

**AUCTION
HOUSE**

NORTH WEST

**AUCTION
HOUSE**

COMMERCIAL

Thursday
14th February 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 14th February 2019 – 2.00pm

Bolton Wanderers Football Stadium

Platinum Suite, De Havilland Way,

Bolton BL6 6SF

Residential: northwest@auctionhouse.co.uk

Commercial: nwcommercial@auctionhouse.co.uk

Residential 0800 050 1234
Commercial 0161 830 7477



AUCTIONEERS



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Residential Auction Director



Jamie Rogers
Auction Manager



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Auction Administrator



Stuart Cooper
Commercial Auction Director



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Auction Administrator



Claire Blezard
Business Development Manager

Welcome to our first auction of 2019 – our biggest ever February Auction

2018 saw Auction House break an all time record for sales with 4,969 auction lots, selling a most impressive 3,670 of these at a success rate of 73.8% and raising a record £449.8 million.

To meet with the needs of our ever-increasing client base and our year on year growth, we are hosting 2 additional auction dates offering 9 regional auctions across the year. This will benefit both buyers and sellers – more auctions, more Lots and less time to wait between auctions!

We are not going to mention the B word, or anything else that's going on in the world, we will simply concentrate on offering buyers and sellers the best auction service we can. Property will never go out of fashion, we all need somewhere to live and the demand for property auctions in our opinion will increase as buyers and sellers put more value on their time. Convenience and speed are key in this busy world.

At the time of writing we have catalogued over 100 lots and with the usual late entries that inevitably follow from failed private treaty sales, we have high expectations of a good day in the room for all our buyers and sellers.

All our auctions are broadcast live online via various channels so you can “watch” the auction from the comfort of your home, office or car and bid via telephone or proxy, or best of all... bid in person!

All bidders, no matter how experienced, please ensure you do your due diligence, view the lot where possible, check the legal packs online before the auction date and make any enquiries as required.

Happy bidding and the best of luck

Oliver Adams

Auction House North West

NEXT AUCTION DATES

14th March 2019 • 25th April 2019 • 23rd May 2019 • 4th July 2019

AUCTION INFORMATION



Administration Charge Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT or the fixed figure stated in the property details, in addition to the deposit. A VAT receipt will be issued after the auction. Some lots may carry additional charges, please check the catalogue description and legal pack.



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



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



Bidding by Proxy or Telephone If you are unable to attend the auction you are invited to contact us to discuss special arrangements for bidding by proxy or telephone. A Non-Attending Bid or Telephone Bid form and conditions are included in auction catalogues or can be downloaded from the Bidding Form links on our website.



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



Deposit When you sign the Memorandum of Sale you will be asked to pay a deposit of 10% of the purchase price subject to a minimum deposit of £5,000. Deposits can only be paid by electronic bank transfer, bankers draft, personal cheque, credit or debit card or building society cheque. Cash will not be accepted. Please note, should the cheque have to be represented, a processing charge of £60.00 (£50.00 + VAT) will be charged by deduction from the deposit.



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



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



Energy Performance Certificates (EPCs) Where required we include EPC ratings within Full Details and on the lot page within our catalogue. When available EPC Graphs can be viewed online at auctionhouse.co.uk.



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



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



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



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



Pre Auction Sales Offers made on property included in this auction may be accepted by the Vendor prior to the auction. In such instances all buyer charges will be payable including the Administration Charge, any Buyers Premium plus all other payments detailed in the Special Conditions of Sale. If you are intending to bid at the auction for a specific lot, we recommend that you keep in contact with the Auctioneer's office..

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



Post Auction Sales If a property you are interested in is not sold during the auction please speak to the Auctioneer and make an offer at, above or below the Guide. Your offer will be put forward to the Vendor and if accepted, you will be able to proceed with your purchase under auction rules. Offers should take into account the Administration Charge, any Buyers Premium plus all other payments detailed in the Special Conditions of Sale as all of these are still payable irrespective of the circumstances.



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



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



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



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



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



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



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

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

NORTH WEST COVERAGE

**AUCTION
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

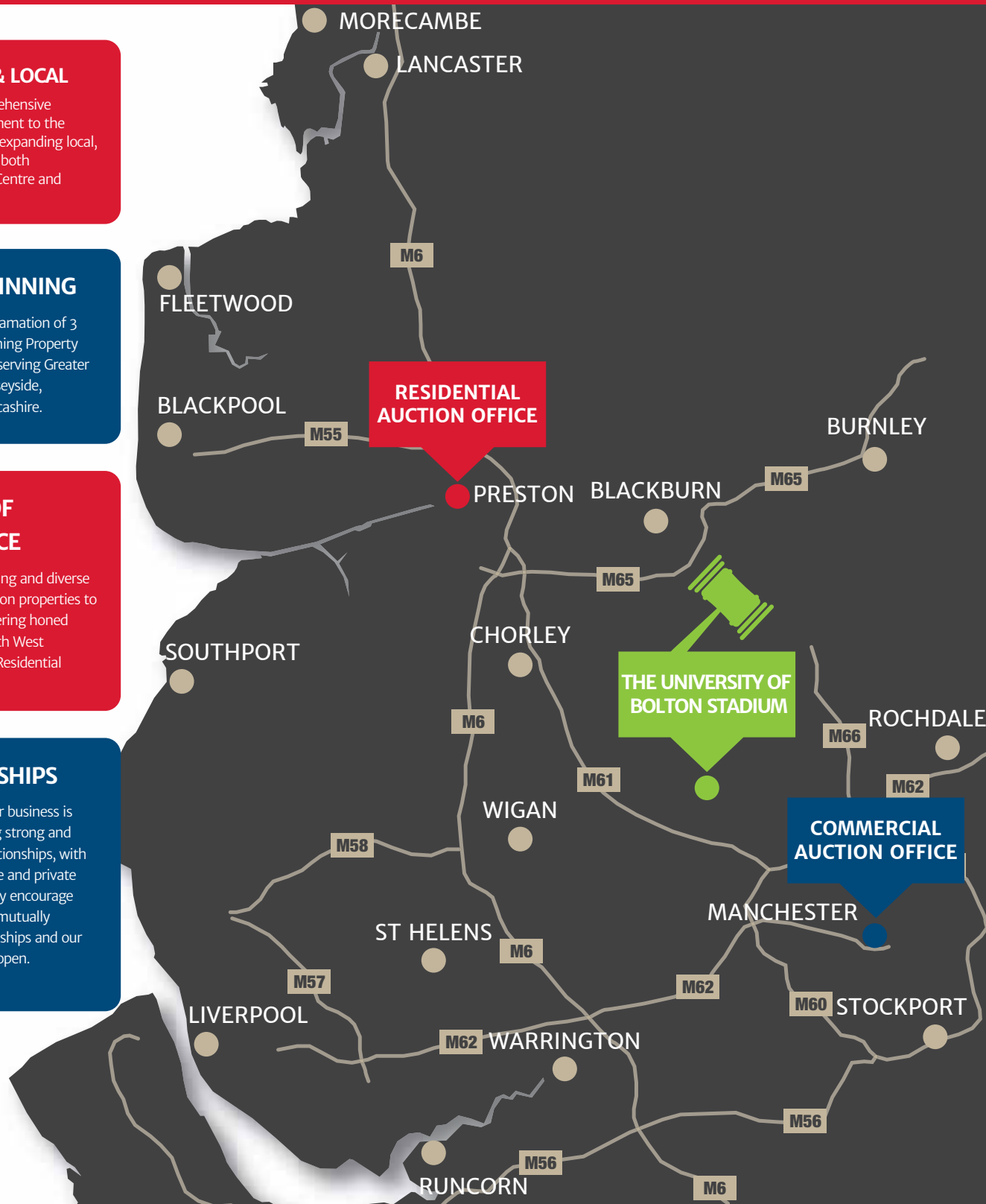
We are the amalgamation of 3 multi-award winning Property Auctioneers now serving Greater Manchester, Merseyside, Cheshire and Lancashire.

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

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

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

ORDER OF SALE

Thursday 14th February 2019 2.00pm

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

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	11 Brentleigh Way, Stoke-on-Trent, Staffordshire	£85,000+	Residential Investment
2	226 Heron Street, Oldham, Greater Manchester	£40,000+	Residential for Improvement
3	15 Baker Street, Burnley, Lancashire	£20,000+	Residential Investment
4	160 Sandal Street, Miles Platting, Manchester, Greater Manchester	£55,000	Residential
5	125A Montgomery House, Demesne Road, Manchester, Greater Manchester	£7,500	Residential
6	30 Roxburgh Street, Liverpool, Merseyside	£35,000+	Residential for Improvement
7	165 Chamberlain Street, St Helens, Merseyside	£30,000+	Residential for Improvement
7A	105 Centenary Mill, New Hall Lane, Preston, Lancashire	£45,000 - £50,000	Residential
8	34 Devonshire Road, Burnley, Lancashire	£22,000+	Residential for Improvement
9	36 Devonshire Road, Burnley, Lancashire	£22,000+	Residential for Improvement
9A	36 Mercer Road, Lostock Hall, Preston, Lancashire	£50,000+	Residential for Improvement
10	19 Lind Street, Manchester, Greater Manchester	£450,000	Redevelopment
11	The Blencarn Hotel, 294 Promenade, Blackpool, Lancashire	£150,000+	Commercial
12	9 Elvington Close, Congleton, Cheshire	£55,000	Residential
13	117A Montgomery House, Demesne Road, Manchester, Greater Manchester	£7,500+	Residential
13A	48 Pritchard Street, Burnley, Lancashire	£20,000 - £25,000	Residential for Improvement
14	3 Culzean Close, Leigh, Lancashire	£20,000 - £30,000	Residential
15	30 Vicarage Lane, Blackpool, Lancashire	£40,000 - £50,000	Residential for Improvement
16	14 Clifford Street, Colne, Lancashire	£35,000+	Residential
17	153-155 Church Street, Westhoughton, Greater Manchester	SOLD PRIOR	Residential
18	206-208 Lytham Road, Warton, Preston, Lancashire	£140,000+	Residential for Improvement
19	Plot 6 Roadways & Residual Land Heol Y Pentre, Pont-Henri, Llanelli, Dyfed, Carmarthenshire	£1,000+	Plots/Building Land
20	Land at Highway, Old Highway, Colwyn Bay, Clwyd	NIL Reserve	Plots/Building Land
21	227 Cog Lane, Burnley, Lancashire	£20,000	Residential for Improvement
22	8 Rawlinson Street, Carlin How, Saltburn-By-The-Sea, North Yorkshire	£20,000+	Residential for Improvement
23	24 Apollo Avenue, Bury, Lancashire	£105,000+	Residential for Improvement
24	3 Lune Street, Preston, Lancashire	£250,000	Commercial Investment
25	124-126 Station Road, Glossop, Derbyshire	£125,000 - £150,000	Commercial Investment
25A	12 Leslie Avenue, Thornton-Cleveleys, Lancashire	£60,000+	Residential for Improvement
26	53 Ainsworth Lane, Bolton, Greater Manchester	£50,000+	Residential Investment
27	39 Nixon Road, Bolton, Greater Manchester	£55,000+	Residential Investment
28	64 Candia Tower, Jason Street, Liverpool, Merseyside	£25,000 - £35,000	Residential for Improvement
29	29 Alton Road, Liverpool, Merseyside	£70,000+	Residential Investment
30	54 Ritson Street, Liverpool, Merseyside	£37,500+	Residential Investment
31	2 West Street, St Helens, Merseyside	£45,000	Commercial
32	Flat 7E Buckingham Road, Liverpool, Merseyside	£20,000+	Residential
33	46 Reed Street, Burnley, Lancashire	£10,000 +	Residential for Improvement
34	11A Apple Blossom Grove, Cadishead, Manchester, Greater Manchester	£50,000+	Residential Investment
35	Farmhouse Conversion, Carr House Farm, Preston Road, Inskip, Preston, Lancashire	£125,000 - £150,000	Redevelopment

***Description on Auction Information page**

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LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
36	Barn Conversion, Carr House Farm, Inskip, Preston, Lancashire	£125,000 - £150,000	Redevelopment
37	Plot of Land at Carr House Farm, Off Preston Road, Catforth, Preston, Lancashire	£50,000 - £60,000	Grazing Land
38	Land at Catforth Road, Catforth, Preston, Lancashire	£40,000 - £50,000	Plots/Building Land
39	Storage Building at Carr House Farm, Off Preston Road, Catforth, Preston, Lancashire	£75,000	Storage
40	Outbuilding at Carr House Farm, Off Preston Road, Catforth, Preston, Lancashire	£50,000	Outbuilding
41	1 Ellis Street, Whelley, Wigan, Lancashire	SOLD PRIOR	Residential
41A	73 Water Street, Accrington, Lancashire	£15,000+	Residential for Improvement
42	126A Montgomery House, Demesne Road, Manchester, Greater Manchester	£7,500+	Residential
43	23 Whalley Street, Burnley, Lancashire	£10,000+	Residential for Improvement
44	30 Whalley Street, Burnley, Lancashire	£10,000 +	Residential for Improvement
45	252-254 Dickson Road, Blackpool, Lancashire	£50,000+	Mixed Use
46	36 Chorley Road, Westhoughton, Bolton, Greater Manchester	£80,000+	Residential Investment
47	23 Victoria Grove, Bolton, Greater Manchester	£45,000+	Residential
48	171 Settle Street, Bolton, Greater Manchester	£60,000+	Residential Investment
49	3 Cheltenham Road, Blackpool, Lancashire	£60,000	Commercial
50	Flat 1, 8 Balmoral Terrace, Fleetwood, Lancashire	£17,500	Residential for Improvement
51	11 Pemberton Street, Blackburn, Lancashire	£40,000+	Residential for Improvement
52	Toms Locksmith Welding & Fabrication Services, 33A Brynford Street, Holywell, Gwynedd	£50,000+	Commercial
53	44 Nant Y Gro, Prestatyn, Flintshire	£35,000	Residential for Improvement
54	Land at Tan Y Allt, Llandulas, Anglesey, Gwynedd	£90,000 - £110,000	Plots/Building Land
55	Land South of Henllys, off Rhiwgarn Estate, Trebanog, Porth, Rhondda, Rhondda Cynon Taff	NIL Reserve	Plots/Building Land
56	10 Victoria Street, Kilnhurst, Mexborough, South Yorkshire	£60,000+	Residential for Improvement
57	111 De Lacy Street, Ashton-on-Ribble, Preston, Lancashire	£60,000+	Residential Investment
58	1-3 Gordon Street, Chorley, Lancashire	£140,000+	Residential for Improvement
59	21 Ashridge Street, Runcorn, Cheshire	£55,000+	Residential for Improvement
60	15 Swan Meadow Road, Wigan, Lancashire	£60,000+	Residential for Improvement
61	63 Candia Tower, Jason Street, Liverpool, Merseyside	£30,000+	Residential
62	20 New Ferry Road, Birkenhead, Merseyside	£30,000+	Residential for Improvement
63	7 Drayton Road, Liverpool, Merseyside	£50,000+	Residential Investment
64	The Sun Inn, 88 Bolton Street, Blackpool, Lancashire	£125,000 - £150,000	Commercial Investment
65	19A Redbank Road, Bispham, Blackpool, Lancashire	£45,000+	Residential Investment
66	4 Beach Avenue, Thornton-Cleveleys, Lancashire	£37,000+	Residential
67	46 Queen Victoria Road, Blackpool, Lancashire	£50,000+	Residential Investment
68	4 Canal Cottages, Southgate, Wigan, Greater Manchester	£130,000	Residential Investment
69	2A August Road, Liverpool, Merseyside	£60,000+	Residential Investment
70	Sparkles Bar, 14 Union Buildings, off Bradshawgate, Bolton, Greater Manchester	£75,000	Commercial
71	72-74 Bradshawgate, Bolton, Greater Manchester	£120,000	Commercial
72	93a & 93b Manchester Road, Bolton, Greater Manchester	£70,000+	Residential Investment
73	19 Ploughfields, Westhoughton, Bolton, Greater Manchester	£185,000+	Residential for Improvement

***Description on Auction Information page**

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LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
74	19 Angela Street, Blackburn, Lancashire	£25,000 - £35,000	Residential for Improvement
75	1 Birley Street, Blackpool, Lancashire	£50,000	Commercial
76	Plots 5 & 6 Parkside Road, Cornholme, Todmorden, Greater Manchester	£70,000	Plots/Building Land
77	106 High Street, Rishton, Blackburn, Lancashire	£76,000	Commercial
78	19 Devoke Grove, Bolton, Greater Manchester	£90,000+	Residential for Improvement
79	Apartment 15 Regency Chambers, 7 Temple Lane, Liverpool, Merseyside	£70,000+	Residential
80	108 Poulton Road, Wallasey, Merseyside	£125,000	Residential Investment
81	Apartment 5, 85 Green Lane, Mossley Hill, Liverpool, Merseyside	£260,000+	Residential
82	Apartment 204 Emmeline, 17 Dalton Street, Manchester, Greater Manchester	£75,000 +	Residential Investment
83	354 Hawthorne Road, Bootle, Merseyside	£55,000+	Residential
84	722-724 Atherton Road, Hindley Green, Wigan, Greater Manchester	£119,500	Mixed Use
85	Waverley House, 12 The Spinnakers, Liverpool, Merseyside	£100,000+	Residential
86	46 Oakfield Road, Blacon, Chester, Cheshire	£150,000+	Residential for Improvement
87	Apartment 15 Wellington House, 398-400 Wilmslow Road, Withington, Greater Manchester	£120,000+	Residential Investment
88	Land to the Rear of 315 - 319 West Street, Crewe, Cheshire	£45,000	Plots/Building Land
89	67-71 Deardengate, Rossendale, Lancashire	£50,000	Commercial
90	Rear of 39-41 Caroline Street, Blackpool, Lancashire	£10,000 - £15,000	Redevelopment
91	Former Oldham Evening Chronicle Premises, 172 Union Street, Oldham, Greater Manchester	SOLD PRIOR	Commercial
92	122 Morningson Road, Bolton, Greater Manchester	£55,000+	Residential Investment
93	206 Rochdale Old Road, Bury, Greater Manchester	£150,000	Mixed Use
94	3 Inskip, Skelmersdale, Lancashire	£60,000+	Residential
95	60 Palatine Road, Blackpool, Lancashire	£40,000+	Commercial
96	59 Gillet Street, Preston, Lancashire	WITHDRAWN	Residential for Improvement
97	52 Ribble Road, Fleetwood, Lancashire	£65,000+	Residential for Improvement
98	3 Bedford Street, Crewe, Cheshire	£60,000+	Residential for Improvement
99	12 Grappenhall Road, Great Sutton, Ellesmere Port, Cheshire	£85,000	Residential for Improvement

Next Auction Date: Thursday 14th March 2019

NOW TAKING ENTRIES FOR THIS AUCTION

If you are thinking of selling at auction, one of our Auction valuers will be happy to offer you a free market appraisal and advice.

For further information please call Auction House on

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**AUCTION
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COMMERCIAL**

**AUCTION
HOUSE
NORTH WEST**

*Description on Auction Information page



Residential Investments

11 Brentleigh Way, Stoke-on-Trent, Staffordshire ST1 3GX

1

***GUIDE PRICE:**

£85,000+ (plus fees)

Modern Three Storey Townhouse with Four Bedrooms, Bathroom, En-suite & Cloaks/WC. Let at £750pcm/£9,000pa.

Entrance hallway, lounge, kitchen/diner and WC to the ground floor with two bedrooms and a bathroom to the first floor, a master bedroom, en-suite and further bedroom complete the accommodation on the second floor. The property benefits from double glazing, gas central heating, garden area to the rear and allocated parking space. We are advised the property is let on an AST. Please check legal pack for copy tenancy agreement.

Tenure: See Legal Pack

Local Authority: Stoke on Trent City Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

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

auctionhouse.co.uk/northwest

[*Description on Auction Information page](#)



Residential for improvement

226 Heron Street, Oldham, Greater Manchester OL8 4NB

2

***GUIDE PRICE:**

£40,000+ (plus fees)

A Vacant Two Bedroom Mid Terrace House in Need of Some Modernisation

A vacant two bedroom mid terrace house comprising; lounge, kitchen, two bedrooms & bathroom. Rear yard with single garage.

Tenure: See Legal Pack

Local Authority: Oldham Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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[*Description on Auction Information page](#)



Residential Investments

15 Baker Street, Burnley, Lancashire BB11 4QB

3

***GUIDE PRICE:**

£20,000+ (plus fees)

A Tenanted Three Bedroom Mid Terrace House Currently Let on an AST at £390.00 pcm

Auction House have not inspected the property but have been advised by the vendor that the property comprises; lounge, kitchen, three bedrooms and bathroom. The property is currently let on a 12 month AST from 14/04/2018 at £390 pcm.

Tenure: See Legal Pack

Local Authority: Burnley Borough Council

Energy Performance Certificate (EPC): Current Rating To Follow

Additional Fees

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

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

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[*Description on Auction Information page](#)



Residential

160 Sandal Street, Miles Platting, Manchester, M40 7BL

4

*GUIDE PRICE:

£55,000 (plus fees)

Vacant Two Bedroom Town House

Not inspected by Auction House, however understood to comprise a two bedroom town house, briefly comprising ground floor lounge and rear dining kitchen with two bedroom and a bathroom to the first floor. Externally there is driveway parking to the front and enclosed garden to the rear. The property is situated in a convenient location and the head of Sandal Street close to the junction with Hulme Hall Lane (Alan Turing Way) – convenient for Manchester City's Etihad Campus and Manchester City Centre, which is approximately 1½ miles to the west. No viewings available on this property. This property will not be sold before the auction.

Tenure: See Legal Pack

Local Authority: Manchester City Council

Energy Performance Certificate (EPC): Current Rating D



Additional Fees - Buyer's Premium: 1.2% inc VAT of the purchase price, subject to a min of £900 inc VAT, payable on exchange of contracts.

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

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

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[*Description on Auction Information page](#)



Residential

125A Montgomery House, Demesne Road, Manchester, M16 8PH

5

*GUIDE PRICE:

£7,500 (plus fees)

Residential Student Pod Accommodation

This recently refurbished student property comprises of a combined bedroom & living area. Everything required for a student let i.e. double bed, desk, wardrobe, fitted carpets, curtains/blinds, & wash basin, is included within the sale price. The property is currently let for £80 per week until 20th July 2019. Both ground rent and service charges are paid up to date. With eight university & college campuses within a 2-mile radius, & excellent transport links, Montgomery House is in an ideal location for students. The building is set within extensive grounds, with mature gardens & on-site parking. Residents of the 250 operational student units benefit from communal bathroom & kitchen facilities, recreation areas, laundry services, gym facilities, bike store, free minibus service to city centre, & 24-hour on-site management.

Tenure: See Legal Pack

Local Authority: Manchester 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 £900 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Residential for improvement

30 Roxburgh Street, Liverpool, Merseyside L4 3SY

6

*GUIDE PRICE:

£35,000+ (plus fees)

A Vacant Two Bedroom Mid Terrace House in Need of Modernisation

A mid terrace house comprising; entrance hallway, lounge, dining room, kitchen with access to cellar, & downstairs WC. First floor – two double bedrooms & bathroom. Rear yard & on street parking.

Tenure: See Legal Pack

Local Authority: Liverpool City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

auctionhouse.co.uk/northwest

[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: St Helens Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating G

Residential for improvement

7

165 Chamberlain Street, St Helens, Merseyside WA10 4NN

***GUIDE PRICE:**

£30,000+ (plus fees)

Two Bedroom Mid Terraced House with Two Reception Rooms

An extended traditional mid terraced house on a desirable road with entrance, lounge, dining room, kitchen, bathroom, bedroom one, bedroom two. Front & rear yard.

Please note, deposit funds must be paid from cleared funds – debit/credit cards only – cheques will not be accepted.

A minimum deposit of £8,000 NOT £5,000 must be paid at the auction in addition to the Administration Fee & any Buyers Premiums.

Additional Fees

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

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

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[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Preston City Council

Energy Performance Certificate (EPC): Current Rating C

Residential

7A

105 Centenary Mill, New Hall Lane, Preston, Lancashire PR1 5JH

***GUIDE PRICE:**

£45,000 – £50,000 (plus fees)

A Second Floor Two Bedroom Duplex Apartment

Property description & room measurements have been provided by the vendor: A second floor mezzanine apartment with lift access. The property comprises: communal entrance with intercom, entrance hall, open plan lounge kitchen diner, two double bedrooms, en-suite to the master & additional bathroom. Externally there is a communal car park. **Entrance Hall:** Electric storage heater. Spiral stairs leading to the first floor. **Open Plan Lounge:** 19'9" (max) x 28'5" (max) / 6.02m (max) x 8.66m (max) Large open plan lounge diner & kitchen. Two large double glazed windows to the rear aspect. Two electric storage heaters. Wall lights. Built in storage cupboard housing the boiler. **Kitchen:** Wall and base units with contrasting work surfaces incorporating single bowl stainless steel sink & drainer, electric oven & hob with a stainless steel extractor hood over. Integrated fridge, freezer, dishwasher & microwave, space for a washing machine. Part tiled walls. Breakfast bar. **Bedroom Two:** 7'9" x 13'6" / 2.36m x 4.11m. Double glazed window. Electric storage heater. Wall lights. **Bathroom:** Three piece suite comprising of panelled bath with shower head over, pedestal hand basin & low level WC. Part tiled walls & tiled floor. Wall lights. 10'9" x 11'9" / 3.28m x 3.58m Mezzanine bedroom overlooking the open plan lounge. Electric storage heater. Wall lights. **En-Suite:** Three piece suite comprising shower cubicle, pedestal hand basin & low level WC. Part tiled walls. Wall lights **External:** Communal parking with visitor spaces.

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential for improvement

34 Devonshire Road, Burnley, Lancashire BB10 1AL

8

*GUIDE PRICE:

£22,000+ (plus fees)

Two Storey Mid Terraced House Part Renovated & Requiring Further Works

Following works the property could comprise; entrance, lounge, dining room, kitchen, two bedrooms, bathroom or a four bedroom double fronted house with the acquisition of the adjoining property No. 36.

Please note, deposit funds must be paid from cleared funds – debit/credit cards only – cheques will not be accepted.

A minimum deposit of £8,000 NOT £5,000 must be paid at the auction in addition to the Administration Fee & any Buyers Premiums.

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 £900 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page



Residential for improvement

36 Devonshire Road, Burnley, Lancashire BB10 1AL

9

*GUIDE PRICE:

£22,000+ (plus fees)

Two Storey Mid Terraced House Part Renovated & Requiring Further Works

Following works the property could comprise entrance, lounge, dining room, kitchen two bedrooms, bathroom or a four bedroom double fronted house with the acquisition of the adjoining property No. 34. Please note, deposit funds must be paid from cleared funds – debit/credit cards only – cheques will not be accepted. A minimum deposit of £8,000 NOT £5,000 must be paid at the auction in addition to the Administration Fee & any Buyers Premiums.

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 £900 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page



Residential for improvement

36 Mercer Road, Lostock Hall, Preston, Lancashire PR5 5TR

9A

*GUIDE PRICE:

£50,000+ (plus fees)

A Two Bedroom Semi Detached House in need of Modernisation

A two bedroom semi-detached house in a popular residential location close to good schools and M6, M65 Motorway network. The property comprises Entrance hall, Lounge and dining kitchen. First floor – Two bedrooms and bathroom. Off road parking and rear garden. No access will be allowed for viewings due to the internal condition. PLEASE NOTE, DEPOSIT FUNDS MUST BE PAID FROM CLEARED FUNDS – DEBIT/CREDIT CARDS ONLY – CHEQUES WILL NOT BE ACCEPTED. A minimum deposit of £8,000 NOT £5,000 must be paid at the auction in addition to the Administration Fee & any Buyer's Premiums.

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 £900 inc VAT, payable on exchange of contracts.

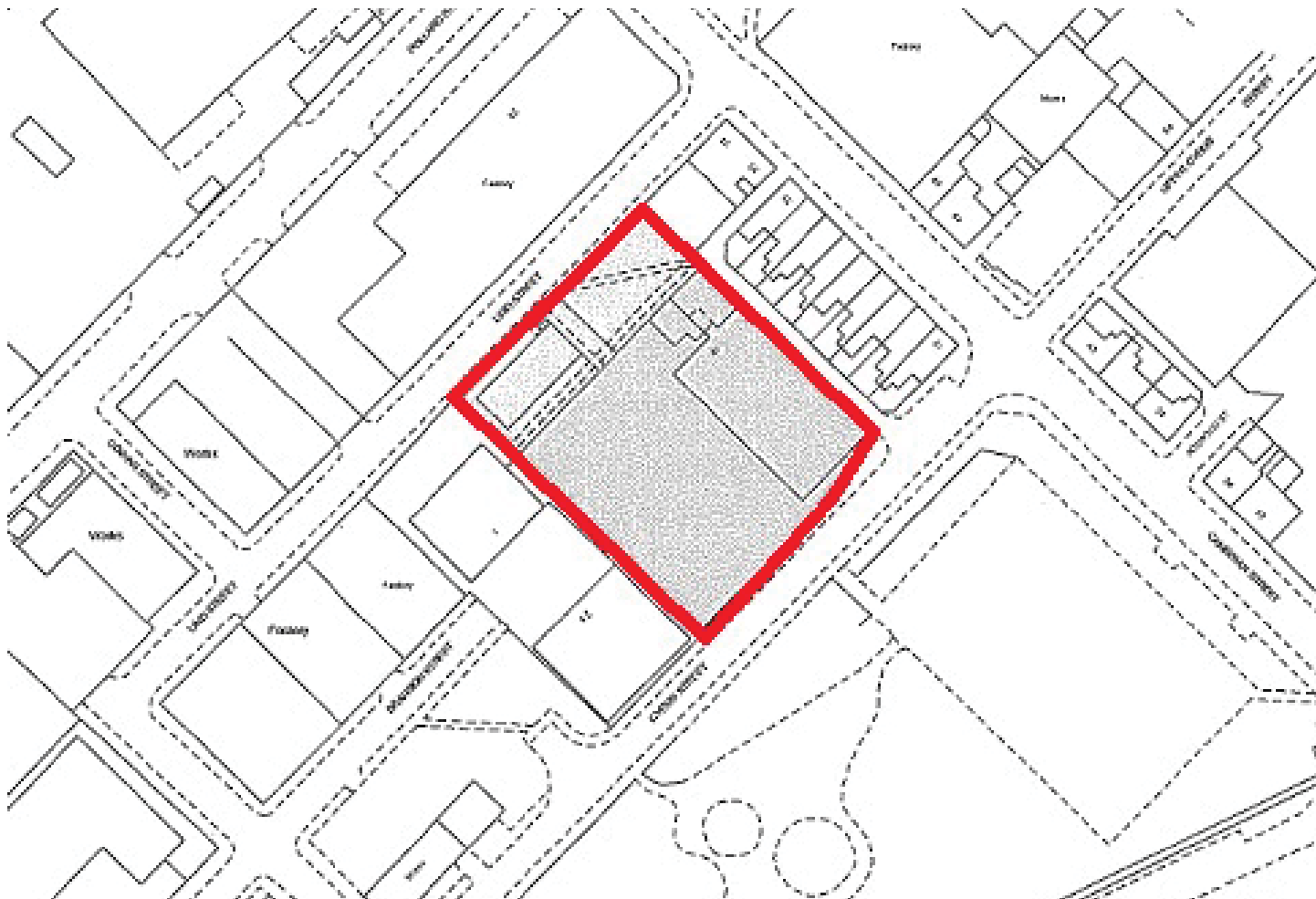
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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*Description on Auction Information page

19 Lind Street, Manchester, Greater Manchester M40 7ES

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



Strategic Site 0.71 Acre (0.3 Hectare) Considered Suitable for Future Development (STP)

To be sold on behalf of mortgagees not in possession, therefore not inspected. A rectangular site of approximately 0.71 acres (0.3 hectares), of mainly hard standing with two buildings which appear to be in a dilapidated state.

A part demolished single storey workshop unit fronting Lind Street which we understand extends to 2,199 sq ft together with a two storey office/school house building extending to 7,305 sq ft (source Co-Star).

The site extends between Lind Street to the north and Cyrus Street to the south, half mile to the east of Manchester City Centre with the Etihad Campus and Stadium (Manchester City FC) approximately ¼ mile to the east of the site.

The site occupies a strategic location for future development as part of the Eastlands Regeneration/Eastern Gateway scheme.

All interested parties are advised to consult with Manchester City Council with regard to their intended use.



Tenure: See Legal Pack

Local Authority: Manchester City Council

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

Additional Fees

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

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

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

The Blencarn Hotel, 294 Promenade, Blackpool, Lancashire FY1 2EY

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



Freehold Hotel 20 Letting Bedrooms with 16 En-suites Over Five Floors

The accommodation is laid out over five floors to include; lobby, reception, residents lounge & balcony (20 guests), bar (12 guests), dining/ breakfast room (42 guests). Twenty letting bedrooms in total with 13 double rooms and 7 family rooms. Superb sea front main promenade location with parking to front. Lift. Owners accommodation comprises; lounge, two bedrooms, bathroom & private rear entrance as well as internal access from the main hotel.



Tenure: Freehold

Local Authority: Blackpool Borough Council

Energy Performance Certificate (EPC): Current Rating B

Additional Fees

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

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

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



Residential

9 Elvington Close, Congleton, Cheshire CW12 3FZ

12

*GUIDE PRICE:

£55,000 (plus fees)

Modern Purpose Built One Bedroom First Floor Apartment

Modern purpose built first floor apartment. Internally the accommodation briefly comprises lounge with Juliet balcony, kitchen, bathroom and double bedroom. The apartment benefits from double glazing, designated off road parking and communal gardens. The property is situated on the fringe of Congleton town centre which provides a range of local amenities including train station with direct access to Manchester and Stoke-on-Trent.

Tenure: See Legal Pack

Local Authority: Cheshire West and Chester Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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*Description on Auction Information page



Residential

117A Montgomery House, Demesne Road, Manchester, M16 8PH

13

*GUIDE PRICE:

£7,500+ (plus fees)

Residential Student Pod Accommodation

This recently refurbished student property comprises of a combined bedroom & living area. Everything required for a student let i.e. double bed, desk, wardrobe, fitted carpets, curtains/blinds, & wash basin, is included within the sale price. Current lets vary around £80-£85 per week / £4160-£4420 per annum. Both ground rent and service charges are paid up to date. With eight university & college campuses within a 2-mile radius, & excellent transport links, Montgomery House is in an ideal location for students. The building is set within extensive grounds, with mature gardens & on-site parking. Residents of the 250 operational student units benefit from communal bathroom & kitchen facilities, recreation areas, laundry services, gym facilities, bike store, free minibus service to city centre, & 24-hour on-site management.

Tenure: See Legal Pack

Local Authority: Manchester 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 £900 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page



Residential for improvement

48 Pritchard Street, Burnley, Lancashire BB11 4JY

13A

*GUIDE PRICE:

£20,000 - £25,000 (plus fees)

A Two Bedroom Mid Terraced House in Shell Condition

Accommodation briefly comprising of a two bedroom mid terrace house - entrance hallway, lounge, kitchen, two bedrooms & bathroom. Rear yard & on street parking.

Tenure: See Legal Pack

Local Authority: Burnley Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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*Description on Auction Information page

14

Residential**3 Culzean Close, Leigh, Lancashire
WN7 2BN*****GUIDE PRICE:****£20,000 - £30,000 (plus fees)****First floor studio apartment**

A spacious first floor studio flat offers Economy 7 heating and double glazing. The living/bedroom overlooks the communal garden area. Off the living/bedroom there is a separate kitchen and 3 piece bathroom suite. The property also benefits from loft space for additional storage.

**Tenure:** See Legal Pack**Local Authority:** Lancashire County Council**Energy Performance Certificate (EPC):** Current Rating E**Additional Fees****Buyer's Premium:** £2640 inc VAT payable on exchange of contracts.**Administration Charge:** 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.auctionhouse.co.uk/northwest

*Description on Auction Information page

Residential for improvement**30 Vicarage Lane, Blackpool, Lancashire
FY4 4EQ*****GUIDE PRICE:****£40,000 - £50,000 (plus fees)****Residential House with Great Potential**

A mid terrace house comprising; lounge, kitchen/diner, two double bedrooms, rear garden, central heating & double glazing. Great buy to let investment opportunity.

**Tenure:** See Legal Pack**Local Authority:** Blackpool Borough Council**Energy Performance Certificate (EPC):** Current Rating C**Additional Fees****Buyer's Premium:** £2640 inc VAT payable on exchange of contracts.**Administration Charge:** 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.auctionhouse.co.uk/northwest

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COMMERCIAL



16

Residential

14 Clifford Street, Colne, Lancashire BB8 9JL

*GUIDE PRICE:

£35,000+ (plus fees)

Improved Two Bedroom Mid Terraced House with Modern Dining Kitchen & Shower Room

Ready to move in or rent out this improved terraced house comprises entrance, lounge, large family dining kitchen, utility room, first floor landing, bedroom one, bedroom two, shower room. Gas central heating & double glazing. Yard to rear.

Please note, deposit funds must be paid from cleared funds – debit/credit cards only – cheques will not be accepted.

A minimum deposit of £8,000 NOT £5,000 must be paid at the auction in addition to the Administration Fee & any Buyers Premiums.



Tenure: See Legal Pack

Local Authority: Pendle Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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*Description on Auction Information page



Residential

153-155 Church Street, Westhoughton, Greater Manchester BL5 3JW

*GUIDE PRICE:

£150,000 (plus fees)

Two Houses and Separate House on Land with Development Potential

A two bedroom semi detached home which has recently been refurbished throughout. A two bedroom semi with planning permission to convert into 2 x one bedroom apartments (Application No. 89452/13 dated 15/2/2013). There is additional land to the rear of the property which also has planning permission for a three bedroom detached property (Application No. 89453/13 dated 15/2/2013).

17

Tenure: See Legal Pack

Local Authority: Bolton Metropolitan Borough Council

Energy Performance Certificate (EPC): D

Additional Fees

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

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

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*Description on Auction Information page

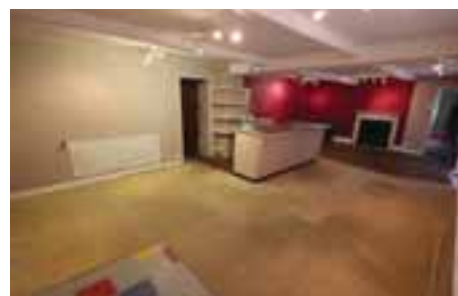


Residential tel: 0800 050 1234 (Freephone)
Commercial tel: 0161 830 7477
auctionhousenorthwest.co.uk



206-208 Lytham Road, Warton, Preston, Lancashire PR4 1AH

*GUIDE PRICE: **£140,000+** (plus fees)



A Detached Cottage and Barn previously used as the Village Post Office & Stores

Situated centrally within Warton Village & opposite BAE entrance, this property offers an array of possibilities. Conversion in to two dwellings, demolition, development / change of use, all of course are subject to obtaining the relevant permission. The property is not listed.

Description:

Cottage: Porch entrance, lounge, dining room, breakfast kitchen, utility room, WC. First floor – Three bedrooms and bathroom.

Old Post office: Open plan room to the ground floor. Rear porch and rear access with separate stairs to first floor store room.

Rear: To the rear of the property there is a garden with off road parking and detached single garage.

Tenure: See Legal Pack

Local Authority: Preston City Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

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

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



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

Plots/Building Land

Plot 6 Roadways & Residual Land, Heol Y Pentre, Pont-Henri, Llanelli, Dyfed, Carmarthenshire SA15 5NS

***GUIDE PRICE:**
£1,000+ (plus fees)

Parcel of Land Amounting to Approximately 0.2 Acres with Residual Roadways

The lot comprises a parcel of land amounting to approximately 0.2 acres. The site benefits from frontage along Heol Y Pentre with an additional right of way created to the rear shared in common with adjoining plots (previously sold). This is the final plot being offered for sale and comes with the benefits of the residual roadways across the whole site. Please note, deposit funds must be paid from cleared funds – debit/credit cards only – cheques will not be accepted.

Additional Fees

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

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

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[*Description on Auction Information page](#)



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

Plots/Building Land

Land at Highway, Old Highway, Colwyn Bay, Clwyd LL28 5YE

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

0.6 Acre (0.2 hectare) Triangular Plot of Land

0.6 acre (0.25 hectare) triangular plot of land which runs along Old Highway and backs onto houses on the easterly side of Hazelwood Close in Mochdre, approximately 1 mile to the west of Colwyn Bay. We are not aware of planning history of the site or whether the plot would be suitable for development. All interested parties are advised to make their own enquiry with Conwy Planning Department. PLEASE NOTE, DEPOSIT FUNDS MUST BE PAID FROM CLEARED FUNDS – DEBIT/CREDIT CARDS ONLY – CHEQUES WILL NOT BE ACCEPTED.

Additional Fees

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

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

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[*Description on Auction Information page](#)



Residential for improvement

227 Cog Lane, Burnley, Lancashire BB11 5JT

21

*GUIDE PRICE:

£20,000 (plus fees)

Mid Terrace Property in need of Refurbishment

Auction House have not inspected this property at the time of cataloging but we are informed the property is a three bedroom, one reception room mid terrace property in need of refurbishment.

Tenure: See Legal Pack

Local Authority: Burnley Borough Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential for improvement

8 Rawlinson Street, Carlin How, Saltburn-By-The-Sea, TS13 4EN

22

*GUIDE PRICE:

£20,000+ (plus fees)

Two Bedroom Mid Terraced House

Entrance, lounge, diner, kitchen, bedroom one, bedroom two, bathroom. Front garden & rear yard.

Upon instructions from Auction House Tees Valley. For viewings please call 01642 931 060.

Please note, deposit funds must be paid from cleared funds – debit/credit cards only – cheques will not be accepted.

A minimum deposit of £8,000 NOT £5,000 must be paid at the auction in addition to the Administration Fee & any Buyers Premiums.

Tenure: See Legal Pack

Local Authority: Redcar and Cleveland 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 £900 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Residential for improvement

24 Apollo Avenue, Bury, Lancashire BL9 8HG

23

*GUIDE PRICE:

£105,000+ (plus fees)

Traditional Bay Fronted Semi Detached House with Three Bedrooms, Two Reception Rooms, Garage & Conservatory

Entrance porch, hallway, living room, dining room, kitchen, conservatory, first floor landing, bedroom one, bedroom two, bedroom three, shower room. Gardens to rear, large block paved frontage, drive & garage. The property is double glazed where fitted & gas central heated. We are advised of potential structural movement.

Tenure: See Legal Pack

Local Authority: Bury Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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[*Description on Auction Information page](#)

3 Lune Street, Preston, Lancashire PR1 2NL

*GUIDE PRICE: **£250,000** (plus fees)



Retail Investment Let to Ladbrokes at £25,000pa

Ground floor self contained corner retail unit occupied by Ladbrokes Bookmakers for a period of 10 years from 3 June 2013 (expiry 2 June 2023) at a current passing rental of £25,000 pa. A copy of the lease is available in the legal pack.

Ladbrokes Betting and Gaming Limited (company registration no. 00775667) for year end 2017, reported a revenue of £766.5 million with net assets of £813.9 million with 1,928 shops and 10,882 employees. The ultimate parent company is Ladbrokes Coral Group Plc, who reported 2017 interim results showing for six months ending 30 June 2017, net revenue of £1.2 billion gross profit, £842.4 million an EBITDA of £211 million and an operating profit of £158.3 million.

The unit forms the ground floor of a five storey block, the upper parts of which have been converted to residential accommodation. Situated close to the junction with Fishergate and opposite the St Georges Shopping Centre which boasts nearly 100 stores and car parking for over 400 vehicles.

Tenure: See Legal Pack

Local Authority: Preston City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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



Tenure: See Legal Pack

Local Authority: Wolverhampton City Council

Energy Performance Certificate (EPC): Current Rating C

Commercial/Industrial

25

124-126 Station Road, Glossop, Derbyshire SK13 1AJ

***GUIDE PRICE:**

£125,000 - £150,000 (plus fees)

Retail Investment let to Martin McColl Ltd producing £12,850 pa

Freehold mid-terrace property on ground and one upper floor to provide a double fronted convenience store with ancillary staff and storage accommodation to the rear together with a first floor flat which has been sold off on a long lease. The property benefits from a small enclosed yard to the rear. We are informed that the property is let to McColl's by way of a lease until November 2021 at a rent of £12,850 pa. Please refer to legal pack for copy of lease. Martin McColl Ltd trade from 1,611 store across the UK and for y/e reported revenue £1.13 bn, adjusted EBITDA - £44m and profit before tax £18.4m. Situated in closed proximity to Boots pharmacy and The Post Office with Hadfield Train Station within approx 200m.

Additional Fees

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

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

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

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*Description on Auction Information page



Residential for improvement

25A

12 Leslie Avenue, Thornton-Cleveleys, Lancashire FY5 4PE

***GUIDE PRICE:**

£60,000+ (plus fees)

Semi Detached House in need of Modernisation

A three bedroom semi detached family home in need of modernisation. The property comprises; three bedrooms, living room, dining room, kitchen, shower room, driveway, front and rear gardens. Situated in a good location close to amenities and main road networks.

Additional Fees

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

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

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

Tenure: See Legal Pack

Local Authority: Fylde Borough Council

Energy Performance Certificate (EPC): Current Rating To Follow

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*Description on Auction Information page



Residential Investments

53 Ainsworth Lane, Bolton, Greater Manchester BL2 2PP

26

*GUIDE PRICE:

£50,000+ (plus fees)

Two bed two reception mid terraced house let on AST 425pcm / £5,100pa

Location. The property is positioned approximately 1 mile east of Bolton town centre close to the A579 (Bury Road) and near to the Ainsworth Lane junction with Bury Road (A58). The property comprises a traditional two storey, mid terraced house of brick construction beneath a pitched tiled roof. Yard areas are located to the front and rear of the property.

Tenure. Leasehold (999 years from 1 November 1894).

Tenancy. The property is let on a standard Assured Shorthold Tenancy (AST) with rent payable at £425 per month (£5,100 per annum).

Tenure: See Legal Pack

Local Authority: Bolton Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential Investments

39 Nixon Road, Bolton, Greater Manchester BL3 3PX

27

*GUIDE PRICE:

£55,000+ (plus fees)

Two Bedroom Mid Terraced House Let on AST at £430pcm/£5,160pa

Location: the property is located approximately 1.5 miles south west of Bolton town centre, close to the A579 (St Helens Road) which provides a key arterial route towards the town centre and good regional access via the M61.

Description: the property comprises a two storey, mid terraced house of traditional solid wall brick construction beneath a pitched slate-covered roof. Small yard area are located to the front and rear of the property. Tenure: Leasehold (990 years from 1 December 1898).

Tenancy: the property is let on a standard Assured Shorthold Tenancy (AST) with rent payable at £420 per month (£5,160 per annum).

Tenure: See Legal Pack

Local Authority: Bolton Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential for improvement

64 Candia Tower, Jason Street, Liverpool, Merseyside L5 5EA

28

*GUIDE PRICE:

£25,000 - £35,000 (plus fees)

Great Buy to Let opportunity

Located off Netherfield Road North close to local amenities, transport links & schooling.

Approximately 2 miles from Liverpool City Centre. A purpose built apartment comprising; Hall, lounge, kitchen three bedrooms & bathroom. A great buy to let investment opportunity.

Tenure: See Legal Pack

Local Authority: Liverpool City Council

Energy Performance Certificate (EPC): Current Rating tbc

Additional Fees

Buyer's Premium: £2640 inc VAT payable on exchange of contracts.

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

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

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[*Description on Auction Information page](#)



Residential Investments

29 Alton Road, Liverpool, Merseyside L6 4BH

29

***GUIDE PRICE:**

£70,000+ (plus fees)

Semi Detached Property Arranged as Two Flats Subject to a Tenancy

Semi detached property arranged as two flats subject to a tenancy. Flat 1 is let at £90pw/£4,680pa & Flat 2 is let at £400pcm/£4,800pa. Gross annual rent £9,480pa.

Tenure: See Legal Pack

Local Authority: Liverpool City Council

Energy Performance Certificate (EPC): Current Rating B

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential Investments

54 Ritson Street, Liverpool, Merseyside L8 0UF

30

***GUIDE PRICE:**

£37,500+ (plus fees)

Two Bedroom Mid Terrace Let at £104.89pw/£5,454.28pa

Two bedroom mid terrace let at £104.89pw/£5,454.28pa

Tenure: See Legal Pack

Local Authority: Liverpool City Council

Energy Performance Certificate (EPC): Current Rating B

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Commercial

2 West Street, St Helens, Merseyside WA10 3DP

31

***GUIDE PRICE:**

£45,000 (plus fees)

Vacant Two and a Half Storey Retail Unit

Traditionally constructed two and a half storey former bookmakers with storage and living accommodation to the upper floors. The floor areas as taken from the VOA are as follows:-

Ground Floor: 43.5 sq m

First Floor: Storage 34.7 sq m

There is a attic/dormer room in addition.

The property is situated fronting onto West Street, close to the junction with Thatto Heath Road/ Lugsmore Lane (B5413) approximately 1 mile to the south west of St Helens town centre.

Tenure: See Legal Pack

Local Authority: St Helens Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential

Flat 7E Buckingham Road, Liverpool, Merseyside L13 8AY

32

***GUIDE PRICE:**

£20,000+ (plus fees)

Top Floor Two Bedroom Split Level Apartment with Modern Kitchen & Bathroom

Modern self-contained apartment situated on the top floor. Entrance hallway, two bedrooms, modern white bathroom suite, open plan modern kitchen, lounge diner. Gas central heating & double glazing where fitted. Please note, deposit funds must be paid from cleared funds – debit/credit cards only – cheques will not be accepted. A minimum deposit of £8,000 NOT £5,000 must be paid at the auction in addition to the Administration Fee & any Buyers Premiums.

Tenure: See Legal Pack

Local Authority: Liverpool City 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 £900 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Residential for improvement

46 Reed Street, Burnley, Lancashire BB1 3LP

33

***GUIDE PRICE:**

£10,000 + (plus fees)

Two Bedroom Mid Terraced House

Two bed mid terraced house in need of modernisation. Entrance, living room, dining kitchen, first floor landing bedroom one, bedroom two, bathroom. Yard to rear. PLEASE NOTE, DEPOSIT FUNDS MUST BE PAID FROM CLEARED FUNDS – DEBIT/CREDIT CARDS ONLY – CHEQUES WILL NOT BE ACCEPTED. A minimum deposit of £8,000 NOT £5,000 must be paid at the auction in addition to the Administration Fee & any Buyers Premiums.

Tenure: See Legal Pack

Local Authority: Burnley Borough Council

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

Additional Fees

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

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

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[*Description on Auction Information page](#)



Residential Investments

11A Apple Blossom Grove, Cadishead, Manchester, M44 5FX

34

***GUIDE PRICE:**

£50,000+ (plus fees)

Modern Purpose Built Two Bedroom Apartment Let at £115pw/£5,980

Modern purpose built two bedroom apartment let at £115pw/£5,980pa.

Tenure: See Legal Pack

Local Authority: Salford City Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

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

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[*Description on Auction Information page](#)

Farmhouse Conversion, Carr House Farm, Preston Road, Inskip, Preston, PR4 0TJ

*GUIDE PRICE: **£125,000 – £150,000** (plus fees)



Farmhouse Conversion Opportunity Planning Consent for Four Bedrooms

Detached unconverted farmhouse at Carr House Farm situated off Preston Road, Inskip, benefiting from planning consent ref 06/2017/1251, granted February 2018 to convert to four bedroom house on a plot of approximately 0.75 acre. Representing a rare opportunity for self-build or development with the plans thoughtfully designed with a mix of the modern and the charm and character of the original farmhouse. The proposed accommodation is to comprise:-

Ground Floor: Open plan lounge with dining area, kitchen/diner, utility, snug, W.C & cloaks.

First Floor: Gallery landing, 2no. en-suite bedrooms, 2no bedrooms, bathroom & dressing room.

Externally: Terrace area to three sides and the plot extends to 0.75 acres boasting far reaching views over open countryside.

Tenure: See Legal Pack

Local Authority: Fylde 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 £900 inc VAT, payable on exchange of contracts.

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



Barn Conversion, Carr House Farm, Inskip, Preston, Lancashire PR4 0TJ

*GUIDE PRICE: **£125,000 – £150,000** (plus fees)



Barn Conversion Opportunity. Planning Consent for Four Bedrooms

Detached unconverted barn at Carr House Farm situated off Preston Road, Inskip, benefiting from planning consent Ref: 06/2017/1251, granted February 2018 to convert to a four bedroom house on a plot of approximately 0.4 acre. Representing a rare opportunity for self-build or development with the plans thoughtfully designed with a mix of the modern and the charm and character of the original farmhouse. The proposed accommodation is to comprise :-

Description:

Ground Floor: Entrance hall, dining room, lounge, open-plan kitchen diner, WC/cloaks and utility.

First Floor: Landing, 3no. en-suite bedrooms & master en-suite bedroom with dressing room.

Externally: There is a terrace area to three sides and the plot extends to 0.4 acres boasting far reaching views over open countryside.



Tenure: See Legal Pack

Local Authority: Preston City Council

Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

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

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

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

Grazing Land

Plot of Land at Carr House Farm, Off Preston Road, Catforth, Preston, Lancashire PR4 0TJ

37

*GUIDE PRICE:

£50,000 - £60,000 (plus fees)

2 Acre Plot of Grazing Land

Level plot of agricultural grassland extending to approximately 2 acres, suitable for agricultural or grazing or potential garden land if sold with the adjacent farm / barn conversion. Access is from Preston Road / Lewth Lane (B5269) close to the junction with Catforth Road.

Tenure: See Legal Pack

Local Authority: Preston City Council

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

Additional Fees

Buyer's Premium: 1.2% inc VAT of the purchase price subject to a minimum of £900 inc VAT, payable on exchange of contracts.

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

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

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*Description on Auction Information page



Tenure: See Legal Pack

Local Authority: Lancashire County Council

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

Plots/Building Land

38

Land at Catforth Road, Catforth, Preston, Lancashire PR4 0HH

*GUIDE PRICE:

£40,000 - £50,000 (plus fees)

Circa 1.8 Acre Plot of Land with Development Potential (STP)

Approximately 1.8 acre plot of land with access provided off Catforth Road, close to the junction with Preston Road/Lewth Lane (B5269). The site houses the footing of a historic building and is considered suitable for limited residential development, subject to the necessary consents being obtained. All interested parties are advised to make their own enquiries with Preston City Council Planning Office. The plot itself occupies a rural location midway between Catforth and Inskip, approximately 6 miles north of Preston city centre.

Additional Fees

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

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

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

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Storage

Storage Building at Carr House Farm, Off Preston Road, Catforth, Preston, Lancashire PR4 0TJ

39

***GUIDE PRICE:**

£75,000 (plus fees)

Open Sided Barn / Industrial Building on Approximately 0.36 acres

Steel portal frame storage barn extending to approximately 4,000 sq ft with part brickwork base walls but mainly open sided. The building sits on a site of approximately 0.36 acres of predominantly concrete hard-standing. Considered suitable for a variety of storage / industrial / agricultural uses and potentially future residential development, subject to the necessary consents being obtained. Access is from Preston Road / Lewth Lane (B5269) close to the junction with Catforth Road.

Tenure: See Legal Pack

Local Authority: Preston City Council

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

Additional Fees

Buyer's Premium: 1.2% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT payable on exchange of contracts.

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

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

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Outbuilding

Outbuilding at Carr House Farm, Off Preston Road, Catforth, Preston, Lancashire PR4 0TJ

40

***GUIDE PRICE:**

£50,000 (plus fees)

Single storey former outbuilding on circa 0.57 acres - may suit development (STP)

Former single storey agricultural building of blockwork base walls which has had the roof removed. The building sits on a plot of circa 0.57 acres (0.23 ha) and is considered suitable for a variety of storage / industrial / agricultural uses and potentially future residential development, subject to the necessary consents being obtained. Access is from Preston Road / Lewth Lane (B5269) close to the junction with Catforth Road.

Tenure: See Legal Pack

Local Authority: Preston City Council

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

Additional Fees

Buyer's Premium: 1.2% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT payable on exchange of contracts.

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

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

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Residential

1 Ellis Street, Whelley, Wigan, Lancashire WN1 3PL

41

***GUIDE PRICE:**

£45,000 - £55,000 (plus fees)

Two Bedroom Semi Detached

An extended semi detached house comprising entrance hallway, spacious lounge, dining room and fitted kitchen on the ground floor. To the first floor there are two good size double bedrooms and a bathroom. Externally the property provides a private enclosed, low maintenance yard to the rear.

Tenure: See Legal Pack

Local Authority: Lancashire County Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Buyer's Premium: £2640 inc VAT payable on exchange of contracts.

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

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

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Tenure: See Legal Pack

Local Authority: Hyndburn Borough Council

Energy Performance Certificate (EPC): Current Rating To Follow

41A

Residential for improvement

73 Water Street, Accrington, Lancashire BB5 6QU

***GUIDE PRICE:**

£15,000+ (plus fees)

Two Bedroom Mid Terraced House with Two Reception Rooms

Entrance hallway, lounge, dining room, kitchen, first floor landing, bedroom one, bedroom two, bathroom. Yard to the rear. In need of refurbishment. PLEASE NOTE, DEPOSIT FUNDS MUST BE PAID FROM CLEARED FUNDS – DEBIT/CREDIT CARDS ONLY – CHEQUES WILL NOT BE ACCEPTED. A minimum deposit of £8,000 NOT £5,000 must be paid at the auction in addition to the Administration Fee & any Buyers Premiums.

Additional Fees

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

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

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Residential

126A Montgomery House, Demesne Road, Manchester, M16 8PH

42

*GUIDE PRICE:

£7,500+ (plus fees)

Residential Student Pod Accommodation

This recently refurbished student property comprises of a combined bedroom & living area. Everything required for a student let i.e. double bed, desk, wardrobe, fitted carpets, curtains/blinds, & wash basin, is included within the sale price. The property is currently let for £80 per week until 5th August 2019. Both ground rent and service charges are paid up to date. With eight university & college campuses within a 2-mile radius, & excellent transport links, Montgomery House is in an ideal location for students. The building is set within extensive grounds, with mature gardens & on-site parking. Residents of the 250 operational student units benefit from communal bathroom & kitchen facilities, recreation areas, laundry services, gym facilities, bike store, free minibus service to city centre, & 24-hour on-site management.

Tenure: See Legal Pack

Local Authority: Manchester 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 £900 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page



Residential for improvement

23 Whalley Street, Burnley, Lancashire BB10 1BX

43

*GUIDE PRICE:

£10,000+ (plus fees)

Two Bedroom Mid Terraced House

Two bedroom mid terraced house in need of modernisation. Entrance, living room, dining kitchen, first floor landing, bedroom one, bedroom two, bathroom. Yard to the rear. PLEASE NOTE, DEPOSIT FUNDS MUST BE PAID FROM CLEARED FUNDS - DEBIT/CREDIT CARDS ONLY - CHEQUES WILL NOT BE ACCEPTED. A minimum deposit of £8,000 NOT £5,000 must be paid at the auction in addition to the Administration Fee & any Buyer's Premiums.

Tenure: See Legal Pack

Local Authority: Burnley Borough Council

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

Additional Fees

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

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

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*Description on Auction Information page



Residential for Improvement

30 Whalley Street, Burnley, Lancashire BB10 1BX

44

*GUIDE PRICE:

£10,000 + (plus fees)

Two Bedroom Mid Terraced House

Two bed mid terraced house in need of modernisation. Entrance, living room, dining kitchen, first floor landing bedroom one, bedroom two, bathroom. Yard to rear. PLEASE NOTE, DEPOSIT FUNDS MUST BE PAID FROM CLEARED FUNDS - DEBIT/CREDIT CARDS ONLY - CHEQUES WILL NOT BE ACCEPTED. A minimum deposit of £8,000 NOT £5,000 must be paid at the auction in addition to the Administration Fee & any Buyers Premiums.

Tenure: See Legal Pack

Local Authority: Burnley Borough Council

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

Additional Fees

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

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

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*Description on Auction Information page



Mixed Use

**252-254 Dickson Road, Blackpool,
Lancashire FY1 2JS**

45

*GUIDE PRICE:

£50,000+ (plus fees)

Mixed Use Vacant Building

A mixed use freehold building separated into a ground floor retail shop and a first floor two bedroom duplex flat both with vacant possession and in need of some updating.

Tenure: Freehold

Local Authority: Blackpool Borough Council

Energy Performance Certificate (EPC): Current Rating G & E

Additional Fees

Buyer's Premium: £2640 inc VAT payable on exchange of contracts.

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

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

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Residential Investments

46

**36 Chorley Road, Westhoughton, Bolton, Greater
Manchester BL5 3PR**

*GUIDE PRICE:

£80,000+ (plus fees)

Extended Four Bedroom End Terraced House with Gardens. Let at £525pcm/£6,300pa

Entrance hall, lounge, dining room & kitchen on the ground floor, on the first floor, a master bedroom with dressing room, three further bedrooms & a four piece family bathroom. The property benefits from gas central heating & double glazing where stated. Outside there is a garden, together with rear yard. At time of cataloguing Auction House have not been able to verify the accommodation or seen the tenancy agreement. Please check the legal pack for details.



Tenure: See Legal Pack

Local Authority: Bolton Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £1100 inc VAT payable on exchange of contracts.

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

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

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Residential

23 Victoria Grove, Bolton, Greater Manchester BL1 4JW

47

*GUIDE PRICE:

£45,000+ (plus fees)

Two Bed Mid Terraced House Vacant after recent Tenancy

Location. The property is located approximately 1 mile northwest of Bolton town centre, close to Chorley Old Road (B6226) which provides an arterial route into the town. The property is located in an established residential area. The property comprises a two storey, mid-terrace house of brick solid-wall construction beneath a pitched roof.

Tenure Freehold.

Tenancy The property is currently vacant.

Tenure: See Legal Pack

Local Authority: Bolton Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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

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*Description on Auction Information page



Residential Investments

171 Settle Street, Bolton, Greater Manchester BL3 3DN

48

*GUIDE PRICE:

£60,000+ (plus fees)

Two Bedroom Mid Terraced House Let on AST at £425pcm/£5,100pa

Location: the property is located approximately 1 mile south of Bolton town centre in the suburb of Great Lever. The property is within a well established residential area.

Description: the property comprises a two storey, mid-terrace house of brick construction beneath a pitched tiled roof. The property has a bay window to the front elevation and front and rear yard access.

Tenure: Leasehold (985 years from 27 April 1915).

Tenancy: the property is let on a standard Assured Shorthold Tenancy (AST) with rent payable at £425 per month (£5,100) per annum.

Tenure: See Legal Pack

Local Authority: Bolton Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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HAVE YOU DONE YOUR RESEARCH?

...viewed the Property?

...checked the Legal Pack?

...taken Legal Advice?

...spoken to an Advisor?

**AUCTION
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Commercial**3 Cheltenham Road, Blackpool,
Lancashire FY1 2PS*****GUIDE PRICE:****£60,000 (plus fees)****Substantial Former Food Processing Facility with Retail Frontage
3,131 sq.ft – May Suit Alternative Uses STP**

Two storey property of brickwork elevations beneath a pitched roof covered with slates and tiles. To the front is a retail unit linking to food production area to the rear plus additional production area and ancillary to the first floor.

Includes the adjacent surfaced car park considered suitable for five to six cars – please see legal pack for exact boundaries.

The property is considered suitable for alternative uses, including residential conversion, subject to the necessary consents being obtained. Blackpool town centre is approximately ¼ mile to the south of the property.

Additional Fees

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

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

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



Tenure: See Legal Pack

Local Authority: Blackpool Borough Council

Energy Performance Certificate (EPC): Current Rating F

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Next Auction Date 14th March 2019

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Residential for improvement

Flat 1, 8 Balmoral Terrace, Fleetwood, Lancashire FY7 6HG

50

***GUIDE PRICE:**

£17,500 (plus fees)

A Vacant One Bedroom Ground Floor Flat

The property comprises; open plan lounge/kitchen, bedroom & shower room. On street parking.

Tenure: See Legal Pack

Local Authority: Wyre Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential for improvement

11 Pemberton Street, Blackburn, Lancashire BB1 9AB

51

***GUIDE PRICE:**

£40,000+ (plus fees)

A Vacant Two Bedroom Mid Terrace House in Need of Some Modernisation

A mid terrace house comprising; lounge, kitchen, two bedrooms & bathroom. Rear yard & on street parking.

Tenure: See Legal Pack

Local Authority: Blackburn with Darwen 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 £900 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Commercial/Industrial

Toms Locksmith Welding & Fabrication Services, 33A Brynford Street, Holywell,

52

***GUIDE PRICE:**

£50,000+ (plus fees)

A fantastic opportunity to purchase a commercial property that is currently trading as a well established locksmiths and welding business with a great turn over and fantastic reputation in the local town. Situated in a prime position in the local town this property is well located and would be suitable for a wide range of different businesses with potential subject to the relevant planning consents could be converted into a residential property.

Tenure: See Legal Pack

Local Authority: Gwynedd County Council

Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

Buyer's Premium: £2640 inc VAT payable on exchange of contracts.

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

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

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Residential for improvement

44 Nant Y Gro, Prestatyn, Flintshire LL19 9TY

53

*GUIDE PRICE:

£35,000 (plus fees)

Fire Damaged Semi-Detached Three Bedroom House

Double fronted semi-detached three bedroom house which has been fire damaged and therefore not inspected. The property occupies a corner plot at the junction of Bryn Mor with gardens to the front and side and driveway parking in front of a detached garage.

Tenure: See Legal Pack

Local Authority: Flintshire County Council

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

Additional Fees

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

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

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

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*Description on Auction Information page



Plots/Building Land

Land at Tan Y Allt, Llandulas, Anglesey, Gwynedd LL22 8LX

54

*GUIDE PRICE:

£90,000 - £110,000 (plus fees)

Land with Planning Permission

A substantial development site with sea views and planning permission to build two detached dwellings planning No. 0/38144. Plans and further information can be found in the legal pack.

Location: From the A55 exit at junction 23 for Llandulas. Proceed into the village past the petrol station and take the 2nd turning on your right into Pencoed Road. Follow this road up the hill passing the turnings for Cae Melyn and Lon Pendyffryn, you will soon after see the turning for Tan Y Allt on your right, follow this road for 100 yards where you will see the plot on your left hand side.

Tenure: See Legal Pack

Local Authority: Conwy County Borough Council

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

Additional Fees

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

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

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

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WHAT TO BRING ON AUCTION DAY

PASSPORT

DRIVING LICENCE

UTILITY BILL (3 MONTHS)

*NO CASH

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Land South of Henllys, off Rhiwgarn Estate, Trebanog, Porth, Rhondda, Rhondda Cynon Taff CF39 9DJ***GUIDE PRICE: NIL Reserve** (plus fees)

Note: This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

Approx. 2 Acre Site in Close Proximity to Existing Housing

An area of land that extends to approximately 0.8 hectares (2 acres) or thereabouts in close proximity to Rhiwgarn Housing Estate and located approximately 1.5 miles from Porth Town Centre.

The land is overgrown in nature and of varying topography and has pleasant views across the surrounding countryside.

It can be accessed from Rhiwgarn Road along a right of way on foot as shown highlighted within the legal pack.

The land is outside but close to the settlement boundary within Rhondda Cynon Taf Council's Local Development Plan (2006-2021) and interested parties are advised to make their own enquiries with the council's planning department.

Held on a new 999 year lease from January 2019 with freeholders consent for residential or commercial development or change of use subject to planning permission. Check legal pack for lease details.

Tenure: Leasehold

Local Authority: Rhondda Cynon Taff County Borough Council

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

Additional Fees

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

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

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



Tenure: See Legal Pack

Local Authority: Rotherham Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating C

Residential for improvement

56

**10 Victoria Street, Kilnhurst,
Mexborough, South Yorkshire S64 5SQ**

***GUIDE PRICE:**

£60,000+ (plus fees)

Three Bedroom Semi Detached House with Three Reception Rooms, Driveway & Gardens

Character semi-detached house that was previously two separate properties now arranged as a three bedroom semi-detached house with three reception rooms, cellar, attic, kitchen diner, shower room, drive & rear gardens.

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Preston City Council

Energy Performance Certificate (EPC): Current Rating TBC

Residential Investments

57

111 De Lacy Street, Ashton-on-Ribble, Preston, PR2 2DD

***GUIDE PRICE:**

£60,000+ (plus fees)

Traditional Mid Terraced House Arranged as Four Bedroom Professional Shared Accommodation

Porch, hallway, bedroom one (or living room), communal lounge (or dining room), kitchen, first floor landing, bedroom two, bedroom three, bedroom four, bathroom. Gas central heating & double glazing. Yard to rear. The landlord has not renewed any of the tenancies so only one bedroom is currently let holding over. Full let the property produced £13,800pa gross. The property has a modern interior with modern kitchen & bathroom.

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Chorley Borough Council

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

Residential for improvement

58

1-3 Gordon Street, Chorley, Lancashire, PR6 0RS

***GUIDE PRICE:**

£140,000+ (plus fees)

Semi Detached Property as Arranged as 4 X Self-Contained One Bedroom Flats

Intercom systems, 2 X one bedroom self-contained flats to ground floor & 2 X one bedroom self-contained flats to first floor. Each flat has an entrance hall, lounge, shower room, kitchen & bedroom.



Additional Fees

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

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

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

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LEGAL PACKS



We remind all prospective buyers that prior to auction day, the legal documents can be viewed at our offices, or online for free, thus making the process of purchasing at auction much easier and open to everyone.

We also offer a service for non attending bids by way of telephone or proxy if you cannot make the auction day. Non Attending Bid Forms are included to the rear of this Catalogue.

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Residential for improvement

21 Ashridge Street, Runcorn, Cheshire WA7 1HU

59

*GUIDE PRICE:

£55,000+ (plus fees)

Two Bedroom Double Fronted End Terrace with Two Reception Rooms & Basement

Double fronted end of terrace. Situated within walking distance of Runcorn Old Town, Runcorn Railway Station & Junction 12 of the M56 just a short drive away. Open aspect to front & enclosed yard to the rear this property briefly comprises of hallway, lounge, dining room, kitchen, cellar. First floor landing, bedroom one, bedroom two, bathroom.

Please note, deposit funds must be paid from cleared funds – debit/credit cards only – cheques will not be accepted.

Tenure: See Legal Pack

Local Authority: Halton 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 £900 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Residential for improvement

15 Swan Meadow Road, Wigan, WN3 5BJ

60

*GUIDE PRICE:

£60,000+ (plus fees)

Bay Fronted Three Bedroom Semi-Detached House in Need of Modernisation

Lounge, dining room, kitchen, three bedrooms, bathroom, gardens.

Tenure: See Legal Pack

Local Authority: Wigan Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential

63 Candia Tower, Jason Street, Liverpool, Merseyside L5 5EA

61

*GUIDE PRICE:

£30,000+ (plus fees)

Sixth Floor Self Contained Apartment with Three Bedrooms

Hallway, lounge diner, kitchen, bathroom, bedroom one, bedroom two, bedroom three, balcony, residents gym & parking.

Tenure: See Legal Pack

Local Authority: Liverpool 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 £900 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Residential for improvement

20 New Ferry Road, Birkenhead, Merseyside CH62 1BJ

62

***GUIDE PRICE:**

£30,000+ (plus fees)

Two Bedroom Two Reception Terraced House in Need of Modernisation

Hallway, living room, dining room, kitchen, first floor landing, bedroom one, bedroom two, bathroom. Garden fronted & rear yard.

Tenure: See Legal Pack

Local Authority: Wirral Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential Investments

7 Drayton Road, Liverpool, Merseyside L4 6TS

63

***GUIDE PRICE:**

£50,000+ (plus fees)

Two Bedroom Mid Terraced House Let at £90.90pw/£4726.80pa

Two bedroom mid terraced house let at £90.90pw/£4726.80pa.

Tenure: See Legal Pack

Local Authority: Liverpool City Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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

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Commercial Investments

The Sun Inn, 88 Bolton Street, Blackpool, Lancashire, FY1 6AA

64

***GUIDE PRICE:**

£125,000 - £150,000 (plus fees)

Pub Investment Producing £25,000pa

Substantial public house investment, situated fronting Bolton Street which runs parallel to The Promenade to the rear of Yates' Wine Lodge. The pub is currently let by way of a lease until 31.07.2021 at a current rental of £25,000 pa. The tenant has an option to renew at the end of the lease. The Sun Inn was awarded Pub of the Year in 2017 by the Blackpool Gazette. Internally providing ground floor bar areas, cellar and two upper floors of living accommodation.

Tenure: See Legal Pack

Local Authority: Blackpool Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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

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Residential Investments

19A Redbank Road, Bispham, Blackpool, Lancashire FY2 9HN

65

***GUIDE PRICE:**

£45,000+ (plus fees)

A Tenanted Three Bedroom First Floor Flat Currently Let at £475pcm

A first floor apartment with access via the rear. The property comprises; kitchen, hall, lounge, bathroom, two bedrooms, box room/bedroom three. Gas central heated & double glazed where fitted. Currently let on an AST at £475pcm from 2016. Prospective purchasers are advised to check the legal pack to confirm tenancy details.

Tenure: See Legal Pack

Local Authority: Blackpool Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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

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Residential

4 Beach Avenue, Thornton-Cleveleys, Lancashire FY5 1ED

66

***GUIDE PRICE:**

£37,000+ (plus fees)

One Bedroom Self-Contained Ground Floor Flat Situated in an End of Terraced House

Ground floor flat presented in a modern internal finish. Previously let at £520pcm/£6,240pa. Communal entrance, flat entrance, hallway, large modern dining kitchen, bedroom, modern white bathroom with shower over bath & glass screen, gas central heated & double glazed. Wooden flooring throughout. Kitchen includes integrated appliances, oven, hob & dishwasher. Yard to rear & parking.



Tenure: See Legal Pack

Local Authority: Wyre Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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Residential Investments

46 Queen Victoria Road, Blackpool, Lancashire FY1 5JX

67

***GUIDE PRICE:**

£50,000+ (plus fees)

A Tenanted Three Bedroom Mid Terrace House Currently Let at £700 pcm

Not Inspected by auction house but advised by the vendor that the property comprises; entrance hall, lounge, dining room, and kitchen. First floor – Three bedrooms and bathroom. Prospective purchasers are advised to check the legal pack to confirm tenancy details as Auction House have not had sight of the agreement at the time of cataloguing.

Tenure: See Legal Pack

Local Authority: Fylde Borough Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

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

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Residential Investments

4 Canal Cottages, Southgate, Wigan, WN3 4EH

68

***GUIDE PRICE:**

£130,000 (plus fees)

A Tenanted Semi-Detached Two Storey Canal Side Cottage

Accommodation – not internally inspected by Auction House but believed to comprise: ground floor – entrance hall, lounge, dining room & kitchen. First floor – three bedrooms & bathroom. Garden to the side. Prospective purchasers are advised to check the legal pack to confirm tenancy details as Auction House have not had sight of these at the time of cataloguing. Location – the property is accessed off Pottery Road & is close to local amenities in Wigan Town Centre. The property is currently let on a regulated tenancy agreement at £314.16 pcm / £3,769.92 pa from 10th January 1978

Tenure: See Legal Pack

Local Authority: Wigan Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating G



Additional Fees

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

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

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Residential Investments

2A August Road, Liverpool, Merseyside L6 4DF

69

***GUIDE PRICE:**

£60,000+ (plus fees)

Large Three Bedroom Two Reception Maisonette Let at £121.15pw/£6299.80pa

Large three bedroom two reception maisonette let at £121.15pw/£6299.80pa. Large rear yard.

Tenure: See Legal Pack

Local Authority: Liverpool City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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[*Description on Auction Information page](#)

Sparkles Bar, 14 Union Buildings, off Bradshawgate, Bolton, Greater Manchester BL2 1AZ

*GUIDE PRICE: **£75,000** (plus fees)**Freehold Former Nightclub/Bar – May Suit Residential Conversion in Part or Whole (STP)**

Traditionally constructed freehold double fronted two storey town centre former bar/nightclub to be sold with vacant possession. Internally the property briefly comprises ground floor bar/nightclub with ladies and gents w.c.'s and separately accessed first floor former 4 bed residential accommodation previously used as open plan bar, lounge with office, w.c., store and kitchen. There is also a basement cellar. Externally there is a small forecourt to the rear. The property is fitted with gas fired central heating and is located on Union Buildings, off Bradshawgate in Bolton town centre, convenient for the towns railway and bus stations together with all town centre amenities.

**Tenure:** See Legal Pack**Local Authority:** Bolton Metropolitan Borough Council**Energy Performance Certificate (EPC):** Current Rating E**Additional Fees****Buyer's Premium:** £900 inc VAT payable on exchange of contracts.**Administration Charge:** 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Commercial

**72-74 Bradshawgate, Bolton,
Greater Manchester BL1 1QQ**

*GUIDE PRICE:

£120,000 (plus fees)**Ground Floor and Basement Retail/A2 Unit with First and Second Floor Self Contained Offices**

Ground floor double fronted retail/A2 unit with basement and ancillary accommodation beneath separately accessed first and second floor office accommodation which are considered suitable for residential conversion subject to the necessary consents being obtained. The premises are in need of refurbishment and are situated on Bradshawgate in Bolton Town Centre close to Crompton Place Shopping Centre and Nelson Square. We have been provided with the following net internal floor areas:

Ground Floor: 1,299 sq ft (120.7 sq m)**Basement:** 402 sq ft (37.3 sq m)**First & Second Floor Offices:** 1,670 sq ft (155 sq m)**Additional Fees****Buyer's Premium:** £900 inc VAT payable on exchange of contracts.**Administration Charge:** 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.**Tenure:** See Legal Pack**Local Authority:** Bolton Metropolitan Borough Council**Energy Performance Certificate (EPC):** Current Rating Cauctionhouse.co.uk/northwest

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Residential Investments

93a & 93b Manchester Road, Bolton, Greater Manchester BL2 1ET

72

*GUIDE PRICE:

£70,000+ (plus fees)

Extended end of terrace arranged as 2 x self-contained flats let on AST's at £880opa combined

Location. The property is located approximately 400 metres south east of Bolton town centre and close to the A666 which provides access to the regional motorway network at Junction 2 of the M61. The property comprises a two storey, end terraced house of brick construction. The property is converted to provide two self-contained flats. Tenure. Leasehold (999 years from 26 July 1829). Tenancies. Flat 93a Manchester Road - The property is let on a standard Assured Shorthold Tenancy (AST) with rent payable at £365 per month (£4,380 per annum). Flat 93b Manchester Road - The property is let on a standard Assured Shorthold Tenancy (AST) with rent payable at £85 per week (£4,420 per annum).

Tenure: See Legal Pack

Local Authority: Bolton Metropolitan Borough Council

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

Additional Fees

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

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

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

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Residential for improvement

19 Ploughfields, Westhoughton, Bolton, Greater Manchester BL5 3LG

73

*GUIDE PRICE:

£185,000+ (plus fees)

A Two/Three Bedroom Detached Bungalow

A detached bungalow comprising; entrance vestibule, lounge, dining room/bedroom three, dining kitchen, utility room, two bedrooms, bathroom & separate WC. Gas central heating & double glazing. Externally there is a driveway, detached double garage & gardens to the front, side & rear.

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 £900 inc VAT, payable on exchange of contracts.

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

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Residential for improvement

19 Angela Street, Blackburn, Lancashire BB2 4DJ

74

*GUIDE PRICE:

£25,000 - £35,000 (plus fees)

Two Bedroom Terrace House in Need of Modernisation

A two bedroom end terrace in need of modernisation throughout. A great buy to let opportunity.

Tenure: See Legal Pack

Local Authority: Blackburn with Darwen Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Buyer's Premium: £1500 inc VAT payable on exchange of contracts.

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

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

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*Description on Auction Information page



Commercial

1 Birley Street, Blackpool, Lancashire FY1 1EG

75

***GUIDE PRICE:**

£50,000 (plus fees)

Two Storey Former Restaurant/Take Away/Retail Unit

Two -storey former restaurant/take away unit centrally located on the pedestrianised Birley Street in the centre of Blackpool adjacent to the Rose & Crown Public House with nearby occupiers including Thomas Cook Travel, Nat West and Barclays Bank. From previous agents particulars we understand the accommodation briefly comprises ground floor 553sq ft/51.4 sq m. First floor storage 318 sq ft/29.5 sq m plus WC. The property is sold with vacant possession and is considered suitable for restaurant/takeaway uses and retail use.

Tenure: See Legal Pack

Local Authority: Blackpool Borough Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

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

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

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

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Plots/Building Land

Plots 5 & 6 Parkside Road, Cornholme, Todmorden, OL14 8QA

76

***GUIDE PRICE:**

£70,000 (plus fees)

Residential Development Plots with Lapsed Consent for 2 X 4 Bedroom Detached Houses

Rectangular plot of land extending to approximately 0.11 acres, situated between No's. 39 & 45 Parkside Road. The immediately surrounding area has been recently developed (in approx 2009) for detached housing. From the information taken from Calderdale Council Planning Portal the plots benefitted from consent for 2 no. 4 bed detached houses with garages (App No. 05/01296/FUL) dated 30 August 2005 which was subsequently renewed in November 2010 (Ref 10/00968/REW). This consent appears to have lapsed and any interested party is advised to consult directly with Calderdale Council with regard to their intentions. The property is situated on the south side of Parkside Road which links directly to Burnley Road (A646) in the Cornholme area, approximately 1½ miles north of Todmorden.

Tenure: See Legal Pack

Local Authority: Calderdale Metropolitan Borough Council

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

Additional Fees

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

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

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

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Commercial

106 High Street, Rishton, Blackburn, Lancashire BB1 4LQ

77

***GUIDE PRICE:**

£76,000 (plus fees)

Ground Floor Retail with Upper Living Accommodation

Traditionally constructed mid-terrace former restaurant premises with living accommodation to the upper floors. The commercial element extends to 1,119 sq ft (104 m²) and the first floor living accommodation 1,350 sq ft. (125 m²). Considered suitable for a number of alternative uses, subject to the necessary consents being obtained. Situated in the centre of Rishton approximately 4 miles east of Blackburn.

Tenure: See Legal Pack

Local Authority: Blackburn with Darwen Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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Tenure: See Legal Pack

Local Authority: Bolton Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating D

Residential for improvement

78

19 Devoke Grove, Bolton, Greater Manchester BL4 0PU

***GUIDE PRICE:**

£90,000+ (plus fees)

Three Bedroom Semi Detached house with Two Reception rooms, Conservatory and Garage

Entrance vestibule leading to the lounge and separate dining room, fitted kitchen with a range of wall and base units and a conservatory with door leading to the rear garden. To the first floor there are three double bedrooms, two of the bedrooms benefit from having fitted wardrobes. There is a separate wc and a family bathroom with bath, shower over the bath and hand wash basin. Externally to the front there is ample off road parking as well as an integral garage with up and over door. This home benefits from gas central heating and is partly double glazed.

Additional Fees

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

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

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

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Residential Investments

Apartment 15 Regency Chambers, 7 Temple Lane, Liverpool, Merseyside L2 5BB

79

***GUIDE PRICE:**

£70,000+ (plus fees)

A One Bedroom City Centre Apartment

A one bedroom apartment comprising; entrance hall, open plan lounge/kitchen, master bedroom and bedroom. The property is currently let on a periodic tenancy at £650.00 pcm. 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. Prospective purchasers are also advised to check the Special Conditions in the legal pack regarding the Management Company and Service Charges.

Tenure: See Legal Pack

Local Authority: Liverpool City Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

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

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Tenure: See Legal Pack

Local Authority: Wirral Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating C

80

Residential Investments

**108 Poulton Road, Wallasey,
Merseyside CH44 9DJ**

***GUIDE PRICE:**

£125,000 (plus fees)

**Fully Refurbished & Commercially Let 4 Bedroom HMO Producing
£12,480pa**

Fully refurbished four bed HMO. The whole property is currently let to a substantial property management company by way of a five year full repairing lease from 22 October 2018 at a rental of £12,480 pa. The tenant provides rental accommodation under a government contract. The tenant, for the year end December 2017 managed approximately 2,900 properties with a turnover of £37.9m and a profit of £2.8m. The tenant is responsible for all utilities and repairs at the property – a copy of the lease is available within the legal pack. Internally the property briefly comprises ground floor, entrance hall, kitchen & two bedrooms. First Floor: kitchen, bathroom & two bedrooms. The property has been fully refurbished and reconfigured to include new electrics, lighting, windows, gas fired central heating, floor coverings, kitchen and bathroom.

Additional Fees

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

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

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

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Residential

Apartment 5, 85 Green Lane, Mossley Hill, Liverpool, Merseyside L18 2EP

81

*GUIDE PRICE:

£260,000+ (plus fees)

A Vacant Four Bedroom Second Floor Apartment

A converted development situated in the popular & highly desirable area of Mossley Hill. The property is surrounded by a wealth of local amenities & is within walking distance of Calderstones Park. The apartment briefly comprises, communal hallways with lift & staircase access to upper floors, reception hall, lounge, kitchen, utility room, two bedrooms with en-suite facilities, two additional bedrooms & bathroom. Communal gardens & secure gated parking. Please note, deposit funds must be paid from cleared funds – debit/credit cards only – cheques will not be accepted.

Tenure: See Legal Pack

Local Authority: Liverpool City Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential Investments

Apartment 204 Emmeline, 17 Dalton Street, Manchester, Greater Manchester M40 7EB

82

*GUIDE PRICE:

£75,000 + (plus fees)

A Tenanted One Bedroom Apartment

The Towers are named after the Pankhurst family; Emmeline, Christabel and Sylvia and are designed to a high specification. This one bed apartment within Emmeline Tower comprises of a hallway, living area that includes a fitted kitchen and a utility cupboard. One bedroom and bathroom. Complete with a secure allocated car parking space. the towers are located just a ten minute walk from Manchester's Northern Quarter and all the bars, restaurants and shops

Tenure: See Legal Pack

Local Authority: Manchester 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 £900 inc VAT, payable on exchange of contracts.

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

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Residential

354 Hawthorne Road, Bootle, Merseyside L20 9AX

83

*GUIDE PRICE:

£55,000+ (plus fees)

A Vacant Two Bedroom Mid Terrace House

A two bedroom mid terrace house comprising; entrance hall, lounge, dining room, kitchen & utility room to the ground floor. Two bedrooms & bathroom to the first floor. Rear yard. The property is ready to move into.

Tenure: See Legal Pack

Local Authority: Sefton Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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[*Description on Auction Information page](#)

722-724 Atherton Road, Hindley Green, Wigan, Greater Manchester WN2 4SD***GUIDE PRICE: £119,500 (plus fees)****Ground Floor Retail/Commercial Use with Four Bedroom Living Accommodation**

Two storey semi-detached property briefly comprising ground floor self-contained retail unit, formerly trading as village butchers which has been extended to the rear, in addition there is an adjoining self-contained residential dwelling which extends above the retail/commercial unit and provides ground floor open plan lounge, dining room with kitchen and utility room to the rear. To the first floor is four bedrooms and bathroom. The property is in need of refurbishment throughout, however would lend itself to reconfiguration back to two properties, whether these be residential or mixed use (subject to the necessary consents being obtained). To the rear of the property is an enclosed yard area. The property is prominently situated fronting on Atherton Road (A577) in the Hindley Green area, approximately 4.5 miles east of Wigan town centre. Joint Agent - Parkinson Real Estate.

PARKINSON
REAL ESTATE ●●●●

Tenure: See Legal Pack**Local Authority:** Wigan Metropolitan Borough Council**Energy Performance Certificate (EPC):** Current Rating E**Additional Fees****Buyer's Premium:** £900 inc VAT payable on exchange of contracts.**Administration Charge:** 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Residential

Waverley House, 12 The Spinnakers, Liverpool, Merseyside L19 3RZ

85

*GUIDE PRICE:

£100,000+ (plus fees)

A Two Bedroom Second Floor Apartment

The property comprises communal entrance, entrance hall, open plan lounge/kitchen, two bedrooms & family bathroom. Outside there is allocated and visitors parking and communal gardens.

Tenure: See Legal Pack

Local Authority: Liverpool 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 £900 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page



Residential for improvement

86

46 Oakfield Road, Blacon, Chester, Cheshire CH1 5AQ

*GUIDE PRICE:

£150,000+ (plus fees)

Detached Bungalow in Need of Some Refurbishment

A spacious detached bungalow situated on a good size plot with great reconfiguration potential internally and externally.

The property comprises three bedrooms, loft room, ample off road parking, garage, large garden, two reception rooms, conservatory, three bedrooms, kitchen, bathroom, loft room, outdoor store, large garage, front garden, large rear garden and off road parking for several vehicles.



Tenure: See Legal Pack

Local Authority: Chester City Council

Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

Buyer's Premium: £2640 inc VAT payable on exchange of contracts.

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

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

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**AUCTION
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COMMERCIAL



Residential Investments

Apartment 15 Wellington House, 398-400 Wilmslow Road, Withington, Greater Manchester M20 3LU

87

***GUIDE PRICE:**

£120,000+ (plus fees)

Modern Purpose Built Two Bed Apartment of 560 sq ft Tenanted at £775pcm / £9300pa

Let on a 12 month AST from September 2018 at £775pcm/ £9300ap. Mid floor self contained two bed apartment. Highly desirable development and location.

Tenure: See Legal Pack

Local Authority: Manchester City Council

Energy Performance Certificate (EPC): Current Rating B

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Land/Development

88

Land to the Rear of 315 - 319 West Street, Crewe, Cheshire CW1 3HU

***GUIDE PRICE:**

£45,000 (plus fees)

Freehold Development Site with Planning Permission for 3 x Three Bed Houses

The property comprises a freehold parcel of land extending to approximately 0.14 acres and is a cleared site with access to the site provided by a wide entrance alongside 319 West Street. Planning permission was granted by Cheshire East Borough Council (application number 17/4882N) on 15th November 2017 for the development of the site to comprise 3 new three bedroom terraced dwellings. The site is located on the north side of West Street in the heart of Crewe in an area comprising a mix of both residential and commercial property. The site is within a regeneration zone and close to several large multi-national and global organisations, Bentley, Bombardier and Crewe Commercial and business parks. Local shopping facilities are available nearby whilst the centre of Crewe lies a short distance to the east providing comprehensive shopping and recreational facilities while a Morrisons Supermarket lies to the south. Recreational pursuits in the area include number of bars and restaurants whilst Queens Park and Tipkinder Park lies to the south as does Queen Park Golf Course. Public transport links in the area include local bus routes servicing the surrounding area with Crewe Rail Station lying to the south.

Additional Fees

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

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

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

Tenure: See Legal Pack

Local Authority: Crewe and Nantwich Borough Council

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

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NORTH WEST

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**AUCTION
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COMMERCIAL

Commercial

67-71 Deardengate, Rossendale, Lancashire BB4 5SN

89

***GUIDE PRICE:**

£50,000 (plus fees)

First and Second Floor former office premises. Considered suitable for residential conversion (STP)

First and second floor former office space set within a period building above Dominos Pizza. Internally the premises are in need of full refurbishment and are believed to have potential for conversion to residential use subject to the necessary consents being obtained. The premises briefly comprise the following: Ground Floor Entrance Hall to side First Floor 7 former office rooms, storeroom, kitchen and ladies and gents w.c.'s. Second Floor 2 storage rooms. According to the VOA the net internal floor area is 144.3 sq m (1,553 sq ft). The premises are situated in the centre of Haslingden

Tenure: See Legal Pack

Local Authority: Rossendale Borough Council

Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

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

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

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

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[*Description on Auction Information page](#)

Redevelopment

Rear of 39-41 Caroline Street, Blackpool, Lancashire FY1 5BU

90

***GUIDE PRICE:**

£10,000 - £15,000 (plus fees)

A Vacant Two Storey Building Previously used as a Storage Unit

A Storage Unit Set over two floors. The building has potential for development / change of use, all of course are subject to obtaining the relevant permission / consents.

Please note, deposit funds must be paid from cleared funds – debit/credit cards only – cheques will not be accepted.

A minimum deposit of £8,000 NOT £5,000 must be paid at the auction in addition to the Administration Fee & any Buyers Premiums.

Tenure: See Legal Pack

Local Authority: Blackpool Borough Council

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

Additional Fees

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

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

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[*Description on Auction Information page](#)

HAVE YOU DONE YOUR RESEARCH?

...viewed the Property?

...checked the Legal Pack?

...taken Legal Advice?

...spoken to an Advisor?

**AUCTION
HOUSE**
NORTH WEST

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

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



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

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

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

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

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

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

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

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

The accommodation provides the following net internal floor areas:

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



Tenure: See Legal Pack

Local Authority: Oldham Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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



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- Landlord and tenant disputes

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Residential Investments

122 Mornington Road, Bolton, Greater Manchester BL1 4ED

92

***GUIDE PRICE:**

£55,000+ (plus fees)

A Tenanted Three Bedroom Mid Terrace House Currently Let on an AST at £495pcm

A tenanted three bedroom mid terrace house. Not inspected by Auction House but advised by the vendor that the property comprises; lounge, dining room & kitchen. First floor – three bedrooms, bathroom & loft space. Prospective purchasers are advised to check the legal pack to confirm tenancy details as Auction House have not had sight of this at the time of cataloguing.

Please note, deposit funds must be paid from cleared funds – debit/credit cards only – cheques will not be accepted.

Tenure: See Legal Pack

Local Authority: Bolton 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 £900 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page

WAYS TO BID AT AN AUCTION

IN PERSON



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

IN PROXY



Proxy bidding is used when you cannot attend the auction.

IN TELEPHONE



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

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

0800 050 1234
0161 830 7477

or email northwest@auctionhouse.co.uk
nwcommercial@auctionhouse.co.uk

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**AUCTION
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COMMERCIAL

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

*GUIDE PRICE: **£150,000** (plus fees)**Tenanted convenience store producing £9,750 pa. Plus 2 x vacant flats in need of refurbishment.**

Traditionally constructed corner property briefly comprising tenanted ground floor self contained convenience store trading as Premier Express, Fairfield Convenience Store. There are two flats above, 1 x one bed and 1 x two bed which are both accessed via the side entrance. The ground floor convenience store is currently occupied by way of a 10 year lease from 31 July 2012 at a current rental of £9,750 pa. Both flats are vacant and need refurbishment. The property fronts onto Rochdale Old Road (B6222) on the outskirts of Bury Town Centre. Bury Town Centre is located 1.5 miles west from the subject property and Junction 2 of the M66 motorway is one mile to the north. VAT is applicable on this property.

Description:

Flat 1 : Comprises an open plan living/dining/kitchen area, bedroom, bathroom and separate toilet.

Flat 2: Comprises a living/dining/kitchen area, bedroom 1, bedroom 2 and a 3 piece bathroom. When refurbished and fully occupied the estimated rental value is listed to be in the region of £20,000 pa.

Tenure: See Legal Pack

Local Authority: Bury Metropolitan Borough Council

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

Additional Fees

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

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

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



Residential

3 Inskip, Skelmersdale, Lancashire WN8 6JT

94

*GUIDE PRICE:

£60,000+ (plus fees)

A Three Bedroom Semi-Detached House

A semi detached house, location within close proximity to the Town Centre and Main Road Links. The property comprises: Entrance hallway, living room, kitchen/dining room, three bedrooms and a family bathroom. Externally the property provides gardens to the front, side and rear and has a private gated driveway creating off road parking.

Tenure: See Legal Pack

Local Authority: West Lancashire Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £2640 inc VAT payable on exchange of contracts.

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

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

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[*Description on Auction Information page](#)



Commercial/Industrial

60 Palatine Road, Blackpool, Lancashire FY1 4BY

95

*GUIDE PRICE:

£40,000+ (plus fees)

Substantial Property Over Three Floors. In Need of Refurbishment

Three storey property previously converted into flats. Close to Blackpool Town Centre all amenities and transport links. In need of complete refurbishment throughout.

Tenure: See Legal Pack

Local Authority: Blackpool Borough Council

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

Buyer's Premium: £2640 inc VAT payable on exchange of contracts.

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

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

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[*Description on Auction Information page](#)



Residential for improvement

59 Gillet Street, Preston, Lancashire PR1 5HX

96

*GUIDE PRICE:

£50,000+ (plus fees)

A Three Bedroom and Terrace House in Need of Modernisation

A mid terrace house requiring; lounge and dining kitchen to the ground floor. First floor - Three bedrooms and bathroom. Lounge room currently used as a fourth bedroom. On street parking and small rear yard.

Tenure: See Legal Pack

Local Authority: Preston City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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[*Description on Auction Information page](#)



Residential for improvement

52 Ribble Road, Fleetwood, Lancashire FY7 7BU

97

*GUIDE PRICE:

£65,000+ (plus fees)

A Two Bedroom Mid Terrace House in Need of Modernisation

A vacant two bedroom mid terrace house comprising; entrance hall, lounge, kitchen, two bedrooms & bathroom. Off road parking & rear garden.

Please note, deposit funds must be paid from cleared funds – debit/credit cards only – cheques will not be accepted.

Tenure: See Legal Pack

Local Authority: Wyre 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 £900 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Residential for improvement

3 Bedford Street, Crewe, Cheshire CW2 6JA

98

*GUIDE PRICE:

£60,000+ (plus fees)

A Two Bedroom Semi-Detached House in Need of Modernisation

A vacant two bedroom semi-detached house comprising; entrance hallway, lounge, dining room & kitchen. First floor – two bedrooms & bathroom. On street parking & rear yard.

Please note, deposit funds must be paid from cleared funds – debit/credit cards only – cheques will not be accepted.

Tenure: See Legal Pack

Local Authority: Cheshire East Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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Residential for improvement

12 Grappenhall Road, Great Sutton, Ellesmere Port, Cheshire CH65 7AT

99

*GUIDE PRICE:

£85,000 (plus fees)

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

A vacant three bedroom semi-detached house comprising; entrance hallway, lounge, kitchen. First floor – three bedrooms, bathroom & separate W/C. Driveway & gardens to the front & rear.

Room measurements: Lounge – 20'1" x 12'1" (6.12m x 3.68m)

Kitchen – 17'1" x 9'9" (5.21m x 2.97m)

Bedroom one – 12'1" x 11'0" (3.68m x 3.35m)

Bedroom two – 11'11" x 9'1" (3.63m x 2.77m)

Bedroom three – 13'0" x 9'1" (3.96m x 2.77m)

Tenure: See Legal Pack

Local Authority: Cheshire West and Chester 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 £900 inc VAT, payable on exchange of contracts.

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

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-  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.

**Please contact Claire Blezard
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0800 050 1234**

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-  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.

**AUCTION
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**AUCTION
HOUSE
COMMERCIAL**

MEMORANDUM OF SALE



Lot: _____ Date: _____ Address: _____

Name and address of Vendor

Name and address of Purchaser

Price
Excluding VAT

Deposit Paid

Buyers Premium

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

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

Signed: _____
Authorised Agent for Vendor

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

of: _____

Signed: _____ Dated: _____
The Purchaser

Name and address of Vendors Solicitor

Contact:

Name and address of Purchasers Solicitor

Contact:

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

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

NON-ATTENDING BID OR TELEPHONE BID

Please also sign and return the reverse side of this form



AUTHORISATION FOR BIDDING BY PROXY OR TELEPHONE

Proxy

☐

Telephone

☐

Full Name (s):

Name of Company (if applicable):

Home or Company (address): Postcode:

Tel: Mobile:

Email:

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

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

PROPERTY AND BID DETAILS

Lot No.: Property Address:

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

(amount in words):

DEPOSIT (tick as applicable)

☐

I attach a cheque for 10% of my proxy bid or £5,000, whichever is the greater, plus 0.9% inc VAT/£900 inc VAT minimum (Administration Charge) and any buyers premium payable as per any description in the catalogue or legal pack.

OR

☐

I attach a blank cheque to be completed by the Auctioneer if my bid is successful, within which he will include 0.9% inc VAT/ £900 inc VAT minimum (Administration Charge) and any buyers premium payable as per any description in the catalogue or legal pack.

My cheque of £ payable to AUCTION HOUSE NORTH WEST LTD
(amount if applicable)

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

Date of Birth Period living at current address NI Number

Passport Number

Driving Licence Number

Previous address if less than 6 months

SOLICITORS

My solicitors are:

Of (address):

Postcode:

Tel: Person Acting:

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

Signed: Date:

PLEASE MARK THE ENVELOPE EITHER PROXY OR TELEPHONE BID

TERMS AND CONDITIONS FOR TELEPHONE BIDS AND BIDDING BY LETTER

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

1. The bidder must complete a separate authority form for each Lot involved, and provide a bankers draft, solicitor's client's account cheque or personal cheque for 10% of the maximum amount of the bid for each Lot. Please note the minimum deposit for any bid is £5,000 PER LOT plus the administration charge of 0.9% inc VAT/£900 inc VAT minimum and any additional buyers premium payable as per any description in the catalogue or legal pack. We will require proof of identity in the form of a driving licence or passport and a utility bill.
2. The bidder must upload Proof of Identity in the form of a scan of a driving licence or passport, and a scan of a utility bill to the Auctions Passport Service that accesses the property's Legal Pack. Also you authorise Auction House to undertake a search with Experian for the purpose of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
3. In the case of a telephone bid the prospective purchaser should provide a blank cheque which the Auctioneer will complete on behalf of the prospective purchaser if the prospective purchaser is successful in purchasing the relevant property for 10% of the purchase price plus the administration charge of 0.9% inc VAT/£900 inc VAT minimum and any additional buyers premium payable as per any description in the catalogue or legal pack or in accordance with the General or Special Conditions of Sale relating to the lot.
4. In the case of a telephone bid the prospective purchaser should provide a blank cheque in the name of the purchaser which the Auctioneer will complete on behalf of the prospective purchaser if the prospective purchaser is successful in purchasing the relevant property for 10% of the purchase price, plus the administration charge or in accordance with the General or Special Conditions of Sale relating to the lot.
5. The bidder shall be deemed to have read the "Important Notice to be read by all bidders"; the particulars of the relevant Lot in the catalogue the general and special conditions of sale. The bidder shall be deemed to have taken all necessary professional and legal advice and to have made enquiries and have knowledge of any announcements to be made from the rostrum of any amendments relating to the relevant Lot. Announcements can and should be checked by bidders on the day before the auction. However, the Auctioneers will advise the bidders of any announcements as soon as possible prior to the Auction.
6. In the case of a written bid, Auction House staff will compete in the bidding up to the maximum of the authorisation. If no maximum is inserted, Auction House reserve the right not to bid.
7. Auction House reserve the right not to bid on behalf of written bidders, in the event of any error, doubt, omission, uncertainty as to the bid, any failure to validate Proof of Identification, or for any reason whatsoever and give no warranty, or guarantee, that a bid would be made on behalf of the bidder and accept no liability.
8. In the event that the written or telephone bid is successful, the Auctioneer will sign the Memorandum of the Contract on behalf of the bidder (a Contract would have been formed on the fall of the hammer).
9. In the event of a Contract, the deposit monies will be applied so far as necessary to meet the requirement for a 10% deposit (minimum £5,000) and the balance of the deposit (if any) will be held by the vendors solicitor pending completion. An Administration charge of 0.9% inc VAT/£900 inc VAT minimum and any additional buyers premium payable as per any description in the catalogue or legal pack should be added to the deposit cheque or a separate cheque should be made payable to Auction House North West Ltd.
10. In the event that the bidder is unsuccessful in gaining the Contract, the deposit monies shall be returned to the bidder promptly.
11. The Auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or for any other reason whatsoever. Prospective telephone purchasers will not hold Auction House liable for any loss or claims relating to the telephone bidding system. The prospective purchaser will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible after the auction. Where the lot has not been purchased the prospective purchaser will be notified by post and the deposit returned as soon as reasonably possible.
12. Once delivered to the Auctioneers, the authority to bid is binding on the bidder on the day on which the particular Lot is auctioned. This is to allow for the possibility of a Vendor agreeing to sell post auction where the bidding has not reached the reserve.
13. The authority can only be withdrawn by notification in writing delivered to Auction House at their office two hours before the start of the auction on the day the relevant Lot is scheduled to be auctioned, or by delivery into the hands of the Auctioneer in the auction room half-an-hour before the start of that day's auction. It is the bidders responsibility to obtain a receipt on a copy of the withdrawal notification signed by one of the Auctioneers and without such a receipt the authority stands, any successful Contract is binding on the bidder.
14. If the bidder, or an agent, actually bids at the auction without having previously withdrawn the authority, the Auctioneer is at liberty to accept such bid in addition to any bid from Auction House staff as empowered under the written authority. Auction House will have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
15. Prospective purchasers are advised in respect of telephone bids should they become disconnected during bidding or are unobtainable, Auction House will not be held responsible or liable for any loss suffered in respect thereof. I hereby confirm that I have read and understood the above terms and conditions to bid by letter.

Signed: Date:

Please sign this page and ensure the form overleaf is completed

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

INTRODUCTION

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

GLOSSARY

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

AUCTION CONDUCT CONDITIONS

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

SALE CONDITIONS

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

IMPORTANT NOTICE

A prudent buyer will, before bidding for a lot at an auction:

- take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant;
- read the conditions;
- inspect the lot;
- carry out usual searches and make usual enquiries;
- check the content of all available leases and other documents relating to the lot;
- check that what is said about the lot in the catalogue is accurate;
- have finance available for the deposit and purchase price;
- check whether VAT registration and election is advisable;

The conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a lot without taking these normal precautions you do so at your own risk.

GLOSSARY

This glossary applies to the auction conduct conditions and the sale conditions.

Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the auction or the contract date (as applicable); and
- where the following words are printed in bold type they have the specified meanings.

Actual completion date

The date when completion takes place or is treated as taking place for the purposes of apportionment and calculating interest.

Addendum

An amendment or addition to the conditions or to the particulars or to both whether contained in a supplement to the catalogue, a written notice from the auctioneers or an oral announcement at the auction.

Agreed completion date

Subject to condition G9.3:

- (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 disappled 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) enter 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

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

- (b) the physical condition of the lot and what could reasonably be discovered on inspection of it, whether or not the buyer has inspected it.
- G1.10 The buyer is not to rely on the information contained in the particulars but may rely on the seller's conveyancer's written replies to preliminary enquiries to the extent stated in those replies.
- G2. DEPOSIT**
- G2.1 The amount of the deposit is the greater of:
- (a) any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than that minimum); and
 - (b) 10% of the price (exclusive of any VAT on the price).
- G2.2 The deposit
- (a) must be paid in pounds sterling by cheque or banker's draft drawn on an approved financial institution (or by any other means of payment that the auctioneers may accept); and
 - (b) is to be held as stakeholder unless the auction conduct conditions provide that it is to be held as agent for the seller.
- G2.3 Where the auctioneers hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the seller on completion or, if completion does not take place, to the person entitled to it under the sale conditions.
- G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the seller may treat the contract as at an end and bring a claim against the buyer for breach of contract.
- G2.5 Interest earned on the deposit belongs to the seller unless the sale conditions provide otherwise.
- G3. BETWEEN CONTRACT AND COMPLETION**
- G3.1 Unless the special conditions state otherwise, the seller is to insure the lot from and including the contract date to completion and:
- (a) produce to the buyer on request all relevant insurance details;
 - (b) pay the premiums when due;
 - (c) if the buyer so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;
 - (d) at the request of the buyer use reasonable endeavours to have the buyer's interest noted on the policy if it does not cover a contracting purchaser;
 - (e) unless otherwise agreed, cancel the insurance at completion, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the buyer; and
 - (f) (subject to the rights of any tenant or other third party) hold on trust for the buyer any insurance payments that the seller receives in respect of loss or damage arising after the contract date or assign to the buyer the benefit of any claim;
- and the buyer must on completion reimburse to the seller the cost of that insurance (to the extent not already paid by the buyer or a tenant or other third party) for the period from and including the contract date to completion.
- G3.2 No damage to or destruction of the lot nor any deterioration in its condition, however caused, entitles the buyer to any reduction in price, or to delay completion, or to refuse to complete.
- G3.3 Section 47 of the Law of Property Act 1925 does not apply.
- G3.4 Unless the buyer is already lawfully in occupation of the lot the buyer has no right to enter into occupation prior to completion.
- G4. TITLE AND IDENTITY**
- G4.1 Unless condition G4.2 applies, the buyer accepts the title of the seller to the lot as at the contract date and may raise no requisition or objection except in relation to any matter that occurs after the contract date.
- G4.2 If any of the documents is not made available before the auction the following provisions apply:
- (a) The buyer may raise no requisition on or objection to any of the documents that is made available before the auction.
 - (b) If the lot is registered land the seller is to give to the buyer within five business days of the contract date an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the lot is being sold.
 - (c) If the lot is not registered land the seller is to give to the buyer within five business days an abstract or epitome of title starting from the root of title mentioned in the special conditions (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the buyer the original or an examined copy of every relevant document.
 - (d) If title is in the course of registration, title is to consist of certified copies of:
 - (i) the application for registration of title made to the land registry;
 - (ii) the documents accompanying that application;
 - (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
 - (iv) a letter under which the seller or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration documents to the buyer.
 - (e) The buyer has no right to object to or make requisitions on any title information more than seven business days after that information has been given to the buyer.
- G4.3 Unless otherwise stated in the special conditions the seller sells with full title guarantee except that (and the transfer shall so provide):
- (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the buyer; and
 - (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the lot where the lot is leasehold property.
- G4.4 The transfer is to have effect as if expressly subject to all matters subject to which the lot is sold under the contract.
- G4.5 The seller does not have to produce, nor may the buyer object to or make a requisition in relation to, any prior or superior title even if it is referred to in the documents.
- G4.6 The seller (and, if relevant, the buyer) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the conditions apply.
- G5. TRANSFER**
- G5.1 Unless a form of transfer is prescribed by the special conditions:
- (a) the buyer must supply a draft transfer to the seller at least ten business days before the agreed completion date and the engrossment (signed as a deed by the buyer if condition G5.2 applies) five business days before that date or (if later) two business days after the draft has been approved by the seller; and
 - (b) the seller must approve or revise the draft transfer within five business days of receiving it from the buyer.
- G5.2 If the seller remains liable in any respect in relation to the lot (or a tenancy) following completion the buyer is specifically to covenant in the transfer to indemnify the seller against that liability.
- G5.3 The seller cannot be required to transfer the lot to anyone other than the buyer, or by more than one transfer.
- G6. COMPLETION**
- G6.1 Completion is to take place at the offices of the seller's conveyancer, or where the seller may reasonably require, on the agreed completion date. The seller can only be required to complete on a business day and between the hours of 0930 and 1700.
- G6.2 The amount payable on completion is the balance of the price adjusted to take account of apportionments plus (if applicable) VAT and interest.
- G6.3 Payment is to be made in pounds sterling and only by:
- (a) direct transfer to the seller's conveyancer's client account; and
 - (b) the release of any deposit held by a stakeholder.
- G6.4 Unless the seller and the buyer otherwise agree, completion cannot take place until both have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller's conveyancer's client account.
- 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

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

- 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.
- G24. TENANCY RENEWALS**
- G24.1** This condition G24 applies where the tenant under a tenancy has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- G24.2** Where practicable, without exposing the **seller** to liability or penalty, the **seller** must not without the written consent of the **buyer** (which the **buyer** must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
- G24.3** If the **seller** receives a notice the **seller** must send a copy to the **buyer** within five business days and act as the **buyer** reasonably directs in relation to it.
- G24.4** Following completion the **buyer** must:
- (a) with the co-operation of the **seller** take immediate steps to substitute itself as a party to any proceedings;
 - (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the tenancy and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
 - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed tenancy) account to the **seller** for the part of that increase that relates to the **seller's** period of ownership of the lot within five business days of receipt of cleared funds.
- G24.5** The **seller** and the **buyer** are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.
- G25. WARRANTIES**
- G25.1** Available warranties are listed in the special conditions.
- G25.2** Where a warranty is assignable the **seller** must:
- (a) on completion assign it to the **buyer** and give notice of assignment to the person who gave the warranty; and
 - (b) apply for (and the **seller** and the **buyer** must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by completion the warranty must be assigned within five business days after the consent has been obtained.
- G25.3** If a warranty is not assignable the **seller** must after completion:
- (a) hold the warranty on trust for the **buyer**; and
 - (b) at the **buyer's** cost comply with such of the lawful instructions of the **buyer** in relation to the warranty as do not place the **seller** in breach of its terms or expose the **seller** to any liability or penalty.
- G26. NO ASSIGNMENT**
- The **buyer** must not assign, mortgage or otherwise transfer or part with the whole or any part of the **buyer's** interest under this contract.
- G27. REGISTRATION AT THE LAND REGISTRY**
- G27.1** This condition G27.1 applies where the lot is leasehold and its sale either triggers first registration or is a registrable disposition. The **buyer** must at its own expense and as soon as practicable:
- (a) procure that it becomes registered at Land Registry as proprietor of the lot;
 - (b) procure that all rights granted and reserved by the lease under which the lot is held are properly noted against the affected titles; and
 - (c) provide the **seller** with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2** This condition G27.2 applies where the lot comprises part of a registered title. The **buyer** must at its own expense and as soon as practicable:
- (a) apply for registration of the transfer;
 - (b) provide the **seller** with an official copy and title plan for the **buyer's** new title; and
 - (c) join in any representations the **seller** may properly make to Land Registry relating to the application.
- G28. NOTICES AND OTHER COMMUNICATIONS**
- G28.1** All communications, including notices, must be in writing. Communication to or by the **seller** or the **buyer** may be given to or by their conveyancers.
- G28.2** A communication may be relied on if:
- (a) delivered by hand; or
 - (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
 - (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the sale memorandum) by a postal service that offers normally to deliver mail the next following business day.
- G28.3** A communication is to be treated as received:
- (a) when delivered, if delivered by hand; or
 - (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a business day a communication is to be treated as received on the next business day.
- G28.4** A communication sent by a postal service that offers normally to deliver mail the next following business day will be treated as received on the second business day after it has been posted.
- G29. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999**
- No one is intended to have any benefit under the contract pursuant to the Contract (Rights of Third Parties) Act 1999.

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 March 2019

25th April 2019

23rd May 2019

4th July 2019

5th September 2019

17th October 2019

14th November 2019

17th December 2019

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