blocks of self contained apartments with 20 No two bedroom in one block and 14 No two and three bedroom apartments in the other.</p> <p>All parties are advised to consult with the local planning department directly: PO Box 532, Manchester, M60 2LA, email: planning@manchester.gov.uk - Tel: 0161 234 4516 Fax: 0161 234 4508<</p>
Tenure	To bed confirmed
EPC Rating	Not applicable
Possession	Vacant
Viewing	Auction Department 0161 443 4747

Guide Price: £600,000 - £800,000



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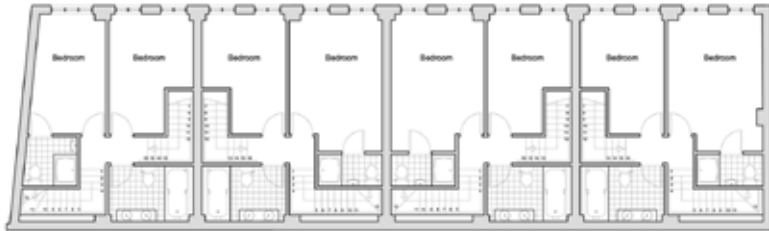
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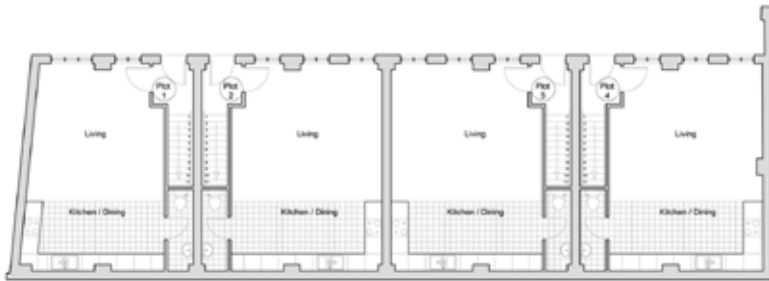
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Today's start time is 2:00pm

Lot 28a



Proposed First Floor Plan 1:100 (Maisonettes)



Proposed Ground Floor Plan 1:100 (Maisonettes)



Proposed Site Plan 1:200

Guide Price: £110,000



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2-4 Oat Street, Stockport, Cheshire, SK1 3JX

Freehold retail and office investment

Location	Off Charles Street, off Higher Hillgate, off Wellington Road South (A6)
Note	This conveniently located site has planning permission for four mews properties and is situated within easy reach of Stockport Centre and its associated public transport links. Also included is a detached office building with permission for a three bedroom detached. The vendor of this lot is a director of Edward Mellor Ltd..
EPC Rating	EPC on order.
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 day before the auction. Any request to alter or withdraw any proxy or telephone bidding form at any time prior to the auction must be in writing. Please include two forms of ID (one with photo).

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

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