

**AUCTION
HOUSE**

NORTH WEST

**AUCTION
HOUSE
COMMERCIAL**

Thursday

25th April 2019

2.00pm

Bolton Wanderers

Football Stadium

Platinum Suite

De Havilland Way

Bolton BL6 6SF



AUCTION VENUE



HOW TO FIND US

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

The stadium is serviced by a rail station, Horwich Parkway, situated 300m away. There is ample parking for in excess of 2500 vehicles.

Auction attendees are to visit the Main Reception at the ground and take the lift to the Platinum Suite.

Thursday 25th April 2019 - 2.00pm

Bolton Wanderers Football Stadium

Platinum Suite, De Havilland Way,

Bolton BL6 6SF

Residential: northwest@auctionhouse.co.uk

Commercial: nwcommercial@auctionhouse.co.uk

Residential 0800 050 1234

Commercial 0161 830 7477



AUCTIONEERS



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Stuart Cooper
Commercial Auction Director



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Lesley Doherty
Auction Administrator

Welcome to our third auction of 2019

A very warm welcome and thank you for attending our April auction. With almost 100 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 deliver impressive results. Auction House UK results during the month of March were on a par with last year with 243 lots sold (242 in 2018) at a success rate of 71.3% with £29.1 million raised. Our brand continues to outperform the market with EIG reporting of reduced numbers with the sector totals slipping back in the same way as private treaty sales. Matching last year's sold result in March is a powerful outcome amidst unprecedented political turmoil over Brexit. Our point of difference which is our "local knowledge, regional expertise and national strength" is the passport to our leading position, this coupled with your energy and enthusiasm is the reason our winning results are being maintained.

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

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

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

Jamie Rogers
Auction House

NEXT AUCTION DATES

23rd May 2019 • 4th July 2019 • 5th September 2019

AUCTION INFORMATION



Administration Charge Purchasers will be required to pay an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £1080.00 inc VAT or the fixed figure stated in the property details, in addition to the deposit. A VAT receipt will be issued after the auction. Some lots may carry additional charges, please check the catalogue description and legal pack.



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



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



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



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



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



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



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



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



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



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



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



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



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

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



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



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



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



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



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



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



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



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

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

NORTH WEST COVERAGE

**AUCTION
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NORTH WEST

**AUCTION
HOUSE**
COMMERCIAL

REGIONAL & LOCAL

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

AWARD WINNING

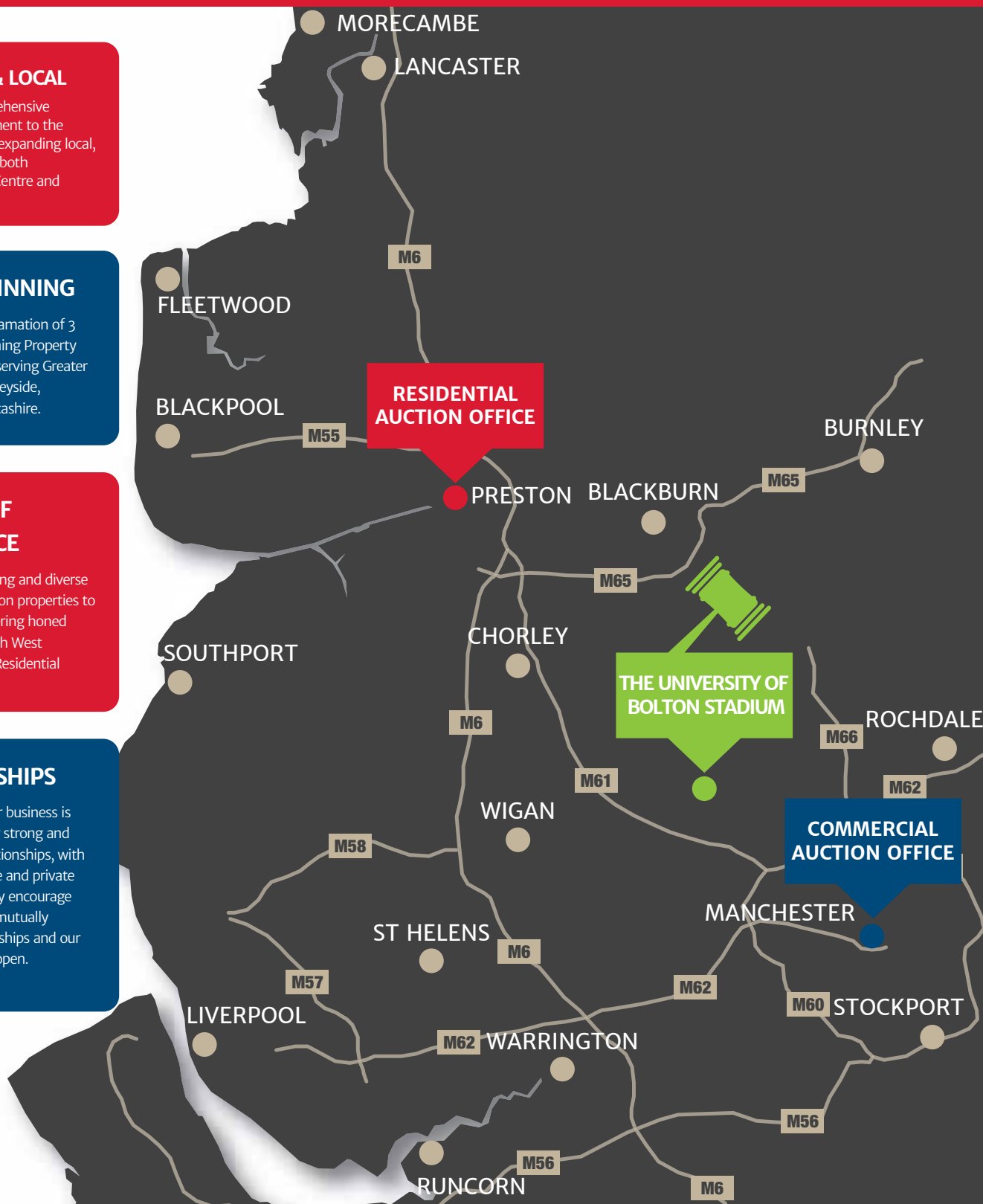
We are the amalgamation of 3 multi-award winning Property Auctioneers now serving Greater Manchester, Merseyside, Cheshire and Lancashire.

WEALTH OF EXPERIENCE

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

RELATIONSHIPS

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



RESIDENTIAL OFFICE

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“Come and introduce yourself”

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

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

ORDER OF SALE

Thursday 25th April 2019 2.00pm

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

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	50 Ormerod Street, Accrington, Lancashire	£18,000	Residential for Improvement
2	33 Westwood Lane, Lower Ince, Wigan, Lancashire	£37,500+	Residential for Improvement
3	47 Parkinson Street, Burnley, Lancashire	£10,000+	Residential for Improvement
4	49 Parkinson Street, Burnley, Lancashire	£10,000+	Residential for Improvement
5	128 Accrington Road, Burnley, Lancashire	£23,000+	Residential Investment
6	37-39 Whitby Road, Ellesmere Port, Cheshire	£115,000	Commercial Investment
7	88-90 Wellington Road South, Stockport, Cheshire	£100,000	Commercial
8	278 Wigan Road, Wigan, Lancashire	£50,000	Commercial
9	137M Montgomery House, Demesne Road, Manchester, Greater Manchester	£7,500+	Residential Investment
10	259 Skeffington Road, Preston, Lancashire	£60,000+	Residential for Improvement
11	18 Woodhouse Close, Birchwood, Warrington, Cheshire	£85,000+	Residential for Improvement
12	15 Maurice Street, Salford, Greater Manchester	£66,000+	Residential for Improvement
13	27 Railway Street, Nelson, Lancashire	£10,000+	Mixed Use
14	30 Sherdley Road, St Helens, Merseyside	£30,000+	Residential
15	44 Cedar Avenue, Haslingden, Rossendale, Lancashire	£45,000+	Residential
16	857 Corporation Road, Birkenhead, Merseyside	£20,000+	Residential for Improvement
17	3 Bickerstaffe Street, Blackpool, Lancashire	£20,000+	Residential for Improvement
18	Property to Rear of 39-41 Caroline Street, Blackpool, Lancashire	£10,000+	Redevelopment
19	23 Station Road, Flimby, Maryport, Cumbria	£20,000+	Residential Investment
20	Apartment 1 Beech Rise, Roughwood Drive, Liverpool, Merseyside	£18,000+	Residential Investment
20a	55 Franklands Drive, Ribbleton, Preston, Lancashire	£40,000+	Residential for Improvement
21	Red Hill Farm, Spoonley Gate, Pattingham, Wolverhampton, Staffordshire	£300,000	Redevelopment
22	214 Crescent Road, Bolton, Lancashire	£80,000	Commercial Investment
22a	130 Broad Green Road, Liverpool, Merseyside	£175,000+	Residential for Improvement
23	48 Singleton Road, Broughton Park, Salford, Manchester, Lancashire	£475,000	Residential
24	4 & 6 Little Underbank, Stockport, Greater Manchester	£200,000	Commercial
25	7 Windsor Avenue, Longridge, Preston, Lancashire	£60,000	Residential for Improvement
26	Unit 6, Crown Business Park, Cowm Top Lane, Rochdale, Greater Manchester	£2,500	Commercial
27	Unit 5 a-E, Crown Business Park, Cowm Top Lane, Rochdale, Greater Manchester	£3,500	Commercial
28	Unit 6, Crown Business Park, Cowm Top Lane, Rochdale, Lancashire	£2,500	Commercial
29	Unit 5 a-e, Crown Business Park, Cowm Top Lane, Rochdale, Lancashire	£3,500	Commercial
30	34 Sackville Street, Brierfield, Nelson, Lancashire	£20,000+	Residential for Improvement
31	34 Burdett Street, Burnley, Lancashire	£25,000+	Residential for Improvement
32	18 Parkinson Street, Burnley, Lancashire	£10,000+	Residential for Improvement

*Description on Auction Information page

ORDER OF SALE

Thursday 25th April 2019 2.00pm

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

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
33	4 Martin Avenue, Lytham St Annes, Lancashire	£95,000+	Residential
34	20 Martin Avenue, Lytham St Annes, Lancashire	£95,000+	Residential Investment
35	16 Henry Street, Blackpool, Lancashire	£45,000+	Residential
36	33 Bloomfield Road, Blackpool, Lancashire	£45,000+	Residential Investment
37	9 Cledford Lane, Middlewich, Cheshire	£30,000+	Residential for Improvement
38	16 Ullswater Street, Liverpool, Merseyside	£30,000 - £40,000	Residential Investment
39	47 Chapel View, Overton, Morecambe, Lancashire	£50,000+	Residential
40	Flat 37 Dimond Street, Pembroke Dock, Pembrokeshire	£25,000+	Residential Investment
41	57 Richmond Road, Eccleston, Chorley, Lancashire	£80,000+	Residential for Improvement
42	Flat 5, 100 Park Road, Blackpool, Lancashire	£50,000+	Residential Investment
43	Flat 6, 100 Park Road, Blackpool, Lancashire	£50,000+	Residential Investment
44	Flat 3, 100 Park Road, Blackpool	£50,000+	Residential Investment
45	128 Montgomery House Annexe, Demesne Road, Manchester, Greater Manchester	£5,000+	Residential Investment
46	125A Montgomery House, Demesne Road, Manchester, Greater Manchester	£7,500	Residential Investment
47	Apartment 9, 35 Highmarsh Crescent, West Didsbury, Manchester, Greater Manchester	£170,000	Residential
48	68 Market Street, Wigan, Lancashire	£115,000	Commercial
49	43a - 45 City Road, Everton, Liverpool, Merseyside	£100,000	Redevelopment
50	218 Formosa Drive, Liverpool, Merseyside	£50,000	Residential
51	Hunters House, Aintree Lane, Aintree, Liverpool, Merseyside	£200,000+	Residential for Improvement
52	29 Laburnum Road, Liverpool, Merseyside	£50,000+	Residential for Improvement
53	33 Crosby Road South, Liverpool, Merseyside	£165,000+	Residential for Improvement
54	6 Louis Pasteur Avenue, Liverpool, Merseyside	£55,000+	Residential for Improvement
55	Plot 2 French Fields, Clock Face, St Helens, Merseyside	£240,000+	Residential for Improvement
56	138M Montgomery House, Demesne Road, Manchester, Greater Manchester	£7,500+	Residential
57	139M Montgomery House, Demesne Road, Manchester, Greater Manchester	£7,500+	Residential
58	Land at Rising Bridge, Blackburn Road, Accrington, Lancashire	£100,000	Plots/Building Land
59	Land off County Brook Lane, Foulridge, Colne, Lancashire	£300,000	Agricultural/Amenity Land
60	Land at Nook Lane, Oswaldtwistle, Lancashire	£120,000	Plots/Building Land
61	2 Fir Street, Ramsbottom, Bury, Greater Manchester	£80,000+	Residential for Improvement
62	Apartment 25 Carnegie Court, Weld Parade, Southport, Merseyside	£60,000+	Residential for Improvement
63	Apartment 107 Ilex Mill, Bacup Road, Rossendale, Lancashire	£90,000	Residential

*Description on Auction Information page

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

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
64	Land to the rear of Willow Lane, Lancaster, Lancashire	£10,000 - £15,000	Plots/Building Land
65	65 St James Gardens, Leyland, Lancashire	£110,000+	Residential for Improvement
66	8 Scott Mews, Blackpool, Lancashire	£40,000+	Residential
67	41 Salmesbury Avenue, Blackpool, Lancashire	£100,000+	Residential
68	16 Cowdell Street, Warrington, Cheshire	£36,000+	Residential for Improvement
69	131 Penrose Avenue, Blackpool, Lancashire	£56,000+	Residential
70	46 Queen Victoria Road, Blackpool, Lancashire	£40,000+	Residential Investment
71	Plot 74, 75 & 76, off Rhiwgarn Estate, Pen-Y-Dre, Trebanog, Porth, Rhondda, Rhondda Cynon Taff	NIL Reserve	Plots/Building Land
72	Plot 64, 65 & 66, off Rhiwgarn Estate, Pen-Y-Dre, Trebanog, Porth, Rhondda, Rhondda Cynon Taff	NIL Reserve	Plots/Building Land
73	Plot 51, 52 & 59, off Rhiwgarn Estate, Pen-Y-Dre, Trebanog, Porth, Rhondda, Rhondda Cynon Taff	NIL Reserve	Plots/Building Land
74	8 Weymouth Road, Blackpool, Lancashire	£40,000+	Residential for Improvement
75	126 Lancaster Road, Cabus, Preston, Lancashire	£170,000+	Residential for Improvement
76	32 Tewkesbury Drive, Lytham St. Annes, Lancashire	£165,000+	Residential
77	30 Peel Street, Padiham, Burnley, Lancashire	£35,000+	Residential for Improvement
78	70 Burnley Road, Accrington, Lancashire	£40,000	Mixed Use
79	11A Apple Blossom Grove, Cadishead, Manchester, Greater Manchester	£40,000 - £50,000	Residential Investment
80	4 Wren Street, Burnley, Lancashire	£30,000+	Residential for Improvement
81	56 Reed Street, Burnley, Lancashire	£10,000+	Residential for Improvement
82	17 Reed Street, Burnley, Lancashire	£10,000+	Residential for Improvement
83	48 Pritchard Street, Burnley, Lancashire	£20,000+	Residential for Improvement
84	37 & 37A Hammerton Street, Burnley, Lancashire	£50,000+	Residential Investment
85	22 William Street, Carnforth, Lancashire	£55,000+	Residential for Improvement
86	Flat 2, 23 River Street, Rhyl, Clwyd	£18,000+	Residential for Improvement
87	27 Church Street, Southport, Merseyside	£250,000	Mixed Use
88	223 Ormskirk Road, Wigan, Lancashire	£45,000 - £55,000	Commercial
89	14 Brynisa Road, Brynteg, Wrexham, Clwyd	SOLD PRIOR	Residential for Improvement
90	20A Low Moor Road, Blackpool, Lancashire	£30,000 - £35,000	Residential Investment
91	95 Richmond Hill Street, Accrington, Lancashire	£20,000+	Residential for Improvement
92	7 Norcross Place, Preston, Lancashire	£65,000	Residential for Improvement
93	Unit 8, Centurion Park, Davyfield Road, Blackburn, Lancashire	£2,500	Commercial
94	Unit 8 Centurion Park, Davyfield Road, Blackburn, Lancashire	£2,500	Commercial
95	97 Stony Hill Avenue, Blackpool, Lancashire	£135,000+	Residential for Improvement
96	68 Birch Lane, Longsight, Manchester, Greater Manchester	SOLD PRIOR	Residential

*Description on Auction Information page



1

Residential for improvement

50 Ormerod Street, Accrington, Lancashire BB5 0QG

*GUIDE PRICE:

£18,000 (plus fees)

A Two Bedroom Mid Terrace House In Need of Refurbishment

A Two bedroom mid terrace house in need of refurbishment throughout and comprising; lounge, kitchen (not fitted), two bedrooms and bathroom (not fitted). Please note, deposit funds must be paid from cleared funds. Debit/credit cards only, cheques will not be accepted.

Lounge: 3.5m x 3.59m

Kitchen: 4.16m x 3.46m

Bedroom One: 3.46m x 3.72m

Bedroom Two: 2.36m x 3m

Bathroom: 1.64m x 4.23m

Tenure: See Legal Pack

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)

LEGAL PACKS



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

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

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Residential for improvement

33 Westwood Lane, Lower Ince, Wigan, Lancashire WN3 4NG

2

*GUIDE PRICE:

£37,500 + (plus fees)

Two Bedroom Mid Terraced House vacant after recent Tenancy

Entrance, lounge, dining kitchen, first floor landing, bedroom one, bedroom two, bathroom, gardens to front & rear yard.

Tenure: See Legal Pack

Local Authority: Wigan Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page



Residential for improvement

47 Parkinson Street, Burnley, Lancashire BB11 3LS

3

*GUIDE PRICE:

£10,000+ (plus fees)

Two Bedroom Mid Terraced House in Need of Renovation

Entrance, lounge, kitchen, two bedrooms, bathroom. Yard to rear. Property will not be cleared.

Tenure: See Legal Pack

Local Authority: Burnley Borough Council

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

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page



Residential for improvement

49 Parkinson Street, Burnley, Lancashire BB11 3LS

4

*GUIDE PRICE:

£10,000 + (plus fees)

Two bed mid terraced house in need of renovation

Entrance, lounge, kitchen, two bedrooms, bathroom. Yard to rear. Property will not be cleared.

Tenure: See Legal Pack

Local Authority: Burnley Borough Council

Energy Performance Certificate (EPC): Current Rating None . Exement . Derelict & no heating system

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page



Residential Investments

128 Accrington Road, Burnley, Lancashire BB11 5AJ



***GUIDE PRICE:**
£23,000+ (plus fees)

End Terraced House subject to a Tenancy

End terraced house uninspected by Auction House. Sold subject to unconfirmed tenancy. We are advised property comprises two reception rooms and three bedrooms.

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

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Commercial Investments



37-39 Whitby Road, Ellesmere Port, Cheshire CH65 8AA

***GUIDE PRICE:**
£115,000 (plus fees)

Fully Let Investment Property - Producing £15,000pa

On behalf of the Joint LPA Receivers

Substantial two storey period corner property currently fully let at as follows:-

Ground Floor - Let to Vineyard 53 (charity) by way of a 5 year lease from July 2016 (expiring July 2021) at a rental of £9,000 pa.
First Floor - Let to Chriska Stage School who are holding over following expiry of their lease at a rental of £6,000 pa.

We are informed that the stage school have been in occupation approximately 35 years and would be willing to sign a new lease subject to terms being agreed.

The total rental income is therefore £15,000 pa.

We have not measured the property however the VOA provides the following floor areas:

Ground Floor - 198.64 sq m (2,138 sq ft)
First Floor - 204.3 sq m (2,199 sq ft)
Total - 402.94 sq.m (4,337 sq ft)

The property is held freehold and is situated in the centre of Ellesmere Port at the junction of Exeter Road, midway between the Port Arcades Shopping Centre and Ellesmere Port train station.



Tenure: See Legal Pack
Local Authority: Cheshire West and Chester Council
Energy Performance Certificate (EPC): Current Rating C & C

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)

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**AUCTION
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COMMERCIAL



Commercial

88-90 Wellington Road South, Stockport, Cheshire SK1 3UH

***GUIDE PRICE:**

£100,000 (plus fees)

Vacant Retail Unit and 2 Bed Flat – In Need of Refurbishment

Double fronted two storey corner building, briefly comprising ground floor self contained retail unit together with first floor self contained former two bed flat. The property has recently been re-roofed, however internally is in need of refurbishment throughout. The ground floor was previously occupied as newsagent providing front main sales area (292 sq ft / 27 sq m) two ancillary rooms (322 sq ft / 30 sq m) and w.c. Additional storage is provided in the basement (282 sq ft / 26 sq m) while the first floor is separately accessed from the rear and provides two bedrooms, kitchen, lounge and bathroom. Externally there is one car parking space to the rear. The property is prominently located fronting onto Wellington Road South (A6) close to its junction with Greek Street and directly opposite Stockport Town Hall on the northerly fringe of Stockport Town Centre.



Tenure: See Legal Pack

Local Authority: Cheshire West and Chester Council

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Commercial

278 Wigan Road, Wigan, Lancashire WN4 0AR

***GUIDE PRICE:**

£50,000 (plus fees)

Vacant Two Storey Retail Unit in Need of Modernisation

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

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

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

Tenure: See Legal Pack

Local Authority: Wigan Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating TBC



Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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Residential Investments

137M Montgomery House, Demesne Road, Manchester, Greater Manchester M16 8PH

***GUIDE PRICE:**

£7,500+ (plus fees)

Student Pod Accommodation

This recently refurbished student property comprises of a combined bedroom & living area. Everything required for a student let i.e. double bed, desk, wardrobe, fitted carpets, curtains/blinds, & wash basin, is included within the sale price.

Currently let at £80 per week until June 2019.

Both ground rent and service charges are paid up to date. With eight university & college campuses within a 2-mile radius, & excellent transport links, Montgomery House is in an ideal location for students. The building is set within extensive grounds, with mature gardens & on-site parking.

Residents of the 250 operational student units benefit from communal bathroom & kitchen facilities, recreation areas, laundry services, gym facilities, bike store, free minibus service to city centre, & 24-hour on-site management.



Tenure: See Legal Pack

Local Authority: Manchester City Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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Residential for improvement

259 Skeffington Road, Preston, Lancashire PR1 6RX

***GUIDE PRICE:**

£60,000+ (plus fees)

Three Bedroom Mid Terraced House with Two Reception Rooms

Entrance hallway, lounge, dining room, kitchen, first floor landing, bedroom one, bedroom two, bedroom three, bathroom. Yard to rear. The property may suit conversion into 2 x self-contained flats subject to permission.

Tenure: See Legal Pack

Local Authority: Preston City Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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Residential for improvement

18 Woodhouse Close, Birchwood, Warrington, Cheshire WA3 6QP

11

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

Three Bed Semi Detached House

Semi-detached family house in need of some refurbishment briefly comprising: Hall, living room, kitchen/diner, conservatory, landing, three bedrooms and bathroom. Externally there is a garden to the front with driveway parking, there is an enclosed garden to the rear.

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

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Residential for Improvement

15 Maurice Street, Salford, Greater Manchester M6 7DG

12

***GUIDE PRICE:**
£66,000+ (plus fees)

Two Bedroom Semi Detached House in need of Refurbishment

Entrance, lounge, kitchen, first floor landing, bedroom one, bedroom two, bathroom. Double glazing where fitted and gas central heating. Garden to rear.

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

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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Mixed Use

27 Railway Street, Nelson, Lancashire BB9 5PJ

13

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

End Terraced Commercial Property in Need of Renovation

Two storey end terraced property with commercial ground floor and accommodation to first floor. Conversion/development potential subject to planning permission. No internal access available and it will not be cleared.

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

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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14

Residential

30 Sherdley Road, St Helens, Merseyside WA9 5AB

*GUIDE PRICE:

£30,000+ (plus fees)

Large Two Bedroom Mid Terraced House with Two Reception Rooms Front & Rear Gardens

Entrance porch, lounge, dining room, kitchen, first floor landing, bedroom one, bedroom two, bathroom. Gas central heating, double glazing, front and rear gardens. Ideal property for rental or first time buyers.



Tenure: See Legal Pack

Local Authority: St Helens Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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15

Residential

44 Cedar Avenue, Haslingden, Rossendale, Lancashire BB4 5NH

*GUIDE PRICE:

£45,000+ (plus fees)

Three Bedroom Town House with Gardens and Conservatory

Entrance hallway, living room, breakfast kitchen, conservatory, first floor landing, bedroom one, bedroom two, bedroom three, bathroom. Gardens to front & rear. Gas central heating & double glazing.



Tenure: See Legal Pack

Local Authority: Rossendale Borough Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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Residential for improvement 857 Corporation Road, Birkenhead, Merseyside CH41 8JL

16

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

Two Bedroom Mid Terraced House in Need of Some Improvement
Entrance, lounge, dining kitchen, first floor landing, bedroom one, bedroom two, bathroom, yard to rear.

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

Additional Fees
Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Residential for improvement

17

3 Bickerstaffe Street, Blackpool, Lancashire FY1 5BS

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

Large Three Bedroom Two Reception Mid Terraced House in Need of Modernisation

Entrance hallway, living room, dining room, kitchen, first floor landing, bedroom one, bedroom two, bedroom three, bathroom, yard to rear.



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

Additional Fees
Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Redevelopment

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

18

***GUIDE PRICE:**

£10,000 + (plus fees)

Detached Two Storey Property in need of Renovation

Detached two storey property in need of works of improvement. Potential for conversion or change of use residential, storage, business premises for example – subject to planning. Ground floor entrance, potential for lounge, kitchen diner, stairs to first floor with potential for 2/3 bedrooms and bathroom.

Tenure: See Legal Pack

Local Authority: Fylde Borough Council

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

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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Residential Investments

19

23 Station Road, Flimby, Maryport, Cumbria CA15 8QN

***GUIDE PRICE:**

£20,000+ (plus fees)

Improved Two Bedroom Mid Terraced House Let on an AST at £4,200pa

The property comprises this mid terrace two floor house which has been recently renovated prior to letting and benefits from UPVC double glazing and gas central heating (not tested). Not inspected by Auction House.

First Floor – Two bedrooms, bathroom/WC

Ground Floor – Entrance vestibule, reception room, kitchen, utility room.

Outside – Front garden, rear yard.

The photographs shown were taken just prior to the tenant taking occupation.

The property is let on an Assured Shorthold Tenancy for 6 months from 30th September 2018 at £350 per calendar month. A rent deposit of £350 is held. The property benefits from gas safety certificate valid 26/9/2018. Rent reserved: £4,200 per annum.

Location: Flimby lies on the west coast of Cumbria located off the A596 between Maryport to the north and Workington to the south. The property lies within the heart of Flimby which provides a good range of local facilities whilst more comprehensive services may be found at coastal resort of Maryport lying some 2 miles to the north.



Tenure: See Legal Pack

Local Authority: Allerdale Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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Residential Investments

Apartment 1 Beech Rise, Roughwood Drive, Liverpool, L33 8WY

***GUIDE PRICE:**

£18,000+ (plus fees)

Ground Floor Modernised Flat Let on an AST at £350pcm/£4,200pa with Secure Parking & Residents Gym

The property comprises this recently modernised ground floor purpose built flat within this secure gated development offering also a resident's gym. Externally there is gated and secure car parking with the building benefiting from two lifts and a residents' gym/fitness suite.

Entrance hall, open plan reception and dining area with fitted kitchen, one bedroom, bathroom/shower suite with WC.

The property benefits from UPVC double glazing and electric heating. The property is let on an Assured Shorthold Tenancy at £350 per calendar month. For full tenancy details please refer to the legal pack.

Location: The property lies within this residential area of Kirkby to the north east of Liverpool City Centre. There is a good range of local facilities within the surrounding area whilst the heart of Liverpool City Centre provides a comprehensive range of shopping and recreational pursuits. The area is well served by transport links with local bus routes serving the surrounding area and a rail connection at Kirkby.



Tenure: See Legal Pack

Local Authority: Knowsley Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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Residential for improvement

55 Franklands Drive, Ribbleton, Preston, Lancashire PR2 6RY

***GUIDE PRICE:**

£40,000+ (plus fees)

Three bed semi detached house in need of modernisation and of non-standard construction. Entrance hallway, lounge, dining room, kitchen, first floor landing, bedroom one, bedroom two, bedroom three, bathroom. Large front garden offering off road parking for several cars. Rear garden.

Tenure: See Legal Pack

Local Authority: Preston City Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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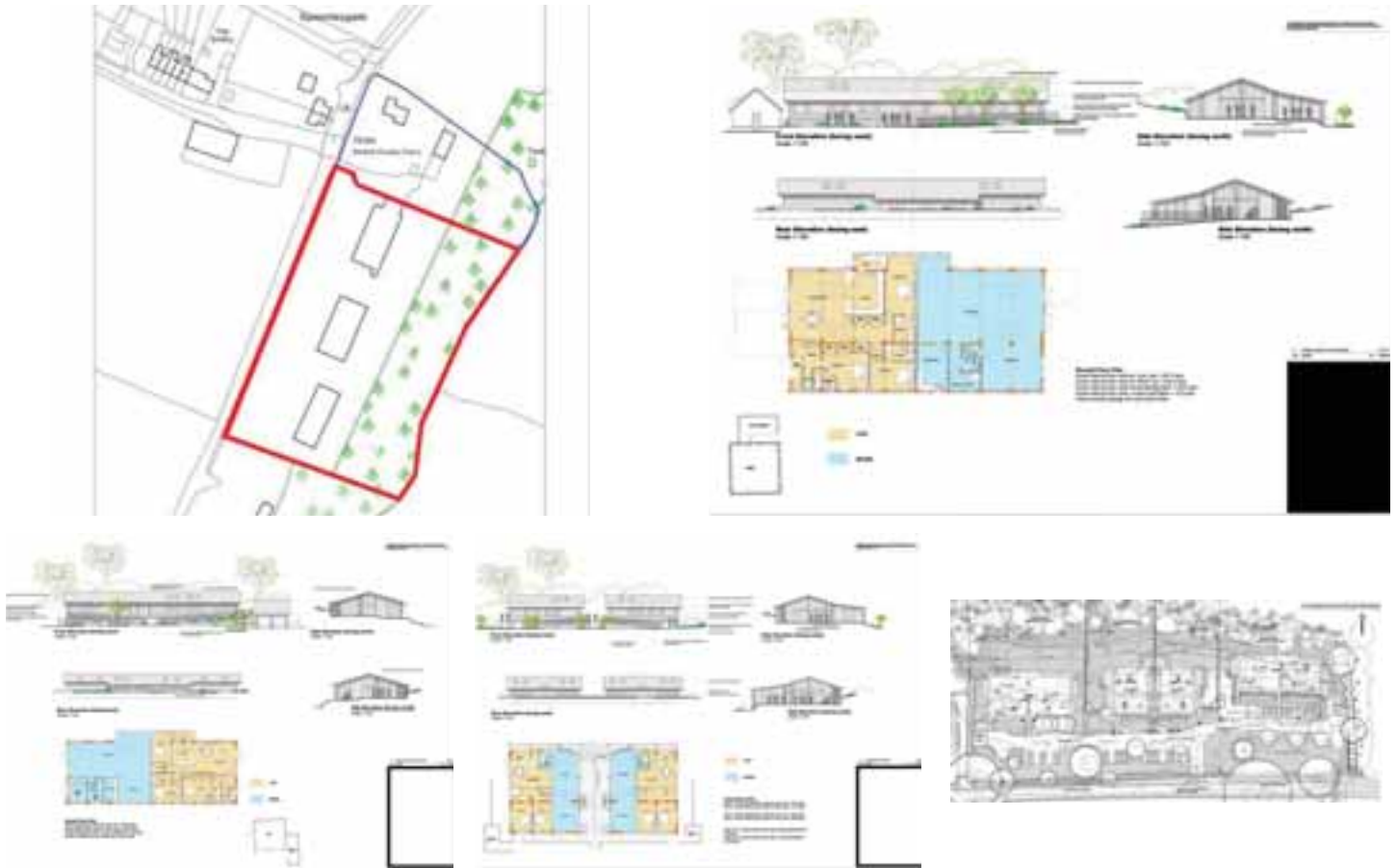
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**AUCTION
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Red Hill Farm, Spoonley Gate, Pattingham, Wolverhampton, WV6 7ED

*GUIDE PRICE: £300,000 (plus fees)



Unique Semi-Rural Development Site with Planning Consent for 4 no. Live/Work Units

A unique freehold development site of approximately 3.64 acres (1.47 hectares) situated in a semi-rural location approximately 9 miles west of Wolverhampton. The site benefits from planning consent (Shropshire Council: Ref: 18/01702/FUL) granted June 2018 for the erection of 4 no. live/work units as follows:

Unit 1: Large detached property extending to 4,410 sq ft (409.7 sq m) - 207.3 sq m of residential accommodation with three double en-suite bedrooms plus living space and 202.4 sq m of office/workspace.

Unit 2: Detached property extending 171.2 sq m (1,843 sq ft) with 97.9 sq m (1,054 sq ft) of residential accommodation two bedrooms plus living space and 73.3 sq m (789 sq ft) of office/work space.

Unit 3: Detached property extending to 164.8 sq m (1,774 sq ft) with 95.2 sq m (1,025 sq ft) of residential accommodation with two bedrooms plus living space and 69.65 sq m (749 sq ft) of office/workspace.

Unit 4: Large detached property extending to 324 sq m (3,488 sq ft) with 165 sq m (1,776 sq ft) of residential accommodation with three en-suite bedrooms and living space together with 159 sq m (1,711 sq ft) of office/workspace. In total the whole development will provide approximately 1,069.7 sq m (11,515 sq ft) of live/work accommodation, across 4 detached buildings.

In addition we are aware that one of the conditions of the planning consent (No. 7 - Drainage) has been discharged (planning ref: 18/04382/DIS) on the 1st November 2018.

We are also informed that the site has been cleared in readiness for the building works to commence.

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

Additional Fees
Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Commercial Investments

214 Crescent Road, Bolton,
Lancashire BL3 2JU

*GUIDE PRICE:

£80,000 (plus fees)**Tenanted hot food take-away investment producing £9,880 pa, increasing to £13,000 pa.**

Traditionally constructed end terrace property currently let to a private individual, trading as (hot food take-away), K2 Taj Chippery. The property is let in its entirety by way of a 10 year lease from 26th February 2018 at an initial rental of £9,880 pa. The lease incorporates a rental increase in February 2021 to £13,000 pa. Internally the property is laid out as hot food take-away and kitchen on the ground floor with first floor ancillary accommodation. The first floor has separate access from the rear. The property fronts onto Crescent Road, approximately 1 mile south of Bolton town centre.

Tenure: See Legal Pack

Local Authority: Bolton Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating To Follow

Additional Fees**Buyer's Premium:** 1.2% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.**Administration Charge:** 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Residential for improvement

130 Broad Green Road, Liverpool, Merseyside L13
4BR

*GUIDE PRICE:

£175,000+ (plus fees)**Five Bedroom Detached House over Three Floors**

Accommodation over three floors including; porch, entrance hallway, downstairs cloakroom, two separate lounges, a large kitchen/dining room, three double bedrooms, a further single bedroom/office, To the second floor there is an additional bedroom with variety of storage. Driveway parking with detached garage. Garden to the rear.



Tenure: See Legal Pack

Local Authority: Liverpool City Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees**Buyer's Premium:** £1140 inc VAT payable on exchange of contracts.**Administration Charge:** 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

48 Singleton Road, Broughton Park, Salford, Manchester, Lancashire M7 4LN

*GUIDE PRICE: **£475,000** (plus fees)



Substantial 6 Bedroom Detached House

Exceptionally presented 6 bedroom detached house, situated in the popular location of Broughton Park, close to Manchester City Centre.

Internally, the ground floor accommodation comprises a large entrance hallway leading to the formal lounge area with interconnecting doors to a substantial dining room; a fully fitted modern kitchen with additional lounge area; utility room, cloakroom and guest w.c. plus a conservatory over-looking the sizeable rear garden.

The first floor offers four double bedrooms with fitted furniture; family bathroom and modern en-suite to the master bedroom. The converted attic provides a further double bedroom; single bedroom (currently used as a study) and a shower room with w.c.

Externally, the property is accessed via a large driveway with parking for several cars with a low maintenance garden to the left-hand side. The rear of the property boasts a good sized enclosed lawned garden.

The property is located in the popular area of Broughton Park, convenient for local amenities such as Sainsbury's and Lidl and transport routes to Manchester City Centre, approximately 3 miles from the property.

Joint Agents

Normie & Co

Tenure: See Legal Pack

Local Authority: Salford City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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Commercial**4 & 6 Little Underbank, Stockport, Greater Manchester SK1 1JT**

*GUIDE PRICE:

£200,000 (plus fees)**Two Adjacent Vacant Town Centre Retail Properties**

Two adjacent three storey vacant town centre retail premises, with additional basement areas.

No.4 (ground floor and basement only) – ground floor 98.7 sq m (1,062 sq ft) of main sales area with rear store and w.c.

Basement – 68.8 sq m (741 sq ft) of storage

No.6 (ground, first and second floors plus basement) – ground floor

sales area 44.3 sq m (477 sq ft)

First floor 61.8 sq m (665 sq ft)

Second floor 62.3 sq m (671 sq ft)

Basement – 60.4 sq m (650 sq ft)

Storage with w.c. and access from rear service road.

The property is situated close to its junction with Great Underbank and close to the prime retail area of Merseyway Shopping Centre.



Tenure: See Legal Pack

Local Authority: Stockport Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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**Residential for improvement**
7 Windsor Avenue, Longridge, Preston, Lancashire PR3 3EL

*GUIDE PRICE:

£60,000 (plus fees)**A Vacant Three Bedroom Mid Terrace House In Need Of Refurbishment**

Not inspected by auction house but advised by the vendor the property comprises ; Lounge, dining kitchen and downstairs w/c. First floor – three bedrooms and bathroom. Gardens to the front and rear .

Tenure: See Legal Pack

Local Authority: Preston City Council

Energy Performance Certificate (EPC): Current Rating To Follow

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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26

Commercial

Unit 6, Crown Business Park, Cowm Top Lane, Rochdale, Greater Manchester OL11 2PU

***GUIDE PRICE:**

£2,500 (plus fees)

Five Secure Storage Pods Situated Within a Purpose Built Facility

Five storage pods – not inspected but informed to be –

Unit SA0055 – 75 sq.ft
 Unit SA056 – 75 sq.ft
 Unit SA102 – 15 sq.ft
 Unit SA103 – 15 sq.ft
 Unit SBO65 – 50 sq.ft

Situated within the Store First self-storage complex on Crown Top Business Park, Cowm Top Lane, at the end of A627 (M, with Rochdale town centre approximately 2 miles to the north). The storage pods benefit from shared services including on site car parking, canteen and office accommodation, CCTV, gymnasium, free WIFI and fork lift trucks. Please refer to the legal pack for full information.

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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



Tenure: See Legal Pack

Local Authority: Rochdale Metropolitan Borough Council

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

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[*Description on Auction Information page](#)

27

Commercial

Unit 5 a-E, Crown Business Park, Cowm Top Lane, Rochdale, Greater Manchester OL11 2PU

***GUIDE PRICE:**

£3,500 (plus fees)

Eight Secure Storage Pods Situated Within a Purpose Built Facility

Eight storage pods – not inspected but informed to be –

Unit A40 – 75 sq.ft
 Unit A41 – 75 sq.ft
 Unit C5 – 100 sq.ft
 Unit D16 – 50 sq.ft
 Unit D17 – 50 sq.ft
 Unit D18 – 50 sq.ft
 Unit E15 – 25 sq.ft
 Unit G14 – 75 sq.ft

Situated within the Store First self-storage complex on Crown Top Business, Cowm Top Lane, at the end of A627 (M, with Rochdale town centre approximately 2 miles to the north).

The storage pods benefit from shared services including on site car parking, canteen and office accommodation, CCTV, gymnasium, free WIFI and fork lift trucks. Please refer to legal pack for full information.

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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



Tenure: See Legal Pack

Local Authority: Rochdale Metropolitan Borough Council

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

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[*Description on Auction Information page](#)

28

Commercial

Unit 6, Crown Business Park, Cowm Top Lane, Rochdale, Lancashire OL11 2PU

***GUIDE PRICE:**

£2,500 (plus fees)

x4 Secure Storage Pods situated within a purpose built facility

Four storage pods – not inspected but informed to be –
 Unit SA009 – 75 SQ FT
 Unit SA010 – 75 SQ FT
 Unit SA011 – 75 SQ FT
 Unit SB036 – 50 SQ FT

Situated within the Store First self-storage complex on Crown Top Business Park, Cowm Top Lane, at the end of A627 (M, with Rochdale town centre approximately 2 miles to the north). The Storage pods benefit from shared services including on site car parking, canteen and office accommodation, CCTV, gymnasium, free WIFI and fork lift trucks.
 Please refer to the legal pack for full information.

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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



Tenure: See Legal Pack

Local Authority: Rochdale Metropolitan Borough Council

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

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[*Description on Auction Information page](#)

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Commercial

Unit 5 a-e, Crown Business Park, Cowm Top Lane, Rochdale, Lancashire OL11 2PU

***GUIDE PRICE:**

£3,500 (plus fees)

x9 Secure Storage Pods situated within a purpose built facility

Nine storage pods – not inspected but informed to be –
 Unit A192 – 75 SQ FT
 Unit A194 – 75 SQ FT
 Unit B107 – 50 SQ FT
 Unit C102 – 100 SQ FT
 Unit C103 – 100 SQ FT
 Unit C104 – 100 SQ FT
 Unit D101 – 50 SQ FT
 Unit D102 – 50 SQ FT
 Unit E118 – 25 SQ FT

Situated within the Store First self-storage complex on Crown Top Business Park, Cowm Top Lane, at the end of A627 (M, with Rochdale town centre approximately 2 miles to the north).

The Storage pods benefit from shared services including on site car parking, canteen and office accommodation, CCTV, gymnasium, free WIFI and fork lift trucks.

Please refer to the legal pack for full information

Description:

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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



Tenure: See Legal Pack

Local Authority: Rochdale Metropolitan Borough Council

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

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[*Description on Auction Information page](#)



Residential for improvement

34 Sackville Street, Brierfield, Nelson, Lancashire BB9 5LE

30

*GUIDE PRICE:

£20,000+ (plus fees)

Two bed mid terraced house with lounge & dining kitchen

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

Tenure: See Legal Pack

Local Authority: Pendle Borough Council

Energy Performance Certificate (EPC): Current Rating To follow

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page



Residential for improvement

34 Burdett Street, Burnley, Lancashire BB11 5AP

31

*GUIDE PRICE:

£25,000+ (plus fees)

Two Bedroom Mid Terraced House with Lounge and Dining Kitchen

Entrance, lounge, kitchen, first floor landing, bedroom one, bedroom two, bathroom. Double glazing where fitted. Yard.

Tenure: See Legal Pack

Local Authority: Burnley Borough Council

Energy Performance Certificate (EPC): Current Rating To follow

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page



Residential for improvement

18 Parkinson Street, Burnley, Lancashire BB11 3LS

32

*GUIDE PRICE:

£10,000+ (plus fees)

Two Bedroom Mid Terraced House in Need of Renovation

Entrance, lounge, kitchen, two bedrooms, bathroom. Yard to rear. Property will not be cleared.

Tenure: See Legal Pack

Local Authority: Burnley Borough Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page

33

Residential

4 Martin Avenue, Lytham St Annes, Lancashire FY8 2SJ

*GUIDE PRICE:

£95,000+ (plus fees)

Three Bedroom Two Reception Room Semi Detached House with Conservatory, Garage and Gardens

By Order of The Court Appointed Receivers. Entrance porch, hallway, lounge, dining room, kitchen, utility room, conservatory, first floor landing, bedroom one, bedroom two, bedroom three, bathroom. Gardens front and rear with driveway and garage. Double glazed where fitted.



Tenure: Leasehold

Local Authority: Fylde Borough Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: £900 inc VAT payable on exchange of contracts.

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

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*Description on Auction Information page

34

Residential Investments

20 Martin Avenue, Lytham St Annes, Lancashire FY8 2SJ

*GUIDE PRICE:

£95,000+ (plus fees)

Three Bedroom Three Reception Semi Detached House with Garage and Gardens. Let on an AST at £675 pcm/£8,100pa

By Order Of The Court Appointed Receivers. Entrance porch, hallway, lounge, dining room, third reception room, kitchen, first floor landing, bedroom one, bedroom two, bedroom three, bathroom. Gardens front and rear with driveway and garage. Double glazed where fitted.



Tenure: Leasehold

Local Authority: Fylde Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: £900 inc VAT payable on exchange of contracts.

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

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*Description on Auction Information page



35

Residential

16 Henry Street, Blackpool, Lancashire FY1 5JG

*GUIDE PRICE:

£45,000+ (plus fees)

Three bedroom mid terraced house with two reception rooms

By Order Of The Court Appointed Receivers. Entrance hallway, lounge, dining room, kitchen, first floor landing, bedroom one, bedroom two, bedroom three, bathroom. Double glazing where fitted. Front garden and rear yard.



Tenure: Freehold

Local Authority: Blackpool Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: £900 inc VAT payable on exchange of contracts.

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

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*Description on Auction Information page



36

Residential Investments

33 Bloomfield Road, Blackpool, Lancashire FY1 6JL

*GUIDE PRICE:

£45,000+ (plus fees)

Three/Four bedroom mid terrace house with two reception rooms let on an AST at £550.00 pcm/£6,600 pa

By Order Of The Court Appointed Receivers. Entrance hallway, lounge, dining room, kitchen, first floor landing, bedroom one, bedroom two, bedroom three, bathroom, second floor landing, further room/bedroom four. Off road parking to the front and rear garden. We have been informed that the tenant has served notice and will be vacating on 3rd May 2019.



Tenure: Freehold

Local Authority: Blackpool Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: £900 inc VAT payable on exchange of contracts.

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

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*Description on Auction Information page



Residential for improvement 9 Cledford Lane, Middlewich, Cheshire CW10 0JN

37

*GUIDE PRICE:

£30,000+ (plus fees)

Two Bedroom Mid Terraced Cottage with Two Reception Rooms and Rear Garden

Entrance, lounge, dining room, kitchen, first floor landing bedroom one with bathroom, bedroom two. Rear garden. Double glazing & gas central heating. Please note, deposit funds must be paid from cleared funds. Debit/credit cards only, cheques will not be accepted.

Tenure: See Legal Pack

Local Authority: Cheshire East Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page



Residential Investments 16 Ullswater Street, Liverpool, Merseyside L5 6QX

38

*GUIDE PRICE:

£30,000 - £40,000 (plus fees)

A Two Bedroom Mid Terrace House Recently Let on an AST at £412pcm/£4,944pa Now Vacant

A two bedroom mid terrace house comprising; lounge through dining room, kitchen, two bedrooms and bathroom. On street parking and rear yard. Recently let on an AST at £412pcm/£4,944pa, now vacant.

Tenure: See Legal Pack

Local Authority: Liverpool City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page



Residential 47 Chapel View, Overton, Morecambe, Lancashire LA3 3EP

39

*GUIDE PRICE:

£50,000 + (plus fees)

Two bed semi - detached house with garage gardens & drive

Hallway, lounge, kitchen, first floor landing, bedroom one, bedroom two, bathroom. Gas central heating, double glazing, gardens front & rear, drive & garage. Popular semi - rural village location.

Tenure: See Legal Pack

Local Authority: Lancaster City Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page



Residential Investments

Flat 37 Dimond Street, Pembroke Dock, Pembrokeshire SA72 6BT

40

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

Four Bedroom Maisonette Let at £450pcm/£5,400pa Subject to a Six Month AST Holding Over From 9th July 2014

First floor maisonette offering scope for redevelopment into 2 x 2 bedroom apartments subject to planning. The large residential accommodation on offer comprises private ground floor entrance from Dimond Street, landing, kitchen, bathroom, lounge, bedroom one, bedroom two, bedroom three, bedroom four. EPC shows 129 sq.m / 1395 sq.ft of internal accommodation.

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

Additional Fees
Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential for improvement

57 Richmond Road, Ecclestone, Chorley, Lancashire PR7 5SR

41

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

Three bed semi - detached bungalow with two reception rooms gardens & drive

Hallway, lounge, dining room, kitchen, bedroom one, bathroom, first floor landing, bedroom two, bedroom three, gardens front & rear & car port.

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

Additional Fees
Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential Investments

Flat 5, 100 Park Road, Blackpool, Lancashire FY1 4ES

42

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

A Tenanted Two Bedroom Apartment Currently Let on an AST at £460 per Four Weeks

A two bedroom first floor flat not inspected by Auction House but advised by the vendor the property comprises; hall, lounge, separate kitchen, two bedrooms and bathroom. Currently let on an AST at £460 per four week period from 27th November 2017. Prospective purchasers are advised to check the legal pack to confirm tenancy details.

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

Additional Fees
Buyer's Premium: £900 inc VAT payable on exchange of contracts.
Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential Investments

Flat 6, 100 Park Road, Blackpool, Lancashire FY1 4ES

43

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

A Tenanted Two Bedroom Apartment Currently Let on an AST at £460 per Four Weeks
A two bedroom first floor flat not inspected by Auction House but advised by the vendor the property comprises; hall, open plan lounge / dining kitchen area, two bedrooms and bathroom. Currently let on an AST at £460 per four week period from 9th October 2018. Prospective purchasers are advised to check the legal pack to confirm tenancy details.

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

Additional Fees
Buyer's Premium: £900 inc VAT payable on exchange of contracts.
Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential Investments

Flat 3, 100 Park Road, Blackpool, FY1 4ES

44

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

A Tenanted two bedroom ground floor apartment currently let on an AST at £480 per four weeks.
A two bedroom ground floor flat not inspected by auction house but advised by the vendor the property comprises: Hall, open plan lounge / kitchen area, two bedrooms and bathroom. Currently let on an AST at £480.00 per four week period from 6th June 2017. Prospective purchasers are advised to check the legal pack and confirm tenancy details.

Tenure: See Legal Pack
Energy Performance Certificate (EPC): Current Rating D

Additional Fees
Buyer's Premium: £900 inc VAT payable on exchange of contracts.
Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential Investments

128 Montgomery House Annexe, Demesne Road, Manchester, Greater Manchester M16 8PH

45

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

A Student Pod Accommodation
Opportunity to purchase a tenanted pod-style accommodation within the popular Montgomery House student development in central Manchester. Situated on the south side of Alexandra Park, and with eight university and college campuses within a 2-mile radius, it is in the perfect location for students. Unit itself comprises of combined bedroom and living area, is a corner room on the first floor and is currently let at £80pw until the 28th June 2019. Included within the sale price is everything required for a student let i.e. bed, desk, wardrobe, fitted carpets, curtains/blinds, wash basin, and TV point.
We have been informed by the vendor that the ground rent and service charges are paid and up to date.

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

Additional Fees
Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

Residential Investments

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

***GUIDE PRICE:**

£7,500 (plus fees)

Residential Student Pod Accommodation

This recently refurbished student property comprises of a combined bedroom & living area. Everything required for a student let i.e. double bed, desk, wardrobe, fitted carpets, curtains/blinds, & wash basin, is included within the sale price. The property is currently let for £80 per week until 20th July 2019. Both ground rent and service charges are paid up to date.

With eight university & college campuses within a 2-mile radius, & excellent transport links, Montgomery House is in an ideal location for students. The building is set within extensive grounds, with mature gardens & on-site parking.

Residents of the 250 operational student units benefit from communal bathroom & kitchen facilities, recreation areas, laundry services, gym facilities, bike store, free minibus service to city centre, & 24-hour on-site management.



Tenure: See Legal Pack

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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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COMMERCIAL**

**AUCTION
HOUSE**

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Apartment 9, 35 Highmarsh Crescent, West Disbury, Manchester, M20 2AZ

*GUIDE PRICE: **£170,000** (plus fees)



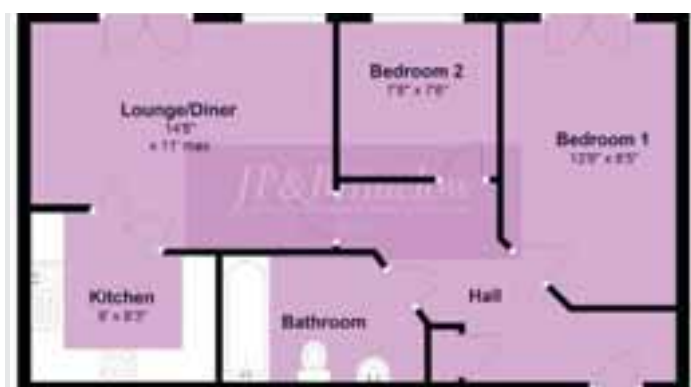
Modern Two Bedroom Apartment with Parking

Modern first floor two bedroom apartment situated within this popular development, off Nell Lane, in West Didsbury. Convenient for the bars and restaurants off Burton Road and Metrolink station giving direct access to Manchester City Centre, Airport and Media City.

Internally the apartment briefly comprises communal entrance with intercom access, stairs and passenger lift to all floors. The apartment provides entrance hall, two bedrooms, lounge/dining room with Juliette balcony, fitted kitchen with integrated appliances and family bathroom with three piece suite.

Benefitting from gas fired central heating, double glazing throughout, new carpets and decoration and one car parking space within the secured gated parking area.

Externally there are communal landscaped lawned gardens, together with covered bike and bin storage.



Tenure: See Legal Pack

Local Authority: Manchester City Council

Energy Performance Certificate (EPC): Current Rating B

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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



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48

Commercial

68 Market Street, Wigan, Lancashire WN1 1HX

*GUIDE PRICE:

£115,000 (plus fees)

Substantial Three Storey Town Centre Retail Premises – May Suit Conversion of Upper Floor

Three storey mid-terrace retail property providing accommodation over three floors plus basement storage. Ground floor being predominantly open plan benefiting from a full height glazed shop front. The two upper floors have previously been utilised as office plus ancillary space.

From agents particulars we understand the property provides the following net internal floor areas:

Ground Floor Retail: 73.5 sq m (791 sq ft)

Ground Floor Storage: 14 sq m (151 sq ft)

First Floor Offices and Ancillary: 63.7 (685 sq ft)

Second Floor Offices and Ancillary: 69.3 sq m (745 sq ft) Basement 60.4 sq m (650 sq ft)

The property may lend itself to residential conversion of the upper floors subject to the necessary consents being obtained. Located on Market Street in the heart of Wigan Town Centre, Market Street being part pedestrianised with the bus station to the rear and Galleries Shopping Centre directly opposite.

Joint Agents – Parkinson Real Estate 01942 741800



Tenure: See Legal Pack

Local Authority: Wigan Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page



49

Redevelopment

43a - 45 City Road, Everton, Liverpool, Merseyside L4 5UN

*GUIDE PRICE:

£100,000 (plus fees)

Potential Investment/Development Opportunity

Double fronted, two-storey mid terrace property which is part way through a refurbishment program to provide 8 studio flats over ground and first floor.

The property is accessed via new upvc doors on the ground floor leading to two units, which are currently under-renovation and could provide residential or commercial accommodation.

The first floor provides 4 studio apartments, providing open plan lounge/ kitchen/bedroom and en-suite shower/w.c, recently refurbished to include new carpeting, electrics, new upvc double glazing, electric heating, sinks and acoustic treatment. The potential rental value when completed the first floor would be in the region of £350 pcm per room. Approx £16,800 per annum plus ground floor.

The property is situated fronting City Road a popular and well established location within close proximity to local amenities, Everton Football Club and Liverpool Football Club and approximately 3 miles from Liverpool City Centre.

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

Tenure: See Legal Pack

Energy Performance Certificate (EPC): Current Rating TBC

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*Description on Auction Information page



Residential

218 Formosa Drive, Liverpool, Merseyside L10 7LQ

50

***GUIDE PRICE:**
£50,000 (plus fees)

A Three Bedroom Mid Terraced House

The property comprises; Lounge, dining kitchen and downstairs bathroom. First floor – Three bedrooms. Gardens to the front and rear and off road parking.

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

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Residential for improvement

Hunters House, Aintree Lane, Aintree, Liverpool, Merseyside L10 8LQ

51

***GUIDE PRICE:**
£200,000+ (plus fees)

A Fire Damaged Four Bedroom Detached House

The property comprises; hall, lounge, dining room, kitchen, conservatory, utility room, study and downstairs bathroom. First floor – four bedrooms and family bathroom. Second floor – attic room. Externally there is an outbuilding, off road parking and gardens.

Please note, no access will be available to the first floor due to the condition of the property – please see internal photographs.

Tenure: See Legal Pack
Local Authority: Sefton Council
Energy Performance Certificate (EPC): Current Rating G

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Residential for improvement

29 Laburnum Road, Liverpool, Merseyside L7 0HT

52

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

A Three Bedroom Semi-detached House In Need of Refurbishment

A vacant three bedroom semi-detached house comprising; Entrance hall, Lounge, dining room, morning room and kitchen. First floor – Three bedrooms and bathroom.

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

Additional Fees

Buyer's Premium: £1,140 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)

Residential for improvement

53

33 Crosby Road South, Liverpool, Merseyside L21 1EN

*GUIDE PRICE: **£165,000 +** (plus fees)



A Four storey semi-detached house in need of refurbishment

A four storey Semi Detached house in shell condition and in need of extensive refurbishment . Gardens to the front side and rear and single detached garage.

Ground Floor Room Measurements:

Front Reception Room – 5.68m into Bay x 5m
Rear Reception Room – 4.91m x 4.46m
Kitchen – 2.44m x 2.87m
Utility Room – 2.12m x 2.49m
Morning Room – 4.44m x 2.91m
WC – 1.79m x 2.28m

First Floor Room Measurements:

Room 1 – 4.56m x 4.01m
Room 2 – 3.28m x 3.60m
Room 3 – 3.80m x 3m
Room 4 – 3.60m x 4.46m

Second Floor Room Measurements:

Room 1 – 3.22m x 3.30m
Room 2 – 4.52m x 2.36m
Room 3 – 3.79m x 3.04m
Room 4 – 4.44m x 3.11m

Tenure: See Legal Pack

Local Authority: Sefton Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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



Residential for improvement 6 Louis Pasteur Avenue, Liverpool, Merseyside L30 5SD

54

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

A Vacant Three Bedroom Mid Terrace House

The property comprises; hall, lounge, breakfast area & kitchen. First floor – three bedrooms, bathroom & separate W/C. Off road parking to the front and rear garden.

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

Additional Fees

Buyer's Premium: £2200 inc VAT payable on exchange of contracts.
Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential for improvement Plot 2 French Fields, Clock Face, St Helens, Merseyside WA9 4SE

55

***GUIDE PRICE:**
£240,000+ (plus fees)

A New Build / Part completed Four Bedroom Detached House

A part completed four bedroom detached property located small development of just 18 individually designed new build homes which is surrounded by green fields and open landscape. The property comprises; Entrance hallway, lounge, study/ play room, dining kitchen (Not fitted), utility room with access to the garage. First Floor – Master bedroom with en-suite bathroom (not fitted), three further bedrooms, bathroom (not fitted) and separate w/c.

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

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)

WHAT TO BRING ON AUCTION DAY

PASSPORT

DRIVING LICENCE

UTILITY BILL (3 MONTHS)

***NO CASH**

CREDIT CARD | DEBIT CARD | CHEQUE

AUCTION
HOUSE
COMMERCIAL

AUCTION
HOUSE
NORTH WEST

56

Residential

138M Montgomery House, Demesne Road, Manchester, M16 8PH

***GUIDE PRICE:**

£7,500+ (plus fees)

Student Pod Accommodation

This recently refurbished student property comprises of a combined 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. Expected rent of £80-£85pw /£4160-£4420pa

Both ground rent and service charges are paid up to date.

With eight university and college campuses within a 2-mile radius, and excellent transport links, Montgomery House is in an ideal location 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 bathroom and kitchen facilities, recreation areas, laundry services, gym facilities, bike store, free minibus service to city centre, and 24-hour on-site management.



Image of General Development



Tenure: See Legal Pack

Local Authority: Manchester City Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)

57

Residential

139M Montgomery House, Demesne Road, Manchester, M16 8PH

***GUIDE PRICE:**

£7,500+ (plus fees)

A Student Pod Accommodation

This recently refurbished student property comprises of a combined 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. Expected rent of £80-£85pw/£4160-£4420pa and both ground rent and service charges are paid up to date.

With eight university and college campuses within a 2-mile radius, and excellent transport links, Montgomery House is in an ideal location 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 bathroom and kitchen facilities, recreation areas, laundry services, gym facilities, bike store, free minibus service to city centre, & 24-hour on-site management.



Image of General Development



Tenure: See Legal Pack

Local Authority: Manchester City Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)

58

Plots/Building Land

Land at Rising Bridge, Blackburn Road, Accrington, Lancashire BB5 2SB

*GUIDE PRICE:

£100,000 (plus fees)

Prominent 1.8 Acre Site with Lapsed Consent for 36 Bedroom Hotel

Prominently located triangular parcel of land extending to approximately 1.8 acres which wraps to the side and rear of the McDonalds Drive-Thru Restaurant and Shell Petrol Filling Station. Situated adjacent to the Rising Bridge roundabout at the junction of A56 Accrington/Haslingden by-pass and Blackburn Road (A680).

The land is currently designated within the urban boundary and previously benefited from consent for a 36 bedroom, two storey hotel (Rossendale Borough Council application no. 93/625), dated April 1994. This consent has now lapsed. The site is considered suitable for alternative development, subject to the necessary consents being obtained.

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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



Tenure: See Legal Pack

Local Authority: Rossendale Borough Council

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

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Land off County Brook Lane, Foulridge, Colne, Lancashire BB8 7LS

*GUIDE PRICE: **£300,000** (plus fees)



Approximately 23.85 Acres of Freehold Agricultural Land with Potential for Equestrian Use & a Canal Mooring Development

Approximately 23.85 acres of freehold agricultural land.

Pre-planning application submitted to the Local Planning Authority (LPA) in 2018 received a favourable response for the construction of a stable block and change of use of land to equestrian use on approximately 5 acres, and the erection of an agricultural storage building.

A Lawful Development Certificate has also been issued by the LPA in respect of outline, offside, winter moorings along 150 metres of the Leeds and Liverpool Canal, which borders one boundary. The overall canal side boundary is approximately 190 metres long.

The Canal and River Trust (CRT) has also agreed, in principle, to an Operating Proposal (Ref: BB2869) for winter moorings. The initial term will be for three years, for single breasted mooring only: maximum beam 12ft, mooring permitted between 1st November and 30th April. Mooring holder to be responsible for dredging and maintenance of the mooring. Anyone wishing to pursue this option must enter into an agreement with CRT and pay their fee.

Basic Payment Scheme (BPS) entitlement is included in the sale (subject to any BPS approval criteria). In 2018, this was £2,307.24, based on 9.99 hectares. Also included is the annual payment from North West Electricity in respect of a wayleave agreement (currently £57.54).

Land is currently the subject of a 12 month grazing and mowing licence expiring 31 March 2019. Licensee may be willing to continue renting after sale. Current licence based on £70.00 per acre pa.

We have been advised by the vendor that there is a water supply onsite.

Prospective bidders for the land must satisfy themselves on the viability and suitability of various projects before bidding.

If the entire lot is not sold, the seller will consider post-auction offers for smaller parcels of land.

Tenure: Freehold

Local Authority: Pendle Borough Council

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

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

60

Plots/Building Land

Land at Nook Lane, Oswaldtwistle, Lancashire BB5 3RD

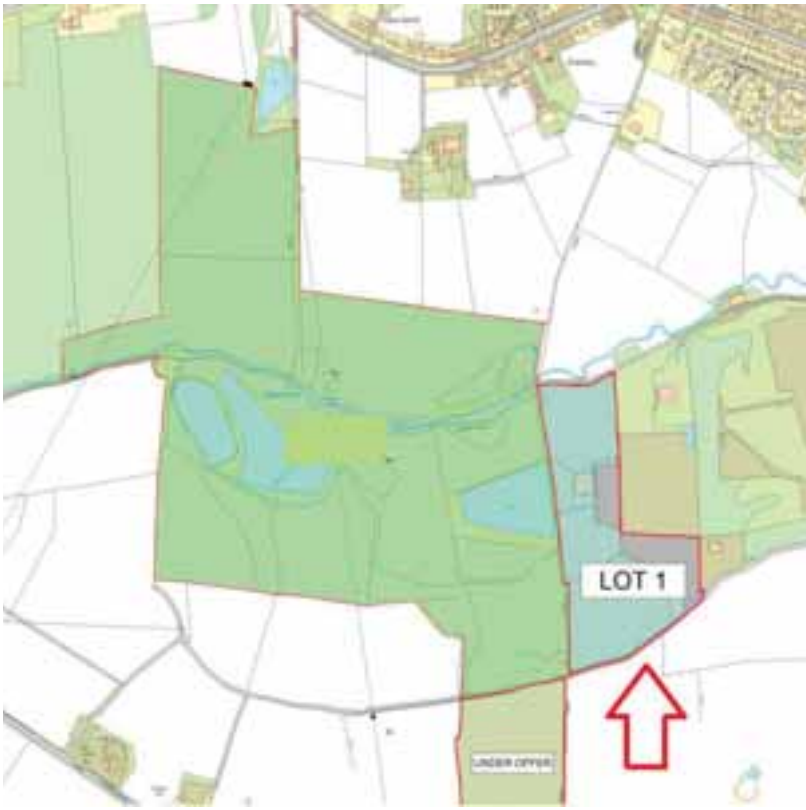
*GUIDE PRICE:

£120,000 (plus fees)

Approximately 5.32 hectares (13.15 acres) of commercial/residential development land

Freehold site extending to approximately 5.32 hectares (13.15 acres) including 0.96 hectares (2.37 acres) of hardstanding/industrial land. The site has been submitted as being suitable in part, for commercial and residential development. The site lies within the green belt as designated in the core strategy document of Hyndburn Borough Council local plan. All further enquiries should be made to Hyndburn Borough Council Tel – 01254 388111

The site is located to the west of Oswaldtwistle town centre and has vehicular access from Nook Lane which is accessed from the B6231 (New Lane). Junction 5 of the M65 motorway lies approximately 3 miles to the west. The site plan provided is for identification purposes only. Please refer to legal pack for verification of boundaries etc.



Tenure: See Legal Pack

Local Authority: Hyndburn Borough Council

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

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page



Residential for improvement

2 Fir Street, Ramsbottom, Bury, Greater Manchester BLO 0BJ

*GUIDE PRICE:

£80,000+ (plus fees)

A Two Bedroom End Terrace House in Shell Condition

An end terrace house in shell condition and comprising; entrance hallway, lounge, dining room and kitchen (not fitted). First floor – two bedrooms and bathroom (not fitted). Stairs leading to attic space which could be used as a third bedroom.

Tenure: See Legal Pack

Local Authority: Bury Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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62

Residential for improvement

Apt 25 Carnegie Court, Weld Parade, Southport, Merseyside PR8 2DT

***GUIDE PRICE:**

£60,000+ (plus fees)

A Two Bedroom Top Floor Apartment In Need Of Modernisation

Located in the centre of Birkdale close to shops and Birkdale train station. The property is a top floor flat comprising; Entrance hall, lounge, separate kitchen, two bedrooms and bathroom. The property has parking to the rear



Tenure: See Legal Pack

Local Authority: Sefton Council

Energy Performance Certificate (EPC): Current Rating To Follow

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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Residential

Apartment 107 Ilex Mill, Bacup Road, Rossendale, Lancashire BB4 7NQ



***GUIDE PRICE:**
£90,000 (plus fees)

A Vacant One Bedroom First Floor Apartment

A one bedroom first floor apartment comprising; Entrance hallway, open plan lounge / kitchen area, bedroom and bathroom. Secure parking.

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

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Plots/Building Land

Land to the rear of Willow Lane, Lancaster, Lancashire LA1 5SG



***GUIDE PRICE:**
£10,000 - £15,000 (plus fees)

A Parcel of allotment Land with single detached garage

A former Allotment Garden/ Orchard and garage to rear of Willow Lane and Gerrard Street with alleyway access between 219 & 223 Willow Lane.

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

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Residential for improvement

65 St James Gardens, Leyland, Lancashire PR26 7XB



***GUIDE PRICE:**
£110,000+ (plus fees)

A Two Bedroom Detached Bungalow in need of Modernisation.

A Two bedroom detached bungalow comprising; Entrance hall, lounge, kitchen, two bedrooms and bathroom. Driveway, detached double garage and gardens to the front and rear.

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

Additional Fees

Buyer's Premium: £1200 inc VAT payable on exchange of contracts.

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Residential

8 Scott Mews, Blackpool, Lancashire FY4 4YJ

66

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

A Vacant One Bedroom Ground Floor Apartment

A ground floor flat comprising; entrance hallway, lounge, kitchen, bedroom and shower room. Parking to the front and shared rear garden.

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

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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Residential

41 Salmesbury Avenue, Blackpool, Lancashire FY2 0PR

67

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

A Three Bed Room Semi Detached House

Accommodation briefly comprising of entrance hallway, Lounge dining kitchen, three bedrooms and bathroom. Off road parking, single garage and gardens to the front and rear.

Lounge - 6.48m (21'3") max x 3.3m (10'11")
Kitchen/Diner - 4.73m (15'6") x 2.33m (7'8") max
Bedroom 1 - 3.42m (11'3") max x 3.34m (10'11")
Bedroom 2 - 2.78m x 3.34m (9'1 x 10'11")
Bedroom 3 - 1.45m x 2.35m (4'9 x 7'9")

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

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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Residential for improvement

16 Cowdell Street, Warrington, Cheshire WA2 7PP

68

***GUIDE PRICE:**
£36,000 + (plus fees)

A Vacant Two Bedroom Mid Terrace house in need of refurbishment

A Two bedroom mid terrace house comprising; entrance hall, lounge, dining room, kitchen and lean to conservatory. First floor- Two bedrooms and bathroom. Rear yard and on street parking.

Lounge - 3.06m x 3.96m
Dining room - 4.01m x 3.22m
Kitchen - 2.41m x 2.54m
Bedroom One - 3.87m x 3.99m
Bedroom Two - 4m x 2.64m
Bathroom - 2.39m x 2.56m
All measurements are approximate

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

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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Residential

131 Penrose Avenue, Blackpool,
Lancashire FY4 4JT

69

*GUIDE PRICE:

£56,000+ (plus fees)

Two Bedroom End Quasi-Semi Detached House with Gardens & Drive

Entrance hallway, lounge, kitchen, extension, first floor landing, bedroom one, bedroom two, bathroom. Gardens front and rear and driveway. Gas central heating and double glazing.

Tenure: See Legal Pack

Local Authority: Blackpool Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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Residential Investments

46 Queen Victoria Road, Blackpool,
Lancashire FY1 5JX

70

*GUIDE PRICE:

£40,000+ (plus fees)

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

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

Tenure: See Legal Pack

Local Authority: Fylde Borough Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Plots/Building Land

Plot 74, 75 & 76, off Rhiwgarn Estate, Pen-Y-Dre,
Trebanog, Porth, Rhondda, Rhondda Cynon Taff CF39
9DJ

71

*GUIDE PRICE:

NIL Reserve (plus fees)

3 x Vacant Freehold Parcels of Land

Uninspected by Auction House. 3 X freehold plots of land with no overage clause so any increase in future value will be of 100% benefit to the buyer. To be sold as one lot with nil reserve. The plots have use of the rights of ways in green on the plan at all times day or night.

Tenure: See Legal Pack

Local Authority: Rhondda Cynon Taff County Borough Council

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

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Plots/Building Land

Plot 64, 65 & 66, off Rhiwgarn Estate, Pen-Y-Dre, Trebanog, Porth, Rhondda, Rhondda Cynon Taff CF39 9DJ

72

*GUIDE PRICE:

NIL Reserve (plus fees)

3 x Vacant Freehold Parcels of Land

Uninspected by Auction House. 3 X freehold plots of land with no overage clause so any increase in future value will be of 100% benefit to the buyer. To be sold as one lot with nil reserve. Rights of way by foot across the site are shown in green.

Tenure: See Legal Pack

Local Authority: Rhondda Cynon Taff County Borough Council

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

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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Plots/Building Land

Plot 51, 52 & 59, off Rhiwgarn Estate, Pen-Y-Dre, Trebanog, Porth, Rhondda, Rhondda Cynon Taff CF39 9DJ

73

*GUIDE PRICE:

NIL Reserve (plus fees)

3 x Vacant Freehold Parcels of Land

Uninspected by Auction House. 3 X freehold plots of land with no overage clause so any increase in future value will be of 100% benefit to the buyer. To be sold as one lot with nil reserve. Rights of way by foot across the site are shown in green.

Tenure: See Legal Pack

Local Authority: Rhondda Cynon Taff County Borough Council

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

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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Residential for improvement

8 Weymouth Road, Blackpool, Lancashire FY3 9RN

74

*GUIDE PRICE:

£40,000+ (plus fees)

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

Entrance, lounge, dining room, kitchen, three bedrooms, bathroom. Garden to rear.

Tenure: See Legal Pack

Local Authority: Blackpool Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page



Residential for improvement

126 Lancaster Road, Cabus,
Preston, Lancashire PR3 1JE

75

*GUIDE PRICE:

£170,000+ (plus fees)

A Detached Two Bedroom True Bungalow

The property is located in a Cabus, just outside Garstang and comprises; Entrance Hall, Lounge, Sitting room, study, kitchen with access to store room and garage, two bedrooms, bathroom & separate w/c. Off road parking, single garage and gardens to the front and rear.

Tenure: See Legal Pack

Local Authority: Preston City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page



Residential

76

32 Tewkesbury Drive, Lytham St.
Annes, Lancashire FY8 4LN

*GUIDE PRICE:

£165,000+ (plus fees)

Four Bedroom Two Reception Semi Detached Dormer Bungalow Let on an AST £800pcm / £9600pa

Hallway, cloaks/wc, lounge, dining room, kitchen, utility room, bedroom one, first floor landing, bedroom two, bedroom three, bedroom four, bathroom. Gardens, drive & garage. Let on an AST at £800 pcm however the tenant has served notice and is due to vacate by 3rd May 2019.



Tenure: Freehold

Local Authority: Fylde Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: £900 inc VAT payable on exchange of contracts.

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

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Residential for improvement

30 Peel Street, Padiham, Burnley, Lancashire BB12 8RP

77

***GUIDE PRICE:**

£35,000+ (plus fees)

A Vacant Three Bedroom End Terrace House In Need Of Modernisation

The property comprises; Hall, lounge, dining room and kitchen, First floor – Three rooms and bathroom. Rear yard and on street parking.

Tenure: See Legal Pack

Local Authority: Lancashire County Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Mixed Use

70 Burnley Road, Accrington, Lancashire BB5 1AF

78

***GUIDE PRICE:**

£40,000 (plus fees)

Three Storey Property last used as Commercial Ground Floor with Residential above

Three storey mid terrace mixed use property in need of improvement. Previously let and arranged as a basement and ground floor commercial property with three bedsits to first and second floors.

Tenure: See Legal Pack

Local Authority: Hyndburn Borough Council

Energy Performance Certificate (EPC): Current Rating To Follow

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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Residential Investments

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

79

***GUIDE PRICE:**

£40,000 - £50,000 (plus fees)

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

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

Tenure: See Legal Pack

Local Authority: Salford City Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Residential for improvement

4 Wren Street, Burnley, Lancashire BB12 6QG

80

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

Three Bedroom End Terraced House with Two Reception Rooms

Entrance, lounge, dining room, kitchen, first floor landing, bedroom one, bedroom two, bedroom three, bathroom, yard to rear.

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

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Residential for improvement

56 Reed Street, Burnley, Lancashire BB11 3LP

81

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

Two Bedroom Mid Terraced House in Need of Renovation

Entrance, lounge, kitchen, two bedrooms, bathroom. Yard to rear. Property will not be cleared.

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

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Residential for improvement

17 Reed Street, Burnley, Lancashire BB11 3LP

82

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

Fire Damaged Two Bedroom Mid Terraced House in Need of Renovation

Entrance, lounge, kitchen, two bedrooms, bathroom. Yard to rear. Property will not be cleared. No access for viewings.

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

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Residential for improvement 48 Pritchard Street, Burnley, Lancashire BB11 4JY

83

*GUIDE PRICE:

£20,000+ (plus fees)

A Two bedroom Mid Terrace House in Shell condition

A two bedroom mid terrace house in shell condition and comprising; Entrance hallway, Lounge, kitchen (not fitted), two bedrooms and bathroom (not fitted) . Rear yard and on street parking.

Tenure: See Legal Pack

Local Authority: Lancashire County Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

auctionhouse.co.uk/northwest

*Description on Auction Information page



Residential Investments

84

37 & 37A Hammerton Street, Burnley, Lancashire BB11 1LT

*GUIDE PRICE:

£50,000 + (plus fees)

Ground floor commercial with two bed maisonette. Fully let gross income £9600pa.

Ground floor retail shop let on a 3 year law society FRI lease to TCB Design Ltd with personal guarantors at £350 pcm / £4200. Basement storage, main sales area, kitchenette, WC & storage.

Street fronting private ground floor entrance to maisonette, first floor landing with WC/ cloak room, bedroom one with en-suite Jacuzzi bathroom, bedroom two with en-suite shower room, utility cupboard.

Stairs to large open plan lounge diner kitchen with vaulted ceilings, exposed brick walls and feature chimney breast. Potential to create a 3rd bedroom if desired and subject to permissions. Let since 2014 on an assured short-hold tenancy at £450pcm / £5400pa

Please note, deposit funds must be paid from cleared funds. Debit/credit cards only, cheques will not be accepted. A minimum deposit of £8,000 NOT £5,000 must be paid at the auction in addition to the Administration Fee.

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

Tenure: See Legal Pack

Energy Performance Certificate (EPC): Current Rating G

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*Description on Auction Information page

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NORTH WEST

Residential tel: 0800 050 1234 (Freephone)
Commercial tel: 0161 830 7477
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**AUCTION
HOUSE**
COMMERCIAL



Residential for improvement

22 William Street, Carnforth,
Lancashire LA5 9HE

85

*GUIDE PRICE:

£55,000+ (plus fees)

Two Bedroom Mid Terraced House

Two bedroom mid terraced house with entrance, lounge, dining kitchen, first floor landing, bedroom one, bedroom two, bathroom. Gas central heating and double glazing. Yard to rear.

Tenure: See Legal Pack

Local Authority: Lancaster City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

auctionhouse.co.uk/northwest

*Description on Auction Information page



Residential for improvement

Flat 2, 23 River Street, Rhyl, Clwyd
LL18 1PY

86

*GUIDE PRICE:

£18,000+ (plus fees)

A One Bedroom Ground Floor Apartment in Need of Modernisation

A vacant one bedroom ground floor apartment comprising; lounge, kitchen (not fitted), bedroom & bathroom (not fitted).

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

Tenure: See Legal Pack

Local Authority: Denbighshire County Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page

HAVE YOU DONE YOUR RESEARCH?

...viewed the Property?

...checked the Legal Pack?

...taken Legal Advice?

...spoken to an Advisor?

AUCTION
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87

Mixed Use

27 Church Street, Southport, Merseyside PR9 0QT

*GUIDE PRICE:

£250,000 (plus fees)

Substantial Former Children's Nursery and Living Accommodation Approx 4,200sqft – Would suit Alternative Uses inc Residential Conversion (STP)

A substantial detached former Children's Nursery which includes living accommodation to the upper floors. Parking is provided to the front of the property and provides steps up to the ground floor entrance. The ground floor comprises of former classroom areas, toilets, kitchen area and conservatory addition. The first floor offers three rooms, kitchen, bathroom and separate WC. Further accommodation is available to the second floor and the basement offers a further three storage rooms. Internally the property is fitted with central heating together with vinyl, carpet flooring or exposed floor boards. The rear garden area is predominately flagged in addition to enclosed former nursery play areas. Offered with vacant possession the property could be reinstated for children's nursery or D1 uses such as clinics, health centres, day centres and places of worship. The property could also be suitable for a variety of other uses including residential conversion subject to necessary consents.



Tenure: See Legal Pack

Local Authority: Sefton Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

auctionhouse.co.uk/northwest

*Description on Auction Information page



88

Commercial

223 Ormskirk Road, Wigan, Lancashire WN5 9DN

*GUIDE PRICE:

£45,000 – £55,000 (plus fees)

Commercial property for conversion into 2 x self – contained flats Ref: A/16/83205/PDM1

Not inspected by Auction House but advised by the vendor that the property is currently arranged as ground floor lock – up shop and first floor storage. Prospective purchasers are advised to check the legal pack for planning details.

Tenure: See Legal Pack

Local Authority: Wigan Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page

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Residential for improvement

14 Brynisa Road, Brynteg,
Wrexham, Clwyd LL11 6NS

89

*GUIDE PRICE:

£60,000+ (plus fees)

Three Bedroom Detached House with Two Reception Rooms in Need of Improvement

Entrance, kitchen, utility room, living room, dining room, first floor landing, bedroom one, bedroom two, bedroom three, bathroom. Gardens & drive to side.

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

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page



Residential Investments

20A Low Moor Road, Blackpool,
Lancashire FY2 0PG

90

*GUIDE PRICE:

£30,000 - £35,000 (plus fees)

A Tenanted One Bedroom First Floor Apartment Currently Let on an AST at £299 pcm / £3,588

Not inspected by Auction House but advised by the vendor that the property comprises; lounge, kitchen, bedroom and bathroom. Currently let on an AST at £299pcm. Prospective purchasers are advised to check the legal pack to confirm tenancy details as Auction House have not had sight of this at the time of cataloguing.

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

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page

DID YOU KNOW?

If you cannot attend the Auction, you can still bid via...

IN PROXY

IN TELEPHONE



**AUCTION
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NORTH WEST**



Residential for improvement 95 Richmond Hill Street, Accrington, Lancashire BB5 0PZ

91

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

One Bedroom Mid Terraced House in Need of Improvement

Entrance, lounge, kitchen, bedroom and bathroom. Please note, deposit funds must be paid from cleared funds – debit/credit cards only. Cheques will not be accepted.

Lounge – 3.88m x 3.91m
Kitchen – 2.96 x 1.95m
Bedroom – 3.57m x 3.91m
Bathroom – 2.15m x 1.91m

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

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page



Residential for improvement 7 Norcross Place, Preston, Lancashire PR2 1LP

92

***GUIDE PRICE:**
£65,000 (plus fees)

A Three/Four Bedroom End Terrace House

An end terrace house comprising; hallway, lounge, kitchen, utility room, wet room and bedroom to the ground floor plus three bedrooms and shower room to the first floor. Paved rear garden.

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

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page

WHAT TO BRING ON AUCTION DAY

PASSPORT

DRIVING LICENCE

UTILITY BILL (3 MONTHS)

***NO CASH**

CREDIT CARD | DEBIT CARD | CHEQUE

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93

Commercial

Unit 8, Centurion Park, Davyfield Road,
Blackburn, Lancashire BB1 2QY

*GUIDE PRICE:

£2,500 (plus fees)

x4 Secure Storage Pods situated within a purpose built facility

Four storage pods – not inspected but informed to be –

Unit A267 – 50 SQ FT
Unit B212 – 35 SQ FT
Unit B213 – 35 SQ FT
Unit E216 – 50 SQ FT

Store First Blackburn is located just off the M65 at junction 5 based in Centurion Business Park on Daveyfield Road. Perfectly located to provide self-storage services to the areas of Blackburn, Darwen, Chorley, Clitheroe, Bolton, and Leyland.

FREE WiFi, boardroom facilities and work spaces.

Please refer to the legal pack for full information.

Description:

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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



Tenure: See Legal Pack

Local Authority: Blackburn with Darwen Borough Council

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

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*Description on Auction Information page

94

Commercial

Unit 8 Centurion Park, Davyfield Road,
Blackburn, Lancashire BB1 2QY

*GUIDE PRICE:

£2,500 (plus fees)

Three Secure Storage Pods Situated Within a Purpose Built Facility

Three storage pods – not inspected but informed to be –

Unit A239 – 25 sq.ft
Unit B238 – 35 sq.ft
Unit E230 – 50 sq.ft

Store first Blackburn is located just off the M65 at junction 5 based in Centurion Business Park on Daveyfield Road. Perfectly located to provide self-storage services to the areas of Blackburn, Darwen, Chorley, Clitheroe, Bolton and Leyland.

Free WIFI, boardroom facilities and work spaces.

Please refer to the legal pack for full information.

Description:

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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



Tenure: See Legal Pack

Local Authority: Blackburn with Darwen Borough Council

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

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*Description on Auction Information page



95

Residential for improvement

97 Stony Hill Avenue, Blackpool, Lancashire FY4 1PW

*GUIDE PRICE:

£135,000+ (plus fees)

Three Bedroom Semi-Detached House with Two Reception Rooms and Conservatory

Entrance hallway, cloaks, lounge, dining room, kitchen, conservatory, first floor landing, bedroom one, bedroom two, bedroom three, bathroom. Gardens, drive and garage.



Tenure: See Legal Pack

Local Authority: Blackpool Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page



96

Residential

68 Birch Lane, Longsight, Manchester M13 9WJ

*GUIDE PRICE:

£160,000 (plus fees)

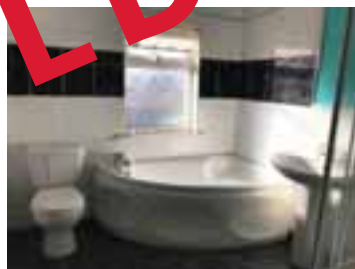
Four Bedroom Mid-Terrace Family Home

Comprising a mid-terrace four-bedroom property arranged over three floors plus basement. Providing hallway, lounge with dining area and kitchen on the ground floor. Two bedrooms and bathroom/w.c on the first floor and a further 2 bedrooms and bathroom/w.c on the second floor.

The house further benefits from a decent size basement, partial Upvc double glazing and gas central heating throughout. A forecourt with double gates at the front with space for two cars and yard at the rear.

Located in a popular residential location with easy access to local amenities and transport to Manchester. Situated just off Stockport Road.

Viewing recommended.



Tenure: See Legal Pack

Local Authority: Manchester City Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £1080 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page

DO YOU HAVE A PROPERTY
SUITABLE FOR AUCTION?

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TAKING ENTRIES
FOR OUR NEXT
AUCTION**

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For all enquiries or a valuation contact

0800 050 1234 or 0161 830 7477

northwest@auctionhouse.co.uk nwcommercial@auctionhouse.co.uk

auctionhousenorthwest.co.uk

AUCTION HOUSE ONLINE

ONLINE AUCTIONS





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

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





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



BENEFITS OF SELLING AT ONLINE AUCTION

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

BENEFITS OF BUYING AT ONLINE AUCTION

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

Please contact us
for more information
0800 050 1234

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MEMORANDUM OF SALE



Lot: _____ Date: _____ Address: _____

Name and address of Vendor

Name and address of Purchaser

Price
Excluding VAT

Deposit Paid

Buyers Premium

Administration Fee
0.9% incl. VAT subject to
minimum £1080.00 incl. VAT

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

Signed: _____
Authorised Agent for Vendor

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

of: _____

Signed: _____ Dated: _____
The Purchaser

Name and address of Vendors Solicitor

Contact:

Name and address of Purchasers Solicitor

Contact:

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

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

NON-ATTENDING BID OR TELEPHONE BID



Please also sign and return the reverse side of this form

AUTHORISATION FOR BIDDING BY PROXY OR TELEPHONE

Proxy Telephone

Full Name (s):

Name of Company (if applicable):

Home or Company (address): Postcode:

Tel: Mobile:

Email:

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

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

PROPERTY AND BID DETAILS

Lot No.: Property Address:

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

(amount in words):

DEPOSIT (tick as applicable)

I attach a cheque for 10% of my proxy bid or £5,000, whichever is the greater, plus 0.9% inc VAT/£1080.00 inc VAT minimum (Administration Charge) and any buyers premium payable as per any description in the catalogue or legal pack.

OR

I attach a blank cheque to be completed by the Auctioneer if my bid is successful, within which he will include 0.9% inc VAT/ £1080.00 inc VAT minimum (Administration Charge) and any buyers premium payable as per any description in the catalogue or legal pack.

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

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

Date of Birth Period living at current address NI Number

Passport Number

Driving Licence Number

Previous address if less than 6 months

SOLICITORS

My solicitors are:

Of (address):

Postcode:

Tel: Person Acting:

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

Signed: Date:

PLEASE MARK THE ENVELOPE EITHER PROXY OR TELEPHONE BID

TERMS AND CONDITIONS FOR TELEPHONE BIDS AND BIDDING BY LETTER

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

1. The bidder must complete a separate authority form for each Lot involved, and provide a bankers draft, solicitor's client's account cheque or personal cheque for 10% of the maximum amount of the bid for each Lot. Please note the minimum deposit for any bid is £5,000 PER LOT plus the administration charge of 0.9% inc VAT/£1080.00 inc VAT minimum and any additional buyers premium payable as per any description in the catalogue or legal pack. We will require proof of identity in the form of a driving licence or passport and a utility bill.
2. The bidder must upload Proof of Identity in the form of a scan of a driving licence or passport, and a scan of a utility bill to the Auctions Passport Service that accesses the property's Legal Pack. Also you authorise Auction House to undertake a search with Experian for the purpose of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
3. In the case of a telephone bid the prospective purchaser should provide a blank cheque which the Auctioneer will complete on behalf of the prospective purchaser if the prospective purchaser is successful in purchasing the relevant property for 10% of the purchase price plus the administration charge of 0.9% inc VAT/£1080.00 inc VAT minimum and any additional buyers premium payable as per any description in the catalogue or legal pack or in accordance with the General or Special Conditions of Sale relating to the lot.
4. In the case of a telephone bid the prospective purchaser should provide a blank cheque in the name of the purchaser which the Auctioneer will complete on behalf of the prospective purchaser if the prospective purchaser is successful in purchasing the relevant property for 10% of the purchase price, plus the administration charge or in accordance with the General or Special Conditions of Sale relating to the lot.
5. The bidder shall be deemed to have read the "Important Notice to be read by all bidders"; the particulars of the relevant Lot in the catalogue the general and special conditions of sale. The bidder shall be deemed to have taken all necessary professional and legal advice and to have made enquiries and have knowledge of any announcements to be made from the rostrum of any amendments relating to the relevant Lot. Announcements can and should be checked by bidders on the day before the auction. However, the Auctioneers will advise the bidders of any announcements as soon as possible prior to the Auction.
6. In the case of a written bid, Auction House staff will compete in the bidding up to the maximum of the authorisation. If no maximum is inserted, Auction House reserve the right not to bid.
7. Auction House reserve the right not to bid on behalf of written bidders, in the event of any error, doubt, omission, uncertainty as to the bid, any failure to validate Proof of Identification, or for any reason whatsoever and give no warranty, or guarantee, that a bid would be made on behalf of the bidder and accept no liability.
8. In the event that the written or telephone bid is successful, the Auctioneer will sign the Memorandum of the Contract on behalf of the bidder (a Contract would have been formed on the fall of the hammer).
9. In the event of a Contract, the deposit monies will be applied so far as necessary to meet the requirement for a 10% deposit (minimum £5,000) and the balance of the deposit (if any) will be held by the vendors solicitor pending completion. An Administration charge of 0.9% inc VAT/£1080.00 inc VAT minimum and any additional buyers premium payable as per any description in the catalogue or legal pack should be added to the deposit cheque or a separate cheque should be made payable to Auction House North West Ltd.
10. In the event that the bidder is unsuccessful in gaining the Contract, the deposit monies shall be returned to the bidder promptly.
11. The Auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or for any other reason whatsoever. Prospective telephone purchasers will not hold Auction House liable for any loss or claims relating to the telephone bidding system. The prospective purchaser will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible after the auction. Where the lot has not been purchased the prospective purchaser will be notified by post and the deposit returned as soon as reasonably possible.
12. Once delivered to the Auctioneers, the authority to bid is binding on the bidder on the day on which the particular Lot is auctioned. This is to allow for the possibility of a Vendor agreeing to sell post auction where the bidding has not reached the reserve.
13. The authority can only be withdrawn by notification in writing delivered to Auction House at their office two hours before the start of the auction on the day the relevant Lot is scheduled to be auctioned, or by delivery into the hands of the Auctioneer in the auction room half-an-hour before the start of that day's auction. It is the bidders responsibility to obtain a receipt on a copy of the withdrawal notification signed by one of the Auctioneers and without such a receipt the authority stands, any successful Contract is binding on the bidder.
14. If the bidder, or an agent, actually bids at the auction without having previously withdrawn the authority, the Auctioneer is at liberty to accept such bid in addition to any bid from Auction House staff as empowered under the written authority. Auction House will have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
15. Prospective purchasers are advised in respect of telephone bids should they become disconnected during bidding or are unobtainable, Auction House will not be held responsible or liable for any loss suffered in respect thereof. I hereby confirm that I have read and understood the above terms and conditions to bid by letter.

Signed: Date:

Please sign this page and ensure the form overleaf is completed

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

INTRODUCTION

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

GLOSSARY

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

AUCTION CONDUCT CONDITIONS

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

SALE CONDITIONS

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

IMPORTANT NOTICE

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

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

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

GLOSSARY

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

Wherever it makes sense:

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

Actual completion date

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

Addendum

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

Agreed completion date

Subject to condition G9.3:

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

Approved financial institution

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

Arrears

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

Arrears schedule

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

Auction

The auction advertised in the catalogue.

Auction conduct conditions

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

Auctioneers

The auctioneers at the auction.

Business day

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

Buyer

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

Catalogue

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

Completion

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

Condition

One of the auction conduct conditions or sales conditions.

Contract

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

Contract date

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

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

Documents

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

Financial charge

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

General conditions

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

general conditions.

Interest rate

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

Lot

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

Old arrears

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

Particulars

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

Practitioner

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

Price

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

Ready to complete

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

Sale conditions

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

Sale memorandum

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

Seller

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

Special conditions

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

Tenancies

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

Tenancy schedule

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

Transfer

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT option

An option to tax.

We (and us and our)

The auctioneers.

You (and your)

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

AUCTION CONDUCT CONDITIONS

A1 INTRODUCTION

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

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

A2 OUR ROLE

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

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

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

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

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

A3 BIDDING AND RESERVE PRICES

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

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

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

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

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

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

A4 THE PARTICULARS AND OTHER INFORMATION

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

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

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

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

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

A5 THE CONTRACT

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

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

A5.3 You must before leaving the auction:

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

A5.4 If you do not we may either:

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

A5.5 The deposit:

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

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

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

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

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

A6 EXTRA AUCTION CONDUCT CONDITIONS

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

GENERAL CONDITIONS OF SALE

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

G1. THE LOT

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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- (b) the physical condition of the lot and what reasonably be discovered on inspection of it, whether or not the buyer has inspected it.
- G1.10 The buyer is not to rely on the information contained in the particulars but may rely on the seller's conveyancer's written replies to preliminary enquiries to the extent stated in those replies.
- G2. DEPOSIT**
- G2.1 The amount of the deposit is the greater of:
(a) any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than that minimum); and
(b) 10% of the price (exclusive of any VAT on the price).
- G2.2 The deposit
(a) must be paid in pounds sterling by cheque or banker's draft drawn on an approved financial institution (or by any other means of payment that the auctioneers may accept); and
(b) is to be held as stakeholder unless the auction conduct conditions provide that it is to be held as agent for the seller.
- G2.3 Where the auctioneers hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the seller on completion or, if completion does not take place, to the person entitled to it under the sale conditions.
- G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the seller may treat the contract as at an end and bring a claim against the buyer for breach of contract.
- G2.5 Interest earned on the deposit belongs to the seller unless the sale conditions provide otherwise.
- G3. BETWEEN CONTRACT AND COMPLETION**
- G3.1 Unless the special conditions state otherwise, the seller is to insure the lot from and including the contract date to completion and:
(a) produce to the buyer on request all relevant insurance details;
(b) pay the premiums when due;
(c) if the buyer so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;
(d) at the request of the buyer use reasonable endeavours to have the buyer's interest noted on the policy if it does not cover a contracting purchaser;
(e) unless otherwise agreed, cancel the insurance at completion, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the buyer; and
(f) (subject to the rights of any tenant or other third party) hold on trust for the buyer any insurance payments that the seller receives in respect of loss or damage arising after the contract date or assign to the buyer the benefit of any claim;
and the buyer must on completion reimburse to the seller the cost of that insurance (to the extent not already paid by the buyer or a tenant or other third party) for the period from and including the contract date to completion.
- G3.2 No damage to or destruction of the lot nor any deterioration in its condition, however caused, entitles the buyer to any reduction in price, or to delay completion, or to refuse to complete.
- G3.3 Section 47 of the Law of Property Act 1925 does not apply.
- G3.4 Unless the buyer is already lawfully in occupation of the lot the buyer has no right to enter into occupation prior to completion.
- G4. TITLE AND IDENTITY**
- G4.1 Unless condition G4.2 applies, the buyer accepts the title of the seller to the lot as at the contract date and may raise no requisition or objection except in relation to any matter that occurs after the contract date.
- G4.2 If any of the documents is not made available before the auction the following provisions apply:
(a) The buyer may raise no requisition on or objection to any of the documents that is made available before the auction.
(b) If the lot is registered land the seller is to give to the buyer within five business days of the contract date an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the lot is being sold.
(c) If the lot is not registered land the seller is to give to the buyer within five business days an abstract or epitome of title starting from the root of title mentioned in the special conditions (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the buyer the original or an examined copy of every relevant document.
(d) If title is in the course of registration, title is to consist of certified copies of:
(i) the application for registration of title made to the land registry;
(ii) the documents accompanying that application;
(iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
(iv) a letter under which the seller or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration documents to the buyer.
(e) The buyer has no right to object to or make requisitions on any title information more than seven business days after that information has been given to the buyer.
- G4.3 Unless otherwise stated in the special conditions the seller sells with full title guarantee except that (and the transfer shall so provide):
(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the buyer; and
(b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the lot where the lot is leasehold property.
- G4.4 The transfer is to have effect as if expressly subject to all matters subject to which the lot is sold under the contract.
- G4.5 The seller does not have to produce, nor may the buyer object to or make a requisition in relation to, any prior or superior title even if it is referred to in the documents.
- G4.6 The seller (and, if relevant, the buyer) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the conditions apply.
- G5. TRANSFER**
- G5.1 Unless a form of transfer is prescribed by the special conditions:
(a) the buyer must supply a draft transfer to the seller at least ten business days before the agreed completion date and the engrossment (signed as a deed by the buyer if condition G5.2 applies) five business days before that date or (if later) two business days after the draft has been approved by the seller; and
(b) the seller must approve or revise the draft transfer within five business days of receiving it from the buyer.
- G5.2 If the seller remains liable in any respect in relation to the lot (or a tenancy) following completion the buyer is specifically to covenant in the transfer to indemnify the seller against that liability.
- G5.3 The seller cannot be required to transfer the lot to anyone other than the buyer, or by more than one transfer.
- G6. COMPLETION**
- G6.1 Completion is to take place at the offices of the seller's conveyancer, or where the seller may reasonably require, on the agreed completion date. The seller can only be required to complete on a business day and between the hours of 0930 and 1700.
- G6.2 The amount payable on completion is the balance of the price adjusted to take account of apportionments plus (if applicable) VAT and interest.
- G6.3 Payment is to be made in pounds sterling and only by:
(a) direct transfer to the seller's conveyancer's client account; and
(b) the release of any deposit held by a stakeholder.
- G6.4 Unless the seller and the buyer otherwise agree, completion cannot take place until both have complied with their obligations under the contract and the balance of the price is unconditionally received in the seller's conveyancer's client account.
- G6.5 If completion takes place after 1400 hours for a reason other than the seller's default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next business day.
- G6.6 Where applicable the contract remains in force following completion.
- G7. NOTICE TO COMPLETE**
- G7.1 The seller or the buyer may on or after the agreed completion date but before completion give the other notice to complete within ten business days (excluding the date on which the notice is given) making time of the essence.
- G7.2 The person giving the notice must be ready to complete.
- G7.3 If the buyer fails to comply with a notice to complete the seller may, without affecting any other remedy the seller has:
(a) terminate the contract;
(b) claim the deposit and any interest on it if held by a stakeholder;
(c) forfeit the deposit and any interest on it;
(d) resell the lot; and
(e) claim damages from the buyer.
- G7.4 If the seller fails to comply with a notice to complete the buyer may, without affecting any other remedy the buyer has:
(a) terminate the contract; and
(b) recover the deposit and any interest on it from the seller or, if applicable, a stakeholder.
- G8. IF THE CONTRACT IS BROUGHT TO AN END**
- If the contract is lawfully brought to an end:
(a) the buyer must return all papers to the seller and appoints the seller its agent to cancel any registration of the contract; and
(b) the seller must return the deposit and any interest on it to the buyer (and the buyer may claim it from the stakeholder, if applicable) unless the seller is entitled to forfeit the deposit under condition G7.3.
- G9. LANDLORD'S LICENCE**
- G9.1 Where the lot is or includes leasehold land and licence to assign is required this condition G9 applies.
- G9.2 The contract is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
- G9.3 The agreed completion date is not to be earlier than the date five business days after the seller has given notice to the buyer that licence has been obtained.
- G9.4 The seller must:
(a) use all reasonable endeavours to obtain the licence at the seller's expense; and
(b) enter into any authorised guarantee agreement properly required.
- G9.5 The buyer must:
(a) promptly provide references and other relevant information; and
(b) comply with the landlord's lawful requirements.
- G9.6 If within three months of the contract date (or such longer period as the seller and buyer agree) the licence has not been obtained the seller or the buyer may (if not then in breach of any obligation under this condition G9) by notice to the other terminate the contract at any time before licence is obtained. That termination is without prejudice to the claims of either seller or buyer for breach of this condition G9.
- G10. INTEREST AND APPORTIONMENTS**
- G10.1 If the actual completion date is after the agreed completion date for any reason other than the seller's default the buyer must pay interest at the interest rate on the price (less any deposit paid) from the agreed completion date up to and including the actual completion date.
- G10.2 Subject to condition G11 the seller is not obliged to apportion or account for any sum at completion unless the seller has received that sum in cleared funds. The seller must pay to the buyer after completion any sum to which the buyer is entitled that the seller subsequently receives in cleared funds.
- G10.3 Income and outgoings are to be apportioned at actual completion date unless:
(a) the buyer is liable to pay interest; and
(b) the seller has given notice to the buyer at any time up to completion requiring apportionment on the date from which interest becomes payable by the buyer;
in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the buyer.
- G10.4 Apportionments are to be calculated on the basis that:
(a) the seller receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
(b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
(c) where the amount to be apportioned is not known at completion apportionment is to be made by reference to a reasonable estimate and further payment is to be made by seller or buyer as appropriate within five business days of the date when the amount is known.
- G11. ARREARS**
- Part 1 Current rent**
- G11.1 "Current rent" means, in respect of each of the tenancies subject to which the lot is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding completion.
- G11.2 If on completion there are any arrears of current rent the buyer must pay them, whether or not details of those arrears are given in the special conditions.
- G11.3 Parts 2 and 3 of this condition G11 do not apply to arrears of current rent.
- Part 2 Buyer to pay for arrears**
- G11.4 Part 2 of this condition G11 applies where the special conditions give details of arrears.
- G11.5 The buyer is on completion to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the special conditions.
- G11.6 If those arrears are not old arrears the seller is to assign to the buyer all rights that the seller has to recover those arrears.
- Part 3 Buyer not to pay for arrears**
- G11.7 Part 3 of this condition G11 applies where the special conditions:
(a) so state; or
(b) give no details of any arrears.
- G11.8 While any arrears due to the seller remain unpaid the buyer must:
(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;
(b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment);
(c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require;
(d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order;
(e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and
(f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.
- G11.9 Where the seller has the right to recover arrears it must not without the buyer's written consent bring insolvency proceedings against a tenant or seek the removal of goods from the lot.
- G12. MANAGEMENT**
- G12.1 This condition G12 applies where the lot is sold subject to tenancies.
- G12.2 The seller is to manage the lot in accordance with its standard management policies pending completion.
- G12.3 The seller must consult the buyer on all management issues that would affect the buyer after completion (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a tenancy; or a new tenancy or agreement to grant a new tenancy) and:
(a) the seller must comply with the buyer's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the seller to a liability that the seller would not otherwise have, in which case the seller may act reasonably in such a way as to avoid that liability;
(b) if the seller gives the buyer notice of the seller's intended act and the buyer does not object within five business days giving reasons for the objection the seller may act as the seller intends; and
(c) the buyer is to indemnify the seller against all loss or liability the seller incurs through acting as the buyer requires, or by reason of delay caused by the buyer.
- G13. RENT DEPOSITS**
- G13.1 This condition G13 applies where the seller is holding or otherwise entitled to money by way of rent deposit in respect of a tenancy. In this condition G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.
- G13.2 If the rent deposit is not assignable the seller must on completion hold the rent deposit on trust for the buyer and, subject to the terms of the rent deposit deed, comply at the cost of the buyer with the buyer's lawful instructions.
- G13.3 Otherwise the seller must on completion pay and assign its interest in the rent deposit to the buyer under an assignment

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

23rd May 2019

4th July 2019

5th September 2019

17th October 2019

14th November 2019

17th December 2019

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