

**AUCTION
HOUSE**

NORTH WEST

**AUCTION
HOUSE
COMMERCIAL**

**EXTRA
AUCTION DATE
ADDED**

***Thursday 15th
November 2018***

Tuesday 16th October 2018

2.00pm

Bolton Wanderers

Football Stadium

Platinum Suite

De Havilland Way

Bolton BL6 6SF



AUCTION VENUE



HOW TO FIND US

The University of Bolton Stadium is positioned at the heart of the North West motorway network on the M61 at junction 6. We are within easy reach of Manchester (city centre and airport).

The stadium is serviced by a rail station, Horwich Parkway, situated 300m away. There is ample parking for in excess of 2500 vehicles. Auction attendees are to visit the Main Reception at the ground and take the lift to the Platinum Suite.

Tuesday 16th October 2018 – 2.00pm

Bolton Wanderers Football Stadium

Platinum Suite, De Havilland Way,

Bolton BL6 6SF

Residential: northwest@auctionhouse.co.uk

Commercial: nwcommercial@auctionhouse.co.uk

Residential 0800 050 1234
Commercial 0161 830 7477



AUCTIONEERS



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Commercial Auction Director



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Auction Surveyor



Julie Bickerdike
Office Manager



Lesley Doherty
Auction Administrator



Claire Blezard
Business Development Manager

A very warm welcome and thank you for attending our sixth auction of 2018. With over 90 lots catalogued you're sure to find plenty of bidding opportunities and something of genuine interest.

We are delighted to announce that we will be hosting an additional Pop-up auction on Thursday 15th November.

Further to our October and December auctions, which will proceed as scheduled we will be holding a further auction for additional lots in November. The Auction day will be conducted in the same professional format but with a few innovative changes.

As part of Auction House North West commitment to reduce our carbon footprint and our environmental impact, we continue to deliver improvements working towards going paperless. As a result of careful consideration, we are going to trial NO PAPER LEGAL PACKS & NO HARDCOPY CATALOGUE in the new November 15th Auction.

Auction House is by some margin, the UK's largest and most successful auctioneer. That's why you can expect us to do the job well and to get the pricing right. Already this year we have passed the 3,400 lots sold milestone and at the end of July sat at 2,582 lots sold at a national success rate of over 74.5% and with over £325.2 million raised.

As well as being National, we are very strong locally – we are the

people and the brand that you can depend on in an increasingly crowded marketplace.

Autumn is here and we expect it to be a busy selling season with vendors wanting to dispose of surplus or vacant property before winter kicks in. The property market has held up well all year and keenly-priced auction lots will again be in demand. Our viewing programmes are well underway and we are confident you will find properties of interest in the mix. We look forward to seeing you in the room and at one or more of our three upcoming auctions.

Please ensure before bidding you have looked at the legal pack, viewed the lot being sold and where appropriate sought legal 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 North West

NEXT AUCTION DATES

15th November 2018 • 13th December 2018

AUCTION INFORMATION



Administration Charge Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT or the fixed figure stated in the property details, 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.



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/amendment sheet 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 our administration area and then the cashier 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 Non-Attending Bid or Telephone Bid form and conditions are included in auction catalogues or can be downloaded from the Bidding Form links on our website.



Buyers Premium Purchasers of some lots will be required to pay a Buyers Premium to the auctioneer in addition to the deposit - see individual property details.



Deposit When you 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. Deposits can only be paid by electronic bank transfer, bankers draft, personal cheque, credit or debit card or building society cheque. Cash will not be accepted. Please note, should the cheque have to be represented, a processing charge of £60.00 (£50.00 + VAT) will be charged by deduction from the deposit.



Disbursements Some disbursements may become payable by the purchaser on completion, these will be detailed in the Special Conditions of Sale within the property's Legal Pack.



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.



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 auctionhouse.co.uk.



General Data Protection Regulations (GDPR) This defines new customer rights and company obligations introduced on 25th May 2018. For full details please refer to the Privacy Policy showing on our website www.auctionhouse.co.uk/northwest.



***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.



Insurance On some properties the seller will continue to insure through to completion. Others will need to be insured by the purchaser, and auctioneers advice to all purchasers is that they should consider insuring from the date of exchange.



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



Pre Auction Sales Offers made on property included in this auction may be accepted by the Vendor prior to the auction. In such instances all buyer charges will be payable including the Administration Charge, any Buyers Premium plus all other payments detailed in the Special Conditions of Sale. 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. Offers should take into account the Administration Charge, any Buyers Premium plus all other payments detailed in the Special Conditions of Sale as all of these are still payable irrespective of the circumstances.



Proof of Identification In order to comply with Anti-Money Laundering regulations we ask that all prospective purchasers provide Proof of Identity and Residence. Please bring your passport or photographic UK driving licence and a recent utility bill, bank statement or council tax bill to the auction. If purchasing on behalf of a company you will also need a letter of authority on company letterhead. We will carry out Electronic AML checks on successful buyers and remote bidders. It will include a search with Experian who may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.



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.



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.



The Catalogue Details of the property and land to be sold are set out in our catalogue and on our website auctionhouse.co.uk 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.



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.



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



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.

NORTH WEST COVERAGE

**AUCTION
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NORTH WEST

**AUCTION
HOUSE**
COMMERCIAL

REGIONAL & LOCAL

We deliver comprehensive Auction Management to the North West, with expanding local, friendly offices in both Manchester City Centre and Preston.

AWARD WINNING

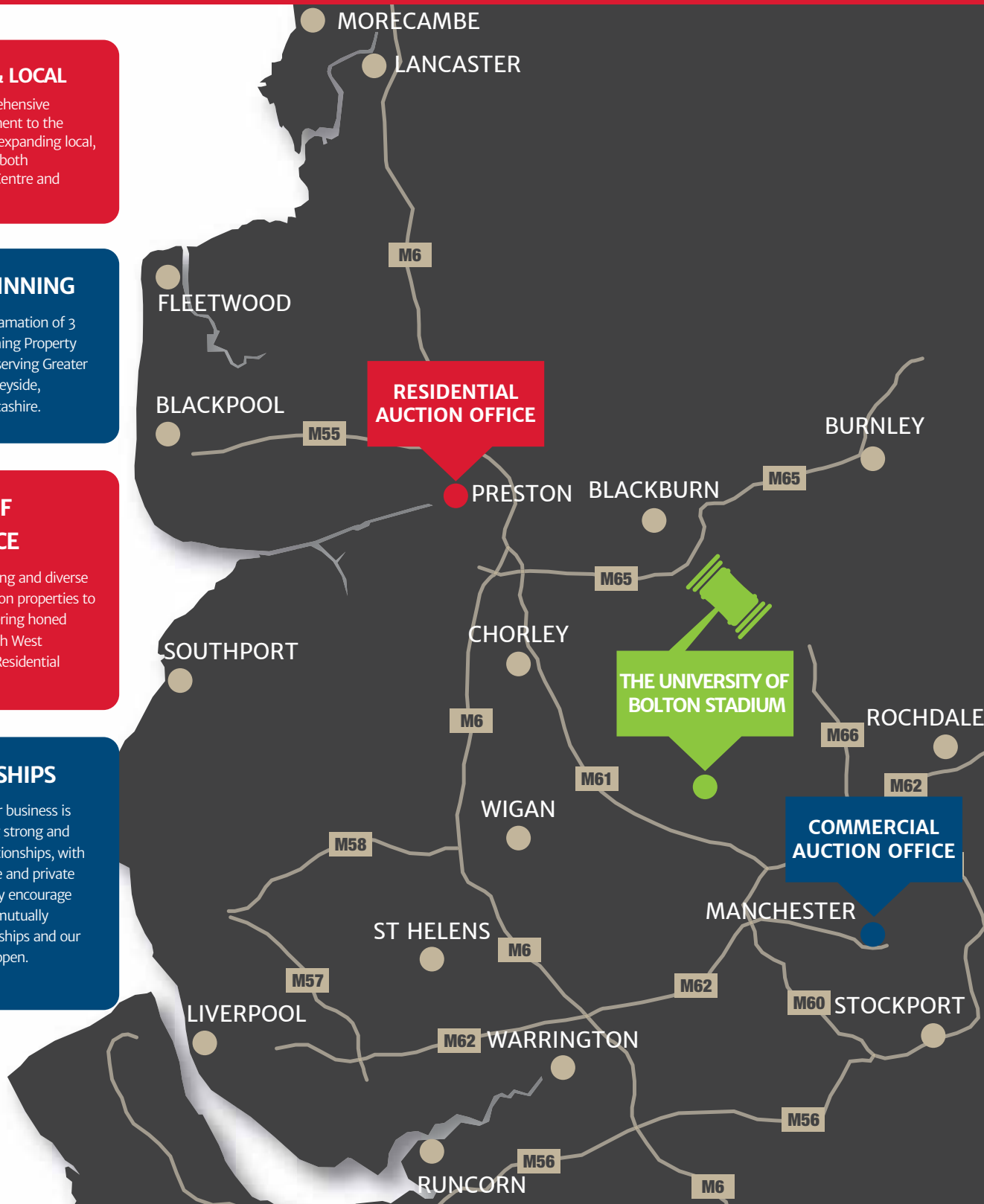
We are the amalgamation of 3 multi-award winning Property Auctioneers now serving Greater Manchester, Merseyside, Cheshire and Lancashire.

WEALTH OF EXPERIENCE

We bring an exciting and diverse catalogue of auction properties to the market, delivering honed advice to the North West Commercial and Residential Auction sector.

RELATIONSHIPS

The success of our business is built upon forging strong and longstanding relationships, with multiple corporate and private clients. We actively encourage engaging in new mutually beneficial relationships and our doors are always open.



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EXCLUSIVE AUCTION PARTNERS



“Come and introduce yourself”

If you would like the opportunity to enhance your business and be associated with Auction House please contact The Auction House Team on

Residential: Tel: 0800 050 1234 email: northwest@auctionhouse.co.uk
Commercial: Tel: 0161 830 7477 email: nwcommercial@auctionhouse.co.uk

ORDER OF SALE

Tuesday 16th October 2018 2.00pm

Bolton Wanderers Football Stadium, Platinum Suite, De Havilland Way, Bolton BL6 6SF

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	17 Nicholas Street, Darwen, Lancashire	£30,000 - £40,000	Residential Investment
2	206 Pine Street, Nelson, Lancashire	£30,000+	Residential Investment
3	9 Selby Street, Nelson, Lancashire	£30,000+	Residential Investment
4	21 Longfield Road, Bolton, Greater Manchester	£50,000+	Residential for Improvement
5	2 Lydyett Lane, Barnton, Northwich, Cheshire	£55,000+	Residential for Improvement
6	Park Cottage 18 Lancaster Road, Pilling, Preston, Lancashire	£90,000+	Residential
7	5 Chatburn Park Drive, Brierfield, Nelson, Lancashire	£50,000+	Residential for Improvement
8	Flat 7D, 3-7 Buckingham Road, Tuebrook, Liverpool, Merseyside	£16,000	Residential for Improvement
9	Flat 7E, 3-7 Buckingham Road, Tuebrook, Liverpool, Merseyside	SOLD PRIOR	Residential for Improvement
10	Flat 7F, 3-7 Buckingham Road, Tuebrook, Liverpool, Merseyside	SOLD PRIOR	Residential for Improvement
11	Former Oldham Evening Chronicle Premises, 172 Union Street, Oldham, Greater Manchester	£350,000 - £450,000	Commercial
12	45 Church Avenue, Dundrum, County Down	NIL RESERVE	Residential for Improvement
13	Plot of Land adj. to 23 Traegar Fold, Mills Hill, Middleton, Manchester, Greater Manchester	£20,000 - £30,000	Plots/Building Land
14	Old England Forever, 13-15 Church Street, Clayton le Moors, Accrington, Lancashire	£70,000 - £80,000	Commercial
15	Former Queens Hotel, 36 Market Street, Carnforth, Lancashire	£250,000+	Mixed Use
16	8 Stoney Brow, Roby Mill, Skelmersdale, Lancashire	£200,000+	Redevelopment
17	3 Paton Avenue, Bolton, Greater Manchester	£60,000+	Residential for Improvement
18	3 Prospect Court, Liverpool, Merseyside	£35,000+	Residential Investment
19	4 Charles Avenue, Shiremoor, Newcastle Upon Tyne	£50,000+	Residential for Improvement
20	Higher Scholefield Cottage, Scholefield Lane, Nelson, Lancashire	£220,000+	Residential
21	241 Radcliffe Road, Bolton, Greater Manchester	£137,500	Residential
22	15 Greenside, Euxton, Chorley, Lancashire	£80,000+	Residential for Improvement
23	Flat 3, 203 Dickson Road, Blackpool, Lancashire	£15,000+	Residential for Improvement
24	24 Centenary Mill, New Hall Lane, Preston, Lancashire	£40,000+	Residential
25	Flat 3 The Laurels, 62 St. Marys Road, Huyton, Liverpool, Merseyside	£45,000 - £55,000	Residential Investment
26	Parcel of Land Rear of 157 West Park Avenue, Ashton-on-Ribble, Preston, Lancashire	£1,000+	Agricultural/Amenity Land
27	Parcel of Land Rear of 159 West Park Avenue, Ashton-on-Ribble, Preston, Lancashire	£1,000+	Agricultural/Amenity Land
28	Parcel of Land Rear of 161 West Park Avenue, Ashton-on-Ribble, Preston, Lancashire	£1,000+	Agricultural/Amenity Land
29	Craggs Mill, Craggs Row, off Moor Lane, Preston, Lancashire	£60,000 - £70,000	Redevelopment

*Description on Auction Information page

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LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
30	1 Sandhurst Street, Burnley, Lancashire	£15,000+	Residential for Improvement
31	3 Baylton Court, Catterall, Preston, Lancashire	£25,000+	Residential for Improvement
32	29A Montgomery House, Demesne Road, Manchester, Greater Manchester	£9,000+	Residential
33	25 Orders Lane, Kirkham, Lancashire	£95,000+	Residential
34	1 Fronfelen Terrace, King Edward Street, Barmouth, Gwynedd	£90,000+	Redevelopment
35	10 Brook Hey Drive, Kirby, Liverpool, Merseyside	£35,000	Residential for Improvement
36	15 Spencers Wood, Bromley Cross, Bolton, Greater Manchester	WITHDRAWN	Residential
37	Lowes Meadow, Garstang Road, St. Michaels, Preston, Lancashire	£150,000+	Residential for Improvement
38	Railway Inn Apartments, 46 Station Road, Stoke on Trent, Staffordshire	£150,000+	Residential Investment
39	City View, 37 Netherfields Road South, Liverpool, Merseyside	£65,000+	Residential Investment
40	80 Weston Road, Stoke-on-Trent, Staffordshire	£58,000+	Residential Investment
41	1-3 Crystal Road, Blackpool, Lancashire	£49,000	Commercial
42	44 & 44A Victoria Road West, Thornton-Cleveleys, Lancashire	£159,000	Commercial Investment
43	Former Sunnyside Hotel, 8 Thornton Road, Morecambe, Lancashire	£100,000	Commercial
44	6 Howard Street, Burnley, Lancashire	£15,000	Residential Investment
45	35 Queensberry Road, Burnley, Lancashire	£25,000	Residential
46	23 Scarlett Street, Burnley, Lancashire	£30,000 - £35,000	Residential
47	7 Elm Street, Colne, Lancashire	£70,000+	Residential for Improvement
48	26 Water Street, Earby, Barnoldswick, Lancashire	£75,000+	Residential
49	Ivy Cottage, 8 Waller Hill, Foulridge, Colne, Lancashire	£110,000+	Residential
50	Rose Cottage, Sandy Lane, Brindle, Chorley, Lancashire	£140,000+	Residential for Improvement
51	25 Marine Road West, Morecambe, Lancashire	£180,000+	Residential Investment
52	9 Moorland Road, Poulton Le Fylde, Lancashire	£220,000+	Residential for Improvement
53	Engineering Works 307 Manchester Road West, Little Hulton, Greater Manchester	Refer to Auctioneer	Commercial
54	377E Stretford Road, Hulme, Manchester, Greater Manchester	SOLD PRIOR	Commercial Investment
55	206 Rochdale Old Road, Bury, Greater Manchester	£150,000	Mixed Use
56	13 Lowndes Street, Preston, Lancashire	£60,000+	Residential
57	159 Plungington Road, Preston, Lancashire	£65,000+	Residential Investment
58	75 Cloughfield, Penwortham, Preston, Lancashire	£90,000+	Residential Investment
59	2 Main Street, Buckshaw Village, Chorley, Lancashire	£65,000+	Residential

*Description on Auction Information page

ORDER OF SALE

Tuesday 16th October 2018 2.00pm

Bolton Wanderers Football Stadium, Platinum Suite, De Havilland Way, Bolton BL6 6SF

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
60	120 St. Heliers Road, Blackpool, Lancashire	£60,000+	Residential Investment
61	46 Langfield Avenue, Blackpool, Lancashire	£70,000+	Residential for Improvement
62	Flat 3, 62 Tyldsley Road, Blackpool, Lancashire	£55,000	Residential Investment
63	39 Ashtons Green Drive, St. Helens, Merseyside	£40,000+	Residential
64	Site of Former Wardles Bridge Inn, Holmside Lane, Edmondsley, County Durham	£360,000	Plots/Building Land
65	Brynhywel, Llansilin, Oswestry, Powys	£75,000+	Residential
66	Land to the North & South of Liggard Brook, off Graving Dock Road, Lytham St Annes, Lancashire	£80,000	Plots/Building Land
67	101 Whalley Road, Clayton le Moors, Accrington, Lancashire	£40,000 - £50,000	Residential Investment
68	18 Leyland Road, Burnley, Lancashire	£33,000 - £40,000	Residential for Improvement
69	12 Dineley Street, Accrington, Lancashire	£36,000+	Residential Investment
70	32 Neville Court, Salford, Greater Manchester	£24,000+	Residential
71	China City Restaurant, 6 Nelson Street, Rochdale, Greater Manchester	£400,000	Commercial
72	144 Wilmslow Road, Handforth, Cheshire	£140,000	Commercial
73	Top Floor Flat 5, 5 Park Street, Morecambe, Lancashire	£30,000	Residential
74	37 Alexandra Road, Liverpool, Merseyside	£85,000	Residential for Improvement
75	5 Walmsley Street, Fleetwood, Lancashire	£50,000+	Residential
76	Unit 33, Navigation Point, Middleton Road, Hartlepool, County Durham	£80,000+	Commercial
77	Unit 34, Navigation Point, Middleton Road, Hartlepool, County Durham	£80,000+	Commercial
78	12 Market Street, Bolton, Greater Manchester	£75,000 - £85,000	Commercial
79	54 Colne Road, Brierfield, Nelson, Lancashire	£30,000 - £40,000	Commercial
80	Unit N1 Buffalo Court, Kansas Avenue, Salford, Manchester, Greater Manchester	POSTPONED	Commercial
81	9 Cavendish Road, Morecambe, Lancashire	£5,000 - £10,000	Plots/Building Land
82	41 Hallbottom Street, Newton, Hyde, Greater Manchester	£85,000	Residential for Improvement
83	The Old School House, Middleton, Morecambe, Lancashire	£125,000+	Residential for Improvement
84	Marine Lodge, Marine Square, Holyhead, Isle of Anglesey	£175,000+	Commercial
85	1F South Lawn, South Shore, Blackpool, Lancashire	£40,000 - £50,000	Residential for Improvement
86	41 Wade Street, Sheffield, South Yorkshire	£45,000 - £55,000	Residential for Improvement
87	8 Saxon Street, Halifax, West Yorkshire	£30,000+	Residential for Improvement
88	11 Saxon Street, Halifax, West Yorkshire	£30,000+	Residential for Improvement
89	The Balmoral Hotel, 31 Atherton Road, Hindley, Wigan, Lancashire	£150,000+	Commercial
90	18 Birklands Avenue, Morecambe, Lancashire	£75,000 - £85,000	Residential for Improvement
91	107 Leamington Road, Blackburn, Lancashire	£55,000+	Residential for Improvement
92	Highfield, Lodge Lane, Elswick, Preston, Lancashire	£220,000+	Residential for Improvement
93	17 Greenfield Way, Ingol, Preston, Lancashire	£35,000+	Residential Investment

*Description on Auction Information page



Residential Investments

17 Nicholas Street, Darwen, Lancashire BB3 1LW



*GUIDE PRICE:

£30,000 - £40,000 (plus fees)

Two Bedroom Mid Terraced House Let on an AST at £96pw/£4,992pa

Two Bedroom Mid Terraced House Let on an AST at £96pw/£4,992pa

Tenure: See Legal Pack

Local Authority: Burnley Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Buyer's Premium: £1080 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential Investments

206 Pine Street, Nelson, Lancashire BB9 9HP



*GUIDE PRICE:

£30,000+ (plus fees)

Garden Fronted Two Bedroom Two Reception Mid Terraced House Let on an AST at £85pw/£4,420pa

Auction House have not inspected the property internally but believe the accommodation comprises; living room, dining room & kitchen to the ground floor & two bedrooms & bathroom to the first floor. Garden fronted & yard to rear. The property is let on an AST at £85pw/£4,420pa.

Tenure: See Legal Pack

Local Authority: Pendle Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential Investments

9 Selby Street, Nelson, Lancashire BB9 0SH



*GUIDE PRICE:

£30,000+ (plus fees)

Two Bedroom Mid Terraced House Let on an AST at £85pw/£4,420pa

Two bedroom mid terraced house in a good rental location guided below stamp duty level. The property is let on an AST at £85pw/£4,420pa.

Tenure: See Legal Pack

Local Authority: Blackburn with Darwen Borough Council

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential for improvement

21 Longfield Road, Bolton, Greater Manchester BL3 3TA



***GUIDE PRICE:**
£50,000+ (plus fees)

A Two Bedroom Mid Terrace House in Need of Modernisation

A two bedroom mid terrace house comprising; lounge, kitchen, two bedrooms & bathroom. On street parking & rear yard.

Tenure: See Legal Pack

Local Authority: Bolton Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential for improvement



2 Lydyett Lane, Barnton, Northwich, Cheshire CW8 4JP

***GUIDE PRICE:**
£55,000+ (plus fees)

Two bed end terraced house in need of full refurbishment

Two bedroom end terraced house with one reception room in need of modernisation. PLEASE NOTE, DEPOSIT MONIES MUST BE PAID FROM CLEARED FUNDS - DEBIT/CREDIT CARDS ONLY - CHEQUES WILL NOT BE ACCEPTED.



Tenure: See Legal Pack

Local Authority: Cheshire West and Chester Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

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NORTH WEST

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**AUCTION
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COMMERCIAL

Park Cottage 18 Lancaster Road, Pilling, Preston, Lancashire PR3 6AU

***GUIDE PRICE: £90,000+ (plus fees)**



Period Detached Character Cottage with Planning Permission for Two Storey Rear Extension to Form Four Bedrooms, Two Receptions

Currently the detached cottage comprises; entrance porch, lounge, kitchen diner, bathroom, with two bedrooms to first floor. Full 3 year planning permission from 25th July 2018 18/00529/FUL for two storey and single storey rear extensions to provide entrance porch, living room, cloak/WC, open plan family room, kitchen, diner, utility room, first floor landing, bedroom one, bedroom two, bedroom three, bedroom four and family bathroom.

PLEASE NOTE, DEPOSIT MONIES MUST BE PAID FROM CLEARED FUNDS - DEBIT/CREDIT CARDS ONLY - CHEQUES WILL NOT BE ACCEPTED.



Tenure: See Legal Pack
Local Authority: Wyre Borough Council
Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Residential for improvement

5 Chatburn Park Drive, Brierfield, Nelson, Lancashire BB9 5QA



***GUIDE PRICE:**
£50,000+ (plus fees)

SEMI DETACHED BUNGLOW IN NEED OF MODERNISATION

A semi-detached bungalow comprising two bedrooms, kitchen, living room, bathroom, driveway, front and rear gardens. The property is in need of modernisation throughout.
PLEASE NOTE, DEPOSIT MONIES MUST BE PAID FROM CLEARED FUNDS - DEBIT/CREDIT CARDS ONLY - CHEQUES WILL NOT BE ACCEPTED.

Tenure: See Legal Pack
Local Authority: Pendle Borough Council
Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential for improvement

Flat 7D, 3-7 Buckingham Road, Tuebrook, Liverpool, Merseyside L13 8AY



***GUIDE PRICE:**
£16,000 (plus fees)

A First Floor One Bedroom Apartment

Accommodation comprises; open plan lounge/kitchen, bedroom & bathroom. In need of modernisation.

PLEASE NOTE, DEPOSIT MONIES MUST BE PAID FROM CLEARED FUNDS - DEBIT/CREDIT CARDS ONLY - CHEQUES WILL NOT BE ACCEPTED.

Tenure: See Legal Pack
Local Authority: Liverpool City Council
Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

WHAT TO BRING ON AUCTION DAY

PASSPORT

DRIVING LICENCE

UTILITY BILL (3 MONTHS)

***NO CASH**

CREDIT CARD | DEBIT CARD | CHEQUE

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Residential for improvement

Flat 7E, 3-7 Buckingham Road, Tuebrook, Liverpool, Merseyside L13 8AY



***GUIDE PRICE:**
£18,000 (plus fees)

A Two Bedroom Flat in Need of Improvement

A two bedroom first floor split level flat. Accommodation comprises; open plan lounge/kitchen area, two bedrooms & bathroom.

PLEASE NOTE, DEPOSIT MONIES MUST BE PAID FROM CLEARED FUNDS - DEBIT/CREDIT CARDS ONLY - CHEQUES WILL NOT BE ACCEPTED.

Tenure: See Legal Pack
Local Authority: Liverpool City Council
Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Residential for improvement

Flat 7F, 3-7 Buckingham Road, Tuebrook, Liverpool, Merseyside L13 8AY



***GUIDE PRICE:**
£20,500 (plus fees)

A Second Floor Two Bedroom Duplex Apartment

Accommodation comprises lounge, separate kitchen, two bedrooms & bathroom. In need of modernisation.

PLEASE NOTE, DEPOSIT MONIES MUST BE PAID FROM CLEARED FUNDS - DEBIT/CREDIT CARDS ONLY - CHEQUES WILL NOT BE ACCEPTED.

Tenure: See Legal Pack
Local Authority: Liverpool City Council
Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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HAVE YOU DONE YOUR RESEARCH?

- ...viewed the Property?
- ...checked the Legal Pack?
- ...taken Legal Advice?
- ...spoken to an Advisor?





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Former Oldham Evening Chronicle Premises, 172 Union Street, Oldham, OL1 1EQ

*GUIDE PRICE: **£350,000 - £450,000** (plus fees)



Prominent Office Building 33,708 sq.ft with Development Potential Including Rear Car Park

Substantial predominantly four storey office and storage building formerly housing the Oldham Evening Chronicle, constructed in the 1960's with later single storey printing hall extension.

The main building briefly comprises lower ground floor loading and storage with ground floor offices and first and second floor storage and office accommodation.

The printing hall whilst single storey does provide sufficient height for additional floors to be added. The property is fitted with four loading doors to the rear elevation and also 1no passenger lift and 1no goods lift.

There is also a telecoms mast on the roof by way of a lease agreement until 31st December 2021 at a rental of £5,200 per annum.

To the rear is a part surfaced car parking area considered suitable for approximately 40 cars. The property is prominently situated approximately 100m from the Oldham Mumps Metrolink Tram Station, providing a direct link into Manchester City Centre.

The proposed Princes Gate town centre regeneration scheme is adjacent to the building which will provide:

- 150,000 sq.ft of retail space to be built on the current Park & Ride site.
 - 800 quality homes - including apartments and a total of around 700 car parking spaces.
 - Refurbishment of the former NatWest bank building to include apartments, retail & leisure units.
 - A replacement Park & Ride facility on the opposite side of the road on land between Beaver Street & Wallshaw Street.
 - A new retail/residential unit on the RSPCA/Roscoe Mill site hosting a major supermarket tenant with 50 apartments above across three storeys.
- (Source: Oldham Council)

The accommodation provides the following net internal floor areas:

Lower Ground Floor: 1,335 sq m (14,368 sq ft)
 Ground Floor: 599 sq m (6,446 sq ft)
 First Floor: 599 sq m (6,446 sq ft)
 Second Floor Floor: 599 sq m (6,446 sq ft)
 The total combined site area is 0.19 ha (0.47 acres)



Tenure: See Legal Pack

Local Authority: Oldham Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: 1.2% inc VAT of the purchase price payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Residential for improvement

45 Church Avenue, Dundrum, County Down BT33 0NB

12

***GUIDE PRICE:**
NIL RESERVE (plus fees)

Two Bedroom End Townhouse with One Bedroom Granny Annexe - Fire Damaged

End town house comprising; lounge, kitchen, granny annexe with bedroom & ensuite, first floor landing, bedroom one, bedroom two, bathroom. Drive & rear garden. Fire damaged.
PLEASE NOTE, DEPOSIT MONIES MUST BE PAID FROM CLEARED FUNDS - DEBIT/CREDIT CARDS ONLY - CHEQUES WILL NOT BE ACCEPTED.

Tenure: See Legal Pack
Local Authority: Down District Council
Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Plots/Building Land

Plot of Land adj. to 23 Traegar Fold, Mills Hill, Middleton, Manchester, M24 2TR

13

***GUIDE PRICE:**
£20,000 - £30,000 (plus fees)

Plot of Land Approx. 0.27 Acres. May Suit Future Development (STP)

Regular shaped plot of land extending to approximately 0.27 acres, adjacent to and to the rear of 23 Traegar Fold which branches from Monmouth Street close to the junction with Oldham Road (A669), in the Middleton area of North Manchester. The land is bounded by residential housing on two sides with Elm Wood County Primary School to the east and is currently fenced off and unused. The plot is considered suitable for either garden land or future development, subject to the necessary consents being obtained - all interested parties are advised to make their own enquiries with their Local Authority in this regard. The purchaser is to be responsible for the vendors legal costs - please refer to the legal pack for further details.

Tenure: See Legal Pack
Local Authority: Rochdale Metropolitan Borough Council
Energy Performance Certificate (EPC): Current Rating N/A

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Commercial

Old England Forever, 13-15 Church Street, Clayton le Moors, Accrington, Lancashire BB5 5HT

14

***GUIDE PRICE:**
£70,000 - £80,000 (plus fees)

Public House with Excellent Redevelopment Potential

A public house located in a residential setting in good condition - currently tenanted until the end of September. The property is being sold with vacant possession on completion. The property has the benefit of three bar areas, kitchen, male and female toilets, outdoor smoking area and a 2 bed flat above. The property originally was converted from two cottages so there is great potential for redevelopment subject to the relevant planning permissions/change of use. Please Refer to Legal Pack for Fixtures and Fittings included in the sale

Tenure: See Legal Pack
Local Authority: Hyndburn Borough Council
Energy Performance Certificate (EPC): Current Rating D (95)

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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15

Mixed Use

Former Queens Hotel, 36 Market Street, Carnforth, LA5 9JX

***GUIDE PRICE:**

£250,000+ (plus fees)

Mixed Use Freehold Building Former Public House

A converted former public house located in the heart of Market Street in Carnforth.

The freehold building consists of two ground floor retail/commercial units, two 1 bedroom apartments to the first floor and one 3 bedroom duplex apartment on the first and second floors.

The owner has informed us that the commercial units will be completed to plaster stage only and will have the party walls in place and the three apartments will be completed to paint stage without flooring.

Additional Fees

Buyer's Premium: £2,500 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Tenure: Freehold

Local Authority: Lancaster City Council

Energy Performance Certificate (EPC): Current Rating D

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[*Description on Auction Information page](#)

16

Redevelopment Opportunity

8 Stoney Brow, Roby Mill, Skelmersdale, Lancashire WN8 0QE

***GUIDE PRICE:**

£200,000+ (plus fees)

BUNGALOW WITH GREAT REDEVELOPMENT POTENTIAL

A two bedroom detached bungalow located in a beautiful countryside location. The property has been empty for a number of years and will need renovation works and potentially may require some rebuilding.

There is great potential to redevelop the property into a 4/6 bed 2/3 storey house similar to a neighbouring property subject to gaining the relevant planning permissions.

The bungalow did have planning granted in the 1970's for a two storey rear extension but since then no new planning applications have been put forward.

Additional Fees

Buyer's Premium: £3000 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



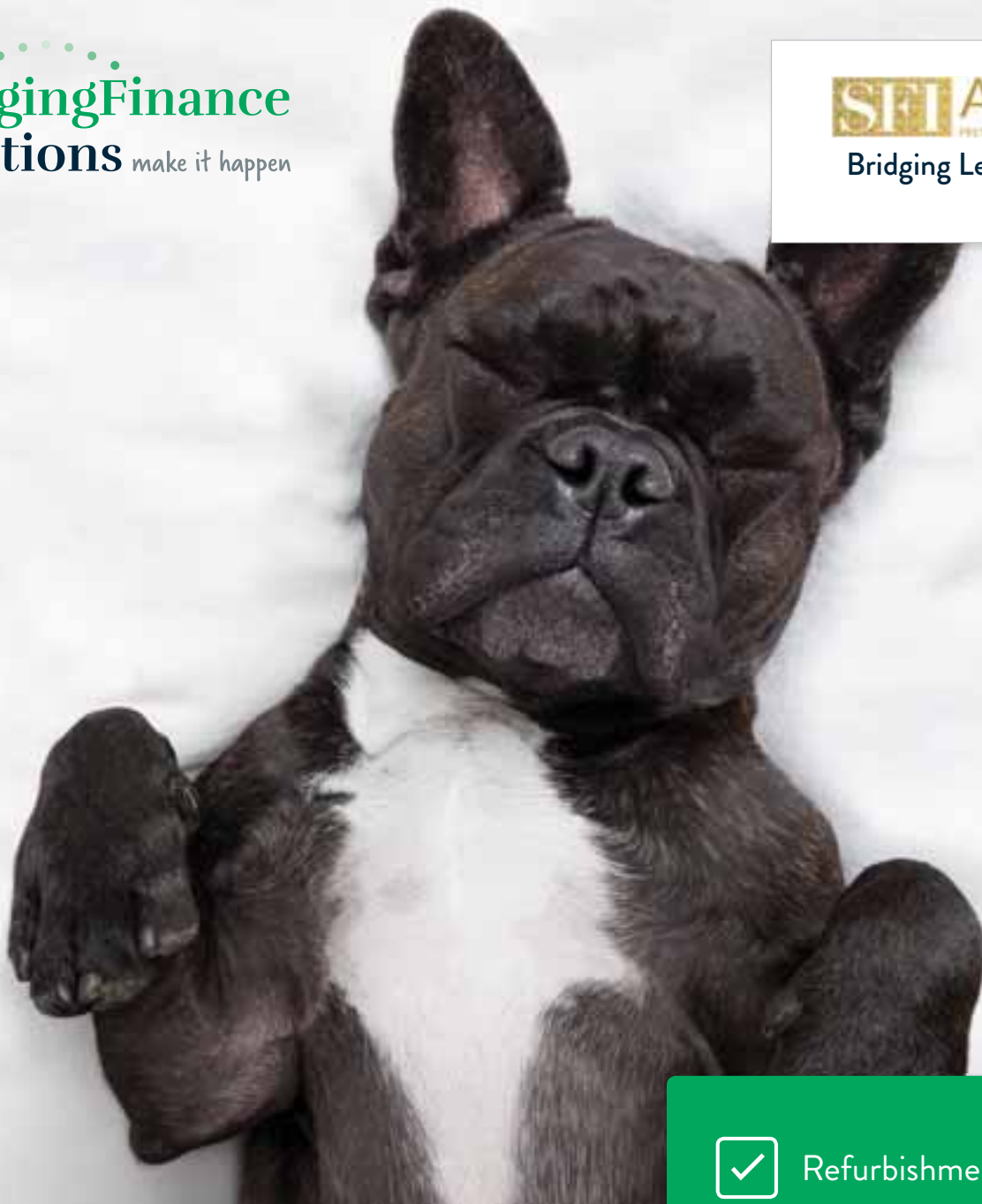
Tenure: Freehold

Local Authority: West Lancashire Borough Council

Energy Performance Certificate (EPC): Current Rating G (1)

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Residential for improvement

3 Paton Avenue, Bolton, Greater Manchester BL3 2JH

17

***GUIDE PRICE:
£60,000+ (plus fees)**

A Three Bedroom Semi Detached House in Need of Renovation

Accommodation comprises; entrance hall, lounge, dining room & kitchen. First floor – three bedrooms & bathroom.

Tenure: See Legal Pack
Local Authority: Bolton Metropolitan Borough Council
Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.
Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Residential Investments

18

3 Prospect Court, Liverpool, Merseyside L6 8PD

***GUIDE PRICE:
£35,000+ (plus fees)**

2nd Floor (Top Floor) Two Bedroom Apartment Let on AST at £475pcm/£5,700pa

Recently modernised and re-decorated and let on an AST holding over from December 2016 at £475pcm/£5,700pa. Purpose built apartment with resident's gardens & parking. Ground floor entrance, stairs to 2nd floor, entrance hallway, lounge, kitchen, inner hallway, bedroom one, bedroom two, bathroom. Extended 999 year lease from 1st January 1975.

PLEASE NOTE, DEPOSIT MONIES MUST BE PAID FROM CLEARED FUNDS – DEBIT/CREDIT CARDS ONLY – CHEQUES WILL NOT BE ACCEPTED.



Tenure: See Legal Pack
Local Authority: Liverpool City Council
Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Residential for improvement

4 Charles Avenue, Shiremoor, Newcastle Upon Tyne NE27 0QX

19

***GUIDE PRICE:**

£39,000+ (plus fees)

Two bed mid terraced house

Entrance porch, living room, dining kitchen, bathroom, bedroom one, bedroom two, green to the front & yard to the rear. Local agents have valued the house for £65,000 - £70,000 in its present condition and £80,000 - £85,000 following refurbishment.

PLEASE NOTE, DEPOSIT MONIES MUST BE PAID FROM CLEARED FUNDS - DEBIT/CREDIT CARDS ONLY - CHEQUES WILL NOT BE ACCEPTED.

Tenure: See Legal Pack

Local Authority: North Tyneside Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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OUR NEXT AUCTION IS
Thursday 15th November 2018 2.00pm

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Higher Scholefield Cottage, Scholefield Lane, Nelson, Lancashire BB9 0EP

***GUIDE PRICE: £220,000+ (plus fees)**



17th Century Grade II Listed Detached Farmhouse with Large Private Rear Garden & Plot of Land

Entrance porch, hallway, living room, dining room, kitchen, utility room & pantry. First floor landing, bedroom one, bedroom two, bedroom three, bathroom. Side & rear gardens with parking space.

The property hosts many original & character features such as stone mullion windows, roof beams, stone flagged floors, fireplaces. Double glazing where fitted & gas central heated.

Situated down a cobbled cul de sac with only a handful of similar period properties. The property comes with an additional plot of land to the front. See legal pack for title plan.

PLEASE NOTE, DEPOSIT MONIES MUST BE PAID FROM CLEARED FUNDS - DEBIT/CREDIT CARDS ONLY - CHEQUES WILL NOT BE



Tenure: See Legal Pack
Local Authority: Pendle Borough Council
Energy Performance Certificate (EPC): Current Rating E

Additional Fees
Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



21

Residential

241 Radcliffe Road, Bolton, Greater Manchester BL2 1NZ

***GUIDE PRICE:**

£137,500 (plus fees)

Detached Three Bedroom House

Detached three bedroom house with gated driveway parking considered suitable for four cars. Internally the property briefly comprises:

Ground Floor : dining/reception room, kitchen/diner and lounge

First Floor: master bedroom with en-suite and fitted wardrobes, family bathroom, bedroom 2, bedroom 3 and landing with fitted storage

Internally the property benefits from recent fitted kitchen including new units and tiling, gas fired central heating and upvc double glazing. The family bathroom was also re-fitted approximately 18 months ago. The property is conveniently situated for Leverhulme Park and Nature Reserve.



Tenure: See Legal Pack

Local Authority: Bolton Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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22

Residential for improvement

15 Greenside, Euxton, Chorley, Lancashire PR7 6AS

***GUIDE PRICE:**

£80,000+ (plus fees)

Three Bedroom Semi Detached House with Two Reception Rooms in Need of Full Refurbishment

Hallway, living room, dining room, kitchen, workshop, store room & utility, first floor landing, bedroom one, bedroom two, bedroom three, bathroom. Gardens front & rear, drive.

Tenure: See Legal Pack

Local Authority: Chorley Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Residential for improvement

Flat 3, 203 Dickson Road, Blackpool, Lancashire FY1 2HQ

23

***GUIDE PRICE:**
£15,000+ (plus fees)

Self-Contained One Bedroom Apartment in Shell Condition

Basement apartment that has been stripped out ready for development.

Tenure: See Legal Pack

Local Authority: Blackpool Borough Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Residential

24 Centenary Mill, New Hall Lane, Preston, Lancashire PR1 5JQ

24

***GUIDE PRICE:**
£40,000+ (plus fees)

A Vacant Two Bedroom Ground Floor Flat

A ground floor apartment comprising; lounge/dining area, kitchen, master bedroom with en-suite shower, second bedroom & additional bathroom. Parking to the rear.

Tenure: See Legal Pack

Local Authority: Preston City Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Buyer's Premium: £1000 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Residential Investments

Flat 3 The Laurels, 62 St. Marys Road, Huyton, Liverpool, Merseyside L36 5ST

25

***GUIDE PRICE:**
£45,000 - £55,000 (plus fees)

BUY TO LET INVESTMENT WITH A 10% RENTAL YIELD POTENTIAL

Set in a desirable location, this fantastic self contained one bedroom ground floor apartment with vacant possession with the potential of achieving £500 pcm rental a perfect buy to let or owner occupier property. The accommodation comprises communal entrance, entrance hall, open plan living space comprising lounge with kitchen area, double bedroom and a three piece bathroom. There is also off road parking onsite and communal gardens.

LOCATION: The property occupies a convenient and quiet position benefitting from a short walk to the local amenities of Huyton Village and railway station. Also ideally located close to excellent transport and travel network facilities.

Tenure: See Legal Pack

Local Authority: Knowsley Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating C (79)

Additional Fees

Buyer's Premium: £2200 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Agricultural/Amenity Land

Parcel of Land Rear of 157 West Park Avenue, Ashton-on-Ribble, Preston, PR2 1SX

26

***GUIDE PRICE:**
£1,000+ (plus fees)

Freehold Parcel of Land to Rear of 157 West Park Avenue

Parcel of land to rear of West Park Avenue, Ashton-on-Ribble, Preston, PR2 1SX. Forming part of a larger three acre site being sold as individual freehold plots roughly in line with neighbouring gardens. The land extends down the walkway alongside the Millennium Ribble Link which is a section of Savick Brook which links the Lancaster Canal with the River Ribble. This provides pleasant rear rural aspects. The position is on the north-western outskirts of Preston approximately two and a half miles from the city centre. The plot and position are indicated, edged red and hatched, on the location plan attached. A strip of land to the rear of the plots provides access across the site and is shown coloured in green. Purchasers must rely upon their own legal adviser's enquiries to establish exact boundary positioning and the exact size and extent of the plot being offered.

Tenure: Freehold
Local Authority: Preston City Council
Energy Performance Certificate (EPC): Current Rating N/A
PLEASE NOTE, DEPOSIT MONIES MUST BE PAID FROM CLEARED FUNDS - DEBIT/CREDIT CARDS ONLY - CHEQUES WILL NOT BE ACCEPTED.

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Agricultural/Amenity Land

Parcel of Land Rear of 159 West Park Avenue, Ashton-on-Ribble, Preston, PR2 1SX

27

***GUIDE PRICE:**
£1,000+ (plus fees)

Freehold Parcel of Land to Rear of 159 West Park Avenue

Parcel of land to rear of West Park Avenue, Ashton-on-Ribble, Preston, PR2 1SX. Forming part of a larger three acre site being sold as individual freehold plots roughly in line with neighbouring gardens. The land extends down the walkway alongside the Millennium Ribble Link which is a section of Savick Brook which links the Lancaster Canal with the River Ribble. This provides pleasant rear rural aspects. The position is on the north-western outskirts of Preston approximately two and a half miles from the city centre. The plot and position are indicated, edged red and hatched, on the location plan attached. A strip of land to the rear of the plots provides access across the site and is shown coloured in green. Purchasers must rely upon their own legal adviser's enquiries to establish exact boundary positioning and the exact size and extent of the plot being offered.

Tenure: Freehold
Local Authority: Preston City Council
Energy Performance Certificate (EPC): Current Rating N/A
PLEASE NOTE, DEPOSIT MONIES MUST BE PAID FROM CLEARED FUNDS - DEBIT/CREDIT CARDS ONLY - CHEQUES WILL NOT BE ACCEPTED.

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Agricultural/Amenity Land

Parcel of Land Rear of 161 West Park Avenue, Ashton-on-Ribble, Preston,

28

***GUIDE PRICE:**
£1,000+ (plus fees)

Freehold Parcel of Land to Rear of 161 West Park Avenue

Parcel of land to rear of West Park Avenue, Ashton-on-Ribble, Preston, PR2 1SX. Forming part of a larger three acre site being sold as individual freehold plots roughly in line with neighbouring gardens. The land extends down the walkway alongside the Millennium Ribble Link which is a section of Savick Brook which links the Lancaster Canal with the River Ribble. This provides pleasant rear rural aspects. The position is on the north-western outskirts of Preston approximately two and a half miles from the city centre. The plot and position are indicated, edged red and hatched, on the location plan attached. A strip of land to the rear of the plots provides access across the site and is

Tenure: Freehold
Local Authority: Preston City Council
Energy Performance Certificate (EPC): Current Rating N/A
PLEASE NOTE, DEPOSIT MONIES MUST BE PAID FROM CLEARED FUNDS - DEBIT/CREDIT CARDS ONLY - CHEQUES WILL NOT BE ACCEPTED.

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Craggs Mill, Craggs Row, off Moor Lane, Preston, Lancashire PR1 1JZ

***GUIDE PRICE: £60,000 - £70,000 (plus fees)**



Six Storey Listed Windmill with Lapsed Residential Consent

Historic Grade II former Windmill, believed to have been constructed in 1760 and lost its sails in 1880 and since then has been occupied for a variety of uses including war time cinema, piano workshop, overflow prison and garage.

It is the only surviving example of a windmill in Preston and only one of a few to survive in the country.

The mill is conveniently situated to the rear of Preston Police Station and is surrounded by the University of Central Lancashire (UCLAN) Halls of Residence and University buildings.

The property has a historic consent, dating back to 2008 (application no. 06/2008/0357) for the conversion to form 2no apartments (1 x two bed, 1 x three bed) together with the demolition of the two storey extension and the erection of a three storey glazed extension.

All interested parties are advised to discuss any proposals with Preston City Council.



Tenure: See Legal Pack
Local Authority: Preston City Council
Energy Performance Certificate (EPC): Current Rating N/A

Additional Fees
Buyer's Premium: £900 inc VAT payable on exchange of contracts.
Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Residential for improvement

**1 Sandhurst Street, Burnley, Lancashire
BB11 3DG**

30

***GUIDE PRICE:
£15,000+ (plus fees)**

Two Bedroom Mid Terraced House in need of Improvement

Entrance, lounge, kitchen diner, first floor landing, bedroom one, bedroom two, bathroom, yard to rear. Gas central heating & double glazing. PLEASE NOTE, DEPOSIT FUNDS MUST BE PAID FROM CLEARED FUNDS – DEBIT/CREDIT CARDS ONLY – CHEQUES WILL NOT BE ACCEPTED.

Tenure: See Legal Pack
Local Authority: Burnley Borough Council
Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Residential for improvement

**3 Baylton Court, Catterall, Preston,
Lancashire PR3 0FA**

31

***GUIDE PRICE:
£25,000 + (plus fees)**

First Floor (top floor) Purpose Built Apartment

Communal garden area, ground floor communal entrance hallway, stairs to first floor, entrance hallway, lounge, dining kitchen, bedroom & bathroom. Parking & single garage to the rear. The block has recently had a new roof fitted (July 2018). PLEASE NOTE, DEPOSIT FUNDS MUST BE PAID FROM CLEARED FUNDS – DEBIT/CREDIT CARDS ONLY – CHEQUES WILL NOT BE ACCEPTED.

Tenure: See Legal Pack
Local Authority: Lancashire County Council
Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/northwest

[*Description on Auction Information page](#)



Residential

**29A Montgomery House, Demesne Road,
Manchester, M16 8PH**

32

***GUIDE PRICE:
£9,000+ (plus fees)**

Long leasehold ground floor student pod accommodation

Ground floor student pod accommodation. Vacant. With eight university and college campuses within a 2 mile radius and excellent transport links, Montgomery House is an ideal base for students. Set within extensive grounds with mature gardens and on-site parking, the building features communal bathrooms, kitchen facilities, recreational areas, laundry services, gyms and bike store. The pod itself comprises a bedroom living study area and wash basin facilities. Typical rents are £75.00 – £90.00 per week.

Tenure: See Legal Pack
Local Authority: Manchester City Council
Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

25 Orders Lane, Kirkham, Lancashire PR4 2TP

33

***GUIDE PRICE:**
£95,000+ (plus fees)

A Three Bedroom Semi Detached House

An extended three bedroom semi detached house close to motorway links and Kirkham town centre for amenities. The property is recently vacated and comprises; entrance hallway, lounge, dining area, kitchen, conservatory and access to a single garage. First floor - Three bedrooms and shower room. Paved rear garden. Central heating. Central location. May suit conversion into flats subject to obtaining the relevant permissions.

Tenure: See Legal Pack
Local Authority: Fylde Borough Council
Energy Performance Certificate (EPC): Current Rating To Follow

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Redevelopment

1 Fronfelen Terrace, King Edward Street, Barmouth, Gwynedd LL42 1NY

34

***GUIDE PRICE:**
£90,000+ (plus fees)

Ten Bedroom Semi Detached Period Property in Shell Condition

Substantial semi-detached period property in Barmouth Town Centre. The property is in shell condition and would suit conversion or redevelopment subject to the necessary consents being obtained. The property fronts directly onto Barmouth Square and there is a courtyard area to the rear.

Tenure: See Legal Pack
Local Authority: Gwynedd County Council
Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

Buyer's Premium: £2200 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential for improvement

10 Brook Hey Drive, Kirby, Liverpool, Merseyside L33 9TB

35

***GUIDE PRICE:**
£35,000 (plus fees)

A Three Bedroom End Terrace House

A three bedroom end terrace house comprising; entrance hall, W/C, lounge and dining kitchen on the ground floor and three rooms and bathroom to the first floor. Driveway and rear garden. The property is in poor condition and requires refurbishment throughout. PLEASE NOTE, DEPOSIT FUNDS MUST BE PAID FROM CLEARED FUNDS - DEBIT/CREDIT CARDS ONLY - CHEQUES WILL NOT BE ACCEPTED.

Tenure: See Legal Pack
Local Authority: Liverpool City Council
Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

15 Spencers Wood, Bromley Cross, Bolton, Greater Manchester BL7 9JF

36

***GUIDE PRICE:
£60,000 (plus fees)**

A Two Bedroom First Floor Flat

Accommodation briefly comprises; entrance hallway, open plan lounge leading to a fitted kitchen. Two bedrooms & a large private bathroom suite. Outside the property has an allocated parking space with secure gated entrance.

PLEASE NOTE DEPOSIT MONIES MUST BE PAID FROM CLEARED FUNDS - DEBIT/CREDIT CARDS ONLY. CHEQUES WILL NOT BE ACCEPTED.

Tenure: See Legal Pack
Local Authority: Bolton Metropolitan Borough Council
Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £1020 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential for improvement

37

Lowes Meadow, Garstang Road, St. Michaels, Preston, Lancashire PR3 0TD

***GUIDE PRICE:
£150,000 + (plus fees)**

A Vacant Three Bedroom Detached Bungalow in need of Renovation

Located in the village of St. Michaels, close to schools, village pubs and bus routes. The property is in need of updating throughout and has signs of damp in some areas. Externally there are gardens with grass lawn areas, a private steel gated entrance, large driveway with parking for multiple cars, detached garage, utility out house, gravel walkways and further gardens with a mixture of shrubs, trees and flower beds. The living accommodation comprises; entrance hallway, lounge, dining room, kitchen, three bedrooms, family bathroom and separate WC.



Tenure: See Legal Pack
Local Authority: Wyre Borough Council
Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £3,833 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



**Residential tel: 0800 050 1234 (Freephone)
Commercial tel: 0161 830 7477
auctionhousenorthwest.co.uk**





Tenure: See Legal Pack

Local Authority: Stoke on Trent City Council

Energy Performance Certificate (EPC): Current Rating To Follow

38

Residential Investments

Railway Inn Apartments, 46 Station Road, Stoke on Trent, Staffordshire ST6 4ND

***GUIDE PRICE:**

£150,000 + (plus fees)

Freehold Former Public House converted 2016 into 5 x self contained apartments fully let producing £1,695 pcm NET/£20,340 NET pa.

Recently converted high yielding residential self-contained freehold apartments with dedicated parking to front & rear of building. Flat 1 - £350 pcm, Flat 2 - £325 pcm Flat 3 - £350 pcm, Flat 4 - £350 pcm, Flat 5 - £320 pcm. Total £1695 NET pcm / £20,340 NET pa.

Ideally located within easy reach of local amenities and excellent commuter links, A500, M6 motorway and Longport train station.

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Liverpool City Council

Energy Performance Certificate (EPC): Current Rating To Follow

39

Residential Investments

City View, 37 Netherfields Road South, Liverpool, Merseyside L5 4LS

***GUIDE PRICE:**

£65,000 + (plus fees)

Two Bedroom Furnished Apartment with Secure Allocated Parking Let on an AST at £550.00 pcm/£6,600.00pa

A long leasehold modern 2 bedroom apartment within the City View development situated close to Everton Brow within easy reach to Royal Liverpool Hospital and Liverpool City Centre. Entrance, open plan lounge kitchen diner, bedroom one, en-suite, bedroom two, bathroom. A large bright spacious property with fitted window blinds, intercom system and secure allocated parking.

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



40

Residential Investments

**80 Weston Road, Stoke-on-Trent,
Staffordshire ST3 6RU**

***GUIDE PRICE:**

£58,000+ (plus fees)

**Mixed Use Investment Property Comprising Two Self-Contained
First Floor Flats & One Ground Floor Commercial Property. Fully
Let £680pcm/£8,160pa**

High yielding mixed use investment property returning £680pcm/
£8,160pa fully let. Good transport links close to A50. Commercial
unit let on 1 year lease from 24th July 2018 at £180pcm. Flat 80a let
on an AST at £200pcm & Flat 80b let on an AST at £300pcm.

Tenure: See Legal Pack

Local Authority: Stoke on Trent City Council

Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a
minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may
become payable by the purchaser on completion.

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Next Auction Date

15th November 2018

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nwcommercial@auctionhouse.co.uk

**AUCTION
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**AUCTION
HOUSE
NORTH WEST**

1-3 Crystal Road, Blackpool, Lancashire FY1 6BS

*GUIDE PRICE: **£49,000** (plus fees)



Ground Floor Retail Unit with 2No. Two Bedroom Flats (In Need of Re-furbishment)

Substantial double fronted three storey corner property of brickwork elevations beneath a flat roof. The property is situated approximately 100m from The Promenade. The property internally briefly comprises a double fronted ground floor retail unit, formerly used as cafe, together with 2 no self-contained 2 bed flats accessed from the rear. First floor flat provides 2 bedrooms, bath with living room/kitchen. The second floor flat : 2 bedrooms, bathroom, living room and separate kitchen. Internally the property is in need of refurbishment/renovation throughout, however the current owner has installed a new flat roof within the last 6 months. Once renovated and fully let we are of the opinion that the property could produce in excess of £15,000 pa.



Tenure: See Legal Pack

Local Authority: Fylde Borough Council

Energy Performance Certificate (EPC): Current Rating D, D & D

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

44 & 44A Victoria Road West, Thornton-Cleveleys, Lancashire FY5 1BU

*GUIDE PRICE: £159,000 (plus fees)



Retail Investment producing £20,000 pa - Potential to Convert Upper Floors to 3/4 Bed Self-Contained Apartments

Substantial three storey forecourt fronted retail premises currently let and trading as a catalogue discount outlet by way of a five year lease from December 2017 at a passing rental of £20,000 per annum. The lease is held in a personal name with the tenant also occupying two other outlets (Bispham and Blackpool). The property also has the potential to convert the upper floors to a 3 / 4 bed self -contained apartment and plans have been drawn and available on request. Informal discussions have taken place with the tenant who has indicated that they would release the upper floors in return for a rental reduction down to £18,000 pa in order to accommodate the conversion of the first and second floors.

According to the VOA the property extends to the following net internal floor areas:

- Ground Floor (retail area plus ancillary) - 88.6 sq m (954 sq ft)
 - First Floor (open plan area formerly used as dining room with large former commercial kitchen and w.c.) - 67.1 sq m (722 sq ft)
 - Second Floor (two rooms and ladies and gents w.c.'s) - 19.5 sq m (210 sq ft)
- To the rear are 2 car parking spaces.

The property is prominently situated in the centre of Thornton Cleveleys on the southerly side of Victoria Road West, the principle retail area in Cleveleys with national retailers such as Tesco, Card Factory, WH Smith and Argos all situated in the immediate vicinity.

Tenure: See Legal Pack
Local Authority: Fylde Borough Council
Energy Performance Certificate (EPC): Current Rating E

Additional Fees
Buyer's Premium: £900 inc VAT payable on exchange of contracts.
Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Former Sunnyside Hotel, 8 Thornton Road, Morecambe, Lancashire LA4 5PB

*GUIDE PRICE: **£100,000** (plus fees)



9 Bedroom Hotel with Owners Accommodation - may suit sub-division (STP)

Substantial four storey mid-terrace property run as the Sunnyside Hotel which closed for business in February 2018.

The property provides living accommodation over 5 levels and may suit sub-division into flats/apartments subject to the necessary consents being obtained.

The property briefly comprises the following accommodation:

Ground Floor: Entrance hall, front lounge, rear dining room with bar/servery.

Lower Ground Floor: Bathroom with 3 pc suite, kitchen/diner, office, utility and front bedroom.

First Floor: Two double bedrooms, bathrooms with 3 pc suite and separate w.c.

Second Floor: Three double bedrooms (1 en-suite), shower room with w.c.

Third Floor: Four double bedrooms (1 en-suite)

Externally there is a rear yard area and the property is fitted with gas fired central heating and upvc double glazing in the main.

The property is situated on the easterly side of Thornton Road, close to the junction with Marine Road East and the main promenade.

Tenure: See Legal Pack

Local Authority: Lancaster City Council

Energy Performance Certificate (EPC): Current Rating D



Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Residential Investments

6 Howard Street, Burnley, Lancashire BB11 4PQ

44

***GUIDE PRICE:**
£15,000 (plus fees)

Two Bedroom Mid Terraced House let on AST £330pcm £3960pa

Uninspected but advised lounge, kitchen diner, first floor landing bedroom one, bathroom, loft bedroom two. Yard to rear, gas central heated & double glazed. PLEASE NOTE, DEPOSIT FUNDS MUST BE PAID FROM CLEARED FUNDS - DEBIT/CREDIT CARDS ONLY - CHEQUES WILL NOT BE ACCEPTED.

Tenure: See Legal Pack
Local Authority: Burnley Borough Council
Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

35 Queensberry Road, Burnley, Lancashire BB11 4LH

45

***GUIDE PRICE:**
£25,000 (plus fees)

Vacant Two Bedroom Terrace House

Two bedroom mid-terrace property briefly comprising entrance hall, lounge, dining room, and kitchen with two bedrooms and bathroom to the first floor and two cellar rooms. Externally there is a small front garden and yard to the rear. Internally the property is fitted with laminate flooring and there are fitted wardrobes to the main bedroom. The property is considered of interest to both owner occupiers and buy to let investors.

Tenure: See Legal Pack
Local Authority: Burnley Borough Council
Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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WHAT TO BRING ON AUCTION DAY

PASSPORT

DRIVING LICENCE

UTILITY BILL (3 MONTHS)

***NO CASH**

CREDIT CARD | DEBIT CARD | CHEQUE

AUCTION
HOUSE
COMMERCIAL

AUCTION
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NORTH WEST



46

Residential

23 Scarlett Street, Burnley, Lancashire BB11 4LQ

***GUIDE PRICE:**

£30,000 - £35,000 (plus fees)

Three Bedroom Mid Terraced House with Gas Central Heating & Double Glazing

Entrance, living room, dining kitchen, first floor landing, bedroom one, bedroom two, bedroom three, bathroom. Yard to rear. Gas central heating & double glazing. Guided under stamp duty, ideal buy to let or home owner property.



Tenure: See Legal Pack

Local Authority: Burnley Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



47

Residential for improvement

7 Elm Street, Colne, Lancashire BB8 0RQ

***GUIDE PRICE:**

£70,000+ (plus fees)

Two bed mid terraced house with two reception rooms and attic room

Entrance hallway, lounge, dining room, kitchen, bathroom, bedroom one, bedroom two, bathroom, attic room. Front garden with yard to rear. Popular residential location.



Tenure: See Legal Pack

Local Authority: Pendle Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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48

Residential

26 Water Street, Earby, Barnoldswick, Lancashire BB18 6QS

***GUIDE PRICE:**

£75,000+ (plus fees)

Two Bedroom Mid Terraced House with Two Reception Rooms

Entrance hallway, lounge, dining room, kitchen, basement store, first floor landing, bedroom one, bedroom two, bathroom. Front garden, rear yard, double glazed, gas central heated. Very well maintained house ideal for investment or home ownership.



Tenure: See Legal Pack

Local Authority: Pendle Borough Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



49

Residential

Ivy Cottage, 8 Waller Hill, Foulridge, Colne, Lancashire BB8

***GUIDE PRICE:**

£110,000+ (plus fees)

Period Cottage with Two Bedrooms & Open Plan Lounge Diner in Desirable Village Location

Period cottage situated in a picturesque village location. Front & rear gardens, entrance into open plan lounge diner living room, kitchen, conservatory. First floor landing, bedroom one, bedroom two, bathroom.



Tenure: See Legal Pack

Local Authority: Pendle Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Tenure: See Legal Pack

Local Authority: Chorley Borough Council

Energy Performance Certificate (EPC): Current Rating G

Residential for improvement

50

Rose Cottage, Sandy Lane, Brindle, Chorley, Lancashire PR6 8NA

***GUIDE PRICE:**

£140,000 + (plus fees)

Stone Built Detached Cottage in need of Modernisation

Entrance vestibule, porch, living room, dining room, kitchen, first floor landing, bedroom one, bathroom. Gardens front, side and rear with ample driveway parking & car port. Semi rural village location. Highly desirable property and location.

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Lancaster City Council

Energy Performance Certificate (EPC): Current Rating C, C, D, E, E

Residential Investments

51

25 Marine Road West, Morecambe, Lancashire LA3 1BY

***GUIDE PRICE:**

£180,000+ (plus fees)

Substantial Period House Converted & Arranged as 5 x Self Contained Flats Comprising 4 x 2 Bed & 1 x 1 Bed. Fully Let Gross Rental Exceeds £25,000pa.

Substantial period house converted & arranged as 5 x self-contained flats comprising; 4 x 2 bed & 1 x 1 bed. Fully let gross rental exceeds £25,000pa. Check legal pack for copy ASTs. Auction House have not inspected internally but we are advised: Secure entry system, three flats are gas central heated, two have electric heating. Roof was overhauled in 2016-2017. Extension to rear has been overhauled with repairs including new windows & door. Fire & electric reports & certificates are in the legal pack. Deposits are held in a My Deposits scheme. Flat 2 was refurbished in 2018. The flats are not on individual water meters so water rates are built into rent. Rear external storage & parking.

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Tenure: See Legal Pack
Local Authority: Wyre Borough Council
Energy Performance Certificate (EPC): Current Rating E

52

Residential for improvement

9 Moorland Road, Poulton Le Fylde, Lancashire FY6 7EU

***GUIDE PRICE:**
£220,000+ (plus fees)

A Four Bedroom Detached House in Need of Renovation

A detached house comprising; porch, entrance hall, cloakroom, lounge, sun room, kitchen/diner, utility room & access to the garage, outhouse & lean-to greenhouse. First floor – four bedrooms (two with en-suite bathrooms) & additional bathroom. Off road parking, gardens to the front, side & rear & single garage. There are water heating solar panels on the roof that are owned by the property. Please note: the property has suffered progressive differential settlement. A structural survey has been carried out and is available on request and as part of the legal pack.

Additional Fees

Buyer's Premium: £1200 inc VAT payable on exchange of contracts.
Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Tenure: See Legal Pack
Local Authority: Salford City Council
Energy Performance Certificate (EPC): Current Rating E

53

Commercial

Engineering Works 307 Manchester Road West, Little Hulton, Greater Manchester M38 9XH

***GUIDE PRICE:**
Refer to Auctioneer (plus fees)

1,273 sq m (13,700 sq ft) Industrial premises & offices on site area of approx 0.26 hectares (0.648 acres). Potential development subject to planning. Part let £22,740pa income.

Prominent road frontage inter connecting workshop, warehouse building and office accommodation that would be suited to sub division into smaller units, storage or other roadside retail uses subject to consent. Alternatively, the site could be considered for residential development subject to planning permission. The site is well located half a mile from junction 4 of the M61. Part let with current income £22,740. We are advised occupation is by a monthly notice lease.

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

54

Commercial Investments

377E Stretford Road, Hulme, Manchester, Greater Manchester M15 4AW

*GUIDE PRICE:

£90,000 (plus fees)

Retail investment producing £11,000 per annum on 15 year lease

Ground floor unit is a retained restaurant, currently trading as off licence, situated within a three storey, mainly residential block fronting onto Stretford Road (A5067), next to Bet Fred bookmakers and close to the junction with Marlton Road in the Hulme area, approximately 1 mile south of Manchester City Centre and convenient for Manchester Metropolitan University MMU Campus). The unit is currently let to a private individual trading as Booze Crooze Off Licence by way of a 15 year Lease from 1 October 2016 at a current passing rental of £11,000 pa. The demise also includes no car parking space. We have not undertaken a measured survey of the property however we understand from the VOA that the net internal floor area of the unit is 55.09 sq m (593 sq ft). A copy of the lease will be contained within the legal pack. VAT is applicable on this Lot.



Tenure: See Legal Pack

Local Authority: Manchester City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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*Description on Auction Information page

55

Mixed Use

206 Rochdale Old Road, Bury, Greater Manchester BL9 7SB

*GUIDE PRICE:

£150,000 (plus fees)

Tenanted Convenience Store with Two Self-Contained Flats Above

Traditionally constructed corner property briefly comprising tenanted ground floor self-contained convenience store t/as Premier Express – Fairfield Convenience Store with 2 flats (1x 1 bed , 1x 2 bed) to the first floor accessed from side entrance. The ground floor c-store is currently occupied by way of a 10 year lease from 31st July 2012 at a current rental of £8,500 pax. The flats are both vacant and in need of refurbishment, flat 1 providing open plan living/dining/kitchen, bedroom, bathroom and separate WC; flat 2 – (rear) living/dining/kitchen, bedroom 1, bedroom 2 and bathroom with 3 pc suite. When refurbished and fully occupied the ERV is understood to be in the region of £20,000 per annum. The property fronts Rochdale Old Road (B6222) at the junction of Martin Street close to Fairfield hospital and approximately 1.5 miles east of Bury town centre.



Tenure: See Legal Pack

Local Authority: Bury Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating E, C

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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*Description on Auction Information page



Residential

13 Lowndes Street, Preston, Lancashire PR1 7XS

56

***GUIDE PRICE:**

£60,000+ (plus fees)

A Three Bedroom Mid Terrace House

The accommodation comprises; lounge, fitted kitchen. First floor – three bedrooms & bathroom. Rear yard & on street parking.

Tenure: See Legal Pack

Local Authority: Preston City Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential Investments

159 Plungington Road, Preston, Lancashire PR1 7UD

57

***GUIDE PRICE:**

£65,000 + (plus fees)

Two Bedroom Mid Terrace house Let on an AST at £100pw/£5,200 pa

Situated off the main A5085, Blackpool Road. Property comprises;

Description:

Ground Floor: Living room, kitchen

First Floor: Two bedrooms, bathroom

Outside: Rear yard

Note: UPVC double glazing, gas central heating.

Auction House have not had access to this property at the time of listing.

Tenure: See Legal Pack

Local Authority: Preston City Council

Energy Performance Certificate (EPC): Current Rating To Follow

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Residential Investments

75 Cloughfield, Penwortham, Preston, Lancashire PR1 9FF

58

***GUIDE PRICE:**

£90,000+ (plus fees)

A Tenanted Two Bedroom Semi-Detached House Currently Let on an AST at £550pcm/£6,600pa

A tenanted two bedroom house comprising; lounge, fitted kitchen, two bedrooms & bathroom. Off road parking & gardens to the front & rear. The property is currently let on a 6 month AST from 06/02/2015 at £550pcm/£6,600pa. A copy of the tenancy agreement is available as part of the legal pack.

Tenure: See Legal Pack

Local Authority: South Ribble Borough Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



59

Residential

2 Main Street, Buckshaw Village, Chorley, Lancashire PR7 7AQ

***GUIDE PRICE:**
£65,000+ (plus fees)

SPACIOUS ONE BEDROOM GROUND FLOOR FLAT

A fantastic one bedroom ground floor apartment, set within a private location, the property is located in the very sought after residential area of Buckshaw Village.

The apartment briefly comprises of an entrance hallway, with a good sized storage room, spacious open plan lounge/diner, good size kitchen/breakfast room with integrated fridge freezer, and space and plumbing for a dishwasher, modern fitted wall and base units, bedroom with fitted wardrobes and the family bathroom with a white three piece suite with over the bath shower.

The property also comes with its own dedicated parking place.



Tenure: See Legal Pack
Local Authority: Chorley Borough Council
Energy Performance Certificate (EPC): Current Rating D (66)

Additional Fees

Buyer's Premium: £2200 inc VAT payable on exchange of contracts.
Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/northwest *Description on Auction Information page



60

Residential Investments

120 St. Heliers Road, Blackpool, Lancashire FY1 6JD

***GUIDE PRICE:**
£60,000+ (plus fees)

Mid Terrace House as Three Self Contained Flats

Substantial terraced house currently arranged as three flats. Arranged over two floors. Close to South Shore, local shops, schools and transport links.

Flat 1 - Bedroom, Kitchen /Living Room, Bathroom
Vacant Flat 2 - Lounge/Kitchen, Bedroom with En-Suite
Vacant Flat 3 - Lounge/Kitchen, Bedroom and Shower Room
Fire doors and alarm system. - sitting tenant in place for 7 years renting at £85 p/w including water and council tax bills under a verbal agreement

The property has recently undergone some upgrading, fully double glazed and rear garden area. All flats have own electricity meters, on one council tax bill and outside water meter.



Tenure: See Legal Pack
Local Authority: Fylde Borough Council
Energy Performance Certificate (EPC): Current Rating To Follow

Additional Fees

Buyer's Premium: £2200 inc VAT payable on exchange of contracts.
Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Residential for improvement

46 Langfield Avenue, Blackpool, Lancashire FY4 2PG

*GUIDE PRICE:

£70,000+ (plus fees)

Three Bedroom Semi Detached House

A three bedroom semi-detached house ideal for an investment property conveniently located in South Shore for local amenities, transport links and schools. The property has undergone some improvements over the years but is in need of cosmetic upgrade. The accommodation briefly comprises entrance hall, lounge, second reception, kitchen, first floor landing, three bedrooms and three piece bathroom suite. Externally there are gardens to the front and rear.



Tenure: See Legal Pack

Local Authority: Fylde Borough Council

Energy Performance Certificate (EPC): Current Rating To Follow

Additional Fees

Buyer's Premium: £2200 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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*Description on Auction Information page

WAYS TO BID AT AN AUCTION

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0800 050 1234
0161 830 7477
or email northwest@auctionhouse.co.uk
nwcommercial@auctionhouse.co.uk



Residential Investments

Flat 3, 62 Tyldsley Road, Blackpool, Lancashire FY1 5DF

62

***GUIDE PRICE:**
£55,000 (plus fees)

Recently Refurbished Two Bedroom Apartment Let at £550pcm (£6,600pa)

Tenanted two bedroom apartment let by way of long term AST to a professional tenant (please refer to legal pack for copy of AST). Flat 3 is situated on the first floor of a four storey block of 5 apartments recently refurbished and comprising lounge, kitchen/diner, shower room, bedroom 1 and bedroom 2. The flat is situated on Tyldsley Road close to the junction with Lytham Road and The Promenade, approximately 1/4 mile south of Blackpool town centre.

Tenure: See Legal Pack
Local Authority: Blackpool Borough Council
Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.
Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

39 Ashtons Green Drive, St. Helens, Merseyside WA9 2AP

63

***GUIDE PRICE:**
£40,000+ (plus fees)

A Vacant Two Bedroom 2nd Floor Apartment

A modern purpose built apartment comprising; entrance hallway, lounge, fitted kitchen, two bedrooms & bathroom. Parking to the rear.

Tenure: See Legal Pack
Local Authority: St Helens Metropolitan Borough Council
Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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HAVE YOU DONE YOUR RESEARCH?

- ...viewed the Property?
- ...checked the Legal Pack?
- ...taken Legal Advice?
- ...spoken to an Advisor?

**AUCTION
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**AUCTION
HOUSE
NORTH WEST**

Site of former Wardles Bridge Inn, Holmside Lane, Edmondsley, County Durham DH7 6EX

*GUIDE PRICE: £360,000 (plus fees)



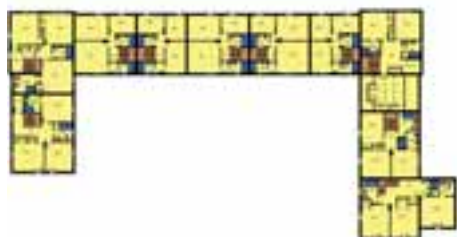
Residential Development Site with Planning for 10 Three Bedroom Houses in a Courtyard Development

The property is the site and grounds of the now demolished Wardles Bridge Public House situated in the village of Holmside, approximately 3km east of Burnhope, midway between Chester le Street some 5 km to the north east and Lanchester approximately 5km to the south west. The site extends to approximately 1.34 acres and benefits from planning consent (ref 14/2012/0062/83957) from Durham County Council for the erection of 10 new three bedroom houses in a Courtyard Development. The typical layout of these houses are as follows:

Ground floor: entrance hall, lounge, kitchen, w.c./cloak (4 houses include utility room and 1 includes a basement garden room).

To the first floor there are three bedrooms and family bathroom (5 of the houses include en-suites).

As part of the planning permission there is a Section 106 Agreement which states that one of the units is to be "affordable". Further details available in the legal pack and from Durham County Council website.



Tenure: See Legal Pack
Local Authority: Durham County Council
Energy Performance Certificate (EPC): Current Rating N/A

Additional Fees
Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Residential

Brynhywel, Llansilin, Oswestry, Powys SY10 7QA

65

*GUIDE PRICE:

£75,000+ (plus fees)

3 Bedroom Cottage with Countryside views

A period cottage situated within the popular village of Llansilin. The property briefly comprises; Living Room, Kitchen, Dining/Study Area, Bathroom, 3 Bedrooms, separate WC, outside store, rear patio garden with countryside views. Perfect for a family home or an investment/holiday property.

Tenure: See Legal Pack

Local Authority: Powys County Council

Energy Performance Certificate (EPC): Current Rating D (55)

Additional Fees

Buyer's Premium: £1800 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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*Description on Auction Information page



66

Plots/Building Land

Land to the North & South of Liggard Brook, off Graving Dock Road, Lytham St Annes, FY8 5SB

*GUIDE PRICE:

£80,000 (plus fees)

Four Acre Site Including Benefit of Restrictive Covenant

Approximately 4 acre site either side of Liggard Brook which can be accessed via Dock Road or Graving Dock Road, both branch from Preston Road (A584) on the easterly side of Lytham. The site currently has no built structures and forms part of the foreshore and embankment of Liggard Brook. The land is currently classed as "White Land" in terms of local planning policy but is situated within the urban boundary of Lytham. There is a public right of way crossed the land which runs parallel to Graving Dock Road, illustrated by the orange line on the plan. The land benefits from a restrictive covenant over a 1/2 acre site, currently owned by a national housebuilder (land edged blue on the plan), the restrictive covenant prevents any development of the land edged blue for any other purpose than commercial. The remainder of the land is considered suitable for a variety of uses including future development subject to the necessary consents being obtained. All interested parties are advised to make enquiries of Fylde Borough Council.

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Residential Investments

101 Whalley Road, Clayton le Moors, Accrington, Lancashire BB5 5ED

67

***GUIDE PRICE:**

£40,000 - £50,000 (plus fees)

Mid Terraced Property Let at £4,420pa

Auction House have not inspected property at the time of cataloguing but have been advised that it is let at £4,420pa until 2021. Please check legal pack for further details.

Tenure: See Legal Pack

Local Authority: Hyndburn Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Residential for improvement

18 Leyland Road, Burnley, Lancashire BB11 3DR

68

***GUIDE PRICE:**

£33,000 - £40,000 (plus fees)

TWO BEDROOM TERRACE IN NEED OF MODERNISATION

A two bedroom mid-terraced property in need of modernisation offers a great buy to let opportunity.

The property comprises living room, kitchen, two bedrooms, bathroom and rear yard. Close to the town centre and all local amenities and main road/transport links.

Tenure: See Legal Pack

Local Authority: Pendle Borough Council

Energy Performance Certificate (EPC): Current Rating E (53)

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Residential Investments

12 Dineley Street, Accrington, Lancashire BB5 4JG

*GUIDE PRICE:

£36,000+ (plus fees)

Two Bedroom Mid Terraced House Let on AST at £395pcm/£4,740pa

Well presented two bedroom mid terraced house with lounge and dining kitchen let on as AST at £395pcm/£4,740pa



Tenure: See Legal Pack

Local Authority: Blackburn with Darwen Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Residential

32 Neville Court, Salford, Greater Manchester M7 3BS

70

*GUIDE PRICE:

£24,000+ (plus fees)

One Bedroom Second Floor Flat with 50% Shared Ownership

One bedroom second floor flat with 50% shared ownership. Communal entrance, entrance hallway, lounge diner, kitchen, bedroom, bathroom. PLEASE NOTE, DEPOSIT FUNDS MUST BE PAID FROM CLEARED FUNDS - DEBIT/CREDIT CARDS ONLY - CHEQUES WILL NOT BE ACCEPTED.

Tenure: See Legal Pack

Local Authority: Salford City Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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**AUCTION
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NORTH WEST

OUR NEXT AUCTION IS
Thursday 15th November 2018 2.00pm

**AUCTION
HOUSE**
COMMERCIAL

China City Restaurant, 6 Nelson Street, Rochdale, OL16 1NL

*GUIDE PRICE: **£400,000** (plus fees)



Substantial Restaurant Premises for up to 200 Covers

A substantial mainly single storey restaurant premises, extending to (according to the VOA) 589.4 sq m (6,344 sq ft) and can accommodate up to 200 covers.

Internally the restaurant provides open plan accommodation with a doubled height vaulted ceiling together with a commercial kitchen, VIP karaoke rooms and ancillary storage.

The property has been fitted out and is currently trading as Chinese Buffet and occupies a prominent position on the fringes of Rochdale town centre just off Drake Street.



Tenure: See Legal Pack

Local Authority: Rochdale Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Commercial

144 Wilmslow Road, Handforth, Cheshire SK9 3LQ

72

***GUIDE PRICE:**

£140,000 (plus fees)

Tenanted Retail Investment Producing £12,000 pa

Single storey retail unit, currently occupied as Hair Salon, paying a rental of £12,000 pa. We are informed that the tenants occupy the unit by way of a 5 year lease from October 2014 and have been in occupation since September 2009. (see legal pack for details). The property is situated within a popular parade of retail units in the centre of Handforth with off-road parking to the front. Nearby occupiers include Greggs, Ladbrokes, Subway and Spar.

Tenure: See Legal Pack

Local Authority: Cheshire East Council

Energy Performance Certificate (EPC): Current Rating To Follow

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

Top Floor Flat 5, 5 Park Street, Morecambe, Lancashire LA4 6BN

73

***GUIDE PRICE:**

£30,000 (plus fees)

A One Bedroom Third Floor Apartment

A one bedroom apartment comprising; open plan lounge/kitchen, bedrooms & shower room. On street parking PLEASE NOTE, DEPOSIT FUNDS MUST BE PAID FROM CLEARED FUNDS - DEBIT/ CREDIT CARDS ONLY - CHEQUES WILL NOT BE ACCEPTED.

Tenure: See Legal Pack

Local Authority: Lancaster City Council

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Residential for improvement

37 Alexandra Road, Liverpool, Merseyside L7 6AU

74

***GUIDE PRICE:**

£85,000 (plus fees)

A Three Bedroom End Terrace House

A three bedroom end terrace house comprising; entrance hallway, W/C, lounge & dining kitchen. First floor - three bedrooms & bathroom. Parking to the front & gardens to the side & rear. PLEASE NOTE, DEPOSIT MONIES MUST BE PAID FROM CLEARED FUNDS - DEBIT/CREDIT CARDS ONLY - CHEQUES WILL NOT BE ACCEPTED.

Tenure: See Legal Pack

Local Authority: Liverpool City Council

Energy Performance Certificate (EPC): Current Rating B

Additional Fees

Buyer's Premium: £1080 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential

5 Walmsley Street, Fleetwood, Lancashire FY7 6LJ

75

***GUIDE PRICE:**
£50,000+ (plus fees)

A Recently Renovated Two Bedroom Mid Terrace House

Accommodation comprises; lounge through dining room, kitchen, two bedrooms and bathroom. Yard to the rear & on street parking. The property is located close to Fleetwood Town Centre and within walking distance of Lord Street, transport links and the town centre amenities. Blackpool lies approximately 8 miles to the south and the M55 motorway can be accessed from the town via the A585.

Tenure: See Legal Pack
Local Authority: Wyre Borough Council
Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Commercial

Unit 33, Navigation Point, Middleton Road, Hartlepool, County Durham TS24 0UJ

76

***GUIDE PRICE:**
£80,000+ (plus fees)

COMMERCIAL UNIT OVERLOOKING THE MARINA

A ground floor commercial unit previously operating as a bar/restaurant with outside potential seating area. Navigation Point is a development of retail, commercial and residential accommodation situated overlooking the marina. We have been informed that the internal size is in the region of 1280 sqft although Auction House have not internally inspected this unit therefore cannot confirm this to be a correct measurement. The premises are located on Hartlepool Marina close to Hartlepool Town Centre and Hartlepool train station. Nearby occupiers include a variety of bars, restaurants, offices and shops as well as a significant number of residential flats. Ample car parking is available to the front which is free after 6pm.

Tenure: See Legal Pack
Local Authority: Durham County Council
Energy Performance Certificate (EPC): Current Rating B (48)
VAT: The property is subject to VAT

Additional Fees

Buyer's Premium: £1800 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Commercial

Unit 34, Navigation Point, Middleton Road, Hartlepool, County Durham TS24

77

***GUIDE PRICE:**
£80,000+ (plus fees)

COMMERCIAL UNIT OVERLOOKING THE MARINA

A ground floor commercial unit previously operating as a bar/restaurant with outside potential seating area. Navigation Point is a development of retail, commercial and residential accommodation situated overlooking the marina. The property extends to 132 sq m/1,418 Sq ft and comprises of a seating area/bar, kitchen, W/C and a ladies/disabled W/C. The premises are located on Hartlepool Marina close to Hartlepool Town Centre and Hartlepool train station. Nearby occupiers include a variety of bars, restaurants, offices and shops as well as a significant number of residential flats.

Tenure: See Legal Pack
Local Authority: Durham County Council
Energy Performance Certificate (EPC): Current Rating C (51)
VAT: The property is subject to VAT

Additional Fees

Buyer's Premium: £1800 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Commercial

12 Market Street, Bolton, Greater Manchester BL1 1BU

78

*GUIDE PRICE:

£75,000 - £85,000 (plus fees)

THREE STOREY MID TERRACE COMMERCIAL BUILDING

A mid terrace commercial building located in the heart of Bolton Town Centre. The property is set over three floors with retail shop front to the ground floor, kitchen, WC facilities and storage rooms to the first floor and to the third floor multiple storage rooms. The building is in need of work throughout but once works completed will make a great investment. The vendor informs us that previous rents of £15,000 pa have been achieved on this property although we cannot confirm these figures.

Tenure: See Legal Pack

Local Authority: Bolton Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating D (94)

Additional Fees

Buyer's Premium: £1800 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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*Description on Auction Information page



Commercial

54 Colne Road, Brierfield, Nelson, Lancashire BB9 5NN

79

*GUIDE PRICE:

£30,000 - £40,000 (plus fees)

Three storey vacant commercial property with conversion potential

Three storey vacant commercial property with conversion potential subject to permission. Ground floor entrance, two rooms, first floor, two rooms, basement, three rooms & WC.

Tenure: See Legal Pack

Local Authority: Pendle Borough Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Buyer's Premium: £1080 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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WHAT TO BRING ON AUCTION DAY

PASSPORT

DRIVING LICENCE

UTILITY BILL (3 MONTHS)

*NO CASH

CREDIT CARD | DEBIT CARD | CHEQUE

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NORTH WEST



80

Commercial

Unit N1 Buffalo Court, Kansas Avenue, Salford, Manchester M50 2QL

*GUIDE PRICE:
£85,000 (plus fees)

Modern Semi-Detached Single Storey Industrial Unit 131 sq m (1,414 sq ft)

Single storey semi-detached modern industrial unit of steel portal frame construction. The unit is fitted with a substantial up and over loading door to the front elevation together with personnel door and internally has an open plan layout and w.c. The unit has an eaves height of 4.5 m and has incoming three phase power supply. Externally there is car parking directly to the front of the unit. The unit is conveniently situated at the head of Kansas Avenue which runs from South Langworthy Road, which in turns connects to Salford Quays and Media City, approximately 1/2 mile to the south. To view this property, please call Tel: 0161 830 7477

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Tenure: See Legal Pack

Local Authority: Salford City Council

Energy Performance Certificate (EPC): Current Rating TBC

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*Description on Auction Information page



Land

9 Cavendish Road, Morecambe, Lancashire LA3 1TX

*GUIDE PRICE:
£5,000 - £10,000 (plus fees)

Freehold Parcel of Land with Development Potential subject to Planning Permission

The land is situated in a residential area, with access to Cavendish Road from the promenade A589 via Bold Street. The town centre of Morecambe is approximately mile to the north. The new Bay Gateway M6 link road has improved communication links into the area. Lapsed planning under reference 06/00747/FUL granted new dwelling with detached garage. Planning refused under 18/00017/FUL. Bidders should make their own enquiries as to the development potential.

Tenure: See Legal Pack

Local Authority: Lancaster City Council

Energy Performance Certificate (EPC): Current Rating N/A

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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**AUCTION
HOUSE**
COMMERCIAL



82

Residential for improvement

41 Hallbottom Street, Newton, Hyde, Greater Manchester SK14 4JQ

***GUIDE PRICE:**

£85,000 (plus fees)

Vacant Two Bedroom Cottage in need of Cosmetic Refurbishment plus Garage and Plot of Land to Rear.

Vacant garden fronted stone cottage briefly comprising front lounge, rear kitchen/diner and rear porch together with two bedrooms and bathroom to the first floor. Externally there is a rear yard with outhouse and beyond shared rear driveway is a plot of land currently housing a single garage. This rear plot could be further utilised or even developed subject to the necessary consents being obtained. Internally the property is fitted with gas fired central heating, Upvc double glazing with recently fitted kitchen and many of the walls have been recently re-plastered. The property does require further refurbishment work and represents an ideal opportunity for a buyer looking for a project.

Tenure: See Legal Pack

Local Authority: Tameside Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating To Follow

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/northwest

[*Description on Auction Information page](#)



83

Residential for improvement

The Old School House, Middleton, Morecambe, Lancashire LA3 3JG

***GUIDE PRICE:**

£125,000+ (plus fees)

LISTED COTTAGE WITH PLANNING PERMISSION

This beautiful stone built Grade II listed property has stood prominently in the village of Middleton since the 1600's. Spending most of its history as a grammar school and latterly a rations store during the war, The Old School House has since been a home since the 1960's. Now it presents a rare and exciting opportunity to restore this characterful property and create a truly unique family home.

As it stands full refurbishment and modernisation is required to the accommodation. There are some beautiful original features including the stone mullioned windows, timber guttering and cast iron downpipes. The property benefits from full planning permission 18-00722-FUL and listed building consent 18-00723-LB to add a modest rear extension and modernise the internal layout suitable for 21st century family life within a local heritage asset. **The pictures are artist impressions of the plans that have been passed.**



Tenure: See Legal Pack

Local Authority: Lancaster City Council

Energy Performance Certificate (EPC): Current Rating N/A

Additional Fees

Buyer's Premium: £2200 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/northwest

[*Description on Auction Information page](#)

Commercial

Marine Lodge, Marine Square,
Holyhead, Anglesey LL65 1DG

*GUIDE PRICE:

£175,000+ (plus fees)**FANTASTIC INVESTMENT OPPORTUNITY**

Marine Lodge (formerly The Marine Hotel) is a largely extended double fronted end terrace property commanding a wonderful location in an absolute prime position set in attractive Marine Square close to Newry Beach, the Anglesey Coastal Path and Holyhead Ferry Terminal. Offering 10 comfortable en-suite bedrooms, a bar/lounge, kitchen, dining room/second sitting room and cellar.

We are also of the opinion that the property offers scope for other uses, for example conversion to self contained apartments, in addition, the rear plot with garage/parking beyond the rear garden offers potential to develop along with the 48m side garden area which the vendor has informed us had planning granted many years ago to create parking spaces.(The potential re-development of Marine Lodge and the site would of course be subject to obtaining the relevant planning permissions)

Additional Fees

Buyer's Premium: 1.2% inc VAT of the purchase price payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Tenure: See Legal Pack

Local Authority: Isle of Anglesey County Council

Energy Performance Certificate (EPC): Current Rating F (29)

Going ~~paperless~~ for our
November 15th Auction

No Paper Legal Packs

All details remain
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www.auctionhousenorthwest.co.uk

AUCTION
HOUSE
NORTH WEST



Residential for improvement

1F South Lawn, South Shore, Blackpool, Lancashire FY4 4BN

85

***GUIDE PRICE:**

£40,000 - £50,000 (plus fees)

TWO BEDROOM FLAT IN NEED OF MODERNISATION

A spacious second floor flat, in need of modernising but with great potential. Conveniently located in a popular area of Blackpool for amenities, transport and motorway links.

The accommodation briefly comprises communal entrance, staircase to the second floor, entrance hall, lounge, kitchen, two bedrooms, bathroom and separate W.C.

Externally there are communal gardens and parking.

Tenure: See Legal Pack

Local Authority: Fylde Borough Council

Energy Performance Certificate (EPC): Current Rating D (67)

Additional Fees

Buyer's Premium: £2200 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/northwest *Description on Auction Information page



Residential for improvement

41 Wade Street, Sheffield, South Yorkshire S4 8HW

86

***GUIDE PRICE:**

£45,000 - £55,000 (plus fees)

THREE BEDROOM END TERRACE

This spacious house with two reception rooms and three bedrooms is certainly not your average property so has to be viewed to appreciate the size and layout that is on offer. Accommodation in brief comprises a lounge with off shot study area, dining room, pantry/storage area, dining kitchen, two first floor bedrooms, spacious bathroom and third floor attic bedroom.

Outside the property has a good size rear yard. Located close to local amenities and excellent transport links. Please note at the point of cataloguing Auction House North West have not inspected the property.

Tenure: See Legal Pack

Local Authority: Sheffield City Council

Energy Performance Certificate (EPC): Current Rating D (55)

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/northwest *Description on Auction Information page



Residential for improvement

8 Saxon Street, Halifax, West Yorkshire HX1 4QT

87

***GUIDE PRICE:**

£30,000 + (plus fees)

A Two Bedroom Mid Terrace House In Need Of Modernisation

Located in the Pellon area, the property is close local shops and schools and comprises; Ground floor – Lounge and kitchen. First floor – Bedroom and bathroom. Second floor – 2nd bedroom.

Tenure: See Legal Pack

Local Authority: Calderdale Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/northwest *Description on Auction Information page



Residential for improvement

**11 Saxon Street, Halifax, West Yorkshire
HX1 4QT**



***GUIDE PRICE:
£30,000 + (plus fees)**

A Two Bedroom Mid Terrace House In Need Of Modernisation

Located in the Pellon area, the property is close local shops and schools and comprises; Ground floor – Lounge and kitchen. First floor – Bedroom and bathroom. Second floor – 2nd bedroom.

Tenure: See Legal Pack
Local Authority: Calderdale Metropolitan Borough Council
Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/northwest *Description on Auction Information page



Commercial



**The Balmoral Hotel, 31 Atherton Road, Hindley,
Wigan, Lancashire WN2 3EA**

***GUIDE PRICE:
£150,000 + (plus fees)**

A Former Public House Offered with Full Planning Permission for Conversion into Nine Apartments

The property is situated in the Hindley area of Wigan close to local shops and amenities. The open spaces of Rayner Park are within easy reach. Transport links are provided by both Hindley Railway Station and the M61 motorway. The property comprises a former public house premises with full planning permission granted for conversion into nine apartments (five x two bed and four x one bed). The proposed accommodation will extend to circa 4,703 sq ft in total. Wigan Council granted the following planning permission (Ref. No: A/18/85586/CU) on 18th July 2018: Change of use from public house to nine apartments and construction of dormer to rear



Tenure: See Legal Pack
Local Authority: Wigan Metropolitan Borough Council
Energy Performance Certificate (EPC): Current Rating To Follow

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/northwest *Description on Auction Information page



CHECK OUR WEBSITE

auctionhousenorthwest.co.uk





Residential for improvement

**18 Birklands Avenue, Morecambe,
Lancashire LA4 5SH**

90

***GUIDE PRICE:**

£75,000 - £85,000 (plus fees)

An Extended Three Bedroom semi Detached House In Need Of Modernisation

The property comprises; Entrance hall, Lounge, kitchen, 2nd lounge, bedroom with shower cubicle and separate w/c. First floor – Three bedrooms and bathroom. Gardens to the front and rear and detached single garage.

Tenure: See Legal Pack

Local Authority: Lancaster City Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/northwest *Description on Auction Information page



Residential for improvement

**107 Leamington Road, Blackburn,
Lancashire BB2 6HG**

91

***GUIDE PRICE:**

£55,000+ (plus fees)

A Two Bedroom Mid Terrace House in Need of Modernisation

The property comprises; entrance hallway, lounge, dining room & kitchen. First floor – two bedrooms & bathroom. Rear yard & on street parking.

PLEASE NOTE, DEPOSIT MONIES MUST BE PAID FROM CLEARED FUNDS – DEBIT/CREDIT CARDS ONLY – CHEQUES WILL NOT BE ACCEPTED.

Tenure: See Legal Pack

Local Authority: Blackburn with Darwen Borough Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/northwest *Description on Auction Information page

HAVE YOU DONE YOUR RESEARCH?

- ...viewed the Property?
- ...checked the Legal Pack?
- ...taken Legal Advice?
- ...spoken to an Advisor?





92

Residential for improvement

Highfield, Lodge Lane, Elswick, Preston, Lancashire PR4 3YH

***GUIDE PRICE:**

£220,000+ (plus fees)

A Detached Three Bedroom House in Need of Modernisation

An excellent opportunity to purchase this period, detached, family home occupying a popular residential location in the village of Elswick, boasting magnificent open views to the front and rear aspects. The property is in need of modernisation throughout but does retain many original features. The plot also includes a large field to the rear of the property, suitable for keeping horses or agricultural use. We have been advised by the vendor that the field is currently utilised by a local farmer to graze cattle, however, there is no contract or obligation to continue this.

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Tenure: See Legal Pack

Local Authority: Fylde Borough Council

Energy Performance Certificate (EPC): Current Rating D

auctionhouse.co.uk/northwest

[*Description on Auction Information page](#)



93

Residential Investments

17 Greenfield Way, Ingol, Preston, Lancashire PR2 3GD

***GUIDE PRICE:**

£35,000+ (plus fees)

A Tenanted First Floor One Bedroom Apartment

A first floor one bedroom apartment comprising; open plan lounge/ kitchen area, bedroom with en-suite shower room. Parking to the side. The property is currently let on an AST at £295 pcm/£3,540 pa.



Tenure: See Legal Pack

Local Authority: Preston City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/northwest

[*Description on Auction Information page](#)

AUCTION HOUSE ONLINE

ONLINE AUCTIONS





We offer two online services, sale by conditional auction or sale by unconditional auction

Unconditional online auctions work on the same basis as traditional auctions.





With a **conditional** auction the buyer pays a reservation deposit which gives them the right to buy the property. After a **conditional** auction the buyer then has 28 days to exchange contracts and a further 28 days to complete. This gives the buyer time to arrange a survey, mortgage or other finance.



BENEFITS OF SELLING AT ONLINE AUCTION

-  You can set your own marketing period with an online auction on any day of the year, offering greater flexibility.
-  We actively market your property on our website and property portals as well as through our database of more than 100,000 registered bidders.
-  We keep you regularly updated with how many people are watching your property and how many bids have been received.
-  There are fixed dates for exchange and completion providing certainty to both seller and buyer.

BENEFITS OF BUYING AT ONLINE AUCTION

-  You can place a bid from your desk, your own home or even on holiday at any time prior to the end of the auction.
-  If you are buying in a conditional auction there is time before exchange of contracts to apply for a mortgage or other finance.
-  The transaction is transparent for both buyers and sellers.
-  There is no gazumping or re-negotiation.

Please contact **Claire Blezard**
for more information
0800 050 1234

AUCTION
HOUSE
NORTH WEST

AUCTION
HOUSE
COMMERCIAL

MEMORANDUM OF SALE



Lot: _____ Date: _____ Address: _____

Name and address of Vendor

Name and address of Purchaser

Price
Excluding VAT

Deposit Paid

Buyers Premium

Administration Fee
0.9% incl. VAT subject to
minimum £900.00 incl. VAT

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

Signed: _____
Authorised Agent for Vendor

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

of: _____

Signed: _____ Dated: _____
The Purchaser

Name and address of Vendors Solicitor

Contact:

Name and address of Purchasers Solicitor

Contact:

* 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 to the deposit to be paid to Auction House North West on exchange of contracts, the successful buyer will be required to pay the Auctioneers an Administration Fee and Buyers Premium. These fees will be charged as above. Deposit is 10% of the purchase price subject to a minimum of £5,000.00.

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

Full Name (s):

Name of Company (if applicable):

Home or
Company
(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 £5,000, whichever is the greater, plus 0.9% inc VAT/£900 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 0.9% inc VAT/ £900 inc VAT minimum (Administration Charge) and any buyers premium payable as per any description in the catalogue or legal pack.

My cheque of £

payable to AUCTION HOUSE NORTH WEST LTD

(amount if applicable)

I hereby authorise Auction House to undertake Proof of Identification checks using the information provided.

Date of Birth

Period living at current address

NI Number

Passport Number

Driving Licence Number

Previous address if less than
6 months

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 0.9% inc VAT/£900 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 bidder must upload Proof of Identity in the form of a scan of a driving licence or passport, and a scan of a utility bill to the Auctions Passport Service that accesses the property's Legal Pack. Also you authorise Auction House to undertake a search with Experian for the purpose of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
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 0.9% inc VAT/£900 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. In the case of a telephone bid the prospective purchaser should provide a blank cheque in the name of the purchaser 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 or in accordance with the General or Special Conditions of Sale relating to the lot.
5. 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.
6. 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.
7. 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, any failure to validate Proof of Identification, 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.
8. 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).
9. 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 0.9% inc VAT/£900 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 North West Ltd.
10. In the event that the bidder is unsuccessful in gaining the Contract, the deposit monies shall be returned to the bidder promptly.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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

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:

- the date specified in the special conditions; or
- 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:

- the date of the sale memorandum signed by both the seller and buyer; or
- 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 dispelled 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:

- prepare the catalogue from information supplied by or on behalf of each seller;
 - offer each lot for sale;
 - sell each lot;
 - receive and hold deposits;
 - sign each sale memorandum; and
- (e) 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.

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:

- 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);
- sign the completed sale memorandum; and
- pay the deposit.

A5.4 If you do not we may either:

- 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
- sign the sale memorandum on your behalf.

A5.5 The deposit:

- 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
- 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:

- you are personally liable to buy the lot even if you are acting as an agent; and
- 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:

- matters registered or capable of registration as local land charges;
- matters registered or capable of registration by any competent authority or under the provisions of any statute;
- notices, orders, demands, proposals and requirements of any competent authority;
- charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
- rights, easements, quasi-easements, and wayleaves;
- outgoings and other liabilities;
- any interest which overrides, within the meaning of the Land Registration Act 2002;
- 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
- 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:

- the documents, whether or not the buyer has read them; and

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- (b) the physical condition of the lot and what 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.
- 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

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- 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.
- 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.

Going once...

The most suitable properties for auction include:

- 🔨 Properties for improvement
- 🔨 Tenanted properties
- 🔨 Residential investments
- 🔨 Development propositions
- 🔨 Building Land
- 🔨 Mixed use properties
- 🔨 Commercial investments
- 🔨 Unique properties
- 🔨 Land (development or greenfield)
- 🔨 Lock up garages

Auction dates:

15th November 2018

13th December 2018

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