

EDWARD
mellor
AUCTION



TUESDAY 24 APRIL 2018

REGISTRATION - 12 NOON

AUCTION - 1PM

AJ BELL STADIUM, SALFORD, M30 7EY



0161 443 4740
EDWARDMELLOR.CO.UK



When & where?

AUCTION DATES 2018

Monday 5th February 2018

Tuesday 13th March 2018

Tuesday 24th April 2018

Tuesday 5th June 2018

Tuesday 17th July 2018

Monday 17th September 2018

Wednesday 31st October 2018

Monday 10th December 2018

THE AUCTION ROOM

AJ BELL STADIUM

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

☎ 0844 844 8400



DIRECTIONS



BY CAR

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



BY BUS

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



BY TRAIN

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



BY TRAM

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

USING SAT NAV?

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



M30 7LJ



Nick Green
Auctioneer

A warm welcome from Edward Mellor

Spring has finally arrived and I think we're all looking forward to longer days and warmer weather. This month we've got another fantastic range of properties going under the gavel including the amazing Sentinel House a 115K square foot office and hotel in Manchester! That's definitely one to watch!

We often get many questions about funding and misconceptions are frequent. At Edward Mellor we understand funding an auction purchase can be difficult. Nevertheless it's virtually possible to get funding on every lot up for sale in our April auction and the process couldn't be easier. If you want more information on auction funding speak to a member of our team today or call us on 0161 443 4740. We hope you have a fantastic day at auction.

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

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 give 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



SOPHIE SIMCOX



JORDAN BATESON



LYNETTE CLAYTON



STEPHEN RIDGWAY



LISA BRAMMALL



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!"



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, bank counter cheque or debit or credit card. 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. 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 £996.00 (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 would like to also thank you personally for your trust in us being a 'new customer' and for your thorough guidance through the Edward Mellor Auction process. We do use other Auctioneers throughout the UK and finding a new auctioneer could be seen as a leap of faith. You have made my decision quite easy in so far that should we have any other properties that become available in your area, I will definitely contact you in the first instance."

A. Bailey, Auction Vendor

"I have now sold four properties with yourselves over the last twelve months or so. On each occasion your valuations have been spot on and you have kept me fully informed with regards to viewings, interest and offers."

M. Saleem, Auction Vendor

"Meeting the team has been brilliant! Everything is explained in plain English and the process is easy to understand.

But as far as the sale of my property is concerned - you've been fantastic. I wouldn't have an issue with utilising or recommending your services moving forward - in fact, one of my friends will be contacting you regarding a shop he wants to sell very soon".

Simon
Auction Vendor



Order of sale

LOT	AREA	ADDRESS	DESCRIPTION
1	Timperley	12 Clifford Avenue	Three bedroom terrace property.
2	Reddish	14 Goldsmith Road	Three bedroom terrace property.
3	Partington	14 Park Road	Three bedroom end terrace property.
4	Higher Blackley	Plot formerly known as 40 Cecil Road	Parcel of land for development/redevelopment subject to planning.
5	Reddish	24 Stanhope Street	Freehold end terrace split into three self contained flats.
6	Longsight	15,17 & 19 Slade Lane	0.355 Acre mixed use site with potential for redevelopment STP.
7	Reddish	22 Stanhope Street	Freehold terrace property split into two self contained flats.
8	Charlesworth	Wellgate Cottage, 62 Town Lane	Two/Three bedroom semi-detached cottage.
9	Newton-le-Willows	Trees Community Centre	Former community centre with restrictions on use circa 2,400 SQFT.
10	Droylsden	36 St Kildas Avenue	Three bedroom semi-detached property.
11	Denton	13 Catherine Street East	Two bedroom extended terrace property.
12	Manchester City Centre	The Spear Building	City Centre development opportunity for hotel and separate apartments.
13	Padiham	5 Thompson Street	Terrace property with self-contained studio flat in basement.
14	Chorlton	10 Norbreck Avenue	Three bedroom terrace property.
15	Romiley	37 Bredbury Green	Two bedroom end terrace property with planning permission
16	Heaton Norris	142 Wellington Road North	Three bedroom bay fronted terraced house.
16a	Manchester	13 Wareham Street	Three bedroom end terrace property.
17	Crumpsall	2 Claude Street	Three bedroom end terrace property.
18	Chorlton	34 Edge Lane	Substantial bay-fronted semi-detached property.
19	Bolton	26 Marion Street	Two bedroom terrace property.
20	Little Lever	8 Sixth Avenue	Two bedroom end terrace property.
20a	Manchester	17 Bingham Street	Two bedroom terrace property.
21	Ingol	Ingol Post Office & Convenience Store	Two storey retail premises in prominent position on busy main road.
22	Hyde	224 Market Street	Commercial premises with upper floors and basements ideal for residential STP.
23	Hathershaw	51 Honeywell Lane	Three bedroom double fronted end terrace.
24	Hathershaw	70 Honeywell Lane	Two bedroom terrace property.
25	Hathershaw	141 Belgrave Road	Two bedroom terrace property.
26	Oldham	23 Heron Street	Two bedroom end terrace property.
27	Oldham	67 Moorhey Street	Two bedroom terrace property.
28	New Mills	Goyt Side Yard	Former car breakers yard with large warehouse set on close to 6 Acre site.
28a	Stockport	35 Grimshaw Street	Three bedroom end terrace property.
29	Pwllheli	St Buan Church	Grade II listed Church considered suitable for variety of uses STP.
30	West Didsbury	114 Old Lansdowne Road	Eight bedroom period property set over four floors.
30a	Stoke-on-Trent	Winchester Avenue	Former Methodist Church suitable for worship and change of use STP.
31	Fallowfield	1 Talbot Road	Garage/lock up premises with self contained flat over plus PP for houses.
32	Chadderton	34 Abson Street	Four bedroom house of multiple occupancy generating £11,652 p/a.
32a	High Peak	21 Wirksmoor Road	Four bedroom terrace property providing £1,300 pCM
33	Bury	20 Elm Street	Two bedroom end terrace property.
34	Ashton-under-Lyne	257 Stockport Road	Exceptionally located and sizeable premises on busy main road.
35	Eccles	Sentinel House	115,000 SQFT office & hotel investment , income circa £780,000 PA.

LOT	AREA	ADDRESS	DESCRIPTION
36	Ashton-under-Lyne	9 Stamford Arcade	Three bedroom first floor duplex flat.
37	Haslingden	110 Manchester Road	Ground floor office premises with self contained two bedroom flat over.
38	Dukinfield	212 Park Road	Five bedroom HMO on five year lease.
39	Levenshulme	Land at 29-31 Park Grove	Site with related planning for 6 No. two bedroom apartments.
40	Levenshulme	Land Parcel Park Grove	Parcel of land with related permission for development of 6 No. Apartments.
41	Ashton-under-Lyne	Flats 1-2, 54 Turner Lane & Flats 1-5, 38 Jersey Street	Residential Investment of 7 apartments generating £38,820 gross p/a.
42	Burnley	45-47 Standish Street	Mixed use investment property in Town Centre, income £740 PCM.
43	Cheetham Hill	64 Brideoak Street	Five bedroom end terrace property.
44	Old Trafford	Site at 476 Stretford Road	Site with permission for redevelopment as 10 x two bedroom apartments.
45	Levenshulme	24 Dorset Road	Three bedroom semi-detached property.
45a	Rochdale	140 Yorkshire Street	Three storey retail premises with basement suitable for development STP.
46	Blackpool	Sea Cote, Queens Promenade	3 Star Seafroont Villa with 6 Holiday flats and owners accommodation.
47	Abbey Hey	12 Fowler Avenue	Three bedroom semi detached property.
47a	Manchester	6 Herchel Street	Three bedroom terrace property.
48	Ashton-under-Lyne	Good Hope Mill	Large office premises suitable for residential conversion STP.
49	Stretford Marina	Apartment 6, 76 Marland Way	Modern Two bedroom apartment.
50	Stretford Marina	Apartment 5, 76 Marland Way	Modern Two bedroom apartment.
51	Stretford Marina	Apartment 4, 76 Marland Way	Modern Two bedroom apartment.
52	Stretford Marina	Apartment 3, 76 Marland Way	Modern Two bedroom apartment.
53	Stretford Marina	Apartment 2, 76 Marland Way	Modern Two bedroom apartment.
54	Stretford Marina	Apartment 1, 76 Marland Way	Modern Two bedroom apartment.
55	Longsight	38 Laidon Road	Self contained retail premises and three bedroom flat in popular location.
56	Leek	1 Clerk Bank	Grade II Listed split level apartment.
57	Speke	The Estuary Units 23-33	15 Leasehold storage pods for investment.
58	Rusholme	59 Ruskin Avenue	Investment property producing £2,280 monthly, close to universities and MRI
59	Cheetham Hill	57 to 63a Cheetham Hill Road	Three storey office and retail building located on fringe of city centre.
60	Old Trafford	12 Ayres Road	Substantial three bedroom semi-detached property.
61	Longsight	Unit 5, Hemmons Road	0.24 Acre site with planning for three new build industrial/storage units.
62	Upper Brook Street,	Flat 2, 235 Upper Brook Street	Two bedroom flat.
63	Darwen	456 Blackburn Road	Terrace property with café on two floors and two bedroom maisonette above.
64	West Didsbury	86 Montmano Drive	Two bedroom first floor apartment.
65	Hyde	31 Water Street	138 SQM retail premises suitable for change of use/development STP.
66	Higher Blackley	53 Sandyhill Road	Six bedroom end terrace property.
67	Bolton	1 Entwistle Street	Former post office/store with rooms over attached two bedroom terrace.
68	Manchester City Centre	G09 Hacienda Apartments	One bedroom ground floor city centre apartment.
69	Leigh	92 Bradshawgate	70 SQM vacant High Street retail property in ready to rent order.
70	Salford	51 Stanhope Road	Three bedroom semi-detached property.
71	Eccles	7 Crossfield Road	Two bedroom ground floor flat.

LOT
1

GUIDE PRICE: £190,000+



12 Clifford Avenue, Timperley, Altrincham WA15 6PB

Three bedroom terrace property.

Directions	Off Marsland Road, off Bloomsbury Lane, off Stockport Road (B5165)
Accommodation	Ground floor: Lounge, kitchen First floor: Three bedrooms, bathroom Exterior: Gardens to the front and rear
Note	Gas central heating and double glazing. Located in a pleasant cul-de-sac close to Timperley Village. Nearest stations: Train Station Navigation Road (0.8 miles), Tram Station Timperley (0.9 miles), Train Station Altrincham (1.1 miles). Just a short drive from Altrincham and Hale
EPC Rating	D.
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

FINANCE AVAILABLE FOR THIS LOT

Call our financial services team today on 0161 443 4548 for more information.



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1



1

YOU MUST READ NOTICES TO PROSPECTIVE BUYERS

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0161 443 4740



14 Goldsmith Road, Reddish, Stockport SK5 6JP

Three bedroom terrace property

Directions	Off Browning Road, off Longford Road West, off Gorton Road B6167
Accommodation	Ground floor: Hall, lounge, dining room, kitchen First floor: Landing, Three bedrooms, bathroom Exterior: Driveway to front and garden to rear
Note	Gas central heating and double glazed windows The online internal photo's are from late 2016
EPC Rating	C
Possession	Tenanted - Let on a periodic AST providing £659.52 PCM
Viewing	Viewings may be available contact Auction Department 0161 443 4740

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14 Park Road, Partington, Manchester M31 4DU

Three bedroom end terrace property.

Directions	Off Moss View Road, off Moss Lane, off Manchester Road (A6144)
Accommodation	Ground floor: Lounge, dining kitchen First floor: Three bedrooms, bathroom Exterior: Gardens to the front and rear
Note	Gas central heating and double glazing. Close to Moss View Road Playing Field and Moss View Community School. Positioned conveniently within walking distance of local amenities, bus routes and benefiting from good access to the motorway network
EPC Rating	D
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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Call our financial services team today on 0161 443 4548 for more information.



3



1



1

GUIDE PRICE: £20,000 - £30,000

**LOT
4**



Plot Formerly Known As, 40 Cecil Road, Higher Blackley, Manchester M9 6RQ
Parcel of land for development/redevelopment subject to planning.

Directions	The plot is located on Cecil Road off Victoria Avenue (A6104)
Overview	The site is close to 86 SQM (925 SQFT) and up until January 2017 housed a two bedroom plus box room end terrace dwelling.
Notes	Lined plan for purpose of identification only. Tenure: Freehold. The buyer is to pay a contribution to the sellers auctioneers and solicitors costs: refer to the on line legal pack.
Planning	The plot is considered suitable for redevelopment as flats subject to the necessary consents. All interested parties are advised to make their own enquiries directly to the local planning department at Manchester City Council
Possession	Vacant, site bought as is.
Viewing	Open site

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for more information.

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friendly advice on

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24 Stanhope Street, Reddish, Stockport SK5 7AQ

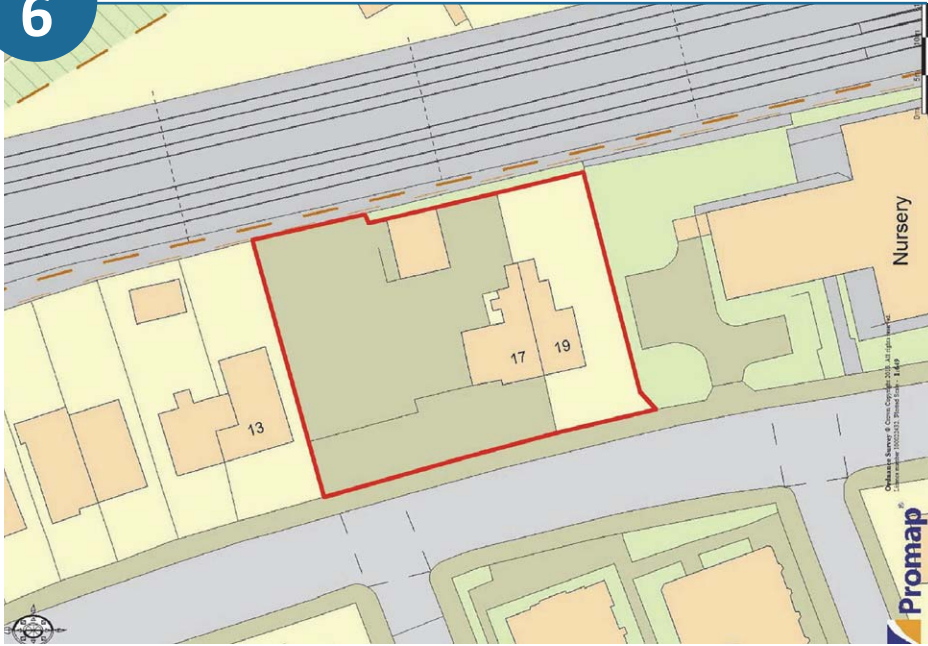
Freehold end terrace split into three self contained flats

Directions	Off Broadstone Road B5169
Accommodation	Ground floor: Communal entrance with access into flat 3 and stairway to flats 1 and 2 Ground floor Flat 3: Lounge, kitchen, bedroom and bathroom, store room with potential to be second bedroom First floor: Flat 1: Living room, kitchen and shower room. Flat 2: Living room, kitchen and bathroom Exterior: Rear yard accessed by flat 3
New room	Potential rental income of £1,500 PCM once modernised The flats can produce a healthy return or can be changed back into a three bedroom terrace Part double glazed and gas central heating. The flats are on separate meters
EPC Rating	Flats 1 & 2 - E. Flat 3 - D
Possession	Tenanted - Flat 3 is let on an AST providing £235 paid every 2 weeks
Viewing	Auction Department 0161 443 4740

FINANCE AVAILABLE FOR THIS LOT

Call our financial services team today on 0161 443 4548 for more information.





15,17 & 19 Slade Lane, Longsight, Manchester M13 0QJ

0.355 Acre mixed use site with potential for redevelopment STP.

Directions	Located on Slade Lane (A5079) near Palm Street, 2 miles from Manchester City Centre, 3 miles from Stockport
Overview	The site has been used as haulage yard in excess of 40 years and has also had lapsed planning permission for development of parts and extension. Currently the site comprises a pair of semi-detached properties, one derelict, the other is three self contained flats. The remainder of the site has hard standing enclosed by perimeter fencing and walls and a repair shop with inspection pit.
15 Slade Lane	Haulage yard with vehicle inspection shed and pit, well defined and secure perimeters. 22 M (72 FT) frontage depth 34 M (110 FT), yard area circa 820 SQM (8,826 SQFT). EPC exempt.
17 Slade Lane	Inspection pending- advised to be: Three self contained flats over three floors all comprising living room, dining kitchen, one bedroom and bathroom. EPC ratings: Flat 1: E. Flat 2: D. Flat 3: On order.
19 Slade Lane	Derelict semi-detached former residence, assumed to have accommodation over first and second floors, large side plot ideal for extension and planning passed for two storey side extension, single storey rear extension and dormer roof extensions in association with change of use of house into 3 self contained flats. EPC exempt.

FINANCE AVAILABLE FOR THIS LOT

Call our financial services team today on 0161 443 4548 for more information.



Planning

Planning has been passed for 19 Slade Lane: REF:096810/FO/2011/N2 , for extension and conversion as previous mentioned. The owners have advised that they have previously sought and successfully secured permission for 9 flats to be built on the site at 15 Slade Lane that has subsequently lapsed.

The entire site is considered viable for differing schemes such as three storey town houses or a significantly larger block of flats subject to the necessary consents and as such all interested parties are to make their own enquiries directly to the local planning department directly: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Possession

Both 15 and 19 Slade Lane are sold with vacant possession. 17 Slade Lane has three tenants on various AST agreements with income circa £1,150 per calendar month. The lease will be contained within the legal pack.

Viewing

Strictly by appointment with the Auction Department 0161 443 4740

FINANCE AVAILABLE FOR THIS LOT

Call our financial services team today on 0161 443 4548 for more information.

LOT
7

GUIDE PRICE: £105,000



22 Stanhope Street, Reddish, Stockport SK5 7AQ

Freehold terrace property split into two self contained flats

Directions	Off Broadstone Road B5169
Accommodation	Ground floor: Communal entrance and hall. Separate access into each flat: Flat 1 (First floor): Landing, lounge, bedroom, kitchen and bathroom Flat 2 (Ground floor): Bedroom, lounge, kitchen, bathroom Exterior: Rear yard
Note	Potential rental income of £1,200 PCM once modernised The flats can produce a healthy 10% return or can be changed back into a three bedroom terrace
EPC Rating	E for both flats
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

FINANCE AVAILABLE FOR THIS LOT

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for more information.



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2



2

YOU MUST READ NOTICES TO PROSPECTIVE BUYERS

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0161 443 4740



Wellgate Cottage, 62 Town Lane, Charlesworth, Glossop SK13 5HQ
Two/Three bedroom semi-detached cottage

Directions	Town Lane is off Glossop Road A626
Accommodation	Ground floor: Hall, cloakroom WC, lounge, sitting room, kitchen, dining room, study/bedroom three, rear porch First floor: Landing, master bedroom with en-suite WC, second bedroom with potential to split into two bedrooms, bathroom Exterior: Utility room and storage shed. Gardens to front and rear with off road parking
Note	Gas central heating and double glazed windows Excellent family sized accommodation with potential to make this two-three bedroom into a four bedroom house. Located on the borders of the High Peak and Pennines. EPC Rating: E
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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Trees Community Centre, 143 Alder Street, Newton-le-willows WA12 8HR

Former community centre with restrictions on use circa 2,400 SQFT.

Directions	Located on Alder Street off Park Road South, close to Mesnes Park in a densely populated residential location.
Details	<p>The property had been used as a charitable community centre and child daycare centre run not for profit. The building is in good order throughout and is a single storey detached building of brick construction under a pitched tile roof.</p> <p>The internal layout comprises: reception hallway, two offices, two large reception rooms, one with shower and WC, kitchen, disabled WC, ladies WC, open plan hall with further WC. Externally the property stands on a large plot circa 0.28 Acres with play areas to the west of the site and secure gated parking to the front.</p>
Sales information	The property is being sold on behalf of the Joint Liquidators of Trees Community Centre Limited

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Tenure	Long leasehold for 112 years outstanding to St Helens Council at nil rent.
Notes	There is restriction that this property is to be used as a community centre or charity. There may be alternative usage subject to permission and agreement with the council. All interested parties are advised to make their own enquiries directly to St Helens Council: Contact centre, Wesley house, Corporation street, St. Helens WA10 1HF, 01744 676789. Lined plan for purpose of identification only: refer to legal pack for further information. EPC: On order
Viewing	Auction department 0161 443 4740

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36 St Kildas Avenue, Droylsden, Manchester M43 7SF

Three bedroom semi-detached property

Directions	Off Lowfield Avenue, off Greenside Lane, off Manchester Road A662
Accommodation	Ground floor: Hallway, lounge, kitchen First floor: three bedrooms and a bathroom. Exterior: Garden to the front and rear
Note	In need of modernisation whilst providing a great project for first time buyers and investors
EPC Rating	G
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

FINANCE AVAILABLE FOR THIS LOT

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13 Catherine Street East, Denton, Manchester M34 3RQ

Two bedroom extended terrace property.

Directions	Off Seymour Street, off A57
Accommodation	Ground floor: Hall, lounge, dining room, kitchen, bathroom First floor: Two double bedrooms Exterior: Rear yard
Note	Situated on the junction of the M60/M67, the location benefits from Crown Point North shopping centre, Morrisons, Sainsburys and Lidl, major banks, post office, library and swimming pool. It is also on the cross roads of the A57 providing public transport for Hyde, Ashton, Stockport and Manchester. Denton has some of the best schools in Tameside both at junior and senior level. Other local amenities include a golf club, several cricket and football clubs as well as various churches. Gas central heating and partial double glazing
EPC Rating	D
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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The Spear Building, 60 Oldham Street, 53 Spear Street, Manchester M4 1LE
City Centre development opportunity for hotel and separate apartments.

Directions	Located on Oldham Street in the Northern Quarter
Overview	<p>The property on offer is a development site with consent for a hotel and separate apartments. The building was the first Marks & Spencer Penny Bazaar in Manchester. The site is considered multi faceted in terms of planning and other application such as a 20 bedroom hotel with additional apartment space may be considered subject to planning.</p> <p>The Northern Quarter is considered Manchester's trendy neighbourhood, with independent bars and independent record shops. Its home to popular restaurants and some of the city's liveliest music venues, which host up-and-coming indie bands and established acts. Of course Afflecks Palace is just over the road and it is in close proximity to Piccadilly Station and all bus and tram routes and Manchester University.</p>
Notes	The premises are in semi-derelict condition and as such internal viewings, if conducted, will be limited and a disclaimer will be signed by all parties entering. There is no EPC rating for the property as it is being sold as a development site.
Possession	Vacant on completion, site bought as is.

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Planning

Ref: 110890/F0/2015/C2. 60 Oldham Street as 3 no. Apartments (C3) and use of 53 Spear Street as a 7 bedroom hotel (C1) including extension to provide one additional floor and reinstate original building height of the building with facade alterations to both buildings. Ground floor Class A1 use to be retained.

The residential elements are drawn as three bedroom flats with contemporary living space, three bedrooms and bathroom plus en-suite to one bedroom in each flat and looked suited to the rental market where rents should be comfortably around the £1,000 mark per month.

The A1 unit rent is estimated at £2,000 per month, £24,000 per annum, possibly higher if basement used. Hotel rates are on average £90 per night in the location so potentially £4,410 per week (£225,000 per year)

Viewing

Auction Department 0161 443 4740.

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LOT
13

GUIDE PRICE: £45,000 - £55,000



5 Thompson Street, Padiham, Burnley BB12 7AP

Terrace property with self-contained studio flat in basement

Directions	Off Station Road, off Park Road, off Burnley Road A671
Accommodation	Ground floor: Hall, lounge, bedroom, dining room, kitchen First floor: Landing, two bedrooms and bathroom Basement: Studio flat with shower and kitchen Exterior: Small rear yard
Note	Gas central heating and double glazed windows Previously been let as a 3 bed HMO generating £85pp weekly (inc bills) £13,260 p/a The studio flat has previously been let at £350 PCM
EPC Rating	D
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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10 Norbreck Avenue, Chorlton, Manchester M21 8TG

Three bedroom terrace property.

Directions	Off St Annes Road, off Barlow Moor Road (A5145)
Accommodation	Ground floor: Entrance hall, lounge, dining room, kitchen First floor: Three bedrooms, bathroom Exterior: Rear yard
Note	In need of modernisation. Cul de sac location off St Annes Road and within walking distance to the cafe society on Beech Road, Chorlton Park, as well as Chorlton Centre and the Metrolink station on St Werburghs Road giving direct access to Media City/Manchester Centre and Manchester International Airport
EPC Rating	G
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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3



1



2



37 Bredbury Green, Romiley, Stockport SK6 3DN

Two bedroom end terrace property with planning permission

Directions	Located on Bredbury Green in a row of cottages off Hatherlow/Barrack Hill (A627)
Accommodation	Ground Floor: Vestibule, lounge, dining room, kitchen, WC and separate bathroom First Floor: Two bedrooms Exterior: Parking to front of property, side and rear gardens. Outhouse
Planning	Planning ref: DC/055574 approved for a two storey side extension, single storey rear extension and dormer to rear. Demolition of concrete garage and formation of two parking spaces. We have seen proof from the council that the lapsed planning has been approved and will show publicly early April 2018
EPC Rating	F
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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2

1

2

GUIDE PRICE: £140,000+

**LOT
16**



142 Wellington Road North, Heaton Norris, Stockport SK4 2LL

Three bedroom bay fronted terraced house.

Directions	Leaving Stockport in the direction of Manchester, the property is on the right hand side after Belmont Way. Public parking is available on Cheviot Close
Accommodation	Ground floor: Entrance hall, lounge, dining room, large kitchen, four cellar chambers First floor: Three bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and double glazing. Ideally located for public transport, Redrock, Merseyway Shopping Centre and Princes Street where there is an extensive range of national brands and independent retailers, as well as Stockport's Historic Market Place and Old Town.
EPC Rating	D
Possession	Tenanted - periodic AST from 14/11/15 at £725 per month - you must refer to the legal pack for confirmation. The tenants have expressed a desire to remain in situ
Viewing	Viewings are available STRICTLY by appointment only; call 0161 443 4740

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GUIDE PRICE: £125,000

LOT
16a



13 Wareham Street, Crumpsall, Manchester M8 5RA

Three bedroom end terrace property

Directions	Off Harrow Street, off Delaunays Road, off Crumpsall Lane, off Middleton Road A576
Accommodation	Ground floor: Hall, cloakroom WC, lounge, dining room, kitchen First floor: Landing, two bedroom and shower room Second floor: Bedroom Exterior: Rear yard
Note	Fully refurbished to a high standard offering an ideal property to multi-let or HMO Within walking distance to North Manchester General Hospital, schools and shops Great commuter links to the M60 and to Manchester City Centre
EPC Rating	G - Hasn't been renewed since work completed
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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3



1



2

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2 Claude Street, Crumpsall, Manchester M8 5AW

Three bedroom end terrace property

Directions	Off Tracey Street, off Cravenwood, off Lansdowne Road, off Crumpsall Lane, Delauneys Road
Accommodation	Not Inspected by Edward Mellor but reported to be: Ground floor: Hall, lounge, dining room, kitchen First floor: Landing, two bedrooms and shower room Second floor: Bedroom with en-suite bathroom
Note	Situated conveniently within walking distance to North Manchester General Hospital, supermarkets and schools
EPC Rating	E
Possession	Tenanted - Let on a 6 month AST from 20th January 2018 providing £600 PCM
Viewing	Strictly external viewing only

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3



2



2



34 Edge Lane, Chorlton, Manchester M21 9JW

Substantial bay-fronted semi-detached property.

Directions	From Wilbraham Road, continue into Edge Lane where the house is on the right hand side
Accommodation	Ground floor: Porch, hall, living room, sitting room, morning room, kitchen, cloaks/wc First floor: Four good sized bedrooms, large bathroom with separate shower Exterior: Spacious corner plot with paved patio, well stocked gardens to the front, side and rear. Detached garage and drive off Ryebank Road
Note	Gas central heating, double glazing. Well placed for Chorlton village, Longford Park, access to Manchester, Altrincham and M60 motorway. Close to Beech Road with its array of shops/cafes/bars and Beech Road Park. Several local primary schools nearby as well as Stretford Grammar School
EPC Rating	D
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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LOT
19

GUIDE PRICE: £58,000



26 Marion Street, Bolton BL3 2PN

Two bedroom terrace property

Directions Off Back Manchester Road, off Rowena street, off Manchester Road A575

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

Note Gas central heating and double glazed windows
Similar local properties are renting for £475 - £500 PCM

EPC Rating D

Possession Vacant on completion

Viewing Auction Department 0161 443 4740

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2



1



1

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8 Sixth Avenue, Little Lever, Bolton BL3 1DE

Two bedroom end terrace property

Directions	Off Park Road, off Dove Bank Road/Radcliffe Road B6209
Accommodation	Not inspected by Edward Mellor at time of this print: Ground floor: Porch, hall, lounge diner, kitchen First floor: Landing, two bedroom and bathroom Exterior: Garden fronted and rear yard
Note	Gas central heating and double glazed windows Situating within walking distance to Little Lever Village, Schooling and only a short drive to motorway networks 11% yield
EPC Rating	E
Possession	Tenanted - We have been informed the property is let on an AST providing £550 PCM Refer to legal pack for confirmation
Viewing	Auction Department 0161 443 4740

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GUIDE PRICE: £85,000

LOT
20a



17 Bingham Street, Swinton, Manchester M27 4AQ

Two bedroom terrace property

Directions	Off Pendlebury Road, off Chorley Road A6
Accommodation	Ground floor: Hall, lounge, dining room, kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and double glazed windows Potential rental income of £600 PCM - ready to let
EPC Rating	C
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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Ingol PO And Convenience Store, 219 Tag Lane, Higher Bartle, Ingol, Preston PR2 3TY
Two storey retail premises in prominent position on busy main road.

Directions	The property is located on Tag Lane (B5411) close to Texaco Garage
Overview	The current owners are selling this property to concentrate on other business commitments. The property will be sold with no business or goodwill attached. In the owners history it has traded as a bargain booze up until 2014 with a turnover on average £18,000 per week. Formerly trading as Onestop store with Post Office Counter. The Post Office officially closes on June 4th 2018 and to take this into consideration there will be a delayed completion: refer to the legal pack for the official date.
Ground floor	Shop sales area, rear store, access to side from roller shutters, internal office space, NIA circa 167 sq m (1,800 sq ft)
First floor	Storage and WCs. NIA 132 sq m (1,200 sq ft), an inspection was not possible as staircase removed. We are advised the layout is: landing, three rooms, bathroom.
Exterior	Parking to front and side, generous plot to rear. Site area circa 638 SQM (0.157 Acre)

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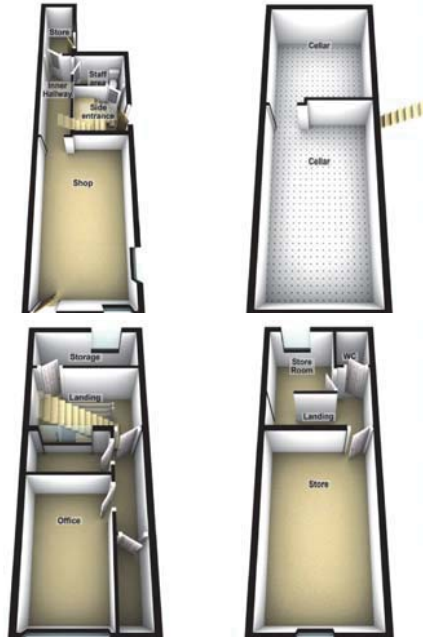
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Notes	EPC on rating: C. The fixtures, fittings and chiller cabinets can be purchased under separate negotiation. The site and building may be suitable for alternative uses, conversion or development subject to the necessary consents. All interested parties are advised to make their own enquiries directly to the local planning authority. Lined map for purpose of identification only.
Possession	Vacant on completion
Viewing	Strictly by appointment. Auction department 0161 443 4740

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224 Market Street, Hyde SK14 1HB

Commercial premises with upper floors and basements ideal for residential STP.

Directions	Located on Market Street in Hyde close to the Shepherds Call Public House
Details	Ground Floor: 40 sq m (430 sq ft) retail space with ancillary accommodation. Basement. First Floor: (35 sq m) Landing 3 rooms and store room. Second Floor: (35 sq m) Two rooms and WC Externally: Gated parking for circa 6 vehicles
Notes	The advertising hoarding is not included in the sale. Parties interested in development of parts and plot are advised to make their own enquiries direct to the relevant local planning department. EPC rating G
Possession	Vacant on completion.
Viewing	By appointment only with the Auctioneers 0161 443 4740

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51 Honeywell Lane, Hathershaw, Oldham OL8 2AA

Three bedroom double fronted end terrace

Directions	Off Ashton Road A627
Accommodation	Ground floor: Vestibule, lounge, dining room, kitchen First floor: Landing, three bedrooms and bathroom Exterior: Rear yard and parking to side
Note	Double glazed windows to front single to rear, gas central heating Well presented and maintained property, no work required
EPC Rating	E
Possession	Tenanted - We believe the property is let at £435 PCM. Refer to legal pack for more information Current market rent would be circa £500 plus PCM
Viewing	Auction Department 0161 443 4740

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70 Honeywell Lane, Hathershaw, Oldham OL8 2AA

Two bedroom terrace property

Directions	Off Ashton Road A627
Accommodation	Ground floor: Hall, lounge, dining room, kitchen First floor: Landing, two bedrooms and bathroom, stairs to loft room Loft room: Suitable for storage Exterior: Large rear garden
Note	Gas central heating and double glazed windows
EPC Rating	E
Possession	Tenanted - We believe the property is let at £435 PCM. Refer to legal pack for more information Current market rent would be circa £500 PCM
Viewing	Auction Department 0161 443 4740

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2



1



2



141 Belgrave Road, Hathershaw, Oldham OL8 2JT

Two bedroom terrace property

Directions	Off Broadway Street, off Ashton Road A627
Accommodation	Ground floor: Lounge, kitchen First floor: Two bedrooms and bathroom Exterior: Rear garden
Note	Gas central heating and double glazed windows Long term tenant, well presented and well maintained
EPC Rating	F (completed in 2009 pre refurb)
Possession	Tenanted - We believe the property is let at £350 PCM. Refer to legal pack for more information Current market rent would be circa £500 PCM
Viewing	Auction Department 0161 443 4740

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LOT
26

GUIDE PRICE: £60,000+



23 Heron Street, Oldham OL8 4LP

Two bedroom end terrace property.

Directions	Directly off Manchester Road (A62)
Accommodation	Ground floor: Entrance hall, lounge, dining room, kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and double glazing. Popular residential location with easy access to Oldham centre and its associated amenities with the Northwest motorway network being just a short drive away
EPC Rating	D
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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67 Moorhey Street, Oldham OL4 1JE

Two bedroom terrace property.

Directions	Directly off Lees Road (A669)
Accommodation	Ground floor: Lounge, dining kitchen First floor: Two bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and double glazing. Just off Lees Road which offers excellent public transport links
EPC Rating	E
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

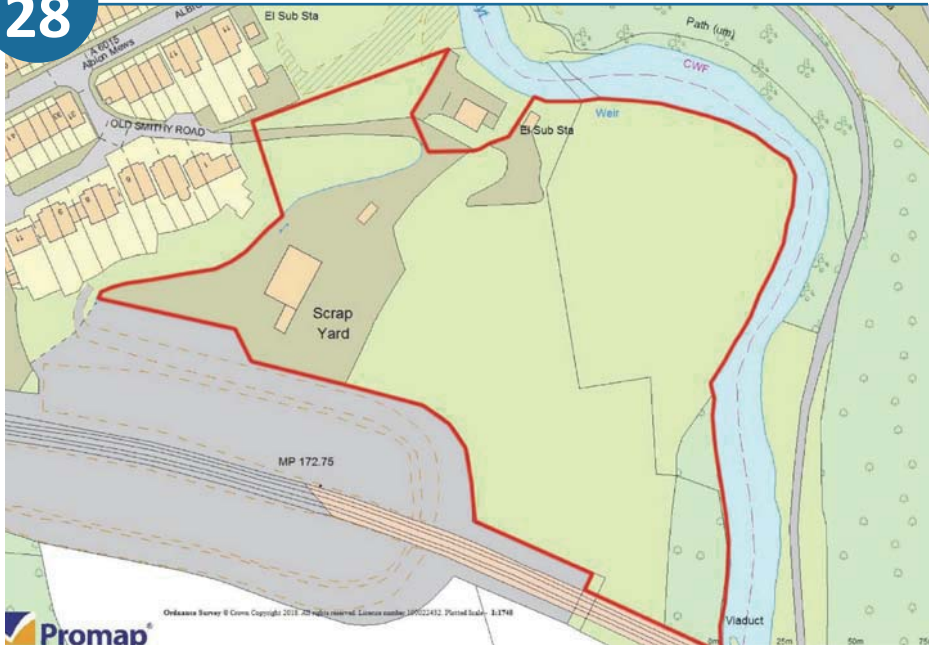
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LOT
28

GUIDE PRICE: £300,000



Goyt Side Yard, Rear Of Albion Road, New Mills, High Peak SK22 4PS

Former car breakers yard with large warehouse set on close to 6 Acre site.

Directions	Located off Albion Road via Old Smithy Road, close to the Beehive Public House.
Overview	<p>It recent history part of this parcel of land was used as a vehicle breakers yard, well known to many from around the local area and beyond.</p> <p>It now houses a stand alone industrial unit with well defined perimeters.</p> <p>The entire site is approximately 2.4 Hectares in size (6 Acres).</p>
Details	<p>Access is via locked gates off Old Smithy Road via security gates down an inclined road.</p> <p>On site there is a large detached warehouse surrounded by land used for car breaking which has now been cleared.</p> <p>The industrial/commercial element of the land is circa 1.07 Acres in size. Flanking this site, the River Goyt and the Buxton to Manchester Railway line is the remaining greenbelt/meadow land.</p> <p>There is a small open shed located to the north of the site flanking the river.</p>

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Planning	The site is currently considered suitable for commercial development of existing parts subject to the necessary consents. There may be future further development potential of the entire site however it is more suited to perhaps equestrian or agricultural usage currently and all interested parties must consult with the local planning department directly to satisfy themselves as to current and future planning.
Local council	High Peak Borough Council.
Possession/notes	Site sold with vacant possession, bought as is. EPC exempt. Lined plan for identification purposes only.
Viewing	Strictly by appointment only with the auction department on 0161 443 4740

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LOT
28a

GUIDE PRICE: £85,000+



35 Grimshaw Street, Offerton, Stockport SK1 4DN

Three bedroom end terrace property.

Directions	Off Turncroft Lane, off Hall Street (A626)
Accommodation	Ground floor: Two reception rooms, kitchen area and useful cellars First floor: Three bedrooms, bathroom Exterior: Rear yard
Note	The vendor of this property is a director of Edward Mellor Ltd. Situated in a popular residential location close to Stockport Town Centre, access to the M60, Vernon Park and Woodbank Park. In need of modernisation
EPC Rating	On order
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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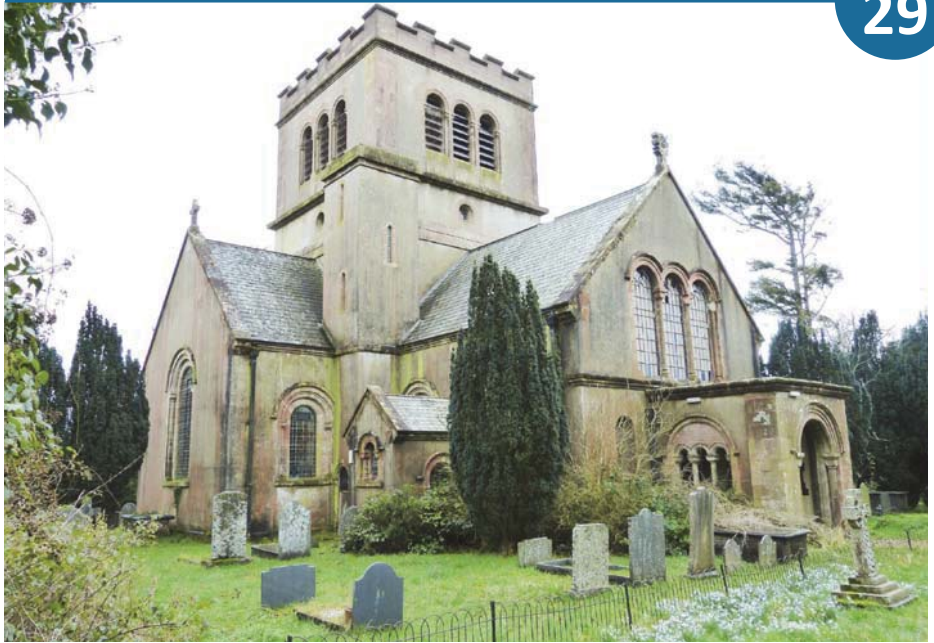
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St Buan Church, Boduan, Pwllheli LL53 6DT

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. The site is located around 2 miles From Nefyn, 6 miles from Abersoch and 3.5 miles from Pwllheli
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.
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

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LOT
30

GUIDE PRICE: £695,000



114 Old Lansdowne Road, West Didsbury, Manchester M20 2NY

Eight bedroom period property set over four floors

Directions Off Barlow Moor Road A5145

Accommodation Ground floor: Hall, lounge, dining room, sitting room, kitchen, utility, cloakroom WC
First floor: Landing, four bedrooms, bathroom
Second floor: Landing, four bedrooms and bathroom
Cellar: Four chambers
Exterior: Full width driveway to front and rear garden

EPC Rating E

Possession Vacant on completion

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Note	56 day completion period available Previously been used as three self-contained apartments Recently refurbished to high standard Gas central heating and double glazed windows Situated within a very prominent part of West Didsbury and being only a short walk to; local shops, pubs, park and restaurants
Viewing	Auction Department 0161 443 4740

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8



3



3

GUIDE PRICE: £135,000

**LOT
30a**



Former St Pauls Methodist Church, Winchester Avenue, Bentilee, Stoke-on-trent ST2 0LL
Church suitable for worship, all D1 uses (see below) and change of use STP.

Directions	Located on Winchester Avenue and Aylesbury Road
Details	The church was constructed around 1960 and is located in a densely populated residential area. The Church offers circa 7,400 SQFT (687 SQM). The accommodation has a single storey extension entrance, vestibule, hall, vestry, two meeting rooms, two store rooms, kitchen, WCs, rear entrance and mezzanine. The grounds are circa 0.9 A (0.36 H). The surrounding housing estate when built in the 1950s was one of the largest in Europe with around 4,500 properties.
Notes	EPC exempt. Lined plan is for purpose of identification only, please refer to on line legal pack for accurate title plan. The vendor of this property is a director of Edward Mellor Ltd
Tenure	Freehold

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Possession Vacant on completion

Planning The site and property have permitted development within class D1 which enables such uses as clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres. The site may also be suitable for substantial residential redevelopment subject to the necessary consents and all interested parties are advised to make their own enquiries directly to the local planning office: Stoke-on-Trent, Civic Centre, Glebe Street, Stoke-on-Trent, ST4 1HH

Viewing Auction Department 0161 443 4740

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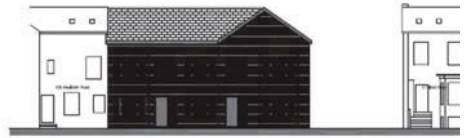
1 Talbot Road, Fallowfield, Manchester M14 6TA

Garage/lock up premises with self contained flat over plus PP for houses.

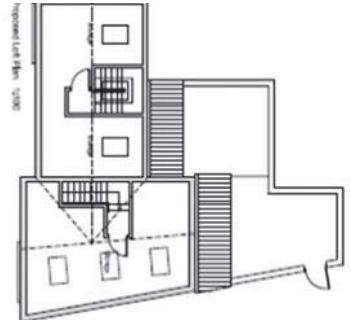
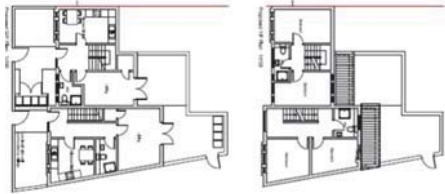
Directions	Located off Mauldeth Road in the Ladybarn area of Fallowfield
Details	<p>Majority open plan garage space/MOT station with office and storage rooms, WC 110 sq m (1,184 sq ft)</p> <p>Ground floor: Entrance, staircase to: First Floor: Living room, fitted kitchen, bedroom, shower room.</p> <p>Planning has been passed for development of the site into 2, two bedroom dwellings which are ideal for the investment market as this area is popular for the Student market due to the close proximity of the rail station and Manchester University Fallowfield Campus.</p> <p>The rental figures for two bedroom properties are in the region of £700 per month with continually popular resale markets.</p>
Notes	The property is freehold. Flat double glazed, central heating. EPC rating: Flat: D. Garage exempt.

FINANCE AVAILABLE FOR THIS LOT

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Proposed 1st Floor Elevation - 1/200



Planning	112726/FO/2016 Erection of 2no. Two-storey semi-detached dwelling houses, following demolition of existing building. There is potential to utilise the current footprint and adapt or alter use subject to permission. The submitted plans include useable loft space. All interested parties are advised to make their own enquiries directly to the relevant local planning department at Manchester City Council
Possession	Flat tenanted on AST £495 PCM, details to follow in legal pack. Garage vacant.
Viewing	Auction department 0161 443 4740

FINANCE AVAILABLE FOR THIS LOT

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34 Abson Street, Chadderton, Oldham OL1 2PR

Four bedroom house of multiple occupancy generating £11,652 p/a

Directions	Off Wakefield Street, off Burnley Lane, off Chadderton Way A627
Accommodation	Ground floor: One bedroom, large kitchen and lounge area First floor: Landing, three bedrooms and bathroom Exterior: Rear yard
Note	The property has undergone a full refurbishment programme including rewire, new gas central heating system and double glazed windows throughout Full furniture pack included Lease provides 11% NET yield
EPC Rating	C
Possession	Tenanted - Five year FRI lease to blue chip PLC from 31/10/17 providing guaranteed income of £971 per month, £11,652 per annum with no deductions
Viewing	Strictly by appointment only, Auction Department 0161 443 4740

FINANCE AVAILABLE FOR THIS LOT

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GUIDE PRICE: £140,000

**LOT
32a**



21 Wirksmoor Road, New Mills, High Peak SK22 3HU

Four bedroom terrace property providing £1,300 PCM

Directions	Off Albion Road A6015
Accommodation	Ground floor: Hall, lounge, kitchen and bedroom First floor: Landing, three bedrooms, store room and bathroom Exterior: Garden fronted and rear yard
Note	Situated in the heart of New Mills being within walking distance to New Mills Central railway station
EPC Rating	E
Possession	Tenanted - Let on four separate AST's providing £1,300 PCM (bills included). Refer to the legal pack for more information
Viewing	Auction Department 0161 443 4740

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4



1



1

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GUIDE PRICE: £60,000

LOT
33



20 Elm Street, Bury BL9 7DD

Two bedroom end terrace property

Directions Off Wash Lane B6221

Accommodation Ground floor: Vestibule, lounge with storage cupboard, kitchen
First floor: Landing, two bedrooms and bathroom
Exterior: Garden fronted and rear yard

Note Only a short drive to Bury Town Centre, The Rock shopping centre and award winning Bury Market
Situating a stones throw away from M66 J2
Similar properties are renting for £550 - £600 PCM once modernised

EPC Rating G

Possession Vacant on completion

Viewing Auction Department 0161 443 4740

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257 Stockport Road, Guide Bridge, Ashton-under-lyne OL7 0NT

Exceptionally located and sizeable premises on busy main road.

Directions	Located on Stockport Road close to Shell filling station
Details	<p>The building is located on Stockport Road with a great deal of passing traffic. Site area 0.23 A or thereabouts. There is circa 1,300 SQM (14,000 SQFT) space in the entire building.</p> <p>Ground floor: Retail showroom, further showroom, two warehousing rooms, loading bay.</p> <p>First floor: 5 office rooms, large staff room and kitchen, WCs.</p> <p>Second floor: Roof void/storage.</p>
Notes	EPC rating D. Shaded plan for purpose of identification only: refer to on line legal pack for title documentation.

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PROPOSED FRONT ELEVATION



PROPOSED OPTION A
 257 Stockport Road,
 Guide Bridge
 Ground Floor Plan



EXISTING
 257 Stockport Road
 Guide Bridge
 Ground Floor Plan

Planning

The building is considered suitable for change of use and alternative development including residential. The site and buildings are ideal for a Tesco Metro or Sainsbury local store STP. Plans could suit 6 retails units to the front with 2 commercial units at the rear and possibly 12 flats over.

All interested parties are advised to make their own enquiries directly to the local planning department at Tameside Council.

Possession

Vacant on completion. Current occupants will be vacating after New Year if not before.

Viewing

Auction department 0161 443 4740

FINANCE AVAILABLE FOR THIS LOT

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Sentinel House, Albert Street / Peel Street, Eccles, Manchester M30 0NA
115,000 SQFT office & hotel investment , income circa £780,000 PA.

Directions The Property is situated on an island site bounded by Peel Street, Albert Street and Russell Road in Eccles Town Centre.

Overview The lot on offer is known as Sentinel House and is a landmark 15 storey office and hotel building in two wings estimated to have been constructed in the 1960s with on site parking for approximately 140 cars. The hotel is perceived to be an ideal base for tourists to travel either north or south, after flying in to Manchester Airport. Eccles is seen as a half-way point between London and Scotland and of course is close to the Salford and Manchester attractions.

Block A This block comprises office accommodation arranged over ground and 14 upper floors with refurbished and non-refurbished space. The ground and first floor accommodation within Block A is entirely used as a job centre.
 GIA circa 52,750 SQFT (4,900 SQM)

Block B The ground floor of Block B has a self-contained office used as a job centre. The floors above are leased as a hotel with access from the communal reception area. The hotel reception is found by the stairwell and lifts leading to the first and upper floors. There is an entrance lobby on the first floor opening into the lounge/bar area and the hotel reception area with associated WCs. The Second floor lobby and corridor leads to the dining area/restaurant and further WCs.
 GIA circa 62,000 SQFT (5,760 SQM)

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Rental income	A full schedule of the tenancies is available within the online legal pack, at time of marketing there are 27 tenants on various agreements plus additional car park agreements. The contracted income is reported as £780,596 per annum.
Planning	There is considerable potential for conversion of parts to residential accommodation subject to the necessary consents and all interested parties are advised to make their own enquiries directly to the local planning authority: Salford City Council, Salford Civic Centre, Chorley Road, Swinton, Salford, M27 5AW: Telephone 0161 794 4711.
Notes	EPC ratings Ground Floor B Wing: D, Floors 1-11 Milton Hotel: D, Job centre: F. Floor plans are available in the online legal pack. The lined plan is for purpose of identification only- refer to the online legal pack for the title documentation.
Possession	Majority tenanted. Refer to legal pack for schedule.
Viewing	Strictly by appointment only.

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LOT
36

GUIDE PRICE: £40,000+



9 Stamford Arcade, Ashton-under-lyne OL6 6JY

Three bedroom first floor duplex flat

Directions Stamford Arcade is a walkway between Old Street and Stamford Street Central

Accommodation Ground floor: Entrance with stairway to:
First floor: Landing, lounge with duplex bedroom on second floor, kitchen diner, two bedrooms, bathroom and storage room/utility

Note This property has previously been rented for £495 PCM
Perfectly located for shop, pubs, restaurants and supermarkets

EPC Rating F

Possession Vacant on completion

Viewing Auction Department 0161 443 4740

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3



1



1

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110 Manchester Road, Haslingden, Rossendale BB4 6NP
Ground floor office premises with self contained two bedroom flat over.

Directions	The property is located on Manchester Road in a densely populated location being only a short drive from the motorways, Tesco and virtually opposite Haslingden Primary School.
Retail space	Double fronted retail/office space with rear kitchen and WC all on ground floor.
Flat	Access from rear, ground floor dining kitchen, first floor landing, living room, two bedrooms, shower room. The property also includes a basement.
Notes	The property has one central heating system, a partial double glazing. EPC ratings: Shop E, Flat: F.
Possession	Vacant on completion. Advertising hoard to side let to Primesight Limited at £250 per annum, 3 years from March 2015 to current owner and then from year to year.
Viewing	Auction department 0161 443 4740

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LOT
38

GUIDE PRICE: £130,000+



212 Park Road, Dukinfield SK16 5LP

Five bedroom HMO on five year lease.

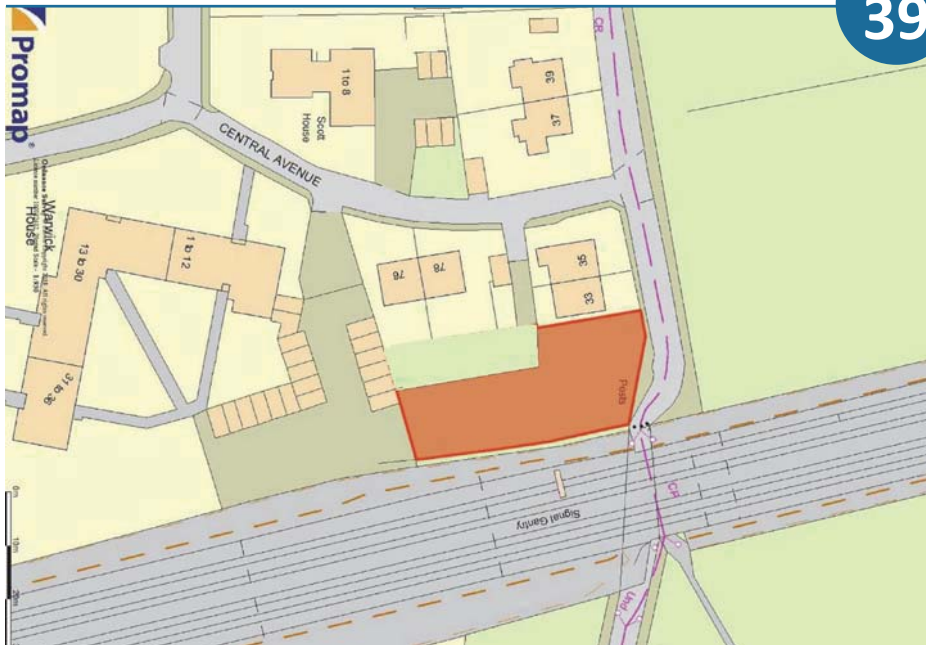
Directions	From Sandy Lane turn into Park Road where the property can be found on the right hand side
Accommodation	Not inspected by Edward Mellor but reported by the seller to be: Ground floor: Hall, bedroom five, living room, kitchen First floor: Four bedrooms, bathroom Exterior: Rear yard
Note	Gas central heating and double glazing. The floorplans and a video tour are available on request. Potential 11% yield
EPC Rating	D
Possession	Tenanted - five year lease from 01/02/18 at £14949.96 - you must refer to the legal pack for confirmation. Once the property is conveyed, the buyer will get a new five year lease
Viewing	Strictly external viewing only, the tenants MUST NOT be disturbed

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Land At, 29 - 31 Park Grove, Levenshulme, Manchester M19 2FH
Site with related planning for 6 No. two bedroom apartments.

Directions	The site is located opposite Rushford Park and is accessible to both Slade Lane and Stockport Road, by vehicle from Slade Lane off Rushford Avenue and Central Avenue in a highly desirable location.
Overview	The site which is regular in shape with related permission for a three storey block of six flats.
Notes	All interested parties MUST MAKE THEIR OWN EQUIRIES directly to Manchester City Council Planning Department, Town Hall, Albert Square, Manchester, M60 2LA. Tel: 0161 234 5000, Fax: 0161 236 5909. Lined plan is for purposes of identification only- refer to the online legal pack for the full and accurate title plan
Tenure	Freehold
Possession	Vacant on completion
Viewing	Open site, please be respectful of adjacent occupiers

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 for more information.

Important information

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

INDIVIDUAL

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

PROOF OF IDENTITY

- Valid Passport
- National Identity Card
- Valid Photo Card Driving License

PROOF OF RESIDENCE

- Current Local Authority Tax Bill
- A Utility Bill/Credit Card/Mortgage Statement Issued Within the Last Three Months (No Internet Printouts)

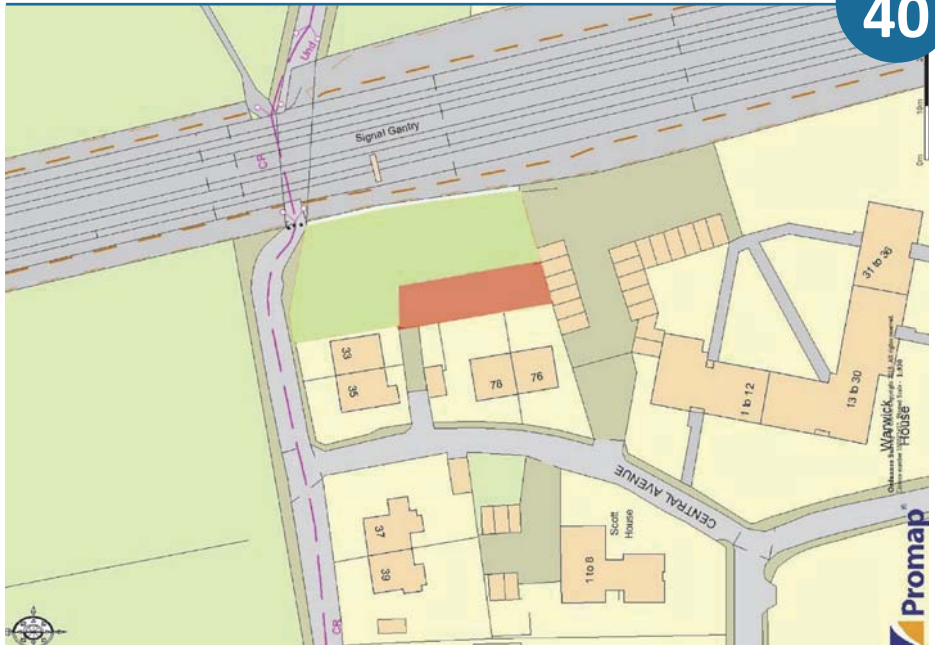
COMPANY

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

COMPANY IDENTIFICATION

- Proof of Identity and Residence for One of the Directors (as detailed above)
- Certificate of Incorporation for the Company (if a Limited Company)
- Official List of Directors

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



Land Parcel, Park Grove, Levenshulme, Manchester M19 2FH
Parcel of land with related permission for development of 6 No. Apartments.

Directions	The site is located opposite Rushford Park and is accessible to both Slade Lane and Stockport Road, by vehicle from Slade Lane off Rushford Avenue and Central Avenue in a highly desirable location.
Overview	The site which is regular in shape circa 220 SQM (0.05 A) with related permission for a three storey block of six flats.
Notes	All interested parties MUST MAKE THEIR OWN EQUIRIES directly to Manchester City Council Planning Department, Town Hall, Albert Square, Manchester, M60 2LA. Tel: 0161 234 5000, Fax: 0161 236 5909. Lined plan is for purposes of identification only- refer to the online legal pack for the full and accurate title plan
Viewing	Open site, please be respectful of adjacent occupiers
Possession	Vacant on completion

FINANCE AVAILABLE FOR THIS LOT
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LOT
41

GUIDE PRICE: £350,000 - £400,000



Flats 1-2 54 Turner Lane, Flats 1-5 38 Jersey Street, Ashton-under-lyne OL6 8LP

Residential Investment of 7 apartments generating £38,820 gross p/a

Directions	Off Ashton Northern Bypass A6043
Accommodation	Property not inspected by Edward Mellor but reported to be: 1 studio apartment and bathroom 5 x one bedroom and bathroom apartments 1 x two bedroom, one bathroom and one en-suite apartment flat Exterior: Car parking for seven cars, bin store
Additional Information	Renovated to build control standards - New UPVC windows and doors - All Electrics, plumbing, linked smoke detectors and fire alarm - Emergency lighting external and in communal area - Landlord electricity meter - Each apartment has independent electricity meter - Conformed to sound and fire checks - Separate water tanks

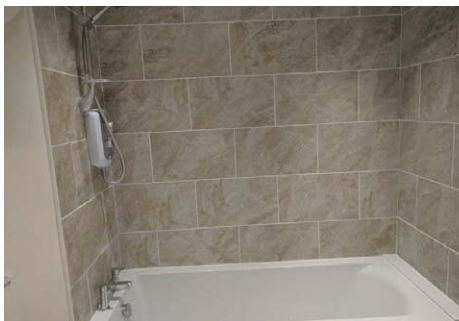
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EPC Ratings

Flats 1 & 2 Tuner Lane - D
Flats 1 Jersey Street - E
Flats 2 - 5 Jersey Street - all C

Possession

The apartments are let on 6 month AST providing:

Flat 1 Turner Lane £425 PCM
Flat 2 Turner Lane £450 PCM
Flat 1 Jersey Street - Vacant currently being advertised for £495 PCM
Flat 2 Jersey Street £465 PCM
Flat 3 Jersey Street £450 PCM
Flat 4 Jersey Street £475 PCM
Flat 5 Jersey Street £475 PCM

Viewing

Strictly external viewings only - Tenants not to be disturbed

FINANCE AVAILABLE FOR THIS LOT

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8



8



8



45 - 47 Standish Street, Burnley BB11 1AP

Mixed use investment property in Town Centre, income £740 PCM.

Directions	The property is located on Standish Street off Bankhouse Street on the one way system
Details	Ground floor: Circa 81.6 SQM (878.4 SQFT) retail premises First floor: An internal inspection was not available, reported as 84.6 SQM (878.4 SQFT) residential flat.
Notes	EPC rating E
Possession	Ground floor let to T Mahmood trading as Lancashire Carpet from 01/12/2016 £350 PCM. First floor: Assured Shorthold Tenancy for a term of 6 months effective from 21 July 2017 at £390 pcm.
Viewing	Strictly by appointment with the Auction Department 0161 443 4740

FINANCE AVAILABLE FOR THIS LOT

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64 Brideoak Street, Cheetham Hill, Manchester M8 0AB

Five bedroom end terrace property.

Directions	Brideoak Street runs between Waterloo Road (B6180) and Cheetham Hill Road (A665)
Accommodation	Ground floor: Entrance hall, lounge, dining room, kitchen with built in oven and hob, bathroom/wc First floor: Spacious landing, three double bedrooms, bathroom/wc Second floor: Two bedrooms, dressing room/study, en-suite wc Exterior: Off road parking to the front, large rear yard with potential for further parking
Note	Larger than average house with potential to extend to the rear or convert into flats. It is sandblasted Accrington brick, has new facias, double glazing, new central heating and located in a popular area with Eden Boys & Eden Girls Leadership Academies close by. Local shops, transport links, restaurants, nursery, surgery, dentist, Manchester Fort Shopping Park are all within reach. A 21 day completion is required on this lot. Can be sold prior under auction terms
EPC Rating	E
Possession	Currently let at £960 pcm but to be sold with vacant possession on 9 May 2018
Viewing	Viewings are available STRICTLY by appointment only; call 0161 443 4740

FINANCE AVAILABLE FOR THIS LOT

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LOT
44

GUIDE PRICE: £450,000



Site At, 476 Stretford Road, Old Trafford, Manchester M16 9AD

Site with permission for redevelopment as 10 x two bedroom apartments.

Directions	Located on Stretford Road at junction with Johnson Street
Overview	The location is predominantly residential and there is a children's day care centre opposite the plot. The site is located around 1 mile south west of Deansgate Rail Station in the City Centre and just over a mile walk to Old Trafford Football ground.
Planning	Application Number: 86087/OUT/15: Outline application for the erection of a part 3, part 2-storey apartment building comprising 10 no. Apartments with associated parking: associated reference 87176/RES/15. The planning is for 10 new build two bedroom apartments with living room, separate kitchen, two bedrooms and bathroom and the provision of 10 car parking spaces to the rear with associated landscaping and amenity storage. All interested parties are advised to make their own direct enquiries to Trafford Council Planning Department, Trafford Council, Trafford, Town Hall, Talbot Road, Stretford, M32 0TH.
Possession	Vacant on completion, bought as is.
Viewing	Open site.

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24 Dorset Road, Levenshulme, Manchester M19 3WA

Three bedroom semi-detached property

Directions	Off Broom Lane B6178, off Stockport Road A6
Accommodation	Not inspected by Edward Mellor but reported to be: Ground floor: Hall, lounge, dining room, kitchen diner First floor: Landing, three bedrooms and bathroom Exterior: Gardens to front and rear
Note	Currently tenanted at £650 PCM but will be sold vacant Gas central heating and double glazed windows We have been advised there is a crack to the rear elevation of the property potentially caused by subsidence
EPC Rating	On order
Possession	Vacant on completion
Viewing	Viewings may be possible, Auction Department 0161 443 4740

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3



1



2



140 Yorkshire Street, Rochdale OL161LD

Three storey retail premises with basement suitable for development STP.

Directions	Located at the Top end of Yorkshire Street off Union Street, off St Mary's Gate (A58)
Details	Ground floor: Retail area 44 SQM (473 SQFT), rear hallway and access to rear. First floor: 44 SQM (473 SQFT) two rooms, kitchen, WC Second floor: 44 SQM (473 SQFT) two rooms Basement: 41 SQM (440 SQFT) two chambers
Notes	EPC rating: D. Rateable value £7,300.
Planning	The property may lend itself for alternative usage or redevelopment of upper floor to residential. All interested parties must make their own enquiries directly to Rochdale Borough Council Council: Planning and Development, Number One Riverside, Smith Street, Rochdale, OL16 1XU. Tel: 0300 303 8873
Possession	Vacant on completion
Viewing	Strictly appointment only: Auction Department 0161 443 4740

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Sea Cote, 172 Queens Promenade, Blackpool FY2 9JN

3 Star Seafront Villa with 6 Holiday flats and owners accommodation.

Directions	Located on Queens Promenade (A584) in an attractive part of the sea front close to Admiral Heights Apartments and Blackpool North Shore Golf Club
Overview	This well presented and maintained property has been used for holiday rental purposes for 26 years by the client with potential takings of £2,000 per week in high season and trade throughout the year. Ideal for the seasoned buyer, the accommodation is based over four floors with self contained flats with pay per usage power and heating and is in the more sought after location in North Shore on the Promenade. The property is being sold due to retirement.
Notes	EPC rating E. The fixtures and fittings may be purchased under separate negotiation. There is no business nor goodwill attached to the sale. There is a virtual tour available with all accommodation with the exception of Flat 4 on view: https://edward-mellor.vr-360-tour.com/e/DTYBY2eo08/e?hidelive=true

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Accommodation	<p>Ground Floor: Hallway. Flat 1: Living room with kitchen, bedroom, en-suite shower. Flat 2: Flat 1: Living room, kitchen, bedroom, en-suite shower.</p> <p>First Floor: Flat 3: Living room/bedroom kitchen/diner, en-suite shower. Flat 4: Flat 1: Living room with kitchen, two bedrooms, en-suite shower.</p> <p>Second Floor: Flat 1: Living room/bedroom, kitchen, en-suite shower</p> <p>Lower Ground Floor: Studio flat with own entrance. Owners accommodation with Living room, kitchen, bedroom and shower room.</p> <p>Exterior: Car parking for two vehicles at front, courtyard patio garden to rear with outhouse storage.</p>
Possession	Vacant on completion.
Viewing	Auction department 0161 443 4740

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*Other fees and charges apply and are variable based on the loan amount





12 Fowler Avenue, Abbey Hey, Manchester M18 8TT

Three bedroom semi detached property.

Directions	Off Abbey Hey Lane
Accommodation	Ground floor: Porch, entrance hall, lounge/dining room and modern kitchen First floor: Three bedrooms, bathroom Exterior: Off road parking and very spacious rear garden
Note	Gas central heating and majority double glazing. Pleasant cul-de-sac location. Within walking distance of Wright Robinson Sport Technology College, Debdale Park Reservoir, and Donkey Sanctuary. Close to both Fairfield and Denton golf courses and other local amenities such as shops and transport links. Interior photographs taken prior to commencement of tenancy
EPC Rating	E
Possession	Tenanted - twelve month AST from 10/8/17 at £600 per month. The tenant has expressed a desire to remain in situ
Viewing	Viewings may be available STRICTLY by appointment only; call 0161 443 4740

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6 Herschel Street, Moston, Manchester M40 9JA

Three bedroom terrace property

Directions	Off Bluestone Road, off Kenyon Lane, off Moston Lane
Accommodation	Not inspected by Edward Mellor at point of this print: Ground floor: Hall, two reception rooms and kitchen First floor: Landing, three bedrooms and bathroom Exterior: Rear yard
Note	Situated within walking distance to local amenities, schools and local parks
EPC Rating	E
Possession	Tenanted - We believe the property is let on an AST providing £550 PCM. Refer to legal pack for confirmation
Viewing	Auction Department 0161 443 4740

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Good Hope Mill, Bentinck Street, Ashton-under-lyne OL6 7SS

Large office premises suitable for residential conversion STP.

Directions	Located on Bentinck Street off Katherine Street off Cavendish Street on edge of Town Centre
Details	The property comprises a double storey former mill premises which has been converted to offices. Internally the accommodation has been split into a number of separate offices and meeting rooms with partitioning which could be removed if necessary to create open plan space. Ground floor: offices, WCs, associated ancillary rooms 370 SQM (3,983 SQFT) First floor: offices, WCs, associated ancillary rooms 385 SQM (4,150 SQFT)
Notes	EPC rating: E. Suspended ceilings incorporating Cat. II lighting, perimeter trunking, carpeted floors, double glazed UPVC windows, gas central heating and Disabled access lift.
Rental values	The rental value of the building "as is" is estimated in the region of £42,000.
Planning	The property is located in a "Development Opportunity Area" and therefore considered suitable for a variety of development opportunities, including HMO or flats subject to the necessary consents and all interested parties are advised to make their own enquiries directly to the local planning department.
Possession	Vacant on completion
Viewing	Auction department 0161 443 4740

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Apartment 6, 76 Marland Way, Stretford Marina, Manchester M32 0NQ
Two bedroom second floor apartment.

Directions	Off Station Road, off Moss Road, off Derbyshire Lane, off Chester Road (A56)
Accommodation	Not inspected by Edward Mellor but reported to be: Ground floor: Communal hall with access via an intercom system Second floor: Flat: private hall, open plan living room/kitchen with extractor hood, electric oven and hob and french windows. Master bedroom with en-suite shower room/wc, bedroom two, bathroom/wc Exterior: Pleasant communal garden areas and there are residents and visitors parking facilities
Note	Electric heating and double glazing. Situated just around the corner from the Marina and Bridgewater Way. Conveniently located for access to Manchester City Centre and the M60 motorway
EPC Rating	C
Possession	Tenanted - let on a twelve month AST from 9/2/18 at £660per month
Viewing	Viewings may be available STRICTLY by appointment only; call 0161 443 4740

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 **2**
 **2**
 **1**

LOT
50

GUIDE PRICE: £115,000+



Apartment 5, 76 Marland Way, Stretford Marina, Manchester M32 0NQ

Two bedroom second floor apartment.

Directions	Off Station Road, off Moss Road, off Derbyshire Lane, off Chester Road (A56)
Accommodation	Not inspected by Edward Mellor but reported to be: Ground floor: Communal hall with access via an intercom system Second floor: Flat: private hall, open plan living room/kitchen with extractor hood, electric oven and hob and french windows. Master bedroom with en-suite shower room/wc, bedroom two, bathroom/wc Exterior: Pleasant communal garden areas and there are residents and visitors parking facilities
Note	Electric heating and double glazing. Situated just around the corner from the Marina and Bridgewater Way. Conveniently located for access to Manchester City Centre and the M60 motorway
EPC Rating	C
Possession	Tenanted - a copy of the Memorandum of Agreement is in the legal pack. On 30/11/16 the rent was increased to £650.00 a month
Viewing	Viewings may be available STRICTLY by appointment only; call 0161 443 4740

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for more information.



2



2



1



Apartment 4, 76 Marland Way, Stretford Marina, Manchester M32 0NQ
Two bedroom first floor apartment.

Directions	Off Station Road, off Moss Road, off Derbyshire Lane, off Chester Road (A56)
Accommodation	Not inspected by Edward Mellor but reported to be: Ground floor: Communal hall with access via an intercom system First floor: Flat: private hall, open plan living room/kitchen with extractor hood, electric oven and hob and french windows. Master bedroom with en-suite shower room/wc, bedroom two, bathroom/wc Exterior: Pleasant communal garden areas and there are residents and visitors parking facilities
Note	Electric heating and double glazing. Situated just around the corner from the Marina and Bridgewater Way. Conveniently located for access to Manchester City Centre and the M60 motorway
EPC Rating	C
Possession	Tenanted - a copy of the Memorandum of Agreement is in the legal pack. On 30/11/16 the rent was increased to £650.00 a month
Viewing	Viewings may be available STRICTLY by appointment only; call 0161 443 4740

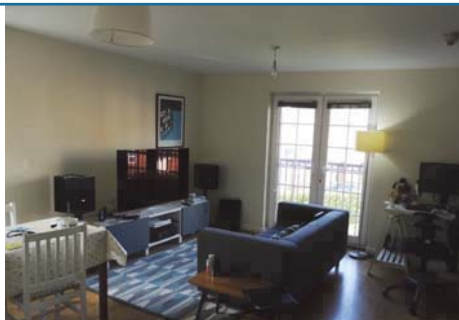
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LOT
52

GUIDE PRICE: £115,000+



Apartment 3, 76 Marland Way, Stretford Marina, Manchester M32 0NQ

Two bedroom first floor apartment.

Directions	Off Station Road, off Moss Road, off Derbyshire Lane, off Chester Road (A56)
Accommodation	Ground floor: Communal hall with access via an intercom system First floor: Flat: private hall, open plan living room/kitchen with extractor hood, electric oven and hob and french windows. Master bedroom with en-suite shower room/wc, bedroom two, bathroom/wc Exterior: Pleasant communal garden areas and there are residents and visitors parking facilities
Note	Electric heating and double glazing. Situated just around the corner from the Marina and Bridgewater Way. Conveniently located for access to Manchester City Centre and the M60 motorway
EPC Rating	D
Possession	Tenanted - periodic AST from 9/7/16 at £650 per month
Viewing	Viewings are available STRICTLY by appointment only; call 0161 443 4740

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Apartment 2, 76 Marland Way, Stretford Marina, Manchester M32 0NQ
Two bedroom ground floor apartment.

Directions	Off Station Road, off Moss Road, off Derbyshire Lane, off Chester Road (A56)
Accommodation	Not inspected by Edward Mellor but reported to be: Ground floor: Communal hall with access via an intercom system. Flat: private hall, open plan living room/kitchen with extractor hood, electric oven and hob and french windows leading to the gardens. Master bedroom with en-suite shower room/wc, bedroom two, bathroom/wc Exterior: Pleasant communal garden areas and there are residents and visitors parking facilities
Note	Electric heating and double glazing. Situated just around the corner from the Marina and Bridgewater Way. Conveniently located for access to Manchester City Centre and the M60 motorway
EPC Rating	D
Possession	Tenanted until 2nd May at which point the tenant has advised they are vacating
Viewing	Auction Department - 0161 443 4740

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Apartment 1, 76 Marland Way, Stretford Marina, Manchester M32 0NQ
Two bedroom ground floor apartment.

Directions	Off Station Road, off Moss Road, off Derbyshire Lane, off Chester Road (A56)
Accommodation	Not inspected by Edward Mellor but reported to be: Ground floor: Communal hall with access via an intercom system. Flat: private hall, open plan living room/kitchen with extractor hood, electric oven and hob and french windows leading to the gardens. Master bedroom with en-suite shower room/wc, bedroom two, bathroom/wc Exterior: Pleasant communal garden areas along with residents and visitors parking facilities
Note	Electric heating and double glazing. Situated just around the corner from the Marina and Bridgewater Way. Conveniently located for access to Manchester City Centre and the M60 motorway
EPC Rating	C
Possession	Tenanted - periodic AST from 23/1/15 at £595 per month increased to £650 per month on 30/11/16
Viewing	Viewings may be available STRICTLY by appointment only; call 0161 443 4740

FINANCE AVAILABLE FOR THIS LOT

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38 Laindon Road, Longsight, Manchester M14 5DP

Self contained retail premises and three bedroom flat in popular location.

Directions	Located on Laindon Road off Dickenson Road in a densely populated residential area
Ground Floor	Salon premises with rear kitchen, WC and treatment room 66 SQM (710 SQFT). Large basement runs through the property. Small rear yard.
First Et Second Floors	Self-contained flat with ground floor access, living room, kitchen, bedroom and bathroom on first floor, Two large bedrooms on second floor.
Notes	EPC's on order, central heating in flat. Estimated rents: shop £1,000 per month, flat £600 per month as a whole.
Possession	Vacant on completion.
Viewing	Auction department 0161 443 4740

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LOT
56

GUIDE PRICE: £78,000



1 Clerk Bank, Leek ST13 5HB

Grade II Listed split level apartment

Directions	Off Church Street A523
Accommodation	Ground floor: Open plan living area with kitchen Upper floor: Utility room, storage room and door to communal courtyard Lower level basement: Two bedrooms and shower room Exterior: Communal courtyard. Potential car parking
Note	Grade II listed building conveniently located in Leek town centre with accessible commuting to Macclesfield, Congleton and Motorway links Fully refurbished to a high standard ready to move into or let at approx £550 PCM On completion the property will be registered freehold - to be confirmed within the legal pack The current owner has been offered parking at the rear with a permit for £50 p/a
EPC Rating	E
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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The Estuary, Units 23 – 33 Estuary Banks, Speke, Liverpool L24 8RQ
15 Leasehold storage pods for investment.

Directions	Located on Estuary Banks in a purpose built building off Estuary Banks accessed from Estuary Boulevard off Speke Road (A561)
Details	The lot that is for sale comprises 15 leasehold storage pods known as FA001, FA002, FA010, FA015, FA017, FA079, FA080, FA081, GA012,GB012,GB013,GC011,GC017,GC018, GD004, The pods vary in size from 4- 9 SQM (35-100 SQFT). The location of the pods will be provided within the legal paperwork.
Notes	Please note that we have not inspected the pods, nor are aware of any current usage and are advised that they are currently vacant. The exterior photo is taken from a stock source and pictures the exterior of the building housing the internal pods.
Tenure	Advised leasehold for a terms of 236 years from 1st January 2012, please refer to legal pack for leasehold information and rent payable.
Viewing	Refer to auction department 0161 443 4740

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59 Ruskin Avenue, Rusholme, Manchester M14 4DG

Investment property producing £2,280 monthly, close to universities and MRI.

Directions	Located off Playfair Street off Moss Lane East near Whitworth Park , Universities and MRI Hospital.
Accommodation	Ground Floor: Living room and kitchen area, two bedrooms, shower room & WC. Washer & dryer closet. First Floor: Living room, two bedrooms, shower room & WC Second Floor: Living room, bedroom, shower room & WC Externally: Yard to rear
Notes	EPC ratings: B, A and A. Property double glazed and high spec electric water and underfloor heating assisted by solar panels.
Possession	Tenanted. Various AST agreements totalling £2,280 PCM
Viewing	Auction Department 0161 443 4740

FINANCE AVAILABLE FOR THIS LOT

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57 to 63a Cheetham Hill Road, Cheetham Hill, Manchester M4 4FS
Three storey office and retail building located on fringe of city centre.

Directions	The property is located on Cheetham Hill Road (A665) and the corner of Lord Street on the fringe of the city centre.
Important notice	Any party wishing to bid on this property must preregister with the auctioneers and provide full identification both private and corporate and also provide sufficient proof of funds to purchase. Any party who has not registered and been assigned a bidding number by the auctioneers will not be entitled to bid under strict instructions of the receiver.
Overview	The property has three storeys of office and retail space plus basements with a GIA circa 10,500 SQFT (975 SQM) plus some parking to front and rear and is located in the Cheetham Hill district of Manchester, close to Manchester Arena, Manchester Victoria Rail Station and on the edge of the Green Quarter.
Notes	Tenure: The property is under two leasehold titles both for 999 years from 1855 and 1884 with ground rents of £28.00 per annum respectively. EPC rating D. The lined plan is for identification purposes only.

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Details	<p>The building is being sold on behalf of the receivers and is sold as is.</p> <p>Assuming the leases provided are reflective of current occupancy the rent roll is c.£103,800, the former also owners having a leaseback arrangement.</p> <p>At the time of marketing we are advised that the rent roll has not been recovered since September 2017 and as such the property is bought with these encumbrances and no guarantee of rent at completion.</p>
Possession	Sold with the encumbrances of the leases: refer to legal pack for more detailed information;
Viewing	External only.

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LOT
60

GUIDE PRICE: £220,000+



12 Ayres Road, Old Trafford, Manchester M16 9LQ

Substantial three bedroom semi-detached property.

Directions	Off Chorlton Road B5218
Accommodation	Ground floor: Hallway, two reception rooms, kitchen/dining room, basement First floor: Three double bedrooms, bathroom Exterior: Yard to rear
Note	Gas central heating and double glazed windows. The layout of the property renders it ideal for redevelopment into two houses or two flats (subject to planning) or for someone wanting to start a small business from home. It would be ideal for various options such as dentist, hairdresser, music teacher or chiroprapist Planning has been submitted to Trafford Council for conversion of existing end terrace dwelling into 3no. Separate dwellings together with external spiral staircase to the rear; application ID 93692/FUL/18
EPC Rating	E
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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3



1



2

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Unit 5, Hemmons Road, Longsight, Manchester M12 5ST
 0.24 Acre site with planning for three new build industrial/storage units.

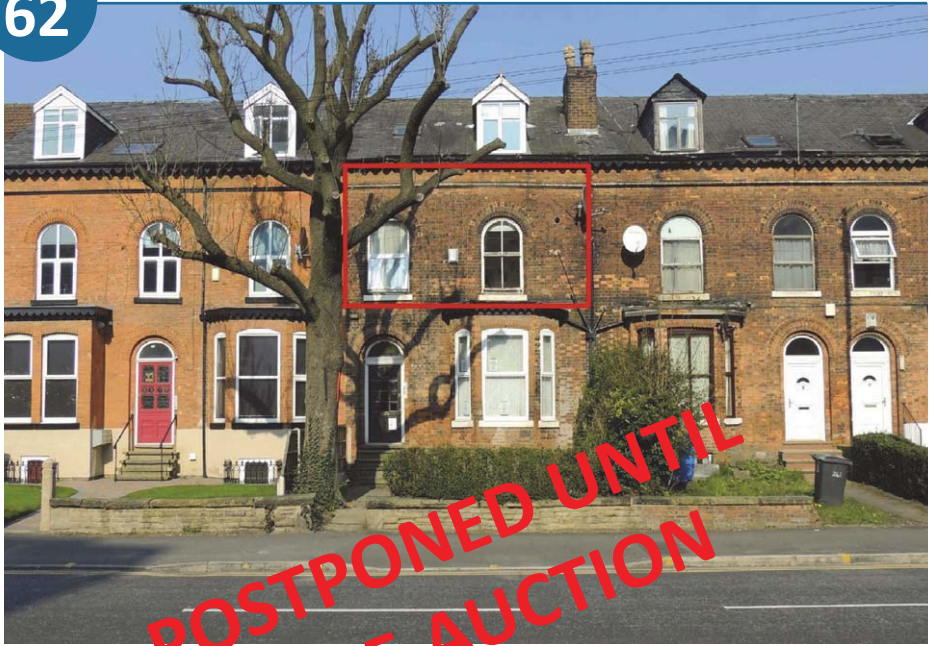
Directions	Hemmons Road off Matthews Lane. Site opposite Gatling Avenue to left hand side of industrial units
Details	The lot on offer has permission granted to build three industrial/storage units. The planning shows the units to be 175, 195 and 200 SQM in size with associated landscaping and parking located to the west side of the existing industrial units. Historically the site held a large warehouse unit, the site is now cleared and fenced.
Planning	Ref: 109674/FO/2015/N2 to build new B1/B8 industrial/storage units on existing derelict brown field site. All interested parties are advised to make their own enquiries directly to Manchester City Council Planning Department.
Notes	The line plan is for identification only- please refer to legal pack for actual boundary.
Possession	Vacant on completion, site bought as is.
Viewing	Open site.

FINANCE AVAILABLE FOR THIS LOT

Call our financial services team today on 0161 443 4548 for more information.

LOT
62

GUIDE PRICE: £58,000+



Flat 2, 235 Upper Brook Street, Manchester M13 0HL
Two bedroom flat.

Directions	Situated directly on the A34 facing Central Manchester University Hospitals
Accommodation	First floor: Entrance hall, lounge, kitchen, two bedrooms and bathroom
Note	Partial double glazing. Much sought after location close to Central Manchester University Hospitals, Swinton Grove Park and Royal Manchester Children's Hospital and within easy reach of Manchester City Centre
EPC Rating	F
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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2



1



1



456 Blackburn Road, Darwen BB3 0AG

Terrace property with cafe on two floors and two bedroom maisonette above

Directions	Located on Blackburn Road A666 at the junction of Moss Fold Road approx 1 mile away from J4 M65
Details	Accommodation set over four floors The café is set over two floors and provides eating and prep area with separate kitchen, WC and store room Maisonette has living room, kitchen, bathroom and bedroom to first floor and second bedroom to top floor The rear provides parking for 2 cars
Note	Double glazed and central heating EPC Rating: D for café. Flat: on order
Possession	The café has a five year lease from 1/5/2015 providing £120 p/week The maisonette has two separate AST providing £275 PCM each which includes bills
Viewing	Auction Department 0161 443 4740

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86 Montmano Drive, West Didsbury, Manchester M20 2EB

Two bedroom first floor apartment

Directions	Off The Boulevard, off Princess Road A5103
Accommodation	Ground floor: communal entrance, lift access and stairway to all floors First floor: Hall, open plan living with kitchen and two balconies, bedroom with en-suite, second bedroom, bathroom. Exterior: At the rear of the development there are electric double gates giving access to the private car park with the addition of visitors parking and landscaped grounds.
Note	Double glazed windows and electric heating
EPC Rating	C
Possession	Tenanted - We believe the property is let on an AST providing £780 PCM Refer to legal pack for confirmation
Viewing	Auction Department 0161 443 4740

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31 Water Street, Hyde SK14 1BD

138 SQM retail premises suitable for change of use/development STP.

Directions	Located off Market Street/Manchester Road, opposite Asda and other car park
Details	Ground floor: Sales area, storage and kitchen area, WC. First floor: Store room, office, showroom. GIA circa 100 SQM (1,076 SQFT)
Notes	EPC rating C. Rateable Value: £2,125. Potential rental value developed as per previous planning permission conservatively estimated at £16,000 per annum.
Planning	The property is considered suitable for development and change of use subject to the necessary consents. Lapsed planning permission was passed (ref 07/00283/FUL) in 2007 for the erection of building comprising of two shops at ground floor with two flats above.
Possession	Vacant on completion, property bought as is.
Viewing	Auction department 0161 443 4740.

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53 Sandyhill Road, Higher Blackley, Manchester M9 8JR
Six bedroom end terrace property.

Directions	Off Riverdale Road, off Blackley New Road, off Middleton Road, (A576)
Accommodation	Ground floor: Hall with storage, lounge, separate dining room, modern dining kitchen with built in oven, hob and extractor, separate sitting room, ground floor WC First floor: Six bedrooms, modern bathroom, separate WC, modern shower room/WC Exterior: Gardens to the front and rear with the rear not being directly overlooked, driveway
Note	Gas central heating and double glazing. 8.5% yield
EPC Rating	F

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Location	The property is well placed for access to a good range of amenities and facilities including shops, schools, banks, places of worship, Heaton Park and North Manchester General Hospital. Benefiting from excellent road and public transport links, the property is situated just approximately 4 miles from Manchester city centre, whilst Prestwich, Bury, Middleton and Rochdale centres are all easily accessible. The new 'Media City' development at Salford Quays is just approximately 6 miles away Metrolink stations - Crumpsall (0.6 miles) Bowker Vale (0.6 miles) Woodlands Road (1.1 miles)
Possession	Tenanted; 12 month AST from 5/10/17 at £1150 per month. We understand that the tenants have been there for some time and have expressed a desire to remain
Viewing	Viewings may be available STRICTLY by appointment only; call 0161 443 4740

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6



2



3

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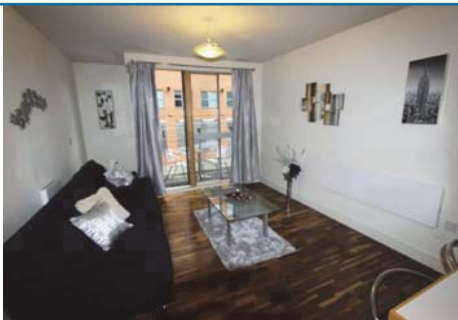
1 Entwistle Street, 225 Ainsworth Lane, Tonge Moor, Bolton BL2 2RH
Former post office/store with rooms over and attached two bedroom terrace.

Directions	Located on the corner of Ainsworth Lane/Entwistle Street.
1 Entwistle Street	Ground floor: Shop sales area 78 SQM (839 SQFT) former post office and store. Inner lobby with stairs to first floor and opening to adjacent premises. First floor: Landing (open access to adjacent premises), two rooms, kitchen, bathroom. Second floor: Attic room. Externally: Enclosed yard area.
225 Ainsworth lane	Ground floor: Living room, kitchen. First floor: Landing (open access to adjacent shop), two bedrooms, bathroom. Externally: Covered yard with roller shutter garage door.
Notes	The property has been used for commercial premises and is suited to separation and alternative usage subject to planning. EPC rating F. Gross internal area over both units circa 209 SQM (2,249 SQFT). Rateable value £6,800 per annum. Potential minimum gross return per annum circa £13,800. Ideal rental area for families as close to Moorgate Primary School and Tonge Park. The photograph has been lined and highlighted for marketing purposes.
Possession	Vacant on completion, property bought as is.
Viewing	Auction department 0161 443 4740

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LOT
68

GUIDE PRICE: £160,000



G09 Hacienda Apartments, 15 Whitworth Street West, Manchester M1 5DE

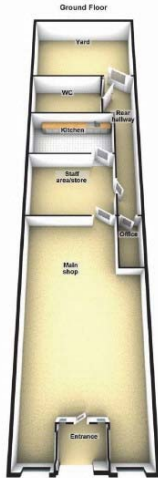
One bedroom ground floor city centre apartment

Directions	Hacienda Apartments are located on the corner of Whitworth Street West B6469 and Albion Street A5103
Accommodation	Ground floor: Secure communal access with stairway and lift and concierge reception Entrance into flats hallway, living room with balcony over looking the canal kitchen, bedroom, bathroom
Note	The Hacienda apartments are located in the heart of Manchester within walking distance to the universities on Oxford Road and shops, bars and restaurants on Deansgate The property will be sold furnished
EPC Rating	D
Possession	Tenanted - Let on a 12 month AST from 7/10/2017 providing £995 PCM Refer to legal pack for more information
Viewing	Auction Department 0161 443 4740

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92 Bradshawgate, Leigh WN7 4NP

70 SQM vacant High Street retail property in ready to rent order.

Directions	Located on Bradshawgate on the one way system in Leigh Town Centre. Nearby retailers include Home Bargains, Iceland and Age UK
Details	Ground floor: Shop sales, rear office, kitchen, further office, hallway, WC. Circa 70 SQM (753 SQFT) First floor: Not inspected, staircase removed. Externally: Yard to rear enclosed by palisade fencing
Notes	The property has been previously rented at £12,000 per annum, current rental values suggest £14,000 per year. EPC rating: E. Air conditioned. May suit change of use and conversion of upper floor subject to permission. Rateable Value £9,500 per annum.
Possession	Vacant on completion.
Viewing	Auction department 0161 443 4740

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51 Stanhope Road, Salford M6 7HY

Three bedroom semi-detached property

Directions	Off Duchy Road, off Brindle Heath Road, off Broad Street A6
Accommodation	Ground floor: Hall, lounge, kitchen diner First floor: Landing, three bedrooms and bathroom with separate WC Exterior: Gardens to front and rear
Note	Potential rental income of £650 - £700 PCM or use as a student let/HMO The property is situated in a very convenient location for links into Manchester City Centre and Salford University Property is in need of repair
EPC Rating	E
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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7 Crossfield Road, Eccles, Manchester M30 7RY

Two bedroom ground floor flat

Directions	Off Liverpool Road A57
Accommodation	Ground floor: Communal entrance, communal hallway and stairway Ground floor flat: Entrance into flat, hallway, large lounge, two double bedrooms, dining kitchen, bathroom and separate WC
Note	Gas central heating and double glazed windows Previously been rented at £450 PCM
EPC Rating	C
Possession	Vacant on completion
Viewing	Auction Department 0161 443 4740

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2



1



1



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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. £996.00) 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. £996.00)** 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 £996.00), 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. £996.00) 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

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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.

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