

EDWARD  
**mellor**  
AUCTION



WEDNESDAY 26 JULY 2017

REGISTRATION 1PM  
AJ BELL STADIUM, SALFORD, M30 7EY



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



# When & where?

## AUCTION

## CLOSING DATE

|                             |                            |
|-----------------------------|----------------------------|
| 1 <sup>st</sup> February    | 11 <sup>th</sup> January   |
| 15 <sup>th</sup> March      | 22 <sup>nd</sup> February  |
| 26 <sup>th</sup> April      | 5 <sup>th</sup> April      |
| 19 <sup>th</sup> June       | 24 <sup>th</sup> May       |
| <b>26<sup>th</sup> July</b> | <b>5<sup>th</sup> July</b> |
| 13 <sup>th</sup> September  | 23 <sup>rd</sup> August    |
| 25 <sup>th</sup> October    | 4 <sup>th</sup> October    |
| 6 <sup>th</sup> December    | 15 <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**



**Nick Green**  
Auctioneer

## A warm welcome from Edward Mellor

The June auction was another great success. The sales values achieved in June were very strong proving that keenly priced and properly reserved properties blew the market values away. Residential properties sales values remained buoyant and commercial stock is gaining interest, auction after auction, with more buyers coming to the table. Another great indicator of the strength of selling under the gavel.

Remember we are now accepting lots for our next auction on Wednesday 13<sup>TH</sup> September. If you would like to talk further with us regarding selling at auction we have many experts available, on the day, to help with any questions you may have. You can also refer to this catalogue for advice on buying, bridging finance, and all the rules on how the auction process works. Best of luck and have a fantastic day!

EDWARD  
**mellor**

# meet the team

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 can get our best man (or woman) to help you out! Also remember to look out for our team on the day of the auction!

**0161 443 4740**

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

# EDWARD mellor

## THE TEAM

NICK GREEN



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.

JOANN BULL



Although a bit apprehensive at first I joined the Auction team in October 2016. The excitement of how fast the auction cycle works gives you a real adrenaline rush and I look forward to working with you all!

SCOTT GRAYSON



Having been involved with Edward Mellor Auction for many years now, I am very excited to be leading the auction team in 2017. I hope everyone has a successful day at Auction!

LOUISE McDONALD

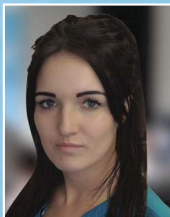


I created the Auction department back in 1997 with our first sale comprising just a handful of lots and am incredibly proud of what we have achieved since.

MARK LAWSON



LUCY DAVIES



SOPHIE SIMCOX



LYNETTE CLAYTON



SUE MUSHET



# TOP 10

## Tips for Auction Day



Bring two forms of identification (passport or driving license with photo and a recent utility bill), your cheque book or debit card and all your banking details, as well as your solicitor's full contact details.



If you are planning to bid on the day, you will need to register at the reception where you will then be given a bidding paddle with your unique bidding number.



Arrive early. There is so much more happening than the auction itself. Specialists are usually on hand to advise you on buy-to-let and auction funding, legals, planning, surveying, lettings, property management... and much more. Plus this is your last chance to check over the legal packs for any properties of interest (although this should be done earlier than Auction Day!).



On arrival, get a copy of the Amendment Sheet. This is distributed around the auction room and contains late information or alterations. Don't assume that all the properties included in the catalogue will be offered on the day – some may be withdrawn or sold prior to the auction.

**NEED HELP OR ADVICE?  
CALL OUR TEAM TODAY**

**0161 443 4740**

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

 **@MellorAuction**



Take a few minutes to familiarise yourself with the empty auction room before the auction starts so you are comfortable and confident in the surroundings



Take a seat or stand somewhere in the room where the auctioneer will be able to see you bidding clearly.



When bidding, make sure you gesture clearly at the auctioneer. Either raise your hand or nod/shake your head clearly. The auctioneer will warn the room when he is about to conclude a sale.



If a property fails to reach its reserve price, don't lose heart. The vendor may decide to accept your bid later at the end of the auction or in the days following. Make sure you leave your full details with member of staff so that we can contact you if necessarily afterwards.



If you make a successful purchase, check whether you are required to insure the property from exchange. Usually, this is the responsibility of the seller (until completion), however sometimes this is passed on to the buyer.



Enjoy the day... and good luck! If you would like help or guidance with any aspect of the auction process prior to the day itself, then get in touch with the team.

*“Edward Mellor's knowledge of property auctions and the help you offer is absolutely invaluable, thanks again for everything!”*

**N. Rothwell, June 2016**



# Notice to prospective buyers

---

1. These particulars are intended to give a brief description of the properties included in this auction. Appointments to view can be arranged via the Edward Mellor office specified. Prospective purchasers will be deemed to have inspected the property they are interested in before bidding.

**Where the details state “External viewings only” there will be no access provided to the property either pre auction or between the auction and the completion date. We would recommend that lots which cannot be inspected, whatever the reason, might be unsuitable for buyers who do not regularly deal in such properties, as there is always the risk that they might not be exactly as described.**

Access to the roof void, cellars and other hard to reach areas, whether or not there are ladders/steps present does not form part of the normal viewing process. Prospective buyers are advised to engage a surveyor to carry out these inspections. However, should the buyer wish to carry out these inspections then they do so entirely at their own risk, and accept full responsibility for any damage caused, and may be asked to sign a disclaimer.

2. The Auctioneers have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The buyer is advised to obtain his own verification. Any plans or photographs published are for the convenience of prospective purchasers and do not form part of any contract. Any items shown in the photographs are not necessarily included. No representation or warranty is made in respect of the structure of the property nor in relation to the state of repair thereof. The Auctioneers advise that prospective purchasers should arrange for a survey of the property to be undertaken by a professionally qualified person prior to bidding. Reproduction of maps should not be assumed to be to any specific scale: boundaries and all area calculations should be assumed to be approximate.

Purchasers who require finance in order to buy should ensure that they have an unconditional offer from their lender before signing any contract. 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



---

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 0.6% Buyers Premium with a minimum of £780.00 (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!**

# Important information

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

## If you are bidding as an **INDIVIDUAL**

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

1

### PROOF OF IDENTITY

Valid Passport

National Identity Card

Valid Photo Card Driving License

2

### 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**

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

1

### 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.

## What our clients say

---

"I'm delighted with the results of the auction and the way you handled the whole selling process. Once again I would like to thank you personally for the way you dealt with the sale of my property. I would recommend Edward Mellor Auctions to everyone looking to sell".

Mr. Stone, Auction Vendor

"From start to finish I cannot thank the team enough, they have been a great support and completely exceeded our expectations with service, empathy and result."

Alisa, Auction Vendor

"Thank you so much for all your help when selling our property. It was our first auction with Edward Mellor and we found the whole process easy and everyone I spoke to along the way were very helpful and friendly. I look forward to working with the Edward Mellor team again in the near future."

V. Christian,  
Auction Vendor



# Order of sale

| LOT | AREA              | ADDRESS                      | DESCRIPTION  |
|-----|-------------------|------------------------------|--|
| 1   | Moss Side         | 3 Beresford Street           | Three bedroom terrace property.  |
| 2   | Droylsden         | 148 Market Street            | Vacant retail premises with upper floor rooms on busy main road.             |
| 3   | Moss Side         | 160 Claremont Road           | Three bedroom terrace property.  |
| 4   | Fallowfield       | Site to rear of Moseley Road | Unique site in heart of Fallowfield suitable for development STP.            |
| 5   | Moss Side         | 28 Markington Street         | Two bedroom terrace property.  |
| 6   | Abbey Hey         | 7 Walter Street              | Two bedroom terrace property.  |
| 7   | Ashton-under-Lyne | 168 Kings Road               | Two bedroom terrace property.  |
| 8   | Timperley         | 14 Hartford Gardens          | Three bedroom end mews property.   |
| 9   | Guide Bridge      | 216 Trafalgar Street         | Two bedroom terrace property.  |
| 10  | Bowdon            | 1 Dunham Mews                | Two bedroom mews property.   |
| 11  | Gorton            | 150 Heathcote Road           | Two bedroom terrace property.  |
| 12  | Newton Heath      | 6 Peebles Drive              | Three bedroom semi-detached property.  |
| 13  | Moston            | 17 Brocklehurst Street       | Two bedroom terrace property.  |
| 14  | Stalybridge       | Stonecliffe House            | Terrace property split into eight studios.                                   |
| 15  | Davenport         | 5 Rostherne Road             | Three bedroom semi detached property.  |
| 16  | Droylsden         | 172 Market Street            | Mixed use part vacant/part tenanted investment property.                     |
| 17  | Rochdale          | 26 Count Street              | Two bedroom terrace property.  |
| 18  | Stalybridge       | Glent Mount                  | Four bedroom semi detached property.   |
| 19  | Accrington        | 42 Hopwood Street            | Two bedroom terrace property.  |
| 20  | Moston            | 10 Holmfield Avenue West     | Two bedroom terrace property.  |
| 21  | Reddish           | 8 Ramsgate Road              | Three bedroom semi detached property with pp for additional detached house.  |
| 22  | St Helens         | Former Moss Bank Social Club | Former Club on 0.95 Acre site, considered suitable for development STP.      |
| 23  | Padiham           | 33b Peel Street              | Two bedroom end terrace property.  |
| 24  | Hyde              | 57 Markham Street            | Two bedroom terrace property.  |
| 25  | Longsight         | 57 Birch Lane                | Five/six bedroom terrace property.   |
| 26  | Rochdale          | 20 Division Street           | Two bedroom bungalow   |
| 27  | Little Hulton     | 81-85 Cleggs Lane            | Former doctors surgery on site circa 0.14 A, suitable for redevelopment STP. |
| 28  | Moston            | 50 Princedom Street          | Three bedroom terrace property.  |
| 29  | North Reddish     | Williamson House             | Site/building with PP top develop 6 No. two bedroom mews properties.         |
| 30  | Golborne          | The Heights, 55 Park Road    | Eight bedroom period semi-detached property.                                 |
| 30A | Hyde              | 29-31 Clarendon Place        | Mixed use property with planning for 4 self-contained apartments.            |
| 31  | Moston            | 66 Langworthy Road           | Three bedroom terrace property.  |
| 32  | Eagley            | 16 Valley Mill               | Three bedroom Duplex Apartment.  |
| 33  | Radcliffe         | 130 Church Street West       | Three bedroom end terrace property.  |
| 34  | Ashton-under-Lyne | 76 Earle Street              | Two bedroom terrace property.  |
| 35  | Hyde              | 18 Peel Street               | Two bedroom terrace property.  |
| 36  | Droylsden         | 59 Cambridge Road            | Four bedroom town house.   |
| 37  | Moston            | 29 Kenyon Lane               | Four bedroom terrace property.   |
| 38  | Abbey Hey         | 23 Claymore Street           | Two bedroom terrace property.  |
| 39  | Ashton-under-Lyne | 13 Castleton Grove           | Two bedroom end terrace property.  |
| 40  | Blackpool         | 37 Wellington Road           | 7/8 Bedroom residential property over three floors plus basements.           |
| 40A | Manchester        | 3 Sunny Brow Road            | Two bedroom terrace property.  |
| 41  | Worsley           | 58 East Lancashire Road      | Three bedroom semi detached property.  |
| 42  | Blackley          | 23 Chain Road                | Three bedroom semi detached property.  |
| 43  | Moston            | 36 Swinburn Street           | Two bedroom terrace property.  |

| LOT | AREA              | ADDRESS                      | DESCRIPTION  |
|-----|-------------------|------------------------------|--|
| 44  | Blackley          | 9 Clough Bank                | Three bedroom end terrace property.  |
| 45  | Stalybridge       | 68 Stamford Street           | Two bedroom terrace property.  |
| 46  | Denton            | Flat 2, 35a Manchester Road  | One bedroom flat.  |
| 47  | Bolton            | 19 Morrison Street           | Semi-detached property converted into two one bedroom flats.                   |
| 48  | Moston            | 38 Waverley Road             | Two bedroom terrace property.  |
| 49  | Farnworth         | 1b Bolton Road               | Eight bedroom licenced HMO.  |
| 50  | Chinley           | 1 Portland Grove             | One bedroom first floor flat.  |
| 50A | Bradford          | 13-14 Spring Bank Place      | Former Masonic building set in circa 1.4 acres, ideal for development STP.     |
| 51  | Atherton          | 107-111 Market Street        | Parcel of land with full PP for 5,600 SQFT (520 SQM) retail and offices.       |
| 52  | Ashton-under-Lyne | 8 Rowley Street              | Two bedroom semi-detached property.  |
| 53  | Moston            | 64 Langworthy Road           | Terraced property split into two flats.  |
| 54  | Droylsden         | 121-137 Greenside Lane       | Former garage car sales site considered suitable for development STP.          |
| 55  | East Didsbury     | 888 Kingsway                 | Three bedroom semi-detached property.  |
| 56  | Preston           | 2, 3 & 3a Stanley Street     | Large mixed used property on busy main road with flats and vacant takeaway     |
| 57  | Droylsden         | 116 Clough Road              | Three bedroom terrace property.  |
| 58  | Rusholme          | Flat 10, 135 Dickenson Road  | Two bedroom ground floor flat.   |
| 59  | Stalybridge       | 44 Sand Street               | Three bedroom terrace property.  |
| 60  | Audenshaw         | 27 Boswell Avenue            | Two bedroom semi-detached property.  |
| 61  | Pwllheli          | St Buan Church               | Grade II listed Church considered suitable for variety of uses STP.            |
| 62  | Stalybridge       | 7 & 7a Stanley Square        | Terrace property split into two flats.   |
| 63  | Rochdale          | 56 Moor Park Avenue          | Three bedroom terrace property.  |
| 64  | Worsley           | 1 Memorial Road              | 428 SQM retail/office considered suitable for development in full or part STP. |
| 65  | Blackley          | 7 Grange Park Road           | Four bedroom quasi semi-detached property.                                     |
| 66  | Newton Heath      | 16 Ceylon Street             | Two bedroom terrace property.  |
| 67  | Abbey Hey         | 4 Sandown Street             | Two bedroom terrace property.  |
| 68  | Whitefield        | Flat 13, Pinfold Court       | Two bedroom second floor flat.   |
| 69  | Eccles            | Flat 3, 49-51 Half Edge Lane | Two bedroom first floor flat.  |
| 70  | Oldham            | 553 Ashton Road              | Two bedroom terrace property.  |
| 71  | Abbey Hey         | 36 Harrop Street             | Three bedroom semi-detached property.  |
| 72  | Liverpool         | 2 Medbourne Court            | Two bedroom ground apartment.  |
| 73  | Liverpool         | 73 Goodison Road             | Two bedroom terrace property.  |
| 74  | Liverpool         | 29 Galloway Street           | Two bedroom terrace property.  |
| 75  | Middleton         | 435 Oldham Road              | Three bedroom semi-detached in need of full renovation.                        |
| 76  | Rochdale          | 3 Law Street                 | Double fronted two bedroom semi-detached property                              |
| 77  | Stockport         | 68 Union Road                | Two bedroom terrace property.  |
| 78  | St Helens         | 46 Morris Street             | Two bedroom terrace property.  |
| 79  | Whalley Range     | 78 Clarendon Road            | Six bedroom semi-detached property.  |
| 80  | Hazel Grove       | 306 London Road              | Three bedroom end terrace property.  |
| 81  | Abbey Hey         | 369 Abbey Hey Lane           | Two bedroom terrace property.  |
| 82  | Eccles            | 30 Napier Road               | Three bedroom semi-detached property.  |
| 83  | Leigh             | 1a Tower Grove               | One bedroom first floor apartment.   |
| 84  | Burnley           | 31 Daneshouse Road           | Two bedroom terrace property.  |
| 85  | Bolton            | 223 Ainsworth Lane           | Three bedroom terrace property.  |
| 86  | Ashton-under-Lyne | 30 Enville Street            | Two bedroom terrace property.  |
| 87  | Ashton-under-Lyne | 34 Enville Street            | Two bedroom terrace property.  |
| 88  | Rossendale        | 136 Manchester Road          | Two bedroom terrace property.  |
| 89  | Rossendale        | 256 Bacup Road               | Two bedroom terrace property.  |
| 90  | Rossendale        | 266 Bacup Road               | Two bedroom terrace property.  |



### 3 Beresford Street, Moss Side, Manchester M14 4SB

Three bedroom terrace property.

|                      |   |
|----------------------|---|
| <b>Directions</b>    | Off Great Western Street, off Princess Road (A5103)   |
| <b>Accommodation</b> | Ground floor: Entrance hall, lounge, dining room, kitchen<br>First floor: Three bedrooms, bathroom<br>Exterior: Rear yard   |
| <b>Note</b>          | Gas central heating and double glazing. Located on the north of Moss Side making it ideal for access into the city centre and in particular Deansgate Locks being just a mile and a half away |
| <b>EPC Rating</b>    | D   |
| <b>Possession</b>    | Vacant on completion  |
| <b>Viewing</b>       | Auction Department 0161 443 4740  |



## 148 Market Street, Droylsden, Manchester M43 7AA

Vacant retail premises with upper floor rooms on busy main road.

|                         |  |
|-------------------------|--|
| <b>Directions</b>       | Located on Market Street close to our Edward Mellor Droylsden Branch   |
| <b>Important notice</b> | Please note that this property will not be sold prior to auction nor any pre-auction offers be considered.   |
| <b>Details</b>          | Ground floor: 76 SQM (820 SQ FT gross ground floor area. Retail space, rear store and WC. First floor: (Not inspected) advised set out as self contained flat, stair access removed.   |
| <b>Notes</b>            | We are advised that historic planning permission was granted for the conversion of the upper floor to a self-contained flat with alterations to the shop front to provide access. The property may suit change of use, subject to planning. All interested parties are advised to make their own enquires directly to Tameside Planning Department. EPC G. Rateable Value: £7,400 per annum. |
| <b>Possession</b>       | Vacant on completion, property bought as is.   |
| <b>Viewing</b>          | Auction department 0161 443 4740   |

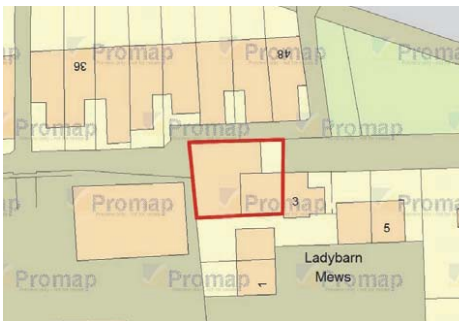


## 160 Claremont Road, Moss Side, Manchester M14 4TU

Three bedroom terrace property.

|                      |  |
|----------------------|--|
| <b>Directions</b>    | Claremont Road runs between Princess Road (A5103) and Wilmslow Road (A6010).<br>The house is located closer to the Princess Road end |
| <b>Accommodation</b> | Ground floor: Entrance hall, lounge, dining room, kitchen<br>First floor: Three bedrooms, bathroom<br>Exterior: Rear yard            |
| <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   |





**Site To Rear Of, Moseley Road, Fallowfield, Manchester M14 6NR**  
**Unique site in heart of Fallowfield suitable for development STP.**

|                   |  |
|-------------------|--|
| <b>Directions</b> | The site is located off Moseley Road down a private road which leads behind to an enclosed site behind Nos 48-42 Moseley Road  |
| <b>Details</b>    | The site is enclosed by a brick wall perimeter and is approximately 185 SQM (2,000 SQFT) in total. There is an old building in the corner of the site which is two storey in nature and appears at some point in its history to have possibly been used as a dwelling. In later years it appears to have been used as a motor garage. The site aside from the building itself and a small part of the front yard is covered by corrugated roofing. |
| <b>Notes</b>      | The site is considered suitable for residential development subject to the necessary permission and all interested parties must make their own enquiries directly to Manchester City Council Planning Department directly. EPC exempt. Lined plans for purposes of identification only. Refer to legal pack for title plan.  |
| <b>Possession</b> | Vacant on completion, site and buildings bought as is.   |
| <b>Viewing</b>    | All parties are advised to respect the neighbouring occupiers and will enter the site at their own risk. Neither Edward Mellor nor the vendors accept any liability for any injuries sustained by anyone entering this site.   |

# Don't become a Mortgage Prisoner

EDWARD  
**mellor**  
FINANCIAL SERVICES

**30th September 2017** sees the implementation of the next level "*Stress Tests*" for buy to let Mortgages!



**Fix your Mortgage before it's too late!**

**2.59% • 5 YEAR FIXED • FREE LEGALS • FREE VALUATION • NO LENDERS FEES**

Our fee for this service is £500, or 1.0% if greater, of the loan amount. Typically this will be £399 for residential property. Interest rate 2.59%. Fixed until 31/08/22 followed by Lender's Standard Variable rate, currently 5.72%. The overall cost for comparison is 4.9% APR. ERC applies until 31/08/22. Maximum Loan to Value 60%. Remortgage comes with free valuation and free standard legal fees. The actual rate available will depend on your circumstances. Please ask for a personalised illustration. This information is correct as at 27/06/17. Please note if you are reading this after this date it is possible this rate is no longer available. Edward Mellor limited is an appointed representative of Openwork Limited which is authorised by the Financial Conduct Authority.

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

Call our Financial Services experts now on 0161 443 4548 or meet our  
Buy-to-Let Mortgage expert at the auction.



## 28 Markington Street, Moss Side, Manchester M14 7JB

Two bedroom terrace property.

|                      |   |
|----------------------|---|
| <b>Directions</b>    | Off Lloyd Street South, off Claremont Road, off Princess Road (A5103)   |
| <b>Accommodation</b> | Not inspected<br>Ground floor: Lounge, dining room, kitchen<br>First floor: Two bedrooms, bathroom<br>Exterior: Rear yard |
| <b>Note</b>          | Gas central heating and double glazing  |
| <b>EPC Rating</b>    | D   |
| <b>Possession</b>    | Tenanted - six month AST from 22/8/14 at £500 per month   |
| <b>Viewing</b>       | Viewings may be available STRICTLY by appointment only; call 0161 443 4740  |

LOT  
6

GUIDE PRICE: £60,000



## 7 Walter Street, Abbey Hey, Manchester M18 8SN

### Two bedroom terrace property

|               |   |
|---------------|---|
| Directions    | Off Vine Street, off Abbey Hey Lane   |
| Accommodation | Ground floor: Hall, lounge, dining room, kitchen<br>First floor: Two bedrooms, bathroom<br>Exterior: Rear yard  |
| Note          | Gas central heating and double glazed windows<br>Potential rental income for similar properties in this area will be £500 - £550 PCM<br>The buyers premium on this lot will be £999 |
| EPC Rating    | E   |
| Possession    | Vacant on completion  |
| Viewing       | Auction Department 0161 443 4740  |



## 168 Kings Road, Ashton-under-lyne OL6 8EZ

Two bedroom terrace property

**Directions** Kings Road is off Queens Road B6194

**Accommodation** Ground floor: Lounge, kitchen  
First floor: Landing, two bedrooms, bathroom  
Exterior: Garden fronted and rear yard

**Note** Gas central heating and double glazed windows  
Typical rent for this property would be £525 PCM

**EPC Rating** On order

**Possession** Vacant on completion

**Viewing** Auction Department 0161 443 4740



## 14 Hartford Gardens, Timperley, Altrincham WA15 7EP

Three bedroom end mews property.

|                      |   |
|----------------------|---|
| <b>Directions</b>    | From Shaftesbury Avenue (A560) turn into Aimson Road East and continue into Greystoke Avenue. Turn left into Redbrook Road where Hartford Gardens can be found on the right |
| <b>Accommodation</b> | Not inspected:<br>Ground floor: Entrance porch, lounge, dining room, kitchen<br>First floor: Three bedrooms, bathroom<br>Exterior: Gardens to the front and rear            |
| <b>Note</b>          | Gas central heating and double glazing. Cul-de-sac location. No pre-auction offers will be accepted on this lot   |
| <b>EPC Rating</b>    | C   |
| <b>Possession</b>    | Tenanted - five year FRI lease from 16/8/16 at £600 per month   |
| <b>Viewing</b>       | Strictly external viewing only, the tenants MUST NOT be disturbed   |



## 216 Trafalgar Street, Guide Bridge, Ashton-under-lyne OL7 0HR

Two bedroom terrace property.

|                      |  |
|----------------------|--|
| <b>Directions</b>    | From Stockport Road (A6017) turn into Birch Street and fourth left into Trafalgar Street where the property can be found at the end of the cul-de-sac on the right |
| <b>Accommodation</b> | Ground floor: Lounge, dining room, kitchen<br>First floor: Two bedrooms, bathroom<br>Exterior: Rear yard   |
| <b>Note</b>          | Double glazing. The vendor of this property is a director of Edward Mellor Ltd   |
| <b>EPC Rating</b>    | On order   |
| <b>Possession</b>    | Vacant on completion   |
| <b>Viewing</b>       | Auction Department 0161 443 4740   |



Our network of eleven high street Edward Mellor branches work together to find the right buyer for your Property. Call your number 1 local estate agent today and discover how you can achieve your property goals.



**DROYLSDEN • DENTON • EDGELEY • GORTON**  
**HAZEL GROVE • LEVENSHULME • MARPLE • STALYBRIDGE**  
**STOCKPORT • WITHINGTON • WOODLEY**





All your financial and property  
needs under one roof

If you have previously instructed another Estate Agent to sell your property their terms and conditions should be considered to avoid the possible liability of paying two commissions.





## 1 Dunham Mews, Bow Green Road, Bowdon, Altrincham WA14 3LN

Two bedroom mews property.

|                      |   |
|----------------------|---|
| <b>Directions</b>    | From Dunham Road (A56) turn into Bow Green Road and first left where the courtyard can be found on the left hand side   |
| <b>Accommodation</b> | Ground floor: Hall, lounge, dining room, breakfast kitchen with built in oven and hob<br>First floor: Two bedrooms, bathroom<br>Exterior: Resident and guest parking, lawned gardens to the front and rear                                      |
| <b>Note</b>          | A genuinely deceptively spacious house, being one of just three individual properties arranged around a central courtyard within a short drive of both Hale Village and Altrincham Town Centre. Gas central heating and majority double glazing |
| <b>EPC Rating</b>    | E   |
| <b>Possession</b>    | Periodic AST from 20/10/15 at £750 per month. The tenant has expressed a desire to remain   |
| <b>Viewing</b>       | Viewings are available STRICTLY by appointment only; call 0161 443 4740   |



## 150 Heathcote Road, Gorton, Manchester M18 7QL

### Two bedroom terrace property

|                      |   |
|----------------------|---|
| <b>Directions</b>    | Off Mount Road B6178  |
| <b>Accommodation</b> | Not inspected by Edward Mellor:<br>Ground floor: Hall, lounge dining room, kitchen<br>First floor: Landing, two bedrooms and bathroom<br>Exterior: Garden fronted and rear yard |
| <b>Note</b>          | Gas central heating and double glazed windows<br>The buyers premium on this lot is £999   |
| <b>EPC Rating</b>    | On order  |
| <b>Possession</b>    | Tenanted - Please refer to legal pack for more information  |
| <b>Viewing</b>       | External only - Please do not disturb the tenant  |



## 6 Peebles Drive, Newton Heath, Manchester M40 1WH

Three bedroom semi-detached property

|                      |  |
|----------------------|--|
| <b>Directions</b>    | Off Assheton Road, off Berry Brow, off Edge Lane   |
| <b>Accommodation</b> | Ground floor: Porch, hall, lounge, dining room, kitchen<br>First floor: Landing, three bedrooms, bathroom and separate WC<br>Exterior: Gardens to front and back with attached single garage |
| <b>Note</b>          | Gas central heating and double glazed windows<br>The property is in need of refurbishment  |
| <b>EPC Rating</b>    | E  |
| <b>Possession</b>    | Vacant on completion   |
| <b>Viewing</b>       | Auction Department 0161 443 4740   |



## 17 Brocklehurst Street, Moston, Manchester M9 4WQ

Two bedroom terrace property.

**Directions** Off Lily Lane, off Ashley Lane, off Moston Lane, off Rochdale Road A664

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

**Note** Gas central heating and double glazed windows  
Previously been rented at £480 PCM

**EPC Rating** C

**Possession** Vacant on completion

**Viewing** Auction Department 0161 443 4740



## Stonecliffe House, 10 Stonecliffe Terrace, Stalybridge SK15 1BA

Terrace property split into eight studios

|                      |  |
|----------------------|--|
| <b>Directions</b>    | Off Church Street, off Wakefield Road A635   |
| <b>Accommodation</b> | Ground floor: Communal hall and entrances to studios 1,2,3 separate entrance to studio 8<br>First floor: Landing and entrances to studios 4,5,6 and 7<br>Basement: Access to utility meters<br>Exterior: Gardens and off road parking for several cars |
| <b>Note</b>          | Potential rental income of £400 PCM, £38,000 per annum<br>Gas central heating and double glazed windows  |
| <b>EPC Rating</b>    | E  |
| <b>Possession</b>    | Vacant on completion   |
| <b>Viewing</b>       | Auction Department 0161 443 4740   |



## 5 Rostherne Road, Davenport, Stockport SK3 8PQ

Three bedroom semi detached property.

|                      |  |
|----------------------|--|
| <b>Directions</b>    | Off Garners Lane, off Bramhall Lane (A5102)  |
| <b>Accommodation</b> | Ground floor: Hall, lounge, kitchen with built in oven and hob, wet room<br>First floor: Three bedrooms<br>Exterior: Gardens to the front and rear |
| <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>       | Strictly external viewing only, the tenants MUST NOT be disturbed  |



## 172 Market Street, Droylsden, Manchester M43 7FG

Mixed use part vacant/part tenanted investment property.

|                     |   |
|---------------------|---|
| <b>Directions</b>   | Located on Market Street close to Droylsden Association Football Club   |
| <b>Ground floor</b> | Retail premises circa 37 SQM (398 SQFT) Rateable value £5,100 per annum.  |
| <b>First floor</b>  | Self-contained flat with living room, kitchen, bedroom, bathroom  |
| <b>Notes</b>        | EPC ratings: Shop (G), flat (on order), Shop recently vacated, rent was circa £6,000 per annum (total annualised rent circa £11,000 per annum). |
| <b>Possession</b>   | Shop: Vacant. Flat tenanted on AST, reported income £425 PCM: please refer to on line legal pack for tenancy information                        |
| <b>Viewing</b>      | Viewings are possibly available strictly by appointment only. Auction Department 0161 443 4740  |





**26 Count Street, Rochdale OL16 5LP**

Two bedroom terrace property.

|                      |   |
|----------------------|---|
| <b>Directions</b>    | From Oldham Road (A671) turn into Prince Street and first right into Count Street                             |
| <b>Accommodation</b> | Ground floor: Lounge, dining kitchen with built in oven and hob<br>First floor: Two bedrooms, modern bathroom |
| <b>Note</b>          | Gas central heating and double glazing  |
| <b>EPC Rating</b>    | D   |
| <b>Possession</b>    | Tenanted - periodic AST from 11/12/15 at £450. The tenant has expressed a desire to remain in situ            |
| <b>Viewing</b>       | Viewings are available STRICTLY by appointment only; call 0161 443 4740                                       |

LOT  
18

GUIDE PRICE: £220,000+



## Glent Mount, Glent Wakefield Road, Stalybridge SK15 1AD

Four bedroom semi detached property.

|               |   |
|---------------|---|
| Directions    | From Stamford Street (A635) turn into Wakefield Road, just after the left hand bend turn into Luzley Road and continue up a little way where the house can be found on the right hand side  |
| Accommodation | Lower ground floor: Two cellars with units, lighting and power<br>Ground floor: Porch, hall, lounge, dining room, south facing conservatory, dining kitchen, utility room<br>First floor: Master bedroom with en-suite double walk in shower, two bedrooms, bathroom<br>Second floor: Bedroom four with en-suite shower room. Further storage with Velux window<br>Exterior: Gravelled driveway, off-road parking for several cars. Gardens to three sides with grassed areas, lawns, flowerbeds and patio area with pond and water feature |
| Note          | Gas central heating and double glazing. Not suitable for mortgage purposes  |
| EPC Rating    | D   |
| Possession    | Vacant on completion  |
| Viewing       | Auction Department 0161 443 4740  |



## 42 Hopwood Street, Accrington BB5 0QF

Two bedroom terrace property.

|                      |  |
|----------------------|--|
| <b>Directions</b>    | Off Perth Street, off Willows Lane, off Broadfield, off Haslingdon Road (B6236)                                      |
| <b>Accommodation</b> | Not inspected:<br>Ground floor: Lounge, dining kitchen<br>First floor: Two bedrooms, bathroom<br>Exterior: Rear yard |
| <b>Note</b>          | Gas central heating and double glazing. Located close to Bullough Park and half a mile from Accrington Station       |
| <b>EPC Rating</b>    | G  |
| <b>Possession</b>    | To be sold subject to a tenancy - twelve month AST from 14/11/16 at £90.90 per week                                  |
| <b>Viewing</b>       | Strictly external viewing only, the tenants MUST NOT be disturbed  |



## 10 Holmfield Avenue West, Moston, Manchester M9 4NX

Two bedroom terrace property

|                      |   |
|----------------------|---|
| <b>Directions</b>    | Off Church Lane, off Lightbowne Road B6393  |
| <b>Accommodation</b> | Ground floor: Hall, Lounge, dining room, kitchen<br>First floor: Landing, two bedrooms, bathroom<br>Exterior: Rear yard |
| <b>Note</b>          | Gas central heating and double glazed windows<br>The buyers premium on this lot is £999                                 |
| <b>EPC Rating</b>    | D   |
| <b>Possession</b>    | Tenanted - Please refer to the legal pack for more information  |
| <b>Viewing</b>       | Auction Department 0161 443 4740  |



## 8 Ramsgate Road, Reddish, Stockport SK5 6TN

Semi detached property pp for detached house in the grounds.

|                      |  |
|----------------------|--|
| <b>Directions</b>    | From Reddish Road (B6197) turn into Reddish Vale Road, left into Lambeth Road and right into Ramsgate Road   |
| <b>Accommodation</b> | Ground floor: Entrance porch, hall, lounge, dining kitchen, conservatory<br>First floor: Three bedrooms, bathroom<br>Exterior: Gardens to the front and rear, driveway   |
| <b>Note</b>          | Gas central heating and double glazing, partially renovated. Cul-de-sac location. Planning was granted on 9/2/17 for a three bedroom detached house to be erected at the side of the property; Planning Application Number DC/063190 |
| <b>EPC Rating</b>    | D  |
| <b>Possession</b>    | Vacant on completion   |
| <b>Viewing</b>       | Auction Department 0161 443 4740   |



**Former Moss Bank Social Club, Queensway, Moss Bank, St Helens WA11 7BY**  
**Former Club on circa 0.9 Acre site, considered suitable for development STP.**

|                   |   |
|-------------------|---|
| <b>Directions</b> | Located on Queensway off Africanda Road off Moss Bank Road.   |
| <b>Location</b>   | The property is located the the end of Queensway off Scafell Road in the residential district of Moss Bank, St Helens. Moss Bank is located between the A571 and A580, north of St Helens town centre. The locality itself is residential in nature being surrounded by agricultural land and the aforementioned roads.   |
| <b>Overview</b>   | Substantial detached single storey building which is 945 SQM (10,100 SQ FT) constructed circa 1958 which due to its topography has ground floor access to the cellar from the rear. Elevations are of brick construction set beneath a profile metal sheet covered roof. The site itself is circa 3,710 SQM (0.9 Acres). In its history is has been a Labour Club and a Sports and Social club. |
| <b>Tenure</b>     | Freehold.   |



|                   |  |
|-------------------|--|
| <b>Possession</b> | Vacant on completion   |
| <b>Notes</b>      | EPC rating: C. Lined plan is for purpose of identification only: refer to legal pack for true boundary.  |
| <b>Planning</b>   | The buildings may suit alternative uses subject to permission. The site is considered suitable for redevelopment again subject to permission. All interested parties are advised to make their own enquiries directly to the local planning department at St Helens Council: Website: <a href="http://www.sthelens.gov.uk">www.sthelens.gov.uk</a> , Email: <a href="mailto:planning@sthelens.gov.uk">planning@sthelens.gov.uk</a> , Phone: 01744,456219 |
| <b>Viewing</b>    | Auction department 0161 443 4740   |



## 33b Peel Street, Padiham, Burnley BB12 8RP

Two bedroom end terrace property.

**Directions** Off Pendle Street, off Burnley Road (A671)

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

**Note** Gas central heating and double glazing

**EPC Rating** D

**Possession** Vacant on completion

**Viewing** Auction Department 0161 443 4740





## 57 Markham Street, Hyde SK14 4BN

### Two bedroom terrace property

**Directions** Off Ashton Road B6170

**Accommodation** Ground floor: Lounge, kitchen  
First floor: Landing, two bedrooms, bathroom  
Exterior: Garden fronted and rear yard

**Note** Gas central heating and double glazed windows  
Typical rent for similar properties in this area is £475 - £500 PCM

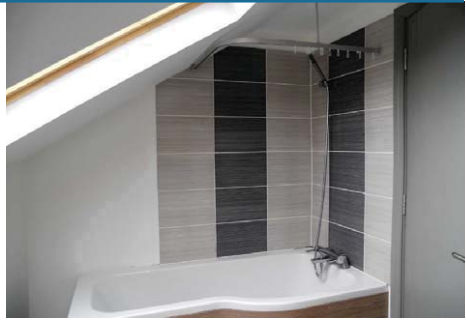
**EPC Rating** On order

**Possession** Vacant on completion

**Viewing** Auction Department 0161 443 4740

LOT  
25

GUIDE PRICE: £180,000+



## 57 Birch Lane, Longsight, Manchester M13 0WW

Five/six bedroom terrace property.

|               |   |
|---------------|---|
| Directions    | Off Dickenson Road (A6010)  |
| Accommodation | Ground floor: Hall, lounge, separate dining room/bedroom six, ground floor WC, breakfast kitchen with built in oven, hob, cooker hood, breakfast bar and ample room for a dining table<br>First floor: Three bedrooms, shower room, breakfast bar and ample room for a dining table<br>Second floor: Bedroom four with fitted wardrobes and en-suite shower room, bedroom five/office/study with fitted desk, bathroom<br>Exterior: Rear yard |
| Note          | Gas central heating and double glazing. Ideally located close to the bustling centre of Longsight and with excellent transport links to the University and Hospital complexes   |
| EPC Rating    | E   |
| Possession    | Vacant on completion  |
| Viewing       | Auction Department 0161 443 4740  |

YOU MUST READ NOTICES TO PROSPECTIVE BUYERS

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

0161 443 4740



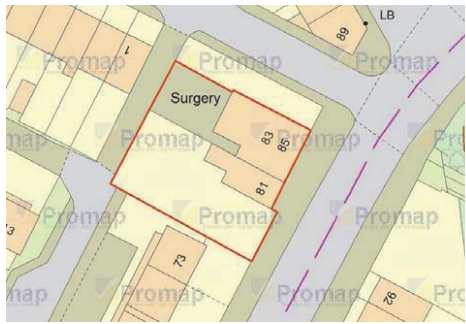
## 20 Division Street, Rochdale OL12 9SJ

Two bedroom semi detached bungalow.

|                      |  |
|----------------------|--|
| <b>Directions</b>    | Off Clayton Street, off Halifax Road (A58)   |
| <b>Accommodation</b> | Not inspected:<br>Ground floor: Lounge, kitchen, two bedrooms, bathroom<br>Exterior: Gardens |
| <b>Note</b>          | Gas central heating and partial secondary glazing  |
| <b>EPC Rating</b>    | D  |
| <b>Possession</b>    | Vacant on completion   |
| <b>Viewing</b>       | Auction Department 0161 443 4740   |

LOT  
27

GUIDE PRICE: £90,000



## 81-85 Cleggs Lane, Little Hulton, Manchester M38 9WU

Former doctors surgery on site circa 0.14 A, suitable for redevelopment STP.

|            |  |
|------------|--|
| Directions | Cleggs Lane (A5802) situated off Manchester Road East (A6) on corner of Seddon Street  |
| Details    | An internal inspection has not been possible. Details of the interior are provided from a previous agents sale particulars.<br>Formerly comprising: 206 SQM (2,317 SQ FT) of accommodation over two floors in 9 rooms plus WCs. Externally the property sits on a plot circa 0.14 Acres.   |
| Notes      | There are no rates associated with this property as it is deemed beyond economic repair. EPC exempt. The property and site may suit redevelopment subject to the necessary consents. All interested parties must make their own enquiries to Salford City Council. Lined plan in sale particulars for purpose of identification only- refer to the legal pack for the actual boundary. |
| Possession | Vacant on completion. Property bought as is.   |
| Viewing    | The property is deemed unfit for viewing. Any persons entering the property do so at their own risk and neither the vendor(s) nor Edward Mellor Limited accept any liability.  |



## 50 Princes Street, Moston, Manchester M9 4GU

### Three bedroom terrace property

|                      |  |
|----------------------|--|
| <b>Directions</b>    | Off Ashley Lane, off Moston Lane, off Rochdale Road A664   |
| <b>Accommodation</b> | Ground floor: Hall, lounge, dining room, kitchen<br>First floor: Landing, three bedrooms and bathroom<br>Exterior: Rear yard |
| <b>Note</b>          | Gas central heating and double glazed windows<br>The buyers premium on this lot will be £999                                 |
| <b>EPC Rating</b>    | E  |
| <b>Possession</b>    | Tenanted - Let on an AST providing £550 PCM. More detail will be provided within the legal pack                              |
| <b>Viewing</b>       | Auction Department 0161 443 4740   |

# We are now taking lots for our September Auction!

Could **YOU** be our next Auction Success story?

## Why Sell at Auction?



The best chance to **GENERATE INTEREST** and get the **BEST PRICE** for your property



Long **LEAD-TIME** to sell your property pre-, during and post Auction



Longer for your potential Buyers to do their due diligence

More interest, longer lead times and your money in just 28 days!

Call our auction team today and book a free no obligation market

appraisal. Call **0161 443 4740**

Time limited offer - act quickly to avoid disappointment. Terms & Conditions apply.



**Williamson House, Williamson Street, Reddish, Stockport SK5 6AA**  
**Site/building with PP top develop 6 No. two bedroom mews properties.**

|                   |   |
|-------------------|---|
| <b>Directions</b> | Located on Williams Street off Lingard Street, off Gorton Road (B6167)  |
| <b>Details</b>    | Currently comprising: Commercial premises and yard 166 SQM (1,786 SQFT) with secure perimeter fencing. Site area circa 487 SQM (0.12 Acres). Planning has been passed to develop the site into much needed and desirable housing in Reddish a popular suburb of Stockport in a densely populated residential location.  |
| <b>Notes</b>      | EPC rating: E. Rateable value: £5,466 PA. Lined plan shown are for purpose of identification only: refer to legal pack for accurate plans.  |
| <b>Planning</b>   | Planning ref: DC/049254 Redevelopment of Williamson House to provide 6 no. Residential properties, including raising of ridge height to provide first floor and associated access and landscaping. All interested parties are advised to make their own enquiries directly to Stockport Metropolitan Borough Council: 0161 474 3896 for general planning advice Monday to Friday from 10am to 12pm. We are advised that the buildings can be demolished- refer to legal pack for council confirmation |
| <b>Possession</b> | Vacant on completion  |
| <b>Viewing</b>    | Auction department 0161 443 4740  |



## The Heights, 55 Park Road, Golborne, Warrington WA3 3PT

Eight bedroom period semi-detached property

|                      |   |
|----------------------|---|
| <b>Directions</b>    | Off Newton Lane, off East Lancashire Road A580  |
| <b>Accommodation</b> | <p>Ground floor: Hallway with feature fireplace, double door leading central staircase and galleried landing, sitting room, large kitchen diner, nursery room, conservatory/garden room, swimming pool (24ft x 12ft) with sauna/shower room, small kitchen/utility area, Games room with Bar and snug lounge, cloakroom WC, stairway down to cellars.</p> <p>First floor: Galleried landing, five bedrooms one with en-suite shower room, family bathroom, separate WC.</p> <p>Second floor: Landing, Three bedrooms and shower room.</p> <p>Cellars: The cellar runs the length and width of the property.</p> <p>Exterior: Private driveway with ample parking, mature gardens to front side and rear. Within the garden are two outbuilding comprising: home office and gymnasium.</p> |
| <b>Completion</b>    | <p>The vendors have agreed an 8 weeks (56day) completion period in order to help buyers with completion.</p> <p>Early completion is also welcomed.</p>  |





**Note** The Heights, which is situated within a conservation area, dates back to 1860 in which the property was originally one residence. This extensive family home, or part of, may also be used for alternative use as consent was approved back in 2007 for 'To use part of dwellinghouse as a children's day nursery, single storey extension to rear and layout of car parking spaces thereto' reference A/07/68348. The property sits in approx 1/3 of an acre. Upon request we have a video of an aerial and internal virtual tour.

**Viewing** A viewing would be highly recommended in order to appreciate the size and period features of this unique property.

Auction Department 0161 443 4740.

**Possession** Vacant on completion.

**EPC Rating** E.



## 29 - 31 Clarendon Place, Hyde SK142ND

Mixed use property with planning for 4 self-contained apartments.

|                   |  |
|-------------------|--|
| <b>Directions</b> | Located in Hyde Centre close to main car parks, Clarendon Centre and KFC   |
| <b>Overview</b>   | 29: Tenanted to long term tenant, shop sales, rear office, WC and kitchen area: Basement<br>31: Tenanted, shop sales, rear kitchen area and WC: Basement<br>Side access at ground floor: First floor: two large rooms, second floor: Two large rooms<br>The boundary extends approximately 16ft from the rear of the property in line with the side elevations proving parking for around 4 vehicles, please refer to title plan for accurate details. |
| <b>Notes</b>      | Planning permission was granted on 17th September 2012 for conversion of first and second floors to 4no Two bedroom flats including external alterations ref: 12/00566/FUL. All interested parties are advised to consult with Tameside Metropolitan Borough Planning and Building Control directly on 0161 342 8355 to satisfy themselves. EPC rating F & C.  |
| <b>Possession</b> | 29 Tenanted £13,500 per annum, 31 Tenanted £11,500 per annum and upper two floors vacant. Lease details will be provided in the legal pack.  |
| <b>Viewing</b>    | Auction department 0161 43 4740  |



Specialist in  
**AuctionConveyancing**

---

Contact – **Peter Robinson**

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



## Follow us on Social Media!

For advice, Guidance and Exclusive Offers!



# @MellorAuction



## 66 Langworthy Road, Moston, Manchester M40 5EP

### Three bedroom terrace property

|                      |   |
|----------------------|---|
| <b>Directions</b>    | Off Egbert Street, off Lightbowne Road B6393  |
| <b>Accommodation</b> | Ground floor: Hall, lounge, dining room, kitchen<br>First floor: Landing, three bedrooms, bathroom<br>Exterior: Rear yard |
| <b>Note</b>          | Gas central heating and double glazed windows<br>The buyers premium on this lot will be £999                              |
| <b>EPC Rating</b>    | E   |
| <b>Possession</b>    | Tenanted - Let on an AST providing £550 PCM. Please refer to the legal pack for more information                          |
| <b>Viewing</b>       | Auction Department 0161 443 4740  |



## 16 Valley Mill, Cottonfields, Eagley, Bolton BL7 9DY

### Three bedroom Duplex Apartment

|                      |   |
|----------------------|---|
| <b>Directions</b>    | Valley Mill is located on Cottonfields off Threadfold Way, off Eagley Way, off Blackburn Road A666  |
| <b>Accommodation</b> | Communal entrance and hallway<br>Split level accommodation:<br>Top level: Entrance hallway, family bathroom, mezzanine level bedroom/office,<br>Mid Level: Half landing leads down to the master bedroom, open plan lounge and dining area with doors opening onto garden, fitted kitchen,<br>Lower level: Wet room, bedroom<br>Exterior: Enclosed garden with gated access. Designated residents parking |
| <b>Note</b>          | Double glazed windows and electric storage heaters<br>The property is ready to let. Minimal work required   |



|                          |  |
|--------------------------|--|
| <b>Location</b>          | The apartment is located within the prestigious and highly regarded Cottonfields development. Being within walking distance to local amenities, pubs, schools and transport networks |
| <b>EPC Rating</b>        | D  |
| <b>Possession</b>        | Vacant on completion   |
| <b>Rental Investment</b> | The potential rental income for this property will be in the region of £850 - £950 PCM   |
| <b>Viewing</b>           | Auction Department 0161 443 4740   |

LOT  
33

GUIDE PRICE: £80,000



## 130 Church Street West, Radcliffe, Manchester M26 2BY

Three bedroom end terrace property.

**Directions** From Spring Lane, turn into Rectory bearing right into Church Street West where the property is on the left hand side

**Accommodation** Not inspected:  
Ground floor: Lounge, dining room, kitchen  
First floor: Three bedrooms, bathroom  
Exterior: Rear yard

**Note** Double glazing. Pleasant location overlooking The Festival Gardens

**EPC Rating** E

**Possession** To be sold subject to a tenancy - periodic AST from 30/3/09 at £114.84

**Viewing** Strictly external viewing only; the tenants are not to be disturbed



## 76 Earle Street, Ashton-under-lyne OL7 0EL

Two bedroom terrace property.

|                      |  |
|----------------------|--|
| <b>Directions</b>    | Off William Street, off Manchester Road (A635)   |
| <b>Accommodation</b> | Not inspected:<br>Ground floor: Lounge, dining kitchen<br>First floor: Two bedrooms, bathroom<br>Exterior: Rear yard |
| <b>Note</b>          | Easy access to the M60 motorway and West End Park  |
| <b>EPC Rating</b>    | On order   |
| <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   |



LOT  
35

GUIDE PRICE: £82,000+



## 18 Peel Street, Hyde SK14 5PE

Two bedroom terrace property.

|                      |   |
|----------------------|---|
| <b>Directions</b>    | Off Stockport Road (B6468) between Lumn Road and Knight Street  |
| <b>Accommodation</b> | Ground floor: Lounge, dining kitchen, conservatory<br>First floor: Two bedrooms, bathroom<br>Exterior: Paved and terraced rear garden   |
| <b>Note</b>          | Gas central heating and double glazing. Overlooking the Trans Pennine Trail which is a long-distance path running from coast to coast across Northern England entirely on surfaced paths and using only gentle gradients and perfect for walkers, cyclists and horse riders |
| <b>EPC Rating</b>    | C   |
| <b>Possession</b>    | Tenanted - six month AST from 21/11/14 at £475pcm now periodic. The tenants have expressed a desire to remain   |
| <b>Viewing</b>       | Viewings are available STRICTLY by appointment only; call 0161 443 4740   |



## 59 Cambridge Road, Droylsden, Manchester M43 7GD

Four bedroom town house.

|                      |  |
|----------------------|--|
| <b>Directions</b>    | Off Greenside Lane, off Market Street  |
| <b>Accommodation</b> | Ground floor: Hall, ground floor wc, lounge/dining room with patio doors, modern kitchen with built in oven and hob<br>First floor: Three bedrooms, bathroom<br>Second floor: Loft conversion with fixed staircase and two velux windows<br>Exterior: Paved garden to rear |
| <b>Note</b>          | Gas central heating and double glazing   |
| <b>EPC Rating</b>    | D  |
| <b>Possession</b>    | To be sold subject to a tenancy - periodic AST from 22/12/16 at £775 per calendar month. The tenants have expressed a desire to remain   |
| <b>Viewing</b>       | Viewings are available STRICTLY by appointment only; call 0161 443 4740  |



## 29 Kenyon Lane, Moston, Manchester M40 9JG

### Four bedroom terrace property

|                      |  |
|----------------------|--|
| <b>Directions</b>    | Off Lightbourne Road B6393   |
| <b>Accommodation</b> | Ground floor: Lounge, dining room, kitchen diner, shower room<br>First floor: Landing, four bedrooms<br>Exterior: Rear yard                      |
| <b>Note</b>          | The property would suit a house share or room lets due to the size and layout of the accommodation<br>The buyers premium on the lot will be £999 |
| <b>EPC Rating</b>    | E  |
| <b>Possession</b>    | Vacant on completion   |
| <b>Viewing</b>       | Auction Department 0161 443 4740   |



## 23 Claymore Street, Abbey Hey, Manchester M18 8SQ

Two bedroom terrace property.

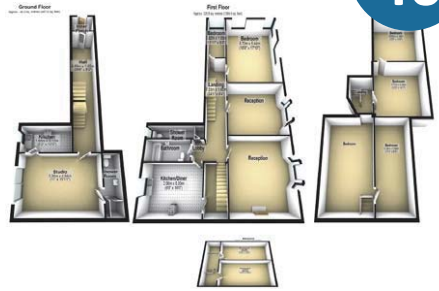
|                      |   |
|----------------------|---|
| <b>Directions</b>    | Claymore Street runs between Vine Street and Jetson Street both off Abbey Hey Lane  |
| <b>Accommodation</b> | Ground floor: Entrance hall, lounge with square arch to dining room with french doors to rear, open plan kitchen with built in oven and hob<br>First floor: Two double bedrooms, bathroom<br>Exterior: Small garden to rear |
| <b>Note</b>          | Gas central heating and double glazing  |
| <b>EPC Rating</b>    | D   |
| <b>Possession</b>    | To be sold subject to a tenancy - six month AST from 8/5/17 at £475pcm. We are advised though that the tenant is looking to relocate  |
| <b>Viewing</b>       | Viewings are available STRICTLY by appointment only; call 0161 443 4740   |



## 13 Castleton Grove, Ashton-under-lyne OL6 9BB

Two bedroom end terrace property.

|                      |   |
|----------------------|---|
| <b>Directions</b>    | From Mossley Road turn into Gorsey Lane, turn left into Hazelhurst Road, right into Buxton Avenue and right into Castleton Grove              |
| <b>Accommodation</b> | Not inspected:<br>Ground floor: Lounge, dining room kitchen<br>First floor: Two bedrooms, bathroom<br>Exterior: Gardens to the front and rear |
| <b>Note</b>          | Gas central heating and double glazing. Cul-de-sac location   |
| <b>EPC Rating</b>    | C   |
| <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  |



## 37 Wellington Road, Blackpool FY1 6AR

7/8 Bedroom residential property over three floors plus basements.

|                   |  |
|-------------------|--|
| <b>Directions</b> | The property is located close to the seafront on the corner of Lytham Road (B5262) and Wellington Road   |
| <b>Details</b>    | Floor area over three floors plus basement: 3,780 SQFT (350 SQM)<br>Ground floor: Entrance hallway, living room, kitchen, bathroom area. Access to cellars.<br>First floor: landing, living room, dining kitchen, bathroom, separate shower room, three bedrooms<br>Second floor: Separate stairs both leading to two bedrooms (4 in total) one open plan. Yard to rear. |
| <b>Notes</b>      | The lot has the benefit of having cellars under the shops that have potential to be leased to the retailers. The shops are not included in the sale as units to rent or occupy, just the freehold rights and ground rents for them. EPC E. The main photograph has been altered to highlight the lot being sold.   |
| <b>Possession</b> | Vacant on completion, the property was previously rented for £1,000 per month which is a potential 26% return on the guide price.  |
| <b>Viewing</b>    | Auction department 0161 443 4740   |



### 3 Sunny Brow Road, Gorton, Manchester M18 7AZ

Two bedroom terrace property

|               |  |
|---------------|--|
| Directions    | Off Hyde Road A57  |
| Accommodation | Ground floor: Lounge, Kitchen<br>First floor: Landing, two bedrooms and bathroom<br>Cellar: One chamber<br>Exterior: Rear yard |
| Note          | Gas central heating and double glazed windows<br>Typical rent for similar properties in this area will be £500 PCM             |
| EPC Rating    | D  |
| Possession    | Vacant on completion   |
| Viewing       | Auction Department 0161 443 4740   |

LOT  
41

GUIDE PRICE: £170,000+



## 58 East Lancashire Road, Worsley, Manchester M28 2TH

Three bedroom semi detached property.

|                      |   |
|----------------------|---|
| <b>Directions</b>    | Off East Lancashire Road (A580) near Stranton Drive   |
| <b>Accommodation</b> | Ground floor: Entrance hall, Lounge, dining room, breakfast kitchen<br>First floor: Landing, three bedrooms, four piece bathroom<br>Exterior: Gardens to the front and rear, driveway, garage   |
| <b>Note</b>          | Gas central heating and double glazed windows<br>Potential to extend further with the relevant consent<br>The location provides great transport links into Manchester and the M60<br>Suited to cash buyers due to their being a capped mine shaft within the boundary.<br>More detail to follow within the legal pack |
| <b>EPC Rating</b>    | D   |
| <b>Possession</b>    | Tenanted - Let on an AST until February 2018 at £995 PCM  |
| <b>Viewing</b>       | Auction Department 0161 443 4740  |





## 23 Chain Road, Blackley, Manchester M9 6GR

Three bedroom semi detached property.

|                      |  |
|----------------------|--|
| <b>Directions</b>    | Off Victoria Avenue (A6104) close to Rochdale Road which offers excellent public transport into both Manchester and Middleton as well as easy access to the M60                                |
| <b>Accommodation</b> | Ground floor: Hall, lounge, modern dining kitchen, ground floor wc<br>First floor: Three large bedrooms, shower room<br>Exterior: Gardens to the front and rear, the rear not being overlooked |
| <b>Note</b>          | Gas central heating and double glazing. Ideal for landlords as ready to let  |
| <b>EPC Rating</b>    | D  |
| <b>Possession</b>    | Vacant on completion   |
| <b>Viewing</b>       | Auction Department 0161 443 4740   |



## 36 Swinburn Street, Moston, Manchester M9 4FS

Two bedroom terrace property

**Directions** Off Hodge Street, off Gill Street, Off Moston Lane, off Lightbowne Road B6393

**Accommodation** Ground floor: Lounge, kitchen  
First floor: Landing, two bedrooms and bathroom  
Exterior: Rear yard

**Note** Gas central heating and double glazed windows  
The buyers premium on this lot is £999  
Typical rent for similar properties in this area is £500 PCM

**EPC Rating** On order

**Possession** Vacant on completion

**Viewing** Auction Department 0161 443 4740



**9 Clough Bank, Off Old Road, Blackley, Manchester M9 8BE**  
**Three bedroom end terrace property,**

|                      |  |
|----------------------|--|
| <b>Directions</b>    | From Rochdale Road (A664) turn into Old Road, right into Eldermount Road where Clough Bank can be accessed by foot   |
| <b>Accommodation</b> | Ground floor: Large open plan lounge/dining room, kitchen<br>First floor: Two bedrooms, bathroom<br>Loft room: Velux window<br>Exterior: Gardens to the front side and rear  |
| <b>Note</b>          | Gas central heating and double glazing. Pleasant wooded aspect to the front. Conveniently situated with Manchester centre approx. 4/5 miles away, and North Manchester General Hospital only five minutes away by car. Close to Bogart Hole Clough |
| <b>EPC Rating</b>    | F  |
| <b>Possession</b>    | Tenanted - twelve month AST from 01/03/17 at £550 per month. The tenant has expressed a desire to remain in situ   |
| <b>Viewing</b>       | Viewings are available STRICTLY by appointment only; call 0161 443 4740  |



## 68 Stamford Street, Stalybridge, Cheshire SK15 1LQ

Two bedroom terrace property.

|                      |   |
|----------------------|---|
| <b>Directions</b>    | On the main A635 between Ridge Hill Lane and Wakefield Road   |
| <b>Accommodation</b> | Not inspected:<br>Ground floor: Lounge, dining kitchen<br>First floor: Two bedrooms, bathroom<br>Exterior: Rear yard  |
| <b>Note</b>          | Electric heating and double glazing. Located close to Stamford Park. Easy access via public transport into both Stalybridge and Ashton-under-Lyne, both of which offer an array of shops, bars and eateries |
| <b>EPC Rating</b>    | F   |
| <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  |



**Flat 2, 35a Manchester Road, Denton, Manchester M34 3JU**  
**One bedroom flat**

|                      |  |
|----------------------|--|
| <b>Directions</b>    | The flat is located on Manchester Road A57 in Denton Centre  |
| <b>Accommodation</b> | Ground floor: Communal entrance leading to stairway and landing<br>First floor: Entrance into, Lounge, kitchen, bedroom and bathroom   |
| <b>Note</b>          | Gas central heating and double glazed windows<br>This property has been rented in the past for £350 - £400 PCM<br>Situated in a very convenient location as the flat is within walking distance to shops, supermarkets, pub, motorway links and Victoria Park<br>Suited to cash buyers |
| <b>EPC Rating</b>    | E  |
| <b>Possession</b>    | Vacant on completion   |
| <b>Viewing</b>       | Auction Department 0161 443 4740   |



## 19 Morrison Street, Great Lever, Bolton BL3 3AN

Semi-detached property converted into two one bedroom flats

|                      |  |
|----------------------|--|
| <b>Directions</b>    | Off Lever Edge Lane/Green Lane, off Manchester Road B6536  |
| <b>Accommodation</b> | Ground floor: Lounge, kitchen, bedroom, bathroom/shower room<br>First floor: Lounge, kitchen, bedroom, bathroom/shower room<br>Exterior: Front and rear garden |
| <b>Note</b>          | Double glazed windows and electric heating<br>The buyers premium on this lot is £999   |
| <b>EPC Rating</b>    | Flat 1 - F, Flat 2 - F   |
| <b>Possession</b>    | Tenanted - We believe each flat generates £400 PCM. Please refer to the legal pack for more information  |
| <b>Viewing</b>       | Auction Department 0161 443 4740   |



## 38 Waverley Road, Moston, Manchester M9 4LX

### Two bedroom terrace property

|               |   |
|---------------|---|
| Directions    | Off Lightbourne Road B6393  |
| Accommodation | Ground floor: Entrance, lounge, dining room kitchen<br>First floor: Landing, two bedrooms and bathroom<br>Exterior: Rear yard |
| Note          | Gas central heating and double glazed windows<br>The buyers premium on this lot will be £999                                  |
| EPC Rating    | D   |
| Possession    | Tenanted - Let on an AST providing £500 PCM   |
| Viewing       | External viewings only - Please do not disturb the tenant   |

LOT  
49

GUIDE PRICE: £215,000+



## 1B Bolton Road, Farnworth, Bolton BL4 7JU

### Eight bedroom licenced HMO

|               |  |
|---------------|--|
| Directions    | Located on Bolton Road A6053 just before the traffic lights from Manchester Road A575 and Loxham Street A6053  |
| Accommodation | Ground floor: Hall, bedroom 1 and 2, kitchen, utility<br>First floor: Landing, bedroom 3, 4 and 5, bathroom and separate shower room<br>Basement: Hall, bedrooms 6, 7 and 8, separate WC<br>Exterior: Garden fronted and rear yard |
| Note          | Gas central heating and double glazed windows<br>Fully let the property provides £38,000 plus per annum providing 16% return   |
| EPC Rating    | D  |
| Possession    | Tenanted - More information will be available within the legal pack  |
| Viewing       | Auction Department 0161 443 4740   |

YOU MUST READ NOTICES TO PROSPECTIVE BUYERS

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

0161 443 4740





## 1 Portland Grove, Chinley, High Peak SK23 6AX

One bedroom first floor flat.

**Directions** If travelling on the A6 from Stockport, turn left on the B6062 signposted Chinley for approximately 2.5 miles then turn left onto Green Lane where Portland Grove can be found first on the left

**Accommodation** Ground floor: Stairs to flat  
First floor: Open plan lounge/kitchen with built in oven and hob, double bedroom, bathroom with separate walk in shower

**Note** Gas central heating and double glazing. Pleasant village location with lovely views from all windows. Easy access to Chinley railway station which is on the Hope Valley Line from Sheffield to Manchester. Not suitable for mortgage purposes due the lease. It is essential that interested parties read the legal pack and if required, take independent qualified advice on it

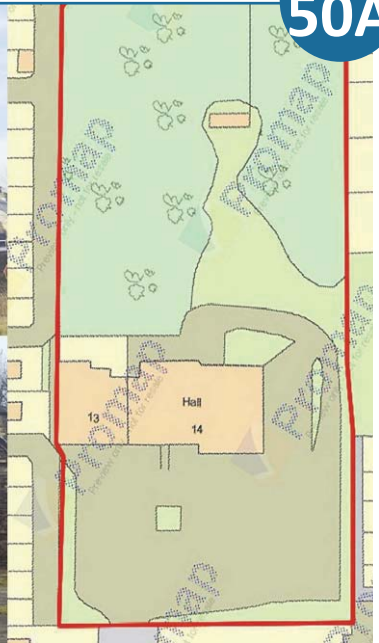
**EPC Rating** D

**Possession** Vacant on completion

**Viewing** Auction Department 0161 443 4740

**GUIDE PRICE: £400,000 - £450,000**

**LOT  
50A**



## **13-14 Spring Bank Place, Bradford BD8 7BX**

**Former masonic building set in circa 1.4 Acres, ideal for development STP.**

**Directions** Located off Mannigham Lane close in between Clifton Villas and Queens Road

**Details** The property has circa 874 SQM (9,410 SQFT) of space over two floors including basements. To the front there is a car park for circa 40 vehicles. The site is circa 5740 SQM (1.4 Acres) in size.

**Notes** The property is located in a conservation area and is considered suitable for a variety of uses including development subject to the consents. All parties are advised to make their own enquiries directly to the local council: Bradford City Council, 01274 432111. Lined plan is for purpose of identification only: refer to legal pack for true boundary. EPC rating F

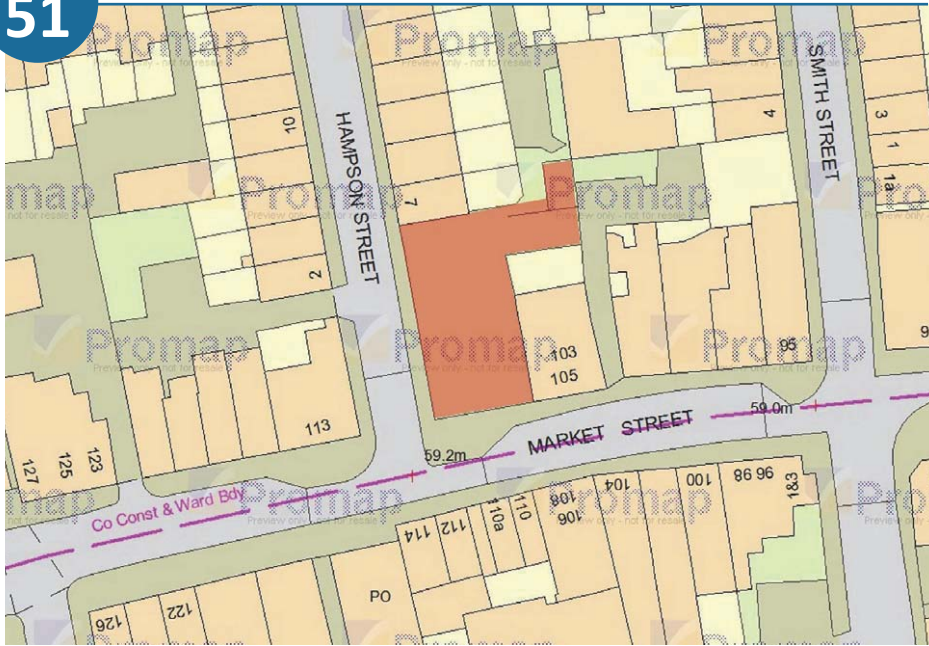
**Possession** Vacant on completion

**Viewing** Auction department 0161 443 4740

**YOU MUST READ NOTICES TO PROSPECTIVE BUYERS**

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

**0161 443 4740**



## 107 - 111 Market Street, Atherton M46 ODA

Parcel of land with full PP for 5,600 SQFT (520 SQM) retail and offices.

|                   |   |
|-------------------|---|
| <b>Directions</b> | Located on the main high street on corner of Market Street and Hampson Street   |
| <b>Overview</b>   | Atherton is a town within the Metropolitan Borough of Wigan, in Greater Manchester with a population of around 21,000. It is 5 miles (8.0 km) east of Wigan, 2 miles (3.2 km) north of Leigh, and 10.7 miles (17.2 km) northwest of Manchester. Nearby retailers include Boots and Heron Foods. |
| <b>Planning</b>   | Application ref: A/16/82119/FULL, To erect two storey building, with retail use at ground floor and offices above. All interested parties are advised to make their own enquires directly to the local planning department at Wigan Council.  |
| <b>Notes</b>      | Vacant possession. Tenure: Two titles comprising 107 Market Street and 109/111 Market Street, both long leasehold. Lined site plan is for purpose of identification only and the true boundaries are shown in the legal pack.   |
| <b>Viewing</b>    | Open site   |



## 8 Rowley Street, Ashton-under-lyne OL6 8DX

Two bedroom semi-detached property

|               |   |
|---------------|---|
| Directions    | Off Kings Road, off Queens Road B6194   |
| Accommodation | Ground floor: Lounge, kitchen<br>First floor: Landing, two bedrooms and bathroom<br>Exterior: Rear yard             |
| Note          | Gas central heating and double glazed windows<br>Typical rent for similar properties in this area would be £500 PCM |
| EPC Rating    | E   |
| Possession    | Vacant on completion  |
| Viewing       | Auction Department 0161 443 4740  |



## 64 Langworthy Road, Moston, Manchester M40 5EP

Terraced property split into two flats

|                      |  |
|----------------------|--|
| <b>Directions</b>    | Off Egbert Street, off Lightbowne Road B6393   |
| <b>Accommodation</b> | Ground floor: bedroom, lounge, kitchen, shower room<br>First floor: landing, lounge, bedroom, kitchen, bathroom.<br>Exterior: Rear yard      |
| <b>Note</b>          | Gas central heating and double glazed windows<br>Currently there is no consent to use as two flats<br>The buyers premium on this lot is £999 |
| <b>EPC Rating</b>    | D  |
| <b>Possession</b>    | Vacant on completion   |
| <b>Viewing</b>       | Auction Department 0161 443 4740   |



## **121-137 Greenside Lane, Droylsden, Manchester M43 7UT**

**Former garage car sales site considered suitable for development STP.**

|                   |   |
|-------------------|---|
| <b>Directions</b> | The site is located on Greenside Lane, opposite Greenheys.  |
| <b>Details</b>    | The site extends to circa 433 SQM in total (0.1 Acre) and front Greenside Lane. There is a small office and workshop there currently which are 45 SQM (495 SQFT). The site is enclosed by fencing to all sides and has been used for vehicle sales in the past. |
| <b>Notes</b>      | The site is considered suitable for residential development and all interested parties are advised to consult with the local planning team directly at Tameside Council. Rateable value (current) £8,000  |
| <b>EPC rating</b> | Exempt  |
| <b>Possession</b> | Vacant on completion  |
| <b>Viewing</b>    | Auction department 0161 443 4740  |



EDWARD  
**mellor**

**LANDLORDS**

**3 MONTHS**  
***FREE***<sup>\*</sup>

with our **GOLD** Management Service

- ★ Rent Guarantee Insurance
- ★ Property Damage Cover
- ★ Legal Costs Cover
- ★ Tenancy Extensions

\* Minimum 18 month contract. Applies to new managed properties only. Fixed fees apply. See website for full details.

**edwardmellor.co.uk**

**0161 445 5560**



## 888 Kingsway, East Didsbury, Manchester M20 5NR

### Three bedroom semi-detached property

|                      |  |
|----------------------|--|
| <b>Directions</b>    | The property is located on the left hand side heading towards Parrs Wood just after Greenview Drive  |
| <b>Accommodation</b> | Ground floor: Hallway, lounge diner, kitchen<br>First floor: Landing, three bedrooms, bathroom<br>Exterior: Driveway, gardens front and rear   |
| <b>Notes</b>         | The property requires refurbishment throughout<br>Situated in a very convenient location within walking distance to: Parrs Wood School, cinema, shops, pubs, supermarket, the Alexandra Hospital and only a short drive to the motorway. |
| <b>EPC Rating</b>    | F  |
| <b>Possession</b>    | Vacant on completion   |
| <b>Viewing</b>       | Auction Department 0161 443 4740   |





## 2, 3 & 3a Stanley Street, Preston PR1 4AT

Large investment property on busy main road with flats and vacant takeaway.

|                         |   |
|-------------------------|---|
| <b>Directions</b>       | Located on Stanley Street off London Road (A6) by the new Aldi store and Queens Shopping Park   |
| <b>Overview</b>         | This is a very deceptive property and plot located less than a mile from Preston Centre and University which could make this a very shrewd mixed use investment that based on previous income could generate around £50,000 per annum net of HMO bills equating to a 16.6% return each year. There is also potential, subject to permission, that access could be made to the rear for parking. There is also potential to develop the site further: An historic application was made reference number: 06/2007/0061 for outline planning for the erection of three and four storey building comprising 14no. Apartments and 1no. Class A1 retail/Class A3 café unit (following demolition of existing building) 23-May-2007. Decision: Previously approved subject to s106 agreement |
| <b>Retail space</b>     | Circa 60 SQM (645 SQFT) open plan to front with kitchen area behind and WC and basement. Former takeaway (A3/A5).   |
| <b>2 Stanley Street</b> | Separate entrance to front through ginnel. Flat 1: Self contained flat with living room, kitchen, bathroom, bedroom. Flat 2: Self contained flat with living room, bathroom, bedroom. Flat 3: First floor self contained flat, living room, kitchen, bathroom, two bedrooms. Large rear garden, potential for access through rear subject to planning and regulations.  |



**3a Stanley Street**

Ground floor entrance. First floor: Flat 1: Large living room and kitchen, Two bedrooms, bathroom. Flat 2: Self-contained flat with, living room and kitchen, bedroom, bathroom. Second floor: Flat 3: Living room and kitchen, three rooms, bathroom.

**Notes**

Tenure: Freehold. Rateable valuation: 3 Et 3a Combined: 11,000 per annum. Flats: Band A Council Tax. Majority double glazed, central heating systems in all flats. Recent improvements have been electrical installations, new boilers in 6 flats, modernised kitchens and bathrooms, carpeting and general decor. EPC ratings: Shop C. Flats: Four are D, Four are E.

**Viewing**

Auction department 0161 443 4740



## 116 Clough Road, Droylsden, Manchester M43 7WG

Three bedroom terrace property.

|                      |  |
|----------------------|--|
| <b>Directions</b>    | Off Medlock Street, off Market Street  |
| <b>Accommodation</b> | Not inspected:<br>Ground floor: Lounge, dining kitchen<br>First floor: Three bedrooms, bathroom<br>Exterior: Garden                  |
| <b>Note</b>          | Located within the popular residential location of Droylsden close to all local amenities such as shops, schools and transport links |
| <b>EPC Rating</b>    | On order   |
| <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   |



## Flat 10, 135 Dickenson Road, Rusholme, Manchester M14 5HZ

Two bedroom ground floor flat.

|                      |  |
|----------------------|--|
| <b>Directions</b>    | Turn off Dickenson Road (A6010) into Conyngham Road where the property can be found on the right hand side   |
| <b>Accommodation</b> | Not inspected:<br>Ground floor: Hall, lounge/diner/kitchen area with built in electric oven, gas hob, extractor hood, fridge and freezer, two bedrooms, bathroom<br>Exterior: Allocated parking space and communal grounds |
| <b>Note</b>          | Gas central heating and double glazing   |
| <b>EPC Rating</b>    | D  |
| <b>Possession</b>    | Tenanted - let on a five year lease from 4/8/15 at £525 per calendar month   |
| <b>Viewing</b>       | Viewings may be available STRICTLY by appointment only; call 0161 443 4740   |

LOT  
59

GUIDE PRICE: £60,000+



## 44 Sand Street, Stalybridge SK15 1UJ

### Three bedroom terrace property

|               |  |
|---------------|--|
| Directions    | Off Hollins Street, off High Street B6175  |
| Accommodation | Ground floor: Lounge, dining room, kitchen<br>First floor: Landing, three bedrooms, bathroom<br>Exterior: Rear garden                          |
| Note          | An extended three bedroom terrace property with rear garden. The property is in need of renovation and ideal for developer or first time buyer |
| EPC Rating    | On order   |
| Possession    | Vacant on completion   |
| Viewing       | Auction Department 0161 443 4740   |



## 27 Boswell Avenue, Audenshaw, Manchester M34 5RF

Two bedroom semi-detached property

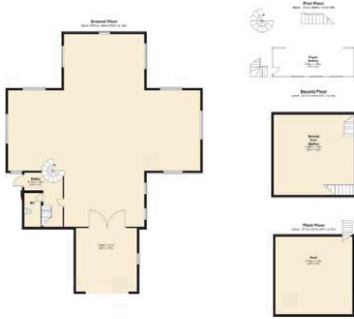
|                      |   |
|----------------------|---|
| <b>Directions</b>    | Off Gainsboro Road, off Manchester Road A635  |
| <b>Accommodation</b> | Ground floor: Porch, hall, lounge diner, kitchen<br>First floor: Landing, two bedrooms and bathroom<br>Exterior: Gardens to front and rear                              |
| <b>Note</b>          | Gas central heating and double glazed windows<br>This property is ideal for first time buyers and BTL investors as ready to let and will provide approximately £600 PCM |
| <b>EPC Rating</b>    | C   |
| <b>Possession</b>    | Vacant on completion  |
| <b>Viewing</b>       | Auction Department 0161 443 4740  |



## St Buan Church, Boduan, Pwllheli LL53 6DT

Grade II listed Church considered suitable for variety of uses STP.

|                         |   |
|-------------------------|---|
| <b>Directions</b>       | Situated on the NW side of the A497 road, some 3.5 m NW of Pwllheli, there is a landmark "AA" Box located nearby the front gates.   |
| <b>Details</b>          | This property is the Former Buan parish church, now deconsecrated. Only the property is being sold, the graveyard is not included. A church is mentioned here from the fourteenth century. The present building was originally built in the late eighteenth century. In 1809-11 it was said to be newly built but decayed and reportedly made into its present neo-Norman "cruciform" style in 1891-4. The church consists of a nave and chancel, with north and south transepts and a large tower above the central crossing, the ceiling height is around 33 ft. The walls are stuccoed with red sandstone dressings. EPC exempt. |
| <b>Grade II listing</b> | Included as an impressive example of neo-Romanesque work, an unusual architectural style and with a fine interior.  |
| <b>Location</b>         | The site is located around 2 miles From Nefyn, 6 miles from Abersoch and 3.5 miles from Pwllheli  |
| <b>Planning</b>         | The building has in its past aside from being a church been used for music teaching and craft events. The building is considered suitable for conversion to use as holiday lets, subject to planning permission and guidance with National Heritage.  |



**Building Specifications**

Nave, big square crossing tower and short transepts and chancel. Gabled slate roofs with sandstone copings and cross finials. Openings are all round headed, moulded with attached shafts and cushion capitals. Leaded lights. Two-bay nave, single bay transepts and chancel, the windows recessed with roll-moulded arches, hoodmoulds and inset shafts, larger end-gable windows, and nave west side has triple arched window over big flat-roofed corniced porch. This has similar mouldings to the west entry and broad side arches over triple-arches with column shafts. Centre broad tower has triple arched louvred belfry windows with similar attached shafting, but without hoodmoulds. Flush ashlar angle strips, moulded cornice and sandstone battlements. Another moulded heavier cornice below bell-stage with roundel below and heavy double band around at ridge level of roofs. NW projecting stair-turret, flat capped below bell-stage with slim arched stair lights. Door on north side. Small gabled vestry on north side of nave, in second bay, with coped gable, arched west side door and small arched north and east windows.

**Viewing**

Auction department 0161 443 4740



LOT  
62

GUIDE PRICE: £85,000



## 7 & 7a Stanley Square, Stalybridge SK15 1SR

Terrace property split into two flats

**Directions** Stanley Square is set back on High Street B6175 in between Peel Street and Bayley Street

**Accommodation** 7 - Ground floor: Open plan lounge and kitchen, bedroom and bathroom, rear yard  
7a - Entrance, hall and stairway. First floor: Open plan lounge and kitchen, two bedrooms and bathroom

**Note** Gas central heating and double glazed windows  
Conveniently located property within walking distance to shops, pubs, supermarket and Stalybridge Rail Station  
The internal photo's are for flat 7a

**EPC Rating** 7 - F. 7a - on order

**Possession** Tenanted - Both flats are tenanted. The combined rental income is circa £9,000 per annum  
More information will be provided within the legal packs

**Viewing** Viewings may be possible. Auction Department 0161 443 4740

**YOU MUST READ NOTICES TO PROSPECTIVE BUYERS**

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

0161 443 4740



## 56 Moor Park Avenue, Castleton, Rochdale OL11 3JG

Three bedroom terrace property.

|                      |   |
|----------------------|---|
| <b>Directions</b>    | Off Keswick Street, off Chadwick Lane, off Heywood Road, off Manchester Road  |
| <b>Accommodation</b> | Not inspected:<br>Ground floor: Lounge, dining room, kitchen<br>First floor: Three bedrooms<br>Exterior: Gardens to the front and rear  |
| <b>Note</b>          | Gas central heating and double glazing. Situated in a quiet cul-de-sac location, this property is conveniently close to shops, good schools, amenities and local train station. Rochdale and Middleton town centres and the motorway network are also easily accessible |
| <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  |



## 1 Memorial Road, Worsley, Manchester M28 3AQ

428 SQM retail/office considered suitable for development in full or part STP.

|                   |   |
|-------------------|---|
| <b>Directions</b> | Located on Memorial Road, on one-way system, close to East Lancs Road (A6). Short drive from M60 J13  |
| <b>Details</b>    | Ground floor: Currently subdivided into four rooms with storage, further separate office with kitchen and bathroom to rear.<br>First floor: Subdivided into 5 rooms with bathroom, further separate office space to rear with two rooms and WC/storage. EPC rating G  |
| <b>Planning</b>   | The building is considered suitable for residential conversion of part or whole and alternative uses subject to planning permission and all interested parties are advised to make their own enquiries to the local planning department directly.<br>Salford City Council, Salford Civic Centre, Chorley Road, Swinton, Salford, M27 5AW.<br>Telephone 0161 794 4711. |
| <b>Possession</b> | Vacant on completion  |
| <b>Viewing</b>    | Auction department 0161 443 4740  |



## **7 Grange Park Road, Blackley, Manchester M9 7AF**

**Four bedroom quasi semi-detached property**

|                      |   |
|----------------------|---|
| <b>Directions</b>    | Off Charlestown Road, off Rochdale Road A664  |
| <b>Accommodation</b> | Ground floor: Hall, lounge, dining room, kitchen.<br>First floor: Three bedrooms, shower room.<br>Basement: In the basements there is another two rooms and a separate WC.<br>Exterior: The front provides off road parking and garden to rear. |
| <b>Note</b>          | Gas central heating and double glazed windows<br>There is potential to split the basement off and use as a self-contained flat  |
| <b>EPC Rating</b>    | D   |
| <b>Possession</b>    | Vacant on completion  |
| <b>Viewing</b>       | Auction Department 0161 443 4740  |

# Common sense lending, uncommonly quick.

Our common sense approach to short-term lending means we look at every application on its own merits; considering all income types and even the most unusual purchases.

So when you need a quick decision, we're on your side; on the phone, online or even right there with you in the auction room.

**For a common sense decision,  
delivered quickly, call 0161 933 7153.**



**[togethermoney.com/auction-finance](http://togethermoney.com/auction-finance)**

Any property used as security, including your home, may be repossessed if you do not keep up repayments on a mortgage or any other debt secured on it.



## 16 Ceylon Street, Newton Heath, Manchester M40 2EF

Two bedroom terrace property.

|                      |   |
|----------------------|---|
| <b>Directions</b>    | Off Erwin Street, off Oldham Road (A62)   |
| <b>Accommodation</b> | Ground floor: Entrance hall, lounge, dining room, kitchen<br>First floor: Two bedrooms, bathroom off bedroom two<br>Exterior: Rear yard   |
| <b>Note</b>          | Gas central heating and double glazing, Cul-de-sac location, ideally located for public transport into Manchester and Oldham town centres |
| <b>EPC Rating</b>    | D   |
| <b>Possession</b>    | Tenanted on a periodic AST from 19/11/15 at £450 per month. The tenants have expressed a desire to stay                                   |
| <b>Viewing</b>       | Viewings are available STRICTLY by appointment only; call 0161 443 4740   |

LOT  
67

GUIDE PRICE: £64,000+



## 4 Sandown Street, Abbey Hey, Manchester M18 8SA

Two bedroom terrace property.

|               |   |
|---------------|---|
| Directions    | Off Vine Street, off Abbey Hey Lane   |
| Accommodation | Ground floor: Hall, through lounge/dining room, kitchen<br>First floor: Two bedrooms, bathroom<br>Exterior: Rear yard |
| Note          | Gas central heating and double glazing  |
| EPC Rating    | D   |
| Possession    | Tenanted - five year lease ending on 18/11/19 at £450 per month   |
| Viewing       | Strictly external viewing only, the tenants MUST NOT be disturbed   |



## Flat 13 Pinfold Court, Whitefield, Manchester M45 7NZ

### Two bedroom second floor flat

|                      |  |
|----------------------|--|
| <b>Directions</b>    | Located on Pinfold Lane, off Higher Lane A665  |
| <b>Accommodation</b> | Ground floor: Communal entrance, hall and stairway. Lift access<br>Second floor: Communal hall, entrance into hall, kitchen, separate WC, lounge diner with balcony, two bedrooms and bathroom, four storage cupboards<br>Exterior: Communal gardens |
| <b>Note</b>          | Gas central heating and single glazed windows<br>Typical rent for similar flats in this area would be £600 - £650 PCM  |
| <b>EPC Rating</b>    | C  |
| <b>Possession</b>    | Vacant on completion   |
| <b>Viewing</b>       | Auction Department 0161 443 4740   |





## Flat 3, 49-51 Half Edge Lane, Eccles, Manchester M30 9AY

### Two bedroom first floor flat

|                      |   |
|----------------------|---|
| <b>Directions</b>    | Off Gilda Brook Lane A576, off M602   |
| <b>Accommodation</b> | Ground floor: Communal entrance, hall and stairway<br>First floor: Entrance, hall, two bedrooms, bathroom, kitchen and lounge<br>Exterior: Communal parking                       |
| <b>Note</b>          | Electric heating and double glazed windows<br>Previously been let at £500 PCM<br>Convenient location for Salford Royal, motorways, Eccles rail station and Manchester City Centre |
| <b>EPC Rating</b>    | F   |
| <b>Possession</b>    | Vacant on completion  |
| <b>Viewing</b>       | Auction Department 0161 443 4740  |



## 553 Ashton Road, Oldham OL8 2NF

### Two bedroom terrace property

|                      |  |
|----------------------|--|
| <b>Directions</b>    | The property is located on Ashton Road A627 across from The Hathershaw College   |
| <b>Accommodation</b> | Ground floor: Lounge, kitchen diner<br>First floor: Landing, two bedrooms and bathroom<br>Exterior: Garden fronted and rear yard |
| <b>Note</b>          | Gas central heating and double glazed windows  |
| <b>EPC Rating</b>    | D  |
| <b>Possession</b>    | Tenanted - Let on an AST providing £500 PCM. More information will be provided within the legal pack                             |
| <b>Viewing</b>       | Auction Department 0161 443 4740   |



## 36 Harrop Street, Abbey Hey, Manchester M18 8RN

### Three bedroom semi-detached property

|                      |   |
|----------------------|---|
| <b>Directions</b>    | Off Green Fold, off Abbey Hey Lane, off High Bank, off Hyde road A57  |
| <b>Accommodation</b> | Ground floor: Hall, lounge, dining room, kitchen<br>First floor: Landing, three bedrooms and bathroom<br>Exterior: Garden to front with driveway, garden to rear. |
| <b>Note</b>          | Gas central heating and double glazed windows<br>Suited to cash buyers  |
| <b>EPC Rating</b>    | E   |
| <b>Possession</b>    | Vacant on completion  |
| <b>Viewing</b>       | Auction Department 0161 443 4740  |



## 2 Medbourne Court, Kirkby, Liverpool, Merseyside L32 6SN

### Two bedroom ground floor apartment.

|                      |  |
|----------------------|--|
| <b>Directions</b>    | Off Gaywood Avenue, off Broad Lane, off Bewley Drive, off Moorgate Road North (A5207) within close proximity to Kirkby Shopping Centre   |
| <b>Accommodation</b> | Not inspected:<br>Ground floor: Entrance hall, open plan lounge/kitchen with built in oven, hob and extractor, two bedrooms - one en-suite, bathroom<br>Exterior: Communal gardens |
| <b>Note</b>          | Gas central heating and double glazing. Liverpool city centre is located some 8.5 miles away, Kirkby Station is 2 miles away. Close to Wignall Park and Webster Park               |
| <b>EPC Rating</b>    | C  |
| <b>Possession</b>    | Tenanted - periodic AST from 18/1/11 at £390 per calendar month  |
| <b>Viewing</b>       | Viewings may be available STRICTLY by appointment only; call 0161 443 4740   |

LOT  
73

GUIDE PRICE: £35,000+



## 73 Goodison Road, Liverpool L4 4EN

### Two bedroom terrace property

**Directions** Off Spellow Lane, off Walton Lane or off County Road A59

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

**Note** Gas central heating and double glazed windows  
Potential rental income of £400 PCM

**EPC Rating** D

**Possession** Vacant on completion

**Viewing** Auction Department 0161 443 4740

**YOU MUST READ NOTICES TO PROSPECTIVE BUYERS**

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

0161 443 4740



## 29 Galloway Street, Wavertree, Liverpool L7 6PD

Two bedroom terrace property.

|                      |  |
|----------------------|--|
| <b>Directions</b>    | Off Webster Road, off Smithdown Road (A562)  |
| <b>Accommodation</b> | Not inspected:<br>Ground floor: Lounge with square arch to dining room, kitchen with built in oven and hob<br>First floor: Two bedrooms, bathroom<br>Exterior: Rear yard |
| <b>Note</b>          | Partially re-furbished with new double glazing   |
| <b>EPC Rating</b>    | E  |
| <b>Possession</b>    | Vacant on completion   |
| <b>Viewing</b>       | Auction Department 0161 443 4740   |



## 435 Oldham Road, Middleton, Manchester M24 2DH

Three bedroom semi-detached in need of full renovation

|                      |  |
|----------------------|--|
| <b>Directions</b>    | Located on Oldham Road A669 west of Mills Hill Railway Station   |
| <b>Accommodation</b> | Not inspected by Edward Mellor. We have been advised the property comprises:<br>Ground floor: Porch, lounge, dining room, kitchen<br>First floor: Three bedrooms and bathroom<br>Exterior: Garden fronted and garden to the rear |
| <b>Note</b>          | CASH BUYERS only due to the condition of the property<br>Within walking distance to Mills Hill Railway Station. Only 2.5 miles away from the M60 J19 and approx 1 mile from Middleton Town Centre                                |
| <b>EPC Rating</b>    | Exempt   |
| <b>Possession</b>    | Vacant on completion   |
| <b>Viewing</b>       | External viewings only due to the condition of the property  |



### 3 Law Street, Rochdale OL11 4PX

Double fronted two bedroom semi-detached property

**Directions** Off Manchester Road, Off Roch Valley Way B6452, off Manchester Road A58

**Accommodation** Ground floor: Entrance hall, lounge, kitchen diner  
First floor: Landing, two double bedroom, bathroom  
Exterior: Rear yard

**Note** Gas central heating and partially double glazed

**EPC Rating** E

**Possession** Tenanted - Refer to legal pack for more information

**Viewing** Auction Department 0161 443 4740



LOT  
77

GUIDE PRICE: £85,000+



## 68 Union Street, Stockport SK1 3NP

### Two bedroom terrace property

|               |  |
|---------------|--|
| Directions    | Off Wellington Road South A6   |
| Accommodation | Ground floor: Hall, Lounge, dining room, kitchen<br>First floor: Landing, two double bedroom and bathroom<br>Cellar: One chamber suitable for storage<br>Exterior: Garden fronted and garden to rear |
| Note          | Gas central heating and double glazed windows<br>Suited to cash buyers   |
| EPC Rating    | E  |
| Possession    | Vacant on completion   |
| Viewing       | Auction Department 0161 443 4740   |

YOU MUST READ NOTICES TO PROSPECTIVE BUYERS

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

0161 443 4740



## 46 Morris Street, Sutton, St Helens WA9 3EN

### Two bedroom terrace property

|                      |  |
|----------------------|--|
| <b>Directions</b>    | Off Sutton Road, off Baxters Lane, off Robins Lane   |
| <b>Accommodation</b> | Ground floor: Lounge, kitchen<br>First floor: Landing two bedrooms and bathroom<br>Exterior Rear yard  |
| <b>Note</b>          | Gas central heating and double glazed windows<br>This property is in need of refurbishment and would be ideal for the BTL investors providing £395 PCM (once modernised)<br>Located within walking distance to supermarket, primary schools, shops and St Helens hospital. |
| <b>EPC Rating</b>    | On order   |
| <b>Possession</b>    | Vacant on completion   |
| <b>Viewing</b>       | Auction Department 0161 443 4740   |



## 78 Clarendon Road, Whalley Range, Manchester M16 8LA

Six bedroom semi-detached property

|                      |  |
|----------------------|--|
| <b>Directions</b>    | Off Withington Road, off Wilbraham Road A6010  |
| <b>Accommodation</b> | Ground floor: Hall, Sitting room, family room with dining area<br>Basement: Kitchen with store rooms<br>First floor: Landing, three bedrooms and shower room<br>Second floor: Landing, three bedrooms<br>Exterior: Garden fronted, rear yard, large garage/workshop with power and heating (possibility to convert into an annexe) |
| <b>Note</b>          | Gas central heating and double glazed windows<br>Ideal for development to convert into flats subject to the relevant permission  |
| <b>EPC Rating</b>    | E  |
| <b>Possession</b>    | Vacant on completion   |
| <b>Viewing</b>       | Auction Department 0161 443 4740   |



## 306 London Road, Hazel Grove, Stockport SK7 4RF

Three bedroom end terrace property.

|                      |   |
|----------------------|---|
| <b>Directions</b>    | Located on the right hand side of the A6 south out of Hazel Grove just past Norbury Church and before The Rising Sun  |
| <b>Accommodation</b> | Ground floor: Entrance porch, hall, lounge, dining room, kitchen, ground floor WC<br>First floor: Three bedrooms, bathroom, access to boarded loft<br>Exterior: Gardens to the front and rear   |
| <b>Note</b>          | The property is situated close to amenities and a stones throw away from Torkington Park. It is also located just past Norbury Church in one of Hazel Grove's most historic areas. The beautiful, historic church building has been there since 1834 as has the Rising Sun Pub. Please note: no pre-auction offers will be considered on this lot |
| <b>EPC Rating</b>    | On order  |
| <b>Possession</b>    | Vacant on completion  |
| <b>Viewing</b>       | Auction Department 0161 443 4740  |



## 369 Abbey Hey Lane, Abbey Hey, Manchester M18 8RB

Two bedroom terrace property.

|                      |   |
|----------------------|---|
| <b>Directions</b>    | Located on Abbey Hey between Vine Street and Lees Street  |
| <b>Accommodation</b> | Ground floor: Hall, lounge, dining room, kitchen<br>First floor: Two bedrooms, bathroom (not inspected)<br>Exterior: Rear yard                      |
| <b>Note</b>          | The property has suffered damage following a fire and as such has not been inspected upstairs. No pre-auction offers will be considered on this lot |
| <b>EPC Rating</b>    | Exempt  |
| <b>Possession</b>    | Vacant on completion  |
| <b>Viewing</b>       | Auction Department 0161 443 4740. Due to poor the condition, all persons entering will have to sign a disclaimer                                    |



## 30 Napier Road, Eccles, Manchester M30 8AG

Three bedroom semi detached property.

|                      |  |
|----------------------|--|
| <b>Directions</b>    | Off Trevor Road, off Parrin Lane   |
| <b>Accommodation</b> | Not inspected:<br>Ground floor: Entrance porch, hall, lounge, dining room, kitchen<br>First floor: Three bedrooms, bathroom<br>Exterior: Gardens to the front and rear |
| <b>Note</b>          | Gas central heating and double glazing. Situated in an extremely popular residential area and just a short walk to Monton Village                                      |
| <b>EPC Rating</b>    | E  |
| <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   |

# 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**

Professional  
advice  
**TAILORED  
TO YOU**

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**

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.



## 1a Tower Grove, Leigh WN7 2TZ

One bedroom first floor apartment.

|                      |   |
|----------------------|---|
| <b>Directions</b>    | Tower Grove off Royal Drive, off Coronation Drive, 1.7 miles from the A580 East Lancs Road  |
| <b>Accommodation</b> | Ground floor: Doorway to accommodation. First floor: Hallway, living room, kitchen, bedroom, bathroom.<br>Exterior: Communal front and rear gardens.                      |
| <b>Notes:</b>        | EPC rating: C. Flat is circa 45 SQM (484 SQ FT). Service charge circa £43.00 per month- please refer to legal pack for clarification. Gas central heating, double glazing |
| <b>Possession</b>    | Tenanted: AST. Housing benefits paid £230.38 per calendar month, lease £350 PCM, some arrears. Refer to legal pack for full tenancy information.                          |
| <b>Viewings</b>      | Viewings may be available in conjunction with the tenant: Please contact the Auction department to register: 0161 443 4740  |





## 31 Daneshouse Road, Burnley BB10 1AT

### Two bedroom terrace property

|                      |   |
|----------------------|---|
| <b>Directions</b>    | Off Hebrew Road, off Colne Road A682  |
| <b>Accommodation</b> | Ground floor: Entrance, lounge, kitchen<br>First floor: landing, two bedrooms and bathroom<br>Cellar: One chamber<br>Exterior: Rear yard  |
| <b>Note</b>          | The property is in need of refurbishment.<br>Potential rental income for similar properties in this area will be £350 - £400 PCM once modernised.<br>Located within walking distance to: local shops, pubs, supermarket, Burnley Central and Thompson Park. |
| <b>EPC Rating</b>    | On order  |
| <b>Possession</b>    | Vacant on completion  |
| <b>Viewing</b>       | Auction Department 0161 443 4740  |



## 223 Ainsworth Lane, Bolton BL2 2QQ

Three bedroom terrace property.

|                      |   |
|----------------------|---|
| <b>Directions</b>    | On main Ainsworth Road (B6208)  |
| <b>Accommodation</b> | Not inspected:<br>Ground floor: Entrance vestibule, lounge, dining kitchen, sun room<br>First floor: Three bedrooms, bathroom. Access to loft room<br>Exterior: Rear yard |
| <b>Note</b>          | Gas central heating and double glazing  |
| <b>EPC Rating</b>    | D   |
| <b>Possession</b>    | Tenanted on a twelve month AST from 22/2/17 at £500 per month   |
| <b>Viewing</b>       | Viewings may be available STRICTLY by appointment only; call 0161 443 4740  |



## 30 Enville Street, Ashton-under-lyne OL6 6EN

Two bedroom terrace property

|                      |  |
|----------------------|--|
| <b>Directions</b>    | Off Penny Meadow A670  |
| <b>Accommodation</b> | Not inspected by Edward Mellor:<br>Ground floor: Lounge kitchen<br>First floor: Two bedrooms and bathroom<br>Exterior: Rear yard |
| <b>Note</b>          | Gas central heating and double glazed windows<br>The buyers premium on this lot is £999  |
| <b>EPC Rating</b>    | On order   |
| <b>Possession</b>    | Vacant on completion   |
| <b>Viewing</b>       | Auction Department 0161 443 4740   |



## 34 Enville Street, Ashton-under-lyne OL6 6EN

### Two bedroom terrace property

|                      |  |
|----------------------|--|
| <b>Directions</b>    | Off Penny Meadow A670  |
| <b>Accommodation</b> | Not inspected by Edward Mellor:<br>Ground floor: Lounge kitchen<br>First floor: Two bedrooms and bathroom<br>Exterior: Rear yard |
| <b>Note</b>          | Gas central heating and double glazed windows<br>The buyers premium on this lot is £999  |
| <b>EPC Rating</b>    | On order   |
| <b>Possession</b>    | Tenanted - We believe the tenant pays £400 PCM - More information will be available in the legal pack                            |
| <b>Viewing</b>       | Auction Department 0161 443 4740   |



## 136 Manchester Road, Haslingden, Rossendale BB4 6NP

### Two bedroom terrace property

|                      |   |
|----------------------|---|
| <b>Directions</b>    | Located on Manchester Road A680 on the right hand side driving away from Haslingden Bypass A56  |
| <b>Accommodation</b> | Not inspected by Edward Mellor:<br>Ground floor: Lounge, kitchen diner<br>First floor: Landing, two bedrooms and bathroom<br>Exterior: Rear yard              |
| <b>Note</b>          | Gas central heating and double glazed windows<br>Typical rent for similar properties in the area is £400 - £450 PCM<br>The buyers premium on this lot is £999 |
| <b>EPC Rating</b>    | E   |
| <b>Possession</b>    | Vacant on completion  |
| <b>Viewing</b>       | Auction Department 0161 443 4740  |



## 256 Bacup Road, Rossendale BB4 7LG

Two bedroom terrace property

|                      |   |
|----------------------|---|
| <b>Directions</b>    | Located on the left hand side of Bacup Road A681 heading towards Bacup  |
| <b>Accommodation</b> | Not inspected by Edward Mellor:<br>Ground floor: Lounge, kitchen<br>First floor: Landing, two bedrooms, bathroom<br>Exterior: Rear yard |
| <b>Note</b>          | Typical rent for similar properties in the area is £400<br>The buyers premium on this lot is £999                                       |
| <b>EPC Rating</b>    | D   |
| <b>Possession</b>    | Tenanted - The tenant has been served a section 21. Further details will be provided within the legal pack                              |
| <b>Viewing</b>       | Auction Department 0161 443 4740  |



## 266 Bacup Road, Rossendale BB4 7LG

Two bedroom terrace property

**Directions** Located on the left hand side of Bacup Road A681 heading towards Bacup

**Accommodation** Not inspected by Edward Mellor:  
Ground floor: Lounge, kitchen  
First floor: Landing, two bedrooms, bathroom  
Exterior: Rear yard

**Note** Typical rent for similar properties in the area is £400  
The buyers premium on this lot is £999

**EPC Rating** On order

**Possession** Vacant on completion

**Viewing** Auction Department 0161 443 4740







# Terms and Conditions

## For proxy and telephone bidding

---

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

The completed form(s) must be delivered to Edward Mellor Auctions, 65-81 St Petersgate, Stockport SK1 1DS no later than 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 **0.6% (min. £780.00) 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 **0.6% of the purchase price (min. £780.00)** 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 0.6% of the maximum bid (minimum £780.00), 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 0.6% of the maximum bid (min. £780.00) administration charge, and auctioneers costs if applicable both payable to Edward Mellor Ltd."

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

# Common auction conditions

---

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

## Introduction

The common auction conditions have three main sections:

### 1. Glossary

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

### 2. Auction Conduct Conditions

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

### 3. Conditions of Sale

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

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

These conditions are legally binding.

### Important Notice:

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

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

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

## Glossary

In the CONDITIONS wherever it makes sense:

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

### ACTUAL COMPLETION DATE

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

### ADDENDUM

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

### AGREED COMPLETION DATE

Subject to condition G9.3:

(a) the date specified in the SPECIAL CONDITIONS,

or

(b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT date but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

### APPROVED FINANCIAL INSTITUTION

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

### ARREARS

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

### ARREARS SCHEDULE

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

## AUCTION

The auction advertised in the CATALOGUE.

### AUCTION CONDUCT CONDITIONS

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

### AUCTIONEERS

The auctioneers at the AUCTION.

### BUSINESS DAY

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

### BUYER

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

### CATALOGUE

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

### COMPLETION

Unless otherwise agreed between SELLER and BUYER (or their conveyancers) the occasion when both SELLER and BUYER have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER's conveyancer's client account.

### CONDITION

One of the AUCTION CONDUCT CONDITIONS or the SALES CONDITIONS

### CONTRACT

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

### CONTRACT DATE

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

(a) the date of the SALE MEMORANDUM signed by both the SELLER AND BUYER; or

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

## DOCUMENTS

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

## FINANCIAL CHARGE

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

## A5 THE CONTRACT

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

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

A5.3 YOU must, before leaving the AUCTION:

(a) provide all information WE reasonably need from YOU to enable us to complete the SALE MEMORANDUM including proof of your identity if required by us;

(b) sign the completed SALE MEMORANDUM; and

(c) pay the deposit.

A5.4 If YOU do not WE may either

(a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again; the SELLER may then have a claim against YOU for breach of contract; or

(b) sign the SALE MEMORANDUM on YOUR behalf.

A5.5 The deposit:

(a) is to be held as agent for the SELLER as stated in the SALE CONDITIONS;

(b) must be paid in pounds sterling by cheque or by bankers' draft drawn in OUR favour on an APPROVED FINANCIAL INSTITUTION. The Notices to Buyers at the front of the CATALOGUE states whether WE also accept debit or credit cards.

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

A5.7 If the BUYER does not comply with its obligations under the contract then:

(a) YOU are personally liable to buy the LOT even if you are acting as an agent; and

(b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER's default.

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

## A6 Extra Auction Conduct Conditions

A6.1 Despite any SPECIAL CONDITION to the contrary, the minimum deposit WE accept is £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 APPORTIONMENTS

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

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

G10.3 Income and outgoings are to be apportioned at ACTUAL COMPLETION DATE unless:

(a) the BUYER is liable to pay interest; and

(b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.

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

(a) the SELLER receives income and is liable for 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 obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to this CONDITION G11.

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

## **G12 MANAGEMENT**

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

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

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

(a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;

(b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and

(c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.

## **G13 RENT DEPOSITS**

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

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

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

assignment in which the BUYER covenants with the SELLER to:

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

## **G14 VAT**

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

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

## **G15 TRANSFER AS A GOING CONCERN**

G15.1 Where the SPECIAL CONDITIONS so state:

- (a) The SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and
- (b) this CONDITION G15 applies.

G15.2 The SELLER confirms that the SELLER:

- (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and
- (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.

G15.3 The BUYER confirms that:

- (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
- (b) has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;
- (c) article 5(2B) of the Value Added Tax (Special Provisions) order 1995 does not apply to it; and
- (d) it is not buying the LOT as a nominee for another person.

G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence

- (a) of the BUYER'S VAT registration;
- (b) that the BUYER has made a VAT OPTION; and

(c) that the VAT OPTION has been notified in writing to HM Revenue & Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED

COMPLETION DATE, GENERAL CONDITION G14.1 applies at COMPLETION.

G15.5 The BUYER confirms that after COMPLETION the BUYER intends to:

(a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and

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

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

(a) the SELLER'S conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT; and

(b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and

(c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.

## **G16 CAPITAL ALLOWANCES**

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

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

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

G16.4 The SELLER and BUYER agree:

(a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and

(b) to submit the value specified in the SPECIAL CONDITIONS to the HM Revenue & Customs for the purposes of their respective capital allowance computations.

## **G17 MAINTENANCE AGREEMENTS**

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

# 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 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

## AJ BELL STADIUM

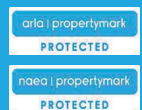
1 Stadium Way,  
Barton-upon-Irwell,  
Salford,  
M30 7EY / M30 7LJ

Scan for  
directions



EDWARD  
mellor

Openwork.



Edward Mellor Auctions, Borough Chambers, 1 St Petersgate, Stockport, Cheshire, SK1 1EB