

**AUCTION
HOUSE**

NORTH WEST

**AUCTION
HOUSE
COMMERCIAL**

Wednesday 16th May 2018

2.00pm

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



AUCTION VENUE



HOW TO FIND US

Macron 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.

Wednesday 16th May 2018 – 2.00pm

Bolton Wanderers Football Ground

Macron 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



Oliver Adams
Residential Auction Director



Jamie Rogers
Auction Manager



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Sales Manager



Lynsey Panter
Office Manager



Stephanie Bowman
Auction Administrator



Stuart Cooper
Commercial Auction Director



Robert Gann
Auction Surveyor



Julie Bickerdike
Office Manager



Lesley Doherty
Auction Administrator

A very warm welcome and thank you for attending our third auction of 2018. With over 85 lots catalogued you're sure to find plenty of bidding opportunities and something of genuine interest.

As the profile of Auction House North West continues to grow and flourish, the national picture is similarly strong with healthy performances in most parts of the country helping us to deliver impressive results. In total Auction House UK sold 722 lots in the three months from January to March, compared to 712 in 2017, with a 76% success rate and raising a total of more than £85m (£85,473,000).

Whilst we had a buoyant February, activity in March was hampered by snow and freezing weather which hit viewings and sales alike. This should also be set against a background of dampened activity in the property sector as a whole. For example – the latest survey of RICS estate agents indicates buyer demand has fallen continuously for a full year, and average stock levels remain near an all-time low. However, by contrast, Auction House has a healthy number of lots entered into April's sales and we would expect activity to rise even further as the weather improves."

Although auctions are also noticing a stock shortage, the sector would appear to be more resilient to market fluctuations. More and more people are recognising that auctions are a quick and

successful method of selling property. In particular, they are perfect as a route to market for landlords who can sell with tenant's in-situ. The time is also right for buyers wanting to refurbish property before selling it on – something which should be easier now that spring and the warmer weather has arrived.

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

Entries are now been taken for our July auction:

Buyers as always must carry out their own research and due diligence as profits can easily become losses if you get it wrong. Always view the legal pack and get professional advice. If in doubt ask a member of the auction house team for help and guidance. Good luck and happy bidding today and for those looking to sell by auction, entries are now invited for our July auction.

Jamie Rogers
Auction house North West

NEXT AUCTION DATES

26th July 2018 • 18th September 2018 • 16th October 2018

AUCTION INFORMATION



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



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



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



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



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



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



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



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



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



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



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



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



Plans, Maps and Photographs The plans, floorplans, maps, 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. 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.



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

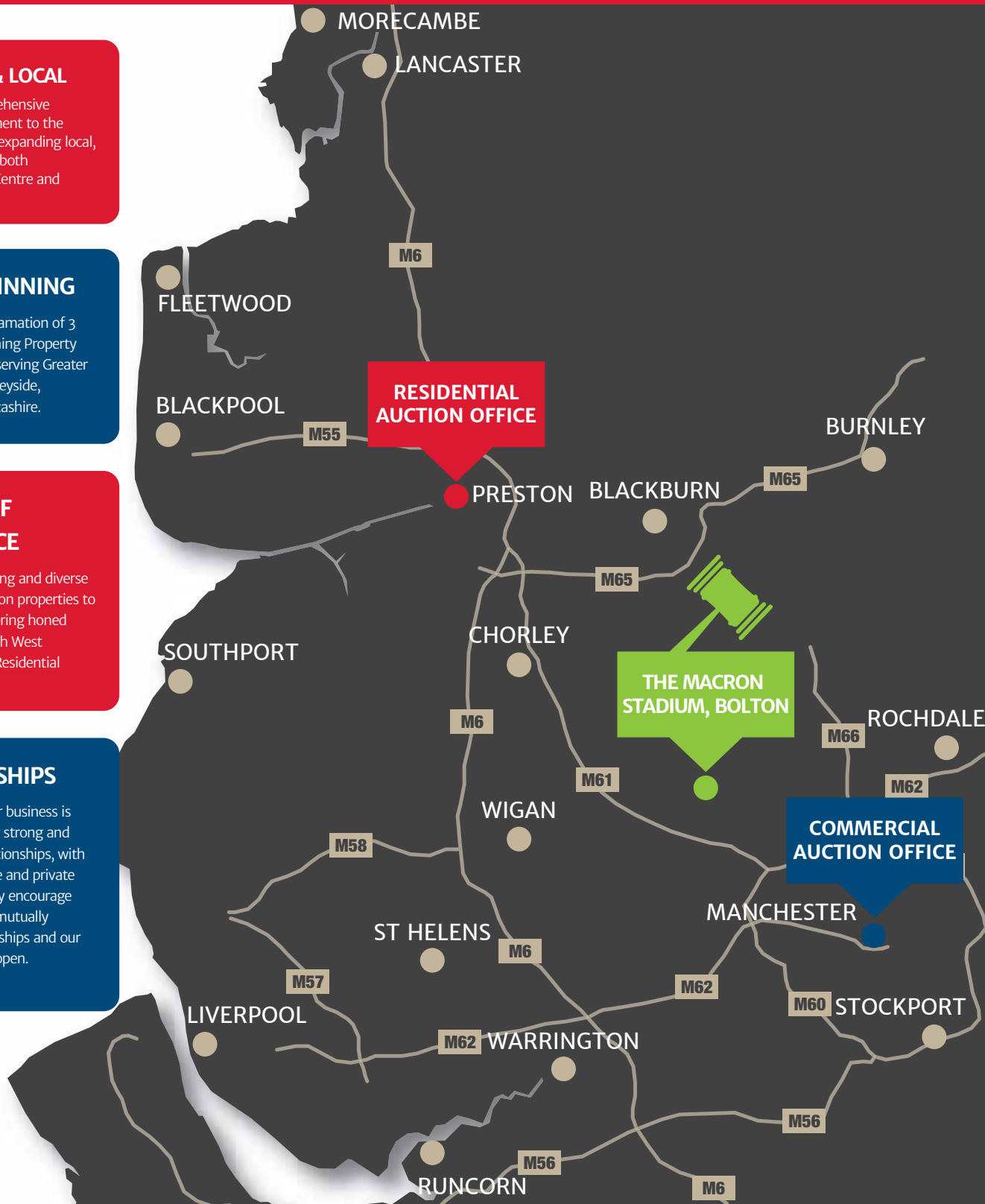
We are the amalgamation of 3 multi-award winning Property Auctioneers now serving Greater Manchester, Merseyside, Cheshire and Lancashire.

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

Wednesday 16th May 2018 2.00pm

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

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	235 Montgomery House, Demesne Road, Manchester, Lancashire	£7,500+	Residential
2	6 Bridge Street, Rishton, Blackburn, Lancashire	£35,000+	Residential Investment
3	8 Carlton Terrace, Alma Street, Bacup, Lancashire	£37,500+	Residential
4	39 Main Road, Galgate, Lancaster, Lancashire	£55,000+	Residential for Improvement
5	9 Carleton Street, Nelson, Lancashire	£15,000+	Residential for Improvement
6	267 Colne Road, Burnley, Lancashire	£15,000+	Residential for Improvement
7	Flat 1, 1 Wavertree Road, Liverpool, Merseyside	£25,000+	Residential for Improvement
8	15 Lyncroft Crescent, Blackpool, Lancashire	£45,000 - £55,000	Residential
9	7 Waldon Street, Preston, Lancashire	£55,000 - £65,000	Residential for Improvement
10	18 Coronation Crescent, Comber, Newtownards, County Down	£40,000+	Residential for Improvement
10A	7 Milbourne Street, Blackpool, Lancashire	£25,000+	Commercial
11	Salthouse Mills, Salthouse Road, Barrow-In-Furness, Cumbria	£500,000	Plots/Building Land
12	593 - 597 West Derby Road, Liverpool, Merseyside	£120,000+	Commercial Investment
13	1-3 Crystal Road, Blackpool, Lancashire	£50,000 - £60,000	Commercial
14	78-80 Tib Street, Northern Quarter, Manchester, Lancashire	£595,000	Commercial Investment
15	Land/Buildings North West Side Great Richmond Street, Liverpool, Merseyside	£40,000	Commercial
16	Flat 3D 3-7 Buckingham Road, Tuebrook, Liverpool, Merseyside	Sold Prior	Residential for Improvement
17	Flat 3E 3-7 Buckingham Road, Tuebrook, Liverpool, Merseyside	Sold Prior	Residential for Improvement
18	53 Garstang Road North, Wesham, Preston, Lancashire	£90,000+	Residential
19	185 & 185A Plungington Road, Preston, Lancashire	£65,000 - £75,000	Residential Investment
20	13 Empress Drive, Blackpool, Lancashire	£140,000+	Residential for Improvement
21	230 Montgomery House, Demesne Road, Manchester, Lancashire	£10,000+	Residential
22	119A Annexe Montgomery House, Demesne Road, Manchester, Lancashire	£9,000+	Residential Investment
23	Flat C, 4 Townley Street, Morecambe, Lancashire	£12,000+	Residential for Improvement
24	Flat 9 Abram House, Manchester Road, Preston, Lancashire	£36,000+	Residential
25	Flat 2 Central Heights, 4-6 Central Drive, Morecambe, Lancashire	£15,000+	Residential Investment
26	364 - 366 Blackburn Road, Bolton, Lancashire	£75,000	Commercial
27	14 Senator Road, St. Helens, Merseyside	£177,500	Residential
28	237 London Road, Hazel Grove, Stockport, Cheshire	£100,000 - £120,000	Mixed Use
29	224B Chorley Old Road, Bolton, Lancashire	£20,000 - £30,000	Residential Investment
30	224A Chorley Old Road, Bolton, Lancashire	£20,000 - £30,000	Residential Investment
31	132I Bronte House, Shakespeare Road, Lancaster, Lancashire	£35,000 - £45,000	Residential
32	316 & 316A Langsett Road, Sheffield, South Yorkshire	£95,000	Residential Investment
33	318 & 318A Langsett Road, Sheffield, South Yorkshire	£95,000	Residential Investment
34	249 - 251 London Road, Hazel Grove, Stockport, Cheshire	£425,000	Commercial
35	Site At Ashton Old Road, Manchester, Lancashire	£200,000 - £250,000	Plots/Building Land
36	Plot 155 To Rear Of West Park Avenue, Ashton-On-Ribble, Preston, Lancashire	NIL RESERVE	Plots/Building Land
37	Plot 157 To Rear Of West Park Avenue, Ashton-On-Ribble, Preston, Lancashire	NIL RESERVE	Plots/Building Land
38	Plot 159 To Rear Of West Park Avenue, Ashton-On-Ribble, Preston, Lancashire	NIL RESERVE	Plots/Building Land
39	Plot 161 To Rear Of West Park Avenue, Ashton-On-Ribble, Preston, Lancashire	NIL RESERVE	Plots/Building Land
40	Plot 163 To Rear Of West Park Avenue, Ashton-On-Ribble, Preston, Lancashire	NIL RESERVE	Plots/Building Land
41	Plot 165 To Rear Of West Park Avenue, Ashton-On-Ribble, Preston, Lancashire	NIL RESERVE	Plots/Building Land
42	71 Albert Edward Road, Liverpool, Merseyside	£90,000 - £110,000	Residential
43	10 Wycoller View, Colne, Lancashire	£80,000+	Residential
44	Flat 5, 9 Crescent Road, Seaforth, Liverpool, Merseyside	£25,000 - £30,000	Residential

***Description on Auction Information page**

ORDER OF SALE

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
45	Kelbrook Fisheries Restaurant, Colne Road, Kelbrook, Barnoldswick, Lancashire	£170,000	Commercial Investment
46	Cross House, Sutton Road, St. Helens, Merseyside	Sold Prior	Commercial
47	1 Cedar Court, Knowsley, Prescot, Merseyside	£90,000+	Residential
48	15 Harrowby Road, Birkenhead, Merseyside	£33,000+	Residential for Improvement
49	Land Off Brook Street, North Of Stoneclough Road, Radcliffe, Lancashire	£1,000 - £1,500	Agricultural/Amenity Land
50	17A, B & C & 19A, B, C, D, E & F Ightenhill St, Padiham, Burnley, Lancashire	£380,000+	Residential
51	87 Whalley New Road, Blackburn, Lancashire	£160,000+	Mixed Use
52	32-34 Alexandra Road, Morecambe, Lancashire	£75,000 - £85,000	Mixed Use
53	36-38 Alexandra Road, Morecambe, Lancashire	£65,000 - £75,000	Mixed Use
54	Land To The Rear Of Glazebury Mill Close, Glazebury, Warrington, Cheshire	Sold Prior	Plots/Building Land
55	Land Adjacent To 69 Evergreen Avenue, Horwich, Bolton, Lancashire	£30,000	Plots/Building Land
55A	26 Church Street, Eccles, Manchester, Lancashire	£95,000	Commercial Investment
56	Apt. 909 Lock Building, 41 Whitworth Street, Manchester, Lancashire	£300,000 - £350,000	Residential Investment
57	Former Chicken Farm Off Kirkby Lonsdale Road, Over Kellet, Lancashire	£225,000+	Plots/Building Land
58	Laxey's Diner, Formerly The Landmark 'Browns Café', Laxey, Isle of Man	£200,000 - £250,000	Commercial
59	241 Montgomery House, Demesne Road, Manchester, Lancashire	£8,000	Residential
60	Mill Bank, Mill Lane, Inskip, Preston, Lancashire	£180,000+	Residential
61	28 Wilpshire Avenue, Manchester, Lancashire	£65,000+	Residential
62	176 Cog Lane, Burnley, Lancashire	£20,000 - £25,000	Mixed Use
63	57 & 57A Stand Lane, Radcliffe, Manchester, Lancashire	Withdrawn	Commercial
64	39 Ainsworth Street, Bolton, Lancashire	£65,000+	Residential
65	71 Church Road, Northenden, Manchester, Lancashire	£122,500	Commercial
66	The Hub 48-50 King Street, Wigan, Lancashire	£150,000+	Commercial
67	2 Willoughby Avenue, Thornton-Cleveleys, Lancashire	£110,000+	Residential
68	Plot 53 Land At River Tonge, Rear Of Halton Street, Bolton, Lancashire	NIL - RESERVE	Agricultural/Amenity Land
69	Plot 54 Land At River Tonge, Rear Of Halton Street, Bolton, Lancashire	NIL - RESERVE	Agricultural/Amenity Land
70	Plot 55 Land At River Tonge, Rear Of Halton Street, Bolton, Lancashire	NIL - RESERVE	Agricultural/Amenity Land
71	Plot 56 Land At River Tonge, Rear Of Halton Street, Bolton, Lancashire	NIL - RESERVE	Agricultural/Amenity Land
72	Plot 57 Land At River Tonge, Rear Of Halton Street, Bolton, Lancashire	NIL - RESERVE	Agricultural/Amenity Land
73	Plot 58 Land At River Tonge, Rear Of Halton Street, Bolton, Lancashire	NIL - RESERVE	Agricultural/Amenity Land
74	Apartment 47, Willow Rise, Roughwood Drive, Liverpool, Merseyside	£32,000	Residential
75	3-7 Manchester Road, Denton, Manchester, Lancashire	£250,000	Commercial
76	40 Allen Street, Burnley, Lancashire	£45,000	Residential for Improvement
77	Flat B, 20 Maes Y Groes, Prestatyn, Clwyd	£22,000+	Residential for Improvement
78	87 St Thomas Road, Lytham St. Annes, Lancashire	£150,000+	Residential for Improvement
79	44 Cheltenham Road, Blackpool, Lancashire	£50,000	Residential Investment
80	Coates Community Centre, 65 Coates Ave, Barnoldswick, Lancashire	£40,000	Commercial
81	298 Rossendale Road, Burnley, Lancashire	£85,000+	Residential
82	20 China Street, Lancaster, Lancashire	£125,000 - £150,000	Commercial
83	197-199 Oxford Road, Burnley, Lancashire	£69,950	Mixed Use
84	8-10 Wash Lane, Bury, Lancashire	£200,000	Residential Investment
85	54, 56 & 58 Yorkshire Street, Morecambe, Lancashire	£30,000 - £35,000	Commercial
86	289 & 289A Ripponden Road, Oldham, Lancashire	£100,000 - £120,000	Residential
87	42 Framlingham Road, Sheffield, South Yorkshire	£50,000	Residential for Improvement
88	47 New Street, Mawdesley, Ormskirk, Lancashire	£90,000 - £100,000	Residential
88A	2 Aintree Road & 478 Hawthorne Road, Bootle, Merseyside	£135,000+	Residential Investment
89	Apartment 8 The Cliffs, Heysham, Morecambe, Lancashire	£110,000+	Residential

*Description on Auction Information page



Tenure: To be Confirmed in Legal Pack
Local Authority: Manchester City Council
Energy Performance Rating (EPC): Current Rating C

Residential

1

235 Montgomery House, Demesne Road, Manchester, Lancashire M16 8PH

Residential Student Investment Property

With eight university and college campuses within a 2 mile radius and excellent transport links, Montgomery House is an ideal base for students. Set within extensive grounds with mature gardens and on-site parking, the building features communal bathrooms, kitchen facilities, recreational areas, laundry services, gyms and bike store. The pod itself comprises a bedroom living study area and is furnished ready to let. Typical rents are £80.00-£90.00 per week.

Additional Fees

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £7,500+ (plus fees)**

**Description on Auction Information Page*

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.

**AUCTION
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auctionhouse.co.uk



Residential Investments

6 Bridge Street, Rishton, Blackburn, Lancashire BB1 4LY

2

Two Bedroom Mid Terraced House Let on an AST at £375pcm/£4,500pa

Two bedroom mid terraced house let on an AST at £375pcm/£4,500pa.

Tenure: To Be Confirmed In Legal Pack

Local Authority: Blackburn with Darwen Borough Council

Energy Performance Rating (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £35,000+ (plus fees)**

[*Description on Auction Information Page](#)



Residential

8 Carlton Terrace, Alma Street, Bacup, Lancashire OL13 9JA

3

Traditional Two Bedroom Terraced House with Two Reception Rooms

Traditional two bedroom terraced house with two reception rooms. Entrance hall, living room, dining room, kitchen, first floor landing, bedroom one, bedroom two, bathroom, yard to rear. Gas central heating & double glazing where fitted.

Tenure: To Be Confirmed In Legal Pack

Local Authority: Rossendale Borough Council

Energy Performance Rating (EPC): Current Rating F

Additional Fees

Buyer's Premium: £4,200 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £37,500+ (plus fees)**

[*Description on Auction Information Page](#)



Residential for improvement

39 Main Road, Galgate, Lancaster, Lancashire LA2 0JW

4

A Four Bedroom Mid Terrace House in Need of Modernisation

Situated in the village of Galgate close to local shops & amenities & also on the main bus route to Lancaster. Close by is Lancaster University & the M6 motorway. The property has suffered some flood damage & requires full renovation throughout. Comprising; ground floor - two reception rooms & kitchen. First floor - two bedrooms & bathroom. Second floor - two additional rooms. Rear yard & on street parking at the front.

Tenure: To be Confirmed In Legal Pack

Local Authority: Lancaster City Council

Energy Performance Rating (EPC): Current Rating E

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £55,000+ (plus fees)**

[*Description on Auction Information Page](#)



Residential for improvement

5

9 Carleton Street, Nelson, Lancashire BB9 9DQ

Two Bedroom Mid Terraced House with Two Reception Rooms

FOR AUCTION 16TH MAY 2018. Two bedroom mid terraced house with two reception rooms. Frontage, hallway, living room, dining room, kitchen, first floor landing, bedroom one, bedroom two, bathroom, double glazed, yard to rear.



Tenure: To Be Confirmed In Legal Pack
Local Authority: Burnley Borough Council
Energy Performance Rating (EPC): Current Rating E

Additional Fees

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £15,000+ (plus fees)**

[*Description on Auction Information Page](#)



Residential for improvement

267 Colne Road, Burnley, Lancashire BB10 1EF

6

Two Bedroom Mid Terraced House with Two Reception Rooms in need of Updating

Two bedroom mid terrace house with two reception rooms in need of updating. Entrance porch, living room, dining room, kitchen, first floor landing, bedroom one, bedroom two, bathroom. Gas central heated and double glazed where fitted. Yard to rear.

Tenure: To be Confirmed in Legal Pack
Local Authority: Burnley Borough Council
Energy Performance Rating (EPC): Current Rating E

Additional Fees

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £15,000+ (plus fees)**

[*Description on Auction Information Page](#)

**AUCTION
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NORTH WEST

Residential Tel: 0800 050 1234 (Freephone)
Commercial Tel: 0161 830 7477

**AUCTION
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COMMERCIAL



Residential for improvement

Flat 1, 1 Wavertree Road, Liverpool, Merseyside L7 1PE

7

A Former Two Bedroom Ground Floor Apartment with Shop Extension

Duplex flat over basement and ground floors. Previously used as a retail unit on the ground floor however it could be re-configured to accommodate two bedrooms plus lounge. WC. The basement comprises kitchen/dining area, two further rooms – one previously used as a shower room and the other used a separate WC.

Tenure: To be Confirmed in the Legal Pack

Local Authority: Liverpool City Council

Energy Performance Rating (EPC): Current Rating C

Additional Fees

Buyer's Premium: £900.00 including VAT payable in addition to the Administration Fee

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £25,000+ (plus fees)**

[*Description on Auction Information Page](#)



Residential

8

15 Lyncroft Crescent, Blackpool, Lancashire FY3 7ER

Three Bedroom Mid Terraced House

Three bedroom mid terraced house. Entrance, living room, kitchen, WC, first floor landing, bedroom one, bedroom two, bedroom three (created from bathroom), bathroom, rear yard. Double glazed & gas central heated where fitted.



Tenure: To be Confirmed in Legal Pack

Local Authority: Blackpool Borough Council

Energy Performance Rating (EPC): Current Rating C

Additional Fees

Buyer's Premium: £2,200.00 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £45,000 – £55,000 (plus fees)**

[*Description on Auction Information Page](#)



OUR NEXT AUCTION IS
Thursday 26th July 2018 2.00pm





Residential for improvement

7 Waldon Street, Preston, Lancashire PR1 4RQ

9

A Two Bedroom Semi Detached House in need of Modernisation

A two bedroom semi-detached house comprising lounge, dining kitchen and downstairs w/c to the ground floor. First floor - two bedrooms and bathroom. Gardens to the front and rear.

Tenure: To be Confirmed in Legal Pack

Local Authority: Preston City Council

Energy Performance Rating (EPC): Current Rating D

Additional Fees

Buyer's Premium: £1200.00 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £55,000 - £65,000 (plus fees)**

[*Description on Auction Information Page](#)



Residential for improvement

18 Coronation Crescent, Comber, Newtownards, County Down BT23 5BG

10

Three Bedroom Semi Detached House with Two Reception Rooms & Gardens Front & Rear

Three bedroom semi detached house with two reception rooms & gardens front & rear.

Tenure: To be Confirmed in Legal Pack

Local Authority:

Energy Performance Rating (EPC): Current Rating F

Additional Fees

Buyer's Premium: £900.00 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £40,000+ (plus fees)**

[*Description on Auction Information Page](#)

WHAT TO BRING ON AUCTION DAY

PASSPORT

DRIVING LICENCE

UTILITY BILL (3 MONTHS)

***NO CASH**

CREDIT CARD | DEBIT CARD | CHEQUE

AUCTION
HOUSE

NORTH WEST



Tenure: To Be Confirmed In Legal Pack
Local Authority: Blackpool Borough Council
Energy Performance Rating (EPC): D



Commercial

7 Milbourne Street, Blackpool, Lancashire FY1 3ER

Three Storey Mid Terraced Retail Premises with Full Vacant Possession

Three storey mid terraced retail premises with full vacant possession. Entrance, four rooms (main sales & reception area, consulting area, patient fitting showroom & rear office/store), rear door & yard, first floor, two X W.C's & four rooms (2 office rooms, consulting room, kitchen), 2nd floor two loft storage rooms. The property will be attractive to a multitude of commercial/retail/business users & last traded as an opticians for many years. Potential for residential conversion with planning permission. Gas central heating, forecourt frontage.

Additional Fees

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £25,000+ (plus fees)**

[*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.

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BY TELEPHONE



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

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

Residential Tel: 0800 050 1234 (Freephone)

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Salthouse Mills, Salthouse Road, Barrow-In-Furness, Cumbria LA13 0DH



Residential Development Land Opportunity (STP) Approximately 16.8 Acres

An exciting development opportunity comprising the former Salthouse Mill and is the proposed location for Salthouse Housing as defined by the Barrow Port Area Action Plan (July 2010).

Comprising approximately 16.8 acres, bounded by Cavendish Dock to the west which is designated as a SSSI (Site of Special Scientific Interest), the main railway line and residential housing to the north, modern housing development to the east and commercial development/further wildlife areas to the south.

The site currently houses the dilapidated and redundant former paper mill building, with access being via Salthouse Road and Rampside Road. The land benefits from attractive and open aspects to the natural environment of Cavendish Dock and the Morcambe Bay Special Area of Conservation. The development of Salthouse Housing is described in the Barrow Port Area Action Plan as being a unique Waterfront Housing Location to incorporate approximately 250 new homes, associated public open space, landscaped buffering to the adjacent commercial uses and in conjunction with the overall strategy of the action plan which will include a transformation of the Docks to a range of uses including leisure, residential and commercial.

A copy of the architects layout is available on request.

The sale is subject to an overage provision, a copy of which is available from the Auctioneers.

Further details available within the legal pack.

Description:

Location:

Barrow-In-Furness itself is situated on the southern tip of Cumbria, to the north of Morcambe Bay and only 20 minutes from the Lake District. Barrows principle road link is the A590 linking int'o Ulverston, The Lake District and M6 motorway. Barrow is the principle commercial and cultural centre for South West Cumbria with a catchment of over 130,000 incorporating neighbouring towns such as Dalton, Ulverston and Milam.

Major employers in the town include BAE Systems, Kimberley Clark, GSK and the Sellafield nuclear field reprocessing site, a short distance up the coast.

Salthouse Mills is located within the southern part of Barrow, which connects with the A50787 via Salthouse Road, providing direct access to Barrow Town Centre, Roose train station as well as a Tesco Supermarket all within half mile.



Tenure: To Be Confirmed In Legal Pack

Local Authority: Borough of Barrow-in-Furness

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

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £500,000 (plus fees)**

**Description on Auction Information Page*

12

Commercial Investments

593 - 597 West Derby Road, Liverpool, Merseyside L13 8AE

A Substantial Double Fronted Mid Terrace Building Part Let at £6,000pa

The premises are situated on West Derby Road, an extremely busy main road linking Liverpool City Centre to Queens Drive. The property is arranged on ground, first & basement levels. Ground floor - retail premises part let to the Post Office at £6,000pa on a 10 year lease from 01/11/2013 to 31/10/2023. First floor - vacant storage area, kitchen & W/C with separate entrance & with potential to convert subject to obtaining the relevant consents. Basement - storage rooms.

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

Tenure: To Be Confirmed In Legal Pack

Local Authority: Liverpool City Council

Energy Performance Rating (EPC): D

***Guide Price £120,000+ (plus fees)**

[*Description on Auction Information Page](#)



Commercial

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

Ground Floor Retail Unit with 2no. Two Bedroom Flats (in Need of Refurbishment)

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

Once renovated and fully let we are of the opinion that the property could produce in excess of £15,000 pa.

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

Tenure: Freehold

Local Authority: Blackpool Borough Council

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

***Guide Price £50,000 - £60,000 (plus fees)**

[*Description on Auction Information Page](#)

**AUCTION
HOUSE**
NORTH WEST

Residential Tel: 0800 050 1234 (Freephone)
Commercial Tel: 0161 830 7477

**AUCTION
HOUSE**
COMMERCIAL

78-80 Tib Street, Northern Quarter, Manchester, Lancashire M4 1LG



Two Tenanted Retail Units Within a Three Storey Property - Considered Suitable for Redevelopment (STP)

Situated within the popular Northern Quarter district of Manchester City Centre. The property briefly comprises 2no three storey retail units, currently let to adult shop(s) at a passing rental of £27,000 pa paid monthly by way of a 21 year lease from June 2000.

The property has not been inspected, however the following net internal floor areas have been taken from the VOA:

Ground Floor (no. 78) 60.1 sq m
 Ground Floor (no. 80) 36.4 sq m
 Total ground floor area 96.5 sq m (1,039 sq ft)
 First Floor (no. 78 - 80) 97.8 sq m (1053 sq ft)
 Second Floor (no. 78 - 80) 77 sq m (829 sq ft)
 Total net internal floor area: 271.3 sq m (2,921 sq ft)

The Northern Quarter is a fashionable neighbourhood with vibrant street art, bohemian bars and independent record shops. It is home to a number of restaurant, lively music venues and cultural attractions.

Tib Street itself boasts occupiers such as Matt and Phred's, The Tib Street Tavern and Sugar. Tib Street runs parallel with Oldham Street with the subject property being situated midway between the junction of Thomas Street to the west and Great Ancoats Street to the east.

The property is considered suitable for redevelopment subject to the necessary consents being obtained.



Tenure: To Be Confirmed In Legal Pack

Local Authority: Manchester City Council

Energy Performance Rating (EPC): Current Rating TBC

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £595,000 (plus fees)**

*Description on Auction Information Page

Commercial

Land/Buildings North West Side Great Richmond Street, Liverpool, Merseyside L3 3BF

15

Industrial Premises - To be Sold on behalf of Mortgagees Not in Possession

On behalf of mortgagees not in possession with NO INTERNAL VIEWINGS AVAILABLE. NOT INSPECTED - The property would appear to be a two storey industrial unit situated within a terrace of similar units on Great Richmond Street close to the junction with St Anne's Street (B5186) and approximately 1/4 east of Liverpool City Centre. No Internal access has been provided however we have been informed that in 2012, the floor sizes were: Ground floor - 160.24 sqm First floor - 160.24 sqm All interested parties are to rely on their own enquiries in this regard, further details provided within the legal pack.



Tenure: To be Confirmed in Legal Pack

Local Authority: Liverpool City Council

Energy Performance Rating (EPC): Current Rating TBC

Additional Fees

Buyer's Premium: £900.00 including VAT payable in addition to the Administration Fee

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £40,000 (plus fees)**

[*Description on Auction Information Page](#)

Residential for improvement

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

16

Two Bedroom First Floor Flat with Open Plan Lounge, Dining, Kitchen & Bathroom

Two bedroom first floor flat with open plan lounge, dining, kitchen and bathroom.



Tenure: To be Confirmed in Legal Pack

Local Authority: Liverpool City Council

Energy Performance Rating (EPC): Current Rating

Additional Fees

Buyer's Premium: £1,140.00 including VAT payable in addition to the Administration Fee

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £14,000+ (plus fees)**

[*Description on Auction Information Page](#)

Residential for improvement

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

17

Two Bedroom First Floor Flat with Open Plan Lounge Dining Kitchen & Bathroom

Two bedroom first floor flat with open plan lounge, dining, kitchen and bathroom.



Tenure: To be Confirmed in Legal Pack

Local Authority: Liverpool City Council

Energy Performance Rating (EPC): Current Rating

Additional Fees

Buyer's Premium: £1,140.00 including VAT payable in addition to the Administration Fee

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £14,000+ (plus fees)**

[*Description on Auction Information Page](#)

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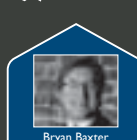
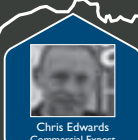
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53 Garstang Road North, Wesham, Preston, Lancashire PR4 3DB

**A Vacant Three Bedroom Victorian Terrace House**

INFORMATION & DIMENSIONS PROVIDED BY VENDOR

This extended Victorian mid terrace was fully refurbished in 2014, this included double glazing throughout, rewire, complete new heating system, new kitchen, new family bathroom & a third bedroom being added, it was also re-plastered throughout.

The house has original Victorian features including coving & fireplaces.

The property was previously rented out for £650pcm/£7,800pa.

PLEASE NOTE, AUCTION HOUSE HAVE NOT MEASURED THE PROPERTY - ALL INFORMATION & DIMENSIONS HAVE BEEN PROVIDED BY THE VENDOR.

Description:

Ground Floor: Lounge - 3.45m x 4.45m

Dining room - 4.04m x 3.12m

Kitchen - 3.45m x 3.30m

Cellar - 5.18m x 4.57m

Downstairs WC.

First Floor: Bedroom 1 - 3.02m x 4.60m

Bedroom 2 - 2.92m x 2.39m

Bedroom 3 - 3.53m x 1.83m

Family Bathroom - 2.87m x 2.57m

External: Back yard - space for 2 cars

Tenure: To Be Confirmed In Legal Pack

Local Authority: Fylde Borough Council

Energy Performance Rating (EPC): Current Rating C

**Additional Fees**

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £90,000+ (plus fees)**

*Description on Auction Information Page



Residential Investments

185 & 185A Plungington Road, Preston, Lancashire PR1 7UB

19

A Mid Terrace Building Arranged as 2 x One Bedroom Flats. Both Let with a Combined Income of circa £7,860.00

A mid terrace building arranged as 2 x one bedroom flats. Not inspected by Auction House, we are advised by the vendor that both flats are let on AST's with a combined rental income of £7,860pa. 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.

Tenure: To Be Confirmed In Legal Pack

Local Authority: Preston City Council

Energy Performance Rating (EPC): Current Rating E

Additional Fees

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £65,000 - £75,000 (plus fees)**

**Description on Auction Information Page*

AUCTION DATES 2018

THURSDAY

26

JULY

TUESDAY

18

SEPTEMBER

TUESDAY

16

OCTOBER

THURSDAY

13

DECEMBER

DO YOU HAVE A PROPERTY SUITABLE FOR AUCTION?

For all enquiries or a valuation contact

0800 050 1234

northwest@auctionhouse.co.uk auctionhouse.co.uk/northwest

**AUCTION
HOUSE**

NORTH WEST

13 Empress Drive, Blackpool, Lancashire FY2 9SE



A 10 Bedroom Detached House

A detached property with potential as either a large family home or an investment opportunity. The main house comprises; lower ground floor - dining room, kitchen diner, two bedrooms (one with wet room) additional bathroom & conservatory. Ground floor - entrance hall, front lounge, rear lounge, kitchen, utility room, study & bedroom with en-suite bathroom. First floor - four bedrooms with en-suite shower rooms. Second floor - three bedrooms, en-suite shower room & kitchen. Externally there is a single detached garage, rear garden & one bedroom detached annex.



Tenure: To Be Confirmed In Legal Pack

Local Authority: Blackpool Borough Council

Energy Performance Rating (EPC): Current Rating F

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £140,000+ (plus fees)**

*Description on Auction Information Page



Residential

230 Montgomery House, Demesne Road, Manchester, Lancashire M16 8PH

21

Student Pod Style Accommodation

With eight university and college campuses within a 2 mile radius and excellent transport links, Montgomery House is an ideal base for students. Set within extensive grounds with mature gardens and on-site parking, the building features communal bathrooms, kitchen facilities, recreational areas, laundry services, gyms and bike store. The pod itself comprises a bedroom living study area and is furnished ready to let. Typical rents are £80 – £90 per week.

Tenure: Leasehold

Local Authority: Manchester City Council

Energy Performance Rating (EPC): Current Rating C

Additional Fees

Buyer's Premium: £900.00 including VAT payable in addition to the Administration Fee

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £10,000+ (plus fees)**

**Description on Auction Information Page*



Residential Investments

22

119A Annexe Montgomery House, Demesne Road, Manchester, Lancashire M16 8PH

Residential Student Investment Property

Student pod style accommodation let from 7/5/18 until 30/6/18 at £65.00 pw. With eight university and college campuses within a 2 mile radius and excellent transport links, Montgomery House is an ideal base for students. Set within extensive grounds with mature gardens and on-site parking, the building features communal bathrooms, kitchen facilities, recreational areas, laundry services, gyms and bike store. The pod itself comprises a bedroom living study area and is furnished ready to let. PHOTOS ARE FOR ILLUSTRATION ONLY & NOT NECESSARILY THE UNIT BEING SOLD.



Tenure: Leasehold

Local Authority: Manchester City Council

Energy Performance Rating (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900.00 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £9,000+ (plus fees)**

**Description on Auction Information Page*

**AUCTION
HOUSE**
NORTH WEST

Residential Tel: 0800 050 1234 (Freephone)
Commercial Tel: 0161 830 7477

**AUCTION
HOUSE**
COMMERCIAL



Residential for improvement

Flat C, 4 Townley Street, Morecambe, Lancashire LA4 5JQ

23

Self Contained 2nd Floor Flat in Need of Modernisation

Self contained 2nd floor flat in need of modernisation. Studio/loft style flat in need of fitting out. Entrance via rear yard stairwell.

Tenure: To Be Confirmed In Legal Pack
Local Authority: Lancaster City Council
Energy Performance Rating (EPC): Current Rating G

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £12,000+ (plus fees)**

[*Description on Auction Information Page](#)



Residential

Flat 9 Abram House, Manchester Road, Preston, Lancashire PR1 3YH

24

A Vacant Two Bedroom City Centre Apartment

The property comprises; entrance hallway, open plan lounge/kitchen, two bedrooms & bathroom. Situated in the heart of the city centre close to shops, bars & restaurants. An ideal first time buyer property/buy to let investment.

Tenure: To Be Confirmed In Legal Pack
Local Authority: Preston City Council
Energy Performance Rating (EPC): Current Rating C

Additional Fees

Buyer's Premium: £900.00 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £36,000+ (plus fees)**

[*Description on Auction Information Page](#)



Residential Investments

Flat 2 Central Heights, 4-6 Central Drive, Morecambe, Lancashire LA4 5JU

25

Two Bedroom First Floor Flat Let on 6 Month AST at £350pcm/£4,200pa

Two bedroom first floor flat let on 6 month AST at £350pcm/£4,200pa. Entrance hallway, large living room with bay window, bedroom one, bedroom two, bathroom, inner hallway with two storage cupboards, kitchen & utility area.

Tenure: To be Confirmed In Legal Pack
Local Authority: Lancaster City Council
Energy Performance Rating (EPC): Current Rating D

Additional Fees

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £15,000+ (plus fees)**

[*Description on Auction Information Page](#)



Commercial

364 - 366 Blackburn Road, Bolton, Lancashire BL1 8NE

26

Vacant Double Fronted Commercial Property with consent for Restaurant Use and Potential for 2no One bed Flats at First Floor

A prominent double fronted commercial building in need of refurbishment throughout, which benefits from planning consent dated January 2014 ref: 91095/30 for change of use to restaurant. Internally the property is in a shell condition, briefly comprising: Ground floor - two rooms Basement Cellar First Floor - 4 rooms which are considered suitable for conversion to 2no one bed self-contained flats, subject to the necessary consents being obtained.. The property is prominently situated fronting Blackburn Road (A666), close to the junction with Waters Meeting Road and McDonalds Restaurant.

Tenure: To Be Confirmed In Legal Pack

Local Authority: Bolton Metropolitan Borough Council

Energy Performance Rating (EPC): Current Rating TBC

Additional Fees

Buyer's Premium: £2,200 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £75,000 (plus fees)**

**Description on Auction Information Page*



Residential

27

14 Senator Road, St. Helens, Merseyside WA9 5TH

Modern Four Bedroom, Three Bathroom Detached House with Garage

Modern 4 bed/3 bathroom detached house with garage. The property is fitted to a high standard throughout and the appliances and furniture in situ are included in the sale. The property is also fitted with upvc double glazing and gas central heating throughout. Internally, the property comprises :-

Description:

Ground Floor: Entrance hall, open plan lounge dining area and kitchen/ diner with patio doors to rear garden, study, w.c with wash hand basin and garage with up and over door.

First Floor: Bedroom 1 master bedroom which is en-suite with fitted wardrobes, bathroom with 3 pc suite, bedroom 3 with fitted wardrobes, bedroom 4 with fitted wardrobes and en-suite shower room.

Externally: There is a drive considered suitable for two cars plus garden area to the front and to the rear an enclosed garden area.



Tenure: To be Confirmed in Legal Pack

Local Authority: St Helens Metropolitan Borough Council

Energy Performance Rating (EPC): Current Rating C

Additional Fees

Buyer's Premium: £900.00 including VAT payable in addition to the Administration Fee

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £177,500 (plus fees)**

**Description on Auction Information Page*

**AUCTION
HOUSE**
NORTH WEST

Residential Tel: 0800 050 1234 (Freephone)
Commercial Tel: 0161 830 7477

**AUCTION
HOUSE**
COMMERCIAL



Mixed Use

237 London Road, Hazel Grove, Stockport, Cheshire SK7 4HS

28

Vacant Ground Floor Retail Unit with Self Contained 2 Bed Flat Above

Three storey mid-terrace property situated in the centre of Hazel Grove briefly comprising ground floor retail unit with main sales area to the front, ancillary rooms including kitchenette and w.c facilities to the rear. There is a fully glazed frontage protected by an electric roller shutter. Internal specifications include fluorescent strip lighting with laminate flooring to the main sales area and carpeting to the ancillary rooms. The first and second floor apartment comprises living room, kitchen and bathroom with two bedrooms and is in need of modernisation. Access to the flat is to the rear of the property. There is a dedicated yard to the rear with circa 5 car parking spaces. Please refer to the legal pack for information.

Tenure: To be Confirmed in Legal Pack

Local Authority: Stockport Metropolitan Borough Council

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

Additional Fees

Buyer's Premium: £900.00 including VAT payable in addition to the Administration Fee

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £100,000 – £120,000 (plus fees)**

[*Description on Auction Information Page](#)



Residential Investments

224B Chorley Old Road, Bolton, Lancashire BL1 3BW

29

One Bedroom First Floor Flat Let on an AST at £295 pcm/£3,540 pa

One bedroom first floor flat let on an AST at £295.00 pcm/£3,540.00 pa from 20/11/2013

Tenure: To be Confirmed in Legal Pack

Local Authority: Bolton Metropolitan Borough Council

Energy Performance Rating (EPC): Current Rating G

Additional Fees

Buyer's Premium: £900.00 including VAT payable in addition to the Administration Fee

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £20,000 – £30,000 (plus fees)**

[*Description on Auction Information Page](#)



Residential Investments

224A Chorley Old Road, Bolton, Lancashire BL1 3BW

30

One Bedroom First Floor Flat Let on an AST at £295 pcm/£3,540 pa

One bedroom first floor flat let on an AST at £295.00 pcm/£3,540.00 pa from 16/02/2018

Tenure: To be Confirmed in Legal Pack

Local Authority: Bolton Metropolitan Borough Council

Energy Performance Rating (EPC): Current Rating G

Additional Fees

Buyer's Premium: £900.00 including VAT payable in addition to the Administration Fee

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £20,000 – £30,000 (plus fees)**

[*Description on Auction Information Page](#)



Residential

132I Bronte House, Shakespeare Road, Lancaster, Lancashire LA1 2JU

31

One Double Bedroom Second Floor Apartment with Modern Bath & Shower Room

One double bedroom second floor apartment with modern bath & shower room. Hallway with loft access, open plan lounge/diner, fitted kitchen, bathroom with shower cubicle, gas central heating, double glazing.

Tenure: To Be Confirmed In Legal Pack
Local Authority: Lancaster City Council
Energy Performance Rating (EPC): Current Rating C

Additional Fees

Buyer's Premium: £2,200 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £35,000 - £45,000 (plus fees)**

[*Description on Auction Information Page](#)



Residential Investments

316 & 316A Langsett Road, Sheffield, South Yorkshire S6 2UF

32

2 Tenanted Flats (1 X One Bed & 1 X Two Bed) Producing £9,600pa

Not inspected but understood to briefly comprise ground floor tenanted one bed flat providing lounge, kitchen, shower room and bedroom. First and Second floor two bed flat providing lounge, kitchen, shower room and bedroom one and bedroom two at second floor/attic. We are informed that both flats are tenanted at a rental of £400 pcm, i.e total rental income £800 pcm (£9,600 pa). The property is fitted with upvc double glazing in the main and gas fired central heating. To the rear there is a parking area. The property is situated fronting onto Langsett Road, approximately 1 mile north of Sheffield city centre with Langsett Road also having the Sheffield super tram giving direct access into the city centre with the Bamforth Street stop being almost directly outside the property.

Tenure: To Be Confirmed In Legal Pack
Local Authority: Sheffield City Council
Energy Performance Rating (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £95,000 (plus fees)**

[*Description on Auction Information Page](#)



Residential Investments

318 & 318A Langsett Road, Sheffield, South Yorkshire S6 2UF

33

2 X Flats (1 X One Bed & 1 X Two Bed) Potential to Produce £9,900pa

Not inspected but understood to briefly comprise ground floor vacant one bed flat providing lounge, kitchen, shower room and bedroom. First and Second floor two bed flat providing lounge, kitchen, shower room and bedroom one and bedroom two at second floor/attic. The 2 bed flat is currently tenanted at £425pcm with the ground floor 1 bed flat currently vacant. The property has the potential to produce a total rental income £825 pcm (£9,900 pa). The property is fitted with upvc double glazing in the main and gas fired central heating. To the rear there is a parking area. The property is situated fronting onto Langsett Road, approximately 1 mile north of Sheffield city centre with Langsett Road also having the Sheffield super tram giving direct access into the city centre with the Bamforth Street stop being almost directly outside the property.

Tenure: To Be Confirmed In Legal Pack
Local Authority: Sheffield City Council
Energy Performance Rating (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £95,000 (plus fees)**

[*Description on Auction Information Page](#)

249 - 251 London Road, Hazel Grove, Stockport, Cheshire SK7 4PL



Commercial & Residential Investment Producing £44,004 pa - with Consent to Convert Upper Floors to 3 no. Flats

Substantial two storey semi-detached property briefly comprising two ground floor commercial units, no. 249 occupied as Bunga Raya Malaysian Restaurant, no. 251 Huffys Bar (coffee shop/bar) together with first floor tenanted two bed flat to the rear.

In addition the first and second floor former offices which now benefit from consent to reconfigure/renovate to convert to 3 no flats (1 x one bed on second floor and 2 x two beds on the first floor at the front).

The property is currently let as follows: No. 249 - Bunga Raya Malaysian Restaurant - £10,320 pa - new 10 year lease from November 2017 (understood to have been in occupation since 2008). No. 251 - Huffys Bar - £26,784 pa - 12 year lease from 2007 (the tenant's have expressed an interest to renew at lease expiry).

First Floor - Rear two bed flat - let to a private individual at £575 pcm (£6,900 pa) - understood to have been in occupation for approximately 4 years

Hoarding currently vacant - previously let at £230 pcm (£2,760 pa).

The current rental income is therefore £44,004 pa.

A maintenance charge totalling £1,828 pa is also received from the tenants.

Upon completion of the upper floor conversion and when fully let, the estimated rent would increase to over £70,000 pa.

The property is situated in the centre of Hazel Grove with nearby occupiers including McDonalds, American Golf and Poundstretcher.



Tenure: To Be Confirmed In Legal Pack

Local Authority: Stockport Metropolitan Borough Council

Energy Performance Rating (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £425,000 (plus fees)**

*Description on Auction Information Page



Plots/Building Land

Site At Ashton Old Road, Manchester, Lancashire M11 2NA

35

Roadside Development Site c. 0.264 Acre – Considered Suitable for Development (STP)

Prominently situated fronting Ashton Old Road (A635) next to City Works Business Park and in front of Grahams Plumbers Merchants, other nearby occupiers include Al Murad, Subway and Matalan. The site extends to circa 0.264 acres and is rectangular in shape, bounded by Welcomb Street, Bertha Street, Whitworth Street and Ashton Old Road to the front. The site is considered suitable for retail or roadside development subject to the necessary consents being obtained.

Tenure: To be Confirmed in Legal Pack
Local Authority: Manchester City Council
Energy Performance Rating (EPC): Current Rating N/A

Additional Fees

Buyer's Premium: £900.00 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £200,000 – £250,000 (plus fees)**

[*Description on Auction Information Page](#)



Plots/Building Land

Plot 155 To Rear Of West Park Avenue, Ashton-on-Ribble, Preston, PR2 1SX

36

Freehold Parcel of Land to Rear of 155 West Park Avenue

Parcel of land to rear of West Park Avenue, Ashton-on-Ribble, Preston, PR2 1SX. Forming part of a larger 3 acre site being sold as individual freehold plots roughly in line with neighbouring gardens. The land extends down to the walkway alongside the 'Millennium Ribble Link' which is a section of Savick Brook which links the Lancaster Canal with the River Ribble. This provides pleasant rear rural aspects. The position is on the north-western outskirts of Preston approximately two and a half miles from the city centre. The plot and position are indicated, edged red and hatched, on the location plan attached. A strip of land to the rear of the plots provides access across the site and is shown coloured in green. Purchasers must rely upon their own legal advisor's enquiries to establish exact boundary positioning and the exact size and extent of the plot being offered.

Tenure: Freehold
Local Authority: Preston City Council
Energy Performance Rating (EPC): Current Rating N/A

Additional Fees

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price NIL RESERVE (plus fees)**

[*Description on Auction Information Page](#)



Plots/Building Land

Plot 157 To Rear Of West Park Avenue, Ashton-on-Ribble, Preston, PR2 1SX

37

Freehold Parcel of Land to Rear of 157 West Park Avenue

Parcel of land to rear of West Park Avenue, Ashton-on-Ribble, Preston, PR2 1SX. Forming part of a larger 3 acre site being sold as individual freehold plots roughly in line with neighbouring gardens. The land extends down to the walkway alongside the 'Millennium Ribble Link' which is a section of Savick Brook which links the Lancaster Canal with the River Ribble. This provides pleasant rear rural aspects. The position is on the north-western outskirts of Preston approximately two and a half miles from the city centre. The plot and position are indicated, edged red and hatched, on the location plan attached. A strip of land to the rear of the plots provides access across the site and is shown coloured in green. Purchasers must rely upon their own legal advisor's enquiries to establish exact boundary positioning and the exact size and extent of the plot being offered.

Tenure: Freehold
Local Authority: Preston City Council
Energy Performance Rating (EPC): Current Rating N/A

Additional Fees

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price NIL RESERVE (plus fees)**

[*Description on Auction Information Page](#)



Plots/Building Land

Plot 159 To Rear Of West Park Avenue, Ashton-On-Ribble, Preston, PR2 1SX

38

Freehold Parcel of Land to Rear of 159 West Park Avenue

Parcel of land to rear of West Park Avenue, Ashton-on-Ribble, Preston, PR2 1SX. Forming part of a larger 3 acre site being sold as individual freehold plots roughly in line with neighbouring gardens. The land extends down to the walkway alongside the 'Millennium Ribble Link' which is a section of Savick Brook which links the Lancaster Canal with the River Ribble. This provides pleasant rear rural aspects. The position is on the north-western outskirts of Preston approximately two and a half miles from the city centre. The plot and position are indicated, edged red and hatched, on the location plan attached. A strip of land to the rear of the plots provides access across the site and is shown coloured in green. Purchasers must rely upon their own legal advisor's enquiries to establish exact boundary positioning and the exact size and extent of the plot being offered.

Tenure: Freehold

Local Authority: Preston City Council

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

Additional Fees

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price NIL RESERVE (plus fees)**

[*Description on Auction Information Page](#)



Plots/Building Land

Plot 161 To Rear Of West Park Avenue, Ashton-On-Ribble, Preston, PR2 1SX

39

Freehold Parcel of Land to Rear of 161 West Park Avenue

Parcel of land to rear of West Park Avenue, Ashton-on-Ribble, Preston, PR2 1SX. Forming part of a larger 3 acre site being sold as individual freehold plots roughly in line with neighbouring gardens. The land extends down to the walkway alongside the 'Millennium Ribble Link' which is a section of Savick Brook which links the Lancaster Canal with the River Ribble. This provides pleasant rear rural aspects. The position is on the north-western outskirts of Preston approximately two and a half miles from the city centre. The plot and position are indicated, edged red and hatched, on the location plan attached. A strip of land to the rear of the plots provides access across the site and is shown coloured in green. Purchasers must rely upon their own legal advisor's enquiries to establish exact boundary positioning and the exact size and extent of the plot being offered.

Tenure: Freehold

Local Authority: Preston City Council

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

Additional Fees

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price NIL RESERVE (plus fees)**

[*Description on Auction Information Page](#)



Plots/Building Land

Plot 163 To Rear Of West Park Avenue, Ashton-On-Ribble, Preston, PR2 1SX

40

Freehold Parcel of Land to Rear of 163 West Park Avenue

Parcel of land to rear of West Park Avenue, Ashton-on-Ribble, Preston, PR2 1SX. Forming part of a larger 3 acre site being sold as individual freehold plots roughly in line with neighbouring gardens. The land extends down to the walkway alongside the 'Millennium Ribble Link' which is a section of Savick Brook which links the Lancaster Canal with the River Ribble. This provides pleasant rear rural aspects. The position is on the north-western outskirts of Preston approximately two and a half miles from the city centre. The plot and position are indicated, edged red and hatched, on the location plan attached. A strip of land to the rear of the plots provides access across the site and is shown coloured in green. Purchasers must rely upon their own legal advisor's enquiries to establish exact boundary positioning and the exact size and extent of the plot being offered.

Tenure: Freehold

Local Authority: Preston City Council

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

Additional Fees

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price NIL RESERVE (plus fees)**

[*Description on Auction Information Page](#)



Plots/Building Land

Plot 165 To Rear Of West Park Avenue, Ashton-On-Ribble, Preston, PR2 1SX

41

Freehold Parcel of Land to Rear of West Park Avenue

Parcel of land to rear of West Park Avenue, Ashton-on-Ribble, Preston, PR2 1SX. Forming part of a larger 3 acre site being sold as individual freehold plots roughly in line with neighbouring gardens. The land extends down to the walkway alongside the 'Millennium Ribble Link' which is a section of Savick Brook which links the Lancaster Canal with the River Ribble. This provides pleasant rear rural aspects. The position is on the north-western outskirts of Preston approximately two and a half miles from the city centre. The plot and position are indicated, edged red and hatched, on the location plan attached. A strip of land to the rear of the plots provides access across the site and is shown coloured in green. Purchasers must rely upon their own legal advisor's enquiries to establish exact boundary positioning and the exact size and extent of the plot being offered.

Tenure: Freehold

Local Authority: Preston City Council

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

Additional Fees

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price NIL RESERVE (plus fees)**

**Description on Auction Information Page*



Residential

71 Albert Edward Road, Liverpool, Merseyside L7 8RZ

42

A Three Bedroom Mid Terrace House

Located in the Kensington Fields area, Albert Edward Road is situated within 5 minutes walk of Liverpool University & the Royal Liverpool Hospital. Not inspected by Auction House but advised by the vendor that the property comprises; hallway, lounge, dining room & kitchen. First floor - three bedrooms & bathroom. Loft room with skylight window. Currently let to four tenants with a combined income of £1,192pcm/ £14,304pa. The tenants have given notice & are due to vacate at the end of June. Interested parties are advised to check the legal pack for tenancy agreements.

Tenure: To Be Confirmed In Legal Pack

Local Authority: Liverpool City Council

Energy Performance Rating (EPC): Current Rating E

Additional Fees

Buyer's Premium: £2,200 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £90,000 - £110,000 (plus fees)**

**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



Residential

10 Wycoller View, Colne, Lancashire BB8 7GY

43

Modern Two Bedroom Mews House in Semi-Rural Village

Modern two bedroom mews house in semi-rural village. Entrance hallway, cloaks, lounge, dining kitchen, first floor landing, bedroom one, bedroom two, bathroom. Front & rear gardens with parking. Gas central heating & double glazing.

Tenure: To be Confirmed in Legal Pack
Local Authority: Pendle Borough Council
Energy Performance Rating (EPC): Current Rating C

Additional Fees

Buyer's Premium: £900.00 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £80,000+ (plus fees)**

[*Description on Auction Information Page](#)



Residential

Flat 5, 9 Crescent Road, Seaforth, Liverpool, Merseyside L21 4LJ

44

A Vacant One Bedroom Top Floor Apartment

A top floor flat comprising; hall, lounge, kitchen, bedroom & bathroom. Communal garden & parking.

Tenure: To Be Confirmed In Legal Pack
Local Authority: Sefton Metropolitan Borough Council
Energy Performance Rating (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £25,000 - £30,000 (plus fees)**

[*Description on Auction Information Page](#)

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**AUCTION
HOUSE**
NORTH WEST

Kelbrook Fisheries Restaurant, Colne Road, Kelbrook, Barnoldswick, BB18 6TG



Fish and Chip Shop Restaurant/Takeaway plus 3 bedroom accommodation

Substantial detached property providing ground floor fish and chip shop/ take-away / restaurant providing up to 48 covers and spacious 3 bedroom living accommodation .

Internally the property briefly comprises the following:

Ground Floor – restaurant, take-away, kitchen and preparation area

Living accommodation: lounge/dining area, kitchen, conservatory and w.c.

First Floor: bathroom with 4 piece suite and three bedrooms.

Externally there is a substantial garden and decking area and shed to the rear. Off-road parking is also provided to the side of the property.

The property benefits from air conditioning to the restaurant, gas central heating (2no boilers) and is to be sold including the fixtures and fittings including four fryer Range, please refer to the legal pack for inventory.

The property occupies a prominent main road position with the business having operated from the site for a number of years with limited trading

Tenure: To Be Confirmed In Legal Pack

Local Authority: Pendle Borough Council

Energy Performance Rating (EPC): Current Rating E

hours, providing an opportunity for the purchaser to develop the business further. The property is also considered suitable for a variety of uses including residential conversion subject to the necessary consents being obtained.



Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

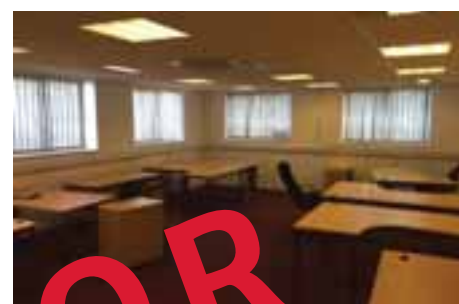
Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £170,000 (plus fees)**

*Description on Auction Information Page

Cross House, Sutton Road, St. Helens, Merseyside WA9 3DR



Modern Office/Business Centre (9,975 sq ft) with on parking (50 cars) – Part let, producing £19,272 pa.

Part two, part single storey modern offices/ business centre of which the two storey section on the right hand side (approx. 3,500 sq ft), is tenanted by P R Scully & Co Solicitors, at a rent of £1,606pcm + VAT, under a 9 year business lease (£19,272 pa).

We are informed that the Landlord has the option to terminate the agreement at any time. The tenants have been occupation for approx. 10 years.

The remainder of the space is vacant and capable of sub division to suit either owner occupiers, investment or both.

Internally the offices benefit from air conditioning, perimeter trunking, double glazing, glazed partitions, suspended ceilings with recessed CAT II lighting and gas central heating.

Externally there is a substantial car parking area for up to 50 cars to the front and sides. The furniture in situ will also be included in the sale.

The property provides the following internal floor areas:

Left hand side:: Ground Floor – 393.5 sq m (4,166 sq ft)

First Floor – 51.05 sq m (550 sq ft)

Right hand side:: Ground Floor – 352.37 sq m (3,793 sq ft)

First Floor – 129.74 sq m (1,397 sq ft)

Tenure: To be Confirmed In Legal Pack

Local Authority: Halton Borough Council

Energy Performance Rating (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900.00 including VAT payable in addition to the Administration Fee

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £197,500 (plus fees)**

*Description on Auction Information Page



Residential

1 Cedar Court, Knowsley, Prescot, Merseyside L34 0BB

47

A Leasehold Two Bedroom Ground Floor Apartment

A modern ground floor apartment comprising; hall, lounge, kitchen, two bedrooms & bathroom. Private secure parking.

Tenure: Leasehold

Local Authority: Knowsley Borough Council

Energy Performance Rating (EPC): Current Rating D

Additional Fees

Buyer's Premium: £1,140 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £90,000+ (plus fees)**

[*Description on Auction Information Page](#)



Residential for improvement

15 Harrowby Road, Birkenhead, Merseyside CH42 7HS

48

Two Bedroom End Terraced House in Need of Some Improvement

Two bedroom end terraced house in need of some improvement. Entrance, open plan lounge & dining room, kitchen, first floor landing, bedroom one, bedroom two, bathroom. Yard to rear. Gas central heating & double glazing where fitted.

Tenure: To Be Confirmed In Legal Pack

Local Authority: Wirral Council

Energy Performance Rating (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £33,000+ (plus fees)**

[*Description on Auction Information Page](#)



Agricultural/Amenity Land

Land Off Brook Street, North Of Stoneclough Road, Radcliffe, M26 1HE

49

Freehold Plot of Land let to Bolton Council at a ground rent of £18 pa.

Regular shaped rectangular plot of land situated at the head of Brook Street and to the north of Stoneclough Road (A667) in Kearsley. The land is currently used as part of a public football pitch with pavilion and ancillary accommodation and is adjacent to Council land and playground in a predominantly residential area. The land freehold and is currently let on a long leasehold basis for 999 years from March 1912 to Bolton Borough Council at a ground rent of £18 pa. From rough calculations we estimate the plot to be approximately 0.45 acre. Interested parties are to rely on their own enquiries to confirm the exact size of the plot.

Tenure: To be Confirmed in Legal Pack

Local Authority: Manchester City Council

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

Additional Fees

Buyer's Premium: £900.00 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £1,000 - £1,500 (plus fees)**

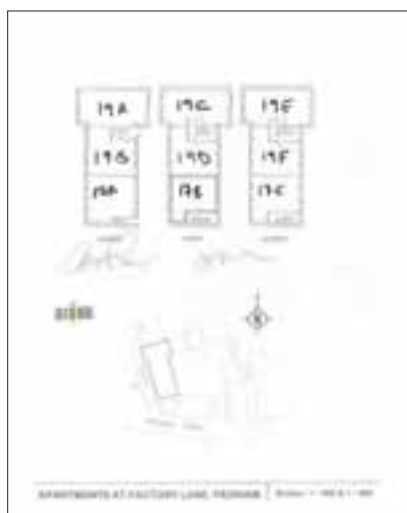
[*Description on Auction Information Page](#)

17A, B & C & 19A, B, C, D, E & F Ightenhill St, Padiham, Burnley, Lancashire BB12 8PY



9 X 2 Bedroom Self Contained Apartment Conversion circa 2008. Gross Income £42,000-£45,000 when Full Let

Nine X 2 bedroom self contained apartment conversion circa 2008. Converted from Helme Mill this whole block of apartments comprises three X 2 bedroom units to ground floor, three X 2 bedroom units to first floor & three X 2 bedroom units to second floor. Five let, four vacant. Grade II Listed. Fully let income circa £42,000 - £45,000pa. Further details to follow.



Tenure: To Be Confirmed In Legal Pack

Local Authority: Burnley Borough Council

Energy Performance Rating (EPC): Current Rating B x 7 Flats & C x 2 Flats

Additional Fees

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £380,000+ (plus fees)**

*Description on Auction Information Page



Tenure: Long Leasehold (999 years)
Local Authority: Blackburn with Darwen Borough Council
Energy Performance Rating (EPC): Current Rating D

Mixed Use

51

87 Whalley New Road, Blackburn, Lancashire BB1 6JZ

A Vacant Detached Building Arranged as Ground Floor Retail Premises with Living Accommodation Across Three Floors

The property comprises; Ground floor – shop premises, lounge/diner & kitchen, outside cooking area, outside WC & separate utility room. Steps leading up to first floor, room previously used as an office. First floor – five rooms, bathroom & shower room. Second floor – attic room used as a sixth bedroom. The property is suitable for a conversion back to residential dwelling subject to obtaining the relevant consents.

Additional Fees

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £160,000+ (plus fees)**

[*Description on Auction Information Page](#)



Tenure: To be Confirmed In Legal Pack
Local Authority: Lancaster City Council
Energy Performance Rating (EPC): Current Rating E

Mixed Use

52

32-34 Alexandra Road, Morecambe, Lancashire LA3 1TG

Substantial Double Fronted Property Comprising Ground Floor Retail & Residential Uppers. Fully Let £9,092pa

Substantial double fronted property comprising; Ground floor retail & residential uppers. Fully let £9,092pa. Ground floor lock up shop let £2,592pa. Four bedroom maisonette to first & second floors let £6,500pa. Interested parties are advised to check the legal pack for tenancy agreements.

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £75,000 – £85,000 (plus fees)**

[*Description on Auction Information Page](#)



Tenure: To Be Confirmed In Legal Pack
Local Authority: Lancaster City Council
Energy Performance Rating (EPC): Current Rating E

Mixed Use

**36-38 Alexandra Road,
 Morecambe, Lancashire LA3 1TG**

**Substantial Double Fronted End Terraced Property Comprising;
 Ground Floor Retail Vacant & Residential Uppers. Part Let at
 £7,020pa/£8,580pa Fully Let**

Substantial double fronted end terraced property comprising; Ground floor retail & residential uppers. Part let at £7,020 per annum. Fully let income was £8,580 to include £30pw from the shop unit. Ground floor lock up shop, vacant. Previously a tattoo parlour. Three bedroom maisonette to ground, first & second floors, let. Ground floor entrance door, hallway, kitchen diner, rear lobby, first floor landing, living room, bedroom one, WC, second floor landing, bedroom two, bedroom three, bathroom. Yard to rear. Gas central heating & double glazing where fitted. Check legal pack for tenancy agreements.

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £65,000 - £75,000 (plus fees)**

**Description on Auction Information Page*

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Plots/Building Land

Land To The Rear Of Glazebury Mill Close, Glazebury, Warrington, WA9 5LB

54

Freehold Land to the Rear of Glazebury Mill Close

0.8 acre (measurements provided) vendor's parcel of freehold land at the rear of Glazebury Mill Close. The land has right of way at all times and for any purpose through the access road (highlighted in red) and contains no other services is available. The land sits behind house no's 6, 7 & 8 with access through a double gate between no. 7 & 8. The land is currently greenfield but may be suitable for a variety of uses with the appropriate permissions. Land is freehold and vacant possession.

Tenure: Freehold

Local Authority: Warrington Borough Council

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

Additional Fees

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £20,000 + (plus fees)**

[*Description on Auction Information Page](#)



Plots/Building Land

Land Adjacent To 69 Evergreen Avenue, Horwich, Bolton, Lancashire BL6 5GQ

55

0.47 Acre Plot of Land - Considered Suitable for Development (STP)

Triangular shaped plot of land, situated at the head of Evergreen Avenue adjacent to no. 69. The plot extends to 1,920sq.m/0.47 acre and is considered suitable for development and/or amenity land subject to the necessary consents being obtained. All interested parties are strongly advised to make their own enquiries with the relevant Local Planning Authority (Bolton Council) in this regard. Evergreen Avenue branches from Chorley New Road (A673), in the centre of Horwich. Full details available in the legal pack. Please note the plan is for identification purposes only, the Title Plan is contained within the legal pack.

Tenure: To Be Confirmed In Legal Pack

Local Authority: Bolton Metropolitan Borough Council

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

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £30,000 (plus fees)**

[*Description on Auction Information Page](#)



Commercial Investments

26 Church Street, Eccles, Manchester, Lancashire M30 0DF

55A

Tenanted Retail & Office Investment Producing £10,800pa

Not inspected internally but advised by the vendor as follows:

Mid-terrace mainly two storey property briefly comprising ground floor retail unit, currently let as Rare Ink Tattoos by way of a seven year lease from March 2016 at a rental of £6,000 pa. To the first and second floor there are offices currently occupied by Huttons Recruitment at a rental of £4,800 pa. We are informed that Huttons Recruitment have been in occupation for approximately 10 years. The income is £10,800 pa.

We have taken the following floor areas from the Valuation Office Agency (VOA)

Ground Floor 66.47 sq m / First and Second Floor Offices 71.84 sq m

The property is situated at the northerly end of Church Street in the centre of Eccles, convenient for both Eccles Train Station and Junction 2 of the M602 motorway.

Manchester City Centre is situated approximately 3 miles to the east.

Tenure: To Be Confirmed In Legal Pack

Local Authority: Salford City Council

Energy Performance Rating (EPC): Current Rating F

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £95,000 (plus fees)**

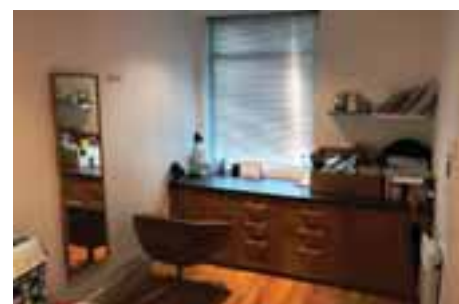
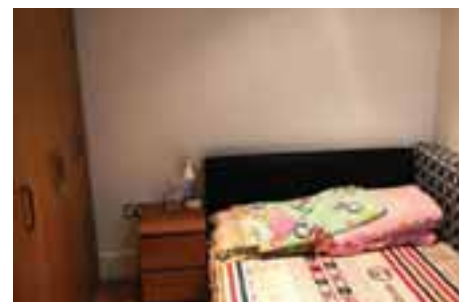
[*Description on Auction Information Page](#)

Apt. 909 Lock Building, 41 Whitworth Street, Manchester, Lancashire M1 5BE



Tenanted Three Bedroom Top Floor Apartment - Producing £1,700pcm (£20,400pa) Plus 2no Car Parking Spaces

3 bed top floor (9th floor) apartment situated within the award winning Lock Buildings apartment block, situated on Whitworth Street West in Manchester city centre, convenient for all City Centre amenities including Manchester Oxford Road train station which is within 100m. The apartment itself briefly comprises entrance hall, double bedroom no. 1, bathroom, storage cupboard/utility, bedroom 2 and bedroom 3 en-suite, open plan lounge, kitchen and diner. The kitchen being fitted within integrated dishwasher and hob with the lounge leading out onto enclosed south facing terrace with views over Manchester. We are informed that the property is currently let by way of a three year AST from 2018 at a current rental of £1,700 pcm (£20,400 pa). The tenancy does not include 2no parking spaces situated on the ground floor and these could be let out to produce additional income if required.



Tenure: To Be Confirmed In Legal Pack
Local Authority: Manchester City Council
Energy Performance Rating (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

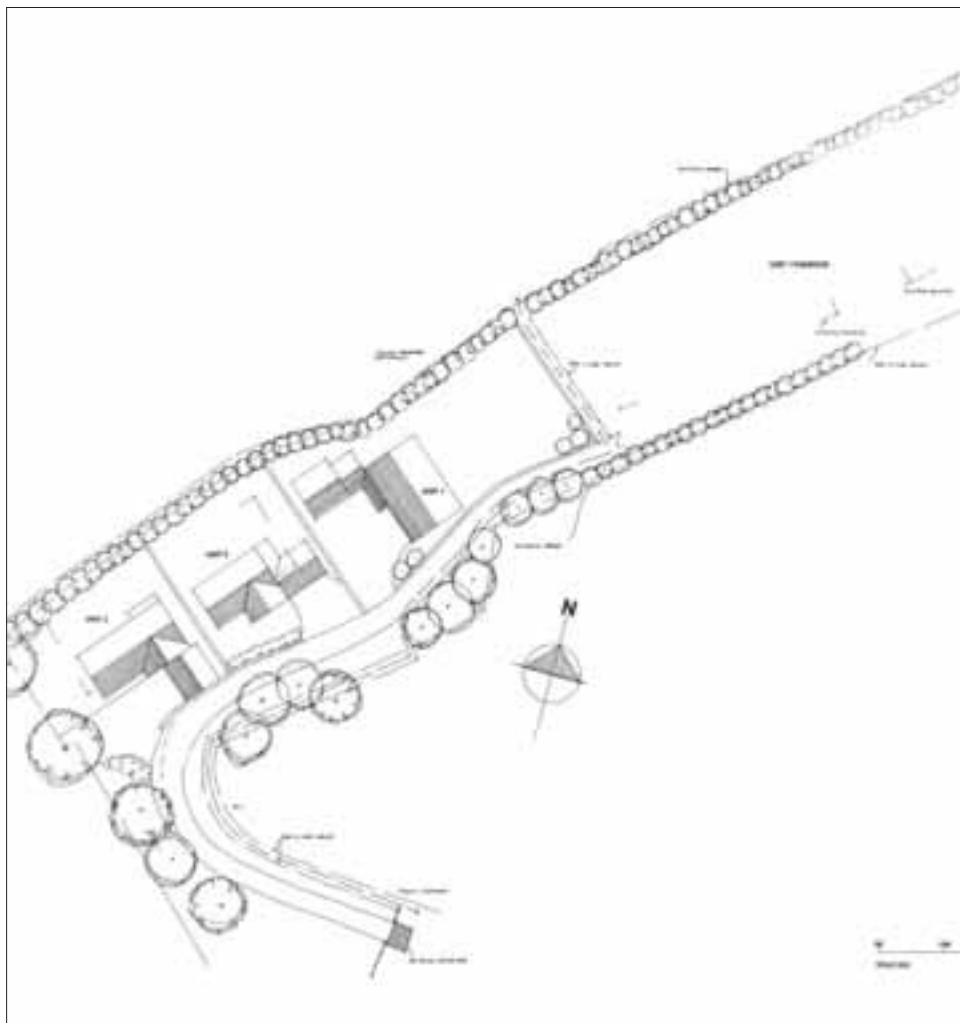
Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £300,000 – £350,000 (plus fees)**

**Description on Auction Information Page*

Former Chicken Farm Off Kirkby Lonsdale Road, Over Kellet, Lancashire LA6 1DD



Land with Outline Planning Permission for Residential Development

Land with outline planning permission for residential development. 15/00896/OUT.

Rural village location on fringes of the village providing views over surrounding countryside.

Accessed via private lane providing access to the site with outline planning for 3 detached houses.

The owner is retaining plot 3 with plot 1 & 2 & the paddock being offered to auction. Please check the legal pack for final site plan.

Plot 1 comes with the benefit of a large paddock as per the site plan.

Our client advises us that mains gas & electricity is already on site. 3 x water pipes are installed.

Full details can be found at www.planning.lancaster.gov.uk

Tenure: To Be Confirmed In Legal Pack

Local Authority: Lancaster City Council

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

Additional Fees

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £225,000 + (plus fees)**

**Description on Auction Information Page*

Laxey's Diner, Formerly The Landmark 'Browns Café', Laxey, Isle of Man IM4 7NY



Historic Café/Restaurant Premises with Two Bedroom Flat Above

Fantastic and unique opportunity to purchase this historic cafe/restaurant premises established for over 100 years with residential two bed apartment above.

Situated adjacent to the Coach Park for the Laxey Wheel (the largest surviving water wheel of its kind in the world known as Lady Isabella) and Mines Trail.

The property was originally two houses that have been extended with the ground floor comprising cafe restaurant including open plan seating and private dining areas, servery, preparation area, fully equipped commercial kitchen, store room and ladies/disabled & gents WC. The property also benefits from takeaway licence.

There is also a potential to convert the property back to one or two houses subject to the required planning consents being obtained.

There is also ample free parking in the immediate vicinity for coaches and cars and the electric tram station is situated across the road.

The sale also includes the majority of the fixtures and fitting excluding personal items.

Accommodation:

Ground Floor Café Restaurant – Café for approximately 40 covers
Servery, Kitchen, Ladies/Disabled WC Gents WC, Store Room
First Floor 2 x double bedrooms
Bathroom with WC
Lounge

Externally there is an outside dining/patio area which (we have been informed by the vendor) is leased from the Isle of Man Government by way of a 5 year lease from September 2017 at a fixed rental of £1,200 per annum.

Joint Agents:

Black Grace Cowley
51 Victoria Street
Douglas
Isle of Man
IM2 2LD



Tenure: To Be Confirmed In Legal Pack

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

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £200,000 – £250,000 (plus fees)**

*Description on Auction Information Page



Residential

241 Montgomery House, Demesne Road, Manchester, Lancashire M16 8PH

59

Residential Student Pod Accommodation

With eight university and college campuses within a 2 mile radius and excellent transport links, Montgomery House is an ideal base for students. The building is set within extensive grounds with mature gardens and on-site parking. Residents of the 250 operational student units benefit from communal bathrooms and kitchen facilities, recreational areas, laundry services, gym facilities, bike store, free mini bus service to city centre and 24 hour on site management. The pod itself comprises of a bedroom and living area. Everything required for a student let i.e. double bed, desk, wardrobe, fitted carpets, curtains/blinds and wash basin is included within the sale price. Current lets vary around £80-£85 per week/£4160-£4420 pa.

Tenure: To be Confirmed in Legal Pack

Local Authority: Manchester City Council

Energy Performance Rating (EPC): Current Rating C

Additional Fees

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £8,000 (plus fees)**

[*Description on Auction Information Page](#)



Residential

60

Mill Bank, Mill Lane, Inskip, Preston, Lancashire PR4 0TP

An Extended Three Bedroom Detached Bungalow

An extended three bedroom detached bungalow comprising; entrance hallway, lounge, dining room, kitchen, sun room, conservatory, three bedrooms, bathroom with separate WC, utility room & additional WC. The rear of the property is accessed via a shared driveway & leads to a single detached garage & landscaped rear garden.



Tenure: To Be Confirmed In Legal Pack

Local Authority: Wyre Council

Energy Performance Rating (EPC): Current Rating

Additional Fees

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £180,000+ (plus fees)**

[*Description on Auction Information Page](#)



OUR NEXT AUCTION IS
Thursday 26th July 2018 2.00pm





Residential

28 Wilpshire Avenue, Manchester, Lancashire M12 5TL

61

Two Bedroom Mid Terraced House with Two Reception Rooms, Ground Floor WC & First Floor Shower Room

Two bedroom mid terraced house with two reception rooms, ground floor WC & first floor shower room. Porch, entrance hall, living room, dining room, kitchen, lean-to leading to yard, WC. First floor landing, bedroom one, bedroom two, shower room. Yard to rear.

Tenure: To be Confirmed in Legal Pack
Local Authority: Manchester City Council
Energy Performance Rating (EPC): Current Rating F

Additional Fees

Buyer's Premium: £1,140.00 including VAT payable in addition to the Administration Fee

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £65,000+ (plus fees)**

[*Description on Auction Information Page](#)



Mixed Use

176 Cog Lane, Burnley, Lancashire BB11 5BG

62

Vacant Retail Unit with One Bedroom Flat

Vacant Retail Unit with One Bedroom Flat. Not internally inspected however comprising a two storey corner property beneath a pitched roof comprising ground floor retail area with one bedroom flat to the first floor. According to the VOA the ground floor provides a net internal floor area of 37.6 sq m (405 sq ft). The property is situated on the corner of Cog Lane and Venice Street close to the junction with Accrington Road (A679) in a predominantly residential area. The property may suit conversion back to residential subject to the necessary consents being obtained.

Tenure: To be Confirmed in Legal Pack
Local Authority: Burnley Borough Council
Energy Performance Rating (EPC): Current Rating F

Additional Fees

Buyer's Premium: £900.00 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £20,000 - £25,000 (plus fees)**

[*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



Tenure: To Be Confirmed In Legal Pack
Local Authority: Bury Metropolitan Borough Council
Solicitors: . Ref:
Viewing: Open days scheduled for
Energy Performance Rating (EPC): Current Rating E

Commercial

63

57 & 57A Stand Lane, Radcliffe, Manchester, Lancashire M26 1LQ

Two Storey Retail & Residential Property

NO INTERNAL VIEWING AVAILABLE Please see instructions of mortgagees not in possession and not inspected - A traditionally constructed mid terrace property appearing to provide ground floor retail area together with first floor residential accommodation, believed to be self-contained. The flat being accessed by the rear yard with rights of access specifically granted across the rear of No 55 Stand Lane. From on-line research undertaken the ground floor retail unit was previously advertised To Let in 2014 with a floor area quoted as 413 sq ft (38.4 sq m). In 2012 the first floor flat was advertised as a two bed flat at an asking rental of £435 pcm. Please note that the property will be sold subject to all leases, licences, occupancies and tenancies, however we have not been provided with any details that we are able to confirm with regard to these. Interested parties are to rely on their own investigations.

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £75,000 (plus fees)**

[*Description on Auction Information Page](#)



Tenure: To Be Confirmed In Legal Pack
Local Authority: Bolton Metropolitan Borough Council
Energy Performance Rating (EPC): Current Rating D

Residential

64

39 Ainsworth Street, Bolton, Lancashire BL1 3JU

Two Bedroom Two Reception Mid Terraced House with Kitchen Extension

Two bedroom two reception mid terraced house with kitchen extension. Entrance, lounge, dining room, kitchen, first floor bedroom one, bedroom two, bathroom & yard to rear. Gas central heating & double glazing where fitted.

Additional Fees

Buyer's Premium: £1,020 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £65,000+ (plus fees)**

[*Description on Auction Information Page](#)

65

Commercial

71 Church Road, Northenden, Manchester, Lancashire M22 4WD

Vacant Hot Food Takeaway/Retail Unit with Tenanted One Bedroom Flat

Inner terrace two storey property, briefly comprising vacant ground floor retail unit (previously used as hot food take-away), together with first floor tenanted self-contained one bed flat. Internally the property provides ground floor, cafe – front seating area, kitchen, prep area and w.c. together with basement store-room. Flat – front lounge, kitchen, double bedroom and bathroom. The living accommodation is fitted with upvc double glazing and gas fired central heating. Externally there is a rear yard area with steel staircase providing fire exit for the first floor flat. We are informed that the first floor flat is currently tenanted at a rental of £450 pcm (£5,400 pa) with the ground floor previously advertised to let at £750 pcm (£9,000 pa). The is situated fronting onto Church Road (B5166), close to the junction with Royle Green Road and Palatine Road (B5167) in the centre of Northenden a popular South Manchester suburb bordering Didsbury.

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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



Tenure: To Be Confirmed In Legal Pack

Local Authority: Manchester City Council

Energy Performance Rating (EPC): Current Rating TBC

***Guide Price £122,500 (plus fees)**

[*Description on Auction Information Page](#)

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.

AUCTION HOUSE

auctionhouse.co.uk

The Hub 48-50 King Street, Wigan, Lancashire WN1 1BT



14,870 sq ft (1,381.45 sq m) Grade II Listed Five Storey Freehold Historic Former Theatre Building

Wigan, with a population of some 89,000, is a major retail centre situated some 17 miles northwest of Manchester and 15 miles south of Preston. The town benefits from its proximity to the M6, which is four miles to the west, and to the M61 being five miles to the north-east.

The property lies in the town centre Conservation Area and is situated on the east side of King Street. King Street forms part of the main leisure circuit in Wigan. Wigan Wallgate Railway Station and two pay and display car parks are within close proximity of the premises.

Description:

The former Royal Court Theatre was built in 1886 and is an attractive Grade II listed property which has most recently been used as a nightclub/bar. The premises are arranged on lower ground, ground and three upper floors to provide a ground floor public bar, lower ground floor offices and catering kitchen and ancillary office and storage accommodation on the first, second

and third floor levels. To the rear is an outdoor space that opens onto the return street and the property also benefits from rear access for loading.

Many of the original features are still in situ within the building including some of the theatre seating.

Accommodation:

The property has the following approximate net internal floor areas :-

Ground floor 7,581 sq.ft (704.25 sq.m)
 Lower ground floor 830 sq.ft (74.6 sq.m)
 First floor 3,509 sq.ft (326 sq.m)
 Second floor/Mezzanine 936 sq.ft (87 sq.m)
 Third floor 2,041 sq.ft (189.6 sq.m)
 TOTAL 14,870 sq.ft (1,381.45 sq.m)

Tenure: Freehold

Local Authority: Wigan Metropolitan Borough Council

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

Additional Fees

Buyer's Premium: 1.2% including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £150,000 + (plus fees)**

*Description on Auction Information Page

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**AUCTION
HOUSE**

2 Willoughby Avenue, Thornton-Cleveleys, Lancashire FY5 2BW



Traditional Three Bedroom Two Reception Semi Detached House with Modern Interior

Traditional three bedroom two reception semi-detached house with modern interior. Spacious 1930s house presented in a modern style – a perfect family home. Large corner plot gardens to the front, side & rear. Accommodation comprises; hallway with a front window, feature tiled wall & wood effect flooring, stairs lead to first floor, there is access into the kitchen & the second reception room. The front reception room benefits from a bay window & leads through to the second reception room. The second reception room is currently used as a dining room & has double doors which lead out onto the rear patio. Both reception rooms are finished with a wood effect flooring. The kitchen has a country style finish with wood work tops & wall & base units. The wall units run the length of the kitchen. There are a range of integrated appliances. There is additional storage space under the stairs. To the first floor, there are two double bedrooms & a single bedroom. The main bedroom features gloss & glass fitted wardrobes. The bathroom is simply beautiful & has a wash hand basin, bath & WC. The walls & flooring are tiled. There is under floor heating in all the rooms.



Tenure: To Be Confirmed In Legal Pack

Local Authority: Wyre Council

Energy Performance Rating (EPC): Current Rating E

Additional Fees

Buyer's Premium: 1.2% including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £110,000+ (plus fees)**

*Description on Auction Information Page



Agricultural/Amenity Land

Plot 53 Land At River Tonge, Rear Of Halton Street, Bolton, Lancashire BL2 1JT

68

Plot No 53 Freehold Parcel of Land forming Part of a Larger 1.1 Acre Site fronting the River Tonge

Plot No 53 freehold parcel of land forming part of a larger 1.1 acre site fronting the River Tonge. Close to residential housing and having views over the river. Not inspected by Auction House but we are advised the land is overgrown with variations in height, trees are protected under a tree preservation order. Bolton Town Centre is very close by as is the main Bury New Road/Bradford Street junction. The plots are offered as separate lots. Buyers are to rely on their own enquiries regards to any potential or change of use.

Tenure: Freehold

Local Authority: Bolton Metropolitan Borough Council

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

Additional Fees

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price NIL RESERVE (plus fees)**

[*Description on Auction Information Page](#)



Agricultural/Amenity Land

Plot 54 Land At River Tonge, Rear Of Halton Street, Bolton, Lancashire BL2 1JT

69

Plot No 54 Freehold Parcel of Land forming Part of a Larger 1.1 Acre Site fronting the River Tonge

Plot No 54 freehold parcel of land forming part of a larger 1.1 acre site fronting the River Tonge. Close to residential housing and having views over the river. Not inspected by Auction House but we are advised the land is overgrown with variations in height, trees are protected under a tree preservation order. Bolton Town Centre is very close by as is the main Bury New Road/Bradford Street junction. The plots are offered as separate lots. Buyers are to rely on their own enquiries regards to any potential or change of use.

Tenure: Freehold

Local Authority: Bolton Metropolitan Borough Council

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

Additional Fees

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price NIL RESERVE (plus fees)**

[*Description on Auction Information Page](#)



Agricultural/Amenity Land

Plot 55 Land At River Tonge, Rear Of Halton Street, Bolton, Lancashire BL2 1JT

70

Plot No 55 Freehold Parcel of Land forming Part of a Larger 1.1 Acre Site fronting the River Tonge

Plot No 55 freehold parcel of land forming part of a larger 1.1 acre site fronting the River Tonge. Close to residential housing and having views over the river. Not inspected by Auction House but we are advised the land is overgrown with variations in height, trees are protected under a tree preservation order. Bolton Town Centre is very close by as is the main Bury New Road/Bradford Street junction. The plots are offered as separate lots. Buyers are to rely on their own enquiries regards to any potential or change of use.

Tenure: Freehold

Local Authority: Bolton Metropolitan Borough Council

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

Additional Fees

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price NIL RESERVE (plus fees)**

[*Description on Auction Information Page](#)



Agricultural/Amenity Land

Plot 56 Land At River Tonge, Rear Of Halton Street, Bolton, Lancashire BL2 1JT

71

Plot No 56 Freehold Parcel of Land forming Part of a Larger 1.1 Acre Site fronting the River Tonge

Plot No 56 freehold parcel of land forming part of a larger 1.1 acre site fronting the River Tonge. Close to residential housing and having views over the river. Not inspected by Auction House but we are advised the land is overgrown with variations in height, trees are protected under a tree preservation order. Bolton Town Centre is very close by as is the main Bury New Road/Bradford Street junction. The plots are offered as separate lots. Buyers are to rely on their own enquiries regards to any potential or change of use.

Tenure: Freehold

Local Authority: Bolton Metropolitan Borough Council

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

Additional Fees

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price NIL RESERVE (plus fees)**

**Description on Auction Information Page*



Agricultural/Amenity Land

Plot 57 Land At River Tonge, Rear Of Halton Street, Bolton, Lancashire BL2 1JT

72

Plot No 57 Freehold Parcel of Land forming Part of a Larger 1.1 Acre Site fronting the River Tonge

Plot No 57 freehold parcel of land forming part of a larger 1.1 acre site fronting the River Tonge. Close to residential housing and having views over the river. Not inspected by Auction House but we are advised the land is overgrown with variations in height, trees are protected under a tree preservation order. Bolton Town Centre is very close by as is the main Bury New Road/Bradford Street junction. The plots are offered as separate lots. Buyers are to rely on their own enquiries regards to any potential or change of use.

Tenure: Freehold

Local Authority: Bolton Metropolitan Borough Council

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

Additional Fees

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price NIL RESERVE (plus fees)**

**Description on Auction Information Page*

DID YOU KNOW?

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AUCTION HOUSE

NORTH WEST



Agricultural/Amenity Land

Plot 58 Land At River Tonge, Rear Of Halton Street, Bolton, Lancashire BL2 1JT

73

Plot No 58 Freehold Parcel of Land forming Part of a Larger 1.1 Acre Site fronting the River Tonge

Plot No 58 freehold parcel of land forming part of a larger 1.1 acre site fronting the River Tonge. Close to residential housing and having views over the river. Not inspected by Auction House but we are advised the land is overgrown with variations in height, trees are protected under a tree preservation order. Bolton Town Centre is very close by as is the main Bury New Road/Bradford Street junction. The plots are offered as separate lots. Buyers are to rely on their own enquiries regards to any potential or change of use.

Tenure: Freehold

Local Authority: Bolton Metropolitan Borough Council

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

Additional Fees

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price NIL RESERVE (plus fees)**

[*Description on Auction Information Page](#)



Residential

Apartment 47, Willow Rise, Roughwood Drive, Liverpool, Merseyside L33 8WZ

74

Two Bedroom Purpose Built Flat with Vacant Possession

Purpose built flat on the 9th floor comprising hallway, open lounge & kitchen area with balcony, two bedrooms and bathroom. Electric wall heaters and double glazing.

Tenure: To Be Confirmed In Legal Pack

Local Authority: Liverpool City Council

Energy Performance Rating (EPC): Current Rating D

Additional Fees

Buyer's Premium: £1,020 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £32,000 (plus fees)**

[*Description on Auction Information Page](#)

WHAT TO BRING ON AUCTION DAY

**PASSPORT
DRIVING LICENCE
UTILITY BILL (3 MONTHS)**

***NO CASH
CREDIT CARD | DEBIT CARD | CHEQUE**

**AUCTION
HOUSE
NORTH WEST**

3-7 Manchester Road, Denton, Manchester, Lancashire M34 3JU



Investment & Part Residential Conversion Opportunity - Currently Producing £22,240pa

Situated in the centre of Denton, fronting onto Manchester Road (A57), close to its junction with Stockport Road (A6017).

The property briefly comprises a triple fronted two storey terrace which is currently let as follows:-

3-5 Manchester Road (double fronted ground floor retail unit) - Let to William Hill, by way of a 20 year FRI lease from 24 January 2007 at a current passing rental of £14,000 pa. The lease incorporates five yearly rent reviews, the next one being January 2022.

7 Manchester Road (ground floor retail unit) - Let to a private individual by way of a 10 year lease from January 2016 at a current passing rental of £8,240 pa with a fixed increase in January 2021 to £8,487 pa.

The lease also incorporates a tenants break clause in January 2021 providing six months prior notice is provided.

First Floor - former offices, now benefitting from planning consent from Tameside Council to convert to three self-contained flats (2 x two bed and 1 x one bed). Granted August 2016 (Ref 16/00575/FUL).

Tenure: To Be Confirmed In Legal Pack

Local Authority: Tameside Metropolitan Borough Council

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

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £250,000 (plus fees)**

*Description on Auction Information Page



Residential for improvement

40 Allen Street, Burnley, Lancashire BB10 3AJ

76

A Vacant Three Bedroom End Terrace House in Need of Modernisation

A three bedroom end terrace house comprising; entrance hallway, lounge, rear lounge & kitchen. First floor - three bedrooms & shower room. Externally there is a yard to the side, out house & front garden.

Tenure: To Be Confirmed In Legal Pack
Local Authority: Burnley Borough Council
Energy Performance Rating (EPC): Current Rating E

Additional Fees

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £45,000 (plus fees)**

[*Description on Auction Information Page](#)



Residential for improvement

Flat B, 20 Maes Y Groes, Prestatyn, Clwyd

77

One Bedroom Lower Ground Floor Flat in Need of Modernisation

One bedroom lower ground floor flat in need of modernisation. Lounge, dining kitchen, bedroom, bathroom, yard to rear.

Tenure: To be Confirmed In Legal Pack
Local Authority: Denbighshire County Council
Energy Performance Rating (EPC): Current Rating C

Additional Fees

Buyer's Premium: £1,140 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £22,000+ (plus fees)**

[*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**



Residential for improvement

78

87 St Thomas Road, Lytham St. Annes, Lancashire FY8 1JP

A Three Bedroom Detached House in Need of Some Modernisation

Situated on a corner plot the property comprises; entrance hallway, lounge, dining room & kitchen. First floor – three bedrooms & bathroom. Off road parking with single garage & gardens to the front, side & rear.



Tenure: To Be Confirmed In Legal Pack
Local Authority: Fylde Borough Council
Energy Performance Rating (EPC): Current Rating C

Additional Fees

Buyer's Premium: £1,200 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £150,000+ (plus fees)**

[*Description on Auction Information Page](#)



Residential Investments

44 Cheltenham Road, Blackpool, Lancashire FY1 2PR

79

Terraced House arranged as Ground Floor One Bedroom Flat & First Floor Two Bedroom Flat. Part Let

Terraced house arranged as ground floor one bedroom flat and first floor two bedroom flat. The ground floor flat is currently occupied and the first floor flat is vacant. Please check the legal pack for the Tenancy Agreement as Auction House have not had sight of this at the time of cataloguing.

Tenure: To be Confirmed in Legal Pack
Local Authority: Fylde Borough Council
Energy Performance Rating (EPC): Current Rating D & D

Additional Fees

Buyer's Premium: £900.00 including VAT payable in addition to the Administration Fee

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £50,000 (plus fees)**

[*Description on Auction Information Page](#)

**AUCTION
HOUSE**
NORTH WEST

Residential Tel: 0800 050 1234 (Freephone)
Commercial Tel: 0161 830 7477

**AUCTION
HOUSE**
COMMERCIAL



Commercial

Coates Community Centre, 65 Coates Ave, Barnoldswick, Lancashire BB18 6EY

80

Detached Single Storey Vacant Commercial Property last used as a Community Centre

Detached single storey vacant commercial property last used as a community centre. Entrance vestibule, main room, kitchen, stock room, disabled facilities plus ladies & gents w.c.'s. Gas central heated. Alarmed.

Tenure: To be Confirmed in Legal Pack
Local Authority: Pendle Borough Council
Energy Performance Rating (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900.00 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £40,000 (plus fees)**

[*Description on Auction Information Page](#)



Residential

298 Rossendale Road, Burnley, Lancashire BB11 5BU

81

Two Bedroom Semi-Detached House with Gardens & Drive

Two bedroom semi-detached house with gardens & drive. Porch, hallway, lounge, kitchen diner, rear porch, first floor landing, bedroom one, bedroom two, bathroom, WC. Gardens front & rear & driveway. Gas central heating & double glazing where fitted.

Tenure: To Be Confirmed In Legal Pack
Local Authority: Burnley Borough Council
Energy Performance Rating (EPC): Current Rating G

Additional Fees

Buyer's Premium: £1,020 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £85,000+ (plus fees)**

[*Description on Auction Information Page](#)



Commercial

20 China Street, Lancaster, Lancashire LA1 1EX

82

A Vacant Two Storey Mid Terrace Building Arranged as Ground & First Floor Offices

Two storey former office premises with garage to side. Ground floor – open office space with downstairs WC. First floor – large open space office, smaller second office with access to a small kitchenette area & second WC. Location: Lancaster is a busy University City and the principle town of North Lancashire. Well placed adjacent to the M6 Motorway, it is approximately equidistant from Preston and Kendal which are about 20 miles away. The premises occupy a prominent site fronting onto the city centre one way system on the edge of the central retail area and close to the Castle. Secure parking provided by Parksafes is available within 50 metres.

Tenure: To be Confirmed in Legal Pack
Local Authority: Lancaster City Council
Energy Performance Rating (EPC): Current Rating D

Additional Fees

Buyer's Premium: £1,200 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £125,000 – £150,000 (plus fees)**

[*Description on Auction Information Page](#)



Tenure: To be Confirmed in Legal Pack
Local Authority: Burnley Borough Council
Energy Performance Rating (EPC): Current Rating D & E

Mixed Use

83

197-199 Oxford Road, Burnley, Lancashire BB11 3HB

Tenanted Sandwich Shop plus Self-Contained One Bedroom Flat Producing £10,748 pa

Prominent two storey corner property, comprising ground floor sandwich shop/café/ice cream parlour together with self-contained one bed flat to the first floor, offering open plan living room, kitchen, shower room and bedroom together with attic storage. We are informed by the vendor that the property is currently tenanted as follows: Ground floor sandwich shop – let by way of a three year lease from October 2017 at a rental of £6,500 pa First floor one bed flat – currently let at a rental of £4,248 pa The total rental income is therefore £10,748 pa. Leases and further information is contained in the legal pack.

The property benefits from recent refurbishment to include roof overhaul, tiled floor and LED lighting to ground floor, 2x gas central heating systems, double glazing and redecoration.

Additional Fees

Buyer's Premium: £900.00 including VAT payable in addition to the Administration Fee

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £69,950 (plus fees)**

[*Description on Auction Information Page](#)



Tenure: To be Confirmed in Legal Pack
Local Authority: Bury Metropolitan Borough Council
Energy Performance Rating (EPC): Current Rating F

Residential Investments

84

8-10 Wash Lane, Bury, Lancashire BL9 6AS

Currently producing £32,220 with one letting room vacant. When fully let should produce c£35,580 pa.

Substantial double fronted HMO briefly comprising 12 letting rooms with ancillary accommodation arranged over lower ground, ground, first and second floors. External rear yard. We have been provided with a tenancy schedule showing the rooms are let for between £195 pcm up to £265 pcm and currently producing £32,220 pa (including income from hoarding) with one letting room vacant. When fully let should produce c£35,580 pa. An updated tenancy schedule is to be provided within the legal pack. The property is situated on the South side of Wash Lane (B6221), close to the junction with Bell Lane (B6222), approximately 1/4 mile east of Bury town centre.

60 day completion period available

Ground Floor: Communal lounge, dining room, kitchen, shower room/w.c. Letting room 1 and letting room 2

First Floor: 2no. Bathrooms, shower-room, cloakroom/w.c. 6 letting rooms

Second Floor: 4 letting rooms

Basement: 2 storage rooms

Additional Fees

Buyer's Premium: £900.00 including VAT payable in Addition to the Administration Fee

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £200,000 (plus fees)**

[*Description on Auction Information Page](#)



Commercial

54, 56 & 58 Yorkshire Street, Morecambe, Lancashire LA3 1QF

Three Vacant Single Storey Commercial Units

Three vacant single storey commercial units in need of modernisation. Suitable for redevelopment (subject to obtaining the relevant consents.)

85

Tenure: To Be Confirmed In Legal Pack

Local Authority: Lancaster City Council

Energy Performance Rating (EPC): Current Rating TBC

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £30,000 - £35,000 (plus fees)**

**Description on Auction Information Page*



Residential

86

289 & 289A Ripponden Road, Oldham, Lancashire OL1 4JJ

2no. Self-Contained Flats (1 x One Bedroom & 1 x Two Bedroom)

Double fronted two storey terrace property which internally briefly comprises the following:

Ground Floor: Self-contained one bed flat - entrance hall, kitchen, bedroom, lounge and bathroom with 3 pc suite. First Floor 289a: Two bed flat comprising bathroom with 3 pc suite, lounge, bedroom one, storage cupboard, kitchen, bedroom two and ground floor entrance. The property is fitted with part UPVC double glazing and is warmed by electric panel heaters, to the rear of the property is a communal garden area. We are informed that the property was previously let at £400 pcm for the one bed flat and £550 pcm for the two bed flat, giving a potential rental income of £950 pcm (£11,400 pa).



Tenure: To Be Confirmed In Legal Pack

Local Authority: Oldham Metropolitan Borough Council

Energy Performance Rating (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £100,000 - £120,000 (plus fees)**

**Description on Auction Information Page*



OUR NEXT AUCTION IS
Thursday 26th July 2018 2.00pm



Residential for improvement

42 Framlingham Road, Sheffield, South Yorkshire S2 2GU

87

A Two Bedroom End Town House in Need of Modernisation

A two bedroom end town house comprising; hall, lounge, kitchen, utility room & downstairs WC. First floor – two bedrooms, bathroom & access to the loft via bedroom. Gardens to the front & rear.

Tenure: To Be Confirmed In Legal Pack
Local Authority: Sheffield City Council
Energy Performance Rating (EPC): Current Rating E

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £50,000 (plus fees)**

[*Description on Auction Information Page](#)



Residential

47 New Street, Mawdesley, Ormskirk, Lancashire L40 2QN

88

A Two Bedroom Detached Bungalow

A two bedroom detached bungalow comprising; lounge, kitchen, two bedrooms & bathroom. Parking to the front & rear garden.

Tenure: To Be Confirmed In Legal Pack
Local Authority: Chorley Council
Energy Performance Rating (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £90,000 – £100,000 (plus fees)**

[*Description on Auction Information Page](#)



Residential Investments

2 Aintree Road & 478 Hawthorne Road, Bootle, Merseyside L20 9DN

88A

An End Terrace Building arranged as Two Separate Houses – Both Let on AST's with a Combined Income of £13,740 pa

A former doctor's surgery which has been refurbished and reconfigured to create two separate houses. Not inspected by Auction House but advised by the vendor that the properties are currently held on one title and comprise :-

478 Hawthorne Road: Three bedrooms, reception room, lounge, kitchen, utility room & toilet/shower room. Currently let on a 6 month AST from 30/1/2018 £550.00 pcm/£6,600 pa.

2 Aintree Road: Four bedrooms, reception room, lounge, storage room, kitchen, toilet/bathroom and additional toilet. Currently let on a 6 month AST from 13/10/2017 at £595.00 pcm/£7,140 pa.

Tenure: To be Confirmed in Legal Pack
Local Authority: Liverpool City Council
Energy Performance Rating (EPC): Current Rating D & C

Additional Fees

Buyer's Premium: £900.00 including VAT payable in addition to the Administration Fee

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £135,000+ (plus fees)**

[*Description on Auction Information Page](#)

Apartment 8 The Cliffs, Heysham, Morecambe, Lancashire LA3 1NY



First Floor Refurbished Two Bedroom Apartment with Open Views Over Morecambe Bay

Attractive sea front first floor flat in the heart of Heysham on the Cliffs with panoramic views from its spacious lounge over Morecambe Bay. The lounge boasts an adjoining balcony & provides spacious living & dining area. There are two double bedrooms, a modern kitchen & shower suite.

The property is presented to a high standard with a modern fitted kitchen, shower suite, gas central heating & double glazing.

The property benefits from half of the front garden area with pleasant sea front position & the back drop of Morecambe Bay.

The flat would make a superb second home or a retirement purchase.

The Heysham area is currently enjoying improved popularity following the opening of the Bay Gateway link road which allows this location to access The Lake District, Kendal, Preston & commuting around Central Lancashire

Tenure: To Be Confirmed In Legal Pack

Local Authority: Lancaster City Council

Energy Performance Rating (EPC): Current Rating D

Additional Fees

Buyer's Premium: £900 including VAT payable in addition to the Administration Charge

Administration Charge: 0.9% including VAT subject to a minimum of £900.00 including VAT

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

***Guide Price £110,000+ (plus fees)**

*Description on Auction Information Page

AUCTION DATES 2018

THURSDAY
26
JULY

TUESDAY
18
SEPTEMBER

TUESDAY
16
OCTOBER

THURSDAY
13
DECEMBER

DO YOU HAVE A PROPERTY
SUITABLE FOR AUCTION?

**AUCTION
HOUSE**

NORTH WEST

For all enquiries or a valuation contact

0800 050 1234

northwest@auctionhouse.co.uk auctionhouse.co.uk/northwest

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

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- (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

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- in which the buyer covenants with the seller to:
- (a) observe and perform the seller's covenants and conditions in the rent deposit deed and indemnify the seller in respect of any breach;
 - (b) give notice of assignment to the tenant; and
 - (c) give such direct covenant to the tenant as may be required by the rent deposit deed.
- G14. VAT**
- G14.1 Where a sale condition requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.
- G14.2 Where the special conditions state that no VAT option has been made the seller confirms that none has been made by it or by any company in the same VAT group nor will be prior to completion.
- G15. TRANSFER AS A GOING CONCERN**
- G15.1 Where the special conditions so state:
- (a) the seller and the buyer intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and
 - (b) this condition G15 applies.
- G15.2 The seller confirms that the seller
- (a) is registered for VAT, either in the seller's name or as a member of the same VAT group; and
 - (b) has (unless the sale is a standard-rated supply) made in relation to the lot a VAT option that remains valid and will not be revoked before completion.
- G15.3 The buyer confirms that:
- (a) it is registered for VAT, either in the buyer's name or as a member of a VAT group;
 - (b) it has made, or will make before completion, a VAT option in relation to the lot and will not revoke it before or within three months after completion;
 - (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
 - (d) it is not buying the lot as a nominee for another person.
- G15.4 The buyer is to give to the seller as early as possible before the agreed completion date evidence:
- (a) of the buyer's VAT registration;
 - (b) that the buyer has made a VAT option; and
 - (c) that the VAT option has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two business days before the agreed completion date, condition G14.1 applies at completion.
- G15.5 The buyer confirms that after completion the buyer intends to:
- (a) retain and manage the lot for the buyer's own benefit as a continuing business as a going concern subject to and with the benefit of the tenancies; and
 - (b) collect the rents payable under the tenancies and charge VAT on them
- G15.6 If, after completion, it is found that the sale of the lot is not a transfer of a going concern then:
- (a) the seller's conveyancer is to notify the buyer's conveyancer of that finding and provide a VAT invoice in respect of the sale of the lot;
 - (b) the buyer must within five business days of receipt of the VAT invoice pay to the seller the VAT due; and
 - (c) if VAT is payable because the buyer has not complied with this condition G15, the buyer must pay and indemnify the seller against all costs, interest, penalties or surcharges that the seller incurs as a result.
- G16. CAPITAL ALLOWANCES**
- G16.1 This condition G16 applies where the special conditions state that there are capital allowances available in respect of the lot.
- G16.2 The seller is promptly to supply to the buyer all information reasonably required by the buyer in connection with the buyer's claim for capital allowances.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the special conditions.
- G16.4 The seller and buyer agree:
- (a) to make an election on completion under Section 198 of the Capital Allowances Act 2001 to give effect to this condition G16; and
 - (b) to submit the value specified in the special conditions to HM Revenue and Customs for the purposes of their respective capital allowance computations.
- G17. MAINTENANCE AGREEMENTS**
- G17.1 The seller agrees to use reasonable endeavours to transfer to the buyer, at the buyer's cost, the benefit of the maintenance agreements specified in the special conditions.
- G17.2 The buyer must assume, and indemnify the seller in respect of, all liability under such contracts from the actual completion date.
- G18. LANDLORD AND TENANT ACT 1987**
- G18.1 This condition G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.
- G18.2 The seller warrants that the seller has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.
- G19. SALE BY PRACTITIONER**
- G19.1 This condition G19 applies where the sale is by a practitioner either as seller or as agent of the seller.
- G19.2 The practitioner has been duly appointed and is empowered to sell the lot.
- G19.3 Neither the practitioner nor the firm or any member of the firm to which the practitioner belongs has any personal liability in connection with the sale or the performance of the seller's obligations. The transfer is to include a declaration excluding that personal liability.
- G19.4 The lot is sold:
- (a) in its condition at completion;
 - (b) for such title as the seller may have; and
 - (c) with no title guarantee;
- and the buyer has no right to terminate the contract or any other remedy if information provided about the lot is inaccurate, incomplete or missing.
- G19.5 Where relevant:
- (a) the documents must include certified copies of those under which the practitioner is appointed, the document of appointment and the practitioner's acceptance of appointment; and
 - (b) the seller may require the transfer to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The buyer understands this condition G19 and agrees that it is fair in the circumstances of a sale by a practitioner.
- G20. TUPE**
- G20.1 If the special conditions state "There are no employees to which TUPE applies", this is a warranty by the seller to this effect.
- G20.2 If the special conditions do not state "There are no employees to which TUPE applies" the following paragraphs apply:
- (a) The seller must notify the buyer of those employees whose contracts of employment will transfer to the buyer on completion (the "Transferring Employees"). This notification must be given to the buyer not less than 14 days before completion.
 - (b) The buyer confirms that it will comply with its obligations under TUPE and any special conditions in respect of the Transferring Employees.
 - (c) The buyer and the seller acknowledge that pursuant and subject to TUPE, the contracts of employment between the Transferring Employees and the seller will transfer to the buyer on completion.
 - (d) The buyer is to keep the seller indemnified against all liability for the Transferring Employees after completion.
- G21. ENVIRONMENTAL**
- G21.1 This condition G21 only applies where the special conditions so provide.
- G21.2 The seller has made available such reports as the seller has as to the environmental condition of the lot and has given the buyer the opportunity to carry out investigations (whether or not the buyer has read those reports or carried out any investigation) and the buyer admits that the price takes into account the environmental condition of the lot.
- G21.3 The buyer agrees to indemnify the seller in respect of all liability for or resulting from the environmental condition of the lot.
- G22. SERVICE CHARGE**
- G22.1 This condition G22 applies where the lot is sold subject to tenancies that include service charge provisions.
- G22.2 No apportionment is to be made at completion in respect of service charges.
- G22.3 Within two months after completion the seller must provide to the buyer a detailed service charge account for the service charge year current on completion showing:
- (a) service charge expenditure attributable to each tenancy;
 - (b) payments on account of service charge received from each tenant;
 - (c) any amounts due from a tenant that have not been received;
 - (d) any service charge expenditure that is not attributable to any tenancy and is for that reason irrecoverable.
- G22.4 In respect of each tenancy, if the service charge account shows that:
- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the seller must pay to the buyer an amount equal to the excess when it provides the service charge account;
 - (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the buyer must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the seller within five business days of receipt in cleared funds;
- but in respect of payments on account that are still due from a tenant condition G11 (arrears) applies.
- G22.5 In respect of service charge expenditure that is not attributable to any tenancy the seller must pay the expenditure incurred in respect of the period before actual completion date and the buyer must pay the expenditure incurred in respect of the period after actual completion date. Any necessary monetary adjustment is to be made within five business days of the seller providing the service charge account to the buyer.
- G22.6 If the seller holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
- (a) the seller must pay it (including any interest earned on it) to the buyer on completion; and
 - (b) the buyer must covenant with the seller to hold it in accordance with the terms of the tenancies and to indemnify the seller if it does not do so.
- G23. RENT REVIEWS**
- G23.1 This condition G23 applies where the lot is sold subject to a tenancy under which a rent review due on or before the actual completion date has not been agreed or determined.
- G23.2 The seller may continue negotiations or rent review proceedings up to the actual completion date but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the buyer, such consent not to be unreasonably withheld or delayed.
- G23.3 Following completion the buyer must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the seller, such consent not to be unreasonably withheld or delayed.
- G23.4 The seller must promptly:
- (a) give to the buyer full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
 - (b) use all reasonable endeavours to substitute the buyer for the seller in any rent review proceedings.
- G23.5 The seller and the buyer are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6 When the rent review has been agreed or determined the buyer must account to the seller for any increased rent and
- interest recovered from the tenant that relates to the seller's period of ownership within five business days of receipt of cleared funds.
- G23.7 If a rent review is agreed or determined before completion but the increased rent and any interest recoverable from the tenant has not been received by completion the increased rent and any interest recoverable is to be treated as arrears.
- G23.8 The seller and the buyer are to bear their own costs in relation to rent review negotiations and proceedings.
- 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:

26th July 2018

18th September 2018

16th October 2018

13th December 2018

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