

**AUCTION
HOUSE**

NORTH WEST

**AUCTION
HOUSE
COMMERCIAL**

Thursday

13th December 2018

2.00pm

Bolton Wanderers

Football Stadium

Platinum Suite

De Havilland Way

Bolton BL6 6SF

MERRY CHRISTMAS & A HAPPY NEW YEAR



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 13th December 2018 – 2.00pm

Bolton Wanderers Football Stadium

Platinum Suite, De Havilland Way,

Bolton BL6 6SF

Residential: northwest@auctionhouse.co.uk

Commercial: nwcommercial@auctionhouse.co.uk

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Commercial 0161 830 7477



AUCTIONEERS



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Jamie Rogers
Auction Manager



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Claire Blezard
Business Development Manager

A very warm welcome and thank you for attending our eighth and last auction of 2018

With over 70 lots catalogued you're sure to find plenty of bidding opportunities and something of genuine interest.

Again, we've been reflecting on the changes experienced in the auctions market across our operating area in the North West. Most noticeable is the growth in the number of buyers viewing our auction stock and attending our events. Our traditional approach to auctions with the fall of the gavel effecting an exchange of contracts along with the certainty of purchase is becoming even more popular. An increasing proportion of buyers are purchasing with mortgage finance or short term borrowing for their own occupation. Lenders are now assisting auction buyers with speedy mortgage offers as our method of sale becomes more mainstream – but do speak to us so that we can advise on the best sources. The increased completion is seeing us sell more auction lots at healthy prices and this itself is persuading more sellers to select the auction method for a large variety of property types as this auction catalogue shows.

Our first auction on 2019 takes place on Thursday 14th February and we are now taking entries.

Finally, we would like to thank all our customers for their continued support and wish you all Happy Holidays and a prosperous New Year.

Jamie Rogers

Auction House North West

NEXT AUCTION DATES

14th February 2019 • 4th April 2019 • 16th May 2019 • 4th July 2019

AUCTION INFORMATION



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



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



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



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



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



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



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



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



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



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



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



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



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



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

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



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



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



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



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



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



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



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



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

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

NORTH WEST COVERAGE

**AUCTION
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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 13th December 2018 2.00pm

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

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	48 Meadow Avenue, Preesall, Poulton-le-Fylde, Lancashire	£75,000+	Residential
2	25 Gordon Avenue, Prestatyn, Denbighshire	£80,000+	Residential for Improvement
3	25 Furness Avenue, St Helens, Merseyside	£60,000+	Residential
4	223A Montgomery House, Demesne Road, Manchester, Lancashire	£7,500	Residential
5	123 Candia Tower, Jason Street, Liverpool, Merseyside	£36,000+	Residential Investment
6	34 Brunshaw Avenue, Burnley, Lancashire	£50,000+	Residential for Improvement
7	42 Mather Avenue, Weston Point, Runcorn, Cheshire	£37,000+	Residential
8	49 Elizabeth Street, Accrington, Lancashire	£20,000+	Residential
9	125 Fir Street, Nelson, Lancashire	£30,000+	Residential for Improvement
10	25 Hill Crescent, Newton, Preston, Lancashire	£140,000+	Residential
11	Plot of Land at Old Market Street/Grant Close, Blackley, Manchester, Greater Manchester	£5,000	Agricultural/Amenity Land
12	St Josephs Presbytery Apartments, 11 Caroline Street, Wigan, Greater Manchester	£100,000	Residential
13	Land to the North East of Templecombe Drive, Bolton, Greater Manchester	£10,000	Plots/Building Land
14	27 Church Street, Southport, Merseyside	£275,000	Mixed Use
15	17 Scarisbrick Street, Wigan, Lancashire	£50,000 - £65,000	Residential for Improvement
16	59 Ashton Road, Blackpool, Lancashire	£30,000+	Residential for Improvement
17	68 Blackiston Street, Fleetwood, Lancashire	£35,000+	Residential for Improvement
18	Flat 2, Central Heights, 4-6 Central Drive, Morecambe, Lancashire	£25,000+	Residential for Improvement
19	54 Woodhouse Lane, Wigan, Lancashire	£40,000 - £50,000	Residential for Improvement
20	Flats 1 & 2, 45 Fairfield Road, Heysham, Morecambe, Lancashire	£70,000+	Residential for Improvement
21	26 Wenning Street, Nelson, Lancashire	£30,000+	Residential Investment
22	331 Montgomery House, Demesne Road, Manchester, Greater Manchester	£9,000+	Residential
23	722-724 Atherton Road, Hindley Green, Wigan, Greater Manchester	£119,500	Mixed Use
24	139 Heaton Lane, Stockport, Cheshire	£240,000	Mixed Use
25	Land off Nook Lane, Oswaldtwistle, Lancashire	£30,000	Agricultural/Amenity Land
26	12 Orrell Lane, Orrell Park, Liverpool, Merseyside	£60,000	Mixed Use
27	11 Brentleigh Way, Stoke-on-Trent, Staffordshire	£110,000+	Residential Investment
28	64 Wolseley Road, Preston, Lancashire	£75,000+	Residential for Improvement
29	1 Church Street, Churchtown, Preston, Lancashire	£220,000+	Residential for Improvement
30	10 East View, Preston, Lancashire	£120,000+	Residential
31	105 Brandwood Street, Bolton, Greater Manchester	£45,000+	Residential for Improvement
32	29 Guildford Road, Salford, Greater Manchester	£90,000+	Residential
33	15 Northfield Road, Bootle, Merseyside	£30,000+	Residential
34	68-72 Queen Street, Morecambe, Lancashire	£100,000 - £125,000	Mixed Use
35	14 Chesterfield Road, Blackpool, Lancashire	£60,000+	Residential for Improvement

***Description on Auction Information page**

ORDER OF SALE

Thursday 13th December 2018 2.00pm

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

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
36	Apartment 152, The Reach, 39 Leeds Street, Liverpool, Merseyside	£85,000+	Residential Investment
37	120 St. Heliers Road, Blackpool, Lancashire	£50,000+	Residential Investment
38	18 Stoke Avenue, Blackpool, Lancashire	£55,000+	Residential for Improvement
39	Ysgol Y Fron, Halkyn Street, Holywell, Flintshire	£100,000+	Commercial
40	252-254 Dickson Road, Blackpool, Lancashire	£50,000+	Mixed Use
41	97-99& 99A Marton Drive, Blackpool, Lancashire	£60,000 - £70,000	Commercial
42	165-169 High Street, Tunstall, Stoke-on-Trent, Staffordshire	£115,000	Commercial Investment
43	3-5 Clifton Street, Blackpool, Lancashire	£100,000 - £125,000	Commercial
44	6 & 6A Bramhall Lane South, Bramhall, Stockport, Cheshire	£260,000	Commercial
45	48 Oban Road, Liverpool, Merseyside	£50,000+	Residential for Improvement
46	354 Hawthorne Road, Bootle, Merseyside	£55,000+	Residential
47	13 George Street, Farington, Leyland, Lancashire	£75,000+	Residential for Improvement
48	6 The Square, Farington, Leyland, Lancashire	£75,000+	Residential for Improvement
49	7 Branch Road, Lower Darwen, Lancashire	£35,000 - £40,000	Residential for Improvement
50	59 Albion Street, Burnley, Lancashire	£28,000+	Residential for Improvement
51	The Blencarn Hotel, 294 Promenade, Blackpool, Lancashire	£200,000+	Commercial
52	3 Albert Road, Preston, Lancashire	£60,000+	Residential
53	Head Leasehold Ground Rent Investment, 1-11 Trinity Place, & 47a, 47b, 49 & 49b Westleigh Lane, Leigh, Greater Manchester	£15,500	Ground Rents
54	2 Thorns Avenue, Hest Bank, Lancaster, Lancashire	£140,000+	Residential for Improvement
55	Flat 1, 18-20 Penrhyn Road, Colwyn Bay, Conwy	£30,000 - £35,000	Residential
56	Garden Cottage, Chester Road, Buckley, Flintshire	£120,000 - £140,000	Residential
57	1 Phillip Street, Blackpool, Lancashire	£65,000+	Residential
58	68 Market Street, Chorley, Lancashire	£75,000 - £85,000	Commercial
59	233 High Street, Bangor, Gwynedd	£185,000	Commercial
60	Red Hot World Buffet Restaurant, 6 Nelson Street, Rochdale, Greater Manchester	£365,000	Commercial
61	Flat 3, 62 Tyldsley Road, Blackpool, Lancashire	£54,000	Residential Investment
62	1F South Lawn, South Shore, Blackpool, Lancashire	£40,000 - £50,000	Residential for Improvement
63	47 Newgate Street, Bishop Auckland, Durham, County Durham	£125,000	Commercial
64	Brynhywel, Llansilin, Oswestry, Powys	£75,000 - £85,000	Residential
65	241 Radcliffe Road, Bolton, Greater Manchester	£127,500	Residential
66	Flat 8 Victoria Terrace, 135-149 Hathersage Road, Victoria Park, Manchester, Greater Manchester	£85,000	Residential
67	Bowstone Gate Farm, Mudhurst Lane, Disley, Stockport, Cheshire	WITHDRAWN	Residential
68	15 Baker Street, Burnley, Lancashire	POSTPONED	Residential Investment
69	Flat 3, 39 St Davids Road North, St. Annes, Lancashire	£37,000+	Residential
70	Flat 2, 39 St Davids Road North, St Annes, Lancashire	£33,000+	Residential Investment
71	33 Firwood Grove, Bolton, Greater Manchester	£40,000	Residential for Improvement
72	3 Culzean Close, Leigh, Lancashire	£20,000 - £30,000	Residential
73	5 Ingleborough Road, Lancaster, Lancashire	£110,000+	Residential

***Description on Auction Information page**



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

Residential

48 Meadow Avenue, Preesall, Poulton-le-Fylde, Lancashire FY6 0HA

***GUIDE PRICE:**
£75,000+ (plus fees)

Two bedroom semi-detached bungalow in need of modernising

The property boasts two access points to the front and side aspect, offering a ramp for wheel chair access. Entrance hall for coats and shoes, alternatively you could remove the dividing wall to the kitchen to create a larger space for cooking. The lounge/diner offers spacious living, the perfect place to dine or relax whilst looking onto the mature front garden. The kitchen offers fitted units and a stainless-steel sink, also side entrance opening onto the drive. In the bathroom you will find tiled walls, large walk-in shower, hand basin, push flush toilet and storage cupboard. The master bedroom is suitable for large furniture if necessary and looks out to the rear aspect. The guest bedroom holds built in wardrobes and double glazed French doors opening onto the landscaped rear garden and surrounding fields. Externally there is a large driveway suitable for two or more cars. Well maintained garage for parking, storage or even your own gym. Mature gardens to front and rear aspect offering a mix of lawn and flag stone areas, perfect for the green fingered and summer days.

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



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

Residential for improvement

25 Gordon Avenue, Prestatyn, Denbighshire LL19 8RU

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

Detached Bungalow in Need of Refurbishment

Two bedroom detached bungalow in need of refurbishment throughout.

Additional Fees

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

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

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

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Residential

**25 Furness Avenue, St Helens, Merseyside
WA10 6QF**

3

***GUIDE PRICE:**

£60,000+ (plus fees)

Three Bedroom Mid Terrace with Two Reception Rooms

Three bedroom mid terraced property. Entrance hall, lounge open to a second reception room or dining room, with a kitchen to the ground floor. To the first floor there are three good sized bedrooms. Other benefits include gas central heating and double glazing throughout.

Tenure: See Legal Pack

Local Authority: St Helens Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential Investments

4

**223A Montgomery House, Demesne
Road, Manchester, Lancashire M16 8PH**

***GUIDE PRICE:**

£7,500.00 (plus fees)

A Student Pod Accommodation

Opportunity to purchase 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. The property is let until June 2019 and both service charges/ground rent are up to date. The property 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. The unit itself, which comprises of a combined bedroom and living area, is on the ground floor of the main building. Included within the sale price is everything required for a student let i.e. double bed, desk, wardrobe, fitted carpets, curtains/blinds, wash basin, and TV point.

Tenure: See Legal Pack

Local Authority: Manchester City Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

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[*Description on Auction Information page](#)

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Residential Investments

123 Candia Tower, Jason Street, Liverpool, Merseyside L5 5EB

5

*GUIDE PRICE:

£36,000+ (plus fees)

A Tenanted 12th Floor Three Bedroom Apartment Currently Let on an AST at £450pcm

Located off Netherfield Road North close to local amenities, transport links & schooling. Approximately 2 miles from Liverpool City Centre. A 12th floor purpose built three bedroom apartment not inspected by Auction House but advised the property comprises; Hall, lounge, kitchen three bedrooms & bathroom. Currently let on an AST at £450pcm. Prospective purchasers are advised to check the legal pack to confirm tenancy details. We are advised service charge payments are up to date.

Tenure: See Legal Pack

Local Authority: Liverpool City Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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*Description on Auction Information page



Residential for improvement

34 Brunshaw Avenue, Burnley, Lancashire BB10 4LT

6

*GUIDE PRICE:

£50,000+ (plus fees)

Traditional Double Bay Fronted Semi-Detached House with Three Bedrooms

Hallway, living room open plan to dining room, kitchen, bathroom, bedroom one, bedroom two, bedroom three, bathroom, part double glazed, garden front & rear, driveway & carport.

Tenure: See Legal Pack

Local Authority: Burnley Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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*Description on Auction Information page

WHAT TO BRING ON AUCTION DAY

PASSPORT

DRIVING LICENCE

UTILITY BILL (3 MONTHS)

*NO CASH

CREDIT CARD | DEBIT CARD | CHEQUE

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Tenure: See Legal Pack

Energy Performance Certificate (EPC): Current Rating D

Residential

7

42 Mather Avenue, Weston Point, Runcorn, Cheshire WA7 4JJ

***GUIDE PRICE:**

£37,000+ (plus fees)

Two Bedroom Semi Detached Townhouse with Drive & Gardens

Well presented property situated on a highly popular road for owner occupation/letting being in such close proximity to the industrial estate. Entrance porch, lounge, breakfast kitchen, utility, first floor landing, bathroom, bedroom one, bedroom two, gas central heating & double glazing, front & rear gardens with off road parking.

Additional Fees

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

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

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[*Description on Auction Information page](#)



Tenure: See Legal Pack

Local Authority: Hyndburn Borough Council

Energy Performance Certificate (EPC): Current Rating F

Residential

8

49 Elizabeth Street, Accrington, Lancashire BB5 0HH

***GUIDE PRICE:**

£20,000+ (plus fees)

Two Bedroom Mid Terraced House with Lounge & Dining Kitchen

Entrance vestibule, lounge, dining kitchen, first floor landing, bedroom one, bedroom two, bathroom. Large attic space with potential for conversion into third bedroom or storage. Yard to rear. Upvc double glazing where fitted. PLEASE NOTE, DEPOSIT FUNDS MUST BE PAID FROM CLEARED FUNDS - DEBIT/CREDIT CARDS ONLY - CHEQUES WILL NOT BE ACCEPTED. *A minimum deposit of £8,000 NOT £5,000 must be paid at the auction in addition to the Administration Fee & any Buyer's Premiums.

Additional Fees

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

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

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[*Description on Auction Information page](#)



Residential for improvement

125 Fir Street, Nelson, Lancashire BB9 9HT

9

***GUIDE PRICE:**

£30,000+ (plus fees)

A Vacant Two Bedroom Mid Terrace House in need of some Modernisation

A mid terrace house which has PVC double glazing and accommodation comprises of a lounge, dining kitchen, two bedrooms, bathroom and an attic room. On-street parking and rear yard.

Tenure: See Legal Pack

Local Authority: Pendle Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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[*Description on Auction Information page](#)



Residential

25 Hill Crescent, Newton, Preston, Lancashire PR4 3TR

10

***GUIDE PRICE:**

£140,000+ (plus fees)

A Two Bedroom Detached Bungalow

Located in the desirable village of Newton a detached two bedroom bungalow comprising; entrance hallway, lounge, kitchen, two bedrooms & bathroom. Off road parking & detached double garage to the rear.

Tenure: See Legal Pack

Local Authority: Fylde Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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[*Description on Auction Information page](#)



Land

Plot of Land at Old Market Street/Grant Close, Blackley, Manchester, M9 8DX

11

***GUIDE PRICE:**

£5,000 (plus fees)

0.13 acre (circa 530 sq m) plot of land

0.13 acre (circa 530 sq m) plot of land, situated at the corner of Old Market Street and Grant Close, close to the junction with Middleton Old Road in Blackley. The plot of land is considered suitable for a variety of uses including amenity/garden land and possible future development subject to necessary consents being obtained.

Tenure: See Legal Pack

Local Authority: Manchester City Council

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

Additional Fees

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

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

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

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[*Description on Auction Information page](#)

St Josephs Presbytery Apartments, 11 Caroline Street, Wigan, WN3 4EL

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



Block of 9no. self-contained flats in need of refurbishment

Substantial Grade II Listed building formerly St Joseph's Presbytery which has been converted to comprise 9no. self-contained flats. We are advised that the property provides 2no one bed flats with the remaining 7 flats providing studio accommodation.

6 of the flats are housed within the main building and the remaining 3 flats provided within the rear extension.

We are informed that the flats provide the following accommodation:

Flat 1 – bedroom, bathroom, kitchen, living area in the basement

Flat 2 – open plan living/kitchen, bedroom, rear hall and bathroom.

Flats 4, 5, 7 & 8 – entrance hall, living/bedroom, kitchen and bathroom

Flats 3 & 6 – Open plan living/bedroom and rear hall to kitchen and bathroom.

Flat 9 – Entrance hall with staircase to attic, providing living room, bedroom, bathroom and kitchen.

Internally the property is in need of refurbishment throughout.

The property is prominently situated adjacent to St Joseph's church, fronting Caroline Street, close to the junction with Wallgate (A49) and convenient for Wigan town centre and all facilities including both train stations.

Tenure: See Legal Pack

Local Authority: Wigan Metropolitan Borough Council

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

Additional Fees

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

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

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

Land to the North East of Templecombe Drive, Bolton, Greater Manchester BL1 7LT

*GUIDE PRICE:

£10,000 (plus fees)

1.43 acre Freehold Plot of Land

Freehold plot of land extending to approximately 1.43 acres, situated to the rear of houses fronting onto Templecombe Drive and Pitcombe Close. Templecombe Drive branches from Belmont Road (A675) approximately 2.5 miles north of Bolton town centre. All interested parties are advised to check their intended use with Bolton Council (01204 336000). The plan is for identification purposes only.

Tenure: See Legal Pack

Local Authority: Bolton Metropolitan Borough Council

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

Additional Fees

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

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

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

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COMMERCIAL

Mixed Use

27 Church Street, Southport, Merseyside PR9 0QT

*GUIDE PRICE: **£275,000** (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 To Follow

Additional Fees

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

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

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



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Residential for improvement

**17 Scarisbrick Street, Leigh, Lancashire
WN1 2BS**

15

*GUIDE PRICE:

£50,000 - £65,000 (plus fees)

Two bedroom mid terrace in need of refurbishment

Two bedroom mid terrace comprising; lounge, dining room, kitchen, bedroom one, bedroom two and bathroom. In need of refurbishment.

Tenure: See Legal Pack

Local Authority: Wigan Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating To Follow

Additional Fees

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

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

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

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Residential for improvement

16

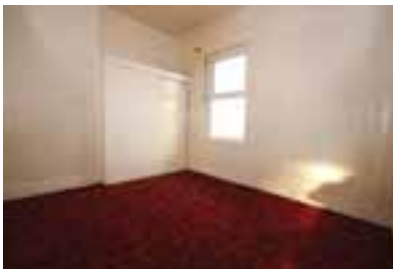
**59 Ashton Road, Blackpool,
Lancashire FY1 4AG**

*GUIDE PRICE:

£30,000+ (plus fees)

Two Bedroom Mid Terraced House with Two Reception Rooms

Entrance porch, lounge, dining room, kitchen, cloaks/wc, first floor landing, bedroom one, bedroom two, bathroom, yard to rear. Gas central heating & double glazing where fitted. The property benefits from external insulation.



Tenure: See Legal Pack

Local Authority: Blackpool Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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OUR NEXT AUCTION IS
Thursday 14th February 2019 2.00pm

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

Residential for improvement

17

68 Blackiston Street, Fleetwood, Lancashire FY7 6EN

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

Three Bedroom End Terraced House with Two Reception Rooms

Large end terraced house with entrance porch, hallway, cellar, living room, dining room, kitchen, pantry/utility.

First floor landing, bedroom one, bedroom two, bedroom three, bathroom.

Yard to front, side & rear.

Additional Fees

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

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

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

Residential for improvement

18

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

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

Large Two Bedroom First Floor Flat 79 sq.m/ 850 sq.ft Town Centre Location

Vacant after recent tenancy at £4,200pa. Entrance hallway, bathroom, breakfast area, kitchen, inner hallway, 2 x large store cupboards, bedroom one, bedroom two. The block has just been extensively renovated & upgraded externally & internally to include new fire alarm system.

Additional Fees

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

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

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Residential for improvement

54 Woodhouse Lane, Wigan, Lancashire WN6 7LN

19

*GUIDE PRICE:

£40,000 - £50,000 (plus fees)

END TERRACED HOUSE IN NEED OF MODERNISATION

An end of terrace house in need of modernisation comprises 2 double bedrooms, 2 reception rooms, kitchen, bathroom, front and rear gardens.

Tenure: See Legal Pack

Local Authority: Lancashire County Council

Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

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

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

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

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Residential for improvement

Flats 1 & 2, 45 Fairfield Road, Heysham, Morecambe, Lancashire LA3 1ES

20

*GUIDE PRICE:

£70,000+ (plus fees)

A Mid Terrace House Arranged as Two Self-Contained Flats

The property comprises; ground floor flat – lounge, bedroom, kitchen & bathroom. First floor flat – lounge, kitchen, two bedrooms & bathroom.

Tenure: See Legal Pack

Local Authority: Lancaster City Council

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

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential Investments

26 Wenning Street, Nelson, Lancashire BB9 0LE

21

*GUIDE PRICE:

£30,000+ (plus fees)

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

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

Tenure: See Legal Pack

Local Authority: Pendle Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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[*Description on Auction Information page](#)

22

Residential

**331 Montgomery House, Demesne Road,
Manchester, Greater Manchester M16 8PH**

***GUIDE PRICE:**

£9,000+ (plus fees)

A Student Pod Accommodation

Opportunity to purchase 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. The property 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. The unit itself, which comprises of a combined bedroom and living area, is on the third floor of the main building. Included within the sale price is everything required for a student let i.e. double bed, desk, wardrobe, fitted carpets, curtains/blinds, wash basin, and TV point. The unit is let until 17th December 2018.

Additional Fees

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

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

General Development

Tenure: See Legal Pack

Local Authority: Manchester City Council

Energy Performance Certificate (EPC): Current Rating D

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

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

PARKINSON
REAL ESTATE ●●●●

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

24

Mixed Use**139 Heaton Lane, Stockport,
Cheshire SK4 1AQ*****GUIDE PRICE:****£240,000** (plus fees)**Tenanted Ground Floor Pizza Take-away and 2 self-contained flats,
producing £23,600 pa, increasing to £26,200 pa.**

Recently renovated three storey building, briefly comprising ground floor pizza take-away with two self-contained one bed flats to the first and second floors. The property is fully let and tenanted as follows: Ground Floor: Pizza Take-away, let by way of a 5 year lease (incorporating 3 year break) from May 2018 at a stepped rental of £10,400 pa, increasing to £13,000 pa in year 2. First Floor Flat: £550 pcm (£6,600 pa) Second Floor Flat: £550 pcm (£6,600 pa) Total current rental income is therefore £23,600 pa increasing to £26,200 pa in year 2. The property is prominently situated fronting onto Heaton Lane, adjacent to Regent House and Stockport Travelodge Hotel, within Stockport town centre, close to the junction with Wellington Road South (A6) with all amenities including Mersey Way Shopping Centre, Bus Station and Train Station all in the immediate vicinity.

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

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Next Auction Date 14th February 2019

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Agricultural/Amenity Land

Land off Nook Lane, Oswaldtwistle, Lancashire BB5 3RD

25

***GUIDE PRICE:**

£30,000 (plus fees)

7.68 Acre Plot of Woodland

Parcel of Woodland extending to approximately 7.68 acres, situated to the south of Nook Lane and to the north of Duckworth Hill Lane (B6231). The site is considered suitable for a variety of amenity/leisure uses and other uses subject to the necessary consents being obtained. All interested parties are advised to contact Hyndburn Borough Council on 01254 388111. The land is situated approximately 1 mile to the south west of Oswaldtwistle town centre.

Tenure: See Legal Pack

Local Authority: Hyndburn Borough Council

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

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Mixed Use

12 Orrell Lane, Orrell Park, Liverpool, Merseyside L9 8BY

26

***GUIDE PRICE:**

£60,000 (plus fees)

Retail/Commercial Unit with Self-Contained Two Bedroom Flat

Mid-terrace traditionally constructed two storey property briefly comprising ground floor self-contained retail/commercial unit, providing front and rear sales, kitchen and w.c. Above is self contained two bed flat accessed from the rear providing first floor lounge, bedroom, kitchen and bathroom and second floor/loft bedroom. There is also a basement cellar/store-room. The property is in need to refurbishment, however is fitted with gas fired central heating. Externally is also a yard area to the rear. The property is situated in the Orrell Park area, north of Liverpool and convenient and within 50m from Orrell Park Train Station.

Tenure: See Legal Pack

Local Authority: Liverpool City Council

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

Additional Fees

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

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

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

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Residential Investments

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

27

***GUIDE PRICE:**

£110,000+ (plus fees)

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

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

Tenure: See Legal Pack

Local Authority: Stoke on Trent City Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

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

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Residential for improvement

**64 Wolseley Road, Preston, Lancashire
PR1 8EU**

28

***GUIDE PRICE:**

£75,000+ (plus fees)

A Three Bedroom Mid Terrace House in Need of Renovation

A mid terrace property comprising; entrance hallway, lounge, dining room & kitchen. First floor – three bedrooms, bathroom & boiler room. The property has the potential to add a fourth bedroom by moving the bathroom into what is now the boiler room & converting the bathroom to the fourth bedroom. Large yard to the rear.

Tenure: See Legal Pack

Local Authority: Preston City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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Residential for improvement

29

**1 Church Street, Churchtown,
Preston, Lancashire PR3 0HT**

***GUIDE PRICE:**

£220,000+ (plus fees)

A Three Bedroom Detached House in Need of Some Refurbishment

Located in the popular village of Churchtown the property comprises; entrance porch, split level lounge, dining room, kitchen & downstairs W/C. First floor – sitting room, three bedrooms & family bathroom. Externally there is off road parking, a detached double garage & gardens to front & side.



Tenure: See Legal Pack

Local Authority: Wyre Borough Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

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

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Residential

10 East View, Preston, Lancashire PR1 5AS

30

*GUIDE PRICE:

£120,000+ (plus fees)

A Three Bedroom Mid Terrace House

A mid terrace house comprising; entrance hall, lounge, dining room, kitchen and downstairs WC. First floor – Three bedrooms, kitchen, shower room and separate WC. Rear yard.

Tenure: See Legal Pack

Local Authority: Preston City Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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

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Residential for improvement

105 Brandwood Street, Bolton, Greater Manchester BL3 4BG

31

*GUIDE PRICE:

£45,000+ (plus fees)

Two Bedroom Mid Terraced House

Accommodation comprises; entrance vestibule, lounge, dining kitchen, first floor landing, two bedrooms & bathroom. Yard to the rear.

Tenure: See Legal Pack

Local Authority: Bolton Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential

29 Guildford Road, Salford, Greater Manchester M6 8PT

32

*GUIDE PRICE:

£90,000+ (plus fees)

Three bed two reception end terraced house in need of modernisation

Hallway, lounge, kitchen, dining room, first floor landing, bedroom one, bedroom two, bedroom three, yard to rear & garden fronted. Very popular residential road and location. PLEASE NOTE, DEPOSIT FUNDS MUST BE PAID FROM CLEARED FUNDS – DEBIT/CREDIT CARDS ONLY – CHEQUES WILL NOT BE ACCEPTED.

Tenure: See Legal Pack

Local Authority: Salford City Council

Energy Performance Certificate (EPC): Current Rating To follow

Additional Fees

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

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

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

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Residential

**15 Northfield Road, Bootle, Merseyside
L20 0AE**

33

***GUIDE PRICE:**

£30,000+ (plus fees)

Three Bedroom Terraced House in Need of Refurbishment

Three bedroom mid terraced house in need of refurbishment. The property suffers from dry rot & access will only be available to the ground floor.

Tenure: See Legal Pack

Local Authority: Sefton Council

Energy Performance Certificate (EPC): Current Rating TBC

Additional Fees

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

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

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

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Mixed Use

34

**68-72 Queen Street, Morecambe,
Lancashire LA4 5EP**

***GUIDE PRICE:**

£100,000 - £125,000 (plus fees)

MIXED USE INVESTMENT POTENTIAL

An opportunity to purchase this prominent town centre building, which provides a superb investment opportunity comprising nine letting units. The property has provided a great income for the previous owners with a mix of commercial and residential. The property comprises ground floor shop unit, six flats to the upper floors, a ground floor bedsit and cottage.

Bedsit - Vacant

Flat 1 - Vacant

Flat 2 - Vacant

Flat 3 - Vacant

Flat 4 - Tenanted - AST - £295 pcm rolling contract

Flat 5 - Vacant

Flat 6 - Vacant

Shop - Tenanted - Lease 12 months - £180 pcm

Cottage - Vacant



Tenure: See Legal Pack

Local Authority: Lancashire County Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

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

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

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

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Residential for improvement

**14 Chesterfield Road, Blackpool,
Lancashire FY1 2PP**

35

***GUIDE PRICE:**

£60,000+ (plus fees)

Four Bedroom Mid Terraced House with Two Reception Rooms

Hallway, lounge, dining room, kitchen, utility room, shower room, first floor landing, bedroom one, bedroom two, bedroom three, bedroom four, bathroom, front garden, rear yard.

Tenure: See Legal Pack

Local Authority: Blackpool Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential Investments

**Apartment 152, The Reach, 39 Leeds
Street, Liverpool, Merseyside L3 2DB**

36

***GUIDE PRICE:**

£85,000+ (plus fees)

**Modern Purpose Built Two Bedroom Fourth Floor Apartment Let on an AST at £650pcm/
£7,800pa**

Entrance hallway, living room diner, kitchen, bedroom one, bedroom two, bathroom, we are advised the property is let on an AST. Please check legal pack for copy tenancy agreement.

Tenure: See Legal Pack

Local Authority: Liverpool City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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NORTH WEST**



Tenure: See Legal Pack

Local Authority: Fylde Borough Council

Energy Performance Certificate (EPC): Current Rating F

Residential Investments

37

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

***GUIDE PRICE:**

£50,000+ (plus fees)

Mid Terrace House as Three Self Contained Flats

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

Flat 1 – Bedroom, Kitchen /Living Room, Bathroom – Vacant

Flat 2 – Lounge/Kitchen, Bedroom with En-Suite – Vacant

Flat 3 – Lounge/Kitchen, Bedroom and Shower Room. Fire doors and alarm system. – sitting tenant in place for 7 years renting at £85pw including water and council tax bills under a verbal agreement

Additional Fees

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

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

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

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Residential for improvement

18 Stoke Avenue, Blackpool, Lancashire FY1 6QB

***GUIDE PRICE:**

£55,000+ (plus fees)

Three Bedroom Two Reception Mid Terraced Property with Front & Rear Gardens

Accommodation comprises; hallway, lounge, dining room, kitchen, first floor landing, three bedrooms, bathroom, gardens front & rear.

Tenure: See Legal Pack

Local Authority: Blackpool Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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

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Commercial

39

Ysgol Y Fron, Halkyn Street, Holywell, Flintshire CH8 7TX

***GUIDE PRICE:**

£100,000+ (plus fees)

Former School 4,193 sq ft on a 0.61 Acre Site with Large Car Park

Preliminary details only. The property comprises a floor area of 4,193 sqft on a site of 0.61 acres. The property would likely be used as office space going forward. It was last used as a plumbers/electricians office. An overage agreement at 40% is in place on any future development.



Tenure: See Legal Pack

Local Authority: Denbighshire County Council

Energy Performance Certificate (EPC): Current Rating D 95

Additional Fees

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

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

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

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Mixed Use

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

40

***GUIDE PRICE:**

£50,000+ (plus fees)

Mixed Use Vacant Building

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

Tenure: Freehold

Local Authority: Blackpool Borough Council

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

Additional Fees

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

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

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

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OUR NEXT AUCTION IS
Thursday 14th February 2019 2.00pm

**AUCTION
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COMMERCIAL

97-99& 99A Marton Drive, Blackpool, Lancashire FY4 3EU

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



Ground Floor Take-away with Self-Contained Living Accommodation Above

Semi-detached 2 storey retail unit currently trading as hot food take-away the property has not been internally inspected, however we are informed that the property provides the following:

Description:

Ground Floor : Retail customer area incl. serving counter; Storage room; Kitchen; W.C.
Side access with staircase

First Floor : Kitchen; Bathroom; 3 rooms

Externally : Off road parking to the front and side of the property and a yard area to the rear.

Net Internal Floor Areas : Ground Floor 44.09 sq m (475 sq ft)
First Floor 44.84 sq m (483 sq ft)

Location : The property is currently occupied by the former owners and is prominently located at the junction of Marton Drive with Harcourt Road, opposite Tesco Express, approx. 1 mile south of Blackpool Town Centre.

Tenure: See Legal Pack

Local Authority: Blackpool Borough Council

Energy Performance Certificate (EPC): Current Rating : To Follow



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 £900 inc VAT, payable on exchange of contracts.

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

Commercial Investments

165-169 High Street, Tunstall, Stoke-on-Trent, Staffordshire ST6 5EA

*GUIDE PRICE:

£115,000 (plus fees)

Substantial Mainly Vacant Retail Premises Part Income Producing £5,200pa (2nd Floor)

Three storey town centre retail unit previously occupied by Dorothy Perkins / Burtons Menswear. The 2nd floor has been let as a martial arts gymnasium by way of a lease until September 2020 at a rent of £5,200 pa. The remainder of the accommodation is vacant. Internally the accommodation briefly comprises Ground Floor 2,553 sq ft ; 1st Floor 2,568 sq ft ; 2nd Floor 2,568 sq ft & Basement 3,096 sq ft. Situated on Tunstall High Street close to Tower Square and Tunstall Market with nearby occupiers including Subway, Cooltrader & Superdrug. The property is elected for VAT.



Tenure: See Legal Pack

Local Authority: Stoke on Trent City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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*Description on Auction Information page

Commercial

3-5 Clifton Street, Blackpool, Lancashire FY1 1JD

*GUIDE PRICE:

£100,000 - £125,000 (plus fees)

Vacant Former Bank Premises 6,074 sq.ft - May Suit Alternative Uses STP

Three storey former bank premises extending to approximately 622 sq m (6,704 sq ft), with potential for development of the upper parts or whole subject to the necessary consents being obtained. The first and second floors have separate access to the front/side. Internally the property briefly comprises: Ground Floor: Open plan retail space with ancillary accommodation - 215 sq m (2,315 sq ft) First Floor: Mainly open plan office accommodation - 212 sq m (2,282 sq ft) Second Floor: Office accommodation 196 sq m (2,109 sq ft) The property is prominently situated in the centre of Blackpool directly opposite the £9 million Premier Inn development of the former Yates Wine Lodge. Clifton Street lies close to Blackpool's North Pier and Town Hall and convenient for all town centre amenities.



Tenure: See Legal Pack

Local Authority: Blackpool Borough Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

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

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Tenure: See Legal Pack

Local Authority: Stockport Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating D

Commercial

44

6 & 6A Bramhall Lane South, Bramhall, Stockport, Cheshire SK7 1AF

***GUIDE PRICE:**

£260,000 (plus fees)

Vacant Ground Floor Retail Unit with Self Contained First Floor Flat - Retail Area 53.46 sq m (575 sq ft)

Two storey freehold property briefly comprising a ground floor retail unit, formerly occupied by Bramhall Bakery with self-contained one bed flat to the first floor which is in need of refurbishment. Internally the retail unit comprises front retail area, rear sales, kitchen and WC. The unit is fitted with a suspended ceiling and 3 phase power. The first floor flat is separately accessed from the rear and provides kitchen, shower room, double bedroom and lounge. To the rear is a small yard area and small stores/ outbuildings. Approximate net internal areas:- Ground Floor: Net Frontage 4.69m (15' 3") Internal Width (Front) 5.15m (16' 10") Internal Width (Rear) 4.63m (15' 2") Built Depth 12.97m (42' 6") Ground Floor Shop Area 53.46 sq.m (575 sq.ft.) WC Facility and rear access yard. First Floor: One bed self contained flat. The property is situated on Bramhall Lane South in a very prominent position close to the junction with Woodford Road and Ack Lane East in the centre of Bramhall Village, an affluent South Manchester suburb approximately 4 miles south-east of Stockport Town Centre. Nearby occupiers include Costa Coffee, Boots the Chemist, Martin's Newsagents, NatWest Bank & Santander.

Additional Fees

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

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

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

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Residential for improvement

48 Oban Road, Liverpool, L4 2SA

***GUIDE PRICE:**

£50,000+ (plus fees)

Large End Terrace Property in Need of Full Refurbishment

Hallway, lounge, dining room, kitchen, first floor landing, assumed bedroom one, bedroom two, bedroom three, bathroom. Loft room & cellars. Garden fronted, rear yard.

Tenure: See Legal Pack

Local Authority: Liverpool City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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Residential

**354 Hawthorne Road, Bootle, Merseyside
L20 9AX**

46

***GUIDE PRICE:**

£55,000+ (plus fees)

A Vacant Two Bedroom Mid Terrace House

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

Tenure: See Legal Pack

Local Authority: Sefton Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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Residential for improvement

47

**13 George Street, Farington,
Leyland, Lancashire PR25 4NY**

***GUIDE PRICE:**

£75,000+ (plus fees)

Extended Semi Detached House with Four Bedrooms Two Reception Rooms & Garage

Entrance hallway, lounge, kitchen, dining room, pantry with door through to garage, first floor landing, bedroom one, bedroom two, bedroom three, bedroom four, bathroom. Gardens front & rear, drive into garage.

Tenure: See Legal Pack

Local Authority: South Ribble Borough Council

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

Additional Fees

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

Administration Charge: 0.9% inc VAT of the purchase price, subject to a minimum of £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

6 The Square, Farington, Leyland, Lancashire PR25 4GB

***GUIDE PRICE:**

£75,000+ (plus fees)

Three Bedroom Mid Terraced Town House with Front & Rear Gardens in Need of Modernisation

Entrance hallway, through lounge diner, dining kitchen, first floor landing, storage closet, bedroom one, bedroom two, bedroom three, bathroom, separate W/C. Gardens front & rear. Gas central heating & double glazing.



Tenure: See Legal Pack

Local Authority: South Ribble Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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LEGAL PACKS



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Residential for improvement

7 Branch Road, Lower Darwen, Lancashire BB3 0PQ

49

*GUIDE PRICE:

£35,000 - £40,000 (plus fees)

A Vacant Two Bedroom Mid Terrace House In Need Of Modernisation

A vacant two bedroom mid terrace house comprising; Lounge, kitchen, two bedrooms and bathroom.

Tenure: See Legal Pack

Local Authority: Blackburn with Darwen Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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

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*Description on Auction Information page



Residential for improvement

59 Albion Street, Burnley, Lancashire BB11 4QD

50

*GUIDE PRICE:

£28,000+ (plus fees)

A Three Bedroom Mid Terrace House in need of Modernisation

A three bedroom mid terrace house comprising; entrance hall, lounge dining room and kitchen. First floor – three rooms and bathroom. PLEASE NOTE, DEPOSIT FUNDS MUST BE PAID FROM CLEARED FUNDS – DEBIT/CREDIT CARDS ONLY – CHEQUES WILL NOT BE ACCEPTED.

Internally the property measures:-

Lounge – 3.29m x 3.63m Dining room – 4.09m x 4.49m Kitchen – 1.70 x 3.29m

Bedroom one – 4.13m x 2.66m Bedroom two 3.67m x 1.97m Bedroom three – 2.51m 2.42m

Bathroom 1.77 x 2.62m

Tenure: See Legal Pack

Local Authority: Burnley Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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HAVE YOU DONE YOUR RESEARCH?

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

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NORTH WEST**

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

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



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

The accommodation is laid out over five floors to include;

Lobby, reception, residents lounge & balcony (20 guests), bar (12 guests), dining/breakfast room (42 guests). Twenty letting bedrooms in total with 13 double rooms and 7 family rooms.

Superb sea front main promenade location with parking to front. Lift.

Owners accommodation comprises; lounge, two bedrooms, bathroom & private rear entrance as well as internal access from the main hotel.

Tenure: Freehold

Local Authority: Blackpool Borough Council

Energy Performance Certificate (EPC): Current Rating B

Additional Fees

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

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

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

Residential

3 Albert Road, Preston, Lancashire PR1 6DE

52

*GUIDE PRICE:

£60,000+ (plus fees)

A Two Bedroom Mid Terrace House

A mid terrace house comprising; entrance vestibule, lounge, kitchen, two bedrooms and bathroom. On street parking and rear yard.

Tenure: See Legal Pack

Local Authority: Preston City Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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

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Ground Rents

Head Leasehold Ground Rent Investment, 1-11 Trinity Place, & 47a, 47b, 49 & 49b

53

*GUIDE PRICE:

£15,500 (plus fees)

A Head Leasehold Ground Rent Investment Secured Upon Ten Houses & Six Bungalows Total Current Gross Rent Reserved £1,600pa (rising)

Ground rent investment secured upon ten houses and six bungalows. Each property is subject to a lease for a term of 800 years from 1st July 2013 (thus having approximately 795 years unexpired) at a current ground rent of £100 per annum (rising). Tenure The property is held under Three Head Leasehold Titles. Each Lease is for a term of 999 years from 23rd July 1855, 22nd June 1877 and 24th September 1890 respectively. Please refer to the legal documentation for further details. The property is situated on the west side of Westleigh Lane, approximately 1.5 miles to the north of Leigh town centre.

Tenure: See Legal Pack

Local Authority: Wigan Metropolitan Borough Council

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

Additional Fees

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

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

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

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

Residential for improvement

54

2 Thorns Avenue, Hest Bank, Lancaster, Lancashire LA2 6HR

***GUIDE PRICE:**

£140,000+ (plus fees)

A Two Bedroom Detached Bungalow in need of Modernisation.

A two bedroom detached bungalow situated on a private road in the sought after village of Hest Bank. The property comprises; entrance hall, lounge, dining kitchen, two bedrooms and bathroom. Off road parking and single garage with gardens to the front and rear.

Additional Fees

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

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

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

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Residential

Flat 1, 18-20 Penrhyn Road, Colwyn Bay, Conwy, LL29 8LG

***GUIDE PRICE:**

£30,000 - £35,000 (plus fees)

A Vacant One Bedroom First Floor Apartment

A well-presented first floor flat, ideally situated in the heart of Colwyn Bay near shops, cafes, and other amenities. It is served by excellent transport links, with the train station and main bus route less than a 2 minute walk from the front door. The flat itself comprises spacious hall, open plan lounge/kitchen/dining area, one double bedroom, and bathroom. Expected to rent for between £400 and £450pcm.

Lease details: lease started 01/11/10 for 125 years.

Service charge: £737.90pa (as of February 2018)

Ground rent: £150.00pa

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

Additional Fees

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

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

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Residential

Garden Cottage, Chester Road, Buckley, Flintshire CH7 3AE

56

*GUIDE PRICE:

£120,000 - £140,000 (plus fees)

Four Bedroom Single Storey Cottage providing Versatile Accommodation

The single storey cottage provides versatile accommodation comprising Entrance Porch, Kitchen/ Dining Room, Utility Room, Lounge with study area off, Four Bedrooms and Family Bathroom. Externally there are good sized front gardens with useful outbuildings, driveway and a double garage.

Tenure: See Legal Pack

Local Authority: Flintshire County Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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

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Residential

1 Phillip Street, Blackpool, Lancashire FY4 4DE

57

*GUIDE PRICE:

£65,000+ (plus fees)

Four Bedroom End of Terrace House with Great Potential

A four bedroom end terraced house comprising; two reception rooms, fitted kitchen, sun room, utility, bathroom and rear yard. The property also benefits from central heating and double glazing.

Tenure: See Legal Pack

Local Authority: Blackpool Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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

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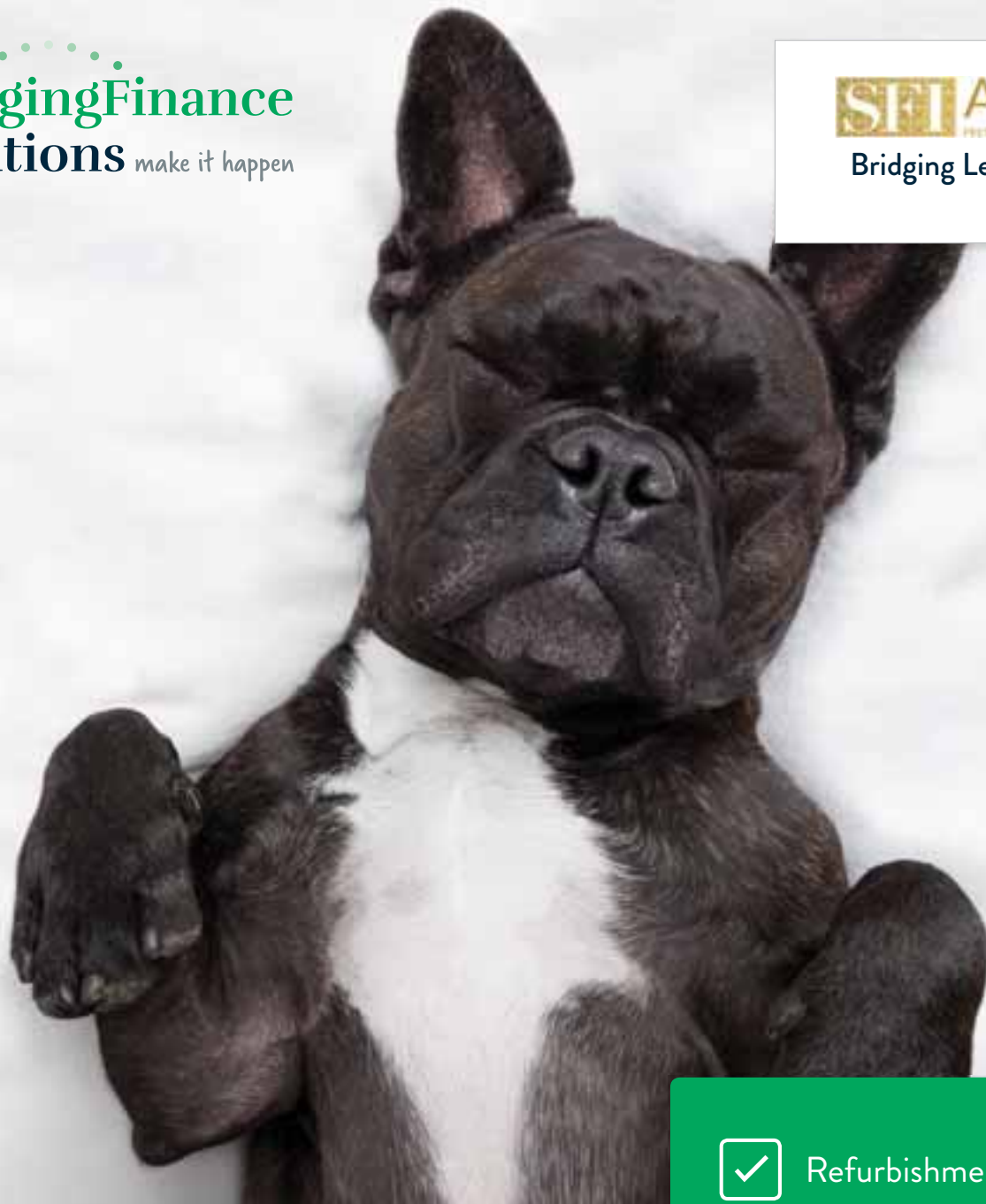
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Tenure: See Legal Pack

Local Authority: Chorley Borough Council

Energy Performance Certificate (EPC): Current Rating E

Commercial

58

68 Market Street, Chorley, Lancashire PR7 2SE

***GUIDE PRICE:**

£75,000 - £85,000 (plus fees)

Prime Town Centre Commercial Premises with Residential Conversion Opportunity STPP 2 x 1 Bed Flats & Ground Floor Commercial

Fantastic opportunity to purchase a centrally located shop on Market Street in Chorley Town Centre with scope to create 2 x 1 bed flats on the upper two floors & retain the commercial unit to the ground floor. Potential also exists to develop the rear structure into separate accommodation subject to planning permission. There is also a cellar to the property which may be suitable as a store room or cold room. Ground floor commercial with basement, rear access, rear yard with further two storey building to rear with development potential. First & second floors with residential conversion potential under permitted development into 2 x 1 bed self-contained flats. The building does require refurbishment throughout. Some works have been commenced including new roof. Legal pack contains submitted plans for the conversion. When converted the expected rent roll will total approx. £22,000 per year.

Additional Fees

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

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

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Tenure: See Legal Pack

Local Authority: Gwynedd County Council

Energy Performance Certificate (EPC): Current Rating E

Commercial

59

233 High Street, Bangor, Gwynedd LL57 1PA

***GUIDE PRICE:**

£185,000 (plus fees)

Prominent Three Storey Town Centre Retail Unit 4,416 sq ft (410.25 sq m)

Substantial prominently positioned corner three storey retail unit, situated at the junction of High Street and Waterloo Street in the main pedestrianised shopping thoroughfare in the centre of Bangor, a University City with a population of 18,808 (2011 census), including around 10,500 students at Bangor University. The property itself is currently occupied by Dorothy Perkins/Burton Menswear until January 2019 when the property will be vacated. Surrounding occupiers include Clarks Shoes, W H Smith together with high street banks such as Santander, Halifax and Natwest. The property is situated adjacent to the Deiniol Shopping Centre with the Clock Tower and Bangor Cathedral both within approximately 200m of the property. The property is elected for VAT.

Additional Fees

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

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

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

auctionhouse.co.uk/northwest

[*Description on Auction Information page](#)

Red Hot World Buffet Restaurant, 6 Nelson Street, Rochdale, Greater Manchester OL16 1NL

*GUIDE PRICE: **£365,000** (plus fees)



Substantial Restaurant Premises for up to 200 covers

A substantial mainly single storey restaurant premises, extending to (according to the VOA) 589.4 sq m (6,344 sq ft) and can accommodate up to 200 covers. Internally the restaurant provides open plan accommodation with a doubled height vaulted ceiling together with a commercial kitchen, VIP karaoke rooms and ancillary storage. The property has been fitted out and is currently trading as Red Hot World Buffet and occupies a prominent position on the fringes of Rochdale town centre just off Drake Street. Please note the business is included in the sale.



Tenure: See Legal Pack

Local Authority: Rochdale Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating To Follow

Additional Fees

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

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

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



Residential Investments

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

61

*GUIDE PRICE:

£54,000 (plus fees)

Recently Refurbished Two Bedroom Apartment Let at £560pcm (£6,720pa)

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

Tenure: See Legal Pack

Local Authority: Blackpool Borough Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

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

auctionhouse.co.uk/northwest

[*Description on Auction Information page](#)



Residential for improvement

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

62

*GUIDE PRICE:

£40,000 - £50,000 (plus fees)

TWO BEDROOM FLAT IN NEED OF MODERNISATION

A spacious second floor flat, in need of modernising but with great potential. Conveniently located in a popular area of Blackpool for amenities, transport and motorway links. The accommodation briefly comprises communal entrance, staircase to the second floor, entrance hall, lounge, kitchen, two bedrooms, bathroom and separate W.C. Externally there are communal gardens and parking.

Tenure: See Legal Pack

Local Authority: Fylde Borough Council

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

Additional Fees

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

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

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

auctionhouse.co.uk/northwest

[*Description on Auction Information page](#)



Commercial

47 Newgate Street, Bishop Auckland, Durham, County Durham DL14 7EW

63

*GUIDE PRICE:

£125,000 (plus fees)

Prime Three Storey Retail Premises 9,183 sq ft

Substantial three storey corner retail premises currently occupied by Dorothy Perkins/Burton Menswear, situated at the junction of Victoria Avenue in the centre of Bishop Auckland with nearby occupiers including Card Factory, Boots The Chemist, W H Smith, Greggs the Bakers. Internally we have been provided with the following floor areas: Ground Floor 2702 sq ft 251 sq m First Floor 2408 sq ft 224 sq m Second Floor 2384 sq ft 221 sq m Basement 1689 sq ft 157 sq ft The upper floors are considered suitable for alternative uses or conversion subject to the necessary consents

Tenure: See Legal Pack

Local Authority: Durham City Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential

Brynhywel, Llansilin, Oswestry, Powys SY10 7QA

64

*GUIDE PRICE:

£75,000 - £85,000 (plus fees)

3 Bedroom Cottage with countryside views

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

Tenure: See Legal Pack

Local Authority: Powys County Council

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

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential

65

241 Radcliffe Road, Bolton, Greater Manchester BL2 1NZ

*GUIDE PRICE:

£127,500 (plus fees)

Detached Three Bedroom House

Detached three bedroom house with gated driveway parking considered suitable for four cars. Internally the property briefly comprises Ground Floor: dining/reception room, kitchen/diner and lounge. First Floor: master bedroom with en-suite and fitted wardrobes, family bathroom, bedroom 2, bedroom 3 and landing with fitted storage. Internally the property benefits from recent fitted kitchen including new units and tiling, gas fired central heating and upvc double glazing. The family bathroom was also re-fitted approximately 18 months ago. The property is conveniently situated for Leverhulme Park and Nature Reserve.



Tenure: See Legal Pack

Local Authority: Bolton Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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[*Description on Auction Information page](#)

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NORTH WEST

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Commercial tel: 0161 830 7477
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**AUCTION
HOUSE**
COMMERCIAL

66

Residential**Flat 8 Victoria Terrace, 135-149 Hathersage Road, Victoria Park, Manchester, M13 0HY*****GUIDE PRICE:****£85,000 (plus fees)****Two Bedroom Ground Floor Flat with Parking**

Ground floor two bed flat situated within a period three storey building. The flat briefly comprises entrance hall, lounge, kitchen/diner, bedroom 1, bedroom 2, bathroom and rear hallway. The property also benefits from UPVC double glazing, electric heating, communal gardens and secure off road parking (2 designated spaces). The property is conveniently situated adjacent to Manchester Royal Infirmary, approximately 1 mile south of Manchester City Centre directly accessed either by Oxford Road or Upper Brook Street. See legal pack for tenure.

**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 £900 inc VAT, payable on exchange of contracts.**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.auctionhouse.co.uk/northwest

*Description on Auction Information page

Next Auction Date 14th February 2019

NOW TAKING ENTRIES FOR THIS AUCTION

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

For further information please call Auction House on

North West: 0800 050 1234

Commercial: 0161 830 7477

or email

northwest@auctionhouse.co.uk

nwcommercial@auctionhouse.co.uk

**AUCTION
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COMMERCIAL**

**AUCTION
HOUSE
NORTH WEST**

Bowstone Gate Farm, Mudhurst Lane, Disley, Stockport, SK12 2AW

*GUIDE PRICE: **£450,000+** (plus fees)**Farm House with 12 Acres of Land**

A 4 bedroom detached farm house in need of refurbishment throughout. The property sits with in approx 11 acres of land adjacent to Lyme Park with stunning panoramic far reaching views across the countryside and beyond.

There are lease agreements in place on 0.8 acre of the land where there are 4 telecommunication aerals giving the current owners an income of £14,000 pa these lease agreements are due for renewal over the next few years.

Within the grounds of the historic Scheduled Monument where The Bow Stones are also located.

The farmhouse comprises of 2 kitchens, 3 reception rooms, 4 bedrooms, 2 bathrooms, two outbuildings and driveway for multiple vehicles with turning area.



Tenure: See Legal Pack

Local Authority: Cheshire East Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

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

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

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



Residential Investments

15 Baker Street, Burnley, Lancashire BB11 4QB

68

***GUIDE PRICE:**

£20,000+ (plus fees)

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

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

Tenure: See Legal Pack

Local Authority: Burnley Borough Council

Energy Performance Certificate (EPC): Current Rating To Follow

Additional Fees

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

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

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[*Description on Auction Information page](#)



Residential

Flat 3, 39 St Davids Road North, St. Annes, Lancashire FY8 2BL

69

***GUIDE PRICE:**

£37,000 + (plus fees)

A Vacant First Floor Two Bedroom Maisonette

A First floor maisonette comprising; entrance hall, lounge and kitchen. First floor – Two bedrooms and bathroom.

Tenure: See Legal Pack

Local Authority: Fylde Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



Residential Investments

Flat 2, 39 St Davids Road North, St. Annes, Lancashire FY8 2BL

70

***GUIDE PRICE:**

£33,000 + (plus fees)

A Tenanted One Bedroom First Floor Apartment Currently let

A first floor one bedroom flat comprising; lounge, kitchen, bedroom and shower room.

Tenure: See Legal Pack

Local Authority: Fylde Borough Council

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



71

Residential for improvement

33 Firwood Grove, Bolton, Greater Manchester BL2 2NY

***GUIDE PRICE:**

£40,000 (plus fees)

A Two Bedroom Semi Detached House In Need Of Modernisation

A two bedroom semi-detached house comprising; Entrance hall, Lounge, kitchen, two bedrooms and bathroom. Gardens to the front, side and rear. PLEASE NOTE, DEPOSIT FUNDS MUST BE PAID FROM CLEARED FUNDS – DEBIT/CREDIT CARDS ONLY – CHEQUES WILL NOT BE ACCEPTED.

Tenure: See Legal Pack

Local Authority: Bolton Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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*Description on Auction Information page

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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72

Residential

3 Culzean Close, Leigh, Lancashire WN7 2BN

***GUIDE PRICE:**

£20,000 - £30,000 (plus fees)

First floor studio apartment

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



Tenure: See Legal Pack

Local Authority: Lancashire County Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

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

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

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[*Description on Auction Information page](#)



73

Residential

5 Ingleborough Road, Lancaster, Lancashire LA1 2TB

***GUIDE PRICE:**

£110,000+ (plus fees)

A Three Bedroom Semi Detached House

A semi-detached three bedroom house comprising; Entrance hallway, lounge, Dining area and fitted kitchen. First Floor – Three Bedrooms and bathroom. Off road parking to the front and enclosed rear garden with detached single garage.



Tenure: See Legal Pack

Local Authority: Lancaster City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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

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[*Description on Auction Information page](#)

MEMORANDUM OF SALE



Lot: _____ Date: _____ Address: _____

Name and address of Vendor

Name and address of Purchaser

Price
Excluding VAT

Deposit Paid

Buyers Premium

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

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

Signed: _____
Authorised Agent for Vendor

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

of: _____

Signed: _____ Dated: _____
The Purchaser

Name and address of Vendors Solicitor

Contact:

Name and address of Purchasers Solicitor

Contact:

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

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

NON-ATTENDING BID OR TELEPHONE BID

Please also sign and return the reverse side of this form



AUTHORISATION FOR BIDDING BY PROXY OR TELEPHONE

Proxy

☐

Telephone

☐

Full Name (s):

Name of Company (if applicable):

Home or Company (address): Postcode:

Tel: Mobile:

Email:

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

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

PROPERTY AND BID DETAILS

Lot No.: Property Address:

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

(amount in words):

DEPOSIT (tick as applicable)

☐

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

OR

☐

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

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

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

Date of Birth Period living at current address NI Number

Passport Number

Driving Licence Number

Previous address if less than 6 months

SOLICITORS

My solicitors are:

Of (address):

Postcode:

Tel: Person Acting:

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

Signed: Date:

PLEASE MARK THE ENVELOPE EITHER PROXY OR TELEPHONE BID

TERMS AND CONDITIONS FOR TELEPHONE BIDS AND BIDDING BY LETTER

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

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

Signed: Date:

Please sign this page and ensure the form overleaf is completed

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

INTRODUCTION

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

GLOSSARY

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

AUCTION CONDUCT CONDITIONS

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

SALE CONDITIONS

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

IMPORTANT NOTICE

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

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

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

GLOSSARY

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

Wherever it makes sense:

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

Actual completion date

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

Addendum

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

Agreed completion date

Subject to condition G9.3:

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

Approved financial institution

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

Arrears

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

Arrears schedule

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

Auction

The auction advertised in the catalogue.

Auction conduct conditions

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

Auctioneers

The auctioneers at the auction.

Business day

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

Buyer

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

Catalogue

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

Completion

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

Condition

One of the auction conduct conditions or sales conditions.

Contract

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

Contract date

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

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

Documents

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

Financial charge

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

General conditions

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

general conditions.

Interest rate

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

Lot

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

Old arrears

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

Particulars

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

Practitioner

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

Price

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

Ready to complete

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

Sale conditions

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

Sale memorandum

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

Seller

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

Special conditions

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

Tenancies

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

Tenancy schedule

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

Transfer

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT option

An option to tax.

We (and us and our)

The auctioneers.

You (and your)

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

AUCTION CONDUCT CONDITIONS

A1 INTRODUCTION

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

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

A2 OUR ROLE

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

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

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

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

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

A3 BIDDING AND RESERVE PRICES

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

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

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

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

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

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

A4 THE PARTICULARS AND OTHER INFORMATION

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

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

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

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

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

A5 THE CONTRACT

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

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

A5.3 You must before leaving the auction:

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

A5.4 If you do not we may either:

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

A5.5 The deposit:

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

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

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

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

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

A6 EXTRA AUCTION CONDUCT CONDITIONS

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

GENERAL CONDITIONS OF SALE

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

G1. THE LOT

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

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

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

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

- (a) matters registered or capable of registration as local land charges;
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;

- (c) notices, orders, demands, proposals and requirements of any competent authority;
- (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;

- (e) rights, easements, quasi-easements, and wayleaves;

- (f) outgoing and other liabilities;

- (g) any interest which overrides, within the meaning of the Land Registration Act 2002;

- (h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the buyer has made them; and

- (i) anything the seller does not and could not reasonably know about.

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

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

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- in which the buyer covenants with the seller to:
- (a) observe and perform the seller's covenants and conditions in the rent deposit deed and indemnify the seller in respect of any breach;
 - (b) give notice of assignment to the tenant; and
 - (c) give such direct covenant to the tenant as may be required by the rent deposit deed.
- G14. VAT**
- G14.1 Where a sale condition requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.
- G14.2 Where the special conditions state that no VAT option has been made the seller confirms that none has been made by it or by any company in the same VAT group nor will be prior to completion.
- G15. TRANSFER AS A GOING CONCERN**
- G15.1 Where the special conditions so state:
- (a) the seller and the buyer intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a transfer of a going concern; and
 - (b) this condition G15 applies.
- G15.2 The seller confirms that the seller
- (a) is registered for VAT, either in the seller's name or as a member of the same VAT group; and
 - (b) has (unless the sale is a standard-rated supply) made in relation to the lot a VAT option that remains valid and will not be revoked before completion.
- G15.3 The buyer confirms that:
- (a) it is registered for VAT, either in the buyer's name or as a member of a VAT group;
 - (b) it has made, or will make before completion, a VAT option in relation to the lot and will not revoke it before or within three months after completion;
 - (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
 - (d) it is not buying the lot as a nominee for another person.
- G15.4 The buyer is to give to the seller as early as possible before the agreed completion date evidence:
- (a) of the buyer's VAT registration;
 - (b) that the buyer has made a VAT option; and
 - (c) that the VAT option has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two business days before the agreed completion date, condition G14.1 applies at completion.
- G15.5 The buyer confirms that after completion the buyer intends to:
- (a) retain and manage the lot for the buyer's own benefit as a continuing business as a going concern subject to and with the benefit of the tenancies; and
 - (b) collect the rents payable under the tenancies and charge VAT on them
- G15.6 If, after completion, it is found that the sale of the lot is not a transfer of a going concern then:
- (a) the seller's conveyancer is to notify the buyer's conveyancer of that finding and provide a VAT invoice in respect of the sale of the lot;
 - (b) the buyer must within five business days of receipt of the VAT invoice pay to the seller the VAT due; and
 - (c) if VAT is payable because the buyer has not complied with this condition G15, the buyer must pay and indemnify the seller against all costs, interest, penalties or surcharges that the seller incurs as a result.
- G16. CAPITAL ALLOWANCES**
- G16.1 This condition G16 applies where the special conditions state that there are capital allowances available in respect of the lot.
- G16.2 The seller is promptly to supply to the buyer all information reasonably required by the buyer in connection with the buyer's claim for capital allowances.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the special conditions.
- G16.4 The seller and buyer agree:
- (a) to make an election on completion under Section 198 of the Capital Allowances Act 2001 to give effect to this condition G16; and
 - (b) to submit the value specified in the special conditions to HM Revenue and Customs for the purposes of their respective capital allowance computations.
- G17. MAINTENANCE AGREEMENTS**
- G17.1 The seller agrees to use reasonable endeavours to transfer to the buyer, at the buyer's cost, the benefit of the maintenance agreements specified in the special conditions.
- G17.2 The buyer must assume, and indemnify the seller in respect of, all liability under such contracts from the actual completion date.
- G18. LANDLORD AND TENANT ACT 1987**
- G18.1 This condition G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.
- G18.2 The seller warrants that the seller has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.
- G19. SALE BY PRACTITIONER**
- G19.1 This condition G19 applies where the sale is by a practitioner either as seller or as agent of the seller.
- G19.2 The practitioner has been duly appointed and is empowered to sell the lot.
- G19.3 Neither the practitioner nor the firm or any member of the firm to which the practitioner belongs has any personal liability in connection with the sale or the performance of the seller's obligations. The transfer is to include a declaration excluding that personal liability.
- G19.4 The lot is sold:
- (a) in its condition at completion;
 - (b) for such title as the seller may have; and
 - (c) with no title guarantee;
- and the buyer has no right to terminate the contract or any other remedy if information provided about the lot is inaccurate, incomplete or missing.
- G19.5 Where relevant:
- (a) the documents must include certified copies of those under which the practitioner is appointed, the document of appointment and the practitioner's acceptance of appointment; and
 - (b) the seller may require the transfer to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The buyer understands this condition G19 and agrees that it is fair in the circumstances of a sale by a practitioner.
- G20. TUPE**
- G20.1 If the special conditions state "There are no employees to which TUPE applies", this is a warranty by the seller to this effect.
- G20.2 If the special conditions do not state "There are no employees to which TUPE applies" the following paragraphs apply:
- (a) The seller must notify the buyer of those employees whose contracts of employment will transfer to the buyer on completion (the "Transferring Employees"). This notification must be given to the buyer not less than 14 days before completion.
 - (b) The buyer confirms that it will comply with its obligations under TUPE and any special conditions in respect of the Transferring Employees.
 - (c) The buyer and the seller acknowledge that pursuant and subject to TUPE, the contracts of employment between the Transferring Employees and the seller will transfer to the buyer on completion.
 - (d) The buyer is to keep the seller indemnified against all liability for the Transferring Employees after completion.
- G21. ENVIRONMENTAL**
- G21.1 This condition G21 only applies where the special conditions so provide.
- G21.2 The seller has made available such reports as the seller has as to the environmental condition of the lot and has given the buyer the opportunity to carry out investigations (whether or not the buyer has read those reports or carried out any investigation) and the buyer admits that the price takes into account the environmental condition of the lot.
- G21.3 The buyer agrees to indemnify the seller in respect of all liability for or resulting from the environmental condition of the lot.
- G22. SERVICE CHARGE**
- G22.1 This condition G22 applies where the lot is sold subject to tenancies that include service charge provisions.
- G22.2 No apportionment is to be made at completion in respect of service charges.
- G22.3 Within two months after completion the seller must provide to the buyer a detailed service charge account for the service charge year current on completion showing:
- (a) service charge expenditure attributable to each tenancy;
 - (b) payments on account of service charge received from each tenant;
 - (c) any amounts due from a tenant that have not been received;
 - (d) any service charge expenditure that is not attributable to any tenancy and is for that reason irrecoverable.
- G22.4 In respect of each tenancy, if the service charge account shows that:
- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the seller must pay to the buyer an amount equal to the excess when it provides the service charge account;
 - (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the buyer must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the seller within five business days of receipt in cleared funds;
- but in respect of payments on account that are still due from a tenant condition G11 (arrears) applies.
- G22.5 In respect of service charge expenditure that is not attributable to any tenancy the seller must pay the expenditure incurred in respect of the period before actual completion date and the buyer must pay the expenditure incurred in respect of the period after actual completion date. Any necessary monetary adjustment is to be made within five business days of the seller providing the service charge account to the buyer.
- G22.6 If the seller holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
- (a) the seller must pay it (including any interest earned on it) to the buyer on completion; and
 - (b) the buyer must covenant with the seller to hold it in accordance with the terms of the tenancies and to indemnify the seller if it does not do so.
- G23. RENT REVIEWS**
- G23.1 This condition G23 applies where the lot is sold subject to a tenancy under which a rent review due on or before the actual completion date has not been agreed or determined.
- G23.2 The seller may continue negotiations or rent review proceedings up to the actual completion date but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the buyer, such consent not to be unreasonably withheld or delayed.
- G23.3 Following completion the buyer must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the seller, such consent not to be unreasonably withheld or delayed.
- G23.4 The seller must promptly:
- (a) give to the buyer full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
 - (b) use all reasonable endeavours to substitute the buyer for the seller in any rent review proceedings.
- G23.5 The seller and the buyer are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6 When the rent review has been agreed or determined the buyer must account to the seller for any increased rent and
- interest recovered from the tenant that relates to the seller's period of ownership within five business days of receipt of cleared funds.
- G23.7 If a rent review is agreed or determined before completion but the increased rent and any interest recoverable from the tenant has not been received by completion the increased rent and any interest recoverable is to be treated as arrears.
- G23.8 The seller and the buyer are to bear their own costs in relation to rent review negotiations and proceedings.
- G24. TENANCY RENEWALS**
- G24.1 This condition G24 applies where the tenant under a tenancy has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- G24.2 Where practicable, without exposing the seller to liability or penalty, the seller must not without the written consent of the buyer (which the buyer must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
- G24.3 If the seller receives a notice the seller must send a copy to the buyer within five business days and act as the buyer reasonably directs in relation to it.
- G24.4 Following completion the buyer must:
- (a) with the co-operation of the seller take immediate steps to substitute itself as a party to any proceedings;
 - (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the tenancy and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
 - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed tenancy) account to the seller for the part of that increase that relates to the seller's period of ownership of the lot within five business days of receipt of cleared funds.
- G24.5 The seller and the buyer are to bear their own costs in relation to the renewal of the tenancy and any proceedings relating to this.
- G25. WARRANTIES**
- G25.1 Available warranties are listed in the special conditions.
- G25.2 Where a warranty is assignable the seller must:
- (a) on completion assign it to the buyer and give notice of assignment to the person who gave the warranty; and
 - (b) apply for (and the seller and the buyer must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by completion the warranty must be assigned within five business days after the consent has been obtained.
- G25.3 If a warranty is not assignable the seller must after completion:
- (a) hold the warranty on trust for the buyer; and
 - (b) at the buyer's cost comply with such of the lawful instructions of the buyer in relation to the warranty as do not place the seller in breach of its terms or expose the seller to any liability or penalty.
- G26. NO ASSIGNMENT**
- The buyer must not assign, mortgage or otherwise transfer or part with the whole or any part of the buyer's interest under this contract.
- G27. REGISTRATION AT THE LAND REGISTRY**
- G27.1 This condition G27.1 applies where the lot is leasehold and its sale either triggers first registration or is a registrable disposition. The buyer must at its own expense and as soon as practicable:
- (a) procure that it becomes registered at Land Registry as proprietor of the lot;
 - (b) procure that all rights granted and reserved by the lease under which the lot is held are properly noted against the affected titles; and
 - (c) provide the seller with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2 This condition G27.2 applies where the lot comprises part of a registered title. The buyer must at its own expense and as soon as practicable:
- (a) apply for registration of the transfer;
 - (b) provide the seller with an official copy and title plan for the buyer's new title; and
 - (c) join in any representations the seller may properly make to Land Registry relating to the application.
- G28. NOTICES AND OTHER COMMUNICATIONS**
- G28.1 All communications, including notices, must be in writing. Communication to or by the seller or the buyer may be given to or by their conveyancers.
- G28.2 A communication may be relied on if:
- (a) delivered by hand; or
 - (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
 - (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the sale memorandum) by a postal service that offers normally to deliver mail the next following business day.
- G28.3 A communication is to be treated as received:
- (a) when delivered, if delivered by hand; or
 - (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a business day a communication is to be treated as received on the next business day.
- G28.4 A communication sent by a postal service that offers normally to deliver mail the next following business day will be treated as received on the second business day after it has been posted.
- G29. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999**
- No one is intended to have any benefit under the contract pursuant to the Contract (Rights of Third Parties) Act 1999.

Going once...

The most suitable properties for auction include:

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

Auction dates:

14th February 2019

4th April 2019

16th May 2019

4th July 2019

5th September 2019

17th October 2019

5th December 2019

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