

EDWARD
mellor
AUCTION



WEDNESDAY 13 SEPTEMBER 2017

****THE TIME OF THE NEXT AUCTION HAS BEEN BROUGHT FORWARD****

REGISTRATION - 12 NOON

SALE - 1PM

AJ BELL STADIUM, SALFORD, M30 7EY



0161 443 4740
EDWARDMELLOR.CO.UK



When & where?

AUCTION

CLOSING DATE

1 st February	11 th January
15 th March	22 nd February
26 th April	5 th April
19 th June	24 th May
26 th July	5 th June
13th September	23rd August
25 th October	4 th October
6 th December	15 th 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. From 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

Our July auction was the busiest of the year so far! With 92 lots going under the gavel, a jam packed auction room and a range of properties from all across the North West. As we move further into the year we're getting more people discovering the wonders of selling under the gavel, and it shows with the range of properties available this September. This includes some standout properties such as a 2-bed terrace in Cheadle with great potential, an amazing commercial warehouse in Levenshulme, and a lovely 1-bed flat with beautiful gardens in Stockport. There has never been a better time to buy at auction!

Remember we are now accepting lots for our next auction on Wednesday 25th October. 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

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!

MARK LAWSON



I have been working in the Auction team for just over two years and coming from a traditional estate agency background I find the Auction process to be a much more rewarding and exciting way to sell properties for buyers and sellers.

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.

BRENT SHORE



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

 @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 a member of staff so that we can contact you 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 our 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	21 Beresford Street	Three bedroom terrace property.
2	Gorton	10 Crosfield Grove	End terrace property in four bedsits.
3	Salford	40 Gainsborough Street	Three bedroom terrace property.
4	Accrington	24 Hopwood Street	Two bedroom terrace property.
5	Abbey Hey	8 Peterborough Street	Two bedroom terrace property.
6	Gorton	22 Agnew Road	Three double bedroom terrace set over three floors.
7	Pwllheli	St Buan Church	Grade II listed church considered suitable for variety of uses STP.
8	Reddish	52 Gorton Road	Retail premises with basement and self contained three bedroom flat above.
9	Longsight	9 Sullivan Street	Two bedroom terrace property let on AST.
10	St Helens	29 Downland Way	Three bedroom semi-detached property.
11	Gorton	15 Laburnum Road	Two bedroom terrace property.
12	Cheadle	1 Jackson Street	Two bedroom terrace property.
13	Oldham	76 Suffolk Street	Two bedroom quasi semi-detached property.
14	New Mills	14 The Beeches	Five bedroom Georgian stone residence.
15	Rusholme	Flat 10, 135 Dickenson Road	Two bedroom ground floor flat.
16	Belle Vue	7 Coalburn Street	Three bedroom terrace property.
17	Buxton	109 Fairfield Road	Three bedroom terrace property.
18	Hattersley	23 Fields Farm Road	Three bedroom terrace property.
19	Bolton	29 Greenland Road	Two bedroom semi-detached bungalow
20	Radcliffe	33 Spring Lane	Part tenanted end terrace property in two flats.
20a	Middleton	78 Rochdale Road	Three bedroom terrace property.
20b	Stalybridge	Stonecliffe House	Freehold block of 8 self-contained flats/studio's
21	Heywood	Warehouse Wham Street	Former storage warehouse with yard space, lapsed PP for 6 No. dwellings.
22	High Lane	43b Buxton Road	Studio flat in popular area.
23	Golbourne	The Heights, 55 Park Road	Eight bedroom period semi-detached property.
24	Stalybridge	2 Bohemia Cottages	Two bedroom cottage dating back to 1721.
25	Worsley	1 Memorial Road	428 SQM retail/office considered suitable for development in full or part STP.
26	Padiham	8 Victoria Road	Two bedroom terrace property.
27	Longsight	4 Lockwood Street	Two bedroom terrace property.
28	Clayton-le-Moors	93 Lower Barnes Street	Two bedroom terrace property.
29	Droylsden	25 Chestnut Avenue	Two bedroom semi-detached property.
30	Accrington	38 Sharples Street	Two bedroom terrace property.
31	Moss Side	94 Cowesby Street	Three bedroom terrace property.
32	Oldham	22 Quail Street	Two bedroom end terrace property.
33	Ashton-under-Lyne	76 Earle Street	Two bedroom terrace property.
34	Whalley Range	Flat 5, 38 Clarendon Road	One bedroom first floor flat.
35	Droylsden	Flat 9, Stuart House	One bedroom second floor flat.
36	Levenshulme	133 Broom Lane	250 sq m (2,690 sq ft) Storage and warehouse with stunning flat over.
37	Abbey Hey	163 Abbey Hey Lane	Three bedroom semi-detached property.
38	Rishton	12 Shuttleworth Street	Two bedroom terrace property.
39	Denton	23 Grantham Court	One bedroom apartment.
40	Rochdale	3 Law Street	Double fronted two bedroom semi-detached property.
41	Darwen	25 Tythebarn Street	Two bedroom terrace property.
42	Rochdale	26 Count Street	Two bedroom terrace property.
43	Dukinfield	2 Zetland Street	Three bedroom town house.
44	Winton	337-339 Worsley Road	Large retail premises with upper parts- suitable for redevelopment STP.
45	Stalybridge	68 Stamford Street	Two bedroom terrace property.
46	Heaviley	Site at 101-107 Buxton Road	Site with full planning permission for 10 new build apartments with parking.

LOT	AREA	ADDRESS	DESCRIPTION
47	Haslingden	10 Parkinson Street	Two bedroom terrace property.
48	Accrington	8 Oswald Street	Two bedroom terrace property.
49	Liverpool	220-224 Stanley Road	Substantial retail investment with two storeys over suited to development STP.
50	Liverpool	29 Galloway Street	Two bedroom terrace property.
51	Gorton	115 Cross Lane	Two bedroom end terrace property.
52	Northern Moor	4 Verrill Avenue	Three bedroom detached property.
53	Withington	Land to Side of 555 Princess Road	Parcel of land with permission to build single detached dwelling.
54	Audenshaw	27 Boswell Avenue	Two bedroom semi-detached property.
55	Accrington	10 Mill Street	Two bedroom terrace property.
56	Moss Side	28 Markington Street	Two bedroom terrace property.
57	Bolton	19 Morrison Street	Semi-detached property converted into two one bedroom flats.
58	Denton	Flat 2, 35a Manchester Road	One bedroom flat.
59	Reddish	Flat 14, Collins Court	Two bedroom apartment.
60	Moston	64 Langworthy Road	Terraced property split into two flats.
61	Blackley	24 Blackley New Road	Three bedroom semi-detached property.
62	Accrington	13 Spring Street	Two bedroom terrace with loft room.
63	Stockport	11 St Marys Close	One bedroom first floor flat.
64	Brinnington	Whitebank House	Former stables/coach house with full PP for three dwellings.
65	Accrington	39 Cedar Street	Two bedroom terrace property.
66	Woodsmoor	246 Buxton Road	Three bedroom semi detached property.
67	Horwich	23 Dale Street West	Two bedroom terrace property.
68	Bury	Land adjacent to 27 Shaw Street	Vacant parcel of land considered suitable for development STP.
69	Accrington	37 Robert Street	Two bedroom terrace property.
70	Crumpsall	233 Woodlands Road	Three bedroom end quasi semi detached property.
71	Moston	1 Baildon Street	Two bedroom end terrace property.
72	Macclesfield	40 Oxford Road	Two bedroom semi-detached property.
73	Macclesfield	42 Oxford Road	One bedroom semi-detached property
74	Atherton	107-111 Market Street	Parcel of land with full PP for 5,600 SQFT (520 SQM) retail and offices.
75	Gorton	64 Rockhampton Street	Two bedroom terrace property.
76	Oswaldtwistle	40 Commercial Street	Three bedroom terrace property.
77	St Helens	46 Morris Street	Two bedroom terrace property.
78	Great Harwood	35 Glebe Street	Two bedroom terrace property.
79	Little Hulton	24 Mill Hill	Three bedroom terrace property with loft room.
80	Clayton-le-Moors	48 Barnes Street	Three bedroom terrace property.
81	Burnley	44 Williams Road	Two bedroom terrace property.
82	Accrington	62 Sultan Street	Two bedroom terrace property.
83	Accrington	75 Stanley Street	Two bedroom terrace property.
84	Levenshulme	36 Ratcliffe Street	Two bedroom terrace property.
85	Levenshulme	30 Ratcliffe Street	Two bedroom terrace property.
86	Edgeley	107 Petersburg Road	Three bedroom semi-detached property.
87	Crumpsall	13 Wareham Street	Two bedroom end terrace property.
88	Fallowfield	1 Village Gate	Two bedroom modern ground floor flat in popular location.
89	Fallowfield	3 Village Gate	Two bedroom modern ground floor flat in popular location.
89a	Stockport	13 Garden Street	Two bedroom terrace in sought after location requiring full refurbishment.
90	Little Hulton	81-85 Cleggs Lane	Former doctors surgery on site circa 0.14 A, suitable for redevelopment STP.
91	Longsight	65 Birchfields Road	Semi-detached property in three self-contained flats close to Universities.

LOT
1

GUIDE PRICE: £90,000+



21 Beresford Street, Moss Side, Manchester M14 4SB

Three bedroom terrace property.

Directions	Off Great Western Street, off Princess Road (A5103)
Accommodation	Ground floor: Entrance hall, lounge, dining room, kitchen First floor: Three bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and double glazing. No pre-auction offers will be considered on this lot
EPC Rating	E
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740



10 Crosfield Grove, Gorton, Manchester M18 7ES

End terrace property in four bedsits.

Directions	Directly off Hyde Road (A57)
Accommodation	Ground floor: Entrance hall. Bedsit 1 - paying £50 per week. Bedsit 2 - paying £65 per week First floor: Bedsit 3 - paying £65 per week. Bedroom 4 - paying £65 per week. Bathroom & separate wc Exterior: Gated rear yard
Note	Gas central heating and partial double glazing. The vendor pays for the electricity and tenants their own gas. Superb location with Hyde Road and it's associated facilities plus Sunnybrow Park both being within walking distance. No pre-auction offers will be considered on this lot
EPC Rating	On order
Possession	Tenanted - please refer to the legal pack for more information
Viewing	Viewings may be available STRICTLY by appointment only; call 0161 443 4740



40 Gainsborough Street, Salford M7 4AN

Three bedroom terrace property.

Directions	Directly off Leicester Road (A576)
Accommodation	Not inspected: Ground floor: Entrance hall, lounge, dining room, kitchen First floor: Three bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and partial double glazing. No pre-auction offers will be considered on this lot
EPC Rating	E
Possession	To be sold subject to a tenancy - periodic AST from 4/8/14 at £120 per week
Viewing	Strictly external viewing only, the tenants MUST NOT be disturbed.

GUIDE PRICE: £38,000+

**LOT
4**



24 Hopwood Street, Accrington BB5 0QF

Two bedroom terrace property.

Directions	Off Perth Street, off Willows Lane
Accommodation	Ground floor: Lounge, dining kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and double glazing
EPC Rating	E
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

Don't become a Mortgage Prisoner

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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 09/08/2017. 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.



8 Peterborough Street, Abbey Hey, Manchester M18 8TF

Two bedroom terrace property.

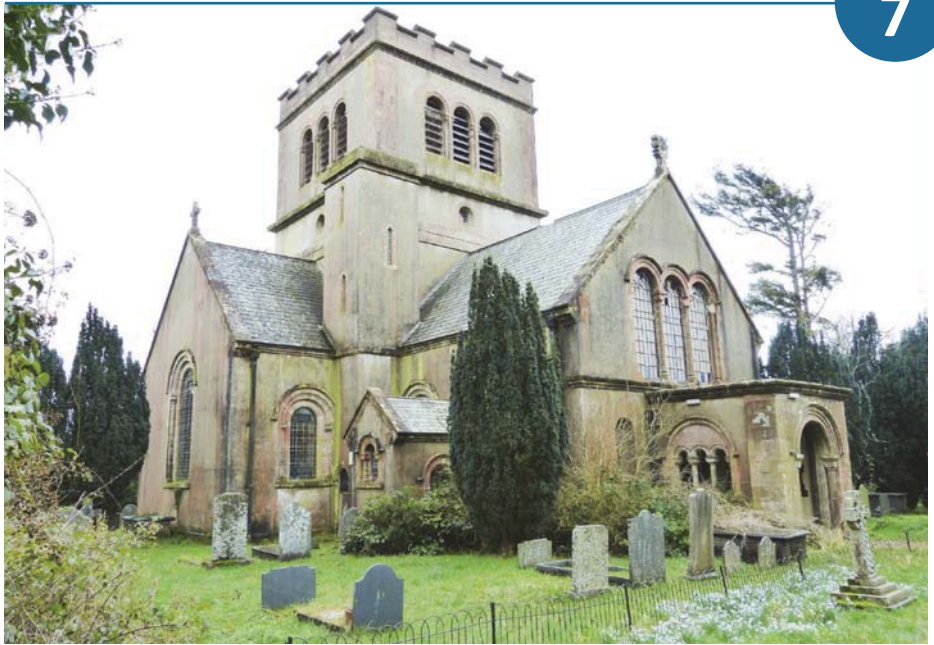
Directions	From Ashton Old Road (A635) turn into Capital Road, continue over the roundabout into Abbey Hey Lane turning right into Butman Street and left into Peterborough Street
Accommodation	Ground floor: Entrance hall, lounge, separate dining room, kitchen First floor: Two double bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and double glazing. Ideal for first time investors as ready to let
EPC Rating	D
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740



22 Agnew Road, Gorton, Manchester M18 7AR

Three double bedroom terrace set over three floors

Directions	Off Knutsford Road, off Hyde Road A57
Accommodation	Ground floor: Hall, lounge, dining room, kitchen First floor: Landing, two double bedrooms and bathroom Second floor: Double bedroom suitable to be split
Note	Accommodation set over three floors providing plenty of potential for the rental market or shared accommodation. The property will be sold as seen
EPC Rating	D
Possession	Vacant on possession
Viewing	Auction Department 0161 443 4740



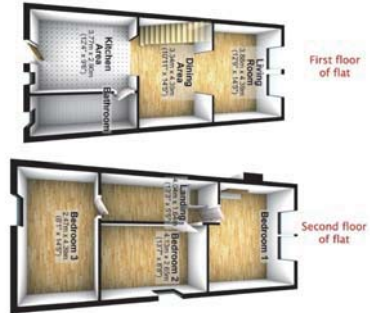
St Buan Church, Boduan, Pwllheli LL53 6DT

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

Directions	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.
Details	This property is the Former Buan parish Church, now deconsecrated and listed. Only the property is being sold, the graveyard is not included. . EPC exempt.
Location	The site is located around 2 miles From Nefyn, 6 miles from Abersoch and 3.5 miles from Pwllheli
Planning	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. All interested parties must make their own enquiries with the relevant local planning authority.
Possession	Vacant on completion. Building bought as seen.
Viewing	Auction department 0161 443 4740

LOT
8

GUIDE PRICE: £125,000 - £150,000



52 Gorton Road, Reddish, Stockport SK5 6AH

Retail premises with basement and self contained three bedroom flat above.

Directions	Located on Gorton Road close to Luton Road
Shop	Ground floor: 50 SQM (540 SQFT) Sales and counter area, prep area, access to rear yard and refrigeration and cold stores unit. WC. Basement: Prep areas, kitchen facilities.
Flat	Access from rear and via staircase. First floor: Two large rooms, bathroom area. Second floor: Three large rooms.
Notes	The business is not for sale, it is the building only; however if any buyers are interested in continuing as the current trade the owners have indicated that they are willing to supply the business with wholesale goods. VAT may be payable on the gavel price and interested parties must make their own enquiries. EPC rating F. It is considered that there is scope to develop the residential parts to separate flats and potential for change of use subject to planning permission.
Possession	Vacant on completion, machinery and goods available under separate negotiation unless detailed in the conditions of sale.
Viewing	Viewings are available strictly by appointment only: Auction department 0161 443 4740



9 Sullivan Street, Longsight, Manchester M12 4WS

Two bedroom terrace property let on AST

Directions	Located off Rushford Street, off East Road, close to Crowcroft Park
Accommodation	Ground floor: Two reception rooms, kitchen First floor: Two bedrooms, bathroom
Notes	Double glazing, central heating
EPC Rating	On order
Possession	Tenanted on AST at £475 PCM: full lease details will be provided in legal pack
Viewing	Viewings are strictly by appointment only. Auction department 0161 443 4740

LOT
10

GUIDE PRICE: £35,000



29 Downland Way, Parr, St Helens WA9 3RG

Three bedroom semi-detached property

Directions Off Meadow Lane, off Berrys Lane, off Concourse Way, off Fleet Lane

Accommodation Ground floor: Hall/stairway, lounge diner, kitchen, utility
First floor: Landing, three bedrooms, bathroom and separate WC
Exterior: Gardens to front and rear.

Note Gas central heating and double glazed windows
The property has been providing £5,000 p/a for the past 3-5 years
Minimal work required internally

EPC Rating D

Possession Vacant on completion

Viewing Auction Department 0161 443 4740



15 Laburnum Road, Gorton, Manchester M18 7FT

Two bedroom terrace property

Directions	Off Brookhurst Road, Off Far Lane/Hengist Street off Hyde Road A57
Accommodation	Not inspected by Edward Mellor: Ground floor: Hall, lounge, dining room, kitchen First floor: Landing, Two bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and double glazed windows The buyers premium on this lot is £999
EPC Rating	E
Possession	Tenanted - We believe the rental income to be £500 PCM. More information will be provided with the legal pack
Viewing	Viewings may be available STRICTLY by appointment only call 0161 443 4740

LOT
12

GUIDE PRICE: £140,000



1 Jackson Street, Cheadle SK8 2AU

Two bedroom terrace property

Directions	Off Stockport Road A560
Accommodation	Ground floor: Lounge, dining room, kitchen, cloakroom WC First floor: Landing, bedroom 1 with stairway to loft room, bedroom 2, bathroom Second floor: Loft room currently being used as a bedroom Exterior: Garden front and enclosed rear yard
Note	Gas central heating and double glazed windows The gable end of the property has a history of movement which has been reported to be historic and not ongoing so may be suited to cash buyers. More detail will be provided within the legal pack
EPC Rating	D
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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76 Suffolk Street, Oldham OL9 7DH

Two bedroom quasi semi-detached property

Directions	Off Manchester Road A62
Accommodation	Ground floor: Hall/stairway, lounge, kitchen diner First floor: Landing, bedroom one with fitted wardrobes, bedroom two, bathroom Exterior: Front and rear gardens
Note	Gas central heating and double glazed windows Potential rental income of £500 - £550 PCM
EPC Rating	D
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740



14 The Beeches, Buxton Road, New Mills, High Peak SK22 3JS
 Five bedroom Georgian stone residence.

Directions From main A6 turn into Woodbourne Road at the junction with Albion Road and immediately left

Accommodation The Beeches is a fine example of a beautifully restored Georgian bay fronted stone residence, circa 1790 oozing character and charm. This outstanding property has been extensively renovated whilst retaining many original features. In brief the accommodation, over four levels, comprises a vestibule, spacious entrance lobby, formal lounge and a large contemporary style fitted dining kitchen. The basement level has an independent entrance complete with a refitted shower room, reception room or bedroom five with parquet flooring and a secondary kitchen (ideal independent relative/teenager suite or one bedroom studio rental). To the first floor is a landing, three well balanced bedrooms and refitted family bathroom. The second floor comprises landing with under eave storage facility, fourth bedroom and a lovely bathroom with a claw footed bath and walk in double shower.

Exterior Spacious side garden, entertainment deck and ample off road parking for several vehicles



Note Gas central heating and treble glazed windows. Elevated position enjoying far reaching views of the surrounding landscape towards Kinder Scout. A fascinating fact: The Beeches was a Red Cross Military Hospital between 1914 and 1919 - further information can be found in the legal pack in respect of this. New Mills Train Station is only a matter of a few minutes walk away. The fastest journey time is 26 minutes. On an average weekday, there are 72 trains per day travelling from Manchester Piccadilly to New Mills. The sellers are emigrating which is the only reason for the sale

EPC Rating	D
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740



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

Two bedroom ground floor flat.

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



7 Coalburn Street, Belle Vue, Manchester M12 5WG

Three bedroom terrace property

Directions Off Belle Vue Street, off Hyde Road A57

Accommodation Not inspected by Edward Mellor:
Ground floor: Hall, lounge, dining room, kitchen
First floor: Three bedrooms, bathroom
Exterior: Garden fronted and rear yard

Note Gas central heating and single glazed windows
The buyers premium on this lot is £999

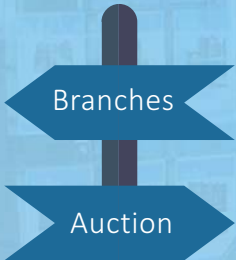
EPC Rating On order

Possession Vacant on completion

Viewing Auction Department 0161 443 4740



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LOT
17

GUIDE PRICE: £98,000+



109 Fairfield Road, Buxton SK17 7EZ

Three bedroom terrace property.

Directions	Located on the main A6 into Buxton close to the junction with Queens Road
Accommodation	Ground floor: Lounge, inner hall, dining room, kitchen First floor: Bedroom, bathroom Second floor: Two bedrooms Exterior: Gardens to the front and rear
Note	Gas central heating and double glazing. Close to the county boundary with Cheshire to the west and Staffordshire to the south, Buxton is described as "the gateway to the Peak District National Park"
EPC Rating	F
Possession	Tenanted - let on a six month AST from 24/2/17 at £500 per month
Viewing	Viewings may be available STRICTLY by appointment only; call 0161 443 4740



23 Fields Farm Road, Hattersley, Hyde SK14 3NU

Three bedroom terrace property

Directions	Off Hattersley Road West, off Mottram Road A57
Accommodation	Ground floor: Hall, lounge, kitchen diner First floor: Landing, three bedrooms, bathroom with separate WC Exterior: Gardens to front and rear
Note	The property is in need of full internal modernisation and repairs The typical rent for similar properties in the area is £600 PCM once modernised
EPC Rating	D
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740



29 Greenland Road, Great Lever, Bolton BL3 2EG

Two bedroom semi-detached bungalow

Directions	Off Green Lane, Off Manchester Road B6536
Accommodation	Ground floor: Entrance hallway, lounge, kitchen, two bedroom and wet room Exterior: Garden to front, driveway to side for several cars and garden to rear, not overlooked
Note	Gas central heating and double glazed windows The property is in need of some modernisation
EPC Rating	On order
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740



33 Spring Lane, Radcliffe, Manchester M26 2TQ

End terrace property in two flats.

Directions	Conveniently located directly off Water Street (A665) close to all the facilities on offer in the centre of Radcliffe
Accommodation	Not inspected: Ground floor: Flat 1: Lounge, kitchen, bedroom, bathroom First floor: Flat 2: Lounge, kitchen, bedroom, bathroom Exterior: Rear yard
Note	Gas central heating to Flat 2 and electric heating in Flat 1. Both are double glazed. Pleasant location overlooking a small green. Offering a potential 12.5% yield when fully let
EPC Rating	Flat 1 - D Flat 2 - E
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740



78 Rochdale Road, Middleton, Manchester M24 2PU

Three bedroom terrace property.

Directions	On main A664 close to Hollin Lane
Accommodation	Not inspected Ground floor: Lounge, dining room, kitchen with built in oven & hob First floor: Three bedrooms, bathroom Exterior: Shared rear yard
Note	Gas central heating and partial double glazing
EPC Rating	D
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

LOT
20b

GUIDE PRICE: £215,000



Stonecliffe House, 10 Stonecliffe Avenue, Stalybridge SK15 1BA

Freehold block of 8 self-contained flats/studio's

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

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LOT
21

GUIDE PRICE: £120,000 - £140,000



Warehouse, Wham Street, Heywood OL10 4QU

Former storage warehouse with yard space, lapsed PP for 6 No. dwellings.

Directions	Located off Bury New Road (A58) short drive from M66 (J2)
Details	The building was in its past used as a match factory and in subsequent years a builders yard and as a storage facility. Currently the the building is deemed beyond economic repair and exempt from rates. The building comprises: warehouse, offices, WCs, kitchen over two floors circa 315 SQM (3,400 SQFT). The site is circa 452 SQM (0.11 A) in total.
Notes	EPC exempt. Planning permission ref: 12/D55431 June 2012 (outline application) for demolition of the buildings and erection of 6 dwellings subject to conditions. All parties are advise to make their own enquiries directly to Rochdale Borough Council: email development.management@rochdale.gov.uk Tel: 0300 303 8873
Possession	Vacant on completion. The property will be bought "as is" at completion.
Viewing	Auction department 0161 443 4740



43B Buxton Road, High Lane, Stockport SK6 8DR

Studio flat in popular area.

Directions	On the main A6 behind the row of shops featuring the Spar shop some five miles (8.0 km) from Stockport
Accommodation	Ground floor: Lounge/bedroom, kitchen with built in oven and hob, shower room Exterior: Small terrace and garden, parking
Note	Double glazing. Within easy reach of the Macclesfield Canal & associated walks
EPC Rating	F
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740



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

Eight bedroom period semi-detached property

Directions	Off Newton Lane, off East Lancashire Road A580
Accommodation	<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>
Completion	<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.

LOT
24

GUIDE PRICE: £98,000



2 Bohemia Cottages, Off Cocker Hill, Stalybridge SK15 1JY

Two bedroom Cottage dating back to 1721

Directions	Off Cocker Hill, off Wakefield Road A635
Accommodation	Ground floor: Lounge with York stone flooring, inner hall and stairway, kitchen diner with pantry First floor: Landing, Two bedrooms and bathroom Exterior: Landscaped gardens to front side and rear
Note	The property is part double glazed and has electric heating The original cottage dates back to 1721 with the extension dating back to 1984. Providing original features with plenty of potential to improve the property
EPC Rating	On order
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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1 Memorial Road, Worsley, Manchester M28 3AQ

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

Directions	Located on Memorial Road, on one-way system, close to East Lancs Road (A6). Short drive from M60 J13
Details	Ground floor: Currently subdivided into four rooms with storage, further separate office with kitchen and bathroom to rear. First floor: Subdivided into 5 rooms with bathroom, further separate office space to rear with two rooms and WC/storage. EPC rating G
Planning	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. Salford City Council, Salford Civic Centre, Chorley Road, Swinton, Salford, M27 5AW. Telephone 0161 794 4711.
Possession	Vacant on completion
Viewing	Auction department 0161 443 4740

LOT
26

GUIDE PRICE: £25,000



8 Victoria Road, Padiham, Burnley BB12 8QY

Two bedroom terrace property

Directions	Off Burnley Road A671
Accommodation	Not inspected by Edward Mellor Ground floor: Lounge, dining room, kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and part double glazed windows The buyers premium on this lot is £999
EPC Rating	E
Possession	Tenanted - We believe the rental income to be £368 PCM - Refer to legal pack for further information.
Viewing	Viewings may be available STRICTLY by appointment only call 0161 443 4740



4 Lockwood Street, Longsight, Manchester M12 5TH

Two bedroom terrace property.

Directions	Off Bickerdike Avenue, off Stovell Avenue, off Matthews Lane, off Stockport Road (A6)
Accommodation	Not inspected: Ground floor: Hall, lounge, dining room, kitchen, bathroom First floor: Two bedrooms Exterior: Rear yard
Note	Gas central heating and double glazing
EPC Rating	G
Possession	Tenanted - let on a five year lease from 25/3/15 at £500 per month
Viewing	Strictly external viewing only, the tenants MUST NOT be disturbed



93 Lower Barnes Street, Clayton Le Moors, Accrington BB5 5SW

Two bedroom terrace property

Directions	Off Sparth Road, off Whalley Road A680
Accommodation	Not inspected by Edward Mellor: Ground floor: Lounge, dining kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and double glazed windows The buyers premium on this lot will be £999
EPC Rating	On order
Possession	Tenanted - we believe the rental income is £346 PCM - Refer to legal pack for more information.
Viewing	Viewings may be available STRICTLY by appointment only call 0161 443 4740



25 Chestnut Avenue, Droylsden, Manchester M43 7SA

Two bedroom semi-detached property

Directions Off Lowfield Avenue, off Greenside Lane, off Market Street

Accommodation Ground floor: Hall, lounge, kitchen diner
First floor: Landing, two bedrooms and bathroom
Exterior: Gardens to front and rear

Note Gas central heating and double glazed windows

EPC Rating D

Possession Vacant on completion - Refer to legal pack for more information

Viewing Auction Department 0161 443 4740

LOT
30

GUIDE PRICE: £32,000+



38 Sharples Street, Accrington BB5 0HQ

Two bedroom terrace property.

Directions	Off Stevenson Street West, off Exchange Street, off Richmond Road, off Willows Lane
Accommodation	Ground floor: Entrance hall, 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



94 Cowesby Street, Moss Side, Manchester M14 4UP
Three bedroom terrace property.

Directions	Off Claremont Road, at the Princess Road (A5103) end
Accommodation	Not inspected: Ground floor: Lounge, dining room, kitchen with built in oven and hob First floor: Three bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and double glazing. Offering easy access into Manchester City centre. Interior photographs provided by the seller and taken prior to the start of the tenancy
EPC Rating	D
Possession	Tenanted until completion, which on this lot will take place on 1st November, when vacant possession will then be offered
Viewing	Viewings are available STRICTLY by appointment only; call 0161 443 4740

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22 Quail Street, Oldham OL4 5HD

Two bedroom end terrace property

Directions	Off Wren Street, off New Earth Street, off Lees Road A669
Accommodation	Not Inspected by Edward Mellor: Ground floor: Lounge, dining room, kitchen First floor: Landing, two bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and double glazed windows The buyers premium on this lot will be £999
EPC Rating	D
Possession	Tenanted - Let on an AST providing £475 PCM (£5,700 per annum)
Viewing	Viewings may be available contact Auction Department 0161 443 4740



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

Two bedroom terrace property.

Directions	Off William Street, off Manchester Road (A635)
Accommodation	Not inspected: Ground floor: Lounge, dining kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
Note	Easy access to the M60 motorway and West End Park
EPC Rating	On order
Possession	Tenanted - six month AST from 17/12/16 at £450 per month
Viewing	Viewings may be available STRICTLY by appointment only; call 0161 443 4740



Flat 5, 38 Clarendon Road, Whalley Range, Manchester M16 8LD
One bedroom first floor flat.

Directions	Off Withington Road, off Wilbraham Road, off Princess Road (A5103)
Accommodation	Ground floor: Communal hall with entry-phone system First floor: Flat: hall, lounge, kitchen, bedroom, bathroom Exterior: Large garden to rear with ample parking
Note	Gas central heating and double glazing. Well placed for accessing the extensive range of bistros, bars and other eateries available in Chorlton now known as the the new Didsbury
EPC Rating	C
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740



Stuart House, Flat 9 King Street, Droylsden, Manchester M43 6DW
One bedroom second floor flat.

Directions	Off Market Street, off Manchester Road (A662).
Accommodation	Ground Floor: Intercom entry phone system Second Floor: Communal landing with store cupboard, hall, lounge, bedroom, kitchen bathroom Exterior: Communal gardens with car parking.
Note	Double glazing and electric heating
EPC Rating	D
Possession	Tenanted - Let on an AST providing £425 PCM
Viewing	Auction Department 0161 443 4740



133 Broom Lane, Levenshulme, Manchester M19 3LH
 250 sq m (2,690 sq ft) Storage and warehouse with stunning flat over.

Directions	Located on Broom Lane close to Cranage Road
133 Broom Lane	Ground floor: Storage, warehouse, offices, bathroom and kitchen. Rear yard and off road parking to front and rear
133a Broom Lane	Ground floor: Hallway, stairs to: First floor: Landing with study area, large open-plan living space with defined lounge and dining kitchen, two double bedrooms and bathroom.
Notes	The ground floor may lend itself to alternative uses or redevelopment subject to the necessary consents. All interested parties are advised to make their own enquiries directly to the local council.
EPC rating	G
Possession	Vacant on completion, The property will be bought "as is" at completion.
Viewing	Commercial Department: 0161 443 4740

LOT
37

GUIDE PRICE: £98,000



163 Abbey Hey Lane, Abbey Hey, Manchester M18 8TJ

Three bedroom semi-detached property

Directions	Off Ryan Street, off Ashton Old Road A635
Accommodation	Ground floor: Hall, lounge diner, kitchen First floor: Landing, three bedrooms and bathroom Exterior: Front side and rear gardens
Note	Gas central heating and double glazed windows In need of updating with scope to extend due to the generous corner plot
EPC Rating	E
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740



12 Shuttleworth Street, Rishton, Blackburn BB1 4LX

Two bedroom terrace property

Directions	Off Spring Street, off High Street A678
Accommodation	Not inspected by Edward Mellor: Ground floor: Lounge, kitchen diner First floor: Two bedrooms, bathroom Exterior: Rear yard
Note	In need of modernisation The buyers premium on this lot is £999
EPC Rating	G
Possession	Tenanted - We believe the rental income to be £365 PCM. More information will be provided within the legal pack
Viewing	Viewings may be available STRICTLY by appointment only call 0161 443 4740



23 Grantham Court, Stockport Road, Denton, Manchester M34 6HH

One bedroom apartment.

Directions	From our Denton office head on Manchester Road (A57) towards Market Street. Turn right onto Stockport Road (A6017). Continue for approx. 1 mile where the property is on the right
Accommodation	Not inspected: Ground floor: Communal hall First floor: Open plan living/kitchen area, one bedroom, dressing/storage room and modern shower room. The property also benefits from a balcony area. Exterior: Gated allocated parking. A garage is included in the sale
Note	Gas central heating and double glazing. The property is ideally located close to Stockport, Denton and the M60/M67 motorway network
EPC Rating	C
Possession	Tenanted - periodic AST from 18/3/16 at £496.66 per month
Viewing	Viewings may be available STRICTLY by appointment only; call 0161 443 4740



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



25 Tythebarn Street, Darwen BB3 3EN

Two bedroom terrace property

Directions	Off Kay Street, off Suddell Road, off Bolton Road A666
Accommodation	Not inspected by Edward Mellor: Ground floor: Lounge, kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and double glazed windows The buyers premium on this lot will be £999
EPC Rating	D
Possession	Tenanted - We believe the rental income to be £350 PCM. Refer to legal pack for further information
Viewing	Viewings may be available STRICTLY by appointment only call 0161 443 4740



26 Count Street, Rochdale OL16 5LP

Two bedroom terrace property.

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



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2 Zetland Street, Dukinfield SK16 4EJ

Three bedroom town house.

Directions	Off Astley Street, off Crescent Road (B6170)
Accommodation	Ground floor: Entrance hall, utility room, bedroom, shower room and toilet First floor: Lounge, dining kitchen with built in oven and hob Second floor: Two bedrooms - both en-suite Exterior: Garden to the rear, driveway, garage
Note	Gas central heating and double glazing
EPC Rating	On order
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740



337 - 339 Worsley Road, Winton, Manchester M30 8HU

Large retail premises with upper parts- suitable for redevelopment STP.

Directions	Located on Worsley Road near traffic light junction with Parrin Lane
Details	Ground floor: Large majority open plan retail space with two separate shop doors to front, roller shutter access to rear yard. Circa 115 SQM (1,237 SQFT) retail space. First floor: Three rooms, kitchen and WC. (circa 80 SQM (861 SQFT)) Exterior: Yard to rear with palisade fencing, adjacent occupant has ownership over small part of yard
Notes	The property may suit alternative uses or redevelopment subject to the necessary consents. The advertisement hoarding to the side produces income which will be detailed in the legal pack. The shaded and lined plans are for purpose of identification only- please refer to the on line legal pack for the title plan. EPC on order.
Planning	Outline planning had been sought for the site to be redeveloped to 14 residential flats: ref: Application Ref PP-05603517v1. All interested parties are advised to consult directly with: Salford City Council, http://www.salford.gov.uk/planning , email: planning.contact@salford.gov.uk , tel: 0161 909 6545
Possession	Vacant on completion
Viewing	Auction department 0161 443 4740



68 Stamford Street, Stalybridge, Cheshire SK15 1LQ

Two bedroom terrace property.

Directions	On the main A635 between Ridge Hill Lane and Wakefield Road
Accommodation	Not inspected: Ground floor: Lounge, dining kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
Note	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
EPC Rating	F
Possession	Tenanted - AST at £495 per calendar month
Viewing	Viewings may be available STRICTLY by appointment only; call 0161 443 4740



Site At, 101-107 Buxton Road, Heaviley, Stockport SK2 6LR

Site with full planning permission for 10 new build apartments with parking.

Directions	Located on A6 in Heaviley next to Duke of York
Overview	Stockport is a large town in Greater Manchester, 7 miles (11 km) south-east of Manchester city centre. The site location is in Heaviley only 1.5 KM (0.9 M) from the town centre and train station and 1.7 km (1.05 M) to Stepping Hill Hospital. Transport links are excellent in the area.
Planning	Demolition of existing derelict retail and residential units to 101-107 Buxton Road and creation of 10 new build apartments including associated parking, refuse and cycle storage. Re-submission of DC056969. All interested parties are advised to consult with the local planning team directly at Stockport Metropolitan Borough Council 0161 474 3896 for general planning advice Monday to Friday from 10am to 12pm.
Possession	Vacant on completion
Viewing	Site inspections are by appointment only: Auction office 0161 443 4740



10 Parkinson Street, Haslingden, Rossendale BB4 5BE

Two bedroom terrace property.

Directions	From Blackburn Road (A680) turn into Laburnum Street, right into Prinny Hill Road and left into Parkinson Street
Accommodation	Ground floor: Lounge, kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating. Conveniently located opposite ample off road parking
EPC Rating	D
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

LOT
48

GUIDE PRICE: £28,000+



8 Oswald Street, Accrington BB5 6SL

Two bedroom terrace property.

Directions	Off Park Street, off Avenue Parade, off Eastgate (A680)
Accommodation	Ground floor: Lounge, dining kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and double glazing. Conveniently located for The Eastgate Retail Park. With similar properties renting for in the region of £75 per week, after improvements on this, it could offer a yield of 11 to 12%
EPC Rating	D
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740



220-224 Stanley Road, Kirkdale, Liverpool L5 7QP

Substantial retail investment with two stores over suited to development STP.

Directions	The property is located in Kirkdale close to the Bootle border and 3 KM (1.8 miles) from the main city centre.
Overview	Located fairly close to both Anfield and Goodison Park the property has income from the ground floor retail space which also has basements, GIA circa 270 SQM (2,900 SQFT) . The upper floors have potential to convert to residential subject to permission and could potential accommodate 6 flats.
Notes	All parties are advised to consult with the local planning department at Liverpool City Council directly regarding potential development and/or change of use. EPC rating B (shop). Upper floors exempt.
Possession	Ground floor tenanted, holding over £300 per week. Upper floors vacant.
Viewings	Auction department 0161 443 4740

LOT
50

GUIDE PRICE: £33,000+



29 Galloway Street, Wavertree, Liverpool L7 6PD

Two bedroom terrace property.

Directions	Off Webster Road, off Smithdown Road (A562)
Accommodation	Ground floor: Lounge with square arch to dining room, kitchen with built in oven and hob First floor: Two bedrooms, bathroom Exterior: Rear yard
Note	Extended to rear and partially re-furbished with new double glazing
EPC Rating	E
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740



115 Cross Lane, Gorton, Manchester M18 8NY

Two bedroom end terrace property.

Directions	Off Chapman Street, off Hyde Road (A57)
Accommodation	Not inspected: Ground floor: Entrance hall, lounge, kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard with access for parking
Note	Gas central heating and double glazing. Popular location close to Hyde Road and it's associated facilities including regular public transport into Manchester and also a wide range of shops. Photographs taken before start of tenancy
EPC Rating	On order
Possession	Tenanted - we are advised at £460 per month but all interested parties should please refer to the legal pack for more information. The tenant wishes to remain
Viewing	Viewings may be available STRICTLY by appointment only; call 0161 443 4740



4 Verrill Avenue, Northern Moor, Manchester M23 0DP

Three bedroom detached property.

Directions Off Fairmead Road, off Yewtree Lane, off Rackhouse Road, off Sale Road (B5166)

Accommodation Ground floor: Entrance porch, hall, through lounge/dining room, conservatory, dining kitchen
 First floor: Three bedrooms, bathroom, separate WC
 Exterior: Gardens to the front and rear, driveway

Note Gas central heating and double glazing. Quiet cul-de-sac location yet within easy reach of the motorway networks and the A5104 Princess Road into Manchester

EPC Rating On order

Possession Vacant on completion

Viewing Auction Department 0161 443 4740



Land To Side Of, 555 Princess Road, Withington, Manchester M20 1HA
Parcel of land with permission to build single detached dwelling.

Directions	The site is located on Princess Road (A5103) near Whitchurch Road and opposite Hough End Leisure Centre
Details	The site is located on Princess Road in an established residential location close to Manchester City Centre, Chorlton, Withington and Didsbury with excellent communication links. The site area is estimated at 290 sq m (3,100 sq ft) in size.
Planning	113994/FO/2016 Erection of a two-storey detached dwelling house with associated parking, landscaping, boundary treatment and new vehicular access. All interested parties are advised to consult with the local planing department at Manchester City Council.
Notes	The blue shaded plan is for purpose of identification only and must not be relied on as being accurate: please refer to the online legal pack for the boundaries in the title plan.
Viewing	Open site, please respect the privacy of the neighbours at the adjacent property.

LOT
54

GUIDE PRICE: £80,000



27 Boswell Avenue, Audenshaw, Manchester M34 5RF

Two bedroom semi-detached property

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



10 Mill Street, Church, Accrington BB5 4EJ

Two bedroom terrace property

Directions	Off Henry Street A679
Accommodation	Not inspected by Edward Mellor Ground floor: Lounge, dining kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and double glazed windows The buyers premium on this lot will be £999
EPC Rating	D
Possession	Tenanted - We believe the rental income to be £390 PCM - Refer to the legal pack for more information.
Viewing	Viewings may be available STRICTLY by appointment only call 0161 443 4740



28 Markington Street, Moss Side, Manchester M14 7JB

Two bedroom terrace property.

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



19 Morrison Street, Great Lever, Bolton BL3 3AN

Semi-detached property converted into two one bedroom flats

Directions	Off Lever Edge Lane/Green Lane, off Manchester Road B6536
Accommodation	Ground floor: Lounge, kitchen, bedroom, bathroom/shower room First floor: Lounge, kitchen, bedroom, bathroom/shower room Exterior: Front and rear garden
Note	Double glazed windows and electric heating Previously been rented providing £9,600 p/a The buyers premium on this lot is £999
EPC Rating	Flat 1 - F, Flat 2 - F
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740



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

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



Flat 14 Collins Court, 1a Wharfedale Road, Reddish, Stockport SK5 6HS

Two bedroom apartment

Directions	Off Gorton Road B6167
Accommodation	Not inspected by Edward Mellor: Hall, lounge, kitchen, two bedrooms and bathroom Exterior: communal garden to rear
Note	Gas central heating and double glazed windows Potential rental income for similar properties will be circa £500 - £550 PCM The buyers premium on this lot is £999
EPC	On order
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740



64 Langworthy Road, Moston, Manchester M40 5EP

Terraced property split into two flats

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



24 Blackley New Road, Blackley, Manchester M9 8DB

Three bedroom semi-detached property

Directions Off Mill Brow/Old Market Street, off Middleton Old Road, off Rochdale Road A664

Accommodation Not inspected by Edward Mellor:
Ground floor: Hall, Lounge, kitchen
First floor: Landing, three bedrooms, bathroom
Exterior: Front and rear gardens

Note Gas central heating and double glazed windows
The buyers premium on this lot is £999

EPC Rating D

Possession Tenanted - We believe the rental income to be £425 PCM. Please refer to legal pack for more information

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



13 Spring Street, Accrington BB5 0HF

Two bedroom terrace with loft room

Directions Off Pickup Street, off Moscow Mill Street, off Union Road B6231

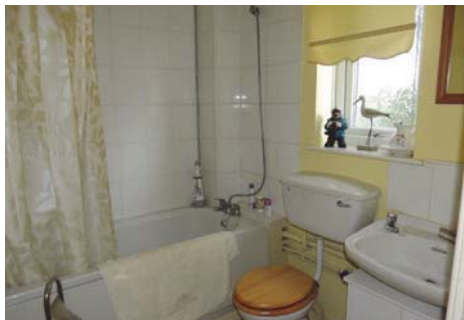
Accommodation Not inspected by Edward Mellor
Ground floor: Lounge, dining kitchen
First floor: Landing, two bedrooms, bathroom
Second floor: Loft room
Exterior: Rear yard

Note Gas central heating and double glazed windows
The buyers premium for the lot is £999

EPC Rating On order

Possession Vacant on completion

Viewing Auction Department 0161 443 4740



11 St Marys Close, Stockport SK1 4BT

One bedroom first floor flat.

Directions	From St Marys Way, at the junction with Hall Street, turn into Spring Gardens, first right into Rectory Green then first right into St Marys Close where the property can be found at the end of the left hand side accessed by the rear
Accommodation	Ground floor: Front door opening to steps to the first floor First floor: Lounge, kitchen, double bedroom, bathroom Exterior: Communal gardens to side and rear
Note	Gas central heating and double glazing
EPC Rating	On order
Possession	To be sold subject to a tenancy - periodic AST from 1/11/14 at £400 per calendar month. The tenant has been in residence for longer than this and has expressed a desire to remain
Viewing	Viewings are available STRICTLY by appointment only; call 0161 443 4740



White Bank House, 300a Brinnington Road, Brinnington, Stockport SK5 8AD
Former stables/coach house with full PP for three dwellings.

Directions	Located off Brinnington Road opposite Monton Road via secure yard and gates
Details	It has been used recently for storage and office use with existing commercial usage. The accommodation is approximately 228 sq m internally (2,450 sq ft) over two floors, the site area is approximately 0.16 Acres (634 sq m). Rateable value 2010 £4,85 The property has consent (Ref: DC/064581) dated 20th March 2017, under permitted development rights for change of use of premises from Class B1 to residential dwelling Class C3 to provide three terrace houses (2 x two bedroom and 1 x three bedroom): Local Planning Authority: Stockport Metropolitan Borough Council. Tel: 0161 474 3896.
EPC rating	G
Possession	Vacant on completion
Tenure	Freehold
Viewing	Auction department 0161 443 4740

LOT
65

GUIDE PRICE: £30,000 - £40,000



39 Cedar Street, Accrington BB5 6SQ

Two bedroom terrace property

Directions	Off Clarendon Street, off Plantation, off Eastgate A680
Accommodation	Not inspected by Edward Mellor Ground floor: Lounge, dining kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and double glazed windows The buyers premium on this lot will be £999
EPC Rating	D
Possession	Tenanted - We believe the rental income to be £390 PCM. Refer to legal pack for more information
Viewing	Viewings may be available STRICTLY by appointment only call 0161 443 4740



246 Buxton Road, Woodsmoor, Stockport SK2 7AN

Three bedroom semi detached property.

Directions	On the main A6 in between Woodsmoor Road and Southwood Road and close to Stockport Grammar School
Accommodation	Basement: Two cellar chambers Ground floor: Entrance hall, open plan lounge/dining room, kitchen with built in oven and hob First floor: Three bedrooms, bathroom Exterior: Gardens to the front and rear
Note	Gas central heating and double glazing. Perfectly located for public transport into Macclesfield, Poynton, Stockport and Manchester
EPC Rating	E
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740



23 Dale Street West, Horwich, Bolton BL6 6JU

Two bedroom terrace property

Directions Off Mount Street, off Chorley New Road A673

Accommodation Not inspected by Edward Mellor
Ground floor: Lounge, dining kitchen
First floor: Two bedrooms, bathroom
Exterior: Rear yard

Note Gas central heating and part double glazing
The buyers premium on this lot will be £999

EPC Rating D

Possession Vacant on completion

Viewing Auction Department 0161 443 4740



Land Adjacent To, 27 Shaw Street, Bury BL9 7OD

Vacant parcel of land considered suitable for development STP.

Directions	Junction of Shaw Street and Back Bell Lane.
Details	Vacant parcel of land considered suitable for development subject to planning.
Planning	All interested parties are advised to consult directly with Bury Council Planning Department: 0161 253 5432 or email development.control@bury.gov.uk
Notes	Long leasehold, 990 years from 24 December 1977. Site area circa 88 SQM (947 SQ FT). Lined plan is for purpose of identification only: refer to on line legal pack for title plan.
Possession	Site bought as is with vacant possession.
Viewing	Open site

LOT
69

GUIDE PRICE: £30,000 - £40,000



37 Robert Street, Accrington BB5 6DY

Two bedroom terrace property

Directions Off Penny House Lane B6237, off Burnley Road A679

Accommodation Not inspected by Edward Mellor:
Ground floor: Hall, Lounge, dining room, kitchen
First floor: Two bedrooms, bathroom
Exterior: Rear yard

Note Gas central heating and double glazed windows
The buyers premium on this lot is £999

EPC Rating D

Possession Vacant on completion

Viewing Auction Department 0161 443 4740

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233 Woodlands Road, Crumpsall, Manchester M8 0GH

Three bedroom end quasi semi detached property.

Directions	Woodlands Road runs between Cheetham Hill Road (A665) and Queens Road (A6010)
Accommodation	Ground floor: Entrance porch, hall, lounge, dining kitchen with built in oven and hob First floor: Three bedrooms, shower room Exterior: Gardens to the front and rear, the rear having an open aspect
Note	Gas central heating and double glazing
EPC Rating	F
Possession	Tenanted - please refer to the legal pack for more information. The tenants have expressed a desire to remain
Viewing	Viewings may be available STRICTLY by appointment only; call 0161 443 4740



1 Baildon Street, Moston, Manchester M40 9LS

Two bedroom end terrace property.

Directions	Directly off Moston Lane at the Broadhurst Park end
Accommodation	Not inspected: Ground floor: Open plan lounge/dining room, kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and double glazing
EPC Rating	F
Possession	Tenanted - there is no tenancy agreement dating back to the original occupation date which we are told was 2004. Brentwood Lettings took over the management from 26/11/16, and have confirmed since then the rent of £475 has been paid in full & on time each month
Viewing	Viewings may be available STRICTLY by appointment only; call 0161 443 4740



40 Oxford Road, Macclesfield SK11 8JY

Two bedroom semi-detached property

Directions Off Chester Road A537

Accommodation Ground floor: Entrance, open plan lounge and kitchen
First floor: Landing, two bedrooms and bathroom
Exterior: No gardens

Note Gas central heating and double glazed windows
Potential rental income of £575 - £600 PCM

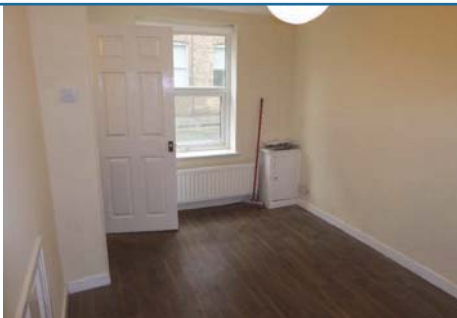
EPC Rating D

Possession Vacant on completion

Viewing Auction Department 0161 443 4740

LOT
73

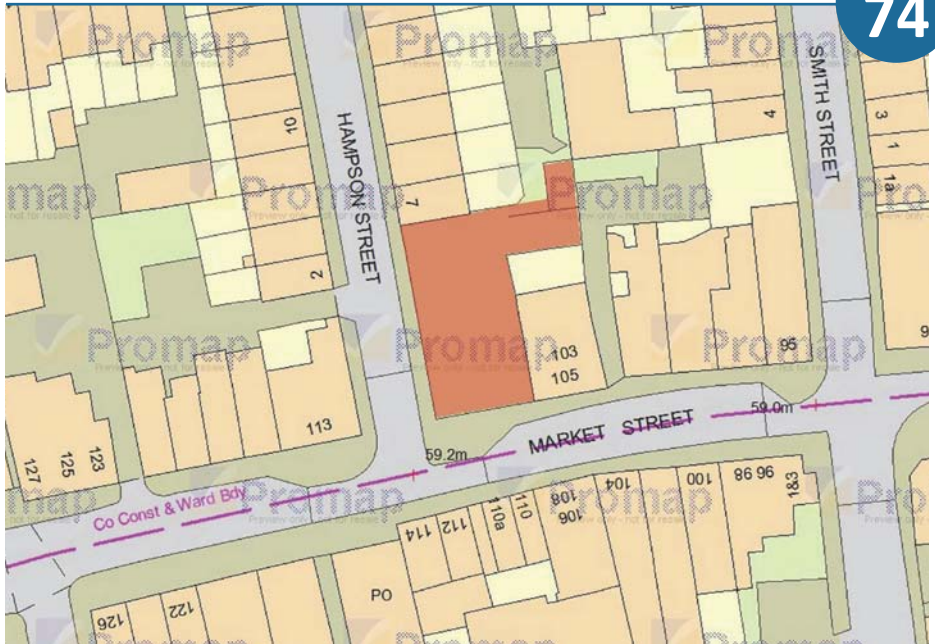
GUIDE PRICE: £60,000



42 Oxford Road, Macclesfield SK11 8JY

One bedroom semi-detached property

Directions	Off Chester Road A537
Accommodation	Ground floor: Entrance, open plan lounge and kitchen First floor: Landing, One bedroom and bathroom Exterior: No gardens
Note	Gas central heating and double glazed windows Potential rental income of £475 - £500 PCM
EPC Rating	E
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740



107-111 Market Street, Atherton, Manchester M46 0DA

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

Directions	Located on the main high street on corner of Market Street and Hampson Street
Overview	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.
Planning	Application ref: A/16/82119/FULL, To erect two storey building, with retail use at ground floor and offices above. The building may also suit mixed use commercial and residential development subject to consents. All interested parties are advised to make their own enquires directly to the local planning department at Wigan Council.
Notes	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.
Viewing	Open site

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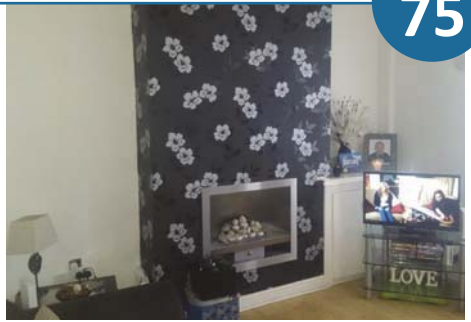
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64 Rockhampton Street, Gorton, Manchester M18 8UW
Two bedroom terrace property.

Directions	Off High Bank, off Cross Lane, off Chapman Street, off Hyde Road (A57)
Accommodation	Not inspected: Ground floor: Lounge, dining room kitchen with built in oven and hob, utility room, bathroom First floor: Two double bedrooms Exterior: Rear yard
Note	Gas central heating and double glazing. Interior photographs provided by the seller. Convenient location with Hyde Road and its associated facilities close by
EPC Rating	C
Possession	Tenanted - let on a periodic AST from 18/11/11 at £500 per month, however, £400 is being collected as paid by the council
Viewing	Viewings may be available STRICTLY by appointment only; call 0161 443 4740



40 Commercial Street, Oswaldtwistle, Accrington BB5 3JL

Three bedroom terrace property

Directions	Off Union Road B6231
Accommodation	Not inspected by Edward Mellor: Ground floor: Lounge, kitchen diner, utility room, bathroom First floor: Three bedrooms Exterior: Rear yard
Note	Gas central heating and part double glazed windows The buyers premium on this lot is £999
EPC Rating	E
Possession	Tenanted - We believe the rental income to be £390 PCM, refer to legal pack for further information.
Viewing	Viewings may be available STRICTLY by appointment only call 0161 443 4740



46 Morris Street, Sutton, St Helens WA9 3EN

Two bedroom terrace property

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

LOT
78

GUIDE PRICE: £30,000



35 Glebe Street, Great Harwood, Blackburn BB6 7AA

Two bedroom terrace property

Directions Off Queen Street, off Church Street/Blackburn Road B6535

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

Note Gas central heating and double glazed windows
The buyers premium on this lot is £999

EPC Rating On order

Possession Vacant on completion

Viewing Auction Department 0161 443 4740



24 Mill Hill, Little Hulton, Manchester M38 9TW

Three bedroom terrace property with loft room

Directions	Off Greenheys Road, off Captain Fold Road, off Highfield Road, off Manchester Road West
Accommodation	Ground floor: Hall, lounge, kitchen, utility. First floor: Landing three bedrooms, loft room used as bedroom 4, bathroom. Exterior: Front and rear gardens.
Note	Gas central heating and double glazed windows The rental income for similar properties in the area is approx £600 - £650 PCM
EPC Rating	D
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

LOT
80

GUIDE PRICE: £30,000



48 Barnes Street, Clayton Le Moors, Accrington BB5 5PF

Three bedroom terrace property

Directions	Off Pickup Street, off Whalley Road A680
Accommodation	Not inspected by Edward Mellor: Ground floor: Hall, lounge, dining room, kitchen First floor: Three bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and part double glazing The buyers premium on this lot is £999
EPC Rating	D
Possession	Tenanted - We believe the rental income in £433.33. Refer to legal pack for further information
Viewing	Viewings may be available STRICTLY by appointment only call 0161 443 4740



44 Williams Road, Burnley BB10 3DA

Two bedroom terrace property

Directions	Off Briercliffe Road A682
Accommodation	Not inspected by Edward Mellor: Ground floor: Lounge, dining room, kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and double glazed windows The buyers premium on this lot will be £999
EPC Rating	D
Possession	Tenanted - We believe the rental income to be £325 PCM. Refer to legal pack for further information.
Viewing	Viewings may be available STRICTLY by appointment only call 0161 443 4740

LOT
82

GUIDE PRICE: £35,000 - £45,000



62 Sultan Street, Accrington BB5 6EN

Two bedroom terrace property

Directions	Off Norfolk Street, off Burnley Road A679
Accommodation	Not inspected by Edward Mellor Ground floor: Hall, lounge, dining room, kitchen First floor: Two bedrooms, bathroom, Exterior: Rear yard
Note	Gas central heating and double glazed windows The buyers premium on this lot will be £999
EPC Rating	E
Possession	Tenanted - We believe the rental income is £375 PCM. Refer to legal pack for further information
Viewing	Viewings may be available STRICTLY by appointment only call 0161 443 4740



75 Stanley Street, Accrington BB5 6PQ

Two bedroom terrace property

Directions Off Washington Street, off Water Street, off Eastgate A680

Accommodation Not Inspected by Edward Mellor:
Ground floor: Lounge, dining room, kitchen
First floor: Landing, three bedrooms and bathroom
Exterior: Rear yard

Note Gas central heating and double glazed windows
The buyers premium on the lot is £999

EPC Rating D

Possession Vacant on completion

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36 Ratcliffe Street, Levenshulme, Manchester M19 3QH

Two bedroom terrace property

Directions	Off Cromwell Grove, off Stockport Road A6
Accommodation	Not inspected by Edward Mellor Ground floor: Hall, lounge, kitchen diner First floor: Landing, two bedrooms, bathroom, Exterior: Garden fronted and rear yard
Note	Gas central heating and single glazed windows The buyers premium on this lot is £999
EPC Rating	D
Possession	Tenanted - We believe the rental income is £550 PCM. Refer to legal pack for further information
Viewing	Viewings may be available STRICTLY by appointment only call 0161 443 4740



30 Ratcliffe Street, Levenshulme, Manchester M19 3QH

Two bedroom terrace property

Directions	Off Cromwell Grove, off Stockport Road A6
Accommodation	Not inspected by Edward Mellor Ground floor: Hall, lounge, kitchen diner First floor: Landing, two bedrooms, bathroom, Exterior: Garden fronted and rear yard
Note	Gas central heating and double glazed windows The buyers premium on this lot is £999
EPC Rating	E
Possession	Tenanted - We believe the rental income is £475 PCM. Refer to legal pack for further information
Viewing	Viewings may be available STRICTLY by appointment only call 0161 443 4740



107 Petersburg Road, Edgeley, Stockport SK3 9QZ

Three bedroom semi-detached property

Directions Off Stockholm Road, off Adswood Road, off Wellington Road South A6

Accommodation Ground floor: Hall, lounge, dining room, kitchen
First floor: Landing, three bedrooms, bathroom
Cellar: Multi chambers ideal for storage
Exterior: Garden fronted and rear garden

Note Gas central heating and double glazed windows

EPC Rating E

Possession Vacant on completion

Viewing Auction Department 0161 443 4740



13 Wareham Street, Crumpsall, Manchester M8 5RA

Two bedroom end terrace property

Directions Off Harrow Street, off Delaunays Road, off Crumpsall Lane, off Middleton Road A576

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

Note The property is in need of full modernisation
Within walking distance to North Manchester General Hospital, schools and shops.
Great commuter links to the M60 and to Manchester City Centre

EPC Rating On order

Possession Vacant on completion

Viewing Auction Department 0161 443 4740



1 Village Gate, 15 Wilbraham Road, Fallowfield, Manchester M14 6EZ

Two bedroom modern ground floor flat in popular location.

Directions	Located on Wilbraham Road a short walk away from Fallowfield Centre
Details	Ground floor: Communal entrance hallway. Hallway, open plan living room and kitchen, two bedrooms, bathroom. Car parking area to rear
Notes	Double glazed, central heating. EPC rating E.
Possession	Tenanted by virtue of AST, £700 per calendar month- lease details contained within legal pack
Viewing	Viewings are available by appointment only: Auction department 0161 443 4740

LOT
89

GUIDE PRICE: £95,000



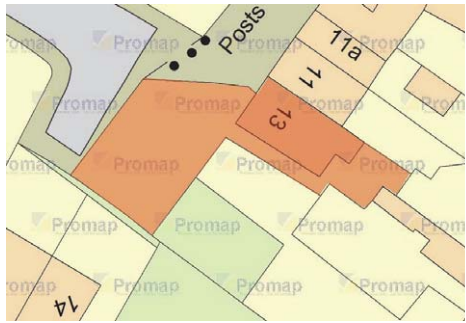
3 Village Gate, 15 Wilbraham Road, Fallowfield, Manchester M14 6EZ

Two bedroom modern ground floor flat in popular location.

Directions	Located on Wilbraham Road a short walk away from Fallowfield Centre
Details	Ground floor: Communal entrance hallway. Hallway, open plan living room and kitchen, two bedrooms, bathroom. Car parking area to rear
Notes	Double glazed, central heating, EPC rating C.
Possession	Tenanted by virtue of AST, £700 per calendar month- lease details contained within legal pack
Viewing	Viewings are available by appointment only: Auction department 0161 443 4740

LOT
89a

GUIDE PRICE: £75,000



13 Garden Street, Great Moor, Stockport SK27PP

Two bedroom terrace in sought after location requiring full refurbishment.

Directions	Located off Eltham Avenue, off Meadow Street/Cherry Tree Lane
Accommodation	Ground floor: Porch, living room, kitchen, stairs to first floor. First floor: Two bedrooms, bathroom Exterior: Large garden to side, rear garden.
Notes	EPC on order. The garden may be suitable for development subject to planning: all interested parties are advised to consult with Stockport Planning department directly. Suitable for cash buyers only. The shaded plan is for purpose of identification only: refer to the on-line legal pack for title plan.
Possession	Vacant on completion
Viewing	Auction department 0161 443 4740

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SOLD PRIOR
SIMILAR PROPERTIES REQUIRED

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. 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.

LOT
91

GUIDE PRICE: £95,000



65 Birchfields Road, Longsight, Manchester M13 0XQ

Semi-detached property in three self-contained flats close to Universities.

Directions	Located on corner of Birchfields Road and Birch Hall Lane
Details	Ground floor: Hallway, lounge, kitchen, shower room, three bedrooms First floor: Landing, hallway, living room, kitchen, shower room, bedroom Second floor: Landing, hallway, living room, kitchen, shower room, bedroom
Important notice	The buyer will be responsible for the vendors selling and legal costs at completion: refer to legal pack for full information
Notes	Any party interested in purchasing must pre-register and provide identification and proof of funds. The property will not be sold prior to the auction and is suitable for cash buyers only. The two upper floor flats are in very poor condition. Only the ground floor has central heating. An EPC on the property will be placed on order but access may not be permissible.
Possession	Please note that the property is sold as is with the encumbrance of the tenants. There are issues associated with the top floor tenant. Any leasehold information will be contained within the legal paperwork.
Viewing	One block viewing is to be arranged, but we cannot guarantee full access to all flats. 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

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