

Residential Auction

11th December 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 4740

www.edwardmellor.co.uk/auction

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

Openwork



SUCCESS STORIES

from our last auction

Trafford Drive
Little Hulton



Three bedroom
end terrace property

Guide price: £25,000

Sold for £50,500

Blakey Street
Longsight



Two bedroom
terraced property

Guide price: £25,000

Sold for £59,500

St Werburghs Road
Chorlton



Fourteen bedroom
former care home

Guide price: £450,000

Sold for £475,000

Lower Broughton Road
Salford



Six bedroom
end terrace property

Guide price £190,000

Sold for £225,000

Cedar Street
Accrington



Two bedroom
terraced property

Guide price: £10,000

Sold for £30,500

Mersey View
Urmston



Three bedroom
semi detached property

Guide price £80,000

Sold for £131,000

auction dates for 2013

Auction

11th December 2013

4th February 2014

Closing Date

12th November 2013

10th January 2014

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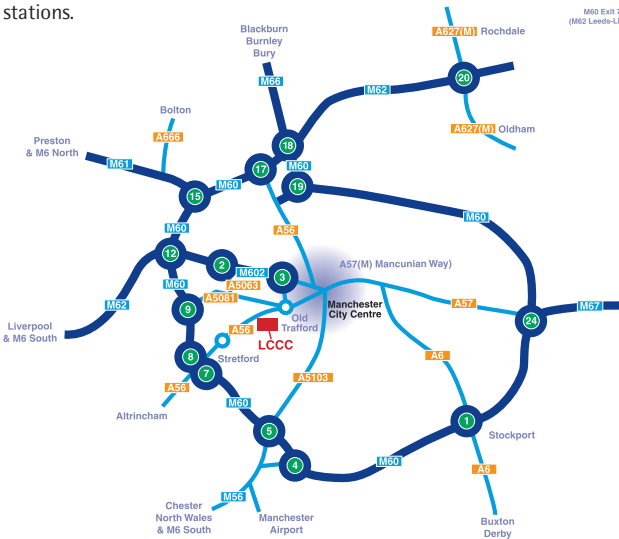
It is very important that you read carefully any Amendment Sheet which is sent with this brochure or given to you at the auction, in case any of the changes apply to the lot you wish to buy.

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!**

IMPORTANT INFORMATION

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

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

PROOF OF IDENTITY

Valid Passport

National Identity Card

Valid Photo Card Driving License

PROOF OF RESIDENCE

Current Local Authority Tax Bill

A Utility Bill/Credit Card/
Mortgage Statement Issued
Within the Last Three Months
(No Internet Printouts)

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

COMPANY IDENTIFICATION

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

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

Official List of Directors

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



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2. Register for the auction
3. Bid online in real time



Catalogues

Browse images of lots in our online catalogue



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Order of sale

Sale starts at 2:00pm

40	Whalley Range	84 Demesne Road	Detached thirty one room Victorian property
41	Levenshulme	198 a & 198 b Barlow Road	Detached bungalow with large yard
42	Morecambe	53 West End Road	Sixteen bedroom former HMO property
43	Leigh	31 Westleigh Lane	Two bedroom terraced property
44	Cheetham Hill	116-118 Hendham Vale	Part tenanted, part derelict detached property
45	Clayton	14 Stanton Street	Two bedroom terraced property
46	Gorton	17 Reddish Lane	Two bedroom maisonette
47	Harpurhey	2 Clevedon Street	Three bedroom end terraced property
48	Crumpsall	46 Delaunays Road	Six bedroom semi detached property
49	Wigan	34 Bryn Street	Two bedroom detached property
50	Clayton	27 Sheldon Street	Two bedroom terraced property
51	Bolton	420 Lever Edge Lane	Two bedroom terraced property
52	Crumpsall	10 Rectory Road	Large detached dwelling
53	Crumpsall	245 Woodlands Road	Three bedroom terraced property
54	Gorton	49 Knutsford Road	Substantial 11 bedroom property with s/c flat to rear
55	Levenshulme	33 a&b Park Grove	Semi-detached property in two flats
56	Middleton	12 Mellalieu Street	HMO property let on five year lease
57	Middleton	14 Mellalieu Street	HMO property let on five year lease
58	Hyde	277 Ashton Road	Two bedroom terraced property
59	Hyde	2 Old Road	Two bedroom terraced house
60	Heaton Moor	245 Wellington Road North	Substantial seven bedroom detached
61	Nelson	16 Leonard Street	Two bedroom semi detached bungalow
62	Stockport	14 Bateson Street	Two bedroom terraced property
63	Gorton	110 Heathcote Road	Two bedroom terrace property
64	Moston	6 Waverley Road West	Two bedroom terraced property
65	Cheadle Heath	17 Sherborne Road	Three bedroom detached property
66	Liverpool	Flat 45 Woodsome Park	Two bedroom self contained flat
67	Clayton	33 Heather Street	Two bedroom terraced property
68	Bury	Flat 9,196 Walmersley Road	One bedroom second floor flat
69	Liverpool	Flat 69, Bispham House	Two bedroom twelfth floor apartment
70	Liverpool	Flat 46, Bispham House	One bedroom eighth floor apartment
71	Merseyside	Flat 11 Airlie Wood	Two bedroom apartment
72	Moss Side	161 Claremont Road	Three bedroom terrace property
73	Clayton	30 Midlothian Street	Two bedroom terraced property
74	Liverpool	52 Scarsdale Road	Three bedroom terraced property

Order of sale

Sale starts at 2:00pm

75	Clayton	4 Enfield Drive	Three bedroom detached property
76	Liverpool	35 Taunton Street	Three bedroom terraced property
77	Abbey Hey	8 Sandown Street	Three bedroom terrace property
78	Newton Heath	9 Marguerita Road	Four bedroom detached property
79	Farnworth	86 St. James Street	Four bedroom terraced property
80	Bolton	481 a&t Leigh Road	Terrace property in two self contained flats
81	Tyldesley	Maudelain, Upton Lane	Four bedroom detached property
82	Hartlepool	6 Elliott Street	Two bedroom terraced property
83	Clayton	51 Wetherby Street	Two bedroom terraced property
84	Liverpool	20 Lunt Road	Three bedroom terrace property
85	Ashton U Lyne	8 Ashlyne	Two bedroom end terrace property
86	Radcliffe	53 Bury Street	Substantial detached property
87	Gorton	113 Thomson Road	Two bedroom terrace property
88	Todmorden	3 Heather Bank	Three bedroom terraced property
89	Blackley	1106 Rochdale Road	Two bedroom detached bungalow

“

I'm absolutely delighted with all aspects of service I have received from Edward Mellor Auctions regarding my purchase of Highfield Road, Prestwich.

Thanks Andy, you have been professional and very helpful yet again. I have such faith in your team. Thanks again.”

Suzanne Stone
Highfield Road, Prestwich

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to find out what makes us different.

“I am very pleased with the service offered by Edward Mellor and I am over the moon with what we achieved for the property! Should I require any of my other properties to be sold then I will certainly be using you guys again. I would also not hesitate to recommend you to any of my clients in the area.”

Our Customers say more about our service than we ever could

“The auctioneer was excellent (he teased out that bit extra) the presentation extremely good.

The attendance was phenomenal! Every seat taken and standing by the sides and 4 to 5 deep at the back! The percentage increases over guide price were exceptional. Ours 63.75% over!

I learned a great about what sells well and what does not. Whilst I am sure that there were some bargains there were certainly no sell outs! In short Louise, thank you. You earned your fee!”

“ I was at the auction yesterday and felt a great relief when the bid reach the reserve. Your advice was spot on. So thanks”

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Be Part of an Exciting New Service

Edward Mellor is delighted to announce our new Buying Consultancy – an innovative Auction service aiming to improve the customer experience for buyers.



Over recent years, the increase in owner-occupiers choosing the auction route to purchase their next home has been considerable. But often first time bidders can feel confused, overwhelmed and unsupported during the process.

The Buying Consultancy is the first of its kind by any Auctioneer, and will take the time and effort out of the process by offering personal, expert advice and support on matters such as finding a property, bidding, finance and mortgages.

Experienced auction buyers can also take advantage of professional help locating investment opportunities, growing a portfolio and choosing the right financial products.

What's more, this service is offered completely free of charge!

Start time is 2:00pm



www.edwardmellor.co.uk

Auction Surveyor Andy Thompson has taken the role of our first full-time Buying Consultant. He said:

"Having worked at Edward Mellor for eight years, I cannot wait to get going with this new role.

"In today's market there are countless people who want to invest in property but simply don't have the confidence or knowledge to take advantage of doing so through auction.

"With my new role I want to take the stress out of property auctions and show that anyone can benefit from this route of buying - and as someone who's been through that all nail biting experience as a First Time Buyer buying at auction, I'd like to think I'm perfectly placed to do so."

Andy will be at the Auction, so please come over and have a chat about how this new service can help you.



Andy Thompson
Buying Consultant

65-81 St Petersgate
Stockport
SK1 1DS

Telephone: 0161 443 4740
Mobile: 07530 704 234

Email: andy.thompson@edwardmellor.co.uk
Web: www.edwardmellor.co.uk/auction
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Contact – Peter Robinson

Peter Robinson & Co.
Property Lawyers
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(FOR PUBLIC INQUIRIES)
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PROFESSIONAL CONSULTATION PRIOR TO SUBMISSION
COMMUNITY INVOLVEMENT DURING APPLICATIONS AND APPEALS
PROFESSIONAL CONSULTATION DURING APPLICATIONS AND APPEALS

APPRAISALS

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APPRAISE THE RELATIVE LIKELIHOOD OF SUCCESS OF DIFFERENT TYPES OF APPLICATION
APPRAISE THE RELATIVE LIKELIHOOD OF SUCCESS OF DIFFERENT APPROACHES

ADVICE

PERMITTED DEVELOPMENT RIGHTS
MANAGING THE PROCESS OF AN APPLICATION OR AN APPEAL
WHETHER TO RESUBMIT OR APPEAL FOLLOWING A REFUSAL
ENFORCEMENT NOTICES

NEGOTIATIONS

NEGOTIATIONS WITH LOCAL PLANNING AUTHORITIES, STAKEHOLDERS AND GOVERNMENT BODIES

To discuss your planning proposal, please contact **Louise Dowd Dip URP MRTPI**
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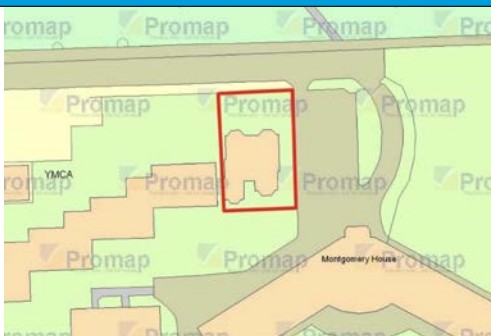
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Lot 40

Guide Price £125,000



84 Demesne Road, Whalley Range, Manchester M16 8PH

Detached Victorian property in need of updating

Directions	The property is located on Demesne Road close to the YMCA building and Montgomery House Student Halls
Details	This four storey detached Victorian building with cellars was formerly provided student accommodation. It is in need of updating throughout and offers garden space to the front and small access areas to the rear.
Notes	The property may suit reinstatement as student accommodation or conversion to flats or a single residential dwelling subject to permission and regulation. All interested parties are advise to consult with the local planning department for development or may contact Mellor Dowd Planning Services on 0161 443 4500 for impartial advice. All parties are advised to look through the legal pack for boundary definition and must not rely on the outlined map as being an accurate interpretation of the boundaries
EPC rating	On order
Possession	Vacant in completion
Viewing	By appointment only with the auctioneers office 0161 443 4740

Lot 41

Guide Price £125,000 to £150,000



198 a & 198 b Barlow Road, Levenshulme, Manchester M19 3HF

Detached bungalow on site considered suitable for development.

Directions	The property is located on Barlow Road opposite Greenbank Playing Fields and next to the Blue Bell Inn
Overview	Commercial yard with sheds/workshops and detached bungalow on site which was formerly 2 bungalows knocked into one
Accommodation	Ground Floor: Two porches, large open plan living area to right hand side, kitchen, lounge, three bedrooms, bathroom First Floor: Staircases to two loft rooms (no regulations seen therefore cannot be construed as living accommodation) Externally: 0.19 acres with workshops and parking
Notes	The advertising hoardings are not owned by the vendors, interested parties are advised to make their own enquiries pre auction, there is a three phase electricity supply in the yard Historic planning permission in 1974 (Ref) F00490 for the erection of 4 terraced 3 storey dwelling houses with integral garages on site of existing builders yard
EPC Rating	On order
Viewing	Strictly by appointment with the Auction Department 0161 443 4740

Lot 42

Guide Price £50,000 +



53 West End Road, Morecambe LA4 4DR

Sixteen bedroom former HMO terraced property

Directions Directly off Marine Road West (A589)

Accommodation Lower ground floor: Former bar, kitchen and stores with separate access
Ground floor: Entrance hall, four rooms, bathroom/WC
First floor: Four rooms, bathroom, separate WC
Second floor Four rooms, bathroom/WC, separate WC
Third floor Four rooms
Exterior: Rear yard

Note Popular location close to the sea front

EPC Rating On order

Possession Vacant on completion

Viewing Auction Department 0161 443 4740. Due to the poor condition of the property, all prospective purchasers will be asked to sign a disclaimer before entering

Lot 43

Guide Price £35,000 to £40,000



31 Westleigh Lane, Leigh WN7 5JE

Two bedroom mid terrace property

Directions Westleigh Lane close to Aldred Street

Accommodation Ground Floor: Lounge, dining kitchen

First Floor: Two bedrooms, bathroom

Externally: Small front garden, yard to rear

Notes The property has majority double glazing and is centrally heated

EPC rating Rated D

Possession Vacant on completion

Viewings Auction department 0161 443 4740

Lot 44

Guide Price £40,000 +



116-118 Hendham Vale, Cheetham Hill, Manchester M9 5TJ

Part derelict detached property BY ORDER OF THE LPA RECEIVERS

Directions	Off Queens Road (A6010) turn into Smedley Road, right into Hazelbottom Road, right into Smedley Lane right again into Hendham Vale then left into Westmere Drive where it can be found past the row of houses, high up on the right hand side
Accommodation	Not inspected but reported to be: 116 - split into four flats, one of which is occupied 118 - previously a number of flats, now derelict
Note	Located on the outskirts of Queens Park.
EPC Rating	116 - on order 118 - exempt as derelict
Possession	Vacant with the exception of one of the flats in 116 which is let on a regulated tenancy basis. Please refer to the legal pack for more information
Viewing	Auction Department 0161 443 4740

Lot 45

Guide Price £35,000 +



**14 Stanton Street, Clayton,
M11 4NH**

Two bedroom terraced property

Directions	Off Clayton Hall Road, off Ashton New Road (A662)
Accommodation	Ground floor: Lounge, dining room, kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
EPC Rating	On order
Possession	Tenanted - let on a six month AST from 28/07/08 at £375 per month. The tenant has expressed a desire to vacate so please check the latest addendum for up to date information
Viewing	Viewing will be available if the tenant vacates; contact the Auction Department 0161 443 4740 to request an appointment

Lot 46

Guide Price £30,000



**17 Reddish Lane, Gorton,
Manchester M18 7JH**

Two bedroom maisonette with storage

Directions	Off Hyde Road at the junction with Debdale Park (A57)
Accommodation	Ground floor: Storage facility, access to cellar First floor: Lounge, kitchen, bathroom Second floor: Two bedrooms, one double and one single both with sloping headroom
EPC Rating	On order
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

Lot 47

Guide Price £37,000 +



2 Clevedon Street, Harpurhey, Manchester M9 5PL

Three bedroom end terraced property

Directions	Off Vernon Street, off Moss Brook Road, off Church Lane
Accommodation	Not inspected Ground floor: Open plan lounge/ dining room, kitchen First floor: Three bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and partial double glazing
EPC Rating	E
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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Lot 48

Guide Price £145,000 +



46 Delaunays Road, Crumpsall, Manchester M8 4RF

Five bedroom semi detached property

Directions	Off Delaunays Road, off Crumpsall Lane, off Middleton Road (A576)
Accommodation	Ground floor: Entrance hall, lounge, dining room, kitchen, cellar First floor: Three bedrooms, shower room/wc Second Floor: Two bedrooms, bathroom/wc Exterior: Garden to the front. Driveway. Storage garage (prospective buyers need to check the legal pack for confirmation of access). Rear yard
Note	Gas central heating
EPC Rating	F
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

Lot 49

Guide Price £30,000 +



**34 Bryn Street, Ince, Wigan
WN3 4RX**

Two bedroom detached property

Directions	Off Warrington Road (A573)
Accommodation	Not inspected Ground floor: Lounge, dining room, kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
EPC Rating	G
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

Lot 50

Guide Price £36,000 +



**27 Sheldon Street, Clayton,
Manchester M11 4EN**

Two bedroom terraced property

Directions	Off Ravensbury Street, off Bank Street, off Ashton New Road (A662)
Accommodation	Not inspected Ground floor: Lounge, dining room, kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
Note	Ideally located for Sportcity, public transport into Manchester and the Metrolink
EPC Rating	F
Possession	Tenanted - let on a six month AST from 19.12.05 at £350 per month
Viewing	Strictly external viewing only, the tenants MUST NOT be disturbed

Lot 51

Guide Price £55,000 +



420 Lever Edge Lane, Bolton BL3 3BG

Two bedroom terraced property

Directions From Manchester Road (B6536) turn into Green Lane which then runs into Lever Edge Lane

Accommodation Not inspected
Ground floor: Hall, lounge, dining room, kitchen
First floor: Two bedrooms, bathroom
Exterior: Rear yard

Note Gas central heating

EPC Rating E

Possession Vacant on completion

Viewing Auction Department 0161 443 4740

“

I would like to say that working with you at Edward Mellor has helped and encouraged me greatly to purchase multiple properties from your auction. Thanks again for helping me

”

Dr Q Abbasali
Purchaser of 10 new properties



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Email: louise.dowd@edwardmellor.co.uk

Web: www.mellordowd.co.uk

Lot 52

Guide Price £450,000



10 Rectory Road, Crumpsall, Manchester M8 5EA

Detached dwelling on 0.3 acre site with potential for redevelopment

Directions	The property is located on Rectory Road in between Parsonage Road and Nada Road
Overview	The property was historically known as the "Old Rectory" and is located in the popular residential location of Crumpsall with excellent communications toward the M60, Manchester and Salford, the Metrolink is also nearby
Ground Floor	Entrance porch, reception hallway, four reception rooms, kitchen and rear hallway
First Floor	First Floor: Five bedrooms, jack and jill bathroom, one bedroom has a duplex area
Second Floor	Second Floor: Three bedrooms, shower room
Basement	Full length basements, may suit conversion subject to planning
Externally	Externally: Outbuildings, garage and driveway to front, courtyard garden to rear, large garden area to side, site area circa 0.298 acres or thereabouts
Notes	The property has double glazing and central heating.

Lot 52

Guide Price £450,000



EPC rating	Rated G
Planning	<p>The property itself may be suitable for conversion to flats or as an HMO subject to planning</p> <p>The site may be viable, as an example, to be developed to contain two or three three storey town houses by sectioning off part of the gardens to the left hand side of the site again subject to planning</p> <p>Any parties that are interested in the potential redevelopment are advised to make their own enquiries to the local planning department or can contact Mellor Dowd Planning Services on 0161 443 4500 for impartial advice.</p>
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

Lot 53

Guide Price £58,000 +



245 Woodlands Road,
Crumpsall, Manchester M8 0GH

Three bedroom terraced property.

Directions	From Queens Road (A6010) turn into Smedley Road which runs into Woodlands Road
Accommodation	Not inspected Ground floor: Lounge, kitchen First floor: Three bedrooms, bathroom Exterior: Rear yard
Note	Close to the Woodlands Road Metrolink station
EPC Rating	On order
Possession	Tenanted - six month AST from 15/08/05 at £100 per week
Viewing	Strictly external viewing only, the tenants MUST NOT be disturbed



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Lot 54

Guide Price £200,000 to £225,000



49 Knutsford Road, Gorton, Manchester M18 7NJ

Substantial 11 bedroom property with self contained flat to rear

Directions	The property is located at the corner of Knutsford Road and Glencastle Road in the Sunny Brow Park area of Gorton opposite Sacred Heart RC Primary School
Overview	The property has been a pair of semi-detached properties historically and has been converted for use as self contained bedsits. It is in very good order throughout and has been meticulously maintained and is well kept.
Accommodation	Ground Floor: Hallway, communal living & dining rooms, large kitchen, bedroom/office, wash room Self contained one bedroom flat to rear, separate laundry room to rear First Floor: Eight bedrooms, two x WC, bathroom Second Floor: Two bedrooms Basement: Seven cellar chambers Externally: The property stands on a site of approximately 590 sq m (0.145 Acres) or thereabouts
EPC rating	Rated E
Possession	The property will be sold with the tenants in situ, all tenancy information and leases will be available in the legal pack
Viewing	Auction Department 0161 443 4740

Lot 55

Guide Price £100,000



33 A & B Park Grove, Levenshulme, Manchester M19 2FH

Semi-detached property in two flats over three floors

Directions	The property is located by turning off Slade Lane onto Rushford Avenue, left onto Central Avenue and right into Park Grove.
Accommodation	Ground Floor: Hallway, stairs to first floor flat. Hallway, living room/dining room, modern kitchen, stairs down to: Basement: Two double bedrooms, bathroom First Floor: Living room and modern kitchen, double bedroom, modern bathroom Externally: Driveway to front, SMALL YARD AREA
Notes	The property has had some water damage internally mainly in the basement. It has double glazing and central heating The site plan is for identification purposes only and all parties must refer to the legal pack for the true property boundaries
EPC rating	On order
Possession	Vacant on completion
Viewing	Auction department 0161 443 4740

Lot 56

Guide Price £175,000 to £200,000



**12 Mellalieu Street, Middleton,
Manchester M24 5DN**

Substantial 9 bedroom HMO terrace

Directions	Mellalieu Street is off Rochdale Road/Long Street (A664) near Middleton Town Centre
Details	We have not been able to inspect the properties (internal photos available in legal pack taken by vendor) but are advised the following:
12 Mellalieu	Five studio flats, four bed sits
Externally	Garden to front, yard to rear
EPC ratings	On order
Possession	Tenanted, full lease information in legal pack let on lease £2,200 per month until 1st April 2018
Viewings	Strictly by appointment with the auction department 0161 443 4740

Lot 57

Guide Price £175,000 to £200,000



**14 Mellalieu Street, Middleton,
Manchester M24 5DN**

Substantial 8 bedroom HMO terrace

Directions	Mellalieu Street is off Rochdale Road/Long Street (A664) near Middleton Town Centre
Details	We have not been able to inspect the properties (internal photos available in legal pack taken by vendor) but are advised the following:
14 Mellalieu	Four studio flats, four bed sits
Externally	Garden to front, yard to rear
EPC ratings	On order
Possession	Tenanted, full lease information in legal pack let on lease £2,200 per month until 1st April 2018
Viewings	Strictly by appointment with the auction department 0161 443 4740

Lot 58

Guide Price £60,000



277 Ashton Road, Hyde SK14 4RH

Two bedroom terraced property

Directions	At the junction with Talbot Road and Bennett Street (B6170)
Accommodation	Not inspected Ground floor: Lounge, kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and partial double glazing
EPC Rating	D
Possession	Tenanted - let on a twelve month AST from 18/12/12 at £90pw
Viewing	Strictly external viewing only, the tenants MUST NOT be disturbed

R

PETER ROBINSON
PROPERTY LAWYER

Specialist in Auction Conveyancing

Contact – Peter Robinson

Peter Robinson & Co.
Property Lawyers
27 Queen Street, Oldham OL1 1RD
Tel: 0161 678 7996
Fax: 0161 627 3177
Email: peter@conveyancingoldham.co.uk



Lot 59

Guide Price £55,000 to £60,000



2 Old Road, Flowery Field, Hyde SK14 4SE

Vacant two bedroom terrace property

Directions	The property is located on the junction of the B6170 with Old Road and Lodge Lane, close to Flowery Field Church
Accommodation	Ground Floor: Living room with under stairs storage, dining kitchen First Floor: Landing, two double bedrooms, bathroom off second bedroom Externally: Small yard to rear
Notes	The property has double glazing and central heating and is recently decorated and carpeted
EPC rating	Rated D
Possession	Vacant on completion
Viewing	Auction department 0161 443 4740

Lot 60

Guide Price £495,000



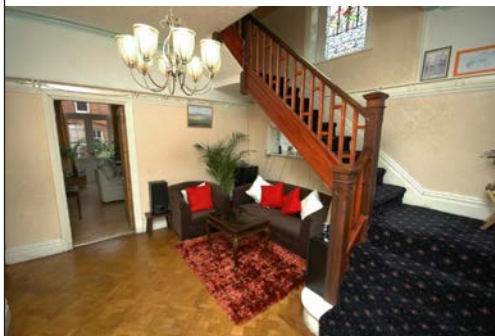
245 Wellington Road North, Heaton Chapel, Stockport SK4 2RQ

Substantial 7 bedroom Edwardian detached with converted cellars

Directions	The property is set back circa 65ft from the main road (A6) at the junction with Wingate Road, a short walk away from Heaton Chapel rail station and the village centre
Accommodation	<p>Ground Floor: Front porch, generous reception hallway with seating area, cloaks cupboard and WC, two reception rooms, family dining kitchen</p> <p>First Floor: Landing, four bedrooms, bespoke family bathroom with two separate showers, one being a steam sauna, roll top bath, vanity unit with inset WC and tiled floors, separate WC</p> <p>Second Floor: Three double bedrooms, eaves storage, shower room</p>
Basement	The cellars have historical permission for conversion to two separate one-bedroom flats, however the current owners have converted the cellar to provide a gym, office, playroom, recreation room and utility room
Externally	Security gates and ornate railings to the perimeter to front and side yielding access to the landscaped drive on drive off driveway to front, the main gates being automated, further driveway access to rear to detached double tandem garage which is fully double glazed and has a WC and washbasin. The gardens are meticulously landscaped to three sides with York stone flagging, exceptionally well stocked borders with fruit trees to the front

Lot 60

Guide Price £495,000



Planning	There may be scope for redevelopment of the dwelling into self-contained apartments subject to planning permission. Interested parties are advised to consult with SMBC direct or alternatively can contact Mellor Dowd Planning Services on 0161 443 4500 for impartial advice
Notes	The property has double glazing, central heating and is in good order throughout
EPC rating	Rated E
Possession	Vacant on completion
Viewing	Strictly by appointment with the auctioneers office 0161 443 4740

Lot 61

Guide Price £50,000 +



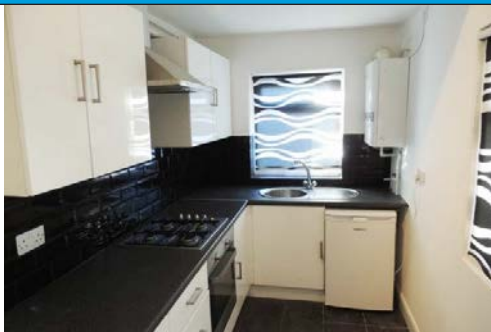
16 Leonard Street, Nelson BB9 9BX

Two bedroom semi detached bungalow

Directions	Off Thomas Street, off Chapel House Road, off Railway Street, off Broadway (A682)
Accommodation	Ground floor: Entrance hall, lounge, kitchen, two bedrooms, bathroom Exterior: Gardens to the front and rear with the rear having far reaching views Driveway. Garage
Note	Gas central heating and double glazing
EPC Rating	C
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

Lot 62

Guide Price £73,000 +



14 Bateson Street, Stockport SK1 2NG

Two bedroom terraced property

Directions Off Newbridge Lane, off St Marys Way (A626)

Accommodation Ground floor: Lounge, separate dining room, kitchen with built in oven and hob
First floor: Two bedrooms, modern bathroom
Exterior: Rear yard

Note Gas central heating and double glazing. Convenient location close to Stockport town centre and the M60 motorway

EPC Rating On order

Possession Vacant on completion

Viewing Auction Department 0161 443 4740

Lot 63

Guide Price £49,000



110 Heathcote Road, Gorton, Manchester M18 7GL

Two bedroom mid terrace property

Directions Heathcote Road is off Mount Road

Accommodation Ground Floor: Lounge, kitchen dining room
First Floor: Two bedrooms, bathroom
Externally: Yard to rear, small front garden

Notes Double glazed, central heating

EPC rating Rated C

Possession Vacant on completion

Viewing Auction department 0161 443 4740

Lot 64

Guide Price £36,000 +



6 Waverley Road West, Moston, Manchester M9 4LL

Two bedroom terraced property

Directions	Off Church Lane, off Lightbowne Road (A6393)
Accommodation	Not inspected Ground floor: Lounge, dining room, kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating. Located within walking distance of Moston Vale Park
EPC Rating	On order
Possession	Tenanted - six month AST from 11/04/11 at £425 per month
Viewing	Strictly external viewing only, the tenants MUST NOT be disturbed

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Paul Ward
Range Street, Openshaw

Lot 65

Guide Price £138,000



17 Sherborne Road, Cheadle Heath, Stockport SK3 0RW

Three bedroom detached property with conservatory

Directions Sherborne is located off Birdhall Road, close to the roundabout off Edgeley Road near to Morrisons Supermarket

Accommodation Ground Floor: Porch, hallway, lounge, dining room opening into kitchen, conservatory
First Floor: Three bedrooms, modern bathroom
Externally: Garden fronted, garden to rear

Notes The property has double glazing and central heating

Possession Vacant on completion

EPC rating Rated E

Viewing Auction department 0161 443 4740

Lot 66

Guide Price £55,000



**Flat 45 Woodsome Park,
Woolton, Liverpool L25 5HA**

Two bedroom self contained flat

Directions	Woodsome Park off Halewood Road off the B5171 Gateacre Brow
Accommodation	We have been unable to inspect the property internally but are advised it comprises: Hallway, living room, kitchen, two bedrooms and bathroom
Externally	Communal gardens and parking
Possession	Tenanted on AST at £475 pcm: to be verified in legal pack
EPC rating	Rated D
Viewing	Auction department 0161 443 4740

Lot 67

Guide Price £32,000 +



**33 Heather Street, Clayton,
Manchester M11 4FW**

Two bedroom terraced property

Directions	Off John Heywood Street, off Bank Street, off Ashton New Road (A662)
Accommodation	Not inspected Ground floor: Lounge, dining room, kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and double glazing
EPC Rating	D
Possession	Tenanted - six month joint AST from 28/03/11 at £410 per month
Viewing	Strictly external viewing only, the tenants MUST NOT be disturbed

Lot 68

Guide Price £25,000 +



**Flat 9, 196 Walmersley Road,
Bury BL9 6LL**

One bedroom second floor flat

Directions On main A56 close to Clarence Park

Accommodation Not inspected
Ground floor: Communal hall with stairs
Second floor: Hall, open plan lounge/ kitchen, bedroom, bathroom
Exterior: Communal rear yard

Note Double glazing

EPC Rating G

Possession Tenanted - six month AST from 06/07/13 at £350 per month

Viewing Strictly external viewing only, the tenants MUST NOT be disturbed

Lot 69

Guide Price £55,000



**Flat 69, Bispham House Lace
Street, Liverpool L3 2BP**

Two bedroom 12th floor apartment

Directions Lace Street off Great Crosshall Street (A5053) close to Liverpool John Moores University

Accommodation Living room and kitchen, two bedrooms, bathroom

EPC rating Rated B

Note Previously rented at £575 PCM (proof seen), details of service charge will be included in the legal pack

Possession Vacant on completion

Viewings By appointment with the Auctioneers office 0161 443 4740

Lot 70

Guide Price £40,000



**Flat 46 8th Floor, Bispham House
Lace Street, Liverpool L3 2BP**

One bedroom eighth floor apartment

Directions Lace Street off Great Crosshall Street (A5053) close to Liverpool John Moores University

Accommodation Living room and kitchen, bedroom, bathroom

EPC rating Rated E

Notes Details of service charge will be included in the legal pack

Possession Tenanted on an AST from 20th September 2013 at £460 PCM

Viewings Auction Department 0161 443 4740

Lot 71

Guide Price Refer To Auctioneers



Flat 11 Airlie Wood, 32 Forest Road, Prenton CH43 8SJ

Two bedroom top floor self contained flat

Directions Forest Road off Park Road West off the junction with Upton Road/Park Road North (A5027)

Accommodation We have been unable to inspect the property internally but are advised it comprises:
Hallway, living room, kitchen, two bedrooms and bathroom

Externally Communal gardens and parking

Possession Vacant on completion

EPC rating Rated C

Viewing Auction department 0161 443 4740

Lot 72

Guide Price CIRCA £90,000



161 Claremont Road, Moss Side, Manchester M14 4TY

Three bedroom terrace property

Directions Located on Claremont Road on corner with Caythorpe Street

Accommodation Ground Floor: Hallway, two reception rooms, kitchen
First Floor: Three bedrooms, bathroom
Externally: Small front garden, yard to rear

Notes The property is in the process of being partially refurbished and renovated by the current owners and therefore parties interested in purchasing are invited to view this property prior to auction to satisfy themselves as to the condition that they will be purchasing it in, unless they wish to purchase prior to auction and undertake any further work themselves

EPC Rating Rated D

Possession Vacant on completion

Viewing Auction department 0161 443 4740

Lot 73

Guide Price £35,000 to £40,000



30 Midlothian Street, Clayton, Manchester M11 4EP

Two bedroom terraced property

Directions	Off John Heywood Street, off Bank Street, off Ashton New Road (A662)
Accommodation	Not inspected Ground floor: Lounge, dining room, kitchen First floor: Two bedrooms, shower room Exterior: Rear yard
Note	Gas central heating and partial double glazing. The interior photographs have been provided by the seller.
EPC Rating	E
Possession	Tenanted - three year lease from 02.11.13 at £450 per calendar month
Viewing	Strictly external viewing only, the tenants MUST NOT be disturbed. Access can be arranged post purchase for survey.

Lot 74

Guide Price £45,000



52 Scarsdale Road, Norris Green, Liverpool L11 1DU

Three bedroom terraced property

Directions	Scarsdale Road off Porchester Road
Accommodation	Not inspected but reported as: Ground Floor: Two rooms, kitchen First Floor: Three bedrooms, bathroom Externally: Yard to rear
EPC rating	Rated E
Possession	Vacant on completion
Viewing	Auction department 0161 443 4740

Lot 75

Guide Price £45,000 +



4 Enfield Drive, Clayton, Manchester M11 4HP

Three bedroom detached property

Directions	Off John Heywood Street, off Bank Street, off Ashton New Road (A662)
Accommodation	Not inspected Ground floor: Lounge, dining room, kitchen First floor: Three bedrooms, bathroom Exterior: Gardens to the front and rear. Driveway. Garage
Note	Gas central heating and double glazing
EPC Rating	E
Possession	Tenanted - let on a twelve month AST from 04/04/11 at £400 per month
Viewing	Strictly external viewing only, the tenants MUST NOT be disturbed

Lot 76

Guide Price £65,000



35 Taunton Street, Liverpool
L15 4ND

Three bedroom terraced property

Directions Taunton Street off Colinton Street

Accommodation Not inspected but reported as:
Ground Floor: Two rooms, kitchen
First Floor: Three bedrooms
Externally: Yard to rear

EPC rating Rated E

Possession Vacant on completion

Viewing Auction department 0161 443
4740

Lot 77

Guide Price £59,000



8 Sandown Street, Abbey Hey,
Manchester M18 8SA

Three bedroom mid terrace property

Directions Go along Abbey Hey Lane along taking the
next turning on the left after the Prince of
Wales Pub and then first right into
Sandown Street.

Accommodation Ground Floor: Hallway, lounge, dining
room, kitchen
First Floor: Three bedrooms, bathroom
Externally, small front garden, rear yard

Notes Double glazed, central heating

EPC rating Rated D

Possession Currently tenanted on AST at £500 pcm,
lease will be in legal pack

Viewing Viewings are available by appointment with
the auctioneers office on 0161 443 4740



Lot 78

Guide Price £60,000 +



9 Marguerita Road, Newton Heath, Manchester M40 1UF

Four bedroom detached property

Directions Off Asheaton Road, off Graver Lane, off Droylsden Road

Accommodation Ground floor: Small hall, lounge, dining kitchen with patio doors
First floor: Four bedrooms, bathroom
Exterior: Gardens to the front, side and rear. Garage

Note Gas central heating and double glazing. Suitable for cash buyers only

EPC Rating D

Possession Vacant on completion

Viewing Auction Department 0161 443 4740

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Nabeel
Carrington Road

Lot 79

Guide Price £50,000 +



86 St. James Street, Farnworth, Bolton BL4 9RG

Four bedroom terraced property

Directions Off Buckley Lane (A5082) just past St James Church

Accommodation Ground floor: Lounge, dining kitchen
First floor: Three bedrooms, bathroom with separate shower cubicle, stairs to
Second floor: Bedroom four - good sized with radiator and two velux windows
Exterior: Rear yard

Note Gas central heating and double glazing

EPC Rating On order

Possession Vacant on completion

Viewing Auction Department 0161 443 4740

Lot 80

Guide Price £70,000 to £80,000



481 A&B Leigh Road, Westhoughton, Bolton BL5 2JH

Terrace property in two self contained flats

Directions	Situated at the junction of Leigh Rd with Bracken Lea close to the B5253 approximately 1 mile South of Westhoughton
Description	Two self contained flats - two bedroomed to the ground floor and one bedroom to the first floor, both flats benefit from gas central heating and there is a shared yard to the rear
Possession	We are advised that the property is fully occupied - the first floor tenant being in occupation for a number of years, paying £325 pcm. The ground floor flat paying a rent of £400 pcm. The total income being £8,700 per annum. Lease details will be verified in the legal packs that will be on line
EPC	First floor flat energy rating - Band E - 66 Ground floor flat energy rating - Band D - 77
Viewing	Refer to Auctioneers 0161 443 4740

Lot 81

Guide Price £200,000 +



Maudelain, Upton Lane, Tyldesley, Manchester M29 8NY

Attractive detached cottage style four bedroom property.

Directions	The property is located off Manchester Road (A577) on Upton Lane at the bottom of the road on the unadopted road continuation
Accommodation	Ground Floor: Porch, entrance hallway, downstairs WC, three reception rooms overlooking garden to rear and side, large well appointed family breakfast kitchen First Floor: Three bedrooms, en-suite to second bedroom, family bathroom Second Floor: Master bedroom with bespoke windows and en-suite bathroom, additional store room off landing Externally: Off road parking, integral garage, stunning gardens to side and rear with views over fields to rear
Notes	The property has double glazing, central heating and is in good order throughout, buyers must be made aware of the bus way affecting the property- refer to the local council for advice
EPC rating	Rated D
Possession	Vacant on completion
Viewing	Strictly by appointment with the auction department 0161 443 4740

Lot 82

Guide Price £15,000 +



**6 Elliott Street, Hartlepool
TS26 8AZ**

Two bedroom terraced property

Directions	Off York Road, off Victoria Road, off Stockton Street (A689)
Accommodation	Ground floor: Lounge, kitchen, bathroom First floor: Two bedrooms Exterior: Rear yard
EPC Rating	On order
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

Lot 83

Guide Price £35,000 +



**51 Wetherby Street, Abbey Hey,
Manchester M11 1NU**

Two bedroom terraced property

Directions	Off Vine Street, off Ashton Old Road (A635)
Accommodation	Not inspected Ground floor: Lounge, dining room, kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
EPC Rating	On order
Possession	Tenanted - let on a six month AST from 28/11/03 at £325 per month however the property may be sold with vacant possession; please check the addendum for up to date information
Viewing	Viewing will be available if the tenant vacates; contact the Auction Department 0161 443 4740 to request an appointment

Lot 84

Guide Price £40,000



20 Lunt Road, Bootle L20 5EY

Three bedroom terrace property

Directions	Lunt Road off Litherland Road off the A566 Linacre Lane
Accommodation	Not inspected but reported to be: Ground Floor: Two rooms, kitchen First Floor: Three bedrooms Externally: Yard to rear
EPC rating	Rated D
Possession	Vacant on completion
Viewing	Auction department 0161 443 4740

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Lot 85

Guide Price REFER TO AUCTIONEERS



8 Ashlyne, Ashton-under-lyne OL6 6LS

Large two bedroom end terrace with period features

Directions	Close to the junction of Penny Meadow and Crickets Lane (A670)
Ground Floor	Porch, entrance hallway, two separate reception rooms, modern kitchen Basement: Small cellar chamber
Second Floor	Two double bedrooms and modern four piece bathroom
Externally	There is a courtyard garden to the rear with an outhouse/storage shed and a driveway to the front providing parking for one car and possibly two small vehicles
EPC rating	Rated E
Notes	The property is centrally heated and in need of some repairs
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

Lot 86

Guide Price REFER TO AUCTIONEERS



53 Bury Street, Radcliffe, Manchester M26 2GB

Detached former residential care facility property in large gardens.

Directions The property is located on Bury Street (A6053) close to Bealey Community Hospital and Radcliffe Parish Church

Accommodation Ground Floor: Vestibule, entrance hallway, 3 bedrooms, lounge, dining room, two kitchens
 Annex: Laundry room, two offices, WC
 Basement: Four cellar chambers
 First Floor: 6 bedrooms, two with en-suite facilities, bathroom, WC
 Externally: Large lawn garden to rear, patio area and off road parking

Notes The property was previously used for residential care purposes, has double glazing and central heating. The property requires a modicum of updating throughout.

Planning The property may lend itself to other uses, subject to planning permission and therefore parties interested in change of use or alternative redevelopment are advised to consult with the local planning department or contact Mellor Dowd Planning Services on 0161 443 4500

EPC rating On order

Possession Vacant on completion

Viewing Auction department 0161 443 4740

Lot 87

Guide Price £40,000 +



**113 Thomson Road, Gorton,
Manchester M18 7GW**

Two bedroom terrace property

Directions	Off Mount Road, off Hyde Road (A57)
Accommodation	Not inspected Ground floor: Lounge, dining room, kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating
EPC Rating	On order
Possession	Tenanted - let on a six month AST from 09/01/12 at £95 per week
Viewing	Strictly external viewing only, the tenants MUST NOT be disturbed

Lot 88

Guide Price £39,000 +



**3 Heather Bank, Todmorden
OL14 6QT**

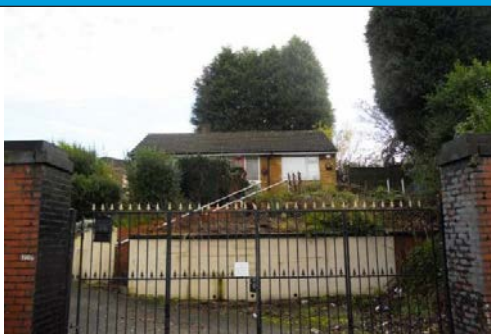
Three bedroom terraced property

Directions	From Rochdale Road (A6033) turn into Hollins Road, right into Henshaw Road which runs into Heather Bank
Accommodation	Ground floor: Lounge, kitchen, basement First floor: Two bedrooms, bathroom Second floor Loft bedroom with static staircase Exterior: Tiered rear yard overlooking hills with potential for rockery and flower beds
Note	Partial double glazing. Pleasant semi rural location with far reaching views
EPC Rating	F
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740



Lot 89

Guide Price CIRCA £30,000



1106 Rochdale Road, Blackley, Manchester, M9 5RJ

Two bedroom detached bungalow

Directions Travelling away from Manchester towards Rochdale, go past Blackley Fire Station where the bungalow can be found on the right set back from the road

Accommodation Ground floor: Hall, lounge, small kitchen, lean-to, two bedrooms, bathroom
Exterior: Small garden

Note We understand that the gates to the front of the cemetery are being moved back to allow full access to the property. For further information as to the exact boundaries and possible rights of way, purchasers are advised to check the legal pack

EPC Rating On order

Possession Vacant on completion

Viewing Auction Department 0161 443 4740

Terms and Conditions

for proxy, telephone and internet bidding

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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).
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- 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.
- 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.
- 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.
- The auctioneer reserves the right to bid himself or through an agent up to the reserve price for a particular lot.
- 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.
- 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, telephone, internet bidder will be notified and the deposit will be returned as soon as reasonably possible. Banks processes may cause delays in refunds for some card payments.
- 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.
- 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 see i-bidder.com

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: _____

COMMON AUCTION CONDITIONS

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

Introduction

The common auction conditions have three main sections:

1. Glossary

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

2. Auction Conduct Conditions

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

3. Conditions of Sale

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

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

These conditions are legally binding.

Important Notice:

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

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

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

Glossary

In the CONDITIONS wherever it makes sense:

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

ACTUAL COMPLETION DATE

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

ADDENDUM

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

AGREED COMPLETION DATE

Subject to condition G9.3:

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

APPROVED FINANCIAL INSTITUTION

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

ARREARS

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

ARREARS SCHEDULE

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

AUCTION

The auction advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

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

AUCTIONEERS

The auctioneers at the AUCTION.

BUSINESS DAY

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

BUYER

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

CATALOGUE

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

COMPLETION

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

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

CONDITION

One of the AUCTION CONDUCT CONDITIONS or the SALES CONDITIONS

CONTRACT

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

CONTRACT DATE

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

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

DOCUMENTS

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

FINANCIAL CHARGE

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

GENERAL CONDITIONS

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

INTEREST RATE

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

LOT

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

OLD ARREARS

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

PARTICULARS

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

PRACTITIONER

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

PRICE

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

READY TO COMPLETE

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

SALE CONDITIONS

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

SALE MEMORANDUM

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

SELLER

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

SPECIAL CONDITIONS

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

TENANCIES

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

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (AND US AND OUR)

The AUCTIONEERS.

YOU (AND YOUR)

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

Auction Conduct Conditions

A1 INTRODUCTION

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

A1.2 The CATALOGUE is issued only on the basis

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

A.2 OUR ROLE

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

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

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

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

A3 BIDDING AND RESERVE PRICES

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

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

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

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

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

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

A4 THE PARTICULARS AND OTHER

INFORMATION

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

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

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

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

A5 THE CONTRACT

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

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

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

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

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

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

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

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

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

A6 Extra Auction Conduct Conditions

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

General Conditions of Sale

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

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

G1 THE LOT

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

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

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

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

- (a) matters registered or capable of registration as local land charges;
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
- (c) notices, orders, demands, proposals and requirements of any competent authority;
- (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
- (e) rights, easements, quasi-easements, and wayleaves;
- (f) outgoing and other liabilities;
- (g) any interest which overrides, within the meaning of the Land Registration Act 2002;
- (h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the BUYER has made them;
- (i) anything the SELLER does not and could not reasonably know about.

G1.5 Where anything subject to which the LOT

is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.

G1.6 The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.

G1.7 The LOT does not include any tenant's or trade fixtures or fittings.

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

G1.9 The BUYER buys with full knowledge of (a) the DOCUMENTS whether or not the BUYER has read them; (b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.

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

G2 DEPOSIT

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

G2.2 THE DEPOSIT

(a) must be paid to the AUCTIONEERS by bank counter cheque or banker's draft drawn on an APPROVED FINANCIAL INSTITUTION or by personal cheque if accompanied by two forms of identification e.g. passport or driving licence; (b) is to be held as agents for the seller unless the special conditions provide otherwise. G2.3 Where the AUCTIONEERS hold the deposit as stakeholder they are authorised to release it and any interest on it to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.

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

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

G3 BETWEEN CONTRACT AND COMPLETION

G3.1 Unless the SPECIAL CONDITIONS state otherwise, the SELLER is to insure the LOT from and including the CONTRACT DATE to COMPLETION and: (a) produce to the BUYER on request all relevant insurance details;

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

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

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

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

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

G4 TITLE AND IDENTITY

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

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

- (a) The BUYER may raise no requisition or objection to any DOCUMENTS made available before the AUCTION;
- (b) if the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the LOT is being sold;
- (c) if the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT;
- (d) If title is in the course of registration, title is to consist of certified copies of:
- (i) the application for certification of title made to the land registry;
- (ii) the DOCUMENTS accompanying that

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

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

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

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

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

G5 TRANSFER

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

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

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

BUYER, or by more than one TRANSFER.

G6 COMPLETION

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

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

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

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

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

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

G7 NOTICE TO COMPLETE

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

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

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

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

G8 IF THE CONTRACT IS BROUGHT TO AN END

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

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

G9 LANDLORD'S LICENCE

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

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

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

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

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

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

G10 INTEREST AND APPORTIONMENTS

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

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

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

by the BUYER.

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

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

G11 ARREARS

Part 1 Current Rent

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

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

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

Part 2 BUYER to pay for ARREARS

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

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

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

Part 3 BUYER not to pay for ARREARS

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

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

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

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

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

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

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

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

G12 MANAGEMENT

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

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

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

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

G13 RENT DEPOSITS

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

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

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

in which the BUYER covenants with the SELLER to:

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

G14 VAT

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

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

G15 TRANSFER AS A GOING CONCERN

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

(b) this CONDITION G15 applies.

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

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

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

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

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

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

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

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

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

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

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

G16 CAPITAL ALLOWANCES

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

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

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

G16.4 The SELLER and BUYER agree:

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

G17 MAINTENANCE AGREEMENTS

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

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

G18 LANDLORD AND TENANT ACT 1987

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

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

G19 SALE BY PRACTITIONER

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

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

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

G19.4 The LOT is sold

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

G19.5 Where relevant:

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

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

G20 TUPE

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

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

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

G21 ENVIRONMENTAL

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

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

G21.3 The BUYER agrees to indemnify the

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

G22 SERVICE CHARGE

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

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

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

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

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

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

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

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

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

G23 RENT REVIEWS

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

determined.

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

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

G23.4 The SELLER must promptly:
(a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
(b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.

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

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

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

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

G24 TENANCY RENEWAL

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

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

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

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

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

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

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

G25 WARRANTIES

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

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

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

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

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

G26 NO ASSIGNMENT

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

G27 REGISTRATION AT THE LAND REGISTRY

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

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

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

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

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

G28 NOTICES AND OTHER COMMUNICATIONS

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

G28.2 A communication may be relied on if:
(a) delivered by hand; or
(b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
(c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.

G28.3 A communication is to be treated as received:
(a) when delivered, if delivered by hand; or
(b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.

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

G28 CONTRACTS (Rights of Third Parties) ACT 1999

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

G29 EXTRA TERMS FOR REMOTE BIDDERS

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

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

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

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END OF RESIDENTIAL LISTINGS

Property Services:

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

Other Services:

Life Insurance	0800 195 8900
Income Protection	
Pension Advice	
Will Writing	
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