

**AUCTION
HOUSE**

NORTH WEST

**AUCTION
HOUSE
COMMERCIAL**



Thursday
6th February 2020
2.00pm
Bolton Wanderers
Football Stadium
Platinum Suite
De Havilland Way
Bolton BL6 6SF



AUCTION VENUE



HOW TO FIND US

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

The stadium is serviced by a rail station, Horwich Parkway, situated 300m away. There is ample parking for in excess of 2500 vehicles. Auction attendees are to visit the Main Reception at the ground and take the lift to the Platinum Suite.

Thursday 6th February 2020 – 2.00pm

Bolton Wanderers Football Stadium

Platinum Suite, De Havilland Way,

Bolton BL6 6SF

Residential: northwest@auctionhouse.co.uk

Commercial: nwcommercial@auctionhouse.co.uk

Residential
Commercial

0800 050 1234
0161 830 7477

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AUCTIONEERS MESSAGE

A very warm welcome and thank you for attending our first auction of 2020

With over 100 lots catalogued you're sure to find plenty of bidding opportunities and something of genuine interest.

Auction House sells over 3,800 lots in record year – the highest total ever recorded by a UK property auctioneer.

2019 saw Auction House have its most successful year ever, selling more than 3,800 lots across the UK from its network of 40 regional sales rooms, and at an increased success rate of 77.3% (up from 74% in 2018).

The group were also recently awarded gold as Residential Auction Service of the Year at The Negotiator Awards in London – raised a total of almost £440m (£439,705,281) in the process. This latest success means that the total number of properties sold under the Auction House brand in its 12-year history has just exceeded 30,000.

We are thrilled to have surpassed our 2018 total and set a new record – especially when this was achieved in what was broadly perceived as a difficult and depressed year for property sales, with the double whammy of Brexit uncertainty and a General Election in the fourth quarter.

Despite this, we managed to achieve the highest total ever recorded by a property auctioneer in the UK. In fact, our uplift of more than 2% in lots sold bucks the trend of the auction sector totals as a whole, which are reported to be down by over 7%, leaving us with a near 10% lead over the industry.

What we have seen throughout the year is a growing appetite for room auction services. More sellers are choosing auction, and there are still plenty of buyers. Our most popular property type continues to be houses and flats for improvement, but we are selling a very wide mix including tenanted properties, land, mixed-use, vacant or occupied commercial lots, and properties being sold as investments.

Our attention now turns to the opportunities that 2020 will bring. Demand should improve and this will result in stronger prices being achieved at auction. Supply is likely to grow as well, with more small landlords exiting the market, and others with vacant properties timing their disposals to fit with an improving economic climate.

Government policy will continue to affect the housing market – we hope that new measures will be supportive of home ownership, property investment and house building too. We do need more activity and to see older stock improved. For the auction sector in particular, our attraction of speed and certainty will continue to appeal, plus best price can be quickly delivered through competitive bidding – which is what more and more sellers want.

As for online auctions, we expect to grow our numbers and share in 2020 – but as yet, they are not a viable replacement to room auctions. They can be quicker, but certainly not better.

Overall, we look forward with optimism and relief that the Brexit stalemate is now behind us. Despite the challenges, Auction House had a fantastic 2019 and we believe that 2020 could be even more successful!

Jamie Rogers
Auction House North West

NEXT AUCTION DATES

12th March 2020 • 16th April 2020 • 12th May 2020 • 18th June 2020

AUCTION INFORMATION



Administration Charge Purchasers will be required to pay an administration charge of 1.2% inc VAT of the purchase price subject to a minimum of £1200.00 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.



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



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

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



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



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



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



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



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.

Legal packs are produced, supplied and uploaded by the seller and or their solicitors. The content is the responsibility of the seller. Auction House make no guarantee of the information provided in the legal pack.



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

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

NORTH WEST COVERAGE

**AUCTION
HOUSE**
NORTH WEST

**AUCTION
HOUSE**
COMMERCIAL

REGIONAL & LOCAL

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

AWARD WINNING

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

WEALTH OF EXPERIENCE

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

RELATIONSHIPS

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



RESIDENTIAL OFFICE

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EXCLUSIVE AUCTION PARTNERS

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

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

BENCHMARKX
Kitchens and Joinery

**Farrell
Heyworth**
Sales & Lettings

together.
Loans, mortgages & finance.



“Come and introduce yourself”

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

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

ORDER OF SALE

Thursday 6th February 2020 2.00pm

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

| LOT | ADDRESS | *GUIDE PRICE | LOT TYPE |
|-----|--|-------------------|-----------------------------|
| 1 | Ground Rents at Pennine Rise, Booth Hall Lane, Oldham, Greater Manchester | £15,000+ | Ground Rents |
| 2 | 125 Montgomery House, Demesne Road, Manchester, Greater Manchester | £7,500 | Residential Investment |
| 3 | 364 Laird Street, Birkenhead, Merseyside | £30,000 | Residential for Improvement |
| 4 | 8 Penhale Court, Heysham, Morecambe, Lancashire | £35,000 | Residential |
| 5 | Ground Rents at Highgrove, Ancoats Road, Alderley Edge, Cheshire | £25,000+ | Ground Rents |
| 6 | 19 Leighton Hall, Leighton Street, Preston, Lancashire | £25,000 | Residential Investment |
| 7 | 4 Conway House, Samuel Street, Preston, Lancashire | £20,000 - £25,000 | Residential Investment |
| 8 | 48 Elmridge, Skelmersdale, Lancashire | £32,000 | Residential for Improvement |
| 9 | 56 Centenary Mill Court, New Hall Lane, Preston, Lancashire | £35,000 - £40,000 | Residential |
| 10 | 25 Herbert Street, Burnley, Lancashire | £12,500 | Residential for Improvement |
| 11 | 11 Freckleton Street, Blackpool, Lancashire | £25,000+ | Residential for Improvement |
| 12 | 26 Burton Avenue, Doncaster, South Yorkshire | £25,000+ | Residential for Improvement |
| 13 | The Pink Eye Building, Fairclough Mill, Athertons Quay, Warrington, Cheshire | £350,000 | Commercial Investment |
| 14 | 18 Derby Road, Blackpool, Lancashire | £175,000 | Residential Investment |
| 15 | Land Adj. to 7 Tonge Moor Road, Bolton, Greater Manchester | £5,000 - £10,000 | Plots/Building Land |
| 16 | 128 Montgomery House, Demesne Road, Manchester, Greater Manchester | £7,500 | Residential Investment |
| 17 | 21 Kersal Crag, Salford, Greater Manchester | NIL RESERVE | Commercial Investment |
| 18 | 20 Kersal Crag, Salford, Greater Manchester | NIL RESERVE | Commercial Investment |
| 19 | 38A Franklands Drive, Ribbleson, Preston, Lancashire | £50,000+ | Residential |
| 20 | 195 Valletts Lane, Bolton, Greater Manchester | £45,000+ | Residential for Improvement |
| 21 | The Sun Inn, 88 Bolton Street, Blackpool, Lancashire | £150,000 | Commercial Investment |
| 21a | 20 Dodge Holme Road, Halifax, West Yorkshire | £40,000+ | Residential Investment |
| 22 | Unit 9 Camberwell Street, Cheetham Hill, Manchester, Greater Manchester | £500,000 | Commercial |
| 23 | 4 West Lodge, Broadpool Lane, Hambleton, Poulton-Le-Fylde, Lancashire | £35,000 | Commercial |
| 24 | 68 Oxcliffe Road, Heysham, Lancashire | £75,000 - £85,000 | Residential for Improvement |
| 25 | 15 Sydney Street, Wigan, Lancashire | £46,000+ | Residential for Improvement |
| 26 | 3 Slater Street, Blackburn, Lancashire | £36,000 | Residential for Improvement |
| 27 | Flat 105 The Packhorse, Nelson Square, Bolton, Lancashire | £21,000+ | Residential Investment |
| 27a | 2 Calder Point, Calderstones Road, Liverpool, Merseyside | £320,000 | Residential |
| 28 | Studio 24 The Bank, 113-117 Deansgate, Bolton, Greater Manchester | £23,000 + | Residential Investment |
| 29 | 11 Sandon Street, Blackburn, Lancashire | £35,000+ | Residential for Improvement |
| 30 | 47 Crossland Street, Swinton, Mexborough, South Yorkshire | £15,000+ | Residential for Improvement |
| 31 | 69 St Domingo Grove, Liverpool, Merseyside | £25,000 | Residential for Improvement |
| 32 | Plot 539, Flax Lane, Lathom, Ormskirk, Lancashire | NIL RESERVE | Land |
| 33 | Plot 549 Flax Lane, Lathom, Ormskirk, Lancashire | NIL RESERVE | Land |
| 34 | Plot 573, Flax Lane, Lathom, Ormskirk, Lancashire | NIL RESERVE | Land |
| 35 | Plot 325, Flax Lane, Lathom, Ormskirk, Lancashire | NIL RESERVE | Land |
| 36 | Plot 529, Flax Lane, Lathom, Ormskirk, Lancashire | NIL RESERVE | Land |
| 37 | Former Piggery Plot 4, Carrs Green, Inskip, Preston, Lancashire | £150,000 | Plots/Building Land |
| 38 | Barn Conversion, Plot 3, Carr House Farm, Inskip, Preston, Lancashire | £150,000 | Plots/Building Land |
| 39 | 36 Cairnsmore Avenue, Preston, Lancashire | £85,000+ | Residential for Improvement |
| 40 | 14 Muncaster Road, Preston, Lancashire | £58,000 | Residential for Improvement |
| 40a | 49 Higher Croft, Penwortham, Preston, Lancashire | £45,000+ | Residential |
| 41 | 21, 21a, 21b Sandown Lane, Wavertree, Merseyside | £360,000 | Mixed Use |
| 42 | 92 Oakhouse Park, Liverpool, Merseyside | £30,000 - £40,000 | Residential |
| 43 | 83a New Chester Road, Wirral, Merseyside | £20,000 | Residential for Improvement |
| 44 | 52 Farrar Road, Bangor, Gwynedd | £135,000 | Residential for Improvement |
| 44a | 19 Park Road, Colwyn Bay, Clwyd | £55,000+ | Residential for Improvement |
| 45 | 21 Strathcona Road, Wallasey, Merseyside | £95,000 | Residential for Improvement |
| 46 | 96 High Street, Chesterfield, Derbyshire | £50,000 | Residential for Improvement |
| 47 | 13 Melbourne Street, Darwen, Lancashire | £40,000 | Residential |
| 48 | 131 Downham Road, Tranmere, Birkenhead, Merseyside | £50,000 | Residential Investment |

*Description on Auction Information page

ORDER OF SALE

Thursday 6th February 2020 2.00pm

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

| LOT | ADDRESS | *GUIDE PRICE | LOT TYPE |
|-----|---|--------------|-----------------------------|
| 49 | 31 Jubilee Way, St Annes, Lancashire | £150,000 | Residential for Improvement |
| 50 | Land off County Brook Lane (Plot A), Foulridge, Colne, Lancashire | £10,000+ | Agricultural/Amenity Land |
| 51 | Land off County Brook Lane (Plot B), Foulridge, Colne, Lancashire | £10,000+ | Agricultural/Amenity Land |
| 52 | George and Dragon, Millfield Road, West Haddlesey, Selby, North Yorkshire | £130,000 | Commercial |
| 53 | 181 Chesterfield Road, Sheffield, South Yorkshire | £95,000 | Commercial |
| 54 | Ruddock Cottage, Cambridge Street, Scarborough, North Yorkshire | £50,000 | Residential |
| 55 | 1 & 1A Cecilia Street, Preston, Lancashire | £80,000+ | Residential Investment |
| 56 | Apartment 59, 1 Crosshall Street, Liverpool, Merseyside | £65,000+ | Residential |
| 57 | 2 Primrose Court, Huyton, Merseyside | £45,000 | Residential for Improvement |
| 58 | 41 Springhill Court, Liverpool, Merseyside | £140,000+ | Residential |
| 59 | 54 Miranda Road, Bootle, Merseyside | SOLD PRIOR | Residential |
| 60 | 54 Burscough Road, Ormskirk, Lancashire | £135,000 | Residential for Improvement |
| 61 | 12 St Davids Road South, St Annes On Sea, Lancashire | £110,000+ | Mixed Use |
| 62 | 55 The Conifers, Hambleton, Poulton-Le-Fylde, Lancashire | £32,000 | Residential for Improvement |
| 63 | Flat 3, 264 Clifton Drive South, Lytham St Annes, Lancashire | £55,000 | Residential |
| 64 | 106-108 Lytham Road, Blackpool, Lancashire | £45,000+ | Mixed Use |
| 65 | Land Adjacent to 250 Central Drive, Blackpool, Lancashire | £60,000 | Plots/Building Land |
| 66 | 34 St Heliers Road, Blackpool, Lancashire | £55,000+ | Residential for Improvement |
| 67 | 32 Duke Street, Grimsby, Lincolnshire | £40,000 | Residential Investment |
| 68 | 42 Duke Street, Grimsby, Lincolnshire | £40,000 | Residential Investment |
| 69 | 10 Grove Street, Stockton-on-Tees, County Durham | £37,500 | Residential Investment |
| 70 | 34 Grove Street, Stockton-on-Tees, County Durham | £37,500 | Residential |
| 71 | 99 Bolton Road, Westhoughton, Bolton, Lancashire | SOLD PRIOR | Residential Investment |
| 72 | 111 Glynne Street, Farnworth, Bolton, Greater Manchester | £40,000+ | Residential Investment |
| 73 | Apartment 44, Baltic Studios, Bridgewater Street, Liverpool, Merseyside | £46,000 | Residential |
| 74 | Plots 49 & 56 South of High Street, Cymmer, Porth, Mid Glamorgan, South Wales | NIL RESERVE | Plots/Building Land |
| 75 | 579 Parkfield Road, Wolverhampton, West Midlands | SOLD PRIOR | Residential |
| 76 | 73-75 Market Street, Atherton, Manchester, Greater Manchester | £105,000 | Commercial |
| 77 | 4 Elizabeth Street, Castleton, Rochdale, Greater Manchester | £170,000 | Commercial Investment |
| 78 | 38 Woodbine Road, Burnley, Lancashire | £38,000 | Residential for Improvement |
| 79 | 33 Cleveland Street, Colne, Lancashire | £30,000 | Residential for Improvement |
| 79a | 13 Plane Street, Bacup, Lancashire | £25,000+ | Residential Investment |
| 80 | House, Outbuildings & Office Units Brentwood House, Midgeland Road, Blackpool, Lancashire | £500,000 | Mixed Use |
| 81 | 5 High Street, Cheadle, Stockport, Cheshire | £339,000 | Commercial |
| 82 | 16 Oakwood Road, Chorley, Lancashire | £200,000 | Residential for Improvement |
| 83 | 82 Watkin Lane, Lostock Hall, Preston, Lancashire | £50,000 | Residential for Improvement |
| 84 | 13 Haweswater Avenue, Astley, Greater Manchester | £88,000 | Residential for Improvement |
| 85 | Plot 182E Hollins Farm, Red Lees Road, Burnley, Lancashire | NIL RESERVE | Agricultural/Amenity Land |
| 86 | Plot 2b Broughton View, Holy Cross Green, Clent, West Midlands | NIL RESERVE | Commercial |
| 87 | Plot 25G Grange Farm, Top Road, Winterton, Scunthorpe, Lincolnshire | NIL RESERVE | Plots/Building Land |
| 88 | Plot 30C, 18C & 30M Grange Farm, Top Road, Scunthorpe, Lincolnshire | NIL RESERVE | Land |
| 89 | 102 Harriet Street, Walkden, Manchester, Greater Manchester | SOLD PRIOR | Residential Investment |
| 90 | Land to rear of 198-238 Barlow Road, Levenshulme, Greater Manchester | £20,000 | Plots/Building Land |
| 91 | Unit FA043 Store First Liverpool, Estuary Commerce Park, Liverpool, Merseyside | SOLD PRIOR | Commercial |
| 92 | Unit FA085 Store First Liverpool, Estuary Commerce Park, Liverpool, Merseyside | SOLD PRIOR | Commercial |
| 93 | Unit FA045 Store First Liverpool, Estuary Commerce Park, Liverpool, Merseyside | SOLD PRIOR | Commercial |
| 94 | Unit FA042 Store First Liverpool, Estuary Commerce Park, Liverpool, Merseyside | SOLD PRIOR | Commercial |
| 95 | Unit FB018 Store First Liverpool, Estuary Commerce Park, Liverpool, Merseyside | SOLD PRIOR | Commercial |
| 96 | Unit FB013 Store First Liverpool, Estuary Commerce Park, Liverpool, Merseyside | SOLD PRIOR | Commercial |
| 97 | Long Leases Held on No. 1-15 Stoneclough Mews, Oldham, Greater Manchester | NIL RESERVE | Ground Rents |

*Description on Auction Information page



Ground Rents

Ground Rents at Pennine Rise, Booth Hall Lane, Oldham, OL1 2LY



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

9 x ground rents held on 125 year leases from 1st January 2007 at £150pa/£1,350pa
9 x ground rents held on 125 year leases from 1st January 2007 at £150pa/£1,350pa. Check leases to confirm in legal pack. On the plan, the area outlined red is the demise being purchased, the area outlined blue is the land that is not being purchased and the area shaded green will include rights of access for the owner/leaseholders/other relevant parties of Penine Rise.

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

Additional Fees
Buyer's Premium: £1200 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

auctionhouse.co.uk/northwest

*Description on Auction Information page



Residential Investments

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



***GUIDE PRICE:**
£7,500 (plus fees)

A tenanted Student Pod Accommodation Currently let at £80.00 per week
Opportunity to purchase a 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.

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

Additional Fees
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

364 Laird Street, Birkenhead, Merseyside CH41 7AL



***GUIDE PRICE:**
£30,000 (plus fees)

Two bedroom mid terraced house in need of substantial improvement
Two bedroom mid terraced house in need of improvement. Entrance porch, lounge, dining kitchen, utility room, first floor landing, bedroom one, bedroom two, bathroom, yard to rear, double glazing and central heating where fitted.

Tenure: See Legal Pack
Local Authority: Wirral 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: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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*Description on Auction Information page



Residential

8 Penhale Court, Heysham, Morecambe, Lancashire LA3 2PY



***GUIDE PRICE:**
£35,000 (plus fees)

One bedroom 2nd floor flat within a converted Grade II listed property

The property comprises; Hall, lounge/diner, kitchen, bathroom, bedroom, car park and gas central heating.

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

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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](#)



Ground Rents

Ground Rents at Highgrove, Ancoats Road, Alderley Edge, SK9 7TT



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

12 x Ground Rents Held on 125 Year Lease from 1st January 2002 at £150px/£1,800pa

12 x ground rents held on 125 year leases from 1st January 2002 at £150pa/£1,800pa. We are advised the ground rents double every 25 years. Check leases to confirm in legal pack.

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

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

19 Leighton Hall, Leighton Street, Preston, Lancashire PR1 8RU



***GUIDE PRICE:**
£25,000 (plus fees)

Modern purpose built one bedroom fully let flat

One bedroom studio apartment situated in the heart of the University of Central Lancashire. The property is currently achieving a gross income of approximately £6630 per academic year with a management fee of approximately £2300 per year for service charges. The apartment comprises bedroom area, kitchen and en-suite shower room. It is run by an in-house management team. Check lease and tenancy agreement in legal pack for up to date accounts.

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

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

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

auctionhouse.co.uk/northwest

[*Description on Auction Information page](#)



Residential Investments

**4 Conway House, Samuel Street,
Preston, Lancashire PR1 4YJ**



***GUIDE PRICE:**

£20,000 - £25,000 (plus fees)

A Two Bedroom Ground Floor Apartment Currently Let on an AST at £95.00pw

A ground floor apartment comprising; hall, lounge, kitchen, two bedrooms and bathroom. Currently let on an AST at £95.00 per week. Prospective purchasers are advised to check the legal pack to confirm tenancy details.

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: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Residential for improvement

**48 Elmridge, Skelmersdale,
Lancashire WN8 6DD**



***GUIDE PRICE:**

£32,000 (plus fees)

A Two Bedroom Mid Terrace house in need of refurbishment

Accommodation briefly comprising of entrance hallway, lounge and kitchen. First floor - Two bedrooms and bathroom. Rear garden

Tenure: See Legal Pack

Local Authority: Lancashire County Council

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

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



***GUIDE PRICE:**

£35,000 - £40,000 (plus fees)

A Vacant Two Bedroom Apartment

A Vacant Two Bedroom Apartment comprising; Hall, Open plan lounge/dining area, kitchen, master bedroom with en-suite shower room, second bedroom and family bathroom

Tenure: See Legal Pack

Local Authority: Lancashire County Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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 25 Herbert Street, Burnley, Lancashire BB11 4JX

10

***GUIDE PRICE:**
£12,500 (plus fees)

Two Bedroom Mid Terraced House

Entrance, Lounge Dining Room, Kitchen, Bathroom, Bedroom One, Bedroom Two, Yard to rear.
Property is boarded up and access will not be available for viewings.

Tenure: See Legal Pack
Local Authority: Burnley Borough Council

Additional Fees

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Residential for improvement 11 Freckleton Street, Blackpool, Lancashire FY1 4AW

11

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

Two Bedroom Extended Mid Terraced House with Two Reception Rooms

Entrance, living room, dining room, kitchen, bathroom, bedroom one, bedroom two, yard to rear.
Double glazed.

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

Additional Fees

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



Residential for improvement 26 Burton Avenue, Doncaster, South Yorkshire DN4 8BB

12

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

Three Bedroom Mid Terraced House with Two Reception Rooms and Rear Garden with Off Road Parking Potential

Hall, lounge, dining room, kitchen, first floor landing, bedroom one, bedroom two, bedroom three, bathroom Garden to rear with gates offering potential for off road parking as many of the neighboring properties have done so with garages.

Tenure: See Legal Pack
Local Authority: Doncaster Metropolitan Borough Council
Energy Performance Certificate (EPC): Current Rating To Follow

Additional Fees

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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](#)

The Pink Eye Building, Fairclough Mill, Athertons Quay, Warrington, WA5 1AH

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



Multi-Let Investment Currently Producing £55,141.14 per annum

Prominent multi-tenanted landmark building, currently producing £55,141.14 pa. The building briefly comprises 6 no ground and first floor/mezzanine industrial units, together with void upper parts with the roof areas being used for telecommunications masts and aerials, plus additional income by way of 3x advertising hoardings.

The income is as follows:-

- Unit 1 - 822 sq ft - Licence Agreement - £330 pcm - £3,960 pa
- Unit 2 - 662 sq ft - Licence Agreement - £330 pcm - £3,960 pa
- Unit 3 - 662 sq ft - Licence Agreement - £330 pcm - £3,960 pa
- Unit 4 - 822 sq ft - Licence Agreement - £330 pcm - £3,960 pa
- Unit 5 - 662 sq ft - Licence Agreement - £330 pcm - £3,960 pa
- Unit 6 - 822 sq ft - Licence Agreement - £330 pcm - £3,960 pa

Telecomms lease agreements as follows:

- Metronet UK Limited - 15 year lease from November 2013 @ £4,000pa
 - Cornerstone Telecommunications Infrastructure Limited - 25 year lease from July 2016 @ £5,000pa
 - Internexus Networks Limited - 10 year lease from June 2016 @ £4,000pa
 - EE Limited and Hutchinson 3G UK Limited / Arqiva Limited - 25 year lease, believed to be from November 2012 (lease contained in legal pack for clarification) @ £10,581.14 pa
- In addition there are 3 x advertising hoardings on the upper elevations all let by way of verbal agreements at £50 per week (£2,600 pa each).

Total rental income is therefore £55,141.14 pa.

The property offers asset management opportunities to increase the rental income and also add to the rental income streams.

The property is prominently situated approximately ¼ mile west of Warrington town centre, overlooking the roundabout junction of the A57 and A5061 with Lidl supermarket and KFC restaurant immediately adjacent. The rear of the property backs directly on to the River Mersey.

A purchase at the guide price equates to a net yield of in excess of 15%

Tenure: See Legal Pack

Local Authority: Warrington 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: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

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

18 Derby Road, Blackpool, Lancashire FY1 2JF

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

A Freehold Mid-Terrace Building Arranged to provide Seven Self-Contained Flats. Income Producing £25,740 per annum - ERV when fully Let £29,380 per annum

The property comprises a mid-terrace building arranged over basement, ground and two upper floors beneath a pitched roof. The property is internally arranged to provide seven self-contained flats, together with storage in the basement. The basement provides an opportunity to convert and increase income. There is a rear yard.

The property is situated on the south side of Derby Road, to the east of its junction with Promenade and close to the North Pier, Blackpool Tower and the Pleasure Beach. An extensive range of shops and facilities is available in Blackpool town centre. Blackpool Tramway runs nearby, while Blackpool North railway Station is within easy reach and provides regular and direct services to both Manchester and Liverpool. The M55 motorway is within reach to the south, Blackpool sea front is close by and several golf courses are also accessible.

Tenure: See Legal Pack

Local Authority: Fylde Borough Council

Energy Performance Certificate (EPC): Current Rating To Follow

Flat 1 (formerly two flats) Ground Floor: Two reception rooms, kitchen, bedroom, shower room/w.c. - AST 26 weeks from 16.03.17 (holding over) - £100 pw

Flat 3 - First Floor: Studio room through to kitchen, shower room/w.c. - AST 24.07.18 - 24.01.19 - £85 pw

Flat 4 - First Floor: Studio room through to kitchen, shower room/w.c. - AST 28 weeks from 13.04.15 (holding over) - £70 pw

Flat 5 - First Floor: Studio room through to kitchen, shower room/w.c. - AST 26 weeks from 18.08.17 (holding over) - £85 pw

Flat 6 - Second Floor: Studio room through to kitchen, shower room/w.c. - Currently Vacant previous rent £70 pw

Flat 7 - Second Floor: Studio room through to kitchen, shower room/w.c. - AST 6 months from 06.02.11 (holding over) - £75 pw

Flat 8 - Second Floor: Studio room through to kitchen, shower room/w.c. - AST 16.11.18 - 15.05.19 (holding over) - £80 pw

Total Income - £495 pw = £25,740 per annum, estimated rental when fully Let £565 pw = £29,380 per annum:

Additional Fees

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

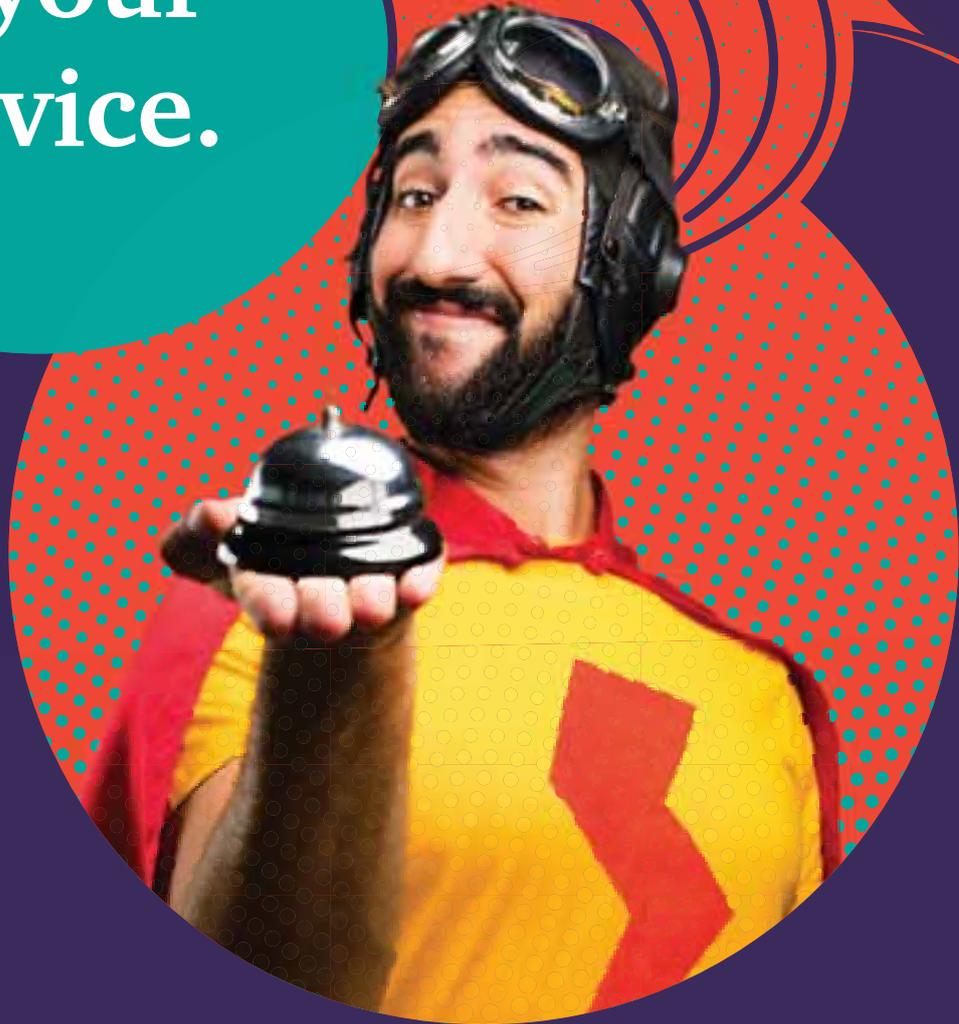
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

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

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*Other fees and charges apply and are variable based on the loan amount. 0.49% pm is applicable for the duration of the loan. 12 months as standard. No exit fee applies. Standard construction only.



Plots/Building Land

Land Adj. to 7 Tonge Moor Road, Bolton, BL2 2DH

15

***GUIDE PRICE:**
£5,000 - £10,000 (plus fees)

0.41 Acre Plot with Advertising Hoarding and Development Potential (STP)

An irregular shaped site of approx. 0.41 acres (0.169 ha) fronting Tonge Moor Road (A676) with riverside and road frontage located in a mixed use area opposite Matalan Retail Warehouse and Arc Car Wash. The site currently houses a substantial advertising hoarding, however no rent is currently being received for this. The site does have development potential and we are informed that plans have been drawn for a two bed house, however these plans have not been submitted and owners are advised to make their own enquiries with the Local Council.

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: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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*Description on Auction Information page



Residential Investments

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

16

***GUIDE PRICE:**
£7,500 (plus fees)

A tenanted Student Pod Accommodation Currently let at £80.00 per week

Opportunity to purchase a 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.

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

Additional Fees

Buyer's Premium: £1200 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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*Description on Auction Information page



Commercial Investments

21 Kersal Crag, Salford, Greater Manchester M7 4SL

17

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

999 Year Ground Rent from 15.10.1973 at £25 per annum

Freehold Ground Rent Investment held at 21 Kersal Crag, Salford, Greater Manchester, M7 4SL

999 Year Ground Rent from 15.10.1973 at £25 per annum

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

Additional Fees

Buyer's Premium: £1200 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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*Description on Auction Information page



Commercial Investments

20 Kersal Crag, Salford, Greater Manchester M7 4SL

18

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

999 Year Ground Rent from 20.09.1973 at £25 per annum

Freehold Ground Rent Investment held at 20 Kersal Crag, Salford, Greater Manchester, M7 4SL
999 Year Ground Rent from 20.09.1973 at £25 per annum
Land registry/Rightmove sold price history shows the high value of the long leasehold interests as below;
No 21 Kersal Crag sold in March 2019 for £275,000
No 3 Kersal Crag sold in December 2018 for £265,000
No 16 Kersal Crag sold in August 2017 for £290,000

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

Additional Fees

Buyer's Premium: £1200 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

19

38A Franklands Drive, Ribbleson, Preston, Lancashire PR2 6RY

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

Three Bedroom Modernised Townhouse with Gardens and Off-Road Parking

Hallway, lounge, kitchen, bathroom, bedroom one, bedroom two, bedroom three, fourth room could be office or nursery or store room. Gas central heating, double glazing. Modernised interior.



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

Additional Fees

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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



Residential for improvement

195 Valletts Lane, Bolton, Greater Manchester BL1 6DY

20

***GUIDE PRICE:**
£45,000+ (plus fees)

A Two Bedroom Mid Terrace House in Need of Refurbishment

A two bedroom mid terrace house comprising; lounge, kitchen, lean-to utility room with access to the rear yard. First floor – two bedrooms and shower room. Rear yard with single garage and on street parking to the front.

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

Additional Fees

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Commercial Investments

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

21

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

Public House Investment Producing £25,000 per annum

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

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: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

20 Dodge Holme Road, Halifax, West Yorkshire HX2 8PG

21A

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

Three Bedroom Mid Terraced House Let at £525pcm / £6300pa

Entrance, lounge, dining kitchen, conservatory, bathroom, bedrooms one, two and three. Gardens front and rear. Please do not disturb tenant. Non standard construction.

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

Additional Fees

Buyer's Premium: £1200 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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](#)

Unit 9 Camberwell Street, Cheetham Hill, Manchester, M8 8HG

*GUIDE PRICE: **£500,000** (plus fees)



Two Storey Trade Counter Warehouse 7,126 sq.ft (662.02 sq.m)

A two-storey, mid-terrace trade counter / warehouse unit located in the popular area of Cheetham Hill, Manchester.

The unit is constructed of brick & blockwork with overlaid profile metal sheeting and a steel truss frame roof, which has recently been re-roofed.

The accommodation provides approximately 7,126 sq ft (662.02 sq m) of mainly open-plan accommodation across the ground and first floor and benefiting from; two glazed shop front entrances fitted with electric security roller shutters; fluorescent lighting; industrial heating and a ground floor w.c. A front and rear staircase provides access to the first floor with mezzanine area providing an office area, kitchen and w.c.

Externally, there is secure shared parking for several cars and ample space for deliveries, loading and unloading.

The unit is located at the junction of Derby Street, in the Cheetham Hill area of Manchester, with Manchester City Centre only approximately 0.5 miles away. Cheetham Hill Road and Bury New Road (A56) are located close by with both providing easy access to the outer ring road (M60).

The property is to be sold with vacant possession. VAT is payable on the unit.

Tenure: See Legal Pack
Local Authority: Manchester 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: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



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Commercial

4 West Lodge, Broadpool Lane,
Hambleton, Poulton-Le-Fylde, FY6 9AG

23

***GUIDE PRICE:**
£35,000 (plus fees)

Vacant Commercial Unit Suitable for a Variety of Uses

Comprising a self-contained ground floor retail unit, situated within a parade of shops in the semi-rural village of Hambleton. The accommodation provides a mainly open plan sales area, benefitting from laminated flooring, suspended ceilings, reception room and consultation room. There is also a kitchenette and w.c. to the rear. Externally, the property benefits from land to the side, front and rear which is presently utilised for customer parking and included in the sale. The premises lend themselves to a variety of uses having historically been used as offices, retail and D1 veterinary.

The premises are located fronting the main link road between Hambleton and Knott End, close to local amenities including shops, schools and transport links.

Additional Fees

Buyer's Premium: 2.4% inc VAT of the purchase price, subject to a minimum of £1140 inc VAT, payable on exchange of contracts.

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, 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: Wyre Borough Council

Energy Performance Certificate (EPC): Current Rating D

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[*Description on Auction Information page](#)



Residential for improvement

68 Oxcliffe Road, Heysham,
Lancashire LA3 1LX

24

***GUIDE PRICE:**
£75,000 - £85,000 (plus fees)

A Two Bedroom Semi-detached bungalow in need of some refurbishment

A two bedroom semi-detached bungalow comprising; Entrance hall, lounge, dining room, kitchen and bedroom. First floor - Bedroom, Bathroom and storage room. Off road parking and rear garden with single detached garage.

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, 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: Lancashire County Council

Energy Performance Certificate (EPC): Current Rating E

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[*Description on Auction Information page](#)



Residential for improvement

15 Sydney Street, Wigan,
Lancashire WN2 5BP

25

***GUIDE PRICE:**
£46,000+ (plus fees)

A Two Bedroom Mid Terrace House in Need of Refurbishment

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

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, 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: Wigan Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating D

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[*Description on Auction Information page](#)



Residential for improvement

3 Slater Street, Blackburn,
Lancashire BB2 4LY

26

*GUIDE PRICE:

£36,000 (plus fees)

A Two Bedroom Mid Terrace House

Accommodation briefly comprises of entrance hallway, lounge, dining kitchen, two bedrooms and bathroom. On-street Parking.

Tenure: See Legal Pack

Local Authority: Blackburn with Darwen Borough Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

Flat 105 The Packhorse, Nelson Square, Bolton, Lancashire BL1 1AS

27

*GUIDE PRICE:

£21,000 + (plus fees)

Student rental property with NET income £2631pa

Check legal pack for tenancy details and management as at time of print Auction House have not had sight. The detail below is an extract from primopropertymanagement.co.uk. Communal Facilities include a vast central common room where residents can hang out, play pool, table tennis or watch a movie on the large projector screen and fully equipped gym. The short walk to the University (10 minutes) CCTV in common areas, electronic key fob access and concierge service.

Tenure: See Legal Pack

Local Authority: Bolton Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Buyer's Premium: £2400 inc VAT payable on exchange of contracts.

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, 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

27A

2 Calder Point, Calderstones Road, Liverpool, Merseyside L18 3HZ

*GUIDE PRICE:

£320,000 (plus fees)

Substantial executive three/four bedroom home in desirable residential location of Calderstone Park

Entrance hallway, W.C./Cloaks, lounge leading into the dining area, study/bedroom four, storage cupboard, fitted kitchen/dining room. Upstairs are two bedroom suites, both with dressing rooms and en-suite facilities and access to the balcony over-looking the park, further bedroom. To the exterior the property has a covered car part, communal parking areas and mature gardens shared with the adjacent properties.



Tenure: See Legal Pack

Local Authority: Liverpool City Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

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

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AUCTION HOUSE
COMMERCIAL

Studio 27 The Bank, 113-117 Deansgate, Bolton, BL1 1HB

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



Student Rental Property with NET income £2632 over 45 weeks

Check legal pack for tenancy details and management as at time of print Auction House have not had sight. The detail below is an extract from primopropertymanagement.co.uk.

Developed with final year undergraduates and postgraduates in mind. The Bank is a really popular accommodation choice.

This beautiful period building was once the prestigious Lloyds Bank. It has been developed into 28 luxury boutique studios, complete with en suite facilities and fully fitted kitchenettes – perfect for independent living. The studios are arranged over 3 floors, Ground/mezzanine, 1st and 2nd floor. As an added extra, and to encourage the development of friendships, each floor has its own luxury fitted communal kitchen.

With a superb location, just a short stroll from the University of Bolton (less than 10 minutes) and the local train station. The Bank is located in the quieter area of the town centre, accessibility of retail, leisure and cultural activities couldn't be better.

The Octagon Theatre (where you can enjoy nationally acclaimed productions) is less than a 5 minute walk away. Quite simply, with a near perfect location and superb luxury facilities (and easy access to university) The Bank is the place to be.

Tenure: See Legal Pack

Local Authority: Bolton Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Buyer's Premium: £2400 inc VAT payable on exchange of contracts.

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

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



Residential for improvement

11 Sandon Street, Blackburn, Lancashire BB2 2NS

29

*GUIDE PRICE:

£35,000+ (plus fees)

Three Bedroom Mid Terraced House in Need of Modernisation

Hallway, lounge, dining kitchen, first floor landing, bedroom one, bedroom two, bedroom three, yard to rear. Part double glazed and gas central heating where fitted.

Tenure: See Legal Pack

Local Authority: Blackburn with Darwen Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

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

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

*Description on Auction Information page



Residential for improvement

47 Crossland Street, Swinton, Mexborough, S64 8BB

30

*GUIDE PRICE:

£15,000+ (plus fees)

Two Bedroom Mid Terraced House with Two Reception Rooms

Entrance, hallway, lounge, dining room, kitchen, first floor landing, bedroom one, bedroom two, bathroom. Gas central heated and double glazing where fitted. Rear yard.

Tenure: See Legal Pack

Local Authority: Rotherham Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

69 St Domingo Grove, Liverpool, Merseyside L5 6RP

31

*GUIDE PRICE:

£25,000 (plus fees)

Four Bedroom Semi-Detached House with Two Reception Rooms

Hall, lounge, dining room, kitchen, first floor landing, bedroom one, bedroom two, bedroom three, bathroom, second floor landing, bedroom four. Garden fronted and yard to rear.

Tenure: See Legal Pack

Local Authority: Liverpool City Council

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

Additional Fees

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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 539, Flax Lane, Lathom, Ormskirk, Lancashire L40 5TD

32

*GUIDE PRICE:

NIL RESERVE (plus fees)

Freehold Plot of Land. Potential for Future Development (STP)

Freehold parcel of land situated within a sub-divided field of previous farm land which could lend itself to future development subject to the necessary consents being obtained. The plot is being sold without any planning permission and any enquiries are to be made with the local planning department at West Lancashire Borough Council.

The plot is situated on the west side of Flax Lane which connects Hob Cross Lane/Blythe Lane, to the south with the A5209 to the north on the outskirts of the village of Lathom and approximately 4 miles from Ormskirk.



Tenure: Freehold

Local Authority: West Lancashire Borough Council

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

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, 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

Land

Plot 549 Flax Lane, Lathom, Ormskirk, Lancashire L40 5TD

33

*GUIDE PRICE:

NIL RESERVE (plus fees)

Freehold Plot of Land - Potential for Future Development (STP)

Freehold parcel of land situated within a sub-divided field of previous farm land which could lend itself to future development subject to the necessary consents being obtained. The plot is being sold without any planning permission and any enquiries are to be made with the local planning department at West Lancashire Borough Council.

The plot is situated on the west side of Flax Lane which connects Hob Cross Lane/Blythe Lane, to the south with the A5209 to the north on the outskirts of the village of Lathom and approximately 4 miles from Ormskirk.



Tenure: See Legal Pack

Local Authority: West Lancashire Borough Council

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

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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 573, Flax Lane, Lathom, Ormskirk, Lancashire L40 5TD

34

*GUIDE PRICE:

NIL RESERVE (plus fees)

Freehold Plot of Land - Potential for Future Development (STP)

Freehold parcel of land situated within a sub-divided field of previous farm land which could lend itself to future development subject to the necessary consents being obtained. The plot is being sold without any planning permission and any enquiries are to be made with the local planning department at West Lancashire Borough Council.

The plot is situated on the west side of Flax Lane which connects Hob Cross Lane/Blythe Lane, to the south with the A5209 to the north on the outskirts of the village of Lathom and approximately 4 miles from Ormskirk.



Tenure: Freehold

Local Authority: West Lancashire Borough Council

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

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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 325, Flax Lane, Lathom, Ormskirk, Lancashire L40 5TD

*GUIDE PRICE:

NIL RESERVE (plus fees)

Freehold Plot of Land

Potential for Future Development (STP)

Freehold parcel of land situated within a sub-divided field of previous farm land which could lend itself to future development subject to the necessary consents being obtained. The plot is being sold without any planning permission and any enquiries are to be made with the local planning department at West Lancashire Borough Council.

The plot is situated on the west side of Flax Lane which connects Hob Cross Lane/Blythe Lane, to the south with the A5209 to the north on the outskirts of the village of Lathom and approximately 4 miles from Ormskirk.



Tenure: Freehold

Local Authority: Lancashire County Council

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

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

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

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Land

**Plot 529, Flax Lane, Lathom,
Ormskirk, Lancashire L40 5TD**

36

***GUIDE PRICE:**

NIL RESERVE (plus fees)

Freehold Plot of Land – Potential for Future Development (STP)

Freehold parcel of land situated within a sub-divided field of previous farm land which could lend itself to future development subject to the necessary consents being obtained. The plot is being sold without any planning permission and any enquiries are to be made with the local planning department at West Lancashire Borough Council.

The plot is situated on the west side of Flax Lane which connects Hob Cross Lane/Blythe Lane, to the south with the A5209 to the north on the outskirts of the village of Lathom and approximately 4 miles from Ormskirk.

Tenure: Freehold

Local Authority: West Lancashire Borough Council

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

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

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

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Thursday 12th March 2.00pm

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COMMERCIAL

Former Piggery Plot 4, Carrs Green, Inskip, Preston, Lancashire PR4 0TJ

*GUIDE PRICE: £150,000 (plus fees)



Residential Conversion Opportunity - Planning Consent for Unique Three Bedroom Detached Dwelling with Office Extending to Approximately 3,600 sq.ft

Unique opportunity to acquire an unconverted former piggery with planning consent granted October 2019 by Preston City Council (Ref: 06/2019/0293) for change of use and extension to 1 x unique three bed detached dwelling, providing living accommodation of approximately 3,600 sq ft.

Internally the property will provide entrance porch, entrance hall with w.c. and store, dining room, lounge, kitchen and diner, utility store, three en-suite bedrooms, plus two office areas with reception, kitchen and w.c. all wrapping around a central courtyard area.

When completed the property will boast many individual and unique features situated in an idyllic rural location, yet convenient for Inskip Village.

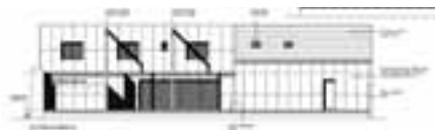
Inskip provides road access to the towns of Blackpool, Lytham, Kirkham with Preston City Centre approximately 8 miles to the south.

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

Additional Fees
Buyer's Premium: 1.8% inc VAT of the purchase price payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Barn Conversion, Plot 3, Carr House Farm, Inskip, Preston, PR4 0TJ

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



Barn Conversion opportunity with consent for four bedrooms plus studio/office detached dwelling extending to circa 6,400 sq ft

Unique opportunity to acquire plot housing an unconverted barn with planning consent to erect an individually designed 4 bed plus studio detached dwelling extending to 6,400 sq ft, plus extensive outdoor space. Situated in an idyllic rural location, close to Inskip Village the plot currently houses an unconverted barn at Carr House Farm, just off Preston Road. The plot benefits from planning consent (Ref: 06/2019/0291 – granted November 2019) from Preston City Council for change of use of agricultural building to 1 no. x 4 bed dwelling (Class C3). The dwelling will extend to approximately 6,400 sq ft of living accommodation, briefly comprising ground floor studio with office and kitchen, entrance hall with w.c., dining area, open plan lounge, kitchen with living and dining area, utility and w.c. First floor: studio, four en-suite bedrooms. Externally there is a garden area.

Inskip provides road access to the towns of Blackpool, Lytham, Kirkham with Preston city Centre approximately 8 miles to the south.

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

Additional Fees
Buyer's Premium: 1.8% inc VAT of the purchase price payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Residential for improvement 36 Cairnsmore Avenue, Preston, Lancashire PR1 4UN

39

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

A Three Bedroom Semi-Detached House

A three bedroom semi-detached house comprising; hall, lounge, dining kitchen, three bedrooms and bathroom. Gardens to the front, side and rear. Single detached garage.

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

Additional Fees

Buyer's Premium: £1200 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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 14 Muncaster Road, Preston, Lancashire PR1 6BQ

40

***GUIDE PRICE:**
£58,000 (plus fees)

A Two Bedroom Mid Terraced House

The property comprises; porch, lounge, dining room and kitchen. First floor - Two bedrooms and bathroom. Rear yard and on street parking.

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: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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 49 Higher Croft, Penwortham, Preston, Lancashire PR1 9DF

40A

***GUIDE PRICE:**
£45,000+ (plus fees)

Ground Floor One Bedroom Apartment in Popular Location, Well Presented and Ready to Move In

One bedroom ground floor flat set in Higher Croft in Penwortham. The flat with no onward chain would act as an excellent first time buy, retirement apartment. The internal accommodation comprises; entrance hallway, lounge, kitchen, bedroom and family bathroom. Externally, there is a small store outbuilding.

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

Additional Fees

Buyer's Premium: £3600 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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](#)



41

Mixed Use

21, 21a, 21b Sandown Lane, Wavertree, Merseyside L15 8HY

***GUIDE PRICE:**

£360,000 (plus fees)

Detached building arranged as x16 office units with communal facilities and x2 residential first floor flats

Substantial premises arranged as mixed use investment property whilst currently vacant we are advised the income from previous tenancies amounted to circa £82,000pa when fully let. Arranged as 16 office/work spaces with communal facilities and 2x flats to upper floor containing a two bedroom flat and a three bedroom flat. The building is now vacant and in need of some improvement.

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

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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](#)



42

Residential

92 Oakhouse Park, Liverpool, Merseyside L9 1EP

***GUIDE PRICE:**

£30,000 - £40,000 (plus fees)

Top Floor One Bedroom Apartment within converted hospital building

Grade II Listed Walton hospital building. Comprising of reception hall with secure entry system, lounge, dining kitchen, double bedroom and bathroom and further benefiting from gas central heating & period style windows.

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

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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 tel: 0800 050 1234 (Freephone)
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Residential for improvement

83a New Chester Road, Wirral, Merseyside CH62 1AB

43

***GUIDE PRICE:**
£20,000 (plus fees)

A Vacant One bedroom first floor Flat In need of Refurbishment

A Vacant first floor one bedroom apartment comprising; open plan lounge/kitchen, bedrooms and bathroom.

Please note there will be a buyers premium of £850.00 + VAT in addition to the administration fee.

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

Additional Fees

Buyer's Premium: £1020 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential for improvement

52 Farrar Road, Bangor, Gwynedd LL57 1LJ

44

***GUIDE PRICE:**
£135,000 (plus fees)

Four/Five bedroom end terraced house

Entrance hallway, lounge, dining room/bedroom five, kitchen, utility room, bathroom, shower room and four further bedrooms over 3 floors. The property is double glazed and benefits from a small rear garden with storage buildings.

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

Additional Fees

Buyer's Premium: £1020 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential for improvement

19 Park Road, Colwyn Bay, Clwyd LL29 7UG

44A

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

Three Bedroom End Terraced Property with Two Reception Rooms

End terraced house with two reception rooms and three bedrooms in need of improvement.

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

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

45

21 Strathcona Road, Wallasey, Merseyside CH45 7NA

*GUIDE PRICE: **£95,000** (plus fees)



A Vacant Three Bedroom Semi-Detached House in Need of Some Refurbishment

A vacant three bedroom semi-detached house comprising; hall, lounge, dining area and utility room. First floor – three bedrooms and bathroom. Rear yard and on street parking.

Lounge: 4.27 x 3.49
Dining Room: 3.32 x 3.75
Kitchen: 2.78 x 1.95
Utility Room: 2.58 x 1.96
Hallway
Bedroom 1: 4.39 x 3.36
Bedroom 2: 3.77 x 3.31
Bedroom 3: 2.65 x 1.95
Bathroom: 1.91 x 1.86

Double Glazing
Gas Central Heating
Garden to rear

Tenure: See Legal Pack

Local Authority: Wirral Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Buyer's Premium: £114.0 inc VAT payable on exchange of contracts.

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

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



Residential for improvement

96 High Street, Chesterfield, Derbyshire S43 4JQ

46

***GUIDE PRICE:**
£50,000 (plus fees)

Two bedroom mid terraced cottage with two reception rooms in need of modernisation
Entrance, Lounge, Dining room, kitchen, first floor landing, bedroom one, bedroom two, shower room, garden front & rear

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

Additional Fees
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

13 Melbourne Street, Darwen, Lancashire BB3 2QN

47

***GUIDE PRICE:**
£40,000 (plus fees)

Two Bedroom Mid Terraced House ideal for Lettings Market
Porch, Lounge, Kitchen, First Floor Landing, Bedroom One, Bedroom Two, Bathroom, Yard to rear. Gas central heating & double glazing.

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

Additional Fees
Buyer's Premium: £1200 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

131 Downham Road, Tranmere, Birkenhead, Merseyside CH42 6PA

48

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

Extended Two Bedroom Two Reception Mid Terrace Let at £5,100 pa on a 5 Year Lease from March 2016
Garden fronted, hallway, lounge, dining room, kitchen, bedroom one, bedroom two, bathroom. Yard to rear.

Tenure: See Legal Pack
Local Authority: Wirral 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: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Residential for improvement

31 Jubilee Way, St Annes,
Lancashire FY8 3TT

49

*GUIDE PRICE:

£150,000 (plus fees)

A Two Bedroom Detached Bungalow In Need of Some refurbishment

A detached bungalow situated on a corner plot and comprising; Hall, lounge, kitchen, utility room, two bedrooms and bathroom. Single garage. Driveway, gardens to the front, side and rear. Additional drive way to the side and detached double garage.

Tenure: See Legal Pack

Local Authority: Fylde Borough Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

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

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Land off County Brook Lane (Plot A), Foulridge, Colne, Lancashire BB8 7LS

*GUIDE PRICE: £10,000+ (plus fees)



Canal Side Land with Mooring (Plot A) on the Leeds & Liverpool Canal

An opportunity to acquire one of two canal side plots being sold freehold with vacant possession with potential for use, investment, or resale. The plot is circa 0.45 acres with approximately 32 metres canal frontage. The land is situated adjacent to bridge 149 of the Leeds and Liverpool Canal, on private gated land, with good access, enjoying spectacular, far reaching, panoramic views over beautiful open countryside. The canal is relatively wide and straight at this point.

The land is currently has permission from the Canal and River Trust for an end-of-land mooring permitting the owner of the land to moor their boat all year round. The boat should not exceed 18.90 metres in length.

-: The land offers the opportunity for a purchaser to acquire this manageable sized parcel of land which has the additional potential for recreational use, fishing, or future development, subject to obtaining the necessary permissions and approvals, but interested parties must rely entirely on their own enquiries and decisions in this respect. The land currently has full planning permission for mixed agricultural and equestrian use.

Adjacent to these two plots is a further stretch of approximately 120 metres of canal bank which also had in-principle permission from the Canal and River Trust for winter mooring. This lapsed in January 2020 but can be reapplied for. A Certificate of Lawfulness for winter mooring has also been issued by the Local Planning Authority. This land also has full planning permission for mixed agricultural and equestrian use, This stretch of bank is not included in this offer but may be available by separate negotiation through Auction House.

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

Additional Fees

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, 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 off County Brook Lane (Plot B), Foulridge, Colne, Lancashire BB8 7LS

*GUIDE PRICE: £10,000+ (plus fees)



Canal Side Land with Mooring (Plot B) on the Leeds & Liverpool Canal

An opportunity to acquire one of two canal side plots being sold freehold with vacant possession with potential for use, investment, or resale. The plot is circa 0.45 acres with approximately 32 metres canal frontage. The land is situated adjacent to bridge 149 of the Leeds and Liverpool Canal, on private gated land, with good access, enjoying spectacular, far reaching, panoramic views over beautiful open countryside. The canal is relatively wide and straight at this point.

The land currently has permission from the Canal and River Trust for an end-of-land mooring permitting the owner of the land to moor their boat all year round. The boat should not exceed 10.00 metres in length. However, an application can be made to the Canal and River Trust to moor a longer boat. The land offers the opportunity for a purchaser to acquire this manageable sized parcel of land which has the additional potential for recreational use, fishing, or future development, subject to obtaining the necessary permissions and approvals, but interested parties must rely entirely on their own enquiries and decisions in this respect. The land currently has full planning permission for mixed agricultural and equestrian use.

Adjacent to these two plots is a further stretch of approximately 120 metres of canal bank which also had in-principle permission from the Canal and River Trust for winter mooring. This lapsed in January 2020 but can be reapplied for. A Certificate of Lawfulness for winter mooring has also been issued by the Local Planning Authority. This land also has full planning permission for mixed agricultural and equestrian use, This stretch of bank is not included in this offer but may be available by separate negotiation through Auction House.

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

Additional Fees
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, 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

George & Dragon, Millfield Road, West Haddlesey, Selby, YO8 8QA

52

***GUIDE PRICE:**
£130,000 (plus fees)

Two Storey Former Public House, with Parking - Suitable for Conversion/Redevelopment (STP)

Vacant two storey 'L' shaped village public house. Briefly comprising Ground floor entrance hallway, ladies and gents w.c.'s, store-room, bar area, kitchen and two further rooms. First floor provides self contained living accommodation; landing, living room, two bedrooms and bathroom. There is also a ground floor, self-contained annex with en-suite bedroom. Externally the property benefits from car parking area, raised deck seating area and outside store room. The property is in need of refurbishment representing an opportunity to reopen as a public house or convert to private house subject to the necessary consents being obtained. The property is situated fronting onto Millfield Road in the sought after village of West Haddlesey, which lies to the south of Selby, North Yorkshire.

Tenure: See Legal Pack

Local Authority: North Yorkshire County Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: 1% inc VAT of the purchase price payable on exchange of contracts.

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

181 Chesterfield Road, Sheffield, South Yorkshire S8 0RP

53

***GUIDE PRICE:**
£95,000 (plus fees)

Converted & Refurbished Office Building - Suitable for Commercial Use or Residential (STP)

The property comprises a two storey formerly office building with a net internal floor area of approximately 1,270 sq ft (118 sq m). The accommodation has been reconfigured to provide open plan kitchen and living room, w.c. and utility on the ground floor with three bedrooms and bathroom on the first floor. Internally the refurbishment is approx 80% complete, to include new floor coverings, electrics, double glazing, kitchen and bathroom. The existing work finished to a high standard, however further works are required.

Externally the property benefits from off road parking.

The premises are set back from Chesterfield Road (A61), situated behind 175 and 177 Chesterfield Road, located close to amenities including retail park, shops and transport links. Due to planning constraints the property is best suited to office owner occupier.

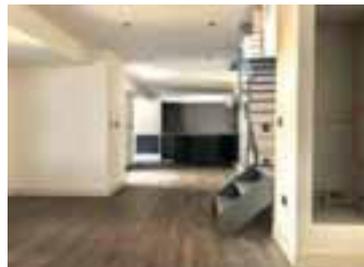
We are informed that although the property has been registered for Council tax since 1999 the change of use from office to residential has never been approved due to building regulation requirements.

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, 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: Sheffield City Council

Energy Performance Certificate (EPC): Current Rating D

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54

Residential

Ruddock Cottage, Cambridge Street, Scarborough, YO12 7ED

***GUIDE PRICE:**

£50,000 (plus fees)

A Freehold Three Bedroom End of Terrace Cottage

The property comprises an end terrace cottage arranged over ground, first and second floors beneath a pitched roof. The property benefits from a yard to the rear.

Ground floor - Reception room, kitchen

First floor, Bedrooms 1 and 2, bathroom and separate w.c.

Second floor - bedrooms 3 and 4

The property is located along Cambridge Street, between its junction with Trafalgar Street West and Victoria Road. Local shops and amenities are within easy walking distance in Scarborough town centre. Scarborough Rail Station is within walking distance are the open spaces of Peasholm Park, South Bay Beach is to the east and the North York Moors national Park is to the west.

Tenure: Freehold

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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](#)



55

Residential Investments

1 & 1A Cecilia Street, Preston, Lancashire PR1 5SB

***GUIDE PRICE:**

£80,000+ (plus fees)

Large End Terraced Property arranged as 2 x Self Contained Flats Let at £9880pa

Ground floor flat 1, rear yard & utility room outhouse, living room, kitchen, shower room, bedroom.

Let at £90 pw / £4680 pa. First floor flat two, living room, kitchen, bedroom one, bedroom two,

bathroom. Let at £100pw / £5200pa. The property is gas central heated & double glazed. Both

flats have private entrance. Both flats have modern interiors kitchens & bathrooms.

Tenure: See Legal Pack

Local Authority: Preston City Council

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

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

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

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56

Residential

Apartment 59, 1 Crosshall Street, Liverpool, Merseyside L1 6DQ

*GUIDE PRICE:

£65,000 + (plus fees)

One Bedroom Self Contained Third Floor Flat Conversion

One bedroom conversion apartment located in the City Centre of Liverpool in the Westminster Chambers.

Situated on the third floor of a landmark building this duplex apartment has lift access. The apartment is located off Dale Street and extremely close to all local amenities including Moorfields train station.

Ideal property for investment purposes and would generate a monthly rental estimated at £675pcm

Kitchen/Living Area: 3.51m x 3.08m

Bedroom: 4.20m x 3.05m

Bathroom: 1.99m x 1.64m



Tenure: See Legal Pack

Local Authority: Liverpool City Council

Energy Performance Certificate (EPC): Current Rating G

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

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

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[*Description on Auction Information page](#)



57

Residential for improvement

2 Primrose Court, Huyton, Merseyside L36 8DH

*GUIDE PRICE:

£45,000 (plus fees)

Modern three bedroom detached house with ensuite, cloaks and utility room

Entrance, cloaks w/c, living room, dining kitchen, utility room, first floor landing, bedroom one, ensuite, bedroom two, bedroom three, gardens front and rear. The property is security shuttered.

Tenure: See Legal Pack

Local Authority: Knowsley Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

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

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Residential

41 Springhill Court, Liverpool,
Merseyside L15 9EJ

58

*GUIDE PRICE:

£140,000+ (plus fees)

A Three bedroom Second Floor Apartment

The property is situated within the Bluecoat Conversion just off Church Road and close to Allerton Road having great shops, bars and restaurants, additionally being close to excellent transport links to Liverpool city centre. The property comprises; A second floor three bedroom apartment comprising; Hall, open plan lounge / kitchen area. Master bedroom with en-suite, two additional bedrooms and bathroom. Allocated parking

Tenure: See Legal Pack

Local Authority: Liverpool City Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

54 Miranda Road, Bootle,
Merseyside L20 2EF

59

*GUIDE PRICE:

£40,000 (plus fees)

Value of Three Bedroom mid-terrace house

Internally constructed bay fronted three bedroom mid-terrace house which chiefly comprises ground floor entrance hall, open plan lounge and dining room, under stairs store and kitchen. To the first floor is landing, three bedrooms and bathroom with 3 pc suite. Externally there is a small garden to the front and yard to the rear. Internally the property is fitted with upvc double glazing and gas fired central heating. The property is in need of light refurbishment and is considered suitable for the rental market or owner occupier. The property is conveniently situated within 100m from Bootle South Recreation Ground/Kings Gardens and Bootle Cricket Club with transport links direct to Liverpool city centre, situated at Kirkdale train station and Stanley Road (A567) with Liverpool City Centre approx 2 miles to the south.



Tenure: See Legal Pack

Local Authority: Sefton Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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 Burscough Road, Ormskirk, Lancashire L39 2XF

60

***GUIDE PRICE:**
£135,000 (plus fees)

A Three Bedroom semi-detached house in need of refurbishment

A three bedroom semi-detached house comprising; Porch, Hallway, Lounge, dining room, Kitchen and utility room. First floor – Three bedrooms and bathroom. Gardens to the front and rear and off road parking.

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

Additional Fees

Buyer's Premium: £1200 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

12 St Davids Road South, St Annes On Sea, Lancashire FY8 1TB

61

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

A Vacant Mid Terrace Building Arranged as Ground floor shops with 4 bedroom residential upper.

The property comprises; Ground floor shop last used as a newsagents – open plan with kitchenette, w/c & cellar which has been used as a store room. First floor Maisonette: Lounge, kitchen, four / five bedrooms and two bathrooms. The Maisonette has an internal entrance via the shop and a private rear entrance accessed via the staircase in the rear yard.

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

Additional Fees

Buyer's Premium: £1200 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Residential for improvement

55 The Conifers, Hambleton, Poulton-Le-Fylde, FY6 9EP

62

***GUIDE PRICE:**
£32,000 (plus fees)

A Ground Floor Studio Apartment In Need of Refurbishment

A ground floor studio apartment comprising; open plan lounge/kitchen/bedroom and bathroom.
Kitchen area: 1.81m x 2.78m
Lounge/bedroom: 4.52m x 3.37m
Bathroom: 1.99m x 1.63m

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

Additional Fees

Buyer's Premium: £1140 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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 3, 264 Clifton Drive South, Lytham St Annes, FY8 1NE

63

***GUIDE PRICE:**
£55,000 (plus fees)

A One Bedroom Ground Floor Apartment

Located in prime position a few minutes' walk from St Anne's beach, local shops, restaurants and St Anne's square. Good transport links to Lytham, Blackpool and Preston. The property comprises; Entrance hallway, Lounge Kitchen, Bedroom and bathroom. Parking to the rear.

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

Additional Fees

Buyer's Premium: £1200 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

106-108 Lytham Road, Blackpool, Lancashire FY1 6DZ

64

***GUIDE PRICE:**
£45,000+ (plus fees)

Vacant Former Ground Floor Cafe Premises with Self-Contained First Floor Flat

A formally trading cafe premises with a one bedroom flat above close to Blackpool Promenade, Blackpool Town Centre and is within easy reach of other shops and businesses.

The cafe benefits from cooking appliances, seating for 28 diners inside and 8 spaces outside and a WC. The flat above comprises of a kitchen, lounge, bathroom, WC and a good sized bedroom.

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

Additional Fees

Buyer's Premium: £2400 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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Plots/Building Land

Land Adjacent to 250 Central Drive, Blackpool, FY1 5JB

65

***GUIDE PRICE:**
£60,000 (plus fees)

A Parcel of land with expired planning permission for x 4 Mews Houses

Located at the junction of Central Drive and Queen Victoria Road. The land has lapsed planning permission for x 4 two bedroom mews houses. Walking distance to Blackpool town Centre and good transport links.

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

Additional Fees

Buyer's Premium: £1200 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

34 St Heliers Road, Blackpool,
Lancashire FY1 6JF

66

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

A Vacant Four Bedroom Mid Terrace House in Need of Modernisation

A mid terrace house comprising; hallway, lounge, dining room, kitchen, utility room, bathroom and additional reception room previously used as a bedroom. First floor – four bedrooms and bathroom. Rear yard and on street permit parking.

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

Additional Fees

Buyer's Premium: £1020 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

67

32 Duke Street, Grimsby, Lincolnshire DN32 7RT

***GUIDE PRICE:**
£40,000 (plus fees)

A Freehold Mid-Terrace House with Garden Let at £495pcm/£5,940pa

The property comprises a mid terrace house arranged over ground and first floor beneath a pitched roof. There is a rear garden. The property is let at £495pcm/£5,940pa.

We understand the accommodation to provide the following:

Ground Floor – Reception Room, Kitchen Bathroom

First Floor – Three bedrooms

The property is located on the south side of Duke Street, to the east of its junction with Rutland Street. An extensive range of shops and amenities is available along Cleethorpe Road to the north. New Clewley Rail Station is approx 1/2 mil to the north. The A180 is to the north. The open spaces of Grant Thorold Park are to the south.

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

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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68

Residential Investments

42 Duke Street, Grimsby, Lincolnshire DN32 7RT

***GUIDE PRICE:**
£40,000 (plus fees)

A Vacant Freehold Three Bedroom Mid Terrace House with Garden Let at £425pcm/£5,100pa

The property comprises a mid terrace house arranged over ground and first floors, beneath a pitched roof. There is a rear garden. The property is let at £425pcm/£5,100pa.

We understand the accommodation to provide the following:

Ground Floor – Reception room, kitchen, w.c.

First Floor – Three bedrooms, bathroom

The property is located on the south side of Duke Street, to the east of its junction with Rutland Street. An extensive range of shops and amenities is available along Cleethorpe Road to the north. New Clew Rail Station is approx 1/2 mil to the north. The A180 is to the north. The open spaces of Grant Thorold Park are to the south.

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

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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](#)



69

Residential Investments

10 Grove Street, Stockton-on-Tees, County Durham TS18 3JA

***GUIDE PRICE:**
£37,500 (plus fees)

A Freehold Mid Terrace Three Bedroom House Let at £5,200 per annum

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a rear yard.

Ground Floor – Reception room/diner, kitchen

First Floor – Three bedrooms, bathroom/w.c.

The property is Let on an AST at a rent of £5,200 pa.

The property is situated on the north side of Grove Street, close to its junction with Yarm Road. Local shops are available along Yarm Road, with a more extensive range of facilities being accessible in Stockton on Tees town centre approximately 1.2 miles to the north. Rail services run from Thornaby Station approximately 1.1 miles to the east. The open spaces of Ropner Park area nearby.

Tenure: Freehold
Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

34 Grove Street, Stockton-on-Tees, County Durham TS18 3JA

***GUIDE PRICE:
£37,500 (plus fees)**

A Vacant Freehold Three Bedroom Mid Terrace House with garden

The property comprises a mid terrace house arranged over ground and first floors, beneath a pitched roof. There is a rear garden. We understand the accommodation to provide the following:
 Ground Floor – Reception room, kitchen, w.c
 First Floor – Three bedrooms, bathroom
 The property is located on the south side of Duke Street, to the east of its junction with Rutland Street. An extensive range of shops and amenities is available along Cleethorpe Road to the north. New Clee Rail Station is approx 1/2 mil to the north. The A180 is to the north. the open spaces of Grant Thorold Park are to the south.



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

Additional Fees
Buyer's Premium: £900 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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99 Bolton Road, Westhoughton, Bolton, Lancashire BL5 3DY

*GUIDE PRICE: **£150,000** (plus fees)**6 Bedroom Licensed HMO - Part-Let with Potential Gross Income £32,000 per annum**

A reconfigured and recently refurbished six-bedroom, end-terrace property currently used as a licensed HMO. Internally, the property benefits from contemporary communal kitchen; fully certified gas combi boiler; Nest remote heating control system; 2x washrooms with shower, wash-hand basin and w.c.; Wi-Fi; double glazing and shared garden to the rear. The accommodation is arranged as follows:

Ground Floor

Entrance hallway; kitchen / lounge / dining-room; front room with own access; 2x double bedrooms – one benefitting from en-suite and kitchenette.

1st Floor

4x double bedrooms – one benefitting from en-suite and kitchenette; 2x shower-rooms.

We are informed that four of the six bedrooms are currently Let with rents ranging from £3,360 p.a. to £5,460 p.a. inclusive of bills.

The estimated gross rental income when fully let is £32,000 per annum.

Rents are inclusive of utilities, council tax and wi-fi/broadband.

Tenure: See Legal Pack

Local Authority: Bolton Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating E

A full tenancy schedule (including outgoing) can be found in the legal pack.

The property is located fronting Bolton Road, Westhoughton close to the town centre and local amenities.

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

111 Glynne Street, Farnworth, Bolton, BL4 7DH

72

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

End Terraced House Let on a 6 Month AST from February 2019 at £4,999pcm/£5,988pa
Not inspected but advised three bedroom two reception end terraced house. Let. Please note there will be no access for viewings, do not disturb the tenant.

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

Additional Fees
Buyer's Premium: £1200 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, 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

Apartment 44, Baltic Studios, Bridgewater Street, Liverpool, L1 0AS

73

***GUIDE PRICE:**
£46,000 (plus fees)

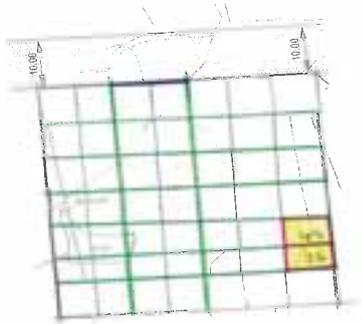
Full Furnished Self Contained Studio Apartment, Close to Liverpool City Centre Let at £585pcm
Self-contained studio apartment within a purpose built complex. The apartment comes fully furnished and comprises private shower room, kitchenette, open plan living/sleeping area. The building benefits from gym access, common room, cinema, TV room and a laundry room. The property is located on Bridgewater Street in between Jamaica Street and St James Street, close to Liverpool City Centre, Albert Docks and Universities. The property is currently tenanted producing £585 per calendar month. Expenses / outgoings include: service charge £1,572 pa, ground rent £300 pa, building insurance £320 pa and a management fee of 10% of the rent. The property is held on a long leasehold with 247 years remaining.

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

Additional Fees
Buyer's Premium: £900 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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[*Description on Auction Information page](#)



Plots/Building Land

Plots 49 & 56 South of High Street, Cymmer, Porth, CF39 9EU

74

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

Two Freehold Parcels of Land Plotted as No. 49 & 56 South of High Street Cymmer Porth Mid Glamorgan CF39 9EU
Two Freehold Plots of Land forming part of a larger site south of the property at Oak Tree Rise. The plots have title access by foot via the rights of way shown green on the plan, these rights of way then lead to a further right of way with vehicular access. The plots are sold without any overage clause so any increase in value is wholly retained. They maybe suitable for a variety of uses subject to planning permission.

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

Additional Fees
Buyer's Premium: £1200 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

579 Parkfield Road,
Wolverhampton, WV4 6EL

75

*GUIDE PRICE:
£59,500 (plus fees)

Vacant Three Bedroom End Terrace House

A three bed end terrace house of brick construction under a pitched tiled roof. Internally the accommodation provides two reception rooms, kitchen, separate w.c., bathroom and three bedrooms. The loft has been converted to allow for a fourth bedroom, however we cannot confirm that this has been completed with relevant planning approval. Externally there is a small courtyard to the front and a garden to the rear which is extremely over-grown with vegetation. The property is fully furnished and is to be sold "as is". Located on Parkfield Road (A4039) between Windsor Road and Martin Street, close to amenities and local schools.

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

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

76

73-75 Market Street, Atherton,
Manchester, M46 0TB

*GUIDE PRICE:
£105,000 (plus fees)

Prominent Two-Storey Retail Premises Located in a Popular Location. Would Suit Redevelopment (STP)

Comprising a two storey mid-terrace retail property arranged across ground and first floors. The property was formerly used as the Royal Bank of Scotland and would potentially suit redevelopment, subject to planning permission.

Accommodation is arranged as follows:

Ground Floor net internal sales area: 149 sq m (1,604 sq ft)

First Floor net internal floor area: 43 sq m (463 sq ft)

Total net internal floor area: 192 sq m (2,067 sq ft)

The property benefits from; fluorescent lighting; gas central heating; suspended ceilings and a cellar.

We are informed via the VOA that the rateable value for the premises are £15,250. However interested parties should make their own enquiries with the Local Authority. The property is located fronting Market Street in Atherton, close to local transport links and amenities. Nearby occupiers include Lloyds Bank, Thomas Cook, Greggs, Heron Foods and Boots.



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

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

AUCTION
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NORTH WEST

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

4 Elizabeth Street, Castleton, Rochdale, Greater Manchester OL11 3HY

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



**Pharmacy Investment - Let to Co-Operative Group Health Limited
Producing £15,000 pax**

Single storey detached self-contained purpose built pharmacy unit situated immediately adjacent to Castleton Health Centre and sharing an access point into the car park from Elizabeth Street. Castleton Health Centre is a modern centre from which seven Doctors practice. The pharmacy trade is almost entirely from the adjoining Medical Centre and the Pharmacy enjoys an almost monopoly position.

The unit is let to Co-Operative Group Healthcare Limited by way of a 15 year lease with effect from July 2013 at a passing rent of £15,000 per annum. The lease incorporates five yearly rent reviews and break clauses subject to six months notice being served. A copy of the lease is contained within the legal pack.

The property has not been inspected however is understood to briefly comprise sales area, dispensary, staff room/kitchen and w.c. extending to 64.4 sq m (693 sq ft). Externally there is a tarmacadamed surfaced car park directly in front of the unit for 8 cars.

Elizabeth Street connects to Manchester Road (A664) via Nixon Street and Abbot street, approximately 1 mile south west of Rochdale town centre.

Tenure: See Legal Pack

Local Authority: Rochdale Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

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



Residential for improvement

38 Woodbine Road, Burnley, Lancashire BB12 6QF

78

***GUIDE PRICE:**
£38,000 (plus fees)

Three bedroom mid terraced house

Uninspected at time of cataloguing. Advised; Hallway, living room, dining kitchen, utility room, first floor landing, bedroom one, bedroom two, bedroom three, bathroom. Gas central heating & double glazing where fitted. Front & rear yard.

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

Additional Fees

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

33 Cleveland Road, Colne, Lancashire BB8 0BD

79

***GUIDE PRICE:**
£30,000 (plus fees)

Two bedroom mid terraced house

Uninspected at the time of cataloguing. Advised; Porch, living room, dining kitchen, first floor landing, bedroom one, bedroom two, bathroom. Gas central heating & double glazing where fitted. Front & rear yards.

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

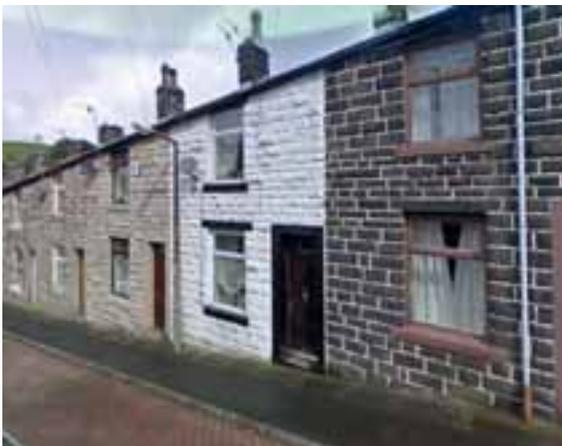
Additional Fees

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

13 Plane Street, Bacup, Lancashire OL13 8DW

79A

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

Two Bedroom Mid Terraced House Let on an AST at £390pcm/£4,680pa

Not inspected by Auction House. We are advised two bedroom mid terraced house let from February 2019 on a 6 month AST at £390pcm/£4,680pa.

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

Additional Fees

Buyer's Premium: £3600 inc VAT payable on exchange of contracts.

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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](#)

House, Outbuildings & Office Units Brentwood House, Midgeland Road, Blackpool, FY4 5EE

*GUIDE PRICE: **£500,000** (plus fees)



Substantial Four Bedroom Detached House with Three Bedroom Log Cabin and Outbuilding on a Plot of 0.85 Acre and 6,000 sq.ft Office/Commercial Units Plus Paddocks on Site of 1.35 Acres

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

First Floor En-suite Bed 1, Bed 2 (built in wardrobes and whb), Bed 3 (built in wardrobes and whb), bathroom (4 pc suite), Landing and Bed 4 (built in wardrobes and whb). Externally the house benefits from 3 no. driveways to the front and gardens to front, side and rear. The property fronts onto Midgeland Road at the junction of Kitty Lane, close to the junction with School Road, midway between Blackpool and Lytham St Annes.

Commercial Units:

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

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



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

Additional Fees
Buyer's Premium: 1.8% inc VAT of the purchase price payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

81

Commercial

5 High Street, Cheadle, Stockport, Cheshire SK8 1AY

*GUIDE PRICE:

£339,000 (plus fees)

Prominent former Bank premises may suit conversion/development (STP)

Two-storey former bank premises, now vacant and considered suitable for commercial and/or residential conversion/development. Internally the property briefly comprises ground floor former bank together with first floor offices, store rooms and staff room plus basement storage, totalling approximately 1,910 sq ft (177.44 sq m). The building occupies a corner position prominently situated fronting onto High Street at the junction of Ashfield Road close to the George and Dragon PH and the junction of High Street/Stockport Road with Manchester Road B5095. Cheadle being a popular South Manchester/Cheshire suburb. The property is considered ripe for conversion/development/refurbishment for either commercial, residential or a mixture of both uses subject to necessary consents being obtained.

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, 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: Cheshire East Council

Energy Performance Certificate (EPC): Current Rating E

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*Description on Auction Information page

82

Residential for improvement

16 Oakwood Road, Chorley, Lancashire PR7 2HW

*GUIDE PRICE:

£200,000 (plus fees)

A Three Bedroom Detached House in Need of Refurbishment

A three bedroom detached house comprising; entrance hall, lounge, dining room and kitchen. First floor - three bedrooms, bathroom and separate W/C. Access to the loft from the first floor landing. Externally there is a single detached garage, utility room and outside W/C. Off road parking and gardens to the front and rear.

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, 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: Chorley Borough Council

Energy Performance Certificate (EPC): Current Rating D

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**AUCTION
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NORTH WEST

OUR NEXT AUCTION IS
Thursday 12th March 2.00pm

**AUCTION
HOUSE**
COMMERCIAL



Residential for improvement

82 Watkin Lane, Lostock Hall, Preston, Lancashire PR5 5HB

83

***GUIDE PRICE:**
£50,000 (plus fees)

An End Terrace Building arranged as Two Self-Contained Flats

Arranged as x2 one bedroom self-contained flats. Both flats comprise:- Lounge, bedroom, kitchen and bathroom.

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

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

13 Haweswater Avenue, Astley, Greater Manchester M29 7BL

84

***GUIDE PRICE:**
£88,000 (plus fees)

Three Bedroom Semi Detached House with Conservatory & Garage in need of Renovation

Three bedroom Semi Detached House with Conservatory and garage needing works following water damage from leaking roof. Gardens and Drive.

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

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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 182E Hollins Farm, Red Lees Road, Burnley, BB10 4RB

85

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

Freehold Plot of Land. Potential for Future Development (STP)

Freehold parcel of land situated of Red Leeds Road to the rear of Hollins Farm and close to the River Brun, the plot is being sold without any planning permission and any enquiries are to be made with the local planning department.

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

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

Plot 2b Broughton View, Holy Cross Green,
Clent, Stourbridge DY9 0HG

86

*GUIDE PRICE:

NIL RESERVE (plus fees)

Freehold plot of Land with Potential for Future Development (STP)

Freehold parcel of land within a sub-divided field which could lend itself to future development subject to the necessary consents being obtained. The plot is being sold without any planning permission and any enquiries are to be made with the local planning department.

Tenure: Freehold

Local Authority: Worcestershire County Council

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

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

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

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*Description on Auction Information page



Plots/Building Land

Plot 25G Grange Farm, Top Road,
Scunthorpe, Lincolnshire DN15 9TG

87

*GUIDE PRICE:

NIL RESERVE (plus fees)

Freehold Plot of Land, Potential for future development (STP)

Single freehold plot of land situated within a sub-divided field with potential for future development, subject to the necessary consents being obtained. The plot is being sold without any planning permission. Enquiries are to be made with the Local Planning Department. The plot is situated to the east of Top Road (A1077) on the outskirts of the village of Winterton, approximately 4 miles north of Scunthorpe centre.

Tenure: Freehold

Local Authority: North Lincolnshire Council

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

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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 30C, 18C & 30M Grange Farm,
Top Road, Scunthorpe, DN15 9TG

88

*GUIDE PRICE:

NIL RESERVE (plus fees)

Freehold Plot of Land, Potential for Future Development (STP)

Two freehold plots of land situated within a sub-divided field with potential for future development, subject to the necessary consents being obtained. The plot is being sold without any planning permission. Enquiries are to be made with the Local Planning Department. The plot is situated to the east of Top Road (A1077) on the outskirts of the village of Winterton, approximately 4 miles north of Scunthorpe centre.

Tenure: Freehold

Local Authority: North Lincolnshire Council

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

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

102 Harriet Street, Walkden, Manchester, M28 3QA

*GUIDE PRICE: **£80,000** (plus fees)



Four Bedroom HMO - Part Let with Potential Gross Income of £18,000 per annum

A reconfigured, mid-terrace property currently used as a four bed HMO. The property benefits from contemporary fitted kitchen; fully certified gas combi-boiler; Nest heating control system; Wi-Fi and double glazing throughout.

The accommodation is arranged as follows:

Ground Floor

Entrance hallway; 2x double bedrooms and kitchen leading to rear yard.

First Floor

Landing; 2x double bedrooms and shared bathroom.

We are informed that three of the four bedrooms are currently Let with rents ranging from £4,680 p.a. to £6,000 p.a. inclusive of bills.

The estimated gross rental income when fully let is is £18,000 per annum.

Tenure: See Legal Pack

Local Authority: Salford City Council

Energy Performance Certificate (EPC): Current Rating D

Rents are inclusive of utilities, council tax and wi-fi/broadband. A full tenancy schedule (with outgoing) can be found in the legal pack.

The property is located fronting Harriet Street, close to local amenities including Walkden Town Centre, with Tesco Supermarket and transport links including Walkden Railway Station.

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

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

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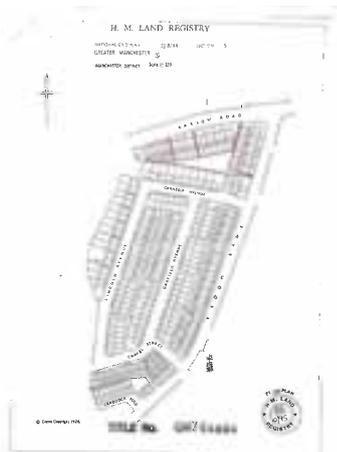


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**AUCTION
HOUSE**



Plots/Building Land

Land to rear of 198-238 Barlow Road, Levenshulme, M19 3HF

90

***GUIDE PRICE:**
£20,000 (plus fees)

Parcel of land with multiple access points cleared & levelled in the main

Parcel of land offering multiple potential uses subject to planning permission. There are multiple access points, the main one being double gated entrance to the side of 243 Broom Lane M19 3LZ down the gravel track. The vendor has spent significant sums in clearing and levelling the site.

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

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

Unit FA043 Store First Liverpool, Estuary Commerce Park, Liverpool, L24 8RQ

91

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

Purpose Built Modern Storage Unit FA043

Not inspected. See legal pack for further details and to confirm lease, floor position, size and any other pertinent details before bidding.

Store First is a purpose built facility catering for both domestic and business self storage customers with the containers able to be accessed 24 hours a day, 7 days a week. On site facilities for occupiers include: free WiFi, boardroom facilities, work space, kitchen and gym.

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

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

Unit FA085 Store First Liverpool, Estuary Commerce Park, Liverpool, L24 8RQ

92

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

Purpose Built Modern Storage Unit FA085

Not inspected. See legal pack for further details and to confirm lease, floor position, size and any other pertinent details before bidding.

Store First is a purpose built facility catering for both domestic and business self storage customers with the containers able to be accessed 24 hours a day, 7 days a week. On site facilities for occupiers include: free WiFi, boardroom facilities, work space, kitchen and gym.

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

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

Unit FA045 Store First Liverpool, Estuary Commerce Park, Liverpool, L24 8RQ

93

*GUIDE PRICE:

NIL RESERVE (plus fees)

Purpose Built Modern Storage Unit FA045

Not inspected. Check legal pack for further details and to confirm lease, floor position, size and any other pertinent details before bidding.
Store First is a purpose built facility catering for both domestic and business self storage customers with the containers able to be accessed 24 hours a day, 7 days a week. On site facilities for occupiers include: free WiFi, boardroom facilities, work space, kitchen and gym.

SOLD PRIOR

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

Additional Fees

Buyer's Premium: £1200 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

Unit FA042 Store First Liverpool, Estuary Commerce Park, Liverpool, L24 8RQ

94

*GUIDE PRICE:

NIL RESERVE (plus fees)

Purpose Built Modern Storage Unit FA042

Not inspected. Check legal pack for further details and to confirm lease, floor position, size and any other pertinent details before bidding.
Store First is a purpose built facility catering for both domestic and business self storage customers with the containers able to be accessed 24 hours a day, 7 days a week. On site facilities for occupiers include: free WiFi, boardroom facilities, work space, kitchen and gym.

SOLD PRIOR

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

Additional Fees

Buyer's Premium: £1200 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

Unit FB018 Store First Liverpool, Estuary Commerce Park, Liverpool, L24 8RQ

95

*GUIDE PRICE:

NIL RESERVE (plus fees)

Purpose Built Modern Storage Unit FB018

Not inspected. Check legal pack for further details and to confirm lease, floor position, size and any other pertinent details before bidding.
Store First is a purpose built facility catering for both domestic and business self storage customers with the containers able to be accessed 24 hours a day, 7 days a week. On site facilities for occupiers include: free WiFi, boardroom facilities, work space, kitchen and gym.

SOLD PRIOR

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

Additional Fees

Buyer's Premium: £1200 inc VAT payable on exchange of contracts.
Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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

Unit FB013 Store First Liverpool, Estuary Commerce Park, Liverpool, L24 8RQ

96

*GUIDE PRICE:

NIL RESERVE (plus fees)

Purpose Built on Storage Unit FB

Not inspected. Check legal pack for further details. Confirm lease, floor position, size and any other pertinent details before bidding.

Store First is a purpose built facility catering for both domestic and business self storage customers with the containers able to be accessed 24 hours a day, 7 days a week. On site facilities for occupiers include: free WiFi, boardroom facilities, work space, kitchen and gym.

SOLD PRIOR

Tenure: See Legal Pack

Local Authority: Liverpool City Council

Energy Performance Certificate (EPC): Current Rating B

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of 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



Ground Rents

Long Leases Held on No. 1-15 Stoneclough Mews, Oldham, OL1 2LY

97

*GUIDE PRICE:

NIL RESERVE (plus fees)

Long Leases Held on No. 1-15 Stoneclough Mews, Oldham, OL1 2LY

999 year long leasehold interests at peppercorn ground rent (if demanded) held on No's. 1-15 Stoneclough Mews. On the plan the area outlined red is the demise being purchased, the area outlined blue is the land that is not being purchased and the area shaded green will include rights of access for the owner/leaseholders/other relevant parties of Pennine Rise.

Tenure: See Legal Pack

Local Authority: Oldham Metropolitan Borough Council

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

Additional Fees

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

Administration Charge: 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, 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

HAVE YOU DONE YOUR RESEARCH?

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

**AUCTION
HOUSE
COMMERCIAL**

**AUCTION
HOUSE
NORTH WEST**

AUCTION HOUSE ONLINE

ONLINE AUCTIONS

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

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

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



BENEFITS OF SELLING AT ONLINE AUCTION

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

BENEFITS OF BUYING AT ONLINE AUCTION

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

Please contact us
for more information
0800 050 1234

AUCTION
HOUSE
NORTH WEST

AUCTION
HOUSE
COMMERCIAL

MEMORANDUM OF SALE



Lot: _____ Date: _____ Address: _____

Name and address of Vendor

Name and address of Purchaser

Price
Excluding VAT

Deposit Paid

Buyers Premium

Administration Fee
1.2% incl. VAT subject to
minimum £1200.00 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 1.2% inc VAT/£1200.00 inc VAT minimum (Administration Charge) and any buyers premium payable as per any description in the catalogue or legal pack.

OR

I attach a blank cheque to be completed by the Auctioneer if my bid is successful, within which he will include 1.2% inc VAT/ £1200.00 inc VAT minimum (Administration Charge) and any buyers premium payable as per any description in the catalogue or legal pack.

My cheque of £

payable to AUCTION HOUSE NORTH WEST LTD

(amount if applicable)

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

Date of Birth

Period living at current address

NI Number

Passport Number

Driving Licence Number

Previous address if less than
6 months

SOLICITORS

My solicitors are:

Of (address):

Postcode:

Tel:

Person Acting:

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

Signed:

Date:

PLEASE MARK THE ENVELOPE EITHER PROXY OR TELEPHONE BID

TERMS AND CONDITIONS FOR TELEPHONE BIDS AND BIDDING BY LETTER

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

- 1. The bidder must complete a separate authority form for each Lot involved, and provide a bankers draft, solicitor’s client’s account cheque or personal cheque for 10% of the maximum amount of the bid for each Lot. Please note the minimum deposit for any bid is £5,000 PER LOT plus the administration charge of 1.2% inc VAT/£1200.00 inc VAT minimum and any additional buyers premium payable as per any description in the catalogue or legal pack. We will require proof of identity in the form of a driving licence or passport and a utility bill.
- 2. The bidder must upload Proof of Identity in the form of a scan of a driving licence or passport, and a scan of a utility bill to the Auctions Passport Service that accesses the property’s Legal Pack. Also you authorise Auction House to undertake a search with Experian for the purpose of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
- 3. In the case of a telephone bid the prospective purchaser should provide a blank cheque which the Auctioneer will complete on behalf of the prospective purchaser if the prospective purchaser is successful in purchasing the relevant property for 10% of the purchase price plus the administration charge of 1.2% inc VAT/£1200.00 inc VAT minimum and any additional buyers premium payable as per any description in the catalogue or legal pack or in accordance with the General or Special Conditions of Sale relating to the lot.
- 4. In the case of a telephone bid the prospective purchaser should provide a blank cheque in the name of the purchaser which the Auctioneer will complete on behalf of the prospective purchaser if the prospective purchaser is successful in purchasing the relevant property for 10% of the purchase price, plus the administration charge or in accordance with the General or Special Conditions of Sale relating to the lot.
- 5. The bidder shall be deemed to have read the “Important Notice to be read by all bidders”; the particulars of the relevant Lot in the catalogue the general and special conditions of sale. The bidder shall be deemed to have taken all necessary professional and legal advice and to have made enquiries and have knowledge of any announcements to be made from the rostrum of any amendments relating to the relevant Lot. Announcements can and should be checked by bidders on the day before the auction. However, the Auctioneers will advise the bidders of any announcements as soon as possible prior to the Auction.
- 6. In the case of a written bid, Auction House staff will compete in the bidding up to the maximum of the authorisation. If no maximum is inserted, Auction House reserve the right not to bid.
- 7. Auction House reserve the right not to bid on behalf of written bidders, in the event of any error, doubt, omission, uncertainty as to the bid, any failure to validate Proof of Identification, or for any reason whatsoever and give no warranty, or guarantee, that a bid would be made on behalf of the bidder and accept no liability.
- 8. In the event that the written or telephone bid is successful, the Auctioneer will sign the Memorandum of the Contract on behalf of the bidder (a Contract would have been formed on the fall of the hammer).
- 9. In the event of a Contract, the deposit monies will be applied so far as necessary to meet the requirement for a 10% deposit (minimum £5,000) and the balance of the deposit (if any) will be held by the vendors solicitor pending completion. An Administration charge of 1.2% inc VAT/£1200.00 inc VAT minimum and any additional buyers premium payable as per any description in the catalogue or legal pack should be added to the deposit cheque or a separate cheque should be made payable to Auction House North West Ltd.
- 10. In the event that the bidder is unsuccessful in gaining the Contract, the deposit monies shall be returned to the bidder promptly.
- 11. The Auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or for any other reason whatsoever. Prospective telephone purchasers will not hold Auction House liable for any loss or claims relating to the telephone bidding system. The prospective purchaser will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible after the auction. Where the lot has not been purchased the prospective purchaser will be notified by post and the deposit returned as soon as reasonably possible.
- 12. Once delivered to the Auctioneers, the authority to bid is binding on the bidder on the day on which the particular Lot is auctioned. This is to allow for the possibility of a Vendor agreeing to sell post auction where the bidding has not reached the reserve.
- 13. The authority can only be withdrawn by notification in writing delivered to Auction House at their office two hours before the start of the auction on the day the relevant Lot is scheduled to be auctioned, or by delivery into the hands of the Auctioneer in the auction room half-an-hour before the start of that day’s auction. It is the bidders responsibility to obtain a receipt on a copy of the withdrawal notification signed by one of the Auctioneers and without such a receipt the authority stands, any successful Contract is binding on the bidder.
- 14. If the bidder, or an agent, actually bids at the auction without having previously withdrawn the authority, the Auctioneer is at liberty to accept such bid in addition to any bid from Auction House staff as empowered under the written authority. Auction House will have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
- 15. Prospective purchasers are advised in respect of telephone bids should they become disconnected during bidding or are unobtainable, Auction House will not be held responsible or liable for any loss suffered in respect thereof. I hereby confirm that I have read and understood the above terms and conditions to bid by letter.

Signed: Date:

Please sign this page and ensure the form overleaf is completed

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

INTRODUCTION

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

GLOSSARY

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

AUCTION CONDUCT CONDITIONS

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

SALE CONDITIONS

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

IMPORTANT NOTICE

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

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

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

GLOSSARY

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

Wherever it makes sense:

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

Actual completion date

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

Addendum

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

Agreed completion date

Subject to condition G9.3:

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

Approved financial institution

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

Arrears

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

Arrears schedule

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

Auction

The auction advertised in the catalogue.

Auction conduct conditions

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

Auctioneers

The auctioneers at the auction.

Business day

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

Buyer

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

Catalogue

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

Completion

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

Condition

One of the auction conduct conditions or sales conditions.

Contract

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

Contract date

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

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

Documents

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

Financial charge

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

General conditions

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

general conditions.

Interest rate

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

Lot

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

Old arrears

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

Particulars

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

Practitioner

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

Price

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

Ready to complete

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

Sale conditions

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

Sale memorandum

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

Seller

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

Special conditions

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

Tenancies

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

Tenancy schedule

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

Transfer

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

TUPE

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

VAT

Value Added Tax or other tax of a similar nature.

VAT option

An option to tax.

We (and us and our)

The auctioneers.

You (and your)

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

AUCTION CONDUCT CONDITIONS

A1 INTRODUCTION

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

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

A2 OUR ROLE

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

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

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

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

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

A3 BIDDING AND RESERVE PRICES

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

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

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

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

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

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

A4 THE PARTICULARS AND OTHER INFORMATION

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

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

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

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

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

A5 THE CONTRACT

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

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

A5.3 You must before leaving the auction:

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

A5.4 If you do not we may either:

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

A5.5 The deposit:

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

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

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

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

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

A6 EXTRA AUCTION CONDUCT CONDITIONS

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

GENERAL CONDITIONS OF SALE

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

G1. THE LOT

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

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

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

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

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

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

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

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

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

G1.9 The buyer buys with full knowledge of:

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

COMMON AUCTION CONDITIONS (EDITION 3)

REPRODUCED WITH THE CONSENT OF THE RICS

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

COMMON AUCTION CONDITIONS (EDITION 3)

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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 a 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.

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