

**AUCTION  
HOUSE**

**NORTH WEST**

**AUCTION  
HOUSE  
COMMERCIAL**

**Thursday**

**17th October 2019**

**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.

## Thursday 17th October 2019 - 2.00pm

**Bolton Wanderers Football Stadium**

Platinum Suite, De Havilland Way,

Bolton BL6 6SF

**Residential: [northwest@auctionhouse.co.uk](mailto:northwest@auctionhouse.co.uk)**

**Commercial: [nwcommercial@auctionhouse.co.uk](mailto:nwcommercial@auctionhouse.co.uk)**

**Residential**      0800 050 1234  
**Commercial**    0161 830 7477



# AUCTIONEERS



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Residential Auction Director



**Jamie Rogers**  
Auction Manager



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Auction Administrator



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Viewer



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Commercial Auction Director



**Julie Bickerdike**  
Office Manager



**Lesley Doherty**  
Auction Administrator



**Andrew Kerr**  
Auction Valuer

## A very warm welcome and thank you for attending our October auction.

We have over 60 lots catalogued, so you're sure to find plenty of bidding opportunities and something of genuine interest.

As the profile of Auction House North West continues to grow and flourish the national picture is similarly strong, with healthy performances in most parts of the country.

We have just finished a remarkable sales month and delivered our highest ever number of sold lots. Our record monthly total came in at 526 lots sold from 689 lots offered at an impressive 76.3% success rate and raising a very healthy £54.5 million.

Our brand continues to outperform the market with EIG reporting of reduced numbers with the sector totals slipping back in the same way as private treaty sales. Matching last year's sold result is a powerful outcome amidst unprecedented political turmoil over Brexit. Our point of difference which is our **"local knowledge, regional expertise and national strength"** is the passport to our leading position, this

coupled with your energy and enthusiasm is the reason our winning results are being maintained.

Overall, property is still seen as being amongst the safest forms of investment out there. Obviously, keen pricing will always hold the key to delivering success. But as we approach winter, now would appear to be a very good time for those with vacant surplus stock to sell, because activity is growing and buyers are returning.

Buyers as always must carry out their own research and due diligence as profits can easily become losses if you get it wrong. Always view the legal pack and get professional advice. If in doubt ask a member of the auction house team for help and guidance.

Good luck and happy bidding today and for those looking to sell by auction, entries are now invited for our November auction.

Jamie Rogers  
Auction House

### NEXT AUCTION DATES

14th November 2019 • 17th December 2019 • 6th February 2020 • 12th March 2020

# 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 £1080.00 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](http://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](http://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.



**\*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.



**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.



**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.



**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](http://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  
HOUSE**  
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

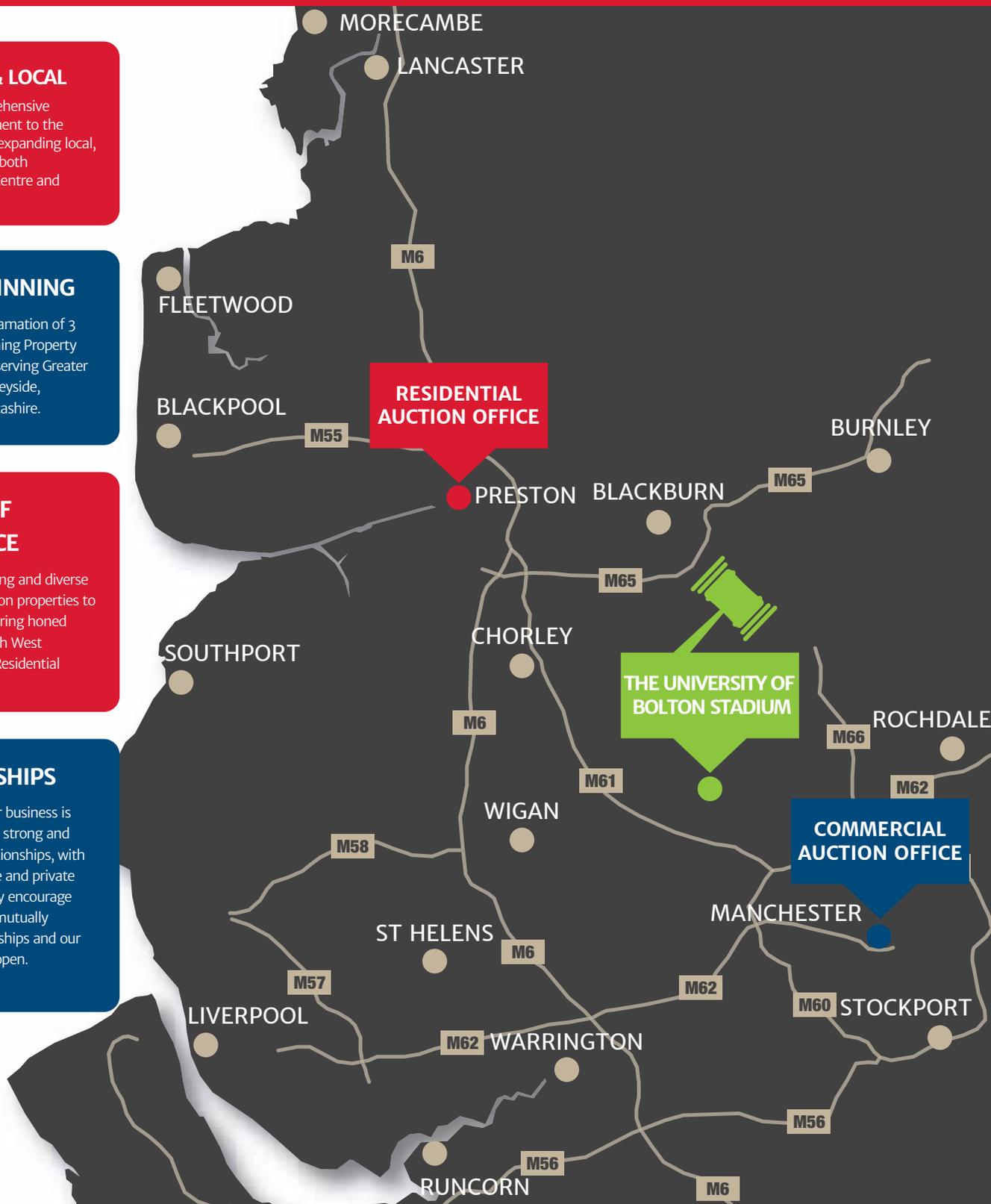
We are the amalgamation of 3 multi-award winning Property Auctioneers now serving Greater Manchester, Merseyside, Cheshire and Lancashire.

## 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.



## RESIDENTIAL OFFICE

First Floor Office Suite, 309A Garstang Road  
Fulwood, Preston, Lancashire PR2 9XJ  
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## COMMERCIAL OFFICE

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# EXCLUSIVE AUCTION PARTNERS

Our Auction Partners have been carefully selected to ensure the property related services they provide are focussed towards our client's specific needs. Each Partner commands authority within their sector and as a result achieve exclusivity over the trade floor.

If you have an existing or future project that requires further consideration, speak freely to our exclusive Auction Partners for expert advice and support.

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**together.**<sup>TM</sup>  
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## “Come and introduce yourself”

If you would like to develop your business with Auction House North West and believe that your property related services can further enhance our Trade Floor experience on the day of the Auction, please contact the dedicated team on:

**Residential:** Tel: 0800 050 1234 email: [northwest@auctionhouse.co.uk](mailto:northwest@auctionhouse.co.uk)  
**Commercial:** Tel: 0161 830 7477 email: [nwcommercial@auctionhouse.co.uk](mailto:nwcommercial@auctionhouse.co.uk)

# ORDER OF SALE

Thursday 17th October 2019 2.00pm

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

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	14 Pedder Street, Bolton, Greater Manchester	£45,000+	Residential for Improvement
2	8 Silverwood Court, 30A Silverwood Avenue, Blackpool, Lancashire	£30,000+	Residential
3	65 Wellington Street, Accrington, Lancashire	£30,000+	Residential for Improvement
4	8 Weymouth Road, Blackpool, Lancashire	£40,000+	Residential for Improvement
5	Flat 6, 33 Princes Avenue, Princes Park, Liverpool, Merseyside	£30,000+	Residential for Improvement
6	49 Albion Street, Burnley, Lancashire	£15,000+	Residential for Improvement
7	99 Derbyshire Hill Road, St Helens, Merseyside	£36,500+	Residential for Improvement
8	4 Derby Road, Longridge, Lancashire	£45,000+	Residential for Improvement
9	26 Caroline Street, Preston, Lancashire	£45,000+	Residential for Improvement
10	22 Forrester Close, Leyland, Lancashire	£25,000+	Residential Investment
11	25 Orders Lane, Kirkham, Lancashire	£70,000+	Residential
12	281 Tag Lane, Ingol, Preston, Lancashire	£35,000+	Commercial
13	Storage Pods at Store First 9, Centurion Park, Davyfield Road, Blackburn, Lancashire	£500+	Commercial
14	Land to South Side Railway Street, Summerseat, Bury, Greater Manchester	NIL RESERVE	Agricultural/Amenity Land
15	12 Imperial Court, Burnley, Lancashire	£25,000+	Residential Investment
16	5 Spinningdale, Little Hulton, Manchester, Greater Manchester	£25,000+	Residential Investment
17	10 Mardale Avenue, St Helens, Merseyside	£35,000+	Residential for Improvement
18	St Johns Medical Practice, St. Johns Road, Altrincham, Cheshire	£1,000,000 - £1,200,000	Commercial
19	Nobell House, 63 Church Street, Fint, Flintshire	£45,000+	Redevelopment
20	96 Hawthorne Road, Thornton-Cleveleys, Lancashire	£40,000 - £50,000	Residential for Improvement
21	7 & 9 Green Lane, Padiham, Burnley, Lancashire	£65,000+	Residential Investment
22	Flat 1, 130 Thornton Road, Morecambe, Lancashire	SOLD PRIOR	Residential for Improvement
23	108 Cranbrook Street, Radcliffe, Manchester, Greater Manchester	£60,000+	Residential
24	112 Centenary Mill Court, New Hall Lane, Preston, Lancashire	£35,000+	Residential
24a	61 Centenary Mill Court, New Hall Lane, Preston, Lancashire	£25,000+	Residential
25	Barrington Medical Centre, 68 Barrington Road, Altrincham, Cheshire	£775,000	Commercial
26	The Maypole Inn, 59 Hill Top Road, Northwich, Cheshire	SOLD PRIOR	Commercial Investment
27	278 Wigan Road, Wigan, Lancashire	£50,000	Commercial
28	223 Ormskirk Road, Wigan, Lancashire	£35,000 - £45,000	Commercial
29	17 Percy Street, Accrington, Lancashire	£30,000+	Residential for Improvement
30	3 Snell Grove, Colne, Lancashire	£85,000+	Residential for Improvement
31	Flats 2E, 2F & 2G Carr Street, Hindley, Wigan, Lancashire	£70,000	Residential for Improvement
32	55 Duke Street, Colne, Lancashire	£40,000+	Residential

\*Description on Auction Information page

# ORDER OF SALE

Thursday 17th October 2019 2.00pm

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

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
33	19 Brock Avenue, Fleetwood, Lancashire	£65,000+	Residential for Improvement
34	15 King Street, Barnoldswick, Lancashire	£70,000+	Residential for Improvement
35	Flat 4, Mill View, Rutter Street, Liverpool, Merseyside	£25,000	Residential
36	41 Greenham Avenue, Liverpool, Merseyside	£59,000	Residential for Improvement
37	31 Whitford Road, Birkenhead, Merseyside	£78,000	Residential for Improvement
38	9 Layzonby Close, Prenton, Merseyside	£220,000+	Residential
38a	5 Princess Avenue, Lancaster, Lancashire	£90,000 - £110,000	Residential for Improvement
39	The Plough, 172 Rice Lane, Liverpool, Merseyside	£320,000	Commercial
40	Flat 1b, 77 St Johns Road, Waterloo, Liverpool, Merseyside	£30,000	Residential for Improvement
41	75 Sandbrook Road, Southport, Lancashire	£65,000	Residential for Improvement
42	115 Cherrycroft, Skelmersdale, Lancashire	£60,000+	Residential for Improvement
43	Ashleigh Hotel, 44 Dickson Road, Blackpool, Lancashire	£82,000	Commercial
44	84 Warbreck Hill Road, Blackpool, Lancashire	£215,000	Residential
45	House & Outbuildings Brentwood House, Midgeland Road, Blackpool, Lancashire	WITHDRAWN	Residential
46	Office/Commercial Units & Paddocks Midgeland Road, Blackpool, Lancashire	WITHDRAWN	Commercial
47	117 St Heliers Road, Blackpool, Lancashire	£65,000+	Residential
48	37 Harold Street, Burnley, Lancashire	£30,000 - £35,000	Residential Investment
49	58 Centenary Mill Court, New Hall Lane, Preston, Lancashire	£40,000+	Residential Investment
50	15 Wolseley Road, Broadgate, Preston, Lancashire	£65,000+	Residential for Improvement
51	24 Grange Avenue, Wigan, Lancashire	£50,000+	Residential for Improvement
52	71 Singleton Road, Broughton Park, Salford	£400,000	Residential Investment
53	Land to the East Side of Waterloo Road, Cheetham Hill, Manchester, Greater Manchester	£210,000	Plots/Building Land
54	Globe Buildings, 2-6 Ormskirk Street, St Helens, Merseyside	£150,000 - £175,000	Commercial
55	107 Church Street, Blackpool, Lancashire	£100,000	Commercial
56	Flat 13, 13 Vernon Avenue, Blackpool, Lancashire	£25,000+	Residential for Improvement
57	Flats 1-5, 9 Ansdell Road South, Lytham St. Annes, Lancashire	£350,000+	Residential for Improvement
58	Apartment 163, Centenary Mill Court, New Hall Lane, Preston, Lancashire	£47,000+	Residential
59	4 Bulford Avenue, Wythenshawe, Greater Manchester	£85,000+	Residential for Improvement
60	8 Dixon Street, Horwich, Greater Manchester	£50,000+	Residential
61	9 Maplewood House, Bolton, Greater Manchester	£40,000	Residential Investment
62	15-19 Silver Street & 3-5 Broad Street, Bury, Greater Manchester	£400,000	Commercial
63	1 Library Street, Preston, Lancashire	£175,000+	Residential Investment
64	Flat 4, 122 Bedford Street South, Liverpool, Merseyside	£80,000+	Residential for Improvement
65	4 West Park Close, Skelmersdale, Lancashire	£55,000+	Residential

\*Description on Auction Information page



## Residential for improvement

### 14 Pedder Street, Bolton, Greater Manchester BL1 4JX

1

\*GUIDE PRICE:

**£45,000+** (plus fees)

#### A Two Bedroom Mid Terrace House In Need Of Modernisation.

The property comprises - Lounge, kitchen, two bedrooms and bathroom. To the rear there is a workshop with access to the alleyway.

Tenure: See Legal Pack

Local Authority: Bolton Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating To follow

#### 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 £1080 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](http://auctionhouse.co.uk/northwest)

\*Description on Auction Information page



## Residential

### 8 Silverwood Court, 30A Silverwood Avenue, Blackpool, FY4 3BW

2

\*GUIDE PRICE:

**£30,000+** (plus fees)

#### Two Bedroom Ground Floor Apartment with En-Suite

Hallway, lounge, kitchen, bathroom, bedroom one, en-suite, bedroom two. Parking to rear.

Tenure: See Legal Pack

Local Authority: Blackpool Borough 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 £1080 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](http://auctionhouse.co.uk/northwest)

\*Description on Auction Information page



## Residential for improvement

### 65 Wellington Street, Accrington, Lancashire BB5 2NL

3

\*GUIDE PRICE:

**£30,000+** (plus fees)

#### A Three Bedroom Mid Terrace House In Need of Modernisation

The property comprises - Ground floor - Lounge and kitchen with access to the cellar. First floor - Three bedrooms and bathroom. Rear Yard and on street parking. Please note that the property is Leasehold and the Lease Term is 999 Years from 03/11/1883.

Tenure: See Legal Pack

Local Authority: Hyndburn 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 £1080 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](http://auctionhouse.co.uk/northwest)

\*Description on Auction Information page



## Residential for improvement

### 8 Weymouth Road, Blackpool, Lancashire FY3 9RN

4

\*GUIDE PRICE:

**£40,000+** (plus fees)

**Three Bedroom Semi Detached House with Two Reception Rooms in Need of Modernisation**  
Entrance, lounge, dining room, kitchen, three bedrooms, bathroom. Garden to rear.

Tenure: See Legal Pack

Local Authority: Blackpool Borough Council

Energy Performance Certificate (EPC): Current Rating D

#### 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 £1080 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](https://www.auctionhouse.co.uk/northwest)

\*Description on Auction Information page



## Residential for improvement

### Flat 6, 33 Princes Avenue, Princes Park, Liverpool, Merseyside L8 2UP

5

\*GUIDE PRICE:

**£30,000+** (plus fees)

**One Second Floor Bedroom Flat Conversion Within a Period Building**

One second floor bedroom flat conversion within a period building. Further details to follow.

Tenure: See Legal Pack

Local Authority: Liverpool City Council

Energy Performance Certificate (EPC): Current Rating E

#### 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 £1080 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](https://www.auctionhouse.co.uk/northwest)

\*Description on Auction Information page



## Residential for improvement

### 49 Albion Street, Burnley, Lancashire BB11 4QD

6

\*GUIDE PRICE:

**£15,000+** (plus fees)

**Two Bedroom Mid Terrace**

Entrance, lounge, kitchen diner, landing, bedroom one, bedroom two, bathroom, yard to rear.

Tenure: See Legal Pack

Local Authority: Burnley Borough Council

Energy Performance Certificate (EPC): Current Rating TBC

#### Additional Fees

**Administration Charge:** 0.9% inc VAT of the purchase price, subject to a minimum of £1080 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](https://www.auctionhouse.co.uk/northwest)

\*Description on Auction Information page



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## Residential for improvement

### 99 Derbyshire Hill Road, St Helens, Merseyside WA9 2LL

7

\*GUIDE PRICE:

**£36,500+** (plus fees)

#### Mid Terraced House with Two Reception Rooms & Two Bedrooms

Garden fronted, entrance, lounge, dining room, kitchen, bathroom, first floor landing, bedroom one, bedroom two. Rear yard.

Tenure: See Legal Pack

Local Authority: St Helens Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating D

#### 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 £1080 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](https://www.auctionhouse.co.uk/northwest)

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



## Residential for improvement

### 4 Derby Road, Longridge, Lancashire PR3 3NP

8

\*GUIDE PRICE:

**£45,000+** (plus fees)

#### Two Bedroom Mid Terraced House Located in Longridge Town Centre

Entrance, lounge, dining kitchen, first floor landing, bedroom one, bedroom two, bathroom. Yard to rear.

Tenure: See Legal Pack

Local Authority: Ribbles Valley Borough Council

Energy Performance Certificate (EPC): Current Rating D

#### 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 £1080 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

### 26 Caroline Street, Preston, Lancashire PR1 5UX

9

\*GUIDE PRICE:

**£45,000+** (plus fees)

#### A Two Bedroom Semi Detached House in need of Modernisation

The property comprises: Ground floor - Lounge & Kitchen. First floor - two bedrooms and bathroom.

Tenure: Freehold

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 £1080 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](https://www.auctionhouse.co.uk/northwest)

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



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## Residential Investments

### 22 Forrester Close, Leyland, Lancashire PR25 2XT

**\*GUIDE PRICE:**

**£25,000+** (plus fees)

**Refurbished Ground Floor Maisonette Apartment with Private Entrance Let at £4,620pa**

Front garden, bin store, entrance porch, hallway, 2 x store room, bathroom, lounge, bedroom one, kitchen, gas central heating, double glazing, residents parking. Currently let on a 6 month AST from February 2018 now holding over at £385pcm/£4,620pa. We are advised that the property was refurbished in 2018 before the tenancy commenced to include brand new combi boiler, new fitted kitchen with appliances, new carpets and decor throughout.



**Tenure:** See Legal Pack

**Local Authority:** South Ribble 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 £1080 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](#)



11

## Residential

### 25 Orders Lane, Kirkham, Lancashire PR4 2TP

**\*GUIDE PRICE:**

**£70,000+** (plus fees)

**Three bedroom semi-detached house with conservatory and plot to side with development potential**

Property comprises of; Entrance hallway, lounge, dining room, kitchen, conservatory, first floor landing, bedroom one, bedroom two, bedroom three and bathroom. Garage, conservatory, gardens to rear. Gas central heating and double glazing where fitted.

The property is extended to the side elevation and offers potential, subject to planning permission, to add a two storey extension or a new build house as per the artists impression.



**Tenure:** See Legal Pack

**Local Authority:** Fylde 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 £1080 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

281 Tag Lane, Ingol, Preston,  
Lancashire PR2 3XA

12

\*GUIDE PRICE:

**£35,000+** (plus fees)

### A Vacant Single Storey Commercial Building

A single storey building last used as a bakery and comprising; retail area, preparation/storage area to the rear, small office and W/C. Parking to the rear. Development potential subject to obtaining the relevant planning permission.

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 £1080 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

Storage Pods at Store First 9, Centurion Park,  
Davyfield Road, Blackburn, Lancashire BB1 2QY

13

\*GUIDE PRICE:

**£500+** (plus fees)

### Four storage pods

4 x storage pods numbered SA50/SA51/SA52/SA57

More details to follow.

Tenure: See Legal Pack

Local Authority: Blackburn with Darwen Borough Council

Energy Performance Certificate (EPC): Current Rating B

#### 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 £1080 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

Land to South Side Railway Street,  
Summerseat, Bury, BL9 5QB

14

\*GUIDE PRICE:

**NIL RESERVE** (plus fees)

### Parcel of Freehold Land

Parcel of freehold land off Railway Street. The land is sold as seen and appears to have been or is being used for parking, garaging, gardens and allotments. The site may have development potential subject to necessary permissions.

Tenure: See Legal Pack

Local Authority: Bury Metropolitan Borough Council

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

#### 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 £1080 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 Imperial Court, Burnley,  
Lancashire BB12 0PQ

15

\*GUIDE PRICE:

**£25,000+** (plus fees)

**A Two Bedroom Top Floor Apartment Currently Let on an AST at £400pcm/£4,800pa**

Modern purpose built top floor apartment comprising; hallway, two double bedrooms, large open plan lounge, kitchen diner, bathroom. Residents parking and gardens. Gas central heating and double glazing. Let on a 6 month AST from 14th June at £400pcm/£4,800pa with guarantor and no rent arrears.

Tenure: See Legal Pack

Local Authority: Burnley 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 £1080 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

5 Spinningdale, Little Hulton,  
Manchester, M38 9DL

16

\*GUIDE PRICE:

**£25,000+** (plus fees)

**A Two Bedroom Ground Floor Maisonette Currently Let on an AST at £400pcm/£4,800pa**

A modern purpose built two bedroom ground floor maisonette let at £400pcm/£4,800pa on a 6 month AST from August 2018 now holding over with guarantor. Entrance, lounge diner, inner hallway, kitchen, bathroom, bedroom one, bedroom two. Rear patio doors opening into very large private residents gardens. Walled courtyard frontage with residents parking. Electric heating and double glazing. Highly desirable commuter area for Manchester City Centre.

Tenure: See Legal Pack

Local Authority: Salford City 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 £1080 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 Mardale Avenue, St Helens,  
Merseyside WA11 7AH

17

\*GUIDE PRICE:

**£35,000+** (plus fees)

**A Vacant Three Bedroom Semi Detached House in Need of Refurbishment**

A vacant semi-detached house comprising; entrance hallway, lounge, dining kitchen (not fitted), rear porch and downstairs W/C. First floor - three bedrooms and shower room. Off road parking and gardens to the front and 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 £1080 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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## St Johns Medical Practice, St. Johns Road, Altrincham, Cheshire WA14 2NW

\*GUIDE PRICE: **£1,000,000 – £1,200,000** (plus fees)



### Period Semi-Detached Doctor's Surgery suitable for residential conversion or alternative uses (STP)

Two storey semi-detached period building extending to 5,748 sqft (534m<sup>2</sup>) currently utilised as doctors surgery of stonework elevations beneath a pitched roof covered with slates.

Externally there is a lawned garden area to the front, surfaced parking area to the rear, considered suitable for approximately 20 cars.

The property is considered suitable for alternative uses, including residential conversion and other commercial uses subject to the necessary consents being obtained.

Internally the accommodation benefits from period features, a lift to the first floor, central heating and double glazing throughout. A stand alone out building is situated to the rear of the premises, currently used as storage. The total site area is approximately 0.4 acres.

Situated in The Downs conservation area on the northerly side of St Johns Road on the fringes of Altrincham and Hale. St Johns Road connects to Ashley Road close to its junction with Hale Road to the east with The Downs to the west.

Altrincham offers excellent connectivity situated along the A56 with excellent links to the M56 and M60 orbital motorway. Altrincham also boasts rail and metrolink services connecting directly to Manchester City Centre.

Local schooling includes Altrincham Grammar School for Girls and Altrincham Grammar School for Boys, both rated by Ofsted as outstanding.



**Tenure:** See Legal Pack  
**Local Authority:** Trafford Metropolitan Borough  
**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 £1080 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.

## Redevelopment

### Nobell House, 63 Church Street, Flint, Flintshire CH6 5AF

\*GUIDE PRICE:

**£45,000+** (plus fees)

**Detached Former Church with Planning Permission for Conversion into Four Apartments**

A substantial former church with PLANNING PERMISSION for conversion into four self contained flats. The existing building extends to approximately 2,000 sq.ft in total and retains some original features to include exposed beams and stained/leaded windows to part.

Planning Permission - Planning consent was granted by Flintshire County Council on 26th April 2018, Ref: 056309, for 'Conversion of Church Hall to 4no. dwelling units at Former St Catherine's Church, Church Street, Flint, Flintshire, CH6 5AF. A copy of the planning consent with conditions can be found on the Flintshire County Council planning portal, [www.flintshire.gov.uk](http://www.flintshire.gov.uk)



Tenure: See Legal Pack

Local Authority: Flintshire County Council

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

#### 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 £1080 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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\*Other fees and charges apply and are variable based on the loan amount. 0.49% pm is applicable for the duration of the loan. 12 months as standard. No exit fee applies. Standard construction only.  
\*\*On loans up to £500,000 for residential properties only.



## Residential for improvement

### 96 Hawthorne Road, Thornton-Cleveleys, Lancashire FY5 5EL

20

**\*GUIDE PRICE:**

**£40,000 - £50,000 (plus fees)**

#### A Two Bedroom Detached House in need of refurbishment

A Two bedroom detached house comprising; hall, lounge, dining room and kitchen. First floor - Two bedrooms and bathroom. Off road parking to the front and rear garden.

**Tenure:** See Legal Pack

**Local Authority:** Wyre Borough Council

**Energy Performance Certificate (EPC):** Current Rating To follow

#### 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 £1080 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

### 7 & 9 Green Lane, Padiham, Burnley, Lancashire BB12 7AD

21

**\*GUIDE PRICE:**

**£65,000+ (plus fees)**

#### A Pair of Semi-Detached Houses Part Let with a Current Income of £4,740pa

No 7 Green Lane - Not inspected by Auction House but advised by the vendor the property comprises; lounge, kitchen, two bedrooms and bathroom. The property is currently let on a 6 month AST at £395pcm/£4,740pa. Prospective purchasers are advised to check the legal pack to confirm the tenancy details as Auction House have not had sight of these at time of cataloguing.

No 9 Green Lane - A vacant two bedroom semi-detached house comprising; lounge, dining area, kitchen and ground floor w/c. First floor - two bedrooms and bathroom. Rear yard.

**Tenure:** See Legal Pack

**Local Authority:** Burnley Borough Council

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

#### Additional Fees

**Administration Charge:** 0.9% inc VAT of the purchase price, subject to a minimum of £1080 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 1, 130 Thornton Road, Morecambe, Lancashire LA1 5EL

22

**\*GUIDE PRICE:**

**£20,000+ (plus fees)**

#### A One Bedroom Ground Floor Apartment in Need of Modernisation

A ground floor one bedroom apartment comprising; lounge, bedroom, kitchen with access to rear yard. Basement bathroom and storage cupboard.

**Tenure:** See Legal Pack

**Local Authority:** Lancaster City 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 £1080 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

108 Cranbrook Street, Radcliffe,  
Manchester, M26 2XP

23

\*GUIDE PRICE:

**£60,000+** (plus fees)

### Two Bedroom Mid Terraced House in popular Location

The property benefits from double glazing and gas central heating and internally there is a lounge with feature fireplace and a modern kitchen/dining room. To the first floor there are two good sized bedrooms and a four piece bathroom suite. Externally there is a courtyard to the rear, paved to the front.

Tenure: See Legal Pack

Local Authority: Bury Metropolitan Borough 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 £1080 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

112 Centenary Mill Court, New Hall  
Lane, Preston, Lancashire PR1 5JQ

24

\*GUIDE PRICE:

**£35,000+** (plus fees)

### A Vacant Third Floor Two bedroom Duplex Apartment

Situated on the third floor the property comprises; entrance hall, Open plan lounge / kitchen, bedroom and bathroom. First floor mezzanine bedroom and separate shower room. Parking to the rear.

Located Minutes from Preston City Centre and motorway networks. Similar apartments have been let circa £525pcm / £6,300pa.

Tenure: See Legal Pack

Local Authority: Preston City Council

Energy Performance Certificate (EPC): Current Rating B

#### 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 £1080 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

61 Centenary Mill Court, New Hall  
Lane, Preston, Lancashire PR1 5JQ

24A

\*GUIDE PRICE:

**£25,000+** (plus fees)

### A Vacant One Bedroom First Floor Flat

Situated on the first floor the property comprises; hallway, lounge, kitchen, bedroom and bathroom. Parking to the rear. Located minutes from Preston City Centre and motorway networks the apartment would let circa £450pcm/£5,400pa.

Tenure: See Legal Pack

Local Authority: Preston City Council

Energy Performance Certificate (EPC): Current Rating B

#### 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 £1080 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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**Barrington Medical Centre, 68 Barrington Road, Altrincham, WA14 1JB****\*GUIDE PRICE: £775,000** (plus fees)**Detached Former Medical Centre - May Suit Residential Conversion or Alternative Uses (STP)**

A substantial detached property currently utilised as doctors surgery / medical centre.

Accommodation extends to approximately 4,166 sqft over four floors, with a large entry vestibule to the front of the property.

Externally there is surfaced car parking to the front, side and rear for approximately 20 cars.

The property would lend itself to alternative uses including residential conversion and other commercial uses subject to the necessary consents being obtained.

Internally the accommodation benefits from double glazing and central heating throughout. A passenger lift services to basement, ground and first floor.

The site area is approximately 0.33 acre.

Situated on the northerly side of Barrington Road (B564) at the junction with Ellesmere Road approximately 100m from the junction with Manchester Road (A56). One of the main arterial routes linking Altrincham with Sale and Manchester City Centre. Altrincham Town Centre being approximately half mile to the south and benefitting from rail and Metrolink, direct access to Manchester City Centre.

The surrounding area is predominantly residential of nature with Navigation Primary School approximately 1/4 mile to the north.



**Tenure:** See Legal Pack  
**Local Authority:** Trafford Metropolitan Borough  
**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 £1080 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.

The Maypole Inn, 59 Hill Top Road, Northwich, Cheshire CW8 3RA

\*GUIDE PRICE: £365,000 (plus fees)



**SOLD PRIOR**

**Substantial Three Storey Detached Former Public House with Large Car Park - Total Site Area 0.8 acre. May Suit Residential Conversion/Development Subject to Planning.**

The Maypole is a three storey detached public house, providing ground floor lounge, dining area with kitchen and cellar, gents and ladies w.c. with first and second floor owners accommodation providing kitchen, living room, bathroom, three bedrooms (one of which is en-suite). Externally there is a substantial car park and beer garden sitting on a site of approximately 0.8 acres.

A planning application was submitted to convert the existing public house into three dwellings (2 x two bed, 1 x 4 four bed) including a rear extension together with the construction of three new dwellings on the car park, (1 x four bed and 2 x two bed) - this application was subsequently refused in November 2018 and an appeal has been lodged (ref: 18/03065/ful).

The property is situated in the village of Acton Bridge in a predominantly residential area, approximately 4 miles west of Northwich and convenient for the A49.

The sale would be subject to a restrictive covenant prohibiting future A3 or A4 uses.

The property is registered for VAT. All interested parties are advised to make

**Tenure:** See Legal Pack  
**Local Authority:** Staffordshire County Council  
**Energy Performance Certificate (EPC):** Current Rating C

their own enquiries to Cheshire West and Chester Council Planning Department.

**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 £1080 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

278 Wigan Road, Wigan, Lancashire WN4 0AR

\*GUIDE PRICE:

**£50,000** (plus fees)

### Vacant Two Storey Retail Unit in Need of Modernisation

Traditionally constructed vacant two storey mid-terrace retail unit which has been extended to the rear. Internally the property briefly comprises ground floor front sales area, rear prep area and bakery.

The first floor provides front and rear storage rooms plus bathroom with 3 pc suite, externally there is a rear yard area with storage out-building.

The property is prominently situated in a parade of similar retail units fronting Wigan Road (A49) at the junction of Bryn Road and Downhall Green Road.

Joint agents - Parkinson Real Estate - 01942 741800

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Tenure: See Legal Pack

Local Authority: Wigan 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 £1080 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

223 Ormskirk Road, Wigan,  
Lancashire WN5 9DN

28

\*GUIDE PRICE:

**£35,000 - £45,000** (plus fees)

**Commercial Property for Conversion into 2 x Self-Contained Flats Ref: A/16/83205/PDM1**

Commercial property for conversion into 2 x self-contained flats ref: A/16/83205/PDM1. Currently arranged as ground floor lock up shop and first floor storage. Prospective purchasers are advised to check the legal pack for planning details.

Tenure: See Legal Pack

Local Authority: Wigan Metropolitan 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 £1080 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

17 Percy Street, Accrington,  
Lancashire BB5 6TQ

29

\*GUIDE PRICE:

**£30,000+** (plus fees)

**A Two bedroom mid terrace house**

The property comprises; Entrance hallway, lounge, kitchen, two bedrooms and bathroom. Rear yard and on street parking.

Tenure: See Legal Pack

Local Authority: Hyndburn 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 £1080 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

3 Snell Grove, Colne, Lancashire  
BB8 0QS

30

\*GUIDE PRICE:

**£85,000+** (plus fees)

**Extended Semi-Detached House with Bedrooms to Ground & First Floors**

Porch, lounge, inner hallway, kitchen, bedroom one, bedroom two, shower room, landing, bedroom three, bathroom. Garage and gardens. Requires extensive modernisation.

Tenure: See Legal Pack

Local Authority: Pendle Borough 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 £1080 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

31

### Flats 2E, 2F & 2G Carr Street, Hindley, Wigan, Lancashire WN2 3LG

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



#### A Mid Terrace Building arranged as Three Self-contained Two Bedroom Flats (All Vacant)

The properties comprises;

2E – (First Floor Flat) Lounge/ kitchen area, two bedrooms and bathroom.

2F – (Ground Floor Flat) Lounge, kitchen, two bedrooms and bathroom.

2G (First Floor Flat) Lounge, kitchen, two bedrooms and bathroom

**Tenure:** See Legal Pack

**Local Authority:** Wigan Metropolitan 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 £1080 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

55 Duke Street, Colne, Lancashire  
BB8 0SU

32

\*GUIDE PRICE:

**£40,000+** (plus fees)

### A Modernised Two Bedroom Mid Terrace House

A refurbished two bedroom mid terrace house comprising; lounge, dining kitchen, two bedrooms and bathroom. Rear yard and on street parking.

Tenure: See Legal Pack

Local Authority: Pendle 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 £1080 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

19 Brock Avenue, Fleetwood,  
Lancashire FY7 8ET

33

\*GUIDE PRICE:

**£65,000+** (plus fees)

### Three Bedroom End Terraced Townhouse with Gardens

Three bedroom, end of terrace property has accommodation comprising entrance hall with stairs to the first floor, kitchen/diner with modern base and wall units, good sized lounge, two double bedrooms, one single bedroom plus a family bathroom with a bath with shower over, wash hand basin and WC.

Externally there are good sized low maintenance gardens to both front and rear.

Tenure: See Legal Pack

Local Authority: Fylde Borough 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 £1080 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](http://auctionhouse.co.uk/northwest)

\*Description on Auction Information page



## Residential for improvement

15 King Street, Barnoldswick,  
Lancashire BB18 5UW

34

\*GUIDE PRICE:

**£70,000+** (plus fees)

### A Grade II Listed Mid Terrace Two Bedroom Cottage

A grade II listed cottage comprising; lounge, dining room, kitchen, inner hallway and ground floor bathroom. First floor - two double bedrooms. Rear yard are and on street parking.

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 £1080 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

### Flat 4, Mill View, Rutter Street, Liverpool, Merseyside L8 6AG

35

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

#### Vacant Two Bedroom Ground Floor Apartment

A two bedroom ground floor apartment, situated within a purpose built tower apartment block. The apartment is being offered vacant and would make an ideal rental investment with expected rental income approximately £450 pcm / £5,400 per annum. The accommodation is arranged as entrance hallway/lounge, kitchen, two bedrooms and separate bathroom. The apartment benefits from self-contained access, double glazing and electric storage heating and is available in shell condition. Located fronting Mill Street and within close proximity to local amenities and approximately 1 mile from Liverpool city centre.

**Tenure:** See Legal Pack  
**Local Authority:** Liverpool 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 £1080 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

### 41 Greenham Avenue, Liverpool, Merseyside L33 1RR

36

**\*GUIDE PRICE:**  
**£59,000 (plus fees)**

#### An extended Three Bedroom End Terrace House In Need of Modernisation

The property comprises; Entrance porch, kitchen/diner, lounge, second reception room, shower room. To the first floor there are three bedrooms and a family bathroom. Outside is a driveway to the front and a garden to the rear.

**Tenure:** See Legal Pack  
**Local Authority:** Knowsley Metropolitan Borough 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 £1080 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

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**\*NO CASH**

CREDIT CARD | DEBIT CARD | CHEQUE

AUCTION  
HOUSE  
COMMERCIAL

AUCTION  
HOUSE  
NORTH WEST



## Residential for improvement

### 31 Whitford Road, Birkenhead, Merseyside CH42 7HZ

37

**\*GUIDE PRICE:**  
**£78,000 (plus fees)**

**Period mid terraced house with three bedrooms and three reception rooms in need of updating.**

Front garden, porch, hallway, front reception room, rear reception room, dining room, kitchen, yard to rear with outhouse and WC. First floor landing, bedroom one, bedroom two, bedroom three. The property has double glazing. The property does retain many original features.

**Tenure:** See Legal Pack

**Local Authority:** Wirral Metropolitan 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 £1080 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

### 9 Layzonby Close, Prenton, Merseyside CH43 7QX

38

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

**A Five Bedroom Detached House**

The property comprises; Hall, W/C, lounge, dining room, kitchen and utility room with access to the garage. First floor - Three bedrooms (master with en-suite shower room) and family bathroom. Second floor - Two additional bedrooms and shower room. Off road parking to the front and rear garden.

**Tenure:** See Legal Pack

**Local Authority:** Wirral 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 £1080 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

### 35 Princess Avenue, Lancaster, Lancashire LA1 4RU

38A

**\*GUIDE PRICE:**  
**£90,000 - £110,000 (plus fees)**

**A Two Bedroom Detached Bungalow in need of Refurbishment**

Property comprises; hall, lounge, kitchen, two bedrooms and shower room. Gardens to the front and rear.

**Tenure:** See Legal Pack

**Local Authority:** Lancaster City Council

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

#### **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 £1080 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](http://auctionhouse.co.uk/northwest)

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

# The Plough, 172 Rice Lane, Liverpool, Merseyside L9 1DG

\*GUIDE PRICE: **£320,000** (plus fees)



## Substantial Former Public House with Development Potential

A substantial public house premises with planning permission for 40-bed hotel. The property is constructed of traditional red brick with mock tudor elements including a decorative clock tower.

Internally the property is arranged with ground floor bar area, function hall and w.c's with the first floor providing function hall and w.c's. To the rear of the property lies a surfaced hardstanding car park area with detailed plans for a development for a 40 bed hotel. The plans include the demolition of the public house and renovation of a four storey, 40 bed hotel with parking facilities. Planning Ref App No. 170/2289 – approved 26/11/18 – valid for 3 years.

The total site extends to approx. 0.33 acres.

The property is situated in a prominent position on Rice Lane (one of the main arterial routes leading into Liverpool City Centre from the North), close to Sainsburys and Aldi Supermarkets and other local amenities. Walton Railway Station is within close proximity of the premises.

**Tenure:** See Legal Pack  
**Local Authority:** Liverpool 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 £1080 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 Flat 1b, 77 St Johns Road, Waterloo, Liverpool L22 9QB

40

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

### A Vacant Second Floor One Bedroom Apartment

A second floor apartment comprising; Hall, lounge, kitchen, bedrooms and bathroom.

**Tenure:** See Legal Pack  
**Local Authority:** Liverpool 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 £1080 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 75 Sandbrook Road, Southport, Lancashire PR8 3JF

41

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

### A Three bedroom semi-detached house in need of refurbishment

A three bedroom semi-detached house comprising; porch, lounge, dining kitchen, utility room, three bedrooms and bathroom. Gardens to the front and rear.

**Tenure:** See Legal Pack  
**Local Authority:** Sefton 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 £1080 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 115 Cherrycroft, Skelmersdale, Lancashire WN8 9EF

42

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

### A Three Bedroom End Terrace House

The accommodation comprises; entrance hall, lounge, kitchen/dining area and pantry. First floor – three bedrooms (en-suite to master), additional shower room. Paved rear garden.

**Tenure:** See Legal Pack  
**Local Authority:** West Lancashire 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 £1080 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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\*Other fees and charges apply and are variable based on the loan amount. 0.49% pm is applicable for the duration of the loan. 12 months as standard. No exit fee applies. Standard construction only.

\*\*On loans up to £500,000 for residential properties only.

43

## Commercial

### Ashleigh Hotel, 44 Dickson Road, Blackpool, Lancashire FY1 2AJ

\*GUIDE PRICE:

**£82,000** (plus fees)

#### Substantial 18 Bed Hotel

Inner terrace three storey 18 bed hotel with forecourt parking for 2 cars to the front.

Internally the property briefly comprises:

Basement: laundry room, kitchen with pantry and dining room

Ground Floor: three bedrooms, shower room and front lounge.

First floor: 7 bedrooms and w.c.

Second Floor: 6 bedrooms, shower room and two shower rooms with w.c.

Third Floor: 2 bedrooms.

The property is fitted with central heating throughout and UPVC double glazing in the main and is considered suitable for existing use or conversion into self contained flats subject to the necessary consents being obtained. The property is situated on the west side of Dickson Road, approximately 100m from Funny Girls on the northerly side of Blackpool town centre and approximately 200m from The Promenade, close to the North Pier.

#### 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 £1080 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: Blackpool Borough Council

Energy Performance Certificate (EPC): Current Rating TBC

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\*Description on Auction Information page

44

## Residential

### 84 Warbreck Hill Road, Blackpool, Lancashire FY2 9UW

\*GUIDE PRICE:

**£215,000** (plus fees)

**Substantial 4 bed detached property in need of refurbishment, occupying a corner plot at the junction of Pierston Avenue.**

Internally the property briefly comprises:

Ground floor: porch entrance hallway with understairs cloak's, study/dining room, open plan lounge/diner, kitchen/diner and shower room with w.c. and wash hand basin.

First floor: landing, bedroom 1, master bedroom 2 with fitted wardrobes, bedroom 3, bedroom 4, bathroom with corner bath and wash hand basin, separate w.c., loft with ladder access.

Externally there are gardens to the front and side and a garage to the rear with laundry room plus driveway parking to the front of the garage. The property does require modernisation throughout but benefits from gas fired central heating and UPVC double glazing.

#### 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 £1080 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

Energy Performance Certificate (EPC): Current Rating To Follow

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\*Description on Auction Information page

## House &amp; Outbuildings Brentwood House, Midgeland Road, Blackpool, FY4 5EE

\*GUIDE PRICE: **£350,000** (plus fees)**Substantial Four Bedroom Detached House with Three Bedroom Log Cabin and Outbuilding on a Plot of 0.85 Acre**

Substantial 4 bed (3 bath) detached house together with outbuildings including 3 bed log cabin, bar, sauna and bathroom and covered storage area. Internally the house briefly comprises: Ground Floor; Entrance hall, attached double garage, Lounge, Conservatory, Office, Kitchen Diner, Wetroom with WC, Formal Dining Room & Lounge.

First Floor En-suite Bed 1, Bed 2 (built in wardrobes and whb), Bed 3 (built in wardrobes and whb), bathroom (4 pc suite), Landing and Bed 4 (built in wardrobes and whb).

Externally the house benefits from 3 no. driveways to the front and gardens to front, side and rear. The property fronts onto Midgeland Road at the junction of Kitty Lane, close to the junction with School Road, midway between Blackpool and Lytham St Annes.

**Tenure:** See Legal Pack

**Local Authority:** Blackpool Borough Council

**Energy Performance Certificate (EPC):** Current Rating TBC

**Additional Fees**

**Buyer's Premium:** 1.8% 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 £1080 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

Office/Commercial Units & Paddocks  
Midgeland Road, Blackpool, FY4 5EE

\*GUIDE PRICE:  
£200,000 (inc fees)

6,000 sq ft Office/Commercial Units Plus Paddocks on Site of  
1.35 acres

Single storey terrace of 9no. single storey B1 office/business units of brickwork construction, extending to approximately 6,000 sq ft with access from Kitty Lane, externally there are several outbuildings and two former paddock areas which could be utilised for parking or external storage. The whole plot size extends to approx. 1.35 acres and is considered suitable for a number of uses subject to the necessary consent being obtained.

The property is accessed from Kitty Lane, close to the junction with Midgeland Road, close to the junction of School Road and midway between Blackpool and Lytham St Annes.

**Additional Fees**

**Buyer's Premium:** 1.8% 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 £1080 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:** Blackpool Borough Council

**Energy Performance Certificate (EPC):** Current Rating TBC

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## Residential

**117 St Heliers Road, Blackpool,  
Lancashire FY1 6JD**

47

**\*GUIDE PRICE:**

**£65,000+** (plus fees)

### A Four Bedroom Mid Terrace House

The property comprises; Entrance hallway, lounge, dining room, dining kitchen and utility room.  
First floor – Four bedrooms and bathroom. Rear yard and on street residents permit parking.

**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 £1080 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

**37 Harold Street, Burnley,  
Lancashire BB11 4PB**

48

**\*GUIDE PRICE:**

**£30,000 - £35,000** (plus fees)

### A Tenanted Two Bedroom Mid Terrace House currently let on an AST at £95.00pw / £4,940pa

NOT inspected by Auction House but advised by the vendor that the property comprises; A two bedroom mid terrace house let on an AST at £95.00 pw / £4,940 pa. Prospective purchasers are advised to check the legal pack to confirm tenancy details as auction house had not had sight of the agreement at the time of cataloguing.

**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 £1080 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

**58 Centenary Mill Court, New Hall  
Lane, Preston, Lancashire PR1 5JQ**

49

**\*GUIDE PRICE:**

**£40,000+** (plus fees)

### A Tenanted Two Bedroom Apartment Currently Let on an AST at £590pcm/£7,080pa

Not inspected by Auction House but advised by the vendor the property comprises a two bedroom apartment currently let on an AST at £590pcm/£7,080pa. Prospective purchasers are advised to check the legal pack to confirm tenancy details as Auction House have not had sight of the tenancy agreement at the time of cataloguing.

**Tenure:** See Legal Pack

**Local Authority:** Preston City Council

**Energy Performance Certificate (EPC):** Current Rating B

#### Additional Fees

**Administration Charge:** 0.9% inc VAT of the purchase price, subject to a minimum of £1080 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 15 Wolseley Road, Broadgate, Preston, Lancashire PR1 8EU

50

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

### Three Bedroom Two Reception Mid Terraced House in need of Renovation

Hallway, lounge, dining room, kitchen, first floor landing, bedroom one, bedroom two (no window), bedroom three, bathroom. Front garden & rear yard.

**Tenure:** See Legal Pack  
**Local Authority:** Preston City 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 £1080 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 24 Grange Avenue, Wigan, Lancashire WN3 5EN

51

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

### Two Bedroom End Townhouse with Two Reception Rooms

Porch, living room, dining room, kitchen, first floor landing, bedroom one, bedroom two, bathroom. Gas central heating and double glazing where fitted. Front and rear gardens and drive. Property has suffered damage from a leak.

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

#### 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 £1080 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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NORTH WEST

71 Singleton Road, Broughton Park, Salford, M7 4LX

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



**Substantial 6 Bedroom HMO, Producing £33,240pa with Scope to Extend or Convert Back to Single House**

Substantial semi-detached property currently operating as 6 bedroom HMO in the much sought after area of Broughton Park, convenient for Manchester City Centre which is located approximately 1 mile to the South.

The property is arranged over four floors with en-suite facilities to most bedrooms.

The property briefly comprises;

Ground floor: Porch, large entrance hallway leading to, bedroom 1 with en-suite, well equipped modern kitchen, w.c. and lounge benefitting from high ceilings, original fireplace and double doors onto the rear garden.  
 First floor; Landing, large family bathroom with his/her sinks, bedroom 2, bedroom 3 & 4 with en-suite.  
 Second floor; en-suite bedroom 5, en-suite bedroom 6 and eaves storage.  
 The basement provides self-contained entrance, two rooms plus shower room with w.c. There is scope to further renovate/convert these parts to a 1 bed apartment (subject to planning). Externally there are gardens with drive-way parking to the front and gardens to the rear.

The property benefits from double glazing and gas central heating throughout and is to be sold with appliances included.

The property is currently let on a room by room basis as follows:-

- Bedroom 1 £475 pcm
- Bedroom 2 £475 pcm
- Bedroom 3 £400 pcm
- Bedroom 4 £495 pcm
- Bedroom 5 £400 pcm
- Bedroom 6 £525 pcm

Total rental income is therefore £2,770 PCM / £33,240 Per Annum.

The property does have potential to extend with conversion of the basement to provide another 1-2 bedrooms if required. Alternatively the property could be converted back to a substantial large single dwelling.

**Tenure:** See Legal Pack  
**Local Authority:** Salford City 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 £1080 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:** Manchester City Council  
**Energy Performance Certificate (EPC):** Current Rating N/A

53

## Plots/Building Land

### Land to the East Side of Waterloo Road, Cheetham Hill, M8 0AY

**\*GUIDE PRICE:**  
**£210,000** (plus fees)

**0.22 Acre Development Site, Suitable for a Variety of Uses**

The site comprises an area of grassed open space, rectangular in shape, fronting onto Waterloo Road (B6180) and Abercarn Close, a dead end road leading to residential properties.

There is currently no planning for the site but is deemed to be suitable for a variety of uses. The site is located within a settlement boundary in an urban residential suburb.

Located in the suburb of Cheetham Hill, approximately 2 miles north of Manchester City Centre. The surrounding area is predominantly residential in nature with retail located to the north. Access is off the B6180 (Waterloo Road) providing access to Cheetham Hill Road (A665), a main arterial route from the centre. The A665 provides motorway access at Junction 17 of the M60.

#### Additional Fees

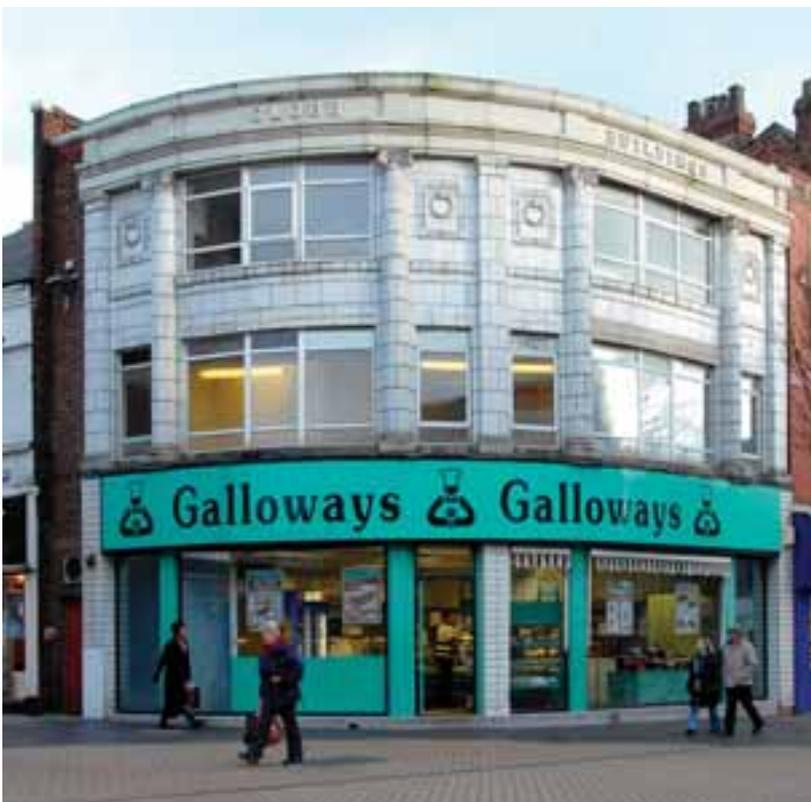
**Buyer's Premium:** £900 inc VAT payable on exchange of contracts.

**Administration Charge:** 0.9% inc VAT of the purchase price, subject to a minimum of £1080 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:** St Helens Metropolitan Borough Council  
**Energy Performance Certificate (EPC):** Current Rating E

54

## Commercial

### Globe Buildings, 2-6 Ormskirk Street, St Helens, WA10 1BH

**\*GUIDE PRICE:**  
**£150,000 - £175,000** (plus fees)

**Three Storey Retail Premises with Office/Storage to Upper Floors**

Three storey corner commercial/retail unit occupying a prominent position within St Helens town centre. Benefiting from full retail display frontage and briefly comprising ground floor retail area with office/storage and ancillary accommodation to the first, second and basement levels. Internally the property provides the following:

Ground Floor – 49.5 sq m (533 sq ft)

First Floor Office Storage and w.c. – 50 sq m (538 sq ft)

Second Floor Storage and w.c. – 58.65 sq m (630 sq ft)

Basement Storage – 50.1 sq m (539 sq ft)

The premises are situated in the heart of St Helens town centre at the junction of Ormskirk Street with Bridge Street and Church Street with nearby occupiers including RBS, Natwest, Cafe Nero and various other local and national retailers. Ormskirk Street is a predominantly pedestrianised area with a good level of passing footfall

#### 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 £1080 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](http://auctionhouse.co.uk/northwest)

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

55

**Commercial****107 Church Street, Blackpool,  
Lancashire FY1 1HU**

\*GUIDE PRICE:

**£100,000** (plus fees)**Prominent Retail Unit - Adjacent to Winter Gardens**

Mid-terrace two storey retail unit, prominently situated overlooking St Johns Square, adjacent to the Winter Gardens and the new Winter Gardens Conference Centre on Leopold Grove where there are proposals to develop a substantial hotel. Internally the property briefly comprises:

Ground Floor: Open plan sales area - 962 sq ft (89.32 sq m) with ancillary, office, kitchen and w.c. to the rear.  
 First Floor: Additional retail and storage areas 753 sq ft (69.95 sq m)  
 Second Floor: Three storage room 562 sq ft 52.5 sq m  
 Basement: Storage 240 sq ft 22.3 sq m

The property may suit alternative uses subject to the necessary consents being obtained.

**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 £1080 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:** Blackpool Borough Council

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

[auctionhouse.co.uk/northwest](http://auctionhouse.co.uk/northwest)

\*Description on Auction Information page

**Residential for improvement****Flat 13, 13 Vernon Avenue,  
Blackpool, Lancashire FY3 9JF**

\*GUIDE PRICE:

**£25,000+** (plus fees)**A One Bedroom Duplex Apartment in Need of Some Modernisation**

The property is set over three floors and comprises; ground floor - garage and door leading to first floor entrance. First floor - lounge and kitchen. Second floor - bedroom and shower room.



**Tenure:** See Legal Pack

**Local Authority:** Blackpool 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 £1080 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](http://auctionhouse.co.uk/northwest)

\*Description on Auction Information page

**AUCTION  
HOUSE**  
NORTH WEST

**OUR NEXT AUCTION IS**  
Thursday 14th November 2019 2.00pm

**AUCTION  
HOUSE**  
COMMERCIAL



57

## Residential for improvement

**Flats 1-5, 9 Ansdell Road South, Lytham St. Annes, FY8 5PG**

**\*GUIDE PRICE:**

**£350,000+ (plus fees)**

**A Semi Detached House Arranged as Five Self-Contained Flats**

Situated in a desirable location close to Lytham Town Centre and within walking distance to the promenade. The property comprises; x5 self-contained two bedroom apartments situated over 4 floors.



**Tenure:** See Legal Pack

**Local Authority:** Fylde Borough Council

**Energy Performance Certificate (EPC):** Current Rating D, D, D, C & 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 £1080 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](http://auctionhouse.co.uk/northwest)

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



58

## Residential

**Apartment 163, Centenary Mill Court, New Hall Lane, Preston, PR1 5JH**

**\*GUIDE PRICE:**

**£47,000+ (plus fees)**

**Two Bedroom Apartment within a Converted Landmark Mill Building near the centre of Preston City**

The accommodation comprises; lounge/kitchen, fitted bathroom, two bedrooms with one bedroom having an en-suite. Externally, there is allocated parking.

**Tenure:** See Legal Pack

**Local Authority:** Preston 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 £1080 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](http://auctionhouse.co.uk/northwest)

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

**AUCTION  
HOUSE**  
NORTH WEST

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

**AUCTION  
HOUSE**  
COMMERCIAL



## Residential for improvement

### 4 Bulford Avenue, Wythenshawe, Greater Manchester M22 1UU

59

**\*GUIDE PRICE:**  
**£85,000+** (plus fees)

#### A Three Bedroom Mid Terrace House in need of Modernisation

Located just a few minutes drive from Junction 4 of the M56 Motorway and comprising; hall, Lounge, dining room, kitchen, three bedrooms, bathroom and separate w/c. Front and rear gardens.

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

#### 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 £1080 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](http://auctionhouse.co.uk/northwest)

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



## Residential

### 8 Dixon Street, Horwich, Greater Manchester BL6 7PH

60

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

#### Two Bedroom Traditional Mid Terraced House

Entrance, lounge, kitchen, landing, bedroom one, bedroom two, bathroom. Yard to rear.

**Tenure:** See Legal Pack  
**Local Authority:** Bolton Metropolitan Borough 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 £1080 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 Maplewood House, Bolton, Greater Manchester BL1 3NS

61

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

#### One bedroom ground floor flat let on AST at £370pcm/£4440pa

Purpose built ground floor flat let at £370pcm. Hallway, lounge, kitchen, bathroom, bedroom, residents gardens & parking. We are advised the property was renovated before being let with new kitchen & bathroom and new carpets and decor throughout.

**Tenure:** See Legal Pack  
**Local Authority:** Bolton 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 £1080 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](#)

# Have you got a property to sell?

## PROPERTY TYPES IDEAL FOR AUCTION



Properties for Improvement



Tenanted Properties



Residential Investment



Development Propositions



Building Land



Mixed Use Properties



Commercial Investments



Unique Properties



Amenity Land & Other Property

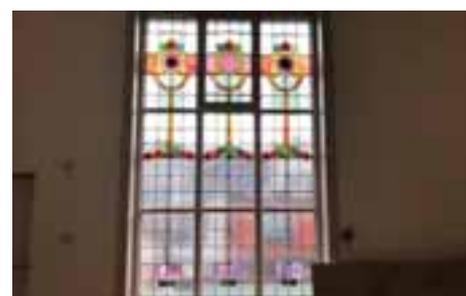
Visit our website for more information on why Auction is the best option for your property

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

**AUCTION  
HOUSE**

15-19 Silver Street & 3-5 Broad Street, Bury, Greater Manchester BL9 0EU

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



**Part Tenanted Mixed Use Investment/Conversion Opportunity Producing £39,175pa**

Grade II Listed, part tenanted mixed use investment / conversion opportunity in the centre of Bury's professional district. Providing accommodation over three floors plus basement with detached storage/outbuilding to the rear. The ground floor and basement portions of the premises are fully tenanted by two separate restaurant/bar operators, with the upper floors and detached building vacant.

15/17 Silver Street – provides 2,726 sq ft of leisure/retail accommodation spread across ground floor and basement, currently occupied by Hops Bar on a lease expiring 30th September 2028 at a rent of £15,600 pa.

19 Silver Street – provides 2,582 sq ft over ground and lower ground retail and restaurant accommodation currently occupied by Verona Restaurant on a lease expiring 31 August 2026 at a passing rent of £23,575 pa

3 – 5 Broad Street – comprising a self contained entrance from Broad Street which provides access to the first and second floors of approximately 4,380 sq ft which is currently vacant.

Back Broad Street – comprises a detached storage out building of approximately 2,368 sq ft and is currently vacant.

The premises are located in the traditional business district of Bury town centre, close to many of the towns most established businesses.

Bury is situated in Greater Manchester 12.9km (8 miles north of Manchester City Centre) and in close proximity to Rochdale and Bolton.

**Tenure:** See Legal Pack

**Local Authority:** Bury Metropolitan Borough Council

**Energy Performance Certificate (EPC):** Current Rating C, 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 £1080 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

### 1 Library Street, Preston, Lancashire PR1 3YA

63

**\*GUIDE PRICE:**  
**£175,000+** (plus fees)

#### 6 x Self Contained Apartments in Preston City Centre. Part Let.

Mid terraced property arranged as 6x self contained one bed flats over three floors. Flat 2,4,5 & 6 are currently vacant. Flat 1 & 3 are let at £400pcm. Check legal pack for AST's.

**Tenure:** See Legal Pack  
**Local Authority:** Preston City Council  
**Energy Performance Certificate (EPC):** Current Rating To Follow

#### 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 £1080 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](http://auctionhouse.co.uk/northwest)

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



## Residential for improvement

### Flat 4, 122 Bedford Street South, Liverpool, Merseyside L7 7DA

64

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

#### A Vacant One Bedroom First Floor Flat

Located within walking distance of the city centre, the property comprises; lounge, kitchen, bedrooms and bathroom. On street permit parking.

**Tenure:** See Legal Pack  
**Local Authority:** Liverpool City 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 £1080 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](http://auctionhouse.co.uk/northwest)

[\\*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

AUCTION  
HOUSE  
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HOUSE  
NORTH WEST



## Residential

4 West Park Close, Skelmersdale,  
Lancashire WN8 8AY

65

\*GUIDE PRICE:

**£55,000+** (plus fees)

### A Modern Purpose Built Two Bedroom Ground Floor Flat

The property comprises; entrance hall, lounge, kitchen, master bedroom with en-suite shower room, second bedroom and bathroom. Allocated parking.

Please note - the property is being sold as mortgagees not in possession.

Tenure: See Legal Pack

Local Authority: West Lancashire Borough Council

Energy Performance Certificate (EPC): Current Rating E

### Additional Fees

**Buyer's Premium:** £600 inc VAT payable on exchange of contracts.

**Administration Charge:** 0.9% inc VAT of the purchase price, subject to a minimum of £1080 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](http://auctionhouse.co.uk/northwest)

\*Description on Auction Information page

AUCTION  
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NORTH WEST

OUR NEXT AUCTION IS  
Thursday 14th November 2019 2.00pm

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COMMERCIAL

**BENCHMARK**  
Kitchens and Joinery

BENCHMARK  
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TIME & MONEY

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North West.**

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the North West supplying  
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assembly cabinets, AND a  
**wide range of doors, frames,  
ironmongery and flooring.**



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DO YOU HAVE A PROPERTY  
SUITABLE FOR AUCTION?

**WE ARE NOW  
TAKING ENTRIES  
FOR OUR NEXT  
AUCTION**

**AUCTION  
HOUSE**

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**AUCTION  
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**COMMERCIAL**

For all enquiries or a valuation contact

**0800 050 1234 or 0161 830 7477**

[northwest@auctionhouse.co.uk](mailto:northwest@auctionhouse.co.uk) [nwcommercial@auctionhouse.co.uk](mailto:nwcommercial@auctionhouse.co.uk)

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

# 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 us  
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 £1080.00 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/£1080.00 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/ £1080.00 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/£1080.00 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/£1080.00 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/£1080.00 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:

- (a) the date specified in the special conditions; or
- (b) if no date is specified, 20 business days after the contract date; but if that date is not a business day the first subsequent business day.

### Approved financial institution

Any bank or building society that has signed up to the Banking Code or Business Banking Code or is otherwise acceptable to the auctioneers.

### Arrears

Arrears of rent and other sums due under the tenancies and still outstanding on the actual completion date.

### Arrears schedule

The arrears schedule (if any) forming part of the special conditions.

### Auction

The auction advertised in the catalogue.

### Auction conduct conditions

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

### Auctioneers

The auctioneers at the auction.

### Business day

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

### Buyer

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

### Catalogue

The catalogue to which the conditions refer including any supplement to it.

### Completion

Unless otherwise agreed between seller and buyer (or their conveyancers) the occasion when both seller and buyer have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller's conveyancer's client account.

### Condition

One of the auction conduct conditions or sales conditions.

### Contract

The contract by which the seller agrees to sell and the buyer agrees to buy the lot.

### Contract date

The date of the auction or, if the lot is not sold at the auction:

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

### Documents

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

### Financial charge

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

### General conditions

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

general conditions.

### Interest rate

If not specified in the special conditions, 4% above the base rate from time to time of Barclays Bank plc. (The interest rate will also apply to judgment debts, if applicable.)

### Lot

Each separate property described in the catalogue or (as the case may be) the property that the seller has agreed to sell and the buyer to buy (including chattels, if any).

### Old arrears

Arrears due under any of the tenancies that are not "new tenancies" as defined by the Landlord and Tenant (Covenants) Act 1995.

### Particulars

The section of the catalogue that contains descriptions of each lot (as varied by any addendum).

### Practitioner

An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, any similar official).

### Price

The price that the buyer agrees to pay for the lot.

### Ready to complete

Ready, willing and able to complete: if completion would enable the seller to discharge all financial charges secured on the lot that have to be discharged by completion, then those outstanding financial charges do not prevent the seller from being ready to complete.

### Sale conditions

The general conditions as varied by any special conditions or addendum.

### Sale memorandum

The form so headed (whether or not set out in the catalogue) in which the terms of the contract for the sale of the lot are recorded.

### Seller

The person selling the lot. If two or more are jointly the seller their obligations can be enforced against them jointly or against each of them separately.

### Special conditions

Those of the sale conditions so headed that relate to the lot.

### Tenancies

Tenancies, leases, licences to occupy and agreements for lease and any documents varying or supplemental to them.

### Tenancy schedule

The tenancy schedule (if any) forming part of the special conditions.

### Transfer

Transfer includes a conveyance or assignment (and "to transfer" includes "to convey" or "to assign").

### TUPE

The Transfer of Undertakings (Protection of Employment) Regulations 2006.

### VAT

Value Added Tax or other tax of a similar nature.

### VAT option

An option to tax.

### We (and us and our)

The auctioneers.

### You (and your)

Someone who has a copy of the catalogue or who attends or bids at the auction, whether or not a buyer.

## AUCTION CONDUCT CONDITIONS

### A1 INTRODUCTION

A1.1 Words in bold type have special meanings, which are defined in the Glossary.

A1.2 The catalogue is issued only on the basis that you accept these auction conduct conditions. They govern our relationship with you and cannot be dispensed or varied by the sale conditions (even by a condition purporting to replace the whole of the Common Auction Conditions). They can be varied only if we agree.

### A2 OUR ROLE

A2.1 As agents for each seller we have authority to:

- (a) prepare the catalogue from information supplied by or on behalf of each seller;
- (b) offer each lot for sale;
- (c) sell each lot;
- (d) receive and hold deposits;
- (e) sign each sale memorandum; and
- (f) treat a contract as repudiated if the buyer fails to sign a sale memorandum or pay a deposit as required by these auction conduct conditions.

A2.2 Our decision on the conduct of the auction is final.

A2.3 We may cancel the auction, or alter the order in which lots are offered for sale. We may also combine or divide lots. A lot may be sold or withdrawn from sale prior to the auction.

A2.4 You acknowledge that to the extent permitted by law we owe you no duty of care and you have no claim against us for any loss.

### A3 BIDDING AND RESERVE PRICES

A3.1 All bids are to be made in pounds sterling exclusive of any applicable VAT.

A3.2 We may refuse to accept a bid. We do not have to explain why.

A3.3 If there is a dispute over bidding we are entitled to resolve it, and our decision is final.

A3.4 Unless stated otherwise each lot is subject to a reserve price (which may be fixed just before the lot is offered for sale). If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction.

A3.5 Where there is a reserve price the seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. You accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the seller.

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

### A4 THE PARTICULARS AND OTHER INFORMATION

A4.1 We have taken reasonable care to prepare particulars that correctly describe each lot. The particulars are based on

information supplied by or on behalf of the seller. You need to check that the information in the particulars is correct.

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

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

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

### A5 THE CONTRACT

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

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

A5.3 You must before leaving the auction:

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

A5.4 If you do not we may either:

- (a) as agent for the seller treat that failure as your repudiation of the contract and offer the lot for sale again: the seller may then have a claim against you for breach of contract; or
- (b) sign the sale memorandum on your behalf.

### A5.5 The deposit:

- (a) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the seller, but otherwise is to be held as stated in the sale conditions; and
- (b) must be paid in pounds sterling by cheque or by bankers' draft made payable to us on an approved financial institution. The extra auction conduct conditions may state if we accept any other form of payment.

A5.6 We may retain the sale memorandum signed by or on behalf of the seller until the deposit has been received in cleared funds.

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

- (a) you are personally liable to buy the lot even if you are acting as an agent; and
- (b) you must indemnify the seller in respect of any loss the seller incurs as a result of the buyer's default.

A5.8 Where the buyer is a company you warrant that the buyer is properly constituted and able to buy the lot.

### A6 EXTRA AUCTION CONDUCT CONDITIONS

A6.1 Despite any special condition to the contrary the minimum deposit we accept is £3,000 (or the total price, if less). A special condition may, however, require a higher minimum deposit.

## GENERAL CONDITIONS OF SALE

Words in bold type have special meanings, which are defined in the Glossary

### G1. THE LOT

G1.1 The lot (including any rights to be granted or reserved, and any exclusions from it) is described in the special conditions, or if not so described the lot is that referred to in the sale memorandum.

G1.2 The lot is sold subject to any tenancies disclosed by the special conditions, but otherwise with vacant possession on completion.

G1.3 The lot is sold subject to all matters contained or referred to in the documents, but excluding any financial charges: these the seller must discharge on or before completion.

G1.4 The lot is also sold subject to such of the following as may affect it, whether they arise before or after the contract date and whether or not they are disclosed by the seller or are apparent from inspection of the lot or from the documents:

- (a) matters registered or capable of registration as local land charges;
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
- (c) notices, orders, demands, proposals and requirements of any competent authority;
- (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
- (e) rights, easements, quasi-easements, and wayleaves;
- (f) outgoing and other liabilities;
- (g) any interest which overrides, within the meaning of the Land Registration Act 2002;
- (h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the buyer has made them; and
- (i) anything the seller does not and could not reasonably know about.

G1.5 Where anything subject to which the lot is sold would expose the seller to liability the buyer is to comply with it and indemnify the seller against that liability.

G1.6 The seller must notify the buyer of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the contract date but the buyer must comply with them and keep the seller indemnified.

G1.7 The lot does not include any tenant's or trade fixtures or fittings.

G1.8 Where chattels are included in the lot the buyer takes them as they are at completion and the seller is not liable if they are not fit for use.

G1.9 The buyer buys with full knowledge of:

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

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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:

**14th November 2019**

**17th December 2019**

**6th February 2020**

**12th March 2020**

**16th April 2020**

**12th May 2020**

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