



103 Lots to be Offered

Lots 1-70

Tuesday 8th September 2015 2.00pm

The Etihad Stadium, Manchester City FC  
Sport City, Manchester M11 3FF

Lots 1-31

Thursday 10th September 2015 2.00pm

Preston North End Football Club, The Invincibles Lounge  
Lowthorpe Road, Preston, Lancashire PR1 6SA



# 72 Lots For Sale By Auction. Start Time 2.00pm

(Unless previously sold or withdrawn)

## Auction Venue



### The Etihad Stadium

Manchester City FC, Sport  
City, Manchester  
M11 3FF

**Tuesday  
8th September 2015**



### Visitors directions on the day

Everyone attending the Auction should enter via gate 11 (on Ashton New Road A662), park in car park 7 and enter the stadium via entrance F in the east stand.

#### Manchester East

Tel: 0161 925 3254

#### Manchester West

Tel: 0161 231 1499

#### Liverpool


Tel: 01772 772450

Email: [manchester@auctionhouse.uk.net](mailto:manchester@auctionhouse.uk.net)  
[liverpool@auctionhouse.uk.net](mailto:liverpool@auctionhouse.uk.net)

## Additional Auction Services



#### Legal Documents

Legal documents for some of the lots are now or will be available online. Where you see the  icon on the website you will be able to download the documents.



#### On-Line Live

Visit **[www.eigroup.co.uk](http://www.eigroup.co.uk)** and select 'Online Auctions'. Choose the auction and then 'Viewing Gallery'. You will see details of the lot being offered and can watch the bidding as it happens.  
**It is not possible to bid using this service.**

# Auctioneers

MANCHESTER, LIVERPOOL, LANCASHIRE AND INTRODUCING AUCTION HOUSE COMMERCIAL

## Residential Auctioneer of the Year Auction House UK



## Welcome to our September auction

A very warm welcome and thank you for attending our September auctions, covering Lancashire, Manchester & Liverpool. With over 100 lots catalogued you're sure to find plenty of bidding opportunities and something of genuine interest.

Auction House UK excelled during the month of July to make it our best sales month ever! We offered a massive 585 lots selling 436, which equates to a success rate of 75%, with £58.1m raised. Our cumulative results (January - July 2015) paint an impressive picture of improved performance and continuing growth. So far this year we have offered 2,445 lots, sold 1,874 lots at a success rate of 77% and raised £241 million. This represents growth of 14% year on year, and during a period of decline in all auction sales (down 4% according to EIG).

Entries are now being taken for our October auctions:

Manchester 20th October	email <a href="mailto:manchestereast@auctionhouse.uk.net">manchestereast@auctionhouse.uk.net</a>	Tel: 0161 925 3254
Lancashire 22nd October	email <a href="mailto:lancashire@auctionhouse.uk.net">lancashire@auctionhouse.uk.net</a>	Tel: 01772 772450

If you're thinking of selling or require advice on buying through one of our auctions or are interested in becoming an introducer agent / joint auctioneer with Auction House, please email or call on one of the above addresses.

Please ensure before bidding you have looked at the legal pack, viewed the lot being sold and where appropriate sought professional advice. Also, don't forget to bring two forms of ID and have the funds in place before bidding.

Good luck and happy bidding.

Jamie Rogers  
Auction House

### Introducing Auction House Commercial



ROGER  
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### Auction Offices

#### Lancashire

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# Auction information



**The Catalogue** Details of the property and land to be sold are set out in our catalogue. All lots are sold subject to Special Conditions of Sale. It is important that prospective purchasers satisfy themselves as to the location, boundaries, condition and state of the lots before the auction.



**Plans, Maps and Photographs** The plans, maps and photographs published on our website and in the catalogue are to aid identification of the property only. The plans are not to scale.



**Energy Performance Certificates (EPCs)** Where required we include EPC ratings within Full Details and on the lot page within our catalogue. When available EPC Graphs can be viewed online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net).



**\*Guide Prices** Guide prices quoted online and in the catalogue are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. The sale price will be dependent on bidding in the auction room and on the Vendors' instructions.



**Reserve Price** Each property will be offered subject to a reserve price which we expect will be set within the guide price range or no more than 10% above a single figure guide. This is a confidential figure set between the Vendor and the Auctioneer just prior to the auction. It is a figure below which the Auctioneer cannot sell the property during the auction. After the auction offers will be sought and considered on Unsold Lots at prices below the reserves.



**The Legal Aspect** Buying at auction is a contractual commitment. Before making an offer prior to auction or bidding at the auction it is advisable to consult a solicitor regarding the General and Special Conditions of Sale, the local authority search and other legal documentation.



**Pre Auction Sales** Offers made on property included in this auction may be accepted by the Vendor prior to the auction. If you are intending to bid at the auction for a specific lot, we recommend that you keep in contact with the Auctioneer's office.

The Auctioneers or Vendors cannot be held responsible for costs incurred in respect of any lot which is withdrawn or sold prior to auction.



**Post Auction Sales** If a property you are interested in is not sold during the auction please speak to the Auctioneer and make an offer at, above or below the Guide. Your offer will be put forward to the Vendor and if accepted, you will be able to proceed with your purchase under auction rules.



**Attending the Auction** It is always wise to allow sufficient time to get to the auction. Legal packs for most of the properties will be available for inspection. It is important you read these and the final addendum/alteration list which will also be available as any purchase will be subject to these.



**Bidding** Each property will be offered individually by the Auctioneer. Ensure that your bids are clear and noticed by the Auctioneer. If you are successful in bidding for the property you will be approached by a member of Auction House staff who will request your personal information and identification. You will then be guided to the cashiers desk for payment of the deposit.



**Bidding by Proxy or Telephone** If you are unable to attend the auction you are invited to contact us to discuss special arrangements for bidding by proxy or telephone. A pre auction bidding form and conditions can be downloaded from the 'How to bid at Auction' page located as a menu choice located under the 'Buy' tab menu on our website or from our catalogue.



**Proof of Identification** In order to abide by the money laundering regulations we ask that all prospective purchasers provide proof of identity. Please bring your passport or photographic UK driving licence and a current utility bill, bank statement or council tax bill to the auction. If purchasing on behalf of a company you will also need to present proof of your position within the company and company letterhead.



**Solicitors Details** The name, address and telephone number of the solicitor who will be acting for you in any purchase will be required before you leave the auction room.



**Deposit** When you buy a property you will be approached by a member of Auction House staff and asked to go to the cashiers desk to sign the Memorandum of Sale. You will be asked to pay a deposit of 10% of the purchase price subject to a minimum deposit of £5,000. Payments can be made by cheque or card. Cash payments will not be accepted. Payment by debit card is free of charge, credit card payments carry a 2.5% transaction fee. Please note, should the cheque have to be represented, a processing charge of £60.00 inc VAT will be charged by deduction from the deposit.



**The Contract** The Memorandum of Sale will be signed in duplicate. One copy will be given to you, which you must give to your solicitor. The second copy will be retained by the Vendors' solicitor. Completion usually takes place after 28 days but this date can vary. The legal pack of each property will state the completion date due. The date may also be announced immediately prior to the commencement of bidding of each lot.



**Administration Charge** Purchasers will be required to pay by cheque, an administration charge of 0.6% inc VAT of the purchase price subject to a minimum of £720.00 inc VAT in addition to the deposit. A VAT receipt will be issued after the auction. Some lots may carry additional charges, please check the catalogue description and legal pack.



**Insurance** Unless indicated to the contrary, the seller will continue to be responsible for insuring the property until completion



**Viewing** Due to the nature and condition of auction properties we highlight the potential risk that viewing such properties carries and advise all to proceed with caution and take necessary requirements to ensure their own safety whilst viewing any lot in this catalogue. Viewings are conducted entirely at your own risk, these properties are not owned or controlled by Auction House and we cannot be held liable for loss or injury caused while viewing or accessing any Lot.

Due to the nature of some auction properties, electricity may not be turned on therefore viewing times are restricted. Viewers will also have to bring their own lighting/ladders if wanting to inspect cupboards, cellars and roof spaces.



**Disclaimer** Particulars on the website and within our catalogue are believed to be correct but their accuracy is not guaranteed. Information relating to Rating matters has been obtained by verbal enquiry only. Prospective purchasers are advised to make their own enquiries of the appropriate Authority. All measurements, areas and distances are approximate only. Potential purchasers are advised to check them.

# Order of Sale

Tuesday 8th September 2015 2.00pm, The Etihad Stadium, Manchester City FC, Sports City, Manchester M11 3FF

LOT NO.	ADDRESS	*GUIDE PRICE *Description on Auction Information page	LOT TYPE
1	12 Mconnell Road, Moston, Manchester	£55,000 - £65,000	Residential
2	27 Greendale Drive, Radcliffe, Manchester	£55,000+	Residential
3	51 Derwent Avenue, Whitefield, Manchester	£65,000 - £75,000	Residential for Improvement
4	58 Ravenhead Avenue, Liverpool	£45,000+	Residential for Improvement
5	30 Alton Street, Oldham, Lancashire	£40,000 - £50,000	Residential
6	6 Queens Road, Prescot, Merseyside	£45,000+	Residential for Improvement
7	13 Berne Close, Chadderton, Oldham, Lancashire	£50,000 - £60,000	Residential
8	83 New Chester Road, Wirral	£30,000 - £40,000	Commercial/Industrial
9	75 Wellington Street, Manchester	£50,000+	Mixed Use
10	Flat 5, St Anne's Court, St Anne Street, Liverpool	£40,000+	Residential
11	38-40 Dale Street, Bacup, Lancashire	£50,000 - £60,000	Residential
12	15 Whitfield Street, Birkenhead, Merseyside	£48,000+	Residential for Improvement
13	Flat 5, 13 Eastbank Road, Lytham St. Annes, Lancashire	£22,750	Residential
13a	Kingfisher Court, Apartment 37, Great Howarth, Rochdale, Lancashire	£5,000 - £10,000	Residential
14	Plot D, Land off Maescynon, Hirwaun, Aberdare, Mid Glamorgan	£3,500+	Plots/Building Land
15	44/46 Railway Road, Leigh, Lancashire	£100,000	Commercial/Industrial
16	303 Montgomery Annexe, Demesne Road, Manchester	£15,000 - £20,000	Residential Investments
17	73 Gransmoor Road, Openshaw, Manchester	£80,000 - £100,000	Residential
18	437 Blackburn Road, Bolton	£60,000 - £70,000	Commercial/Industrial
19	New Millbeck Social Club, Millbeck Road, Middleton, Manchester	£75,000+	Commercial/Industrial
19a	30 Sparth Bottoms Road, Rochdale, Lancashire	£37,500+	Residential
20	1 Ainsworth Lane, Bolton	£150,000+	Residential
21	269 Chamber Road, Oldham, Lancashire	£65,000+	Residential
22	305 Montgomery Annexe, Demesne Road, Manchester	£15,000 - £20,000	Residential Investments
23	107 Princes Street, Stockport, Cheshire	£100,000 - £120,000	Commercial/Industrial
24	Plot E, Land off Maescynon, Hirwaun, Aberdare, Mid Glamorgan	£3,500+	Plots/Building Land
25	Flat 2, 13 Eastbank Road, Lytham St Annes, Lancashire	£25,500	Residential
26	3a Myrtle Grove, Whitefield, Manchester	WITHDRAWN	Plots/Building Land
27	53 Curzon Street, Mossley, Lancashire	£75,000+	Residential for Improvement
28	2 Gosforth Close, Bury, Lancashire	£50,000+	Residential for Improvement
29	8 Kenton Street, Oldham, Lancashire	£40,000 - £50,000	Residential Investments
30	9 Commerce Way, Trafford Park, Manchester	£460,000+	Commercial/Industrial
31	Apt. 42 Freshfields, Spindletree Avenue, Blackley, Manchester	£45,000 - £55,000	Residential Investments
32	Plot F, Land off Maescynon, Hirwaun, Aberdare, Mid Glamorgan	£3,500+	Plots/Building Land
33	140 Whitworth Road, Rochdale, Lancashire	£60,000 - £70,000	Mixed Use
34	306 Montgomery Annexe, Demesne Road, Manchester	£15,000 - £20,000	Residential Investments
35	The Joiners Arms, 12-14 South Street, Bacup, Lancashire	£50,000+	Commercial/Industrial



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LOT NO.	ADDRESS	*GUIDE PRICE *Description on Auction Information page	LOT TYPE
36	Development Land at Brook Street, Radcliffe, Manchester	£400,000+	Redevelopment
37	187 Coalshaw Green Road, Chadderton, Oldham, Lancashire	£45,000 - £55,000	Residential
38	Storage Pod, A228 Unit 8 Centurion Park, Davyfield Road, Blackburn	£5,000+	Commercial/Industrial
39	Unit 15 Reliance Trading Estate, Reliance Street, Newton Heath, Manchester	£100,000+	Commercial/Industrial
40	37/39 41-41A Bank Parade, Burnley, Lancashire	£100,000 - £120,000	Commercial/Industrial
41	29 Lees Road, Mossley, Ashton-Under-Lyne, Lancashire	£45,000 - £55,000	Residential
42	Land & Buildings known as 71 Dryden Street, Padiham, Burnley	£100,000 - £120,000	Commercial/Industrial
43	23 Victoria Street, Clayton Le Moors, Accrington, Lancashire	£30,000	Residential Investments
44	1 Well Lane, Park Street, Bootle	£150,000+	Plots/Building Land
45	Apartment 46, Pegasus Court, Rochdale, Lancashire	£35,000 - £45,000	Residential
46	44 Middleton Road, Heywood, Lancashire	£55,000+	Residential Investments
47	Apartment 37, Glebe Street, Chadderton, Lancashire	£40,000 - £50,000	Residential Investments
48	23 Glynne Street, Farnworth, Bolton	£35,000	Residential Investments
49	Apartment 37 Cedar House, Acre Park, Bacup, Lancashire	£55,000+	Residential
50	Shiloh Farm, Shiloh Lane, Strinesdale, Oldham, Lancashire	£180,000+	Redevelopment
51	34 Dickens Street, Moorside, Oldham, Lancashire	£50,000 - £60,000	Residential
52	94-104 Claremont Road, Manchester	£600,000+	Commercial Investments
53	26 Baines Avenue, Blackpool	£50,000	Residential Investments
54	12 Roman Road, Failsworth, Manchester, Lancashire	£50,000 - £60,000	Residential for Improvement
55	71-75 Town Lane, Denton, Manchester, Lancashire	£300,000+	Mixed Use
56	63 Broad Lane, Burnedge, Rochdale, Lancashire	£65,000 - £75,000	Residential
57	175 Roundthorn Road, Roundthorn, Oldham, Lancashire	£45,000 - £55,000	Residential
58	16 Modred Street, Liverpool	£45,000	Residential
59	3 King Street, Farnworth, Bolton	£45,000+	Commercial/Industrial
60	Fern Bank, 42 Dogford, Road, Royton, Lancashire	£125,000 - £150,000	Residential for Improvement
61	Norbuck House 16 Albert Road & 2A Buckhurst Avenue, Levenshulme	£300,000	Mixed Use
62	18 Kingston Avenue, Derker, Oldham, Lancashire	£55,000 - £65,000	Residential
63	149 Cornahaltie Road, Meenalcoyabane, Enniskillen, County Fermanagh	£25,000	Residential
64	202 Oldham Road, Royton, Oldham, Lancashire	£80,000+	Residential for Improvement
65	504 Halliwell Road, Bolton	£90,000	Residential Investments
66	17 Park Street, Mossley, Ashton-Under-Lyne, Lancashire	£65,000+	Residential
67	Land to rear of 24 Riber Terrace, Chesterfield, Derbyshire	£40,000+	Plots/Building Land
68	10 Saxelby Drive, Manchester	£60,000	Residential Investments
69	154 Garforth Street, Chadderton, Oldham, Lancashire	£55,000 - £65,000	Mixed Use
70	122 & 122A Picton Road, Wavertree, Liverpool	£60,000	Mixed Use

Residential

## 12 McConnell Road, Moston, Manchester M40 9DP

\*GUIDE PRICE **£55,000 - £65,000**

\*Description on Auction Information page

LOT 1

### A Three Bedroomed Semi Detached Property

The property occupies a popular residential location and requires full refurbishment throughout. Whilst not inspected we believe the property to comprise entrance hall, lounge, kitchen, three bedrooms and a bathroom. There may be some fixtures and fittings left in the property upon completion.

**Please note the supporting photographs have been provided by the vendor.**

**Please note there will be a Further Buyers Premium of £840 inc VAT.**

### Description

**Ground Floor:** Entrance Hall, Lounge, Kitchen.

**First Floor:** Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

**Outside:** There are gardens to the front and rear with driveway to the front to provide off road parking.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See legal pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Manchester City Council

**EPC:** Rating TBC

Residential

## 27 Greendale Drive, Raddcliffe, MANCHESTER M26 1UE

\*GUIDE PRICE **£55,000+**

\*Description on Auction Information page

LOT 2

### Modern Self Contained Two Bedroom Apartment

A two bedroom second floor apartment comprising; lounge, kitchen, two bedrooms & bathroom. Externally there is one allocated parking space. Please note, there will be a Buyer's Premium of £600 incl. VAT payable in addition to the Administration Fee.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Bury Metropolitan Borough Council

**EPC:** C

Residential for improvement

## 51 Derwent Avenue, Whitefield, MANCHESTER M45 8HU

\*GUIDE PRICE **£65,000 - £75,000**

\*Description on Auction Information page



LOT 3

### Three Bedroom Semi-Detached House

Three bedroom semi detached house, in need of some cosmetic improvement works. The property is situated on a corner plot and briefly comprises: Ground Floor: Porch, Entrance Hall, Lounge, Conservatory, Kitchen and dining room. First Floor: 3 Bedrooms, bathroom and w.c. Externally there are gardens to the front and rear plus driveway to the side leading to single detached garage. Please note there will be a Buyers Premium of £900 incl. VAT payable in addition to the Administration Fee.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Bury Metropolitan Borough Council

**EPC:** E

Residential for improvement

## 58 Ravenhead Avenue, LIVERPOOL L32 3XZ

\*GUIDE PRICE **£45,000+**

\*Description on Auction Information page

**LOT 4**

### A Three Bedroom Semi-Detached House in Need of Modernisation

A three bedroom semi-detached house comprising; entrance hall, lounge, dining room & kitchen. First floor; three bedrooms & bathroom. Externally there are gardens to the front & rear.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Knowsley Borough Council

**EPC:** To follow on Addendum

Residential

## 30 Alton Street, Oldham, Lancashire OL8 3EY

\*GUIDE PRICE **£40,000 - £50,000**

\*Description on Auction Information page

**LOT 5**

### A Two Bedroomed Mid Terraced Property

Whilst in need of refurbishment, the property benefits from PVCu double glazing and gas central heating. Briefly comprising entrance vestibule, lounge, kitchen/diner, two bedrooms and a shower room. Located just off the A627 Ashton Road, approximately 1 mile to Oldham town centre and 1 1/2 mile to junction 22 of the M60 motorway. Would make an ideal investment.

**Ground Floor:** Entrance Vestibule, Lounge with radiator, Kitchen/Diner with wall/base units and boiler.

**First Floor:** Landing, Bedroom One with cupboard and radiator, Bedroom Two with cupboard and radiator, Shower Room with radiator.

**Outside:** There is a yard to the rear of the property.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See legal pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Oldham Council

**EPC:** Rating C

Residential for improvement

## 6 Queens Road, PRESCOT, Merseyside L34 6JA

\*GUIDE PRICE **£45,000+**

\*Description on Auction Information page

**LOT 6**

### A Three Bedroom Mid Terrace House in Need of Improvement

A three bedroom mid terrace house comprising; entrance hallway, open plan lounge/dining room, kitchen & downstairs bathroom. First floor; three bedrooms. Externally, there is a yard to the rear & on street parking to the front. Please note, there will be a Buyer's Premium of £900 incl. VAT payable in addition to the Administration Fee.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Knowsley Borough Council

**EPC:** D



## Residential

# 13 Berne Close, Chadderton, Oldham, Lancashire OL9 9AQ

LOT 7

\*GUIDE PRICE **£50,000 - £60,000**

\*Description on Auction Information page

### A Three Bedroomed Town House

A refurbished spacious three bedroomed mid town house located in a popular area of Chadderton. A short walk to the Metrolink station, offering superb access to Oldham Town Centre, Manchester City Centre and also close to M60 motorway network and local amenities. Briefly comprising; entrance porch, lounge, kitchen/diner, three bedrooms and a bathroom. Whilst requiring some improvement to include some structural repair work, the property already benefits from Gas Central Heating, part double glazing and part secondary glazing and recently refitted kitchen and bathroom.

### Description

**Ground Floor:** Entrance Porch, Lounge, Kitchen/Diner.

**First Floor:** Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

**Outside:** There are gardens to the front and rear plus a garage located on a separate plot.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See legal pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Oldham Council

**EPC:** Rating D

## Commercial/Industrial

# 83 New Chester Road, WIRRAL, Merseyside CH62 1AB

LOT 8

\*GUIDE PRICE **£30,000 - £40,000**

\*Description on Auction Information page

### End Terrace Ground Floor Retail Lock Up Unit

Ground floor lock up shop with electric shutters on a busy parade, well suited to a range of businesses or commercial investor. 385 sq.ft/35.7 sq.m. Laminated flooring, retail/sales area, kitchen, wc & storage. Please note, there will be a £900 incl. VAT Buyer's Premium payable in addition to the Administration Fee.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To be Confirmed in Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Wirral Council

**EPC:** To follow on Addendum

## Mixed Use

# 75 Wellington Street, MANCHESTER M18 8BE

\*GUIDE PRICE **£50,000+**

\*Description on Auction Information page



LOT 9

### Tenanted Ground Floor Shop with Vacant Three Bedroom Flat

Two storey property situated within a parade of similar units opposite the Tesco Extra super market and Gorton Market. Providing ground floor self-contained tenanted retail unit and first floor self-contained vacant three bed flat accessed from the rear. The ground floor shop is believed to be let to Bright Sparks Works (Gorton Employment and Learning Skills Centre) by way of a new tenancy for 5 years incorporating a 12 month break clause at a rental of £4,800 pax. Please note there will be a buyer premium of £900 including VAT payable in addition to the administration fee.

**Viewing:** Please contact Roger Hannah & Co on 0161 817 3399



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Manchester City Council

**EPC:**

## Flat 5 St Anne's Court, St Anne Street, LIVERPOOL L3 3JP

LOT 10

\*GUIDE PRICE **£40,000+**

\*Description on Auction Information page

**Purpose Built One Bedroom First Floor Apartment**

Communal entrance to ground floor, hallway, lounge/diner with access to balcony, kitchen, bedroom & shower room. Allocated car parking space. Please note, there will be a Buyer's Premium of £1,110 including VAT payable in addition to the Administration Fee.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Liverpool City Council

**EPC:** C

## 38-40 Dale Street, Bacup, Lancashire OL13 8AP

LOT 11

\*GUIDE PRICE **£50,000 - £60,000**

\*Description on Auction Information page

**A Substantial Four Bedroomed End Terraced Property**

Formerly two terraced properties converted into one. Whilst in need of refurbishment, there is a fantastic opportunity to purchase and create a substantial family home or alternatively convert back into two properties (subject to any necessary planning consents). Whilst there is a glut of two bedroomed properties in the area the opportunity to acquire a Four Bedroomed property of this type is rare.

**Description**

**Ground Floor:** Entrance Hall, Lounge with radiator, Sitting Room/Dining Room with radiator, Kitchen with wall/base units and radiator.

**First Floor:** Landing with storage cupboards, Bedroom One with radiator, Bedroom Two with radiator, Bedroom Three with radiator, Bedroom Four with radiator and storage area housing gas boiler, Bathroom with three piece suite, shower over bath and radiator.

**Outside:** There is a forecourt to the front and a yard plus off road parking to the side and rear of the property.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See legal pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Rossendale Council

**EPC:** Rating TBC

## Property Types for Auction

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**Lancashire**  
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Residential for improvement

## 15 Whitfield Street, BIRKENHEAD, Merseyside CH42 0LR

\*GUIDE PRICE **£48,000+**

\*Description on Auction Information page

LOT 12

### Three Bedroom Two Reception Room Semi Detached House

Ground floor; hallway, living room, dining room & kitchen. First floor; bathroom & three bedrooms. Part double glazed & gas central heated. Small front garden & yard to rear. Please note there will be a Buyers Premium of £900.00 including VAT payable in addition to the Administration Fee.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To be Confirmed in Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Wirral Council

**EPC:** E

Residential

## Flat 5, 13 Eastbank Road, LYTHAM ST. ANNES, FY8 1ND

\*GUIDE PRICE **£22,750**

\*Description on Auction Information page



LOT 13

### Ground Floor Studio Flat

Situated on Eastbank Road which links Clifton Drive South to South Promenade in the centre of Lytham St Annes. The property briefly comprising a ground floor self contained studio flat situated at the front of the building providing lounge/bedroom, kitchen and a shower room. The flat has been part completed. Please note there will be a Buyers Premium of £900 incl. VAT payable in addition to the Administration Fee. We hereby declare that the Receivers are connected to Roger Hannah & Co.

**Viewing:** Please contact Roger Hannah & Co on 0161 817 3399



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Fylde Borough Council

**EPC:** D

Residential

## Kingfisher Court, Apartment 37, Great Howarth, Rochdale , Lancashire OL12 9HD

\*GUIDE PRICE **£5,000 - £10,000**

\*Description on Auction Information page

LOT 13a

### A Shared Ownership, Two Bedroomed Ground Floor Apartment

A two bedroomed ground floor apartment, situated in a popular residential location, conveniently placed to offer easy access to good local amenities, public transport links and Rochdale Town Centre. The property internally briefly comprises: Entrance hallway, lounge (with beautiful views to the rear), kitchen, two double bedrooms and a wet room. Benefiting from gas central heating and double glazing. An ideal retirement purchase, modernisation required. The apartment is 50% shared ownership and rent is due on the other 50%. Alternatively the remaining 50% may be available for purchase, however, any prospective purchaser should make their own enquiries to Rochdale Borough Housing prior to bidding.

**Please note there will be an additional Buyers Premium of £900 including VAT.**

### Description

**Ground Floor:** Entrance Hallway, Lounge, Kitchen, Bedroom One, Bedroom Two, Wet Room.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Rochdale Borough Council

**EPC:** Rating C

\*GUIDE PRICE **£3,500+**

\*Description on Auction Information page



### By Order of RAM Freehold Parcel of Land with Potential Development (STPP) Full Vacant Possession

0.41 acre site split into 6 separate lots, 3 of which will be offered in this auction. The land is sold on an unconditional basis. An artist's impression shows potential development to create a detached house subject to the necessary consents. Purchasers are deemed to rely on their own enquiries with regard to planning and the property will be sold with the benefit of full rights of way together with rights to install services as required.

**Location:** Situated off the A465, Hirwaun lies to the west of Merthyr Tydfil and to the north of Aberdare. Local facilities are available in Hirwaun whilst more comprehensive services at Aberdare and Merthyr Tydfil provides a good range of recreational and shopping facilities. Hirwaun itself lies on the southerly edge of the Brecon Beacon National Park with the property forming part of this predominantly residential area on the northern side of the town. Artist Impression of the development (STPP) ©Crown Copyright. Licence Number: ES 100020372

### Viewing

Any reasonable time at own risk



**Full Details: Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property**

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

**Local Authority:** Rhondda Cynon Taf County Borough Council

**EPC:** N/A



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## 44/46 Railway Road, LEIGH, Lancashire WN7 4AS

**\*GUIDE PRICE £100,000**[\\*Description on Auction Information page](#)**Double Fronted Office/Retail Unit 283.3 sq.m (3,050 sq.ft). Potential to Convert Upper Floors to Residential (STP)**

Situated on the north side of Railway Road mid way between the junction of Kings Street and Atherleigh Way (A579). The property is situated on the westerly fringe of Leigh Town Centre. A double fronted 2/3 storey retail/office property of brickwork elevations with a pitched roof covered with slates. It would appear that the property originally comprised of two self contained properties which have been 'knocked through'. Internally the property briefly provides ground floor retail/office unit with office and ancillary accommodation on first and second floor levels. The upper floors are considered suitable for residential conversion subject to necessary consents being obtained. Please note there will be a buyer's premium of £900 including VAT payable in addition to the administration fee.

**Measured on a net internal basis in accordance with the RICS Code of Measuring Practice**

**the areas are as follows:** Ground Floor - 100.4 sq m (1,081 sq ft), First Floor - 66.1 sq m (712 sq ft), Second Floor - 41.6 sq m (448 sq ft), Basement storage - 75.2 sq m (809 sq ft), TOTAL: 283.3 sq m (3,050 sq ft).

**Tenure:** To Be Confirmed In Legal Pack**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.**Local Authority:** Wigan Metropolitan Borough Council**EPC:** F

**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

## Residential Investments

## 303 Montgomery Annexe, Demesne Road, MANCHESTER M16 8PH

**\*GUIDE PRICE £15,000 - £20,000**[\\*Description on Auction Information page](#)**One Bedroom Vacant Third Floor Student Pod Accommodation**

Student pod accommodation, ready to let for new academic year. Residents parking, gardens. Typical rental value would be £75.00 pw/£3900.00 pa

External Image: General image of Development

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To be Confirmed in Legal Pack**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.**Local Authority:** Manchester City Council**EPC:** D

## Residential

## 73 Gransmoor Road, Openshaw, Manchester M11 1JP

**\*GUIDE PRICE £80,000 - £100,000**[\\*Description on Auction Information page](#)**A Three Bedroomed End Townhouse**

Situated on a recently built development offering fantastic space throughout. Comprising lounge, kitchen, downstairs WC, three bedrooms and a bathroom. The property is close to the Lime Square Retail Park and convenient for links to Manchester City Centre and the M60 motor way. The property benefits from gas central heating and is double glazed throughout.

**Description**

**Ground Floor:** Entrance Hall, WC, Lounge, Kitchen.

**First Floor:** Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

**Outside:** There is a forecourt to the front and an enclosed garden to the rear.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See legal pack**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.**Local Authority:** Manchester City Council**EPC:** Rating B

## 437 Blackburn Road, BOLTON BL1 8NJ

\*GUIDE PRICE **£60,000 - £70,000**

\*Description on Auction Information page

LOT 18

**Character Two Bedroom End Terrace Commercial Property with Garden plus Yard & Storage to the Rear**

Commercial property; ground floor porch, hallway, lounge, dining kitchen. First floor landing, bedroom one, bedroom two & shower room/wc. Gas central heated, double glazed, parking to rear, gardens, pre-fabricated concrete storage unit to rear. Not internally inspected by Auction House. Potential to convert back into residential use or ground floor office & first floor flat subject to planning permission. Please note there will be a Buyers Premium of £900.00 including VAT payable in addition to the Administration Fee.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To be Confirmed in Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Bolton Metropolitan Borough Council

**EPC:** B

## New Millbeck Social Club, Millbeck Road, Middleton, Manchester M24 4HR

\*GUIDE PRICE **£75,000 +**

\*Description on Auction Information page

LOT 19

**A Substantial Single Storey Public House**

Situated 6 mile north of Manchester City Centre and within a mainly residential area. Briefly comprising entrance foyer, large function room, lounge bar, separate games room, kitchen, cellarage, gents/ladies wc's and several store rooms. Benefiting from gas central heating and substantial parking area plus land. Suitable for a number of uses/development (subject to the necessary planning consents).

**Please note there is VAT payable on this lot.**

**Description**

**Lower Ground Floor:** Small Store Room housing the boiler.

**Ground Floor:** Entrance/Foyer, Ladies and Gents W.C's, Games Room/Bar, Cellarage, Lounge/Bar with bar area, Function Room/Bar with stage and ladies/gents w.c's, Store Room, Store Room, Store Room, Rear Hall with Small Store Room.

**Outside:** There is a car park for 29 vehicles plus land.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See legal pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Manchester City Council

**EPC:** Rating TBC

## 30 Sparth Bottoms Road, Rochdale, Lancashire OL11 4HT

\*GUIDE PRICE **£37,500 +**

\*Description on Auction Information page

LOT 19a

**A Three Bedroomed Mid Terraced Property**

A deceptively spacious three bedroomed property, situated in a convenient position close to local amenities, transport links, popular schooling and colleges as well as Rochdale town centre. Comprising entrance vestibule, lounge, dining room, kitchen, three bedrooms and a bathroom. Whilst requiring modernisation throughout, the property would make an ideal investment opportunity.

**Please note there will be a further Buyers Premium of £900 inc VAT.**

**Description**

**Ground Floor:** Entrance Vestibule, Lounge, Dining Room, Kitchen.

**First Floor:** Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

**Outside:** There is a paved patio to the rear.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See legal pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Rochdale Council

**EPC:** Rating D

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**\*GUIDE PRICE £150,000+**

\*Description on Auction Information page



**Grade II Listed 16th Century Detached Former Ale House. Three Bedrooms, Two Reception Rooms**

Steeped in local history. Now renovated to a high standard with many original features. Benefitting from being in an elevated plot with wall enclosed mature gardens to the front, side & rear with space for a double garage. Ground floor; entrance hallway, lounge, dining room, rear hallway, dining kitchen, utility room, guest WC & cellar. First floor; bedroom one with en-suite, bedroom two, bedroom three & bathroom. Gardens to front, side & rear with driveway parking for multiple vehicles.

**Ground Floor:** Entrance hall, lounge, dining room, rear hall, kitchen/diner, utility room, guest wc & cellar.

**First Floor:** Landing, bedroom one, en-suite, bedroom two, bedroom three & bathroom.

**Outside:** Garden areas to front, side & rear.







### Directions:

From Junction 3 of the M61 take the A666 St Peters Way. At the junction of Bradford Street (A579) turn right and proceed along Bradford Street which turns into Bury Road. Approaching Tonge Cemetary on the right, Ainsworth Lane can be found opposite on the left hand side.



**For further information and legal pack please go to [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)**

**Tenure:** To be Confirmed in Legal Pack

**Local Authority:** Bolton Metropolitan Borough Council

**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**EPC:** E



## Residential

269 Chamber Road, Oldham, Lancashire OL8 4DW

\*GUIDE PRICE **£65,000 +**

\*Description on Auction Information page

LOT 21

### An Extended Two Bedroomed Mid Terrace Property

The property has the added benefit of two off-road parking spaces to the front. Close to local amenities including shops, transport links and Schools, with Hulme Grammar School within walking distance. Briefly comprising: entrance porch, lounge, extended kitchen with dining area, two bedrooms and bathroom. There is a flagged and lawned garden to the rear with a storage shed.

#### Description

**Ground Floor:** Enclosed Porch, Lounge, Kitchen/Diner.

**First Floor:** Landing, Bedroom One, Bedroom Two, Bathroom.

**Outside:** Two off-road parking spaces to the front along with a lawned and flagged private garden and a storage shed to the rear.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See legal pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Oldham Council

**EPC:** Rating E

## Residential Investments

305 Montgomery Annexe, Demesne Road, MANCHESTER M16 8PH

\*GUIDE PRICE **£15,000 - £20,000**

\*Description on Auction Information page

LOT 22

### One Bedroom Vacant Third Floor Student Pod Accommodation

Student pod accommodation, ready to let for new academic year. Residents parking, gardens. Typical rental value would be £75.00 pw/£3900.00 pa

External Image: General image of Development



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To be Confirmed in Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Manchester City Council

**EPC:** D

## Commercial/Industrial

107 Princes Street, Stockport, Cheshire SK1 1RW

\*GUIDE PRICE **£100,000 - £120,000**

\*Description on Auction Information page



LOT 23

### Extensive Retail and Storage Premises

The property comprises a three storey mid terraced building formerly occupied by Martins Bakers and located on one of the main retailing streets within the centre of Stockport. Briefly comprising sales area to the ground floor, stores to the first floor, store plus WC to the second floor and a store to the basement

#### Description

**Although not inspected we believe the property to comprise:**

**Ground Floor:** Sales Area

**First Floor:** Store

**Second Floor:** Store, WC

**Basement:** Store



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See legal pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Stockport Council

**EPC:** Rating C

\*GUIDE PRICE **£3,500+**

\*Description on Auction Information page



### By Order of RAM Freehold Parcel of Land with Potential Development Site (STPP) Full Vacant Possession

0.41 acre site split into 6 separate lots, 3 of which will be offered in this auction. The land is sold on an unconditional basis. An artist's impression shows potential development to create a detached house subject to the necessary consents. Purchasers are deemed to rely on their own enquiries with regard to planning and the property will be sold with the benefit of full rights of way together with rights to install services as required.

**Location:** Situated off the A465, Hirwaun lies to the west of Merthyr Tydfil and to the north of Aberdare. Local facilities are available in Hirwaun whilst more comprehensive services at Aberdare and Merthyr Tydfil provides a good range of recreational and shopping facilities. Hirwaun itself lies on the southerly edge of the Brecon Beacon National Park with the property forming part of this predominantly residential area on the northern side of the town. Artist Impression of development (STPP) ©Crown Copyright. Licence Number: ES 100020372

### Viewing

Any reasonable time at own risk



**Full Details: Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property**

**Tenure:** Freehold

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

**Local Authority:** Rhondda Cynon Taf County Borough Council

**EPC:** N/A



## Ways to **bid** at an Auction



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As a potential buyer you attend the auction and bid for the property.



### By Proxy

Proxy bidding is used when you cannot attend the auction.



### By Telephone

A telephone bidding service is also available to those unable to attend, but you will need to make the necessary arrangements with Auction House prior to auction day.

Completion of a Proxy or Bidding Form sent to us with your deposit cheque and buyers administration fee is all that is needed to make either a Proxy or Telephone Bid. This can be found within the auction catalogue, on our website [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net) or call our regional auction office:

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## Residential

### Flat 2, 13 Eastbank Road, LYTHAM ST. ANNES, FY8 1ND

**\*GUIDE PRICE £25,500**

[\\*Description on Auction Information page](#)



**LOT 25**

#### First Floor Self Contained One Bedroom Flat

Situated on Eastbank Road which links Clifton Drive South to South Promenade in the centre of Lytham St Annes. The property briefly comprises a first floor self contained one bedroom flat situated at the front of the building providing lounge, bedroom, kitchen and a shower room. The flat has been part completed. Please note there will be a Buyers Premium of £900 incl. VAT payable in addition to the Administration Fee. We hereby declare that the Receivers are connected to Roger Hannah & Co.

**Viewing:** Please contact Roger Hannah & Co on 0161 817 3399



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Fylde Borough Council

**EPC:** D

## Plots/Building Land

### 3a Myrtle Grove, Whitefield, MANCHESTER M45 7RR

**\*GUIDE PRICE £90,000+**

[\\*Description on Auction Information page](#)

**LOT 26**

#### Residential Building Plot with Permission for Detached House

Residential building plot in highly sought after road. Plans passed Ref: 57950 for a detached dwelling. We are advised: Freehold site with plans drawn for 4/5 bedroom detached house with 2/3 bathroom, circa 1800 sq. ft/167 sq. m accommodation.

**Viewing:** Any reasonable time at own risk

**WITHDRAWN**



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To be Confirmed in Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Bury Metropolitan Borough Council

**EPC:** N/A

## Residential for improvement

### 53 Curzon Street, Mossley, Lancashire OL5 0HB

**\*GUIDE PRICE £75,000 +**

[\\*Description on Auction Information page](#)

**LOT 27**

#### A Potential Three Bedroomed Mid Terraced Property

Whilst work is required to complete the renovation/refurbishment, the property is an ideal project for a builder to make a lovely family home. With accommodation over three floors, making it a larger than average terraced house. Situated in a desirable location and close to Mossley town centre and its amenities.

#### Description

**On completion of the refurbishment the accommodation could potentially be as follows**

**Ground Floor:** Lounge, Kitchen.

**First Floor:** Bedroom One, Bedroom Two and Bathroom.

**Second Floor:** Bedroom Three into eaves

**Outside:** There is a communal yard to the rear of the property.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See legal pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Tameside Council

**EPC:** Rating F



## Residential for improvement

# 2 Gosforth Close, BURY, Lancashire BL8 1EA

\*GUIDE PRICE **£50,000+**

\*Description on Auction Information page

LOT 28

### Two Bedroom Semi Detached Bungalow in Need of Renovation

Porch, hallway, living room, kitchen, bathroom, bedroom one, bedroom two. Gardens, drive & garage. Modernisation required. Please note, there will be a Buyer's Premium of £1800 incl. VAT payable in addition to the Administration Fee.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To be confirmed in Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Bury Metropolitan Borough Council

**EPC:** To follow on Addendum

## Residential Investments

# 8 Kenton Street, Oldham, Lancashire OL8 2DB

\*GUIDE PRICE **£40,000 - £50,000**

\*Description on Auction Information page

LOT 29

### A Tenanted Two Bedroomed End Terraced Property Producing £4,875pa (£406.25pcm)

Situated off Abbey Hills Road and approximately 1 mile to Oldham Town Centre and it's amenities, including the Metrolink Station. The property is occupied under an Assured Shorthold Tenancy producing £4,875pa (£406.25pcm). Comprising lounge/diner, kitchen, two bedrooms and a bathroom, with the benefit of gas central heating and double glazing.

#### Description

**Ground Floor:** Lounge/Diner, Kitchen.

**First Floor:** Landing, Bedroom One, Bedroom Two, Bathroom.

**Outside:** There is a forecourt to the front and an elevated yard to the rear.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See legal pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Oldham Council

**EPC:** Rating D

## Commercial/Industrial

# 9 Commerce Way, Trafford Park, MANCHESTER M17 1HW

\*GUIDE PRICE **£460,000+**

\*Description on Auction Information page

LOT 30

### Freehold Detached Office Building 5,705 sq.ft/530 sq.m. Part Let

Freehold two storey detached office building constructed circa 2004. Landscaped grounds, parking for 26 vehicles, secure gated entrance. Ground floor main entrance, two WC's, kitchen & dining room. Offices: 11.12m x 11.73m, 11.77m x 6.6m and 3.4m x 4.9m and recessed area 4.86m x 2.39m. Occupied by ZF UK Laser Limited on a 3 year lease from 5.1.2012. The landlord has yet to agree to a lease renewal leaving the incoming buyer the option of obtaining vacant possession should they prefer. First floor landing, three WC's, kitchen & dining area. Offices: 18.4m x 11.72m, 4.7m x 4.76m plus Kitchen Dining Area: 5.91m x 4.76m - Vacant following recent lease to BSKyB. ZF Laser LTD have agreed to a lease renewal at £10.50 per sq.ft. The new lease has not been signed & the option to renew will revert to the buyer.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** Freehold

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Manchester City Council

**EPC:** C

## Apt. 42 Freshfields, Spindletree Avenue, Blackley, Manchester M9 7HQ

LOT 31

\*GUIDE PRICE **£45,000 - £55,000**

\*Description on Auction Information page

**A Tenanted Seventh Floor, One Bedroomed Apartment**

Occupied under an Assured Shorthold Tenancy, producing £5,580pa (£465pcm). Although not inspected we believe the property benefits from electric heating and double glazing and comprises lounge, kitchen, a bedroom and a bathroom. Approximately 5 miles to Manchester City Centre and a short drive to junctions 20 and 21 of the M60 motorway.

**Description****Ground Floor:** Residents Gym**Seventh Floor:** Lounge, Kitchen, Bedroom, Bathroom.**Outside:** There is secure allocated parking.

**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See legal pack**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.**Local Authority:** Manchester City Council**EPC:** Rating F.

## Plots/Building Land

## Plot F Land off Maescynon, Hirwaun, ABERDARE, Mid Glamorgan CF44 9PG

LOT 32

\*GUIDE PRICE **£3,500+**

\*Description on Auction Information page

**By Order of RAM Freehold Parcel of Land with Potential Development Site (STPP) Full Vacant Possession**

0.41 acre site split into 6 separate lots, 3 of which will be offered in this auction. The land is sold on an unconditional basis. An artist's impression shows potential development to create a detached house subject to the necessary consents. Purchasers are deemed to rely on their own enquiries with regard to planning and the property will be sold with the benefit of full rights of way together with rights to install services as required.

**Location:** Situated off the A465, Hirwaun lies to the west of Merthyr Tydfil and to the north of Aberdare. Local facilities are available in Hirwaun whilst more comprehensive services at Aberdare and Merthyr Tydfil provides a good range of recreational and shopping facilities. Hirwaun itself lies on the southerly edge of the Brecon Beacon National Park with the property forming part of this predominantly residential area on the northern side of the town. Artist Impression of development (STPP) ©Crown Copyright. Licence Number: ES 100020372

**Viewing**

Any reasonable time at own risk



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property

**Tenure:** Freehold**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services**Local Authority:** Rhondda Cynon Taf County Borough Council**EPC:** N/A

## NEXT AUCTIONS

20th October 2015 (Manchester) • 21st October 2015 (Liverpool) • 22nd October 2015 (Lancashire)  
1st December 2015 (Manchester) • 2nd December 2015 (Liverpool)  
3rd December 2015 (Lancashire)

## 140 Whitworth Road, ROCHDALE, Lancashire OL12 0JG

\*GUIDE PRICE **£60,000 - £70,000**

\*Description on Auction Information page



LOT 33

**Ground Floor Shop with Self Contained Flat Currently Producing £10,200pa**

Traditionally constructed inner terraced property providing self-contained ground floor retail/commercial unit currently trading as a gents barbers with a first floor self-contained flat accessed from the rear. At present both elements of the property are tenanted, the ground floor shop, trading as Trendy Haircuts, by way of a new 15 year lease from 1st January 2015 at a current rental of £6,000 per annum. We also understand that the first floor flat is occupied by way of a 6 month AST due to expire 18th August 2015 at a rental of £350 per calendar month. The total current rental income therefore is £10,200 per annum. NB We understand that the tenant of the flat will be vacating later in August 2015. The flat may be vacant on or prior to the auction. From the Valuation Office we understand the ground floor extends to 48.9 sq m (526 sq ft). Please note that there will be a Buyers Premium of £900 incl VAT payable in addition to the Administration Fee.

**Viewing:** Please contact Roger Hannah & Co on 0161 817 3399

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Rochdale Metropolitan Borough Council

**EPC:** C



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

## Residential Investments

## 306 Montgomery Annexe, Demesne Road, MANCHESTER M16 8PH

\*GUIDE PRICE **£15,000 - £20,000**

\*Description on Auction Information page

**One Bedroom Vacant Third Floor Student Pod Accommodation Let at £300.00 pcm/£3600.00 pa**

Student pod accommodation let from 14/07/2015 for new academic year. Residents parking, gardens. Let at £300.00 pcm/£3600.00 pa

External Image: General image of Development

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)

**Tenure:** To be Confirmed in Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Manchester City Council

**EPC:** D



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

## Commercial/Industrial

## The Joiners Arms, 12-14 South Street, Bacup, Lancashire OL13 9AP

\*GUIDE PRICE **£50,000 +**

\*Description on Auction Information page

**A Vacant Detached Public House with Three Bedroomed Owners Accommodation**

Situated close to Bacup Centre and adjacent to a well populated residential area this property would be ideal for someone to reopen for it's existing use or alternatively it would be suitable for a variety of alternative uses subject to obtaining the necessary planning consents. Briefly comprises Bar and Games Areas with Ladies & Gents & Kitchen to the Ground Floor plus owners accommodation to the First Floor comprising, Lounge, Kitchen, Three Bedrooms and Bathroom. Please note that there may be some fixtures and fittings remaining at the premises.

**Description****Cellar**

**Ground Floor:** Front Lounge, Bar/Games Area, Main Bar with Kitchen off, Ladies & Gents W.C's.

**First Floor:** Landing, Lounge, Kitchen, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

**Outside:** To the rear is a yard/potential Beer Garden.

**Tenure:** See legal pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Rossendale Council

**EPC:** Rating TBC



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

LOT 35

\*GUIDE PRICE **£400,000+**

\*Description on Auction Information page

**Residential Development Site with Planning for 30 Dwellings, Potential Exists for Further Dwellings**

The site is being offered for sale by auction (unless sold prior) following a sale falling through at £700,000 due to restrictive lending. The site offers a rare, unique, desirable 7 profitable development opportunity with many selling points, good road access, cleared & level, river views, wildlife corridor, Metrolink only minutes away.

Planning Ref: 56320/Full. Freehold, cleared & levelled site of 1.7 acres/0.67 hectares with Planning Permission for 20 x two/three storey houses and 10 apartments. Vendor advises potential to increase dwellings on site up to 38 units following removal of the need for a new access road with an estimated GDV between £4.5 million and £5.5 million depending on number, style & finish of dwellings built on site. A Scoping Geo-Environmental Investigation & Risk Assessment report was completed in December 2014 and is available to view. Please contact Auction House to arrange. This report will also be uploaded with the Legal Pack.

**Site Benefits:** The site has two major benefits, first being location with Radcliffe ranking as the fourth highest Borough for house prices in Manchester combined with being an elevated site having views over the River Irwell and a planned wildlife corridor along with open views toward the Irwell Viaduct. Secondly it is adjacent to the former East Lancashire Paper Mill site now earmarked by Bury Council as a major mixed use regeneration area.

**Location:** Bury, Bolton & Manchester are within 6 miles while the M60, M6, M62 & M61 are within 3 miles and Radcliffe Metrolink is only 0.1 miles from the site.

**NB:** ORIGINAL PLANNING REF: 52136 IS FOR OUTLINE PLANNING PERMISSION PASSED & NOT FULL PLANNING. PLANNING REF: 56320 GRANTS DEVELOPMENT EXTENSION UNTIL JULY 2016.

**Viewing**

Any reasonable time at own risk

**Full Details: Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property**

**Tenure:** To be Confirmed in Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

**Local Authority:** Bury Metropolitan Borough Council

**EPC:** N/A



## Property Types for Auction

There are many different types of property that sell well at Auction, and if you have one that falls into any of these categories you certainly should consider the Auction route. Check through the list below, and if you find a match, then give Auction House a call.



**Properties for Improvement**



**Tenanted Properties**



**Residential Investments**



**Development Propositions**



**Building Land**



**Mixed Use Properties**



**Commercial Investments**



**Unique Properties**



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**01772 772450**



## Residential

# 187 Coalshaw Green Road, Chadderton, Oldham, Lancashire OL9 8JS

**LOT 37****\*GUIDE PRICE £45,000 - £55,000**[\\*Description on Auction Information page](#)

### A Two bedroomed Mid Terraced Property

Located within walking distance of the Metrolink Station and within five minutes drive of the M60 the property also benefits from being close to local shops and schools. Whilst the property would benefit from some upgrading it is ideal for both first time buyers or buy to let investors. Briefly comprises, open plan lounge/dining room, kitchen, two bedrooms and Bathroom. Benefiting from gas central heating and double glazing together with a good sized yard to the rear.

### Description

**Ground Floor:** Lounge, Dining Room, Kitchen.

**First Floor:** Landing, Bedroom One, Bedroom Two, Bathroom comprising three piece suite plus separate shower cubicle.

**Outside:** There is a forecourt to the front and an enclosed yard to the rear.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Oldham Council

**EPC:** Rating D

## Commercial/Industrial

# Storage Pod A228 Unit 8 Centurion Park, Davyfield Rd, Blackburn BB1 2QY

**LOT 38****\*GUIDE PRICE £5,000+**[\\*Description on Auction Information page](#)

### Vacant Storage Unit 12 sq.m/129 sq.ft

Second floor secure lock up storage pod in a modern purpose built warehouse facility. On-site facilities include car parking, canteen, office accommodation, CCTV, gym, WiFi & fork lift trucks. The pod size is suited to store the contents of a three bedroom house or approximate size of 1.5 garages.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** Leasehold

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Blackburn with Darwen Borough Council

**EPC:** N/A.

## Commercial/Industrial

# Unit 15 Reliance Trading Estate, Reliance Street, Newton Heath, Manchester M40 3AG

**LOT 39****\*GUIDE PRICE £100,000 +**[\\*Description on Auction Information page](#)

### An Industrial/Warehouse Unit

Situated within this popular Industrial Estate with good access to the M60 Motorway and Manchester City Centre, The Unit is more particularly shown edged red on the attached plan but excludes the area edged green. The Unit is being sold as Mortgagee (Not in Possession) and has not been inspected by Auction House Manchester. Internal access will not be provided and we cannot confirm whether the Unit is vacant or occupied.

**Please note there will be an additional Buyers Premium of £900 inclusive of VAT.**



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See legal pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Manchester City Council

**EPC:** Rating TBC



## Commercial/Industrial

37/39 41 - 41A Bank Parade, BURNLEY, Lancashire BB1 1UG

LOT 40

\*GUIDE PRICE **£100,000 - £120,000**

\*Description on Auction Information page

### 4330 sq.ft/402 sq.m Warehouse, Showroom & Offices. Expired Planning Permission for Apartments & Ground Floor Commercial

Grade II listed premises. Multiple development options, change of use, mixed use residential & commercial, suit being divided into four self contained units, subject to renewed planning permission. Please note, there will be a 1% + VAT Buyer's Premium in addition to the Administration Fee.

**37-39:** Ground, first & second floors. Showroom, stores, office, kitchen, boardroom, two offices.

**41-41A:** Open plan warehouse, stores. First floor removed.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Burnley Borough Council

**EPC:** To follow on Addendum

## Residential

29 Lees Road, Mossley, Ashton-under-Lyne, Lancashire OL5 0PG

LOT 41

\*GUIDE PRICE **£45,000 - £55,000**

\*Description on Auction Information page

### A Two Bedroomed Mid Terraced Property

Located close to Mossley Town Centre and amenities and transport links. Whilst requiring refurbishment throughout this property would be an ideal project for a builder or investor. Briefly comprising entrance vestibule, lounge, kitchen, two bedrooms and a bathroom with the benefit of gas central heating throughout.

#### Description

**Ground Floor:** Entrance vestibule, Lounge with open plan stairs and radiator, Kitchen with radiator.

**First Floor:** Landing with cupboard housing the boiler, Bedroom One, Bedroom Two with radiator, Bathroom with radiator.

**Outside:** There is a forecourt to the front with a garden to the rear of the property.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See legal pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Tameside Council

**EPC:** Rating TBC

## Commercial/Industrial

Land & Buildings Known as 71 Dryden Street, Padiham, BURNLEY BB12 7EN

LOT 42

\*GUIDE PRICE **£100,000 - £120,000**

\*Description on Auction Information page

### Lock-Up Garages & Offices Commercial Investment Generating Circa £20,000+ Fully Let. Parking & Land to Side & Rear

Mixed use commercial investment property. Detached. Parking. 9 x garage units & 8 office units with additional land to rear & side. Income circa £24,000 when fully let. Copy leases will be provided in legal pack. The vendor has advised substantial additional income potential exists should solar panels be fitted, subject to planning permission. Please note there will be a 1% + VAT Buyers Premium payable in addition to the Administration Fee.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Burnley Borough Council

**EPC:** D

23 Victoria Street, Clayton Le Moors, ACCRINGTON, BB5 5HH



LOT 43

**\*GUIDE PRICE £30,000**

\*Description on Auction Information page

**One Bedroom Mid Terrace House**

One bedroom mid-terrace house which at the time of going to print was tenanted at a rent of £240 pcm (£2,880 pa). We have been informed that the tenant will be vacating the property by the end of August. The premises provide Ground floor lounge and kitchen and first floor bedroom and bathroom. Please note there will be a Buyers Premium of £900 incl. VAT payable in addition to the Administration Fee. We hereby declare that the receivers are connected to Roger Hannah & Co.

**Viewing:** Please contact Roger Hannah & Co on 0161 817 3399



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Hydburn Borough Council

**EPC:** D

## Plots/Building Land

I Well Lane, Park Street, BOOTLE L20 3BS

**\*GUIDE PRICE £150,000+**

\*Description on Auction Information page

**Development Site with Planning Passed in June 2011 for 14 x Three & Four Bedroom Townhouses**

Development site with planning passed in June 2011 for 14 x three & four bedroom townhouses. Planning reference S/2011/0335 & S/2011/0370 dated June 2011. Bidders are to satisfy themselves regards current planning permission position. Please note, there will be a £900 incl. VAT Buyer's Premium payable in addition to the Administration Fee.

**Viewing:** Any reasonable time at own risk



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To be confirmed in Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Liverpool City Council

**EPC:** N/A.

## Residential

Apartment 46, Pegasus Court, Rochdale, Lancashire OL11 4EA

**\*GUIDE PRICE £35,000 - £45,000**

\*Description on Auction Information page

**A One Bedroomed Ground Floor Apartment**

The Apartment is situated within the luxurious and prestigious Pegasus Court Development being only one mile from Rochdale Town Centre but still being in a popular and attractive residential area. The exclusivity is ensured by restricting purchasers to the over 50's and precluding sub letting making this property ideal for retirement living. Occupiers benefit from the sharing of communal areas such as a lounge, dining room, conservatory, guest room and laundry room.

**Description**

**Ground Floor:** Hall with secure access, Entrance Hall/Inner Hall, Lounge with night storage heater, Kitchen with wall/base units and oven/hob, Bedroom with wardrobe and night storage heater, Bathroom with three piece suite and shower over bath.

**Outside:** Surrounding the property are beautifully kept landscaped gardens and parking areas.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See legal pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Rochdale Council

**EPC:** Rating D

LOT 45

## 44 Middleton Road, Heywood, Lancashire OL10 2HX

LOT 46

\*GUIDE PRICE **£55,000 +**

\*Description on Auction Information page

**A Tenanted Two Bedroomed Mid Terraced Property Producing £600pcm/£7,200pa**

Situated in a popular and convenient location, close to Heywood Town Centre and very convenient for Junction 19 of the M62 Motorway this mid terraced garden fronted property has been recently let on a new 12 months AST at a rental of £600pcm/£7,200pa. Briefly comprises, Lounge, Kitchen, two Bedrooms and Bathroom.

**Description**

**Whilst not inspected the vendor advises the accommodation to be as follows:**

**Ground Floor:** Lounge, Kitchen.

**First Floor:** Landing, Bedroom One, Bedroom Two, Bathroom.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See legal pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Rochdale Council

**EPC:** Rating D

## Apartment 37, Glebe Street, Chadderton, Lancashire OL9 8HY

LOT 47

\*GUIDE PRICE **£40,000 - £50,000**

\*Description on Auction Information page

**A Two Bedroomed First Floor Apartment Currently Producing £4,500pa (£375pcm)**

The property is occupied under an Assured Shorthold Tenancy with a rent increase from September 2015 to £4,740pa (£395pcm). Briefly comprising entrance hallway to the ground floor with lounge, kitchen, two bedrooms and a bathroom to the first floor. The property is well placed for local amenities and transport links.

**Description**

**Ground Floor:** Entrance Hallway.

**First Floor:** Lounge, Kitchen, Bedroom One, Bedroom Two, Bathroom.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See legal pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Oldham Council

**EPC:** Rating TBC

## 23 Glynne Street, Farnworth, BOLTON BL4 7DN



LOT 48

\*GUIDE PRICE **£35,000**

\*Description on Auction Information page

**Residential Investment Producing £4,740 pax**

Two bedroom mid terrace property understood to be let by way of an AST at a rental of £395 per calendar month. Further details available in the legal pack. The property briefly comprises ground floor, two reception rooms and kitchen. First floor two bedrooms and bathroom. To the rear is a garden/yard area. Please note there will be a Buyers Premium of £900 incl. VAT payable in addition to the Administration Fee. We hereby declare that the Receivers are connected to Roger Hannah & Co.

**Viewing:** Please contact Roger Hannah & Co on 0161 817 3399



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Bolton Metropolitan Borough Council

**EPC:** D.





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## Contact

David Cramp  
Assistant Head  
of Property  
0161 830 5464



Chris Farndon  
Account Manager  
0161 830 5433





## Apartment 37 Cedar House, Acre Park, Bacup, Lancashire OL13 0HU

LOT 49

\*GUIDE PRICE **£55,000 +**

\*Description on Auction Information page

**A Two Bedroomed First Floor Apartment**

A high quality spacious apartment within a quality modern complex. Situated in a convenient semi rural location enjoying panoramic views to the front. Comprising hallway, lounge, kitchen, two double bedrooms (one with en-suite shower room) plus a family bathroom. The apartment benefits from PVCu double glazing and gas central heating throughout with intercom entry system and lift access.

**Description:**

**First Floor:** Hallway with radiator, Lounge with French windows to the front and Juliet balcony, Kitchen with wall/base units, oven/hob with extractor hood over, inbuilt microwave oven, integrated fridge, freezer, dishwasher, washing machine and wall mounted gas combi boiler, Master Bedroom with inbuilt wardrobe, En-suite Shower Room with shower cubicle, whb, wc and towel radiator, Bedroom Two, Bathroom with bath, whb, wc and shower cubicle.

**Outside:** There is one allocated car parking space.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See legal pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Rossendale Council

**ECP:** Rating C

## Redevelopment

## Shiloh Farm. Shiloh Lane, Strinesdale, Oldham, Lancashire OL4 3RE

LOT 50

\*GUIDE PRICE **£180,000 +**

\*Description on Auction Information page

**Development Opportunity/Conversion Plus Land**

A fantastic opportunity for a builder/developer to renovate and create two family homes within 5 ¾ acres of land. The buildings are set in a very pleasing location and within easy reach of Oldham Town Centre and it's amenities. Please see Oldham Metropolitan Borough Council's website <http://www.oldham.gov.uk/> for planning details).

**PLEASE NOTE: The vendors of this property are related to a member of Auction House Manchester.**

**Outside:** The buildings are set within 5¾ acres of land.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See legal pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Oldham Council

**EPC:** N/A

## Residential

## 34 Dickens Street, Moorside, Oldham, Lancashire OL1 4SF

LOT 51

\*GUIDE PRICE **£50,000 - £60,000**

\*Description on Auction Information page

**A Larger Than Average Three Bedroomed End Terraced Property**

A ready to move into ideal buy to let investment!!! Located within a cul-de-sac position, just off Ripponden Road and within easy access to local shops and amenities. Comprising hallway, lounge, dining room, kitchen, three bedrooms (one with WC) and a bathroom. The property benefits from gas central heating and PVCu double glazing throughout.

**Description**

**Ground Floor:** Entrance Hallway, Lounge, Dining Room, Kitchen.

**First Floor:** Bedroom One, Bedroom Two, Bedroom Three with WC, Bathroom.

**Outside:** There is a forecourt to the front and an enclosed yard to the rear with storage.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See legal pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Oldham Council

**EPC:** Rating E

## 94-104 Claremont Road, MANCHESTER M14 4RR

\*GUIDE PRICE **£600,000+**

\*Description on Auction Information page



LOT 52

**Retail & Residential Investment (6 no. Shops & 6 no. Flats). Producing £74,507.40 pa**

Prominently situated fronting Claremont Road at its Junction with Princess Road (A5103) (in the Moss Side area of South Manchester), Manchester City Centre being situated approximately 1.5 miles to the North. Traditionally constructed 2 storey terraced parade briefly providing 6 no ground floor self contained retail units with 6 no self contained 1 bed flats with communal access from the rear. The total rental income is £74,507.40 per annum - please refer to the legal pack for the leases etc. Please note there will be a Buyers Premium of £900 incl. VAT payable in addition to the Administration Fee.

**Retail Units:** 94 - Mr Gajum - 15 year lease from July 2014 - £7,095.04 pax, 96 - Mr H Khan - Holding over - £7,095.04 pax, 98 - Mrs Hasan - Holding over - £6,772.44 pax, 100 - Mr A Khan - 6 years from December 2013 - £7,672.44 pax, 102 - Mr A Khan - 16 years from November 2005 - £7,957.56 pax, 104 - Mr J Khan - 21 years from July 2000 - £8,534.88 pax

**Flats:** 94a - Mr Cunningham - £5,200 pa, 96a - Mr Murphy - £4,940 pa, 98a - Mr Bellingham - £4,940 pa, 100a - Mr Morley - £4,940 pa, 102a - Mr A Khan - £4,940 pa, 104a - Miss Summers - £4,420 pa

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Manchester City Council

**EPC:** D, E, E, C



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

## Residential Investments

## 26 Baines Avenue, BLACKPOOL FY3 7LA

\*GUIDE PRICE **£50,000**

\*Description on Auction Information page



LOT 53

**Tenanted Two Bedroom Town House Producing £5,700 pax**

Tenanted two bedroom town house currently let by way of an AST holding over at a rental of £475 pcm (£5,700 pax). The property has not been inspected although we understand it to provide ground floor entrance hall, lounge and dining kitchen. First floor two bedrooms and bathroom. Externally there are gardens to the front and rear. The tenants have indicated that they wish to continue the tenancy of the property. Please note there will be a Buyers Premium of £900 incl. VAT payable in addition to the Administration Fee. We hereby declare that the Receivers are connected to Roger Hannah & Co.

**Viewing:** Please contact Roger Hannah & Co on 0161 817 3399



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Blackpool Borough Council

**EPC:** .E

## Residential for improvement

## 12 Roman Road, Failsworth, Manchester, Lancashire M35 9JG

\*GUIDE PRICE **£50,000 - £60,000**

\*Description on Auction Information page

**A Substantial Three Bedroomed Mid Terraced Property**

Whilst in need of repair work and upgrading, this property benefits from gas central heating and double glazing. Briefly comprising entrance hallway, lounge, dining room, kitchen, three bedrooms and a shower room. Conveniently located for local amenities and approximately 1 mile to junction 22 of the M60 motorway.

**Description**

**Ground Floor:** Entrance Hallway with radiator, Lounge with radiator, Dining Room with radiator, Kitchen with wall/base units, oven/hob and boiler.

**First Floor:** Landing, Bedroom One with radiator, Bedroom Two with radiator, Bedroom Three with radiator, Shower Room with wc, whb and radiator.

**Outside:** There is a small garden to the front and a yard to the rear.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Oldham Council

**EPC:** Rating TBC

LOT 54

**\*GUIDE PRICE £300,000 PLUS**[\\*Description on Auction Information page](#)**Retail Unit Plus 4 Apartments Fully Let Producing £27,980 per annum**

Occupying a prominent trading position in a popular residential area part of the ground floor is currently in use as a Beauticians and Hair Salon with the remainder of the property being split into four much larger than average apartments, two being two bedroomed and two being three bedroomed.

**Description & Tenancies:** We have not undertaken internal inspections but are advised by the vendor that the accommodation and rentals are as follows:

**71** – Apartment comprising, Lounge, Kitchen, Two Bedrooms & Bathroom. Let at £420pcm.

**71A** – Apartment comprising, Lounge, Kitchen, Two Bedrooms, Bathroom & Detached Garage. Let at £346.67pcm.

**73A** – Duplex Apartment comprising, Ground Floor: Lounge & Kitchen. First Floor: 3 Bedrooms & Bathroom. Let at £495pcm.

**75A** – Duplex Apartment comprising, Ground Floor: Lounge & Kitchen. First Floor: 3 Bedrooms & Bathroom. Let at £550pcm.

**73 – 75** – Hair & Beauty Salon comprising, Ground Floor: Reception, Hair Salon, Beauty Room, Kitchen & WC. Let at £520pcm.

**Tenure:** See Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Tameside Council

**EPC:** Rating TBC



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

## Residential

**\*GUIDE PRICE £65,000 - £75,000**[\\*Description on Auction Information page](#)**A Charming Two Bedroomed End Terraced Cottage**

Occupying an enviable location, this well presented property benefits from fantastic countryside views, yet still conveniently placed for access to Rochdale and Shaw town centres. Briefly comprises entrance porch, lounge, kitchen, rear porch, two bedrooms and a bathroom with the benefits of gas central heating and double glazing.

**Please note there will be an additional Buyers Premium of £900 inclusive of VAT.**

**Description**

**Ground Floor:** Entrance Porch, Lounge, Kitchen, Rear Porch.

**First Floor:** Landing, Bedroom One into alcove, Bedroom Two, Bathroom.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See legal pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Rochdale Borough Council

**EPC:** Rating E

## Residential

**\*GUIDE PRICE £45,000 - £55,000**[\\*Description on Auction Information page](#)**A Two Bedroomed End Terraced House**

Situated in a popular residential area of Oldham and approximately 1 mile to Oldham Town Centre and the Metrolink station. Recently improved and benefits from PVCu double glazing and gas central heating throughout. Briefly comprising entrance vestibule, lounge, dining room, kitchen, two bedrooms, bathroom and attic room.

**Description**

**Ground Floor:** Entrance Vestibule, Lounge with radiator, Dining Room with radiator and under stairs storage housing the boiler, Kitchen.

**First Floor:** Landing with radiator, Bedroom One with radiator, bedroom Two with radiator, Bathroom with three piece suite and radiator.

**Second Floor:** Attic Room with radiator and cupboards.

**Outside:** There is a forecourt to the front and a yard to the rear of the property.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See legal pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Oldham Council

**EPC:** Rating E



## 16 Modred Street, LIVERPOOL L8 8HX

**\*GUIDE PRICE £45,000**

\*Description on Auction Information page

**LOT 58****Three Bedroom Terrace Property**

Vacant three bedroom terrace property briefly providing ground floor entrance hall, through lounge, kitchen/diner and under stairs store. First floor provides three bedrooms and a bathroom. Externally there is a rear yard. The property is fitted with gas central heating and upvc double glazing. We understand that there is a charge on this property relating to an improvement grant from Liverpool City Council in the sum of approximately £3,000. Please refer to legal pack for further information. Please note there will be a Buyers Premium of £900 incl. VAT payable in addition to the Administration Fee. We hereby declare that the Receivers are connected to Roger Hannah & Co.

**Viewing:** Please contact Roger Hannah & Co on 0161 817 3399



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Liverpool City Council

**EPC:** E

## Commercial/Industrial

## 3 King Street, Farnworth, BOLTON BL4 7AB

**\*GUIDE PRICE £45,000+**

\*Description on Auction Information page

**LOT 59****Two Storey Office Premises - 56.62 sq.m (609 sq.ft) - May Suit Alternate Uses (STP)**

Traditionally constructed two-storey former bank premises, now being utilised as offices situated to the rear of the Royal Bank of Scotland, adjacent to the bus station and Farnworth Shopping Precinct. Internally the property provides both cellular and open plan offices over two levels and is considered suitable for office or alternative uses subject to the necessary consents being obtained. The property is currently occupied by way of Tenancy at Will at a rent of £520 pcm (£6,240 pa). Please note there will be a buyers premium of £900 incl VAT payable in addition to the Administration Fee.

**Viewing:** Please contact Roger Hannah & Co on 0161 817 3399



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To be Confirmed in Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Bolton Metropolitan Borough Council

**EPC:**

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**\*GUIDE PRICE £125,000 - £150,000**

\*Description on Auction Information page

**A Substantial Victorian End Of Terrace Property**

A fantastic family home located in the desirable district of Royton, with spacious living accommodation set over three floors. Retaining many of its original features and briefly comprising entrance hall, lounge, dining room, kitchen, utility room, four bedrooms, a bathroom and also a loft room. The property is well placed for local amenities with Dogford Park within walking distance and the town centre only a short drive away. Benefiting from gas central heating and PVCu double glazing. Whilst requiring repair, some of which may be structural, internal inspection is highly recommended.

**Description****Ground Floor:**

Entrance Hall  
Lounge  
Dining Room  
Kitchen  
Utility Room

**First Floor:**

Landing  
Bedroom One  
Bedroom Two  
Bedroom Three  
Bedroom Four  
Bathroom

**Second Floor:**

Loft Room

**Outside:** The property is set back behind a garden and has a drive to the side, which leads to a gated courtyard area with garage. There is also a further mature garden area beyond the garage.

**For further information and legal pack go to [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)**

**Tenure:** See legal pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

**Local Authority:** Oldham Council

**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale

**EPC:** Rating E



## Norbuck House 16 Albert Rd &amp; 2A Buckhurst Ave, Levenshulme M19 3PJ

LOT 61

\*GUIDE PRICE **£300,000**

\*Description on Auction Information page

**Substantial Property - Restaurant/Takeaway with Upper Parts Considered Suitable for Residential (STP)**

Substantial corner property known as "Desi Point Restaurant and Take-Away" briefly comprising ground floor take-away restaurant with separately accessed upper floors considered suitable for residential uses subject to the necessary consents being obtained. To the rear of the property is a single storey extension known as 2a Buckhurst Road. At present the property is occupied by way of a Licence Agreement dated 1st November 2014 at a Licence Fee of £24,000 per annum. This agreement can be terminated by the Licensor with 7 days notice. A full inspection of the property has not been provided however we understand the property provides the following: Ground Floor: Take-away/restaurant, kitchen/prep area, ancillary 111.9 sq m (1,205 sq ft) First Floor: Five rooms, bathroom and kitchen Second floor/attic: Four rooms and w.c.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To be Confirmed in Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Manchester City Council

**EPC:** ,D.

## Residential

## 18 Kingston Avenue, Derker, Oldham, Lancashire OL1 4HD

LOT 62

\*GUIDE PRICE **£55,000 - £65,000**

\*Description on Auction Information page

**A Three Bedroomed plus Loft Room End Terraced House**

This spacious property offering larger than average accommodation is situated in Derker which is an area which has undergone steady improvement in recent years making this property ideal for the growing family or Buy to Let Investor. Briefly comprises, Vestibule, Lounge, Kitchen/Diner, Three Bedrooms, Bathroom and Loft Room. Benefiting from Gas central Heating and Double Glazing. To the front is a forecourt garden and, to the rear, is a large patio garden with decked area.

**Description**

**Ground Floor:** Entrance Vestibule, Lounge, Kitchen/Diner.

**First Floor:** Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom.

**Second Floor:** Loft Room

**Outside:** To the front is a forecourt garden and, to the rear, is a large patio garden with decked area.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Oldham Council

**EPC:** Rating D

## Residential

## 149 Cornahaltie Rd, Meenacloyabane ENNISKILLEN, County Fermanagh BT93 4AT

LOT 63

\*GUIDE PRICE **£25,000**

\*Description on Auction Information page

**Two Bedroom Detached Bungalow**

Two bedroom detached bungalow set in a rural location. The property is in need of upgrade works. Comprising: entrance hall, living room, kitchen, bedroom one & bedroom two. We have been informed that the main access to the property falls within separate ownership - please refer to the legal pack for further information. Please note, there will be a Buyer's Premium of £900 incl. VAT payable in addition to the Administration Fee.

**Viewing:** Please contact our Joint Agent, Turning Point Properties on 028 6634 0077



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Fermanagh and Omagh District Council

**EPC:** TBC

## 202 Oldham Road, Royton, Oldham, Lancashire OL2 5AA

LOT 64

\*GUIDE PRICE **£80,000 +**

\*Description on Auction Information page

**A Three Bedroomed Detached Property with Garage**

The property is conveniently placed for access to schools and within easy reach to Royton and Oldham Town Centres, as well as shops and transport links. Briefly comprising entrance hall, lounge/diner, kitchen, utility area, three bedrooms and a shower room. Benefiting from gas central heating, partial PVCu double glazing and off road parking with a detached garage to the rear of the property. Whilst requiring refurbishment and repair, some of which may be structural, this would make a lovely family home when works are completed.

**Description**

**Ground Floor:** Entrance Hall, Lounge/Diner, Kitchen, Utility Room.

**First Floor:** Landing, Bedroom One, Bedroom Two, Bedroom Three, Shower Room.

**Outside:** There are gardens to the front plus a detached garage with off road parking to the rear.

**Tenure:** See legal pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Oldham Council

**EPC:** Rating E.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

## Residential Investments

## 504 Halliwell Road, BOLTON BL1 8BP



LOT 65

\*GUIDE PRICE **£90,000**

\*Description on Auction Information page

**Three no. 1 Bed Flats, Currently Producing £10,920 per annum**

End of terrace property of stone elevations beneath pitched roof covered with slates. The property provides 3 no self contained one bed flats over basement, ground and first floor, all briefly comprising lounge, bedroom, kitchen and bathroom. All flats are separately metered. There is off road parking to the side. The flats are currently tenanted by way of 6 month AST's at a rental of £70 per week, per flat. Therefore the total rental income is £10,920 per annum. Please note that there will be a buyer's premium of £900 including VAT payable in addition to the administration fee.

**Viewing:** Please contact Roger Hannah & Co on 0161 817 3399



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To be Confirmed in Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Bolton Metropolitan Borough Council

**EPC:**

## Residential

## 17 Park Street, Mossley, Ashton-under-lyne, Lancashire OL5 0AL

LOT 66

\*GUIDE PRICE **£65,000 +**

\*Description on Auction Information page

**A Two Bedroomed Mid Terraced Stone Property**

Located conveniently for the Mossley Railway station and a range of amenities. Comprising entrance vestibule, lounge, kitchen, cellar, two bedrooms and a bathroom. Whilst in need of some modernisation, the property benefits from gas central heating and double glazing throughout. Ideal for first time buyers and Buy to Let landlords.

**Description**

**Ground Floor:** Entrance Vestibule, Lounge, Kitchen, Cellar.

**First Floor:** Landing, Bedroom One, Bedroom Two, Bathroom.

**Outside:** There is a communal garden to the rear.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See legal pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Tameside Council

**EPC:** Rating D



## Land to the Rear of 24 Riber Terrace, CHESTERFIELD, S40 2QF

\*GUIDE PRICE **£40,000+**

\*Description on Auction Information page

**0.1 Acre (408 sq.m) Development Site for 2 x Three Bedroom Semi-Detached Houses**

Freehold plot of land with expired planning permission, dated June 2009 for the erection of 2 x three bed semi detached dwellings with two storey frontage and three storeys to the rear (Ref CHE/09/00159/FUL). Further information available in the legal pack. All interested parties are advised to make their own enquiries with the relevant local authority. The property is to be sold without possession so no keys are available. Please note, there will be a Buyer's Premium of £900 incl. VAT payable in addition to the Administration Fee.

**Viewing:** Any reasonable time at own risk

**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed in Legal Pack**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.**Local Authority:** Chesterfield Borough Council**EPC:** N/A

## Residential Investments

## 10 Saxelby Drive, MANCHESTER M8 0GJ

\*GUIDE PRICE **£60,000**

\*Description on Auction Information page

**Tenanted Three Bedroom Townhouse**

We understand that the property comprises a ground floor entrance hall, lounge and dining kitchen, on the first floor is three bedrooms, bathroom and w.c. Externally there is a garden to the rear and driveway to the front. Please note that the property has not been inspected at the time of the catalogue going to print. We are informed that the property is tenanted by way of a 12 month AST from August 2015 at a rental of £450pcm, further details available in the legal pack. Please note there will be a Buyers Premium of £900 incl. VAT payable in addition to the Administration Fee. We hereby declare that the Receivers are connected to Roger Hannah & Co.

**Viewing:** Please contact Roger Hannah & Co on 0161 817 3399

**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.**Local Authority:** Manchester City Council**EPC:** D

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## Mixed Use

154 Garforth Street, Chadderton, Oldham, Lancashire OL9 6RN

LOT 69

\*GUIDE PRICE **£55,000 - £65,000**

\*Description on Auction Information page

### Retail Premises With A Two Bedroomed Flat

This is a great opportunity for someone to acquire retail premises and benefit further from residential accommodation above. Easy access to local amenities, including local schools and shops and is also a short drive to Oldham Town Centre. Briefly comprising retail unit, WC, lounge, kitchen, two bedrooms and a bathroom. The property also benefits from gas central heating and double glazing.

**Additional Information:** There will be a further Buyers Premium of £900 inc VAT on this lot.

#### Description

**Ground Floor:** Cellar, Shop, W.C with whb.

**First Floor:** Landing, Lounge, Kitchen, Bathroom.

**Second Floor:** Bedroom One, Bedroom Two.

**Outside:** There is a parking space to the rear.



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** See legal pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Oldham Council

**EPC:** Rating TBC

## Mixed Use

122 & 122A Picton Road, Wavertree, LIVERPOOL L15 4LJ

LOT 70

\*GUIDE PRICE **£60,000**

\*Description on Auction Information page

### A Three Storey Mid Terrace Building Arranged as Ground Floor Retail Unit & First Floor Two Bedroom Apartment Currently Let on Protected Tenancy at £5 lpw

A three storey mid terrace building arranged as ground floor retail unit & first floor two bedroom apartment currently let on protected tenancy at £5 lpw. The property comprises; ground floor retail unit. First floor flat (separate entrance); lounge & kitchen on first floor & two bedrooms & bathroom on second floor. Yard to rear. Prospective buyers are advised to check the legal pack for details of tenancy agreement, as Auction House have not had sight of this. Please note, there will be a Buyer's Premium of £900 incl VAT payable in addition to the Administration Fee.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Liverpool City Council

**EPC:**

## Online Legal Documentation

If you wish to receive legal documents in respect of any lot, please visit [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net) where all legal packs we have received can be downloaded free of charge.

Please note: Larger documents such as architects' plans etc may have to be viewed at our offices.

For more detailed legal enquiries, please contact the auctioneers in the first instance.

Copy documentation is available for inspection on the day of the auction, at the auction venue or at our offices from receipt until the auction date.





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# 31 Lots For Sale By Auction. Start Time 2.00pm

(Unless previously sold or withdrawn)

## Auction Venue



### Preston North End Football Club

The Invincibles Lounge,  
Lowthorpe Road, Preston  
PR1 6SA

**Thursday  
10 September 2015**



### Visitors directions on the day

Everyone attending the Auction should enter via Lowthorpe Road and park on the car park to the left of the Stadium.

**Lancashire**


Tel: 01772 772450

Email: [lancashire@auctionhouse.uk.net](mailto:lancashire@auctionhouse.uk.net)

## Additional Auction Services



Legal Documents

Legal documents for some of the lots are now or will be available online. Where you see the  icon on the website you will be able to download the documents.



On-Line Live

Visit **[www.eigroup.co.uk](http://www.eigroup.co.uk)** and select 'Online Auctions'. Choose the auction and then 'Viewing Gallery'. You will see details of the lot being offered and can watch the bidding as it happens.  
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# Requirements for Bidding

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## THE MONEY LAUNDERING REGULATIONS 2007

The updated Anti-Money laundering regulations came into effect on 15<sup>th</sup> December 2007. Property auctions fall within the designation of a 'relevant business' and it is a requirement upon Auction House to follow certain procedures within this legislation. This affects all Sellers, Buyers and Bidders.

Consequently, all buyers attending our auctions and transacting business with us **must provide** relevant documentation, to (1) prove their identity and (2) their place of residence. Buyers should note that these documents are required for compliance only and we will also comply with the data protection regulations, currently in force and as and when amended. You must allow us to copy this documentation for storage and filing for 5 years.

## THE DOCUMENTATION YOU MUST BRING WITH YOU TO THE AUCTION

**1. UK individuals** - we must verify your name and residential address. Therefore, we require **two** documents. One must be from list A, and the other from list B.

**2. Corporate customers, partnerships, and private companies** must provide:

- a) The company registration number AND
- b) Registered address PLUS
- c) Evidence that individuals have the authority to act on behalf of the company.

**3. UK Trusts, public companies, partnerships, occupational pension schemes, registered charities in England and Wales, local authorities or non-UK individuals** you should contact us well in advance of bidding at the auction or buying to confirm the documentation we require.

## LIST A – EVIDENCE OF IDENTITY (inc photograph)

- Current valid signed passport
- Current **valid** signed UK photo-card driving licence
- A valid identity card (HM forces, police warrant card, prison officer, government or local authority issued)
- A firearm or shotgun licence

## LIST B – EVIDENCE OF RESIDENCE (and your name)

- An original Inland Revenue tax notification, self-assessment statement or tax demand
- An original household insurance certificate
- An original utility bill less than three months old (not mobile phone bill)
- An original council tax bill less than three months old
- An original council rent book showing rent paid for the last three months
- An original mortgage statement for the mortgage accounting year just ended
- An original statement for either current bank, building society or credit card which must be less than three months old

## BIDDING/BUYING ON BEHALF OF ANOTHER PARTY

If you are attending the auction on behalf of another, you **must** have:

- (1) Proof of your own identity and residence and;
- (2) Certified copies of the actual buyer's identity and residence. (Plus a letter confirming the authority to bid).

**Certified copies** must be original documentation and signed as true certified copies by a UK lawyer, UK banker, authorised financial intermediary such as an independent financial advisor, NCCB regulated mortgage broker, certified accountant, teacher, doctor, a minister of religion, post master or sub-postmaster. **NOTE:** All of the above must be capable of being contacted by telephone by us prior to you buying and/or on the day of the auction.

## QUERIES AND CONTACTING US

If you have any queries relating to these regulations and our requirements you should contact us well in advance of bidding at auction or buying before or after the auction. Please contact the auction offices on the numbers below.



# Order of Sale

Thursday 10th September 2015 2.00pm, Preston North End Football Club, The Invincibles Lounge, Lowthorpe Road, Preston, Lancashire PR1 6SA

LOT NO.	ADDRESS	*GUIDE PRICE *Description on Auction Information page	LOT TYPE
1	20 Bar Street, Burnley, Lancashire	£20,000+	Residential for Improvement
2	Balamory House, 28 Bairstow Street, Blackpool	£25,000 - £30,000	Residential for Improvement
3	8 Clayton Street, Bamber Bridge, Preston	£65,000+	Residential
4	6 Beaconsfield Avenue, Preston	£35,000+	Residential for Improvement
5	1 Heather Grove, Ribblesdale, Preston	£70,000+	Residential
6	Flat 2 Jeffrey Lodge, Fir Trees Place, Ribblesdale, Preston	£10,000+	Residential
7	978 Blackpool Road, Lea, Preston	£100,000+	Residential
8	52 Miller Road, Preston	£40,000+	Residential
9	2 Murray Avenue, Farington Moss, Leyland, Lancashire	£120,000 - £140,000	Residential
10	Pine Lodge, Thames Street, Newton, Preston	£340,000+	Residential
11	4 Catherine Street, Wesham, Preston	£70,000 - £80,000	Residential
12	Former Caton Post Office, 3 Hornby Road, Caton, Lancaster	£100,000 - £120,000	Mixed Use
13	5 Albion Terrace, Burnley, Lancashire	£50,000 - £60,000	Residential for Improvement
14	116 Douglas Place, Fleetwood, Lancashire	£60,000+	Residential
15	12 Pritchard Street, Burnley, Lancashire	£15,000+	Residential Investments
16	8 St Andrews Road, Preston	£60,000+	Residential
17	11 Hawthorn Road, Ribblesdale, Preston	£45,000+	Residential for Improvement
18	Hey Farm, 34 Water Lane, Southport, Merseyside	£160,000+	Residential
19	39 Foxstones Crescent, Blackburn	£40,000 - £50,000	Residential
20	34A Bairstow Street, Preston	£50,000+	Residential
21	Elpha House, North Road, Carnforth, Lancashire	£400,000+	Residential
22	58 Slyne Road, Lancaster	£80,000	Residential Investments
23	9 St Therasas Drive, Fulwood, Preston	£135,000+	Residential
24	Land to rear of 157 St Annes Road East, Lytham St Annes	£90,000 - £110,000	Redevelopment
25	47 Clarence Street, Lancaster	£70,000+	Residential
26	22 Devonshire Road, Morecambe, Lancashire	£62,000+	Residential
27	55 Frances Street, Darwen, Lancashire	£35,000+	Residential
28	94 Lonsdale Street, Nelson, Lancashire	£25,000+	Residential
29	15 Westland Avenue, Darwen, Lancashire	£110,000+	Residential
30	Flat 2, East Park Court, East Park Road, Blackburn	£50,000 - £60,000	Residential
31	92 Heys Hunt Avenue, Leyland	£50,000 - £60,000	Residential

Residential for improvement

## 20 Bar Street, BURNLEY, Lancashire BB10 3BA

\*GUIDE PRICE **£20,000+**

\*Description on Auction Information page

LOT 1

### A Two Bedroom Mid Terrace House in Need of Modernisation

A two bedroom mid terrace house comprising; lounge, dining kitchen, two bedrooms & bathroom. Rear yard & on street parking. Please note, there will be a £600 incl. VAT Buyer's Premium payable in addition to the Administration Fee.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Burnley Borough Council

**EPC:** D

Residential for improvement

## Balamory House, 28 Bairstow Street, BLACKPOOL FY1 5BN

\*GUIDE PRICE **£25,000 - £30,000**

\*Description on Auction Information page

LOT 2

### A Five Bedroom Mid Terrace House

A five bedroom mid terrace house comprising; entrance hallway, lounge through dining room, kitchen, two further rooms, shower & W/C. First floor - three rooms, shower room & separate W/C. Second floor - two additional rooms. Externally, there is on street parking to the front.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** Freehold

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Blackpool Borough Council

**EPC:** E

Residential

## 8 Clayton Street, Bamber Bridge, PRESTON PR5 6TS

\*GUIDE PRICE **£65,000+**

\*Description on Auction Information page

LOT 3

### Three Bedroom End Terraced House. Ideal First Time Buy or Buy to Let

Ground floor; entrance porch, living room, dining kitchen, inner hallway, bathroom with separate shower; first floor; landing & bedrooms one, two & three. Property is gas central heated, double glazed. Yard to rear with out-house. Please note there will be a Buyers Premium of £900.00 including VAT payable in addition to the Administration Fee.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To be Confirmed in Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** South Ribble Borough Council

**EPC:** E

Residential for improvement

## 6 Beaconsfield Avenue, PRESTON PR1 4UH

\*GUIDE PRICE **£35,000+**

\*Description on Auction Information page

**LOT 4**

### A Three Bedroom Mid Terrace House in Need of Some Modernisation

A three bedroom mid terrace house comprising; entrance vestibule, lounge, dining kitchen, shower room/ WC & conservatory. First floor; three bedrooms & bathroom. Externally, there is a rear garden with single garage & on street parking to the front. Please note, there will be a Buyer's Premium of £600 including VAT payable in addition to the Administration Fee.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Preston City Council

**EPC:** E

Residential

## I Heather Grove, Ribbleson, PRESTON PR2 6QS

\*GUIDE PRICE **£70,000+**

\*Description on Auction Information page

**LOT 5**

### A Three Bedroom Semi-Detached House

A three bedroom semi-detached house comprising; entrance hallway, lounge, dining room, dining kitchen & rear porch. First floor - three bedrooms & a family bathroom. Externally there are gardens to the front & rear; driveway & single garage. Please note, there will be a £600 including VAT Buyer's Premium payable in addition to the Administration Fee.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Preston City

**EPC:** E

Residential

## Flat 2 Jeffrey Lodge, Fir Trees Place, Ribbleson, PRESTON PR2 6FR

\*GUIDE PRICE **£10,000+**

\*Description on Auction Information page

**LOT 6**

### Two Bedroom Duplex Flat Over Ground & First Floor

Well proportioned two double bedroom split level apartment with accommodation over ground & first floors. Main entrance, hallway, WC, breakfast kitchen, open plan lounge/diner to ground floor. First floor; landing, double bedroom one, bedroom two & bathroom. Electric heating & double glazed where fitted. Communal gardens & residents parking.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Preston City Council

**EPC:** D

Residential

## 978 Blackpool Road, Lea, PRESTON PR2 1XP

\*GUIDE PRICE **£100,000+**

\*Description on Auction Information page

**LOT 7**

### A Three Bedroom Semi Detached House

A three bedroom semi-detached house comprising: entrance hall, lounge, dining room, kitchen & utility room. First floor; three bedrooms & bathroom. Externally there is off road parking, single garage & gardens to the front & rear.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



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**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Preston City Council

**EPC:** E

Residential

## 52 Miller Road, PRESTON PR1 5QU

\*GUIDE PRICE **£40,000+**

\*Description on Auction Information page

**LOT 8**

### Two Bedroom Two Reception Mid Terraced House Ideal for Lettings Market

Entrance porch, living room, dining room, kitchen, two bedrooms & bathroom. Gas central heated & double glazed, parking to front & rear yard. Please note, there will be a Buyer's Premium of £900 incl. VAT payable in addition to the Administration Fee.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

**Local Authority:** Preston City Council

**EPC:** D

Residential

## 2 Murray Avenue, Farington Moss, LEYLAND, Lancashire PR26 6PY

\*GUIDE PRICE **£120,000 - £140,000**

\*Description on Auction Information page

**LOT 9**

### A Three Bedroom Semi-Detached House

A three bedroom semi-detached house comprising: entrance hallway, lounge, dining room, newly fitted kitchen & conservatory. First floor; three bedrooms & a bathroom. Externally, there is a courtyard garden to the rear & off road parking to the front.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** South Ribble Borough Council

**EPC:** E





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**For more information call us  
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[www.marsdenrawsthorn.com](http://www.marsdenrawsthorn.com)**

Pine Lodge, Thames Street, Newton, PR4 3RH

**\*GUIDE PRICE £340,000+**

[\\*Description on Auction Information page](#)



**113 sq.m/1216 sq.ft Three Bedroom Detached Lodge Bungalow with Stables, Buildings, Garaging, 4.81 Acre Wood & 6.50 Acre Grounds, Paddocks & Field.**

An exceptional three bedroom modern detached lodge bungalow with cathedral ceilings sat within a private rural location occupying substantial grounds. The site offers multiple commercial/business use potential, subject to permission as well as its current residential use.

**Description:**

Lodge bungalow, entrance reception hallway, lounge with wood burning fire, dining room, fully fitted kitchen, inner hallway, utility room, master bedroom with ensuite bathroom, bedroom two, shower room, bedroom three. Double glazed, LPG gas central heated, mains water & electric, septic tank drainage.







### Grounds:

Detached double garage, potential for conversion into office/ workspace, workshop, stables, outbuildings & space for multiple other facilities/buildings.

Hard standing & driveway parking for multiple vehicles.

Lawned gardens surround the lodge bungalow with grazing, paddocks & field beyond. To the rear of the site is a newly planted wood with allocated space for a large pond.



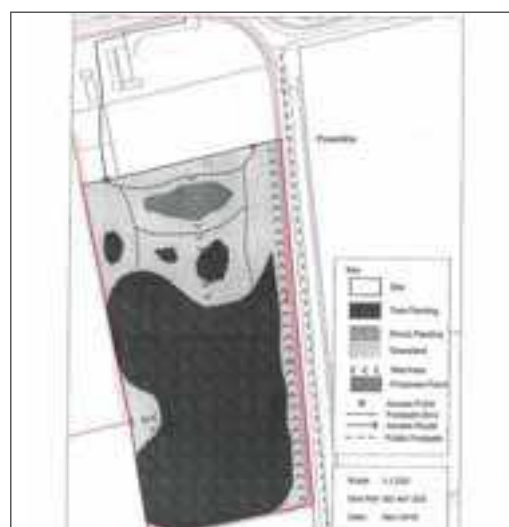
**For further information and legal pack please go to [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)**

**Tenure:** Freehold

**Local Authority:** Fylde Borough Council

**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**EPC:** C



## Residential

# 4 Catherine Street, Wesham, PRESTON PR4 3BP

\*GUIDE PRICE **£70,000 - £80,000**

\*Description on Auction Information page

LOT 11

### Two Bedroom Two Reception Room Mid Terraced House in Popular Location

Entrance hallway, living room, dining room & kitchen to the ground floor. Two bedrooms & bathroom to the first floor. The property is gas central heated & double glazed with garden & shed to the rear. Benefitting from modern interior decoration with modern kitchen & bathroom.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To be confirmed in Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Fylde Borough Council

**EPC:** D

## Mixed Use

# Former Caton Post Office, 3 Hornby Road, Caton, LANCASTER LA2 9QW

\*GUIDE PRICE **£100,000 - £120,000**

\*Description on Auction Information page

LOT 12

### Ground Floor Retail Unit with a Three Bedroom Apartment Occupying the Rear & Upper Floor

A double fronted former post office. Ground floor retail unit area approx. 313 sq.ft (29.1 sq.m) & ground & first floor three bedroom apartment comprising: lounge, dining room, kitchen, utility room & W/C to the ground floor. Three bedrooms, lounge, an anti-space which could be used as a study & bathroom to the first floor. Potential to convert the property into a single dwelling (subject to planning).

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Lancaster City Council

**EPC:** E

## Residential for improvement

# 5 Albion Terrace, BURNLEY, Lancashire BB1 4QE

\*GUIDE PRICE **£50,000 - £60,000**

\*Description on Auction Information page

LOT 13

### A Four Bedroom Mid Terrace House in Need of Some Modernisation

A four bedroom mid terrace house comprising: entrance hallway with access to the cellar, lounge, dining room & kitchen. First floor; four bedrooms, bathroom & separate W/C. Externally, there is a front garden & rear yard.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Burnley Borough Council

**EPC:** E



## Residential

# 16 Douglas Place, FLEETWOOD, Lancashire FY7 8DT

LOT 14

\*GUIDE PRICE **£60,000+**

\*Description on Auction Information page

### Refurbished Three Bedroom Semi-Detached House

Ground floor; hallway, lounge, kitchen, utility room, first floor; landing, bedrooms one, two & three, bathroom, WC. Gas central heating, double glazing, gardens to front, side & rear. Recently refurbished - newly decorated, new carpets. Please note, there will be a Buyer's Premium of £600 incl VAT payable in addition to the Administration Fee.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Wyre Council

**EPC:** C

## Residential Investments

# 12 Pritchard Street, BURNLEY, Lancashire BB1 1 4JY

LOT 15

\*GUIDE PRICE **£15,000**

\*Description on Auction Information page

### Two Bedroom Mid Terraced House Let at £4,200 pa

We are verbally advised; two bedroom mid terraced house let on an AST at £350.00 pcm/£4,200 pa. Not inspected internally. Buyers are deemed to rely on their own enquiries.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To be Confirmed in Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Burnley Borough Council

**EPC:** C

## Residential

# 8 St Andrews Road, PRESTON PR1 6NE

LOT 16

\*GUIDE PRICE **£60,000**

\*Description on Auction Information page

### Two Bedroom Mid Terrace House. Ideal for Lettings Market

A well presented traditional mid terrace house ideal for lettings investment. Ground floor; entrance, living room & dining kitchen. First floor; bedrooms one & two plus bathroom. Gas central heating and double glazing where fitted. Yard to the rear. Please note there will be a Buyers Premium of £1800.00 including VAT payable in addition to the Administration Fee.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To be Confirmed in Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Preston City Council

**EPC:** E

Residential for improvement

## 11 Hawthorn Road, Ribbleson, PRESTON PR2 6PD

\*GUIDE PRICE **£45,000+**

\*Description on Auction Information page

LOT 17

### Three Bedroom Semi Detached House with Two Reception Rooms, Conservatory, Gardens & Drive

Ground floor entrance hallway, living room, dining room, kitchen, bathroom, conservatory. First floor three bedrooms & W/C. Gardens. Requires some improvement. Please note, there will be a Buyer's Premium of £1,500 including VAT payable in addition to the Administration Fee.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



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**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Preston City Council

**EPC:** BD.

Residential

## Hey Farm, 34 Water Lane, SOUTHPORT, Merseyside PR9 8JJ

\*GUIDE PRICE **£160,000+**

\*Description on Auction Information page

LOT 18

### Renovated & Modernised Three Bedroom Detached Farmhouse Dated circa. 1860

This original Farmhouse dating back to 1860 stands in a prominent location on the edge of Southport on the A59 linking the town to Preston. Renovated and lovingly restored. Planning permission was passed S/2011/0802 for a two storey extension. Ground floor entrance hall, lounge, kitchen/diner. To the first floor there are three bedrooms & a family bathroom. Gardens front & rear with off road parking for multiple vehicles.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Sefton Metropolitan Borough Council

**EPC:** D

Residential

## 39 Foxstones Crescent, BLACKBURN BB2 4TJ

\*GUIDE PRICE **£40,000 - £50,000**

\*Description on Auction Information page

LOT 19

### Two Bedroom Semi Detached House. Ideal Buy-to-Let Property

A vacant two bedroom semi-detached house, comprising: entrance hallway, lounge, dining room/kitchen, sun room & utility room with separate W/C & shower. First floor; two bedrooms & bathroom. Externally, there are gardens to the front & rear.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Blackburn with Darwen Borough Council

**EPC:** C

\*GUIDE PRICE **£50,000+**

\*Description on Auction Information page

**Two Storey Two Bedroom Executive City Centre Apartment**

Executive city centre split level apartment ready for occupation. Entrance, porch, hallway, living room, fitted breakfast kitchen with integrated appliances, master double bedroom with ensuite, double bedroom two, bathroom. Gas central heating, double glazing. Visitor parking is available in the courtyard & residents permit parking scheme is available.

**Viewing**

Please check Auction House Website for viewing appointments  
[www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**For further information and legal pack go to  
[www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)**

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

**Local Authority:** Preston City Council

**Solicitors:** Wellers Hedleys Solicitors, 6 Bishopsmead Parade, East Horsley, Leatherhead, Surrey KT24 6SR. Tel: 01483 284567 Ref:

**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale

**EPC:** TBC





# Elpha House, North Road, CARNFORTH, Lancashire, LA6 1AA

**\*GUIDE PRICE £400,000+**

*\*Description on Auction Information page*



## **A Four Bedroom Detached Character Property (circa 1800) with Extensive Private Gardens & its own Lake**

### **Description:**

In the same family since 1923, Elpha House (Elpha being Nordic for 'fairy hill') offers well-proportioned character accommodation over three floors with scope to update/adapt for modern living. Some original features remain, including fireplaces, sash windows, cornices, ceiling roses, deep skirtings & panelled doors. The accommodation briefly extends to reception hall, a sitting room overlooking the gardens, drawing room with feature period fireplace & built-in cupboards, formal dining room with period fireplace, kitchen with a good range of built-in units & appliances. On the first floor there are four bedrooms, house bathroom and ensuite to master bedroom. Access leads down from the dining room to the cellars complete with workshop & having the additional benefit of direct access to the three car garaging. Please note, there will be a Buyer's Premium of 1% + VAT payable in addition to the Administration Fee.

### **Location:**

The property is situated in a rural setting surrounded by open countryside yet is only one mile away from the historic railway town of Carnforth, which offers a wide range of schools, shops, banks & other local facilities. Further afield, the city of Lancaster (8.6 miles) & the Lakes market town of Kendal (17 miles) are able to provide a more comprehensive selection. Carnforth railway station provides daily direct services to Manchester, Manchester Airport, Leeds, Barrow & connections to the major rail networks. The area is close to the exceptionally scenic Lune Valley & well placed for the National Parks of the Yorkshire Dales, the Lake District & Areas of Natural Outstanding Beauty at Silverdale & Forest of Bowland.







#### Gardens:

The property stands in easy to maintain, well screened landscaped gardens. Set behind a mature beech hedge, and is approached by a gravelled entrance with decorative borders which extends round to the side of the property. Tiered borders & steps lead down to the lawned gardens with numerous specimen trees, shrubs & bushes, the lawns sweep on down to an ornamental lake complete with Italian style statues. An informal path winds its way around the lightly wooded area adjacent to a small stream.

From the small side lane a gated access off leads to a tarmacadam driveway & three car garaging together with ample car standing space with the added benefit of direct access to the garden.

#### N.B

There is an electricity pylon within the ground that is not in use. For further information please contact the office.



**For further information and legal pack please go to [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)**

**Tenure:** To Be Confirmed In Legal Pack

**Local Authority:** Lancaster City Council

**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**EPC:** G



## 58 Slyne Road, LANCASTER LA1 2HN

LOT 22

**\*GUIDE PRICE £80,000**[\\*Description on Auction Information page](#)**Four Bedroom end Terraced House Currently Let**

Un-inspected by Auction House. Buyers are to satisfy themselves as to accommodation & tenancy details. We are advised: Traditional end terraced house; hallway, lounge, dining room, kitchen, breakfast area, wc, cellar. First floor; landing, bedrooms one, two, three & four, bathroom. Gardens to front & rear with parking. Please note there will be a Buyers Premium of 1% + VAT payable on the sale price in addition to the Administration Fee.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To be Confirmed in Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Lancaster City Council

**EPC:** E

## Residential

## 9 St Therasas Drive, Fulwood, PRESTON PR2 3RJ

LOT 23

**\*GUIDE PRICE £135,000+**[\\*Description on Auction Information page](#)**Three Bedroom Detached Dormer House**

Ground floor; hallway, lounge, bedroom three/dining room, bathroom, kitchen, landing, bedroom one, bedroom two. Gardens front, side & rear. Garage. Gas central heating & double glazing where fitted. Very popular residential area in cul-de-sac location.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Preston City Council

**EPC:** D

## Redevelopment

## Land to Rear of 157 St Annes Road East, LYTHAM ST. ANNES FY8 3HW

LOT 24

**\*GUIDE PRICE £90,000 - £110,000**[\\*Description on Auction Information page](#)**Land, Outbuildings & Garages Measuring Approx. 2,770 sq.ft**

A parcel of land to the rear of 157 St Anne's Road East, including garages & outbuildings. We are advised by the vendor that an application for outline planning for a four bedroom detached house has been submitted. Prospective purchasers are advised to contact the local planning office, Fylde Borough Council, The Town Hall, St Anne's Road West, Lytham St Anne's, Lancashire, FY8 1LW, 01253 658 658. Please note, there will be a £600 incl VAT Buyer's Premium payable in addition to the Administration Fee.

**Viewing:** Any reasonable time at own risk



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**Tenure:** To Be Confirmed in Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Fylde Borough Council

**EPC:** N/A

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Residential for improvement

## 47 Clarence Street, LANCASTER LA1 3BD

\*GUIDE PRICE **£70,000+**

\*Description on Auction Information page

**LOT 25**

### Four Storey Three Bedroom Mid Terraced House in Need of Modernisation

Well positioned property for owner occupier, student rental or professional rental market. Ground floor; lounge & kitchen. First floor; bedroom one & bedroom two. Second floor; bedroom three. Lower ground floor bathroom & store room/utility. Rear yard. Property is in need of renovation & modernisation. Please note there will be a Buyers Premium of £600.00 including VAT payable in addition to the Administration Fee.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



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**Tenure:** To be Confirmed in Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Lancaster City Council

**EPC:**

Residential

## 22 Devonshire Road, MORECAMBE, Lancashire LA3 1QX

\*GUIDE PRICE **£62,000+**

\*Description on Auction Information page

**LOT 26**

### Four Bedroom Mid Terraced House with Bathroom & Shower Room plus Basement

Traditional family sized accommodation: Ground floor; hallway, lounge, kitchen, utility room & two basement rooms. First floor; bedroom one, bedroom two & bathroom. Second floor; bedroom three, bedroom four & shower room. Gas central heated & double glazed. Gardens to front & rear. Please note there will be a Buyers Premium of £900.00 including VAT payable in addition to the Administration Fee.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



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**Tenure:** To be Confirmed in Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Lancaster City Council

**EPC:** D

Residential

## 55 Frances Street, DARWEN, Lancashire BB3 1DZ

\*GUIDE PRICE **£35,000+**

\*Description on Auction Information page

**LOT 27**

### Two Bedroom Mid Terrace House

A vacant two bedroom mid terrace house comprising; entrance hallway, lounge, dining kitchen to the ground floor & two bedrooms & bathroom to the first floor. Externally, there is a small yard to the rear & on street parking to the front.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Blackburn with Darwen Borough Council

**EPC:** C



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Residential

94 Lonsdale Street, NELSON, Lancashire BB9 9HG

LOT 28

\*GUIDE PRICE **£25,000+**

\*Description on Auction Information page

**A Two Bedroom End Terrace House**

A double fronted two bedroom end terrace house comprising; entrance hallway, lounge & dining kitchen. First floor; two bedrooms & bathroom. Externally, there is a yard & on street parking to the front.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Pendle Borough Council

**EPC:** .

Residential

15 Westland Avenue, DARWEN, Lancashire BB3 2ST

LOT 29

\*GUIDE PRICE **£110,000+**

\*Description on Auction Information page

**A Two Bedroom Semi-Detached Bungalow**

Property comprises; entrance hallway, lounge, kitchen, two bedrooms & bathroom. Externally, there are gardens to the front & rear, off road parking & single garage.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** To Be Confirmed In Legal Pack

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Blackburn with Darwen Borough Council

**EPC:** D

## Online Legal Documentation

If you wish to receive legal documents in respect of any lot, please visit [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net) where all legal packs we have received can be downloaded free of charge.

Please note: Larger documents such as architects' plans etc may have to be viewed at our offices.

For more detailed legal enquiries, please contact the auctioneers in the first instance.

Copy documentation is available for inspection on the day of the auction, at the auction venue or at our offices from receipt until the auction date.



## Residential

Flat 2, East Park Court, East Park Road, BLACKBURN BB1 8AT

LOT 30

\*GUIDE PRICE **£50,000 - £60,000**

\*Description on Auction Information page

### A Leasehold Two Bedroom Ground Floor Apartment

The property comprises; communal entrance, hallway, lounge/diner with open plan kitchen, two bedrooms & a family bathroom. Externally there are communal gardens & parking. Please note, there will be a Buyer's Premium of £900 incl. VAT payable in addition to the Administration Fee.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** Leasehold

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** Blackburn with Darwen Borough Council

**EPC:** D .

## Residential

92 Heys Hunt Avenue, LEYLAND, Lancashire PR25 3UL

LOT 31

\*GUIDE PRICE **£60,000+**

\*Description on Auction Information page

### A Leasehold Two Bedroom Ground Floor Apartment

The property is a two bedroom ground floor apartment comprising; hall, lounge through dining area, kitchen, two bedrooms (en-suite to master bedroom) & additional bathroom. Allocated parking & communal gardens. Please note, there will be a Buyer's Premium of £600 incl. VAT payable in addition to the Administration Fee.

**Viewing:** Please check Auction House Website for viewing appointments [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net)



**Full Details:** Photographs, room dimensions, floor plans and area measurements (when available) and legal pack are included within our full details online at [www.auctionhouse.uk.net](http://www.auctionhouse.uk.net). All published information is to aid identification of the property and is not to scale.

**Tenure:** Leasehold

**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

**Local Authority:** South Ribble Borough Council

**EPC:** C



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# Non-Attending Bid or Telephone Bid

Please also sign and return the reverse side of this form



## AUTHORISATION FOR BIDDING BY PROXY OR TELEPHONE

Proxy

☐

Telephone

☐

Name:

Name of Company (if applicable):

Of (address):

Postcode:

Tel:  Mobile:

Email:

Hereby authorise Auction House to bid on my behalf by proxy / telephone (delete as applicable) bid for the property detailed below.

I confirm that I have read and understood the General Conditions of Sale and signed the Conditions of Bidding by Proxy or Telephone set out overleaf.

## PROPERTY AND BID DETAILS

Lot No.:  Property Address:

My maximum bid (proxy bids only) will be: £

(amount in words):

## DEPOSIT (tick as applicable)

☐

I attach a cheque for 10% of my proxy bid or £5000, whichever is the greater; plus 0.6% inc VAT/£720 inc VAT minimum (Administration Charge) and any buyers premium payable as per any description in the catalogue or legal pack.

OR

☐

I attach a blank cheque to be completed by the Auctioneer if my bid is successful, within which he will include 0.6% inc VAT/ £720 inc VAT minimum (Administration Charge) and any buyers premium payable as per any description in the catalogue or legal pack.

My cheque of £  is made payable to AUCTION HOUSE

(amount if applicable)

## SOLICITORS

My solicitors are:

Of (address):

Postcode:

Tel:  Person Acting:

If my bid is successful, I authorise the Auctioneer to sign the Memorandum of Sale on my behalf and recognise that I will be the legally bound purchaser of the property referred to above and must complete the purchase of the property within the time specified in the General/Special Conditions of Sale.

Signed:  Date:

**PLEASE MARK THE ENVELOPE EITHER PROXY OR TELEPHONE BID**

## TERMS AND CONDITIONS FOR TELEPHONE BIDS AND BIDDING BY LETTER

Anyone not able to attend the auction and wishing to make a bid for any property,  
do so on the following terms and conditions:

---

1. The bidder must complete a separate authority form for each Lot involved, and provide a bankers draft, solicitor's client's account cheque or personal cheque for 10% of the maximum amount of the bid for each Lot. Please note the minimum deposit for any bid is £5,000 PER LOT plus the administration charge of 0.6% inc VAT/£720 inc VAT minimum and any additional buyers premium payable as per any description in the catalogue or legal pack. We will require proof of identity in the form of a driving licence or passport and a utility bill.
2. The form must be sent to, or delivered to: Written & Telephone Bids, Auction House, Lancashire, Liverpool & Manchester; Administration Centre, 309a Garstang Road, Fulwood, Preston PR2 9XJ to arrive before 4pm one working day prior to the auction date. It is the bidders responsibility to check that the form is received by Auction House and this can be done by telephoning the office.
3. In the case of a telephone bid the prospective purchaser should provide a blank cheque which the Auctioneer will complete on behalf of the prospective purchaser if the prospective purchaser is successful in purchasing the relevant property for 10% of the purchase price plus the administration charge of 0.6% inc VAT/£720 inc VAT minimum and any additional buyers premium payable as per any description in the catalogue or legal pack or in accordance with the General or Special Conditions of Sale relating to the lot.
4. The bidder shall be deemed to have read the "Important Notice to be read by all bidders"; the particulars of the relevant Lot in the catalogue the general and special conditions of sale. The bidder shall be deemed to have taken all necessary professional and legal advice and to have made enquiries and have knowledge of any announcements to be made from the rostrum of any amendments relating to the relevant Lot. Announcements can and should be checked by bidders on the day before the auction. However, the Auctioneers will advise the bidders of any announcements as soon as possible prior to the Auction.
5. In the case of a written bid, Auction House staff will compete in the bidding up to the maximum of the authorisation. If no maximum is inserted, Auction House reserve the right not to bid.
6. Auction House reserve the right not to bid on behalf of written bidders, in the event of any error; doubt, omission, uncertainty as to the bid, or for any reason whatsoever and give no warranty, or guarantee, that a bid would be made on behalf of the bidder and accept no liability.
7. In the event that the written or telephone bid is successful, the Auctioneer will sign the Memorandum of the Contract on behalf of the bidder (a Contract would have been formed on the fall of the hammer).
8. In the event of a Contract, the deposit monies will be applied so far as necessary to meet the requirement for a 10% deposit (minimum £5,000) and the balance of the deposit (if any) will be held by the vendors solicitor pending completion. An Administration charge of 0.6% inc VAT/£720 inc VAT minimum and any additional buyers premium payable as per any description in the catalogue or legal pack should be added to the deposit cheque or a separate cheque should be made payable to Auction House Manchester.
9. In the event that the bidder is unsuccessful in gaining the Contract, the deposit monies shall be returned to the bidder promptly.
10. The Auctioneer will make no charge to a prospective purchaser 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 of instructions or for any other reason whatsoever. Prospective telephone purchasers will not hold Auction House liable for any loss or claims relating to the telephone bidding system. The prospective purchaser will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible after the auction. Where the lot has not been purchased the prospective purchaser will be notified by post and the deposit returned as soon as reasonably possible.
11. Once delivered to the Auctioneers, the authority to bid is binding on the bidder on the day on which the particular Lot is auctioned. This is to allow for the possibility of a Vendor agreeing to sell post auction where the bidding has not reached the reserve.
12. The authority can only be withdrawn by notification in writing delivered to Auction House at their office two hours before the start of the auction on the day the relevant Lot is scheduled to be auctioned, or by delivery into the hands of the Auctioneer in the auction room half-an-hour before the start of that day's auction. It is the bidders responsibility to obtain a receipt on a copy of the withdrawal notification signed by one of the Auctioneers and without such a receipt the authority stands, any successful Contract is binding on the bidder.
13. If the bidder, or an agent, actually bids at the auction without having previously withdrawn the authority, the Auctioneer is at liberty to accept such bid in addition to any bid from Auction House staff as empowered under the written authority. Auction House will have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
14. Prospective purchasers are advised in respect of telephone bids should they become disconnected during bidding or are unobtainable, Auction House will not be held responsible or liable for any loss suffered in respect thereof. I hereby confirm that I have read and understood the above terms and conditions to bid by letter.

**Signed:** ..... **Date:** .....

**Please sign this page and ensure the form overleaf is completed**

# Memorandum Of Sale



Property Address:  Lot No.

The Vendor:

The Purchaser:

Post Code:  Tel:

It is agreed that the Vendor sells and the Purchaser buys the property described in the accompanying particulars and \*conditions of sale subject to their provisions and the terms and stipulations in them at the price above mentioned.

Purchase Price: £

Less Deposit: £

Balance: £

Dated:

Completion Date: As per Special Conditions of Sale or Twenty Business Days after the Contract Date

Signed:

Authorised Agent for Vendor

As Agents for the Vendor we acknowledge receipt of the deposit in the form

of:

Dated:

Signed:

The Purchaser

Purchasers Solicitor:

Post Code:  Tel:

Vendors Solicitor:

Post Code:  Tel:

\* For the purpose of this contract, the conditions of sale include the three sections of the RICS Common Auction Conditions, the Glossary, Conduct of the Auction and the General Conditions.

In addition and at the same time, the purchaser is required to pay by cheque to the Auctioneer an Administration Charge of 0.6% inc VAT of the purchase price subject to a minimum of £720.00 inc VAT. Auction Administration Charge may be higher, as detailed in the catalogue lot description.

# Common Auction Conditions (Edition 3)

REPRODUCED WITH THE CONSENT OF THE RICS

## INTRODUCTION

The Common Auction Conditions have been produced for real estate auctions in England and Wales to set a common standard across the industry. They are in three sections:

### GLOSSARY

The glossary gives special meanings to certain words used in both sets of conditions.

### AUCTION CONDUCT CONDITIONS

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who has a catalogue, or who attends or bids at the auction. They cannot be changed without the auctioneer's agreement.

### SALE CONDITIONS

The Sale Conditions govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum.

### IMPORTANT NOTICE

A prudent buyer will, before bidding for a lot at an 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 usual searches and make 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 purchase price;
- check whether VAT registration and election is advisable;

The conditions assume that the buyer has acted like a prudent buyer.

If you choose to buy a lot without taking these normal precautions you do so at your own risk.

## GLOSSARY

This glossary applies to the **auction conduct conditions** and the **sale 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 are printed in bold type they have the specified meanings.

### 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; (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** their 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 **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 title is registered, the entries on the register and the title plan) and other documents listed or referred to in the **special conditions** relating to the **lot**.

### Financial charge

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

### General conditions

That part of the **sale conditions** so headed, including any extra general conditions.

### Interest rate

If not specified in the **special conditions**, 4% above the base rate from time to time of Barclays Bank plc. (The **interest rate** will also apply to judgment 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 (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 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 bold type have special meanings, 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 disappplied 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.

### A2 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**; and
  - (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**, 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**.



# Common Auction Conditions (Edition 3)

REPRODUCED WITH THE CONSENT OF THE RICS

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

## A4 THE PARTICULARS AND OTHER INFORMATION

A4.1 **We** have taken reasonable care to prepare **particulars** that correctly describe each **lot**. The **particulars** are based on information supplied by or on behalf of the **seller**. **You** need to check that the information in the **particulars** is correct.

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

A4.3 The **particulars** and the **sale conditions** may change prior to the **auction** and it is **your** responsibility to check that **you** have the correct versions.

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

## A5 THE CONTRACT

A5.1 A successful bid is one **we** accept as such (normally on the fall of the hammer). This **condition** A5 applies to **you** if **you** make the successful bid for a **lot**.

A5.2 **You** are obliged to buy the **lot** on the terms of the **sale memorandum** at the **price** you bid plus **VAT** (if applicable).

A5.3 **You** must before leaving the **auction**:

- (a) provide all information **we** reasonably need from **you** to enable **us** to complete the **sale memorandum** (including proof of your identity if required by **us**);
- (b) sign the completed **sale memorandum**; and
- (c) pay the deposit.

A5.4 If **you** do not **we** may either:

- (a) as agent for the **seller** treat that failure as **your** repudiation of the **contract** and offer the **lot** for sale again; the **seller** may then have a claim against **you** for breach of contract; or
- (b) sign the **sale memorandum** on **your** behalf.

A5.5 The deposit:

- (a) is to be held as stakeholder where **VAT** would be chargeable on the deposit were it to be held as agent for the **seller**; but otherwise is to be held as stated in the **sale conditions**; and
- (b) must be paid in pounds sterling by cheque or by bankers' draft made payable to **us** on an **approved financial institution**. The extra auction conduct conditions may state if **we** accept any other form of payment.

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 **bold type** have special meanings, which are defined in the Glossary

### G1. THE LOT

G1.1 The **lot** (including any rights to be granted or 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; and
- (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; and
- (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) any 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 in pounds sterling by cheque or banker's draft drawn on an **approved financial institution** (or by any other means of payment that the **auctioneers** may accept); and

(b) is to be held as stakeholder unless the **auction conduct conditions** provide that it is to be held as agent for the **seller**.

G2.3 Where the **auctioneers** hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) 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 all or part of 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 **seller** 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 insured 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 premium and (subject to the rights of any tenant or other third party) pay that refund to the **buyer**; and
- (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 damage 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 **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 on or objection to any of the **documents** that is 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 registration 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.

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 balance of the **price** is unconditionally received in the **seller's** conveyancer's client account.

# Common Auction Conditions (Edition 3)

REPRODUCED WITH THE CONSENT OF THE RICS

- G6.5 If **completion** takes place after 1400 hours for a reason other than the **seller's** default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next **business day**.
- G6.6 Where applicable the **contract** remains in force following **completion**.
- G7. NOTICE TO COMPLETE**
- G7.1 The **seller** or the **buyer** may on or after the **agreed completion date** but before **completion** give the other notice to complete within ten **business days** (excluding the date on which the notice is given) making time of the essence.
- G7.2 The person giving the notice must be **ready to complete**.
- G7.3 If the **buyer** fails to comply with a notice to complete the **seller** may, without affecting any other remedy the **seller** has:
- (a) terminate the **contract**;
  - (b) claim the deposit and any interest on it if held by a stakeholder;
  - (c) forfeit the deposit and any interest on it;
  - (d) resell the **lot**; and
  - (e) claim damages from the **buyer**.
- G7.4 If the **seller** fails to comply with a notice to complete the **buyer** may, without affecting any other remedy the **buyer** has:
- (a) terminate the **contract**; and
  - (b) recover the deposit and any interest on it from the **seller** or, if applicable, a stakeholder.
- G8. IF THE CONTRACT IS BROUGHT TO AN END**
- If the **contract** is lawfully brought to an end:
- (a) the **buyer** must return all papers to the **seller** and appoints the **seller** its agent to cancel any registration of the **contract**; and
  - (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 **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 not to be earlier than the date five **business days** after the **seller** has given notice to the **buyer** that 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 three 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** G9) by notice to the other terminate the **contract** at any time before 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 on or within four months preceding **completion**.
- G11.2 If on **completion** there are any **arrears** of current rent the **buyer** must pay them, whether or not 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** conveyancer may reasonably require;
  - (d) if reasonably required, allow the **seller's** conveyancer to have on loan the counterpart of any **tenancy** against an undertaking to hold it to the **buyer's** order;
  - (e) not without the consent of the **seller** release any tenant or surety from liability to pay **arrears** or accept a surrender of or forfeit any **tenancy** under which **arrears** are due; and
  - (f) if the **buyer** disposes of the **lot** prior to recovery of all **arrears** obtain from the **buyer's** successor in title a covenant in favour of the **seller** in similar form to part 3 of 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 or consideration, 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) it 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 and Customs; and if it does not produce the relevant evidence at least two **business days** before the **agreed completion date**, **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**;
  - (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** G16 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 HM Revenue and 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 (Edition 3)

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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 I 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** G19 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
  - (c) with no title guarantee;
- and the **buyer** has no right to terminate 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 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 RENEWALS

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; and
- (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 practicable:

- (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.

## G29. 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.

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## AUCTION DATES

20th October 2015 (Manchester) • 21st October 2015 (Liverpool) • 22nd October 2015 (Lancashire) • 1st December 2015 (Manchester) •  
2nd December 2015 (Liverpool) • 3rd December 2015 (Lancashire)