

EDWARD  
**mellor**  
AUCTION



WEDNESDAY 8 JUNE 2016

REGISTRATION 1PM

AJ BELL STADIUM, SALFORD, M30 7EY



**0161 443 4740**  
**EDWARDMELLOR.CO.UK**



# Success stories from our previous auction

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**GUIDE PRICE**  
£38,000+

**LOT**  
**2**



**SOLD AT**  
£68,500

**HYDE**

**GUIDE PRICE**  
£59,000+

**LOT**  
**15**



**SOLD AT**  
£75,500

**DENTON**

**GUIDE PRICE**  
£60,000+

**LOT**  
**20**



**SOLD AT**  
£77,500

**ABBEY HEY**

**GUIDE PRICE**  
£110,000+

**LOT**  
**29**



**SOLD AT**  
£139,000

**BREDBURY**

**GUIDE PRICE**  
£68,000+

**LOT**  
**32**



**SOLD AT**  
£94,000

**OLDHAM**

**GUIDE PRICE**  
£50,000+

**LOT**  
**67**



**SOLD AT**  
£65,500

**BLACKPOOL**

# Meet the team

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## Here to Help!

We are here to help you whether you are buying or selling at Auction. If you have ANY questions please don't hesitate to give us a call and we will get our best man (or woman) to help you out.



**NICK GREEN**  
**Auctioneer & Head  
of Commercial**

It is a privilege to work as part of the best Auction team in the North West selling every type of property and land imaginable, every day is different!



**SCOTT GRAYSON**  
**Head of Auction**

Having been involved with Edward Mellor for many years now, I am very excited to be joining the auction team and moving it on in 2016.



**LOUISE McDONALD**  
**Head of Residential**

I created the Auction Department back in 1997 with our first sale comprising just a handful of lots and am incredibly proud of what we have achieved since.



**ANDY THOMPSON**  
**Auction Consultant**

My role as Auction Consultant is unique to Edward Mellor – I get great satisfaction in working with our new clients and look forward to growing these relationships for years to come.



**SUE MUSHET**  
**Office Manager**



**CHELSEA BENNETT**  
**Administrator**



**MARK LAWSON**  
**Auction Valuer**



**EMMA RUDGE**  
**Auction Buying  
Consultant**



**MICHAEL BULMER**  
**Viewing Agent**

# When & where?

## AUCTION

## CLOSING DATE

3 <sup>rd</sup> February	13 <sup>th</sup> January
16 <sup>th</sup> March	24 <sup>th</sup> February
27 <sup>th</sup> April	6 <sup>th</sup> April
<b>8<sup>th</sup> June</b>	<b>18<sup>th</sup> May</b>
20 <sup>th</sup> July	29 <sup>th</sup> June
14 <sup>th</sup> September	24 <sup>th</sup> August
26 <sup>th</sup> October	5 <sup>th</sup> October
7 <sup>th</sup> December	16 <sup>th</sup> November

## THE AUCTION ROOM

### AJ BELL STADIUM

1 Stadium Way  
Barton-upon-Irwell  
Salford  
M30 7EY

☎ 0844 844 8400



## DIRECTIONS



### BY CAR

The stadium is situated at Barton, off the M60, junction 11. GPS: (53.469091, -2.378829)



### BY BUS

Buses from Manchester City Centre and Eccles: Number 67 to Liverpool Road, Irlam. Buses from the Trafford Centre: Number 100 to Liverpool Road, Irlam. (2 minute walk from the Liverpool Road stop.)



### BY TRAIN

The nearest train stations are Irlam and Patricroft. For both stations walk to Liverpool Road and take the number 67 bus (as above).



### BY TRAM

The nearest Metrolink tram stop is Eccles. From here, the stadium is approximately 40 minutes walk or take the number 67 bus along Liverpool Road as above.

## USING SAT NAV?

If you're using sat-nav please ensure you use the postcode:



**M30 7LJ**



## What our clients say

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"I would definitely recommend using Edward Mellor auctions, as a vendor I was kept up to date with every viewing, offers, feedback and it was a the easiest process I have experienced to agreeing a sale and achieving a good sales price for ourselves.

As always the service and updates I received from yourself were excellent."

P. Ryder, Auction Vendor

"Thank you so very much for all your hard work on my behalf. Considering I've never "done" auction before and had left it until the last minute to enter the property, you made it a very positive experience."

T Hadfield, Auction Vendor

"Thanks for letting me know. You've been wonderful and have made this process a lot easier than it had been trying to sell it on the open market with other agents - I'll certainly be recommending you to my clients who are considering selling their properties."

K Almond,  
Auction Vendor



# Notice to prospective buyers

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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. Some of the lots offered have not always been in ownership for six months and as such this can have an impact on which lender to use. We recommend you speak to one of our whole of market mortgage advisers on 0161 443 4555.

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 the catalogue. The extra and special conditions, along with addendum, are available for inspection online prior to sale day, or for one hour prior to the start of the sale at the venue. The legal documents on each individual property are also available for inspection on the same basis. These can be downloaded from our website. 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

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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 a valuation and/or selling price. These can be subject to amendment at any time. The reserve price is the lowest price the vendor will accept and may or may not be the same as the guide price. This is agreed between the vendor and the auctioneer and is also confidential and not disclosed to any parties. Prospective purchasers are strongly advised to consult their own professional advisors with respect to any sum to be offered at auction. The auctioneers are under no obligation to provide any advice on value or rental values in respect of any property. The auctioneer and vendor accept no responsibility for any loss, damage, costs or expenses incurred as a result of relying on the auctioneers guide price. Whilst every effort is made to ensure that these guides are not misleading, it is possible that the reserve price set for any lot may exceed the previously quoted guide price - as the seller may fix the final reserve price just before bidding commences.

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 for both the 10% deposit and the buyer premium and auctioneers costs if applicable to the Auctioneers before 5pm the day before sale day.

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

9. If there are any Amendments to the catalogue, these will be available in the auction room. Purchasers will be deemed to purchase with full knowledge of this information and will be asked to sign as such when completing the contracts.

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

from which we can identify you. If you are bidding on behalf of someone else who isn't attending, we need all of this for that person as well PLUS a letter from them giving you authority to bid on their behalf.

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 £3,000) 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. Debit card is the best form of payment as it is free; however, we strongly recommend that you contact your bank before bidding to let them know what you will be doing to avoid any complications once you have been successful and are signing up.

13. A 0.5% Buyers Premium with a minimum of £495.00 (inclusive of VAT) and auctioneers costs if applicable 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!**



DOWNLOAD  
our brochure at  
[MELLORDOWD.CO.UK](http://MELLORDOWD.CO.UK)



# Are you frustrated with waiting for Town Planning Advice from the local council?

## IS THIS PUTTING YOUR PROJECT AT RISK?

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Mellor Dowd has many clients who have felt the same way and by engaging our services, have found we can provide an alternative solution.

We can offer bespoke Town Planning advice at a reasonable cost and an agreed time scale.

For an initial discussion and to find out how we can help you please call

# 0161 443 4718

or email [louise.dowd@mellordowd.co.uk](mailto:louise.dowd@mellordowd.co.uk)



# Important information

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**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 adjacent sections:

## 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.

# GOING BANANAS AT AUCTION!

It's been a busy few weeks for me here at Edward Mellor. The days have been flying by and I can't quite get my head around the fact that we are now gearing up for our fourth auction of the year on 8<sup>th</sup> June. Scarier still is that this is my 84<sup>th</sup> Edward Mellor auction and, as I approach a significant birthday, it's also the last one of my twenties! (Birthday's 12<sup>th</sup> June for anyone who's interested!).

As well as the demands of the day to day stuff which, encouragingly, involves working with a rapidly growing number of new property buyers, I've been juggling my evenings with renovating my own property and squeezing in a few property talks along the way. My last talk was with Scott at the Midway in Stockport. We were guest speakers for Claire Hamlett-Ledger's latest 'Property Mentor' group and it was great to meet more eager investors, keen to pursue their property dream. This was my third talk in as many weeks and, unaccustomed as I am to public speaking, it's been a good opportunity to hone my skills as well as meeting more aspiring property investors in the process.

I told the story of one of our very good clients, Alex, an American businessman now living in Valencia, who has grown a 30+ property portfolio with me over the last three years. He focuses mainly on East Manchester and now boasts a burgeoning property portfolio. Alex's story grabs people's attention when they see how successful you can be in a relatively short period of time if you set your goals properly.

As well as the success stories, in a bid to steer our new buyers away from inevitable pitfalls, I always have fun telling some of the more shocking tales to come out of previous auctions!

I remember a good old client of mine from a few year back, Malcolm – now based in Mayfair but originally from the East End and owner of the strongest Cockney accent you've ever heard! We got on well, me and Malcolm, and worked together a lot in 2010 when he had bought a portfolio of 98 properties in North Manchester which he then sold off individually at our auction. Each auction

cycle we would go through his list properties and decide which we should sell off this time. We were working together so regularly and with such big numbers that sometimes you'd lose perspective with what you were dealing with. My favourite line of Malcolm's that he would use to rein in my eager, twenty-three-year-old-self if I'd gotten a bit ahead of the game was "I'm not selling a box of 'bladdy' bananas, Andy!"

It's a line that we still shout out across the office for a laugh today, although my accent sounds more 'South African' than 'Cockney'!

So, as Malcolm rightly says, we aren't selling bananas here. But you'd be forgiven for thinking we might be with some of the stories I can recall of carefree buyers who've dropped a clanger on auction day.

Take Mr Singh for example. It was a couple of years back when we first met, and the day before one of our auctions. He was booked in for a chat to discuss how to invest in property and came in to see me and tell me about his circumstances and what he wanted to do. He had recently sold his company and together with a small inheritance and some savings, he had £500,000 to invest. Apart from his family home, he had never bought a property before and was as green as grass with the concept of auctions and wanted to know how it all worked – hence the appointment with me.

We discussed various investment models and different parts of the North West that would suit his circumstances and lifestyle and I explained how the process of buying a property from auction worked. Given that our next auction was less than 24 hours away, I suggested it would be a good



## ANDY THOMPSON, AUCTION CONSULTANT

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 @AndyT\_\_\_ / @MellorAuction



idea for him to come along just to observe and get a feel for things. Obviously he wouldn't be buying anything this time, but the auction day is an experience in itself, so it's always a good idea to do a 'dummy-run' first to get used to it. I said I'd see him the following day and that was that.

Skip to the next day and Mr Singh and his young son arrived at the venue nice and early. I said hello, showed him around and explained that because he wasn't bidding today he didn't need to register and could come and go as he pleased. As you can imagine, this is a busy day for me so I pointed him in the direction of the bar for a coffee and told him to grab me later if he needed anything. It was a great auction. The room was bursting at the seams with hungry buyers throughout the day. The place was buzzing and I was run ragged by clients all afternoon. Often I'm so busy on the day that I don't know what's sold until afterwards when we do the auction team debrief. I remember on this occasion, towards the end of the day, I looked over across the room as the crowds dispersed to see Mr Singh standing there amongst the successful buyers... with a bidding paddle in his hand.

What is he doing with a bidding paddle? I thought to myself. You guessed it! Without doing any homework, no viewings, no checking of any legal packs, no research whatsoever, he had bought five properties and spent his £500,000.

Just like that.

Sure enough, the next day he called me to say he'd made a mistake and didn't want to buy the properties anymore. To which, unfortunately, I had to deliver the bad news that he had already committed to buying these properties and if he was

to back out he would lose his deposits, totalling approximately £50,000.

A very expensive lesson to learn. You might be surprised to hear this, but people like Mr Singh, who attend auctions completely unprepared and go on to buy a property (or properties in his case) without doing any due diligence beforehand, are not uncommon.

Auctions are public - anyone can attend and bid for the properties on offer. If you want to take the risk and bid blind for a property you know little or nothing about, then I can't stop you. But, if I could give one piece of advice, it would be to do your homework first and make use of the help that is on offer.

Because as my mate, Malcolm, would say, you're not buying a box of bananas.

Andy



**FREE WEBINAR**



Everything you need to know about investing  
in the Manchester property market.

**Wednesday 1<sup>st</sup> June 8pm**

**GUEST SPEAKER:**

**Edward Mellor's Auction Consultant, Andy Thompson**

Call Andy on **0161 443 4740** for more  
details and to find out how to register.



# Do you need help with buying a property from auction?

Whether you're a First Time Buyer or a seasoned investor, our expert Auction Consultant, Andy Thompson, is on hand to guide you through the whole auction process from start to finish.



"I cannot stress enough the pivotal role that Andy Thompson has played towards the smooth acquisition process of auction properties. He has devoted significant time and effort to really understand my individual circumstances and needs in order to give me the best advice for a successful transaction. Andy's wealth of knowledge in the residential property field is very good but most importantly, I found his insight of current market conditions and business acumen more impressive.

Even more so now, I continue to value Andy's opinion highly on properties advertised through the auction house. From experience, I can say that his consultancy role is truly unique in this business and I always go back to Edward Mellor Auctions because of him. As a result, I have also recommended my business partner to seek his advice. Thank you so much."

F. Lim, Recent Auction Purchaser



If you would like to talk to Andy about buying at auction, call...

# 0161 443 4740

**ANDY THOMPSON, AUCTION CONSULTANT**

0161 443 4740 / 07530 704 234

[andy.thompson@edwardmellor.co.uk](mailto:andy.thompson@edwardmellor.co.uk)



@AndyT\_\_\_ / @MellorAuction



# FREE SEMINAR

EDWARD  
**mellor**  
AUCTION

## for BUY TO LET Landlords

Our guest speakers answer your questions about how the Government's BUY-TO-LET TAX CHANGES will affect you



An expert **TAX ACCOUNTANT** will guide you through the financial implications of the Government's BTL tax changes and Stamp Duty legislation.

An expert **MORTGAGE FUNDING EXPERT** will advise you on the upcoming changes in lending rules for BTL mortgages and the risk of being locked out of new mortgage deals.

### Seminar 11.30am

### Auction Day, Wednesday 8<sup>th</sup> June, AJ Bell Stadium

#### TO REGISTER FOR YOUR FREE SEMINAR PLACE

- ▶ Call 0161 443 4740
- ▶ Register online at [edwardmellor.co.uk/auctions](http://edwardmellor.co.uk/auctions)
- ▶ Speak to a member of the Edward Mellor team

Limited places available so register immediately to avoid disappointment



0161 443 4740  
EDWARDMELLOR.CO.UK

You don't always need cash  
to buy a property at auction



Our financial services specialists can arrange  
the best auction funding solution for you:

- BUY TO LET FINANCE
- BRIDGING FINANCE
- COMMERCIAL FINANCE
- SECURED LOANS
- SECOND CHARGES
- REMORTGAGING TO RAISE CAPITAL TO PURCHASE
- PENSION FREEDOM TO RELEASE FUNDS TO PURCHASE

Meet our experts on the Edward Mellor Financial Services stand at the auction, or call to speak to the team any time before or after auction day on **0161 443 4540**

EDWARD  
**mellor**  
EDWARDMELLOR.CO.UK

Your home may be repossessed if you do not keep up repayments on your mortgage.

**Our fee for this service is £500, or 1.0% if greater, of the loan amount. Typically this will be £500.**

Edward Mellor Limited is an appointed representative of Openwork Limited which is authorised by the Financial Conduct Authority.

# Order of sale

LOT	AREA	ADDRESS	DESCRIPTION
1	Shaw Heath	15 Florist Street	Two bedroom semi-detached property
2	Gorton	10 Parkdale Avenue	Three bedroom end terrace property
3	Edgeley	40 Vienna Road	Two bedroom terrace property
4	Newton Heath	117 Mitchell Street	Two bedroom end terrace property
5	Ashton-under-Lyne	66 Alexandra Road	Two bedroom terrace property
6	Droylsden	54 Moorside Street	Two bedroom terrace property
7	Clayton	11 Stanton Street	Two bedroom terrace house
8	Hyde	168 Talbot Road	Former Social Club, with full PP for residential development
9	Oldham	35 Argus Street	Two bedroom terrace property
10	Stockport	16 Box Apartments, 1 Marriott St	One bedroom third floor apartment
11	Salford	109 Great Cheetham Street West	Four bedroom semi-detached property
12	Cheetham Hill	116 & 118 Hendham Vale	Pair of semi-detached properties in eleven flats
13	Harpurhey	29 Ringley Street	Three bedroom terrace property
14	Salford	234 Great Clowes Street	Twelve bedroom licenced HMO
15	Ashton-under-Lyne	Apartment 3, 2-4 Market Avenue	Two bedroom second floor apartment
16	Denton/Gorton	111 Reddish Lane	Sandwich shop in prime location suitable for other uses STP
17	Accrington	Bym, 109b Whalley Road	Mixed use commercial and residential investment property
18	Clayton	12 Homebury Drive	Three bedroom semi-detached property
19	Bolton	1 Era Street	488 sq m (5,250 sq ft) two storey workshop premises with yard space
20	Accrington	Flat 1, 100 Nuttall Street	One bedroom ground floor flat
21	Accrington	Flat 2, 100 Nuttall Street	One bedroom ground floor flat
22	Ashton	Parcel of land at Bombay Street	Small parcel of land considered suited for development subject to planning
23	West Didsbury	747 Princess Road	Three bedroom semi-detached property
24	Fallowfield	24 Thorn Grove	One bedroom extended mid terrace property
25	Stockport	Rosta House	Large detached office building considered suitable for development STP
26	Hazel Grove	257-263 London Road	Former public house, separate shop with upper parts and plot of land
27	Radcliffe	38 Bridgefield Street	Two bedroom terrace property
28	Hazel Grove	287 London Road	Two storey retail/office space on busy main road
29	Gorton	16 Garlick Street	Two bedroom terrace property
30	Marple Bridge	Redwood, 39 Townscliffe Lane	Three bedroom detached property with substantial gardens
31	Miles Platting	325-327 Oldham Rd & 1 Johnson Sq	Office and retail building suitable for development STP
32	Droylsden	22 Somerset Road	Two bedroom quasi semi-detached
33	Droylsden	9 Langfield Crescent	Three bedroom semi-detached property
34	Prestwich	Land to side of 1 Woodhill Drive	Plot of land with permission to build a three bedroom detached house
35	Longsight	Flat 11 Surrey Lodge	Ground floor flat ideal for first time buyers close to Mcr City Centre
36	Moston	12 Amos Street	Commercial property suitable for development subject to planning
37	Moston	7 Mora Street	Commercial property suitable for development subject to planning
38	Moston	9 Mora Street	Commercial property in 3 parts for development subject to planning
39	Levenshulme	12 Dean Bank Avenue	Three bedroom detached property for improvement
40	Northenden	303-305 Palatine Road	Mixed use commercial investment property, restaurant & 2 duplex flats
41	Salford	9 Griffin Street	Two bedroom end terrace property
42	Ashton-under-Lyne	Camden House	566.2 sq m over four floors suitable for conversion STP
43	Bredbury	The Barnhouse	Detached former restaurant for alternative development STP
44	Bolton	39 Dorset Street	Three bedroom mews property
45	Denton	132 Hyde Road	Premises with yard and garage space suitable for redevelopment STP
46	Wirral	Rose Brae	Vacant 29 bedroom care home considered suitable for redevelopment STP



LOT	AREA	ADDRESS	DESCRIPTION
47	Dukinfield	127 King Street	Terrace property in three flats
48	Leigh	Lilford House	Mixed commercial use investment property may suit development STP
49	Ashton-under-Lyne	33 Manchester Road	Terrace property split into two self contained flats
50	Preston	13 Barmouth Court	One bedroom third floor flat
51	Ashton-under-Lyne	35 Manchester Road	Terrace property split into two self contained flats
52	Droylsden	405 Manchester Road	High quality mixed use investment property on busy main road
53	Ashton-under-Lyne	Wilshaw Dale Cottage	Three bedroom cottage
54	Hyde	41 Joel Lane	Two bedroom terrace property
55	Rhyl	34 Brighton Road	Five bedroom licenced HMO
56	Rochdale	7-11 Oldham Road	Ready to trade nightclub premises over three floors
57	Rusholme	11 Dorset Avenue	Two bedroom terrace property
58	Rhyl	36 Brighton Road	Terrace property split into three self contained flats
59	Failsworth	57 Cosgrove Crescent	Two bedroom semi-detached property
60	Burnley	45-47 Standish Street	Commercial investment property with two tenants, income £850 PCM
61	Urmston	1a-3a Tiverton Road	Good quality mixed use part vacant investment/development property
62	Offerton	112a Hall Street	Two/three bedroom semi-detached property
63	Denton	1b Ruby Street	One bedroom ground floor flat with cellar
64	Salford	28/28a Broad Street	End terrace property close to University of Salford
65	Todmorden	124 Bacup Road	Three bedroom semi-detached, three storey property
66	Gorton	38 Agnew Road	Two bedroom terrace property
67	Stalybridge	1 Northend Road	Two bedroom end terrace property
68	Bolton	6 Ash Lawns	Four bedroom town house
69	Clayton Bridge	37 Graver Lane	Four bedroom end terrace property
70	Denton	96 Town Lane	Development site with planning permission for eight apartments
71	Middleton	290 Grimshaw Lane	Mixed use freehold investment with four letting rooms over
72	Northwich	21 Maple Grove	One bedroom first floor apartment
73	Stockport	61 Hatters Court	Two bedroom ground floor apartment
74	Bolton	216 Piggott Street	Vacant retail premises with flat above and plot
75	Accrington	5 Washington Street	Two bedroom terrace property
76	Stockport	Flat 2, 25 Higher Hillgate	Two bedroom ground floor apartment
77	Bury	212a Bell Lane	Tenanted two bedroom maisonette property
78	Sheffield	Land to East side of Broughton Lane	Parcel of land circa 4 Acres (1.6 Hectares).
79	Ashton-under-Lyne	6-8 Stamford Arcade	Partially built site with planning consent for 7 No. apartments
80	Stoke-on-Trent	50a Broomhill Street	Large end terrace property in two flats
81	Burnley	16 Pritchard Street	Two bedroom terrace property
82	Rossendale	3 Townsend Street	Two bedroom terrace set over four floors
83	Warrington	53 Folly Lane	Terrace property in two separate self contained flats
84	Warrington	55 Folly Lane	Terrace property in two separate self contained flats
85	Warrington	57 Folly Lane	Terrace property in two separate self contained flats
86	Warrington	59 Folly Lane	Terrace property in two separate self contained flats
87	Warrington	61 Folly Lane	Terrace property in two separate self contained flats
88	Warrington	63 Folly Lane	Terrace property in two separate self contained flats
89	Levenshulme	63 Rushmere Avenue	Two bedroom end terrace property
90	Accrington	22 Lion Street	Two bedroom terrace property
91	Ashton-under-Lyne	38 Chester Square	Eight bedroom semi-detached property suitable for a HMO

LOT  
1

GUIDE PRICE: £90,000+



## 15 Florist Street, Shaw Heath, Stockport SK3 8DW

Two bedroom semi detached property.

**Directions** From Shaw Heath turn into Gilmore Street and left into Florist Street

**Accommodation** Ground floor: Entrance hall, lounge, dining room, kitchen, cellar  
First floor: Two bedrooms, bathroom  
Exterior: Rear yard

**Note** Gas central heating and double glazing

**EPC Rating** E

**Possession** Refer to the legal pack

**Viewing** Auction Department 0161 443 4740

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[www.edwardmellor.co.uk](http://www.edwardmellor.co.uk)

0161 443 4740



## 10 Parkdale Avenue, Gorton, Manchester M18 7AG

### Three bedroom end terrace property

<b>Directions</b>	Off Hyde Road (A57).
<b>Accommodation</b>	Ground floor: Entrance hall, lounge, dining room, kitchen, utility First floor: Landing, three bedrooms, shower room Exterior: Rear yard and outbuilding for storage
<b>Note</b>	Gas central heating and double glazing
<b>EPC Rating</b>	On order
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161 443 4740

LOT  
3

GUIDE PRICE: £85,000+



## 40 Vienna Road, Edgeley, Stockport SK3 9QH

Two bedroom terrace property.

<b>Directions</b>	Off Dale Street, off Edgeley Road (B5465)
<b>Accommodation</b>	Ground floor: Entrance hall, lounge, dining room, kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
<b>Note</b>	Gas central heating and double glazing
<b>EPC Rating</b>	D
<b>Possession</b>	Refer to legal pack
<b>Viewing</b>	Auction Department 0161 443 4740



## 117 Mitchell Street, Newton Heath, Manchester M40 2TJ

Two bedroom end terrace property.

<b>Directions</b>	Off Briscoe Lane, off Culcheth Lane/Old Church Street, off Oldham Road (A62)
<b>Accommodation</b>	Ground floor: Entrance hall, lounge, dining room, kitchen with built in oven and hob First floor: Two bedrooms, bathroom, separate WC Exterior: Rear yard
<b>Note</b>	Gas central heating and double glazing. Interior photos taken whilst occupied
<b>EPC Rating</b>	E
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161 443 4740



LOT  
5

GUIDE PRICE: £60,000+



## 66 Alexandra Road, Ashton-under-Lyne OL6 8LG

Two bedroom terrace property.

**Directions** Off Henrietta Street turn right into Alexandra Road towards King George V fields

**Accommodation** Ground floor: Entrance vestibule, lounge, dining kitchen  
First floor: Two bedrooms, bathroom  
Exterior: Rear yard and communal garden

**Note** Double glazing. The vendor of this property is a director of Edward Mellor Ltd

**EPC Rating** On order

**Possession** Vacant on completion

**Viewing** Auction Department 0161 443 4740





## 54 Moorside Street, Droylsden, Manchester M43 7HB

### Two bedroom terrace property

**Directions** Off Market Street, Off Ashton Road (A662).

**Accommodation** Ground floor: Lounge, dining kitchen  
First floor: Two bedrooms, bathroom  
Exterior: Rear yard

**Note** Gas central heating and double glazing

**EPC Rating** D

**Possession** Vacant on completion

**Viewing** Auction Department 0161 443 4740

LOT  
7

GUIDE PRICE: £55,000+



## 11 Stanton Street, Clayton, Manchester M11 4NH

Two bedroom terrace house.

<b>Directions</b>	Off Clayton Hall Road, off Ashton New Road (A662)
<b>Accommodation</b>	Ground floor: Lounge, dining room, kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
<b>Note</b>	Gas central heating (no boiler) and double glazing. Pleasant location close to Clayton Hall and Clayton Park
<b>EPC Rating</b>	On order
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161 443 4740



## 168 Talbot Road, Hyde SK14 4HJ

**Former Social Club, with full PP for residential development.**

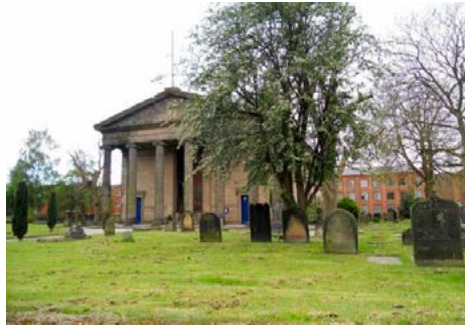
<b>Directions</b>	On Talbot Road adjacent to Alexandra Court flats.
<b>Details</b>	Ground floor: Large open plan room with a bar area and rear hallway First floor: Large open plan room with a bar area. High ceiling Basement: Beer cellar Exterior: Covered yard and former WC facilities
<b>Notes</b>	The property has full planning permission for the development of two, 2 bedroom self contained apartments. Application reference No. 16/00115/FUL. All interested parties are advised to make their own enquiries directly to Tameside Metropolitan Council, Planning and Building Control: 0161 342 4460. The vendor of this property is a Director of Edward Mellor Ltd.
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction department 0161 443 4740



## 35 Argus Street, Hollinwood, Oldham OL8 3RJ

Two bedroom terrace property.

<b>Directions</b>	Off Hollins Road (A6104)
<b>Accommodation</b>	Not inspected Ground floor: Lounge, dining kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
<b>Note</b>	Gas central heating and double glazing
<b>EPC Rating</b>	On order
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department - 0161 443 4740



**16 Box Apartments, 1 Marriott Street, Higher Hillgate, Stockport SK1 3PJ**  
**One bedroom third floor apartment.**

<b>Directions</b>	Off Higher Hillgate in front of St Thomas Church.
<b>Accommodation</b>	Ground floor: Communal hall, lift Third floor: Hall, lounge/open plan kitchen with built in oven and hob, bedroom, bathroom Exterior: Allocated parking space
<b>Note</b>	Electric heating and double glazing
<b>EPC Rating</b>	D
<b>Possession</b>	Tenanted - let on a six month AST from 27/8/15 at £475.00 pcm. The tenant has expressed a desire to remain
<b>Viewing</b>	Viewings may be available STRICTLY by appointment only; call 0161 443 4740



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## **109 Great Cheetham Street West, Salford M7 2JA**

**Four bedroom semi detached property.**

<b>Directions</b>	Opposite Albert Park on A576
<b>Accommodation</b>	Not inspected: Ground floor: Entrance hall, lounge, dining room, shower room, dining kitchen with built in oven and hob and french doors to the rear, basement First floor: Three bedrooms, bathroom Second floor: Bedroom four Exterior: Flagged rear garden with open aspect over playing fields
<b>Note</b>	Gas central heating and double glazing
<b>EPC Rating</b>	E
<b>Possession</b>	Tenanted – twelve month AST from 8/8/14 at £800 per calendar month
<b>Viewing</b>	Viewings may be available STRICTLY by appointment only; call 0161 443 4740

LOT  
12

GUIDE PRICE: £425,000+



## 116 & 118 Hendham Vale, Cheetham Hill, Manchester M9 5TJ

Pair of semi detached properties in eleven flats.

**Directions** Off Queens Road turn into Smedley Road bearing right into Hazelbottom Road, bear right into Smedley Lane. At the end, turn right and third left into Westmere Drive, then turn right up the track

**Accommodation** 118 - renovated to a high standard in six units; five one bedroom apartments having lounge with multi appliance fitted kitchen, and modern bathrooms plus an office/studio in the basement. 116 - partially renovated- will offer eight apartments; six in the building and two in the basement

**Note** Separate gas central heating systems and double glazing to all the flats in 118

**EPC Ratings** 116 is exempt and 118 are on order

**Possession** 118 - Basement: 12 month AST from 23/10/15 at £400pm. Flat 1: Lifetime assured tenancy at £400pm. Flat 2: 12 month AST from 1/1/16 at £400pm. Flat 3: 12 month AST from 8/10/15 at £400pm. Flat 4: 12 month AST from 18/1/16 at £400pm. Flat 5: 12 month AST from 7/11/15 at £400pm.

**Viewing** Viewings are available STRICTLY by appointment only; call 0161 443 4740



## 29 Ringley Street, Harpurhey, Manchester M9 5UW

Three bedroom terrace property.

<b>Directions</b>	Off Water Street, off Church Lane, off Rochdale Road (A664)
<b>Accommodation</b>	Ground floor: Through lounge/dining room, kitchen First floor: Three bedrooms, bathroom Exterior: Rear yard
<b>Note</b>	Gas central heating and double glazing
<b>EPC Rating</b>	E
<b>Possession</b>	Tenanted - periodic tenancy from 26/614 at £450 per month
<b>Viewing</b>	Viewings may be available STRICTLY by appointment only; call 0161 443 4740

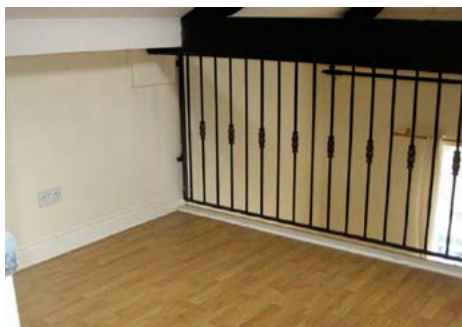


## 234 Great Clowes Street, Salford M7 2DY

Twelve bedroom licenced HMO.

<b>Directions</b>	Opposite Albert Park on corner of A576 and B6187
<b>Accommodation</b>	Not inspected: Ground floor: Five bedrooms, fitted kitchen. Lower ground floor: Living room, laundry room, store room, boiler room. First floor: Four bedrooms, two kitchens, living room. Second Floor: Three bedrooms, living room. Exterior: Driveway with off road parking
<b>Note</b>	An early Edwardian semi-detached licenced HMO on a corner plot. Refurbished in last eight years to offer twelve en-suite bedrooms. Gas central heating, UPVC double glazing. Each bedroom has an en-suite electric shower cubicle with wash basin and wc
<b>EPC Rating</b>	On order
<b>Tenanted</b>	Twelve rooms all let at £325 per person per month per room
<b>Viewing</b>	Viewings may be available STRICTLY by appointment only; call 0161 443 4740





**Apartment 3, 2-4 Market Avenue, Ashton-under-Lyne OL6 6AD**

**Two bedroom second floor apartment.**

<b>Directions</b>	Located in the Town Centre on Stamford Street Central at its junction with Market Avenue.
<b>Accommodation</b>	Second Floor: Hall, open plan lounge/ kitchen, two double bedrooms - one with en-suite shower room, bathroom Mezzanine Floor: Gallery study/sitting area
<b>Note</b>	Double glazing, laminate flooring and electric heating. The interior photos were taken before the tenant moved in and were provided by the seller
<b>EPC Rating</b>	E
<b>Possession</b>	Tenanted - let on a six month AST from 1/1/14 at £400 per month
<b>Viewing</b>	Viewings will be available STRICTLY by appointment only call 0161 443 4740



## 111 Reddish Lane, Gorton/Denton, Manchester M34 2NF

Sandwich shop in prime location suitable for other uses STP.

<b>Directions</b>	The property is located on the busy Reddish Lane (B6167) which is close to Laburnum Road an opposite our Edward Mellor Gorton office
<b>Details</b>	The property is located on a main road position currently used as a sandwich/hot food outlet. The total internal area is 101.7 sq m (1,094 sq ft) with sales area to front, prep room and additional storage room to rear. Externally there is a gated yard to the side.
<b>Notes</b>	The premises may lend themselves to alternative uses subject to the necessary consents.
<b>EPC rating</b>	G
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction department 0161 443 4740





## **Bym, 109 –109b Whalley Road, Accrington BB5 1BX**

**Mixed use commercial and residential investment property.**

<b>Directions</b>	The property is located on Whalley Road (A680) heading away from the Town Centre on the corner of Knowlmer Street
<b>Commercial Property</b>	Ground floor sales area with WC and staff kitchen. 116 sq m (1,248 sq ft) First floor: (Not measured). Open plan office space, separate WC, kitchen area with shower, additional storage/office room.
<b>Flat</b>	Separate flat to left hand side, hallway, open plan living room and kitchen, bathroom, bedroom.
<b>Notes</b>	Shop majority double glazed, no heating. Flat double glazed, centrally heated and in good order throughout. EPC ratings. Shop: E. Flat: D. The property comprises ground and first floor only.
<b>Possession</b>	Tenanted on a single lease from 1st September 2013 until 31st August 2023 at £16,640 per annum, rent paid weekly every Friday, Rent reviews every three years from start date.
<b>Viewing</b>	Strictly by appointment only with the Auction department 0161 443 4740



## 12 Homebury Drive, Clayton, Manchester M11 4HG

Three bedroom semi detached property

**Directions** Off John Heywood Street, off Bank Street, off Ashton New Road, (A662).

**Accommodation** Ground floor: Hall, lounge, kitchen, conservatory  
First floor: Landing, three bedrooms, bathroom  
Exterior: Front and rear gardens

**Note** Gas central heating and double glazing

**EPC Rating** D

**Possession** Vacant on completion

**Viewing** Auction Department 0161 443 4740



## **1 Era Street, Bolton BL2 6JB**

**488 sq m (5,250 sq ft) two storey workshop premises with yard space.**

<b>Directions</b>	Turn off Bury Road (A58) onto Blenheim Road and first left along Back Bury Road South which leads up to the property along the rear of the main road.
<b>Details</b>	Former light industrial building/workshop with yard space with accommodation over two floors. Ground floor: 243 sq m (2,615 sq ft) First floor: 240 sq m (2,580 sq ft)
<b>Notes</b>	The property may lend itself for alternative usage or development subject to the necessary consents and all interested parties are advised to make their own enquiries to the relevant local authority. EPC rating F
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction department 0161 443 4740



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Contact – **Peter Robinson**

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**GUIDE PRICE: £18,000+**

**LOT  
20**



## Flat 1, 100 Nuttall Street, Accrington BB5 2HL

### One bedroom ground floor flat

<b>Directions</b>	Off Wellington Street/Spring Gardens, Off Manchester Road (A680).
<b>Accommodation</b>	Ground Floor: Lounge, kitchen, bedroom, bathroom
<b>Note</b>	Electric heating, double glazing
<b>EPC Rating</b>	F
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161 443 4740

**GUIDE PRICE: £18,000+**

**LOT  
21**



## Flat 2, 100 Nuttall Street, Accrington BB5 2HL

### One bedroom ground floor flat

<b>Directions</b>	Off Wellington Street/Spring Gardens, Off Manchester Road (A680).
<b>Accommodation</b>	Ground Floor: Lounge, kitchen, bedroom, bathroom
<b>Note</b>	Electric heating, double glazing
<b>EPC Rating</b>	D
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161 443 4740





## Parcel Of Land, Bombay Street, Ashton-under-Lyne OL6 9LU

Small parcel of land considered suited for development subject to planning.

<b>Directions</b>	The land is located on the corner of Bombay Street and Curzon Road
<b>Details</b>	The parcel of amenity land is located in a predominantly residential location. Part of the plot has been fenced off as a garden which was subject to a tenancy to the previous occupant. The vendors advise that they have been given verbal permission from the previous garden tenant that the fencing panels can be removed.
<b>Notes</b>	The map is for purpose of identification only: please refer to the online legal pack for the title plan and relevant documentation. All interested parties are advised to consult with the local planning department directly: Tameside Metropolitan Borough Council, Planning and Building Control, Clarence Arcade, Stamford Street, Ashton-under-Lyne, Tameside, OL6 7PT. Tel: 0161 342 4460.
<b>Tenure</b>	Vacant on completion.
<b>Viewing</b>	Open site





## 747 Princess Road, West Didsbury, Manchester M20 2ZE

Three bedroom semi detached property.

<b>Directions</b>	Directly on Princess Road (A5103 just before Snow Et Rock/Carphone Warehouse
<b>Accommodation</b>	Not inspected Ground floor: Entrance hall, lounge, dining room, kitchen First floor: Three bedrooms, bathroom Exterior: Gardens to the front and rear, driveway providing off road parking
<b>Note</b>	Gas central heating with new boiler and double glazing
<b>EPC Rating</b>	On order
<b>Possession</b>	Tenanted - let on an AST until 17/6/16 at £810 per month. The tenants have said that they will be vacating.
<b>Viewing</b>	Viewings may be available STRICTLY by appointment only call 0161 443 4740

LOT  
24

GUIDE PRICE: £90,000+



## 24 Thorn Grove, Ladybarn, Fallowfield, Manchester M14 6YJ

One bedroom extended mid terrace property.

<b>Directions</b>	Located off Ladybarn Lane close to Ladybarn and Fallowfield Centres
<b>Accommodation</b>	Ground floor: Living and dining room, extended fitted kitchen First floor: Double bedroom, bathroom and open plan study area on landing Exterior: Small rear yard area
<b>Notes</b>	UPVC double glazed windows, UPVC doors to front and rear, gas central heating
<b>EPC rating</b>	D
<b>Possession</b>	Vacant on completion.
<b>Viewing</b>	Auction Department on 0161 443 4740



## Rosta House, 144 Castle Street, Stockport SK3 9JH

Large detached office building considered suitable for development STP.

<b>Directions</b>	Rosta House is a prominent office building on Castle Street, the main thoroughfare for Edgeley.
<b>Details</b>	The property comprises office space over two floors with basement and is currently majority vacant with one office suite let. Ground floor: Entrance porch, reception hallway, inner hallway, WCs, three interconnecting office suites. First floor: Landing, four offices, large rear office. Basement: cellar chambers. Exterior: Large car park to front, large rear garden area.
<b>Notes</b>	The property is majority double glazed, central heating and air conditioning: EPC rating D
<b>Planning</b>	The property is considered suitable for change of use or conversion subject to the necessary consents and all interested parties are advised to make their own enquiries directly to the Planning Department at Stockport Metropolitan Borough Council.
<b>Possession</b>	One office suite tenanted, details to follow on 2 year lease with break clause after 12 months. Details will be made available in the online legal pack.
<b>Viewing</b>	Auction department 0161 443 4740



## 257 – 263 London Road, Hazel Grove, Stockport SK7 4PL

Former public house, separate shop with upper parts and plot of land.

<b>Directions</b>	The property is located on the A6 opposite American Golf and Chester Road, by the pedestrian crossing, parking is available off Daniel Street off London Road by the side of the former pub.
<b>Overview</b>	The lot comprises a double fronted former retail premises, a former public house, a small plot of land and a car park area on a site of approximately 0.12 Acres (485 sq m)
<b>Shop</b>	Ground floor: Circa 66 sq m (710 sq ft) vacant retail premises (former auto parts shop) currently majority open plan to ground floor with WC and rear access First floor: 43 sq m (462 sq ft) storage. Exterior: Rear yard space, access alongside rear of former pub.
<b>Former public house</b>	Total gross internal floor area estimated at 230 sq m (2,500 sq ft) Ground floor: Snug, open plan bar area, servery, access to beer garden, rear hallway, kitchen, male and female WCs. First floor: 5 rooms, kitchen, bathroom and separate WC. Beer cellar. Exterior: Enclosed beer garden with outhouse





<b>Plot</b>	Plot to right hand elevation of former pub (fenced) circa 50 sq m (538 sq ft), planning permission granted in 2011 for development of shop with flat over DC045138
<b>Planning</b>	All interested parties are advised to make their own enquiries directly to the relevant local authority for change of use or conversion. Stockport Metropolitan Borough Council Planning Department 0161 474 3896
<b>Notes</b>	If VAT is payable on the lot it will be at 20% of the sale price. The vendors of the property advised that no VAT was paid on their purchase. Refer to the legal pack for any restrictive covenants.
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction department 0161 443 4740

LOT  
27

GUIDE PRICE: £63,000+



## 38 Bridgefield Street, Radcliffe, Manchester M26 2SG

Two bedroom terrace property.

<b>Directions</b>	Off Church Street West, off Rectory Lane, off Spring Lane (A6053)
<b>Accommodation</b>	Ground floor: Hall, lounge, dining kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
<b>Note</b>	Gas central heating and partial double glazing
<b>EPC Rating</b>	D
<b>Possession</b>	Tenanted - twelve month AST from 18/10/12 at £425 per calendar month
<b>Viewing</b>	Viewings may be available STRICTLY by appointment only; call 0161 443 4740





**287 London Road, Hazel Grove, Stockport SK7 4PS**

Two storey retail/office space on busy main road.

<b>Directions</b>	Located on the A6 opposite McDonalds and KFC
<b>Details</b>	Ground floor: 34 sq m, office/retail space) and kitchen First floor Mezzanine floor (12.7 sq m ) plus bathroom
<b>Notes</b>	Property has air conditioning (not tested). EPC rating: On order
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Strictly by appointment: Auction department 0161 443 4740



## 16 Garlick Street, Gorton, Manchester M18 8UB

Two bedroom terrace property.

<b>Directions</b>	Off Chapman Street, off Hyde Road (A57)
<b>Accommodation</b>	Ground floor: Lounge, dining room, kitchen, bathroom First floor: Two double bedrooms Exterior: Rear yard
<b>Note</b>	Gas central heating and double glazing
<b>EPC Rating</b>	D
<b>Possession</b>	Tenanted - please refer to the legal pack for more information
<b>Viewing</b>	Viewings may be available STRICTLY by appointment only; call 0161 443 4740



## Redwood, 39 Townscliffe Lane, Marple Bridge, Stockport SK6 5AP

Three bedroom detached property with substantial gardens

**Directions** Townscliffe Lane is off Clement Road, off Longhurst Lane, off Town Street.

**Accommodation** Ground floor: Entrance hallway, cloakroom WC, lounge, dining room, kitchen  
First floor: Landing, three bedrooms, bathroom, separate WC  
Exterior: Garden to the front with driveway. Large garden to the rear.

**Note** Gas central heating and double glazing

**EPC Rating** D

**Possession** Vacant on completion

**Viewing** Auction Department 0161 443 4740



325 to 327 Oldham Road Et, 1 Johnson Square, Miles Platting, Manchester M40 7PS

**Office and retail building suitable for development STP.**

<b>Directions</b>	The property is located on Oldham Road (A62) on the fringe of Manchester City Centre
<b>Details</b>	325 Oldham Road, First floor: 3 offices, kitchen, circa 67 sq m, Second Floor: Circa 40 sq m office. 327 Oldham Road, Ground Floor: retail space circa 54 sq m, two store rooms, WC, rear access 1 Johnson Square, First Floor: 3 rooms circa 40 sq m, second floor 3 rooms, bathroom/WC circa 40 sq m, stairs to loft space Externally: Enclosed rear yard
<b>Notes</b>	The property is considered suitable for alternative uses and development subject to the necessary consents. All interested parties are advised to make their own enquiries directly to Manchester City Council Planning Department. EPC ratings: Shop rated D, Offices on order
<b>Possession</b>	Vacant on completion
<b>Viewings</b>	Auction department 0161 443 4740



**GUIDE PRICE: £74,000+**

**LOT  
32**



## **22 Somerset Road, Droylsden, Manchester M43 7PF**

**Two bedroom quasi semi detached**

**Directions** Off Cornwall Road, Off Cypress Road, Off Sunnyside Road/Medlock Street, Off Market Street.

**Accommodation** Ground floor: Entrance hall, lounge, kitchen/diner  
First floor: Two bedrooms and bathroom  
Exterior: Gardens to front and rear

**Note** Gas central heating and double glazing

**EPC Rating** On order

**EPC Rating** D

**Viewing** Auction Department 0161 443 4740



## 9 Langfield Crescent, Droylsden, Manchester M43 7JH

Three bedroom semi-detached property.

<b>Directions</b>	Off Jack Lane, Off, Moorside Street/Market Street, Off Ashton Road (A662).
<b>Accommodation</b>	Ground floor: Hall, lounge, dining room, kitchen First floor: Three bedrooms, bathroom Exterior: Rear garden
<b>Note</b>	Rear yard. Gas central heating and double glazing
<b>EPC Rating</b>	On order
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction department 0161 443 4740



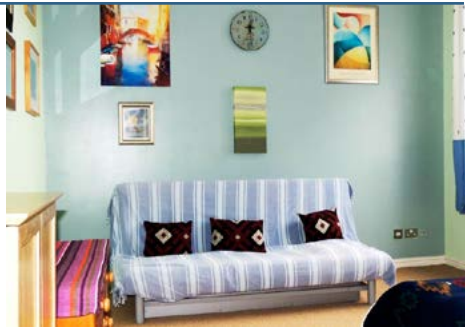


**Land To Side Of, 1 Woodhill Drive, Prestwich, Manchester M25 0BD**  
**Plot of land with permission to build a three bedroom detached house.**

<b>Directions</b>	Located off Bury New Road (A56) close to Barnfield Park
<b>Details</b>	Parcel of land extending to 0.055 Acres (0.02 H) with permission for a three bedroom dwelling
<b>Notes</b>	The picture in the catalogue must not be relied upon as the true boundaries for either the development or site and are intended for use as visual identification only. All parties must satisfy themselves as to the true boundaries and actual permission and plans which are contained in the legal pack.
<b>Planning</b>	All interested parties are advised to consult with the local planing department directly at Bury Metropolitan Council ref: 59840. Non material amendment following granting of planning permission 56781 for additional windows and third bedroom.
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Open site, please do not trespass on the neighbours boundaries.

LOT  
35

GUIDE PRICE: £50,000+



## Flat 11, Surrey Lodge, 2-4 Birch Lane, Longsight M13 0NN

Ground floor flat ideal for first time buyers close to Manchester City Centre.

<b>Directions</b>	Surrey Lodge is found at the top end of Birch Lane off Stockport Road (A6)
<b>Accommodation</b>	Ground floor entrance, hallway, living room and bedroom area, kitchen/diner, bedroom, bathroom. Exterior: Communal grounds with parking facility.
<b>Notes</b>	Storage heaters. Service charge £80 per month inclusive of maintenance of communal parts and building insurance. The building is held on long lease with circa 72 years left. The flat cannot be let out.
<b>EPC rating</b>	D
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction department 0161 443 4740



## 12 Amos Street, Moston, Manchester M9 4NW

**Commercial property suitable for development subject to planning.**

<b>Directions</b>	The property is located on the corner of Amos Street and Mora Street in a predominantly residential location
<b>Details</b>	Internally the premises are arranged as two separate rooms on the ground floor with a single basement and a large open plan room on the first floor. Externally there is a yard space to the rear with access from Amos Street.
<b>Notes</b>	The property may be suitable for residential conversion and development of parts subject to the necessary consents and all parties are advised to consult with the local planning department directly. EPC exempt. The lined plan is for purpose of identification and the true boundaries will be contained within the legal pack
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction department 0161 443 4740



## 7 Mora Street, Moston, Manchester M9 4NW

Commercial property suitable for development subject to planning.

<b>Directions</b>	The property is located on the corner of Amos Street and Mora Street in a predominantly residential location
<b>Details</b>	The property comprises two storeys of open plan space fronting Mora Street.
<b>Notes</b>	The property may be suitable for residential conversion and development subject to the necessary consents and all parties are advised to consult with the local planning department directly. EPC exempt. The lined plan is for purpose of identification and the true boundaries will be contained within the legal pack
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction department 0161 443 4740





## 9 Mora Street, Moston, Manchester M9 4NW

Commercial property in three parts for development subject to planning.

<b>Directions</b>	The property is located on the corner of Amos Street and Mora Street in a predominantly residential location
<b>Details</b>	Single storey unit with yard to rear accessed from Amos Street
<b>Notes</b>	The property may be suitable for residential conversion and development of parts subject to the necessary consents and all parties are advised to consult with the local planning department directly. EPC exempt. The lined plan is for purpose of identification and the true boundaries will be contained within the legal pack
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction department 0161 443 4740

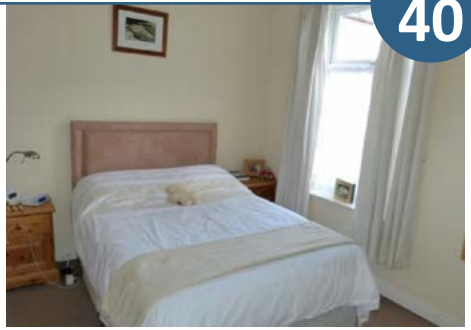




## 12 Dean Bank Avenue, Levenshulme, Manchester M19 2EZ

Three bedroom detached property for improvement.

<b>Directions</b>	Dean Bank Avenue is off Grange Avenue, off Slade lane
<b>Accommodation</b>	Ground floor: Hallway, L-shaped living and dining room, kitchen First floor: Landing, three bedrooms, bathroom Exterior- Gardens to four sides, driveway, garage
<b>Notes</b>	The property requires modernisation throughout. The property is considered suitable for extension subject to the necessary consents
<b>EPC rating</b>	F
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction department 0161 443 4740



**303-305 Palatine Road, Northenden, Manchester M22 4HH**  
**Mixed use commercial investment property, restaurant and two duplex flats.**

<b>Directions</b>	Located on the east side of Palatine Road within close proximity of J4 of the M60.
<b>Details</b>	The property is of mixed use with commercial occupants on the ground floor and two separate residential occupants in the flats above.
<b>Ground Floor</b>	Restaurant premises, NIA 1,620 sq ft (150.5 sq m) trading as Dosa Indian Restaurant on 10 year IRI lease for 1/08/2014 with 50% responsibility for external repairs and maintenance current rent £12,500 rising annually toward year 5 at £14,000 with upward only reviews after year five. Please read the full tenancy agreement in the online legal pack for break clause details. EPC rating C
<b>Flats</b>	Both flats are duplex in nature both comprising lounge, kitchen and two bedrooms on the first floor, large bath/shower room on the second floor. Both flats are currently tenanted on AST agreements until March and April 2016 which are and will be currently holding over unless otherwise stated. The combined annualised income is £11,040, full lease details will be contained within the legal pack. EPC ratings 303a C, 305a D
<b>Possession</b>	Tenanted unless otherwise specified.
<b>Viewing</b>	Viewings may be available strictly by appointment with the Auction Department 0161 443 4740

LOT  
41

GUIDE PRICE: £70,000+



## 9 Griffin Street, Salford M7 2HX

Two bedroom end terrace property.

<b>Directions</b>	Off Lower Broughton Road which is off Great Cheetham Street West (A576)
<b>Accommodation</b>	Not inspected Ground floor: Lounge, dining room, kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
<b>Note</b>	Gas central heating and double glazing
<b>EPC Rating</b>	E
<b>Possession</b>	Tenanted - six month AST from 11/7/14 at £550pcm - please refer to the legal pack for more information
<b>Viewing</b>	Viewings may be available STRICTLY by appointment only call 0161 443 4740



**Camden House, 2 Grey Street, Ashton-under-Lyne OL6 6XF**  
**566.2 sq m over four floors suitable for conversion STP.**

<b>Directions</b>	Located in Town Centre
<b>Details</b>	The property has accommodation of approximately 566 sq m (6,092 sq ft) over four floors plus basements. The floors are divided into office space, storage, WC and kitchen areas. The building was formerly used as a training centre. Plans have been drawn for the conversion of the entire building into one and two bedroom self contained flats located on the fringe of the town centre. The plans will be available in the online legal pack along with costing for conversion from a building firm.
<b>Notes</b>	All interested parties are advised to make their own enquiries directly with the local planning department regarding residential conversion. EPC on order.
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction department 0161 443 4740





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**The Barnhouse, 50 Higher Bents Lane, Bredbury, Stockport SK6 2JW**  
**Detached former restaurant for alternative development STP.**

<b>Directions</b>	Located on Higher Bents Lane adjacent to Hunters Close
<b>Details</b>	This former restaurant offers accommodation (which is circa 340 sq m) over two floors comprising open plan dining area to two sides, bar, pool room, kitchen and WCs on the ground floor, the first floor comprising open plan dining area and bar, plus large storage room. The property stands on grounds circa 900 sq m providing yard space, gardens and car parking.
<b>Notes</b>	Please note that VAT may be payable on the purchase price and all parties are advised to consult with their own solicitors or by contacting HMRC directly relating to options to disapply VAT for residential conversion of commercial premises. EPC rating C.
<b>Planning</b>	The property is considered suitable for residential redevelopment or alternative commercial uses subject to the necessary consents and all interested parties are advised to make their own enquiries directly to the local council planning department.
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Strictly by appointment with the Auction Department: 0161 443 4740



## 39 Dorset Street, Bolton BL2 1HP

Four bedroom mews property.

<b>Directions</b>	From Bradford Street (A579) turn into Castle Street in the direction of Bury New Road, first left into Back Bradford Street West and right into Dorset Street
<b>Accommodation</b>	Not inspected: Ground floor: Lounge, sitting area, dining room or fifth bedroom with en suite wet room facilities, breakfast kitchen and utility room, cellar First floor: Two double bedrooms with en suite shower room to the master, study room/ bedroom three, further bathroom with separate wc, stairs to bedroom four with eaves storage Exterior: Rear garden with gated access
<b>Note</b>	Gas central heating and double glazing
<b>EPC Rating</b>	D
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161 443 4740



## 132 Hyde Road, Denton, Manchester M34 3DH

Premises with yard and garage space suitable for redevelopment STP.

<b>Directions</b>	Located on Hyde Road opposite the Angel Public House.
<b>Details</b>	Site area 150 sq m or thereabouts, comprising part stone built detached building with origins dating back over 250 years. Gated access to yard and rear covered garage area. Bus stop located close to front of property.
<b>Notes</b>	The plot is considered suitable for several styles of redevelopment subject to the necessary consents. All interested parties are advised to make their own enquiries with the local planning department directly: Tameside Metropolitan Borough Council, Planning and Building Control, Clarence Arcade, Stamford Street, Ashton-under-Lyne, Tameside, OL6 7PT. Tel: 0161 342 4460.
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction department 0161 443 4740

LOT  
46

GUIDE PRICE: £430,000



## Rose Brae, 8 Spital Road, Bebington, Wirral CH63 9JE

Vacant 29 bedroom care home considered suitable for redevelopment STP.

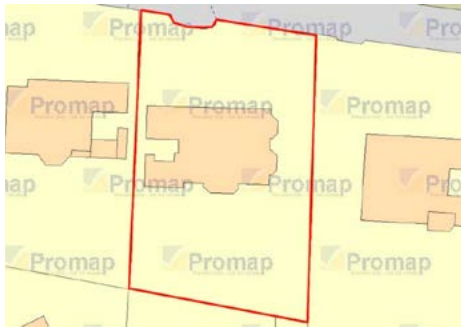
<b>Directions</b>	The property is located on Spital Road (B5137) close to Jocelyn Close and St Andrews Road
<b>Overview</b>	Substantial three-storey detached building formerly used as care home with 29 rooms. The business had been trading since 2007 until March 2016. The building is considered suitable for conversion and the site is considered suitable for redevelopment subject to planning. The floor plan will be available in the online legal pack.
<b>Accommodation</b>	Ground floor: Lobby, lift to all floors, open plan lounge and dining area, kitchen area, 9 bedrooms (5 en-suite), several assisted bathrooms, offices and associated staff rooms. First floor: 13 bedrooms, communal bathroom, 2 WCs, storage cupboard Second floor: 7 bedrooms (one double) ( two en-suite) Basement: Storage

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<b>Planning</b>	As previously mentioned the property and site are considered suitable for redevelopment/change of use subject to permitted development and planning permission. All interested parties are advised to make their own enquiries directly to the local planning department at Wirral Council
<b>Exterior</b>	Car parking to front for circa 8 vehicles, landscaped rear lawn garden to rear with smoking shelter.
<b>Notes</b>	The property is UPVC double glazed throughout, EPC rating C
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction department 0161 443 4740





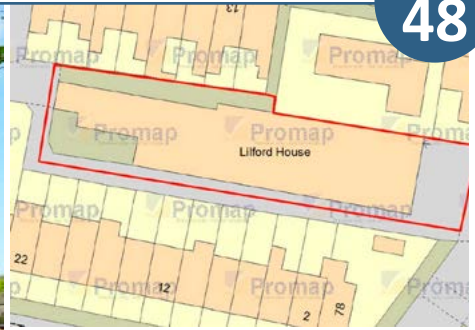
## 127 King Street, Dukinfield SK16 4JZ

Terrace property in three flats.

<b>Directions</b>	On main A627 between Astley Street and Lime Street
<b>Accommodation</b>	Ground floor: Communal entrance hall. Flat 127: Lounge/dining room, kitchen, bedroom, bathroom First floor: Flat 127a: Lounge/dining room, kitchen, two bedrooms, bathroom Second floor: Flat 127b: Lounge/dining room, kitchen, two bedrooms, bathroom Exterior: Rear yard
<b>Note</b>	Electric heating and partial double glazing
<b>EPC Ratings</b>	127 - F. 127a - D. 127b - F
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161 443 4740

**GUIDE PRICE: £200,000 - £225,000**

**LOT  
48**



## Lilford House, St Helens Road, Leigh WN7 4HG

**Mixed commercial use investment property may suit development STP.**

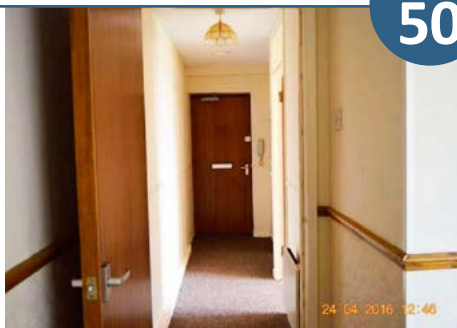
<b>Directions</b>	St Helens Road (A572) off Spinning Jenny Way A578 in Leigh town centre
<b>Office space</b>	Ground Floor: Three offices, WC, kitchen. 64.2 sq m (671 sq ft) First floor: Landing and inner hallway, 7 offices, WC and staff room/kitchen. 160.7 sq m (1,729 sq ft)
<b>Garage</b>	Garage premises with mezzanine level at rear. 497 sq m (5,349 sq ft)
<b>Exterior</b>	Parking areas front and rear.
<b>Notes</b>	EPC rating: E. Lined plan is for purposes of identification only- refer to legal pack for true boundary plan.
<b>Possession</b>	Tenanted: Office space let to Joining Communities on lease dated from 30th March 2011, combined rent for all space at £12,000 per annum, there is an annexe to the lease in the rent paid as the tenant has made some repairs internally. Garage let to Shawn's Auto Services from 7th October 2011 at £10,000 per annum.
<b>Viewing</b>	The tenants must not be disturbed and viewings are strictly by appointment with the Auction department 0161 443 4740.



## 33 Manchester Road, Ashton-under-Lyne OL7 0DA

Terrace property split into two self contained flats

<b>Directions</b>	Located on Manchester Road (A635) close to the HSS Hire
<b>Accommodation</b>	Not Inspected: Ground Floor: Communal hall. Flat 1: Lounge, dining kitchen, bedroom and shower room. Flat 2: Lounge, kitchen, two bedrooms, shower room. Exterior: Rear yard.
<b>Note</b>	Gas central heating and double glazing
<b>EPC Rating</b>	Ground floor D, first floor C
<b>Possession</b>	Tenanted - please refer to the legal pack for more information
<b>Viewing</b>	Viewings MAY be possible. Contact Auction Department on 0161 443 4740



## 13 Barmouth Court, Cromer Place, Ingol, Preston PR2 3XR

One bedroom third floor flat.

Directions	Off Barry Avenue, off Cottam Avenue, off Tag Lane (B5411)
Accommodation	Ground floor: Communal hall Third floor: Hall, bathroom/wc, bedroom, lounge with far reaching views, kitchen Exterior: Communal parking and grounds
Note	Double glazing and electric heating. Interior photos provided by vendor
EPC Rating	E
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740



## 35 Manchester Road, Ashton-under-Lyne OL7 0DA

Terrace property split into two self contained flats

<b>Directions</b>	Located on Manchester Road (A635) close to the HSS Hire
<b>Accommodation</b>	Not Inspected: Ground Floor: Communal hall. Flat 1: Lounge, dining kitchen, bedroom and shower room. Flat 2: Lounge, kitchen, two bedrooms, shower room. Exterior: Rear yard.
<b>Note</b>	Gas central heating and double glazing
<b>EPC Rating</b>	Ground floor C, first floor C
<b>Possession</b>	Tenanted - please refer to the legal pack for more information
<b>Viewing</b>	Viewings MAY be possible. Contact Auction Department on 0161 443 4740





## 405 Manchester Road, Droylsden, Manchester M43 6QF

High quality mixed use investment property on busy main road.

<b>Directions</b>	The property is located on Manchester Road, close to Edge Lane and opposite Metrolink stop
<b>Ground floor</b>	Retail unit, workshop/retail unit, self contained single lock up unit
<b>Flat</b>	Ground floor entrance. Living room, kitchen, bathroom and two bedrooms on first floor, second floor bedroom. Roof garden off kitchen. Well-presented throughout.
<b>Notes</b>	Double glazing and central heating in flat. EPC ratings to follow. Lined photograph for purpose of identification only- please refer to the legal pack for the actual boundaries.
<b>Possession</b>	Tenanted unless otherwise specified. Both properties have been let by informal arrangements with the current owners and both tenants are willing to sign full leases.
<b>Viewing</b>	The properties are tenanted and viewings will be available strictly by appointment with the Auction Department 0161 443 4740

LOT  
53

GUIDE PRICE: £145,000+



## Wilshaw Dale Cottage, Wilshaw Lane, Ashton-under-lyne OL7 9RF

Three bedroom stone built cottage dating back to 1812.

<b>Directions</b>	Located off Oldham Road (A627) within walking distance of Daisy Nook Country Park
<b>Accommodation</b>	Ground floor: Two reception rooms with fireplaces and beamed ceilings, farmhouse dining kitchen (range cooker available under separate negotiation), rear porch. First floor: Three bedrooms, family bathroom. Exterior: Gardens and off road parking
<b>Notes</b>	Grade II listed. Double glazed, central heating. The adjacent cottage has a flying freehold over parts.
<b>EPC rating</b>	E
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction department 0161 443 4740

**GUIDE PRICE: £80,000+**

**LOT  
54**



## 41 Joel Lane, Gee Cross, Hyde SK14 5JY

### Two bedroom terrace property

<b>Directions</b>	Joel Lane is off Stockport Road (A560)
<b>Accommodation</b>	Ground floor: Entrance, lounge, breakfast kitchen First floor: Two bedrooms, shower room Exterior: Yard to the rear
<b>Note</b>	Gas central heating and part double glazing
<b>EPC Rating</b>	E
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161 443 4740

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## 34 Brighton Road, Rhyl LL18 3HF

### Five bedroom licenced HMO

<b>Directions</b>	Located on Brighton Road (A548) inbetween Bath St and Thorpe Street.
<b>Accommodation</b>	Ground Floor: Entrance into hall, Flat 1: Lounge, bedroom and kitchen. First Floor: Landing, Flat 2: Open plan living, bedroom. Flat 3: Open plan living, bedroom. Communal bathroom and separate WC Second Floor: Flat 4: Open plan living, bedroom. Flat 5: Open plan living, bedroom, bathroom. External: Rear yard.
<b>Note</b>	Fully Licenced HMO providing £20,800 per annum. Single glazed window and a mix of gas central heating and electric heating.
<b>EPC Rating</b>	On order
<b>Possession</b>	Tenanted - Refer to legal pack for more information
<b>Viewing</b>	Viewings MAY be available. Contact the Auction Department on 0161 443 4740





## 7 - 11 Oldham Road, Rochdale OL16 1UA

Ready to trade nightclub premises over three floors.

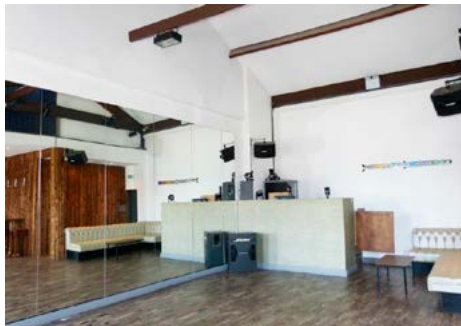
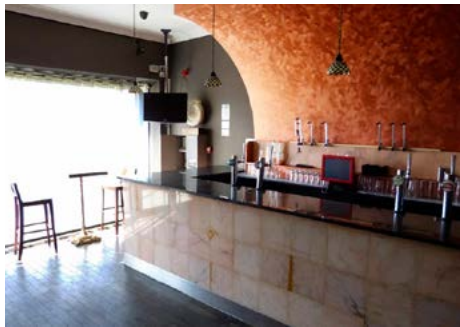
**Directions** Located on Oldham Road at junctions with Drake Street and Milnrow Road, opposite park area

**Overview** The property is a ready to trade nightclub with late licencing. The accommodation is over three floors plus a basement beer cellar. The premises have been closed for 12 months and are in good order throughout and may have potential for change of use/alternative uses subject to the necessary consents. The ground floor is number 9 Oldham Road, the upper floors are across 7, 9, 11 Oldham Road

**Ground floor** Main entrance, bar counter, seating areas, WC.

**First floor** Large open plan bar, counter bar, seating areas, dance floor, DJ booth, security office, kitchen and store, WC. External smoking area.

**Second floor** Overlooking the main dance floor, two rooms used as VIP areas



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<b>Beer cellar</b>	Located to the rear via communal gated yard.
<b>Exterior</b>	Yard area to rear/small parking area
<b>Notes</b>	The property is being sold "as is" in that all fixtures and fittings will remain. VAT if applicable will be at 20% of the sale price.
<b>Possession</b>	Vacant on completion including all fixtures and fittings
<b>Viewing</b>	Auction department 0161 443 4740

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LOT  
57

GUIDE PRICE: £75,000+



## 11 Dorset Avenue, Rusholme, Manchester M14 7WR

### Two bedroom terrace property

**Directions** Off Thornton Road, Off Lloyd Street South, Off Platt Lane, Off Princess Road (A5103).

**Accommodation** Ground floor: Hall, lounge, dining room, kitchen  
First floor: Two bedrooms, bathroom  
Exterior: Rear yard

**Note** Double glazed windows and gas heaters.

**EPC Rating** On order

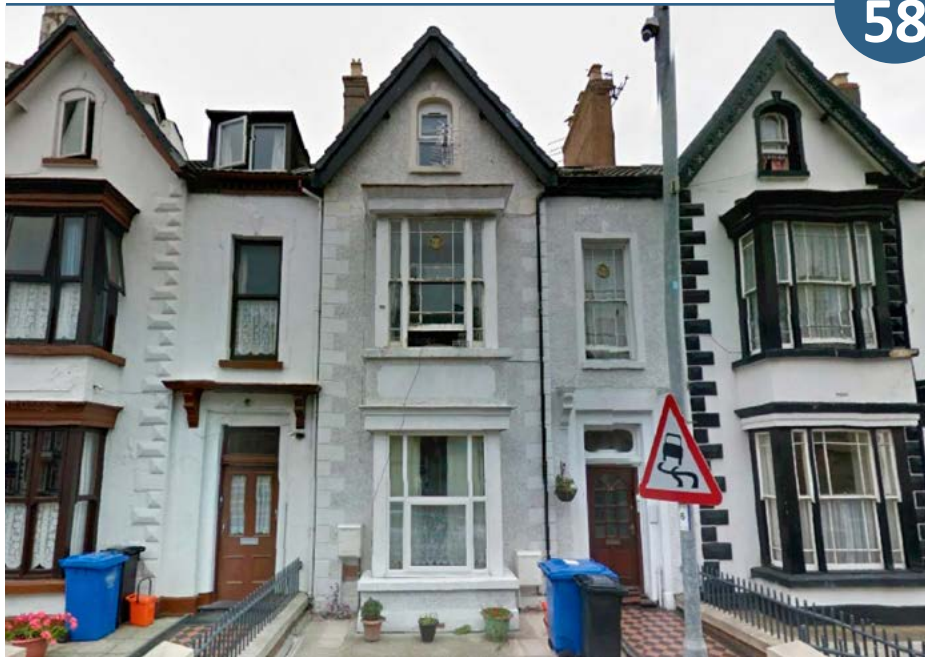
**Possession** Vacant on completion

**Viewing** Auction Department 0161 443 4740

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## 36 Brighton Road, Rhyl LL18 3HF

Terrace property split into three self contained flats

<b>Directions</b>	Located on Brighton Road (A548) in between Bath St and Thorpe Street.
<b>Accommodation</b>	Not Inspected: Ground floor: Common entrance lobby with fire alarm. Flat 1: Lounge with fitted kitchen area. Bathroom with bath and shower. 2 double bedrooms Flat 2: Lounge with fitted kitchen area. Two double bedrooms . Bathroom with shower Flat 3: Lounge with fitted kitchen area. 3 bedrooms . Bathroom with bath and shower Exterior: Yard to rear
<b>Note</b>	Flats 1 & 2 have gas central heating, flat 3 has electric heating. Part double glazing
<b>EPC Rating</b>	On order
<b>Possession</b>	Tenanted - Please refer to legal pack
<b>Viewing</b>	Viewings MAY be available. Contact the Auction Department on 0161 443 4740



LOT  
59

GUIDE PRICE: £95,000+



## 57 Cosgrove Crescent, Failsworth, Manchester M35 0JX

Two bedroom semi-detached property

<b>Directions</b>	Off Cosgrove Road/Farm Street, Stott Street, Off Popular Street, Off Oldham Road (A62).
<b>Accommodation</b>	Ground Floor: Hall, lounge, dining kitchen, utility, conservatory First Floor: Landing, two bedrooms, dressing room / study, bathroom Exterior: Garden to front with driveway to detached garage, rear enclosed garden
<b>Note</b>	Gas central heating and double glazing
<b>EPC Rating</b>	E
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161 443 4740

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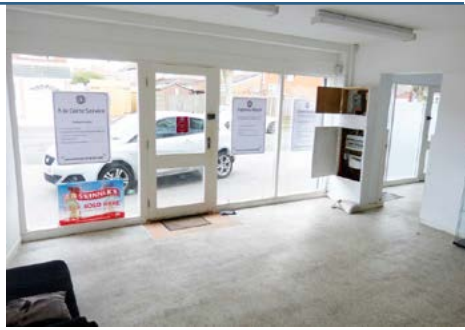
## 45 – 47 Standish Street, Burnley BB11 1AP

Commercial investment property with two tenants, income £850 PCM.

<b>Directions</b>	The property is located on Standish Street off Bankhouse Street on the one way system
<b>Details</b>	An internal inspection was not available, reported to be: Ground floor: Circa 60 SQM (645 sq ft ) retail premises First Floor: Circa 55 SQM (592 sq ft) office space.
<b>Notes</b>	EPC rating E
<b>Possession</b>	Ground floor let to T Mahmood trading as Lancashire Carpet from 11/03/2016 until 11/03/2017 £450 PCM. First floor let to S Ullah trading as Northwest Claims from 11/03/2016 until 11/03/2017 £400 PCM.
<b>Viewing</b>	Strictly by appointment with the Auction Department 0161 443 4740

LOT  
61

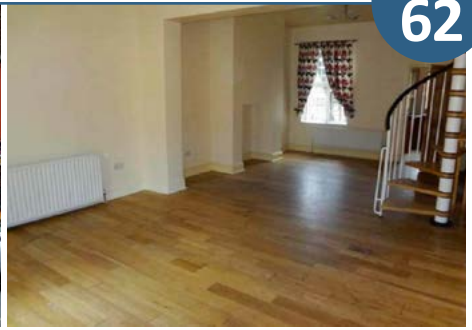
GUIDE PRICE: £225,000+



## 1a – 3a Tiverton Road, Urmston, Manchester M41 0SA

Good quality mixed use part vacant investment/development property.

<b>Directions</b>	Located in a predominantly residential location close to Canterbury Road
<b>Ground floor</b>	Double fronted shop sales area with associated office/storage and WC, kitchen. Former animal grooming premises. NIA 70.8 sq m (762 sq ft), front parking area and rear yard space.
<b>First floor</b>	Hallway, living room, dining kitchen, two double bedrooms, four-piece bathroom
<b>Notes</b>	Flat double glazed, central heated and modernised. EPC ratings: 1a-3a GF: C. Flat D
<b>Possession</b>	Ground floor vacant, upper floor subject to a 12 month AST agreement from 27 November 2015 at £625 per calendar month.
<b>Viewing</b>	Auction department 0161 443 4740, please note that the flat is occupied and viewings are available strictly by appointment only.



## 112a Hall Street, Offerton, Stockport SK1 4HE

Two/three bedroom semi detached property.

**Directions** On the main A626

**Accommodation** Lower ground floor: Lounge/bedroom three, dining kitchen, bathroom  
Ground floor: Spacious open plan lounge/dining room, modern kitchen  
First floor: Two bedrooms - one with built in shower cubicle, bathroom  
Exterior: Rear yard with fire escape from the house

**Note** Gas central heating and double glazing. Deceptively spacious accommodation.  
Interior photographs taken before start of tenancy

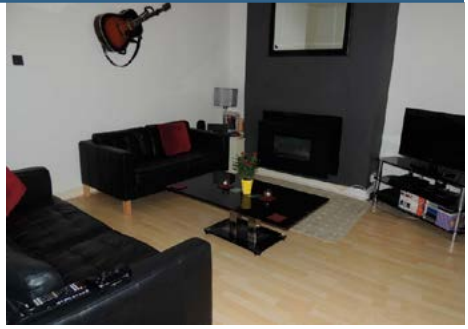
**EPC Rating** E

**Possession** To be sold subject to a tenancy - twelve month AST from 1/9/14 now holding over at £650 per month

**Viewing** Viewings may be available STRICTLY by appointment only; call 0161 443 4740

LOT  
63

GUIDE PRICE: £45,000+



## 1b Ruby Street, Denton, Manchester M34 3GY

One bedroom ground floor flat with cellar.

<b>Directions</b>	Off Bowden Street, Manchester Road (A57)
<b>Accommodation</b>	Ground Floor: Living room, kitchen, bedroom and bathroom Cellar: Useful for storage Exterior: Off road parking/yard to side
<b>Note</b>	Gas central heating and double glazing
<b>EPC Rating</b>	D
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161 443 4740



## **28/28a Broad Street, Salford M6 5BY**

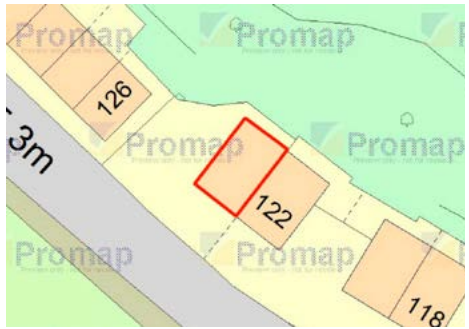
**End terrace property close to University of Salford.**

<b>Directions</b>	Off Strawberry Road, off the main A6
<b>Accommodation</b>	Not inspected: 28 - GF: lounge with kitchen facilities, hall, WC, access to FF: Bathroom, bedroom, lounge/kitchen. SF: Two bedrooms. LG: Three rooms (on heating/ fire alarm systems, full height) 28a - GF: Hall, two bedrooms, dining kitchen, bathroom, bedroom/lounge. FF: Four bedrooms, bathroom. SF: Two bedrooms, bathroom. LG: Lounge, utility area Exterior: Large tarmacked area to rear laid out for car parking
<b>Note</b>	Gas central heating and double glazing
<b>EPC Rating</b>	Both properties are F
<b>Tenanted</b>	28 - three people at £345 per person pcm. 28a - eight people at £325 per person pcm
<b>Viewing</b>	Viewings may be available STRICTLY by appointment only; call 0161 443 4740



LOT  
65

GUIDE PRICE: £85,000+



## 124 Bacup Road, Todmorden OL14 7HG

Three bedroom semi-detached, three storey property.

<b>Directions</b>	Bacup Road (A681) off Rochdale Road (A6033)
<b>Accommodation</b>	Ground floor: Hallway, storage area, garage First floor: Open plan living room, kitchen Second floor: Three bedrooms, bathroom, en-suite to master bedroom Exterior: Shared driveway, rear patio
<b>Notes</b>	Double glazing, central heating. EPC rating D
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction department 0161 443 4740

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**GUIDE PRICE: £48,000+**

**LOT  
66**



## **38 Agnew Road, Gorton, Manchester M18 7AR**

**Two bedroom terrace property.**

<b>Directions</b>	Off Parkdale Avenue, off Hyde Road (A57)
<b>Accommodation</b>	Ground floor: Lounge, dining kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard with gated alley and communal gardens
<b>Note</b>	Gas central heating and majority double glazing
<b>EPC Rating</b>	On order
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161 443 4740

LOT  
67

GUIDE PRICE: £80,000+



## 1 Northend Road, Stalybridge SK15 3AZ

Two bedroom end terrace property.

<b>Directions</b>	From Stamford Street (6018) turn into Knowl Street which runs into Northend Road
<b>Accommodation</b>	Ground floor: Lounge, dining kitchen, cellar First floor: Two bedrooms, bathroom, access to boarded loft with velux window Exterior: Rear yard
<b>Note</b>	Gas central heating and partial double glazing. Popular location between the River Tame and the Huddersfield Narrow Canal
<b>EPC Rating</b>	F
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161 443 4740



## 6 Ash Lawns, Heaton, Bolton BL1 4PD

### Four bedroom town house

<b>Directions</b>	Off Somerset Road, Off Chorley New Road (A673). Within walking distance to Bolton School
<b>Accommodation</b>	Ground floor: Hall, cloakroom/WC, kitchen diner, conservatory, First floor: Lounge, Master with en-suite and Second floor: Three bedrooms and family bathroom. Exterior: Front garden with driveway leading to integral garage and rear garden
<b>Note</b>	Gas central heating and double glazing
<b>EPC rating</b>	C
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161 443 4740



LOT  
69

GUIDE PRICE: £105,000+



## 37 Graver Lane, Clayton Bridge, Manchester M40 1GN

Spacious four bedroom end terrace property.

Directions	Off Oldham Road (A62)
Description	Ground floor: Hall, Lounge/diner, W.C, kitchen, cellar First floor: Three bedrooms (one en-suite), bathroom Second Floor: Bedroom with en-suite bathroom Exterior: Rear yard, parking to front
Note	Gas central heating & double glazing. A roomy and bright property which needs to be inspected
EPC rating	E
Possession	Vacant on completion
Viewing	Auction department 0161 443 4740





## 96 Town Lane, Denton, Manchester M34 2DD

Development site with planning permission for eight apartments.

<b>Directions</b>	On Town Lane close to Melbourne Street in a predominantly residential location.
<b>Details</b>	Former industrial building over two floors with car parking and yard space
<b>Planning</b>	Planning has been approved for demolition of the existing industrial building and redevelopment of the site for a total of 8 one and two bedroom apartments in two 2 storey blocks with associated car parking, ref: 15/00094/FUL
<b>Notes</b>	EPC exempt, the adjacent occupier enjoys a right of way to the side of the building for limited rear access.
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161 443 4740



## 290 Grimshaw Lane, Middleton, Manchester M24 2XL

Mixed use freehold investment with four letting rooms over.

<b>Directions</b>	Located on Grimshaw Lane in a predominantly residential location.
<b>Details</b>	Ground floor: Retail premises currently general store/off-licence circa 106 sq m (1,140 sq ft) including store. First floor: Not inspected but reported to be four letting rooms, kitchen, bathroom. Basement: Cellars. Rear yard.
<b>Notes</b>	First floor double glazed, centrally heated. The flats according to the owners were previously let out circa £800 PCM.
<b>EPC rating</b>	Shop: D. Flat G
<b>Possession</b>	Shop tenanted, lease not yet seen, vendors advise circa £800 PCM. Residential element: Vacant. Refer to the on-line legal pack for the full tenancy information.
<b>Viewing</b>	Strictly by appointment with the Auction Department on 0161 443 4740



## 21 Maple Grove, Northwich CW8 4AX

### One bedroom first floor apartment.

<b>Directions</b>	Off Firdale Road, off Burrows Hill, off Beach Road (B5153)
<b>Accommodation</b>	First floor: L shaped lounge/dining area, kitchen, double bedroom with built in wardrobes, newly fitted bathroom. Exterior: Communal gardens, allocated parking space, further visitor parking
<b>Note</b>	Electric heating, double glazing. Northwich is undergoing a regeneration project; Barons Quay will be turned into a busy retail and leisure quarter. It will see the creation of more than 300,000 sq ft of shopping space, cinema, restaurants, cafés, public art, new public realm spaces, and parking for almost 1,200 vehicles and is estimated to create up to 1,500 jobs. A similar flat close by is currently available to let at £425pm.
<b>EPC Rating</b>	D
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161 443 4740

LOT  
73

GUIDE PRICE: £115,000+



## 61 Hatters Court, Higher Hillgate, Stockport SK1 3EB

Two bedroom ground floor apartment.

<b>Directions</b>	Directly off Higher Hillgate turn into Hatters Court
<b>Accommodation</b>	Ground floor: Communal hall with security entry phone system. The flat comprises: Open plan lounge/dining/kitchen with built in oven and hob, two bedrooms - one with en-suite, bathroom Exterior: Communal gardens and allocated parking space
<b>Note</b>	Gas central heating and double glazing. The vendors of the property are related to a member of staff of Edward Mellor
<b>EPC Rating</b>	C
<b>Possession</b>	Tenanted - AST from 29/11/14 renewed on 29/11/15 for twelve months at £595 per month
<b>Viewing</b>	Viewings may be available STRICTLY by appointment only; call 0161 443 4740

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## 216 Piggott Street, Farnworth, Bolton BL4 9QJ

Vacant retail premises with flat above and plot.

<b>Directions</b>	Located on the intersection of Piggott Street and Buckley Lane (A5082)
<b>Details</b>	Ground floor: Retail unit 50 sq m (542 sq ft) First floor: Flat with living space, bathroom and bedroom Exterior: Open yard to side
<b>Notes</b>	The property has undergone renovation and may be suitable for extension and development subject to planning permission. We are advised that here has been historic approved planning permission. EPC on order
<b>Possession</b>	Property and yard vacant sold subject to an advertising hoarding right on the gable wall of the building- income and lease details to be verified in the legal pack.
<b>Viewing</b>	Auction department 0161 443 4740



LOT  
75

GUIDE PRICE: £28,000+



## 5 Washington Street, Accrington BB5 6RA

Two bedroom terrace property.

**Directions** Off Water Street, off Eastgate (A680)

**Accommodation** Ground floor: Lounge, dining kitchen  
First floor: Two bedrooms, bathroom  
Exterior: Rear yard

**Note** Gas central heating and double glazing

**EPC Rating** E

**Possession** Vacant on completion

**Viewing** Auction Department 0161 443 4740



## Flat 2, 25 Higher Hillgate, Hillgate, Stockport SK1 3ED

Two bedroom ground floor apartment.

<b>Directions</b>	Directly off Higher Hillgate turn into Hatters Court
<b>Accommodation</b>	Ground floor: Communal hall with security entry phone system. The flat comprises: Open plan lounge/dining/kitchen with built in oven and hob, two bedrooms - one with en-suite, bathroom Exterior: Communal gardens and allocated parking space
<b>Note</b>	Gas central heating and double glazing. The vendors of the property are related to a member of staff of Edward Mellor
<b>EPC rating</b>	C
<b>Possession</b>	Tenanted - AST from 5/3/14 renewed on 5/3/16 for twelve months at £610 per month
<b>Viewing</b>	Viewings may be available STRICTLY by appointment only; call 0161 443 4740



## 212a Bell Lane, Bury BL9 6HS

Tenanted two bedroom maisonette property

<b>Directions</b>	The entrance to the property is on Higher Row off Bell Lane (B6222) across from Hoyles Park.
<b>Accommodation</b>	Not Inspected. Ground Floor: Kitchen and dining area First Floor: Lounge, two bedrooms and a bathroom Exterior: Rear yard
<b>Note</b>	Gas central heating and single glazed windows
<b>EPC Rating</b>	F
<b>Possession</b>	Tenanted - Let on an AST providing £100 per week
<b>Viewing</b>	Strictly external viewing only, the tenants MUST NOT be disturbed



**Land To East Side Of, Broughton Lane, Sheffield S9 2EP**  
**Parcel of land circa 4 Acres (1.6 Hectares).**

<b>Directions</b>	Located to the East of Broughton Lane (A6102) close to Sheffield Arena.
<b>Details</b>	The parcel of land is located to the east side of the Valley Entertainment Complex located behind Hollywood Bowl and Nando's and fronting the Sheffield and Tinsley Canal Tow Path. The site may lend itself to alternative uses subject to the relevant permission.
<b>Notes</b>	The postcode may not be fully accurate. The lined and shaded plan is for purposes of identification only and must not be relied on as being exact: please refer to the online legal pack for the title plan and relevant documentation. All interested parties are advised to consult with the local planning department directly. Sheffield City Council, 0114 203 9193, <a href="mailto:planningdc@sheffield.gov.uk">planningdc@sheffield.gov.uk</a>
<b>Possession</b>	The land is sold with the encumbrance of a pipeline that we are advised generates circa £2,000 per annum under lease: the full details of which will be included in the online legal pack.
<b>Viewing</b>	Open site.



LOT  
79

GUIDE PRICE: £185,000

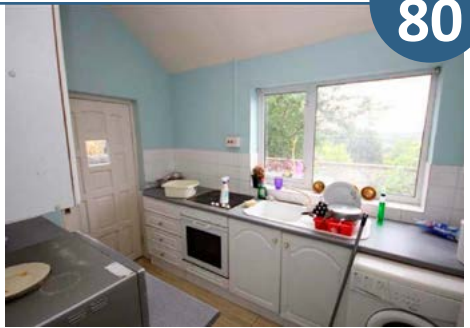


## 6-8 Stamford Arcade, Ashton-under-Lyne OL6 6JY

Partially built site with planning consent for 7 No. apartments.

<b>Directions</b>	The property is located off Stamford Street Central
<b>Details</b>	Partially built and extended property requiring finishing off. There is access to the rear and off Stamford Arcade. There is no land attached to the building being offered.
<b>Planning</b>	Application reference: 14/00250/FUL. Two storey rear extension & conversion to form 7 apartments. All interested parties are advised to make their own enquiries directly to Tameside Metropolitan Borough Council
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Open site, any parties entering the building do so at their own risk.





## 50a Broomhill Street, Tunstall, Stoke-on-Trent ST6 5JD

Large end terrace property in two flats.

<b>Directions</b>	Off A527 turn into Chatterley Road, left into Clay Hills and left into Broomhill Street
<b>Accommodation</b>	Not inspected: Ground floor flat: Lounge, kitchen, two bedrooms, bathroom First floor flat: Lounge, kitchen, two bedrooms, bathroom Exterior: Rear yard
<b>Note</b>	Double glazing and two separate gas central heating systems
<b>EPC Ratings</b>	D and F
<b>Possession</b>	Ground floor flat is tenanted - please refer to the legal pack for more information. First floor flat will be sold with vacant possession
<b>Viewing</b>	Viewings are available STRICTLY by appointment only; call 0161 443 4740

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## 16 Pritchard Street, Burnley BB11 4JY

### Two bedroom terrace property

Directions	Off St Matthew Street (B6239)
Accommodation	Ground floor: Lounge, dining kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and double glazing
EPC Rating	D
Possession	Tenanted - Let on an AST from 4/4/2016 providing £350 every 4 weeks.
Viewing	Auction Department 0161 443 4740

LOT  
82

GUIDE PRICE: £55,000+



### 3 Townsend Street, Haslingden, Rossendale BB4 5DF

Two bedroom terrace set over four floors

<b>Directions</b>	Off Blackburn Road (A680)
<b>Accommodation</b>	Ground floor: Lounge, dining kitchen First floor: two bedrooms, four piece bathroom suite Second floor: Loft conversion used as third bedroom Cellar: Useful for storage Exterior: Rear yard
<b>Note</b>	Gas central heating and double glazing
<b>EPC Rating</b>	On order
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161 443 4740



## 53 Folly Lane, Warrington WA5 0ND

Terrace property in two separate self contained flats.

<b>Directions</b>	Folly Lane off Kerfoot Street off Winwick Road (A49)
<b>Accommodation</b>	Ground floor: Living room, kitchen, bedroom, en-suite shower room First floor: Living room, kitchen, bedroom, en-suite shower room Exterior: Yard space potential parking to rear
<b>Notes</b>	Central heating in both, double glazing.
<b>EPC rating</b>	Both flats D
<b>Possession</b>	Ground floor let by virtue of housing benefit tenancy, income reported to be £88 per week, lease not seen. First floor: Vacant
<b>Viewing</b>	Auction department 0161 443 4740



LOT  
84

GUIDE PRICE: £43,000+



## 55 Folly Lane, Warrington WA5 0ND

Terrace property in two separate self contained flats.

<b>Directions</b>	Folly Lane off Kerfoot Street off Winwick Road (A49)
<b>Accommodation</b>	Ground floor: Living room, kitchen, bedroom, shower room First floor: Living room, kitchen, bedroom, en-suite shower room Exterior: Yard space potential parking to rear
<b>Notes</b>	Central heating in both, double glazing.
<b>EPC rating</b>	On order
<b>Possession</b>	Both floors vacant
<b>Viewing</b>	Auction department 0161 443 4740

GUIDE PRICE: £43,000+

LOT  
85



## 57 Folly Lane, Warrington WA5 0ND

Terrace property in two separate self contained flats.

<b>Directions</b>	Folly Lane off Kerfoot Street off Winwick Road (A49)
<b>Accommodation</b>	Ground floor: Living room, kitchen, bedroom, en-suite shower room First floor: Living room, kitchen, bedroom, en-suite shower room Exterior: Yard space potential parking to rear
<b>Notes</b>	Central heating in both, double glazing.
<b>EPC rating</b>	On order
<b>Possession</b>	Both floors vacant
<b>Viewing</b>	Auction department 0161 443 4740

LOT  
86

GUIDE PRICE: £41,000+



## 59 Folly Lane, Warrington WA5 0ND

Terrace property in two separate self contained flats.

<b>Directions</b>	Folly Lane off Kerfoot Street off Winwick Road (A49)
<b>Accommodation</b>	Not inspected but reported to be: Ground floor: Living room, kitchen, bedroom, en-suite shower room First floor: Living room, kitchen, bedroom, en-suite shower room Exterior: Yard space potential parking to rear
<b>Notes</b>	Double glazing, central heating assumed in both.
<b>EPC rating</b>	Ground floor D, First Floor E
<b>Possession</b>	Ground floor tenanted unless otherwise specified, no tenancy seen, first floor assumed vacant.
<b>Viewing</b>	Auction department 0161 443 4740



## 61 Folly Lane, Warrington WA5 0ND

Terrace property in two separate self contained flats.

<b>Directions</b>	Folly Lane off Kerfoot Street off Winwick Road (A49)
<b>Accommodation</b>	Ground floor: Living room, kitchen, bedroom, shower room First floor: Living room, kitchen, bedroom, en-suite shower room Exterior: Yard space potential parking to rear
<b>Notes</b>	Double glazing, central heating boiler in ground floor flat, no boiler in first floor flat
<b>EPC rating</b>	Ground floor: E. First floor: D
<b>Possession</b>	Both floors vacant
<b>Viewing</b>	Auction department 0161 443 4740

LOT  
88

GUIDE PRICE: £45,000+

SCANLANS



## 63 Folly Lane, Warrington WA5 0ND

Terrace property in two separate self contained flats.

<b>Directions</b>	Folly Lane off Kerfoot Street off Winwick Road (A49)
<b>Accommodation</b>	Ground floor: Living room, kitchen, bedroom, bathroom First floor: Living room, kitchen, 2 bedrooms, shower room Exterior: Yard space potential parking to rear
<b>Notes</b>	Double glazing, central heating boiler in first floor flat, no boiler in ground floor flat
<b>EPC rating</b>	Both floors: D
<b>Possession</b>	Both floors vacant
<b>Viewing</b>	Auction department 0161 443 4740



GUIDE PRICE: £68,000+

LOT  
89



**POSTPONED**

Enquiries still welcome

## 63 Rushmere Avenue, Levenshulme, Manchester M19 3FH

Two bedroom end terrace property.

**Directions** From Stockport Road (A6) turn into Barlow Road then slight left into Manor Avenue. Rushmere Avenue is first on the right.

**Accommodation** Ground floor: Lounge, dining room, kitchen  
First floor: Two bedrooms, bathroom  
Exterior: Rear yard overlooking playing fields

**Note** Gas central heating and double glazing. Cul de sac location

**EPC Rating** On order

**Possession** Vacant on completion

**Viewing** Auction Department 0161 443 4740

LOT  
90

GUIDE PRICE: £24,000+



**SOLD PRIOR**

## 22 Lion Street, Church, Accrington BB5 4JB

Two bedroom terrace property.

**Directions** Off Victoria Street, Off Edward Street

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**Accommodation** Not inspected  
Ground Floor: Lounge, kitchen  
First Floor: Two bedrooms, bathroom

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**EPC rating** F

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**Possession** Vacant on completion

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**Viewing** Auction Department 0161 443 4740

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## 38 Chester Square, Ashton-under-lyne OL6 7TW

Eight bedroom semi-detached property suitable for a HMO

<b>Directions</b>	Chester Square is off Margaret Street, Off Manchester Road (A635).
<b>Accommodation</b>	Ground floor: Hall, lounge, dining room, kitchen, two bedrooms, shower room, access to cellar First floor: landing six bedrooms, shower room, WC Cellar: One chamber Exterior: Small garden to front and enclosed rear yard
<b>Note</b>	Part double glazing and gas central heating
<b>EPC Rating</b>	On order
<b>Possession</b>	Vacant on completion
<b>Viewing</b>	Auction Department 0161 443 4740















# Terms and Conditions

## For proxy and telephone bidding

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

The completed form(s) must be delivered to Edward Mellor Auctions, 65-81 St Petersgate, Stockport SK1 1DS no later than 5pm the day before the auction. Any request to alter or withdraw any proxy or telephone bidding form at any time prior to the auction must be in writing. Please include two forms of ID (one with photo).

2. The prospective purchaser appoints the auctioneer as agent and authorises the auctioneer to bid for the relevant lot on behalf of the purchaser in such manner as the auctioneer thinks fit in his absolute discretion, and authorises the auctioneer or any partner or employee of Edward Mellor Auctions to sign the Memorandum of Sale on his behalf.
3. The prospective purchaser is considered to have inspected the auction catalogue including the Notices to Buyers, General Conditions of Sale, and Sales Particulars for each lot, and to be aware of any Special Conditions or Amendments which have been made to the details for each lot, and agrees that the signing of the Memorandum of Sale indicates acceptance of the information so provided.
4. Prospective purchasers should enclose with their authorisation form(s) a valid cheque or bank draft drawn on a United Kingdom branch of their bank, representing 10% of their maximum bid (minimum £3,000) PLUS the 0.5% (min. £495.00) Buyers Premium, for each lot. Where the lot is purchased below the maximum bid, the balance of the deposit cheque will be considered an additional deposit towards the purchase price.

In the case of telephone bidding, the purchaser may instead provide a blank cheque which the auctioneers will complete on behalf of the successful purchaser for 10% of the purchase (minimum £3000) price and auctioneers costs if applicable plus the 0.5% of the purchase price (min. £495.00) contract documentation charge.

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

Method of bidding: (please tick one)

Proxy

Telephone

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

Buyers Name: (if different) \_\_\_\_\_

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

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

**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.

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

Home \_\_\_\_\_

Mobile \_\_\_\_\_

Email: \_\_\_\_\_

Date of Auction: \_\_\_\_\_ Lot Number: \_\_\_\_\_

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

Maximum Bid: \_\_\_\_\_ Amount of Deposit: \_\_\_\_\_

I enclose a cheque or bank draft for 10% of the maximum bid to be used as deposit (minimum deposit £3,000.00) I also enclose a cheque for the Buyers Premium of 0.5% of the maximum bid (minimum £495.00), auctioneers costs if applicable 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, and auctioneers costs if applicable both payable to Edward Mellor Ltd."

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

# Common auction conditions

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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 rent charge).

## 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

A.4.1 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.

# Common auction conditions

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.

## AS 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 £3,000 (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 LOT as 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



# Common auction conditions

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 APPOINTMENTIONS

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 outgoings for the whole of the day on which apportionment is to be made;

(b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and

(c) where the amount to be apportioned is not known at COMPLETION apportionment

is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.

## 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 or forfeit any TENANCY under which ARREARS are due; and

(f) if the BUYER disposes of the LOT prior to recovery of all ARREARS it must not without 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.

# Common auction 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 to 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.

# How to find us

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