

**AUCTION
HOUSE**

NORTH WEST

**AUCTION
HOUSE
COMMERCIAL**



Tuesday
17th December 2019
2.00pm
Bolton Wanderers
Football Stadium
Platinum Suite
De Havilland Way
Bolton BL6 6SF



AUCTION VENUE



HOW TO FIND US

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

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

Tuesday 17th December 2019 – 2.00pm

Bolton Wanderers Football Stadium

Platinum Suite, De Havilland Way,

Bolton BL6 6SF

Residential: northwest@auctionhouse.co.uk

Commercial: nwcommercial@auctionhouse.co.uk

Residential 0800 050 1234
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AUCTIONEERS



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Auction Valuer

Welcome all to our 9th and final auction of 2019...

...and what a packed catalogue it is with over 85 Lots on offer across Lancashire, Manchester, Liverpool and the wider North West.

Its been another busy and very successful year for Auction House North West with our largest number of auctions in any one year and 10 auctions planned for 2020, combined with our weekly online auctions there really is no need to go anywhere else.

At time of print Auction House has just won GOLD at The Negotiator Awards for Residential Auction Service of the Year 2019, what an achievement and evidence enough of the Quality service we offer to buyers and sellers all over the UK.

Auction House North West will have sold around £40 million of assets for clients in 2019 and we fully expect to exceed this by some margin in 2020 with the influx of investors currently finding favour in the North West as Savills predict price growth across the North of 24% between 2020 and 2024 suggesting now is as good a time as any to invest.

I am often asked by buyers why does someone sell by auction?

Its not an easy one to answer as every clients circumstances are so varied, however, it can be broken down into two reasons: 1) the

property itself is best suited to cash buyers, investors or developers due its condition or nature and 2) the sellers circumstances – they want speed, certainty and best price all in a fixed timescale. Both of these in my opinion come down to one word: convenience.

So if we take convenience as the main reason, is that what you get at auction? YES !

Pre prepared legal packs, open house viewings, exchange of contracts on the day and fixed completions, no gazumping, no gazundering, no renegotiations, sale to completion can be in as little as 28 days from start to finish, that's convenience in my eyes.

Finally a word to all prospective bidders, make sure you view the lot, the legal pack, carry out your due diligence, ask questions and never assume anything! If you haven't done your due diligence do not bid.

Seasons Greeting and best wishes to everyone as we head into 2020, may it be a prosperous, healthy and successful year for you all.

Oliver Adams
Director Auction House NW

NEXT AUCTION DATES

6th February 2020 • 12th March 2020 • 16th April 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.

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

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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

Tuesday 17th December 2019 2.00pm

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

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	3 Heath Street, Burnley, Lancashire	£20,000+	Residential for Improvement
2	23 Hobart Street, Burnley, Lancashire	£20,000 +	Residential for Improvement
3	132 Leyland Road, Burnley, Lancashire	£20,000+	Residential for Improvement
4	31 Hawthorn Road, Blackpool, Lancashire	£45,000+	Residential for Improvement
5	114 Lonsdale Street, Accrington, Lancashire	£25,000	Residential for Improvement
6	110 Crab Lane, Blackley, Manchester, Greater Manchester	£50,000	Residential
7	65 Harley Street, Openshaw, Manchester, Greater Manchester	£55,000	Residential
8	57 Factory Lane, Harpurhey, Manchester, Greater Manchester	£65,000+	Residential
8a	13 Alker Street, Chorley, Lancashire	£50,000+	Residential for Improvement
9	Hathershaw Hotel, 572 Ashton Road, Oldham, Greater Manchester	£125,000	Commercial
10	Unit 17 Westside Industrial Estate, Jackson Street, St Helens, Merseyside	£325,000	Commercial
11	Apartment 117, 15 Hatton Garden, Liverpool, Merseyside	£64,000	Residential
12	233 Maple Crescent, Leigh, Greater Manchester	£45,000	Residential for Improvement
13	8 North House, Eastbank Street, Southport, Merseyside	£40,000	Residential
14	24 Thorntrees Avenue, Lea, Preston, Lancashire	£75,000+	Residential for Improvement
15	51 Edward Street, Morecambe, Lancashire	£45,000+	Residential for Improvement
16	21 Sandy Close, Thornton-Cleveleys, Lancashire	£64,000+	Residential Investment
17	28A Montgomery House, Demesne Road, Manchester, Greater Manchester	£6,500+	Residential
18	10-16 Osborne Road, Manchester, Greater Manchester	£1,000,000	Residential Investment
19	10-12 Osborne Road, Manchester, Greater Manchester	£550,000	Residential Investment
20	14-16 Osborne Road, Manchester, Greater Manchester	£550,000	Residential Investment
21	10A Deansgate, Morecambe, Lancashire	£20,000+	Residential Investment
22	Flat 1, 130 Thornton Road, Morecambe, Lancashire	£20,000+	Residential for Improvement
23	56 Centenary Mill Court, New Hall Lane, Preston, Lancashire	£35,000	Residential
24	Flat 5 Kendal Court, 108 New Lane, Eccles, Manchester, Greater Manchester	£60,000+	Residential Investment
25	20 Roch Way, Manchester, Greater Manchester	£60,000+	Residential
26	Garage Colony Rear of 20 Ramsey Street, Moston, Manchester, Greater Manchester	£39,000	Garage
27	2 Library Street, Wigan, Lancashire	£90,000	Commercial
28	Land off Highworth Drive, Moston, Manchester, Greater Manchester	£38,000	Plots/Building Land
29	Dual Bank Fishing Rights on the River Dee, Llangollen, Denbighshire	NIL RESERVE	River Fishing Rights
30	Site of Former 10 Range Road, Whalley Range, Manchester, Lancashire	£5,000 - £10,000	Plots/Building Land
31	Land to the rear of 52 Middleton Road, Heysham, Morecambe, Lancashire	£45,000 - £50,000	Commercial
32	7 Dallas Court, Torrisholme, Morecambe, Lancashire	£46,000+	Residential for Improvement
33	36 Cairnsmore Avenue, Preston, Lancashire	£90,000+	Residential for Improvement
34	2 Stuart Close, Ribbleson, Preston, Lancashire	£140,000+	Residential for Improvement
35	39 The Crescent, Blackpool, Lancashire	£40,000	Residential for Improvement
35a	George & Dragon, Millfield Road, West Haddlesey, Selby North Yorkshire	£130,000	Commercial
36	99 Bolton Road, Westhoughton, Bolton, Lancashire	£150,000	Residential Investment
37	102 Harriet Street, Walkden, Manchester, Greater Manchester	£80,000	Residential Investment
38	1 Colne Road, Burnley, Lancashire	£225,000	Residential Investment
39	43 Rainhall Road, Barnoldswick, Lancashire	£125,000	Residential Investment
40	136 Withington Road, Whalley Range, Manchester, Greater Manchester	SOLD PRIOR	Commercial
41	Bramley Cottage, 2 Hey Mills, Blackpool Old Road, Little Eccleston, Preston, Lancashire	£100,000+	Residential
42	12-14 Heysham Road, Morecambe, Lancashire	£25,000 - £30,000	Commercial

*Description on Auction Information page

ORDER OF SALE

Tuesday 17th December 2019 2.00pm

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

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
43	23 Tomlinson Street, Horwich, Greater Manchester	£60,000	Residential for Improvement
44	59 Brocksby Chase, Bolton, Greater Manchester	£77,500	Residential
45	39 Earls Gardens, Ellesmere Port, Cheshire	£70,000+	Residential for Improvement
46	350 Burnley Road East, Rossendale, Lancashire	£47,000	Residential for Improvement
47	48 Glastonbury Avenue, Blackpool, Lancashire	£75,000+	Residential for Improvement
48	137 Montgomery House, Demesne Road, Manchester, Greater Manchester	£7,500+	Residential
49	138 Montgomery House, Demesne Road, Manchester, Greater Manchester	£7,500+	Residential
50	139 Montgomery House, Demesne Road, Manchester, Greater Manchester	£7,500+	Residential
51	4 Elizabeth Street, Castleton, Rochdale, Greater Manchester	£150,000 - £200,000	Commercial Investment
52	5 High Street, Cheadle, Stockport, Cheshire	£339,000	Commercial
53	224 Spendmore Lane, Coppull, Chorley, Lancashire	£105,000	Mixed Use
54	Plot 529, Flax Lane, Lathom, Ormskirk, Lancashire	£500	Land
55	Plot 573, Flax Lane, Lathom, Ormskirk, Lancashire	£500	Land
56	Plot 539, Flax Lane, Lathom, Ormskirk, Lancashire	£500	Land
57	Plot 549 Flax Lane, Lathom, Ormskirk, Lancashire	£500	Land
58	Plot 325, Flax Lane, Lathom, Ormskirk, Lancashire	£500	Land
59	21 Strathcona Road, Wallasey, Merseyside	£105,000+	Residential for Improvement
60	17 Shannon Street, Blackpool, Lancashire	£70,000 - £80,000	Residential Investment
61	68 St Lukes Road, Southport, Merseyside	£58,000+	Residential for Improvement
62	38 Bevan Court (Plus Parking Space), Dunlop Street, Warrington, Cheshire	POSTPONED	Residential
63	Apartment A31, 5 Prince Edwin Street, Liverpool, Merseyside	£44,000	Residential Investment
64	132 Branstree Road, Blackpool, Lancashire	£65,000	Residential
65	208 Emmanuel Street, Preston, Lancashire	£70,000+	Residential
65a	5 Ashbourne Road, Lancaster, Lancashire	£65,000 - £75,000	Residential
66	Former Fernleigh Nurseries, Lancaster Road, Pilling, Lancashire	£150,000	Commercial
67	4 West Lodge, Broadpool Lane, Hambleton, Poulton-Le-Fylde, Lancashire	£35,000	Commercial
68	Kiosk A, Queen Street, Henblas Square, Wrexham, Clwyd	£78,000	Commercial
69	75-77 Counce Street, Blackpool, Lancashire	£25,000+	Residential Investment
70	Flat 105 The Packhorse, Nelson Square, Bolton, Lancashire	£21,000+	Residential Investment
71	Studio 27 The Bank, 113-117 Deansgate, Bolton, Greater Manchester	£23,000+	Residential Investment
72	56 Railway Road, Leigh, Lancashire	£200,000	Residential Investment
73	90 Railway Road, Leigh, Greater Manchester	£147,500	Residential Investment
74	73-75 Market Street, Atherton, Manchester, Greater Manchester	£110,000	Commercial
75	24 Shaw Road, Blackpool, Lancashire	£65,000+	Residential Investment
76	241 Milnrow Road, Rochdale, Greater Manchester	£45,000+	Residential Investment
77	77 Culcheth Lane, Newton Heath, Manchester, Greater Manchester	£285,000	Mixed Use
78	Apartment 44, Baltic Studios, Bridgewater Street, Liverpool, Merseyside	£46,000	Residential
79	Plot 182E Hollins Farm, Red Lees Road, Burnley, Lancashire	£500	Agricultural/Amenity Land
80	Plot 30C, 18C & 30M Grange Farm, Top Road, Scunthorpe, Lincolnshire	£500	Agricultural/Amenity Land
81	Plot 25G Grange Farm, Top Road, Winterton, Scunthorpe, Lincolnshire	£500	Plots/Building Land
82	Plot 2b Broughton View, Holy Cross Green, Clent, West Midlands	£500	Commercial
83	230B Fleetwood Road, Thornton-Cleveleys, Lancashire	SOLD PRIOR	Residential
84	21 Stoneclose Avenue, Hexthorpe, Doncaster, South Yorkshire	£25,000	Residential for Improvement
85	Apartment 163, Centenary Mill Court, New Hall Lane, Preston, Lancashire	£35,000+	Residential
86	19 Brock Avenue, Fleetwood, Lancashire	£46,000+	Residential for Improvement

[*Description on Auction Information page](#)



Residential for improvement

3 Heath Street, Burnley, Lancashire BB10 3AY

1

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

Two Bedroom Mid Terraced House in need of Improvement. Fire Damaged.

Two bedroom mid terraced house in need of improvement. Yard to rear. The property has been deemed unsafe to enter and as such internal viewings will not be available. Lease Term is 999 Years from 01/04/1890.

Tenure: See Legal Pack
Local Authority: Burnley Borough 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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[*Description on Auction Information page](#)



Residential for improvement

23 Hobart Street, Burnley, Lancashire BB11 3DQ

2

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

Two Bedroom Mid Terraced House in Need of Improvement

Two bedroom mid terraced house in need of improvement. Benefit of yard. The property is Leasehold and the term of the Lease is 999 years from 1st April 1892.

Tenure: Leasehold
Local Authority: Burnley Borough 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 for improvement

132 Leyland Road, Burnley, Lancashire BB11 3DN

3

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

Two Bedroom Mid Terraced House in Need of Refurbishment

Two bedroom mid terraced house in need of improvement. Lease term is 999 years from 01/02/1889. Yard to rear.

Tenure: Leasehold
Local Authority: Burnley Borough 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 for improvement

31 Hawthorn Road, Blackpool, Lancashire FY1 2RE

4

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

Three Bedroom Two Reception Room Mid Terraced House

Hallway, lounge, dining room, kitchen, first floor landing, bedroom one, bedroom two, bedroom three, bathroom. Garden fronted, yard to rear. Gas central heating & double glazing where fitted.

Tenure: See Legal Pack
Local Authority: Fylde 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

114 Lonsdale Street, Accrington, Lancashire BB5 0HJ

5

***GUIDE PRICE:**
£25,000 (plus fees)

Two bedroom mid terraced house with front garden in need of modernisation

Garden frontage, lounge, dining kitchen, first floor landing, bedroom one, bedroom two, bathroom. Rear yard.

Tenure: See Legal Pack
Local Authority: Blackpool Borough 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

110 Crab Lane, Blackley, Manchester, M9 8WD

6

***GUIDE PRICE:**
£50,000 (plus fees)

Two Bedroom Mid Terrace House in Popular Residential Area of Manchester

No internal viewings, external viewings only. Comprising a two storey, two bedroom, mid-terrace house with front and rear gardens. We have not inspected the property internally, however believe the accommodation to comprise lounge, kitchen and bathroom on the ground floor with two bedrooms on the first floor. The property benefits from front and rear gardens and Upvc double glazing. The property is located on Crab Lane close to local amenities, such as Crab Lane Primary School, St Andrews Church and High Blackley Post Office. Access to the M60 outer ring road is approximately 1.6 miles from the property and provides access to the Greater Manchester area.

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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[*Description on Auction Information page](#)



Residential

65 Harley Street, Openshaw, Manchester, M11 1AS

7

***GUIDE PRICE:**
£55,000 (plus fees)

Two-Bedroom Mid Terrace House in Popular Residential Area.

No internal viewings, external viewings only. Comprising a two storey, two bedroom mid terrace house. We have not inspected the property internally, however we believe the accommodation to provide lounge, kitchen and bathroom on the ground floor, with two bedrooms on the first floor. The property benefits from a small front and rear yard. The property is located in a popular residential area in Openshaw close to local amenities including Sandiwell Millenium Green, Morrisons Supermarket and local transport links.

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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[*Description on Auction Information page](#)



Residential

57 Factory Lane, Harpurhey, Manchester, M9 8GR

8

***GUIDE PRICE:**
£65,000+ (plus fees)

Well Proportioned Two Bedroom Semi-Detached House in Popular Residential Area

Comprising a two bedroom semi-detached house with front yard and rear garden. The accommodation provides entrance porch, hallway, lounge, kitchen/dining area and conservatory. On the first floor the accommodation offers landing, two double bedrooms and a family bathroom. The house is in good condition, however requires modernisation throughout. The property benefits from off-street parking to the front, Upvc double glazing, central heating and rear garden. The property is located fronting Factory Lane close to its junction with Rochdale Road (A664) and local amenities including supermarkets, shops and schools.

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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[*Description on Auction Information page](#)



Residential for improvement

13 Alker Street, Chorley, Lancashire PR7 2DA

8A

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

A Two Bedroom Mid Terrace House in Need of Refurbishment

A two bedroom mid terrace house comprising; entrance hall, lounge, dining kitchen and utility room. First floor - two bedrooms, shower room and access to loft room.

Tenure: See Legal Pack
Local Authority: Chorley 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](#)

Hathershaw Hotel, 572 Ashton Road, Oldham, OL8 3HW

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



Substantial Vacant Public House. May Suit Alternative Uses or Conversion (STP)

Part two, part three storey vacant public house in need of refurbishment, considered suitable for owner occupation, conversion or alternative uses subject to the necessary consents being obtained. Internally the pub briefly comprises:

Ground Floor:

Public House including entrance bar, rear bar, upper lounge, ladies and gents w.c., store and kitchen

First Floor:

Lounge, kitchen, store, hallway, front bedroom 1, side bedroom 2, rear bedroom 3, bathroom

Second Floor:

Landing with 3 attic rooms and store.

Basement:

5 store rooms inc beer cellar

The accommodation is understood to extend to approximately 575.74 sq m (6,197 sq ft).

Externally there is a drive way to the side leading to rear yard / smoking area. Presently the property is fitted with metal security shutters. The building is prominently situated adjacent to a public car park and fronts onto Ashton Road (A627), approximately 1 1/2 miles south of Oldham town centre.

Tenure: See Legal Pack

Local Authority: Oldham 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.

Unit 17 Westside Industrial Estate, Jackson Street, St Helens, WA9 3AT

*GUIDE PRICE: **£325,000** (plus fees)



Self Contained Industrial Complex - 13,327 sq.ft

Substantial self contained complex of connecting industrial units considered suitable for owner occupation or sub division into smaller units. The complex briefly comprises three inter-connecting industrial units, set out in an "E" shape with the main facility at the central leg.

The units are predominantly of steel portal frame construction around brick and blockwork base walls with insulated profile metal cladding above and to the roof. The eaves heights range from 2.6m to 7.0m and are fitted with good quality office accommodation, with gas fired central heating and air conditioning, UPVC double glazing, space heating to the warehouse areas, three phase power and electric roller shutter loading doors to all units.

Externally there are substantial yard and car parking areas all contained within a fenced and gated perimeter.

The units briefly comprise the following gross internal floor areas:

Unit 1 204.23 sq m (2,198 sq ft)

Unit 2 748.68 sq m (8,059 sq ft)

Unit 3 285.22 sq m (3,070 sq ft)

Total Gross Internal Floor Area 13,543 sq m (1,258 sq ft)

The units are located within an established industrial estate, lying approximately 1/2 mile south east of St Helens Town Centre.

Tenure: See Legal Pack

Local Authority: St Helens Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating To Follow

Additional Fees

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

Administration Charge: 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.

Apartment 117, 15 Hatton Garden, Liverpool, Merseyside L3 2HA

*GUIDE PRICE: **£64,000** (plus fees)



Duplex apartment conversion with two bedrooms, bathroom and ensuite

Hatton Garden is the prestigious conversion of the former Parcel Force building and is to be found between Dale Street and Tithebam Street in Liverpool City Centre, enjoying convenient proximity to the City's varied amenities and the major road networks beyond.

Entrance Hall family bathroom, living/dining area and open plan kitchen. Stairs to the first floor level with two double bedrooms with en-suite shower room. The property also benefits from a secure allocated car parking space.

COMMUNAL AREA
LIVING/DINING ROOM;
3.33M (10FT 11IN) X 6.6M (21FT 8IN)
DINING AREA;
2.34M (7FT 9IN) X 2.74M (9FT 0IN)
KITCHEN;
3.33M (10FT 11IN) NARROWING TO 7'8 X 2.77M (9FT 1IN) NARROWING TO 6'1
BATHROOM;
2.72M (8FT 11IN) X 1.65M (5FT 5IN)
BEDROOM 1;
2.72M (8FT 11IN) X 3M (9FT 10IN)
BEDROOM 2;
2.69M (8FT 10IN) X 4.47M (14FT 8IN)

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.



Residential for improvement

233 Maple Crescent, Leigh, Greater Manchester WN7 5SW

12

***GUIDE PRICE:**
£45,000 (plus fees)

A Three Bedroom Mid Terrace House In Need of Refurbishment

The property comprises; Lounge, dining kitchen, three bedrooms and bathroom. Front gardens and rear yard. On street parking.

Tenure: See Legal Pack

Local Authority: Wigan 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.

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[*Description on Auction Information page](#)



Residential

8 North House, Eastbank Street, Southport, Merseyside PR8 1DS

13

***GUIDE PRICE:**
£40,000 (plus fees)

Two bed flat above a parade of commercial properties

A spacious two bedroom third floor apartment in Southport Town Centre with modern open plan lounge/kitchen with integrated appliances. Two double bedrooms the main with en-suite, main bathroom, lift and stair access and entry phone system.

Tenure: See Legal Pack

Local Authority: Sefton Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

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

Administration Charge: 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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HAVE YOU DONE YOUR RESEARCH?

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

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14

Residential for improvement

24 Thorntrees Avenue, Lea, Preston, Lancashire PR2 1PJ

***GUIDE PRICE:**

£75,000+ (plus fees)

Five Bedroom Fire Damaged Semi Detached House with Two Large Extensions

Desirable traditional bay fronted semi detached house benefitting from a two storey side extension and single storey rear extension providing extensive and flexible accommodation. The property is fire damaged to some extent.

Entrance hallway, lounge, dining room, kitchen, utility, cloaks / wc, Bedroom five with ensuite. First floor landing, bedroom one, bedroom two, bedroom three, bedroom four, bathroom & wc.

Large front garden with parking for multiple vehicles leading to substantial secure gates with access to further secure parking to the rear, rear garden and garage.



Tenure: See Legal Pack

Local Authority: Preston City Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

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

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

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[*Description on Auction Information page](#)



15

Residential for improvement

51 Edward Street, Morecambe, Lancashire LA4 4BL

***GUIDE PRICE:**

£45,000 + (plus fees)

Three Storey Five Bedroom Mid Terraced House with Two Reception Rooms. Close to Town Centre

Large traditional triple bay fronted three storey mid terraced house with five bedrooms. Entrance, porch, hallway, lounge, dining room, first floor landing, bedroom one, bedroom two, bathroom / WC, 2nd floor landing bedroom four, bedroom five. Yard to rear.



Tenure: See Legal Pack

Local Authority: Lancaster 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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Residential Investments

21 Sandy Close, Thornton - Cleveleys, Lancashire FY5 1FF

16

***GUIDE PRICE:**
£64,000+ (plus fees)

Top floor two bedroom apartment let on a 6 month AST from January 2018 at £500pcm/£6000pa

Top floor (2nd floor) two double bedroom apartment let at £500pcm/£6,000pa. Lobby entrance, hallway, open plan lounge diner, fitted kitchen, bathroom, two double bedrooms. Double glazing and electric heating. Residents parking and gardens. Popular location close to promenade and local amenities. The tenant is holding over monthly and has advised they wish to sign a new 12 month AST.

Tenure: See Legal Pack
Local Authority: Lancashire County 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](#)



17

Residential

28A Montgomery House, Demesne Road, Manchester, M16 8PH

***GUIDE PRICE:**
£6,500+ (plus fees)

One Bedroom Studio Accommodation

The studio, which comprises of a combined bedroom and living area, was refurbished last year in a contemporary orange and grey colour scheme. The sale price includes everything required to move in or let i.e. double bed, desk & chair, wardrobe, fitted carpets, blind, shelving, notice board & wash basin. Expected to rent for £80-£85 per week.

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

The building is set within extensive grounds, with mature gardens & on-site parking. Residents of the 250 units benefit from communal bathroom/kitchen facilities, recreation areas, laundry services, gym facilities, bike store, free minibus service to city centre & 24-hour on-site management.

With eight university & college campuses within a 2-mile radius, & excellent transport links, Montgomery House is in an ideal location for students. However, it not exclusively student accommodation and so may also appeal to tenants working in the area.



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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COMMERCIAL

10-16 Osborne Road, Manchester, Greater Manchester M19 2DT

*GUIDE PRICE: £1,000,000 (plus fees)



Substantial Residential Investment of 21 Self-Contained Flats Producing Approximately £114,120pa

Substantial residential investment opportunity of 21 self contained flats (9 studios, 9 x 1 bed and 3 x 2 bed flats) situated within two adjoining converted pairs of semi-detached property which sit on a substantial plot offering on-site parking and amenity space to the front and rear. The flats are currently fully let and produce a rental of £114,120 pa with individual rents ranging from £300 - £600 pcm. Internally the properties briefly comprise the following:

10 Osborne Road:

Ground Floor: Flat 1 - Bedroom, lounge/kitchen and bathroom.
 First floor: Flat 2 - Studio, bedroom and bathroom. Flat 3 - Studio bedroom, kitchen and bathroom
 Second Floor: Flat 4 - Two bedrooms, lounge/kitchen and bathroom
 Basement: Flat - Bedroom, lounge/kitchen and bathroom

12 Osborne Road:

Ground Floor: Flat 1 - Bedroom, lounge/kitchen and bathroom
 First Floor: Flat 2 - Bedroom, lounge/kitchen and bathroom. Flat 3 - Studio - bedroom, kitchen and bathroom
 Second floor: Flat 4 - Studio - bedroom, kitchen and bathroom. Flat 5 - Studio - Bedroom, kitchen and bathroom
 Basement: Flat - Lounge/kitchen, bedroom and bathroom

14 Osborne Road:

Ground Floor: Flat 1 - Bedroom, lounge/kitchen and bathroom
 First Floor: Flat 2 - Studio - Bedroom, kitchen and bathroom. Flat 3 - Studio - Bedroom, kitchen and bathroom
 Second Floor: Flat 4 - Bedroom, lounge/kitchen and bathroom
 Basement: Flat - Two bedrooms, lounge/kitchen and bathroom

16 Osborne Road:

Ground Floor: Flat 1 - Bedroom, lounge/kitchen and bathroom
 First Floor: Flat 2 - Studio - bedroom, kitchen and bathroom. Flat 3 - Studio - bedroom, kitchen and bathroom
 Second Floor: Flat 4 - Bedroom, lounge/kitchen and bathroom
 Basement: Flat - Two bedrooms, lounge/kitchen and barhroom

The properties are situated on the northerly side of Osborne Road close to Levenshulme centre and approximately 4 miles south of Manchester City Centre. A tenancy schedule will be provided within the legal pack.

Tenure: See Legal Pack

Local Authority: Manchester City Council

Energy Performance Certificate (EPC): Current Rating C, D, D, D, D, C, D, D, C, C, C, D, C, D, C, C, E, D, D, 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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10-12 Osborne Road, Manchester, Greater Manchester M19 2DT

*GUIDE PRICE: **£550,000** (plus fees)



Substantial Residential Investment 11 Self-Contained Flats Producing Approximately £58,980 pa

Substantial residential investment opportunity of 11 self contained flats situated within a two converted pair of semi-detached property which sit on a substantial plot offering on-site parking and amenity space to the front and rear. The flats are currently fully let and produce a rental of £58,980 pa with individual rents ranging from £300 - £580 pcm. Internally the properties briefly comprise the following:

10 Osborne Road:

Ground Floor:

Flat 1 - Bedroom, lounge/kitchen and bathroom.

First floor:

Flat 2 - Studio, bedroom and bathroom

Flat 3 - Studio bedroom, kitchen and bathroom

Second Floor

Flat 4 - Two bedrooms, lounge/kitchen and bathroom

Basement

Flat - Bedroom, lounge/kitchen and bathroom

12 Osborne Road:

Ground Floor:

Flat 1 - Bedroom, lounge/kitchen and bathroom

First Floor:

Flat 2 - Bedroom, lounge/kitchen and bathroom

Flat 3 - Studio - bedroom, kitchen and bathroom

Second floor:

Flat 4 - Studio - bedroom, kitchen and bathroom

Flat 5 - Studio - Bedroom, kitchen and bathroom

Basement:

Flat - Lounge/kitchen, bedroom and bathroom

The properties are situated on the northerly side of Osborne Road which is convenient for Levenshulme centre and approximately 4 miles south of Manchester City Centre.

A tenancy schedule will be provided within the legal pack.

Tenure: See Legal Pack

Local Authority: Manchester City Council

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

14-16 Osborne Road, Manchester, M19 2DT

*GUIDE PRICE: £550,000 (plus fees)



Substantial Residential Investment of 10 Self Contained Flats Producing Approximately £55,140pa

Substantial residential investment opportunity of 10 self contained flats situated within a converted pair of semi-detached properties which sit on a substantial plot offering on-site parking and amenity space to the front and rear. The flats are currently fully let and produce a rental of £55,140 pa with individual rents ranging from £350 - £600 pcm. Internally the properties briefly comprise the following:

14 Osborne Road:

Ground Floor:

Flat 1 – Bedroom, lounge/kitchen and bathroom

First Floor:

Flat 2 – Studio – Bedroom, kitchen and bathroom

Flat 3 – Studio – Bedroom, kitchen and bathroom

Second Floor:

Flat 4 – Bedroom, lounge/kitchen and bathroom

Basement:

Flat – Two bedrooms, lounge/kitchen and bathroom

16 Osborne Road:

Ground Floor:

Flat 1 – Bedroom, lounge/kitchen and bathroom

First Floor:

Flat 2 – Studio – bedroom, kitchen and bathroom

Flat 3 – Studio – bedroom, kitchen and bathroom

Second Floor:

Flat 4 – Bedroom, lounge/kitchen and bathroom

Basement:

Flat – Two bedrooms, lounge/kitchen and barroom

The properties are situated on the northerly side of Osborne Road close to Levenshulme centre and approximately 4 miles south of Manchester City Centre.

A tenancy schedule will be provided within the legal pack.

Tenure: See Legal Pack

Local Authority: Manchester City Council

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



Residential Investments

10A Deansgate, Morecambe, Lancashire LA4 5HD

21

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

One Bedroom First Floor Flat Let at £345pcm/£4,140pa

Rear entrance, hallway, lounge/kitchen/diner, double bedroom and bathroom. Not inspected by Auction House and at time of cataloguing AST had not been seen; prospective purchasers are advised to check the legal pack before bidding.

Tenure: See Legal Pack
Local Authority: Lancaster City 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.

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[*Description on Auction Information page](#)



Residential for improvement

Flat 1, 130 Thornton Road, Morecambe, Lancashire LA1 5PL

22

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

A One Bedroom Ground Floor Apartment in Need of Modernisation

A ground floor one bedroom apartment comprising; lounge, bedroom, kitchen with access to rear yard. Basement – bathroom and storage cupboard.

Tenure: See Legal Pack
Local Authority: Lancaster 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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Residential

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

23

***GUIDE PRICE:**
£35,000 (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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Residential

**Flat 5 Kendal Court, 108 New Lane,
Eccles, Manchester, M30 7JE**

24

***GUIDE PRICE:**

£60,000+ (plus fees)

Two Bedroom Ground Floor Flat Recently Let at £450pcm/£5,400pa
Hallway, lounge kitchen diner, bedroom one, bedroom two, bathroom.

Tenure: See Legal Pack

Local Authority: Salford 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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Residential

**20 Roch Way, Manchester, Greater
Manchester M45 8LS**

25

***GUIDE PRICE:**

£60,000 + (plus fees)

Two Bedroom Duplex Apartment over Ground and First Floors
Entrance hallway, lounge, kitchen, bedroom one, bedroom two, bathroom.

Tenure: See Legal Pack

Local Authority: Bury Metropolitan Borough 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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Garages

Garage Colony Rear of 20 Ramsey Street, Moston, Manchester, M40 5HW

*GUIDE PRICE:

£39,000 (plus fees)

Garage Colony - 25 Garages Part Let Producing £7,223pa

Garage colony comprising 25 lock up garages to rear of Ramsey Street and also bounded by Kirkby Avenue and Joyce Street, access is via a drive-way adjacent to no. 20 Ramsey Street in a residential area of Moston.

We have been provided with a tenancy schedule which shows that rents for the garages range between £31 - £50 pcm with additional income by way of right of way agreement being payable at £15 pcm. At present there are five garages vacant and the total rental income in 2018/2019 was £7,223 pa with potential to increase to approximately £9,000 pa when fully let.

The garages sit on a site area of approximately 0.25 acre and may suit future development subject to the 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: Manchester City Council

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

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Commercial

2 Library Street, Wigan, Lancashire
WN1 1NN

*GUIDE PRICE:

£90,000 (plus fees)**Self-Contained Town Centre Retail / A2 / Office Building – 1928 sqft**

Three storey self-contained building previously occupied as Estate Agents, fronting onto Library Street in Wigan town centre adjacent to The Moon Under Water (Weatherspoons) pub. Library Street houses Wigan Library, town hall and the modern Wigan Life Centre housing swimming pool and gym as well as being the main location for Estate Agents and similar A2 occupiers. Internally the property briefly comprises:-

Ground Floor – Open Plan Sale Office (493 sq ft), Rear Office (122 sq ft)**First Floor** – Front Office (388 sq ft), Storeroom (12 sq ft), Rear Kitchen (126 sq ft)**Second Floor** – Storage (451 sq ft)**Basement** – Storage (386 sq ft)

The building is fitted with raised flooring, part double glazing, central heating, air conditioning, suspended ceiling with recessed LED lighting.

Additional Fees**Administration Charge:** £900 inc VAT payable on exchange of contracts.**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Tenure: See Legal Pack

Local Authority: Wigan Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating D

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Plots/Building Land

Land off Highworth Drive, Moston, Manchester, M40 0GW

28

***GUIDE PRICE:**
£38,000 (plus fees)

Land suitable for development (STP)

The plot comprises approximately 0.67 acres of land, deemed suitable for development, subject to gaining relevant planning permission. Located in a popular residential area of Moston, Manchester, close to St Matthew's RC High School and Moston Railway Station.

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

Additional Fees

Buyer's Premium: £900 inc VAT payable on exchange of contracts.
Administration Charge: 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](#)



River Fishing Rights

Dual Bank Fishing Rights on the River Dee, Llangollen, LL20 8AD

29

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

Approx. Fishing Rights for Four Rods on the River Dee well known for Salmon, Sea Trout and Grayling

The site is called Eirianfa Country Park, and the bank is called Dee Meadow. Excellent salmon and sea trout fishing approx. 30 miles from the mouth of the Dee estuary near Chester. Also good for brown trout, grayling fishing and eels. The site is open viewing at your own risk; please take the auction details if you are attending the site. The marked points are for reference only and may not be the exact boundary. Fishing rights for 4 rods on one bank (the A542 side) of the River Dee as detailed in the legal pack.

Tenure: See Legal Pack
Local Authority: Denbighshire County 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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Plots/Building Land

Site of Former 10 Range Road, Whalley Range, Manchester, Lancashire M16 8ES

30

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

Parcel of Land 160sq m / 0.04 acres with Street Frontage. Potential Development STPP.

Parcel of land 160sq m / 0.04 acres with street frontage. Plans show an indicative scheme a purchaser may want to progress to planning stage. No planning permission has been applied for.

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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Commercial

Land to the rear of 52 Middleton Road, Morecambe, LA3 3RZ

31

*GUIDE PRICE:

£45,000 - £50,000 (plus fees)

A Single Building Plot with Planning permission for a detached two bedroom bungalow
A building plot to the rear of 52 Middleton Road with planning permission for a two bedroom detached bungalow. Planning ref: 18/00696/FULL - Lancaster City Council

Tenure: See Legal Pack

Local Authority: Nuneaton and Bedworth 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

7 Dallas Court, Torrisholme, Morecambe, Lancashire LA4 6NN

32

*GUIDE PRICE:

£46,000+ (plus fees)

A Vacant One Bedroom Ground Floor Flat in Need of Refurbishment

A one bedroom ground floor flat comprising; hall, lounge, kitchen, bedroom and shower room. Parking to the rear.

Tenure: See Legal Pack

Local Authority: Lancaster City 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

36 Cairnsmore Avenue, Preston, Lancashire PR1 4UN

33

*GUIDE PRICE:

£90,000+ (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

2 Stuart Close, Ribbleton, Preston, Lancashire PR2 6AL

34

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

A Vacant Three Bedroom Link-Detached Bungalow

Located on a private road off Stuart Road the property comprises; hall, lounge, dining kitchen with access to the garage, two bedrooms, bathroom and separate w/c. First floor – third bedroom. Off road parking and gardens to the front, side and rear.

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

Additional Fees

Buyer's Premium: £2000 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

39 The Crescent, Blackpool, Lancashire FY4 1EQ

35

***GUIDE PRICE:**
£40,000 (plus fees)

Three bedroom mid terraced house in need of full renovation

Traditional style three bedroom mid terraced house. Entrance hall, lounge through dining room, kitchen, bathroom, three bedrooms. Garage and yard to the rear. Requires renovation.

Tenure: Freehold
Local Authority: Blackpool Borough Council
Energy Performance Certificate (EPC): Current Rating F

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](#)



Commercial

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

35A

***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](#)

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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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.

1 Colne Road, Burnley, Lancashire BB10 1LD

*GUIDE PRICE: **£225,000** (plus fees)



12 bedroom licensed HMO – Part-Let with potential gross income of £56,100 per annum

A refurbished 12-bedroom Victorian semi-detached property, currently used as a fully furnished and licenced 12 bed HMO. The property benefits from; contemporary fitted kitchen; fully certified combi boiler; gas central heating throughout with remote Nest control system; Wi-Fi; double glazing throughout and a decking area overlooking the Liverpool to Leeds canal. The accommodation is arranged as follows:

Ground floor

Entrance hallway; 3x double bedrooms; rear kitchen / dining and shower-room with wash-hand basin and w.c.

First Floor

4x double bedrooms; shower-room with wash-hand basin and w.c.

Second floor

3x double bedrooms; shower room and storeroom.

Lower ground floor

2x double bedrooms; shower-room and communal lounge / store-room.

We are informed that seven of the twelve bedrooms are currently Let with rents ranging from £4,320 p.a. to £5,200 p.a. inclusive of bills.

The estimated gross rental income when fully Let is £56,100 p.a. Rents are inclusive of utilities, council tax and wi-fi/broadband.

A full tenancy schedule (with outgoing) can be found within the legal pack. The property is located in an established residential location overlooking the Leeds & Liverpool Canal, within 1 mile from Burnley General Hospital and close proximity of the town centre and associated amenities. Could suit redevelopment / conversion subject to the necessary planning permissions.

Tenure: See Legal Pack

Local Authority: Burnley Borough Council

Energy Performance Certificate (EPC): Current Rating E

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.

43 Rainhall Road, Barnoldswick, Lancashire BB18 6AB

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



Six Bedroom Licensed HMO - Part Let - Potential Gross Income £34,000 per annum

End-terrace property which has been reconfigured, currently used as a licensed 6 bed 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 and double glazing throughout.

The accommodation is arranged as follows:

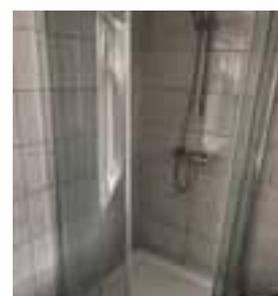
- Ground Floor
- Entrance hallway; 2x double bedrooms and shared kitchen
- First Floor
- Landing; 3x double bedrooms and 2x shower-rooms
- Attic
- 1x double bedroom with kitchenette and velux window.

We are informed that four of the six bedrooms are currently Let with rents ranging from £3,640 p.a. to £5,760 p.a.

The current gross annual income equates to approximately £19,580 per annum before current expenses of approximately £7,806.60 p.a. The estimated gross rental income when fully Let is £34,000 per annum.

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

A full tenancy schedule (including outgoing) can be found in the legal pack. The property is located in an established residential location, within close proximity of the town centre and associated amenities. Motorway links including the M65, M61 and M6 lie approximately 15 minute drive from property.

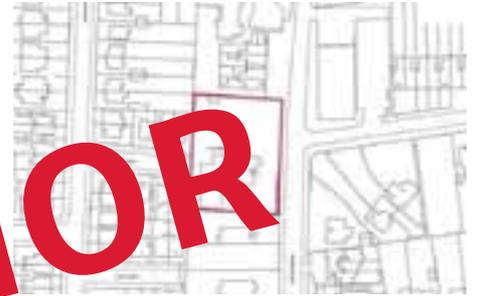


Tenure: See Legal Pack
Local Authority: Pendle Borough Council
Energy Performance Certificate (EPC): Current Rating TBC

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.

136 Withington Road, Whalley Range, Manchester, M16 8FB

*GUIDE PRICE: **£750,000+** (plus fees)



A Former Community Centre Suitable for Conversion/Development (STP) Approximately 0.25 Ha (0.6 Ac)

The property is located on the western side of Withington Road, a busy main road running north to south through the centre of Whalley Range approximately 2.5 miles south of Manchester City centre.

The area is predominantly residential in nature with various schools in close proximity. The site is also well located for local amenities and main road networks which in turn lead to the M56, M60 and M62 Motorways.

The property currently comprises a former community centre with land. We are advised by the vendor that the site measures 0.6 Ac, however, interested parties should rely upon their own site measurements.

Please note: the property has NOT been inspected internally by Auction House and has therefore not been measured, however, we note that the valuation office report a floor area of just under 6,000 sq.ft.

The property has been subject to extensive vandalism and break-ins, as such internal viewings will not be possible.

Tenure - we are advised the property is held freehold.



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

Additional Fees
Buyer's Premium: 1.2% inc VAT of the purchase price 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

Bramley Cottage, 2 Hey Mills, Blackpool Old Road, Little Eccleston, Preston, PR3 0YQ

41

***GUIDE PRICE:**

£100,000+ (plus fees)

A Vacant Two Bedroom Cottage

The property comprises; porch, hall, cloakroom, lounge, kitchen, dining room, study and conservatory. First floor – two bedrooms and bathroom. Off road parking and rear garden. We have been advised by the vendor that the property is of non-standard construction. Prospective purchasers are advised to make their own enquiries to confirm building type.

Tenure: See Legal Pack

Local Authority: Fylde 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

12-14 Heysham Road, Morecambe, Lancashire LA3 1DG

42

***GUIDE PRICE:**

£25,000 - £30,000 (plus fees)

Double Fronted Former Café with Basement used for Storage

Café, kitchen, two rooms, wc, two store rooms to basement.

Tenure: See Legal Pack

Local Authority: Lancaster 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 for improvement

23 Tomlinson Street, Horwich, Greater Manchester BL6 5QR

43

***GUIDE PRICE:**

£60,000 (plus fees)

Two bed mid terraced house in need of refurbishment

Not inspected by Auction House. Advised two bedroom mid terraced house with lounge, dining kitchen, bathroom. The property is in need of refurbishment and clearing following hoarding.

Tenure: See Legal Pack

Local Authority: Bolton Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating TBC

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

59 Brocksby Chase, Bolton, Greater Manchester BL1 2JH

44

***GUIDE PRICE:**
£77,500 (plus fees)

Two bedroom modern detached bungalow

Hallway, lounge, kitchen diner, bedroom one, bedroom two, bathroom. GCH and DG. Gardens and drive. Property is leasehold and the Lease Term is 999 Years from 01/07/2006.

Tenure: Leasehold
Local Authority: Bolton Metropolitan Borough 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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Residential for improvement

39 Earls Gardens, Ellesmere Port, Cheshire CH65 8DS

45

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

Two Bedroom Semi Detached Gardens

Two bedroom semi detached house with gardens. Gas central heating and double glazing where fitted.

Tenure: See Legal Pack
Local Authority: Cheshire West and Chester 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

350 Burnley Road East, Rossendale, Lancashire BB4 9HU

46

***GUIDE PRICE:**
£47,000 (plus fees)

Terraced house with two bedroom and two loft rooms

Large book end terraced house, previously two back to back terraces now arranged as ground floor lounge, dining kitchen, first floor bedroom one, bedroom two, bathroom, two further rooms in the loft.

Tenure: See Legal Pack
Local Authority: Rossendale 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

48 Glastonbury Avenue, Blackpool, Lancashire FY1 6RB

47

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

Three Bedroom Two Reception Semi Detached House in Need of Extensive Renovation. Fire Damaged

Traditional style three bedroom semi-detached house with rear extension and loft conversion in need of remedial works. Entrance hallway, two reception rooms, kitchen, three bedrooms, bathroom, attic room. Gas central heating, double glazing. Garage, gardens and drive. Fire damaged.

Tenure: Freehold
Local Authority: Blackpool 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](#)



48

Residential

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

***GUIDE PRICE:**
£7,500+ (plus fees)

Student Pod Accommodation

Opportunity to purchase a refurbished pod-style accommodation within the popular Montgomery House student development in central Manchester. Situated on the south side of Alexandra Park, and with eight university and college campuses within a 2-mile radius, it is in the perfect location for students.

The property is set within extensive grounds, with mature gardens and on-site parking. Residents of the 250 operational student units benefit from communal bathroom and kitchen facilities, recreation areas, laundry services, gym facilities, bike store, free minibus service to city centre, and 24 hour on-site management.

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



Tenure: See Legal Pack
Local Authority: Manchester City Council
Energy Performance Certificate (EPC): Current Rating 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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**On loans up to £500,000 for residential properties only.

Residential

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

*GUIDE PRICE:

£7,500+ (plus fees)

Student Pod Accommodation

Opportunity to purchase a refurbished pod-style accommodation within the popular Montgomery House student development in central Manchester. Situated on the south side of Alexandra Park, and with eight university and college campuses within a 2-mile radius, it is in the perfect location for students.

The property is set within extensive grounds, with mature gardens and on-site parking. Residents of the 250 operational student units benefit from communal bathroom and kitchen facilities, recreation areas, laundry services, gym facilities, bike store, free minibus service to city centre, and 24 hour on-site management.

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

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.



Tenure: See Legal Pack

Local Authority: Manchester City Council

Energy Performance Certificate (EPC): Current Rating D

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50

Residential

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

***GUIDE PRICE:**

£7,500+ (plus fees)

Student Pod Accommodation

Opportunity to purchase a refurbished pod-style accommodation within the popular Montgomery House student development in central Manchester. Situated on the south side of Alexandra Park, and with eight university and college campuses within a 2-mile radius, it is in the perfect location for students.

The property is set within extensive grounds, with mature gardens and on-site parking. Residents of the 250 operational student units benefit from communal bathroom and kitchen facilities, recreation areas, laundry services, gym facilities, bike store, free minibus service to city centre, and 24 hour on-site management.

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



Tenure: See Legal Pack

Local Authority: Manchester City Council

Energy Performance Certificate (EPC): Current Rating 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](#)



51

Commercial Investments

4 Elizabeth Street, Castleton, Rochdale, OL11 3HY

***GUIDE PRICE:**

£150,000 - £200,000 (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 tarmacadam surfaced car park directly in front of the unit for 8 cars.

Tenure: See Legal Pack

Local Authority: Rochdale Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating To Follow

Additional Fees

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

Administration Charge: 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](#)

52

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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224 Spendmore Lane, Coppull, Chorley, Lancashire PR7 5BZ

*GUIDE PRICE: **£105,000** (plus fees)



Ground Floor Retail Unit with Self Contained 2 Bed Flat plus On-site Car Parking

Traditionally constructed two storey semi-detached property briefly comprising ground floor self-contained retail unit (former bookmakers), together with first floor self-contained two bedroom flat. Externally there is a single car/garage and parking/yard area to the rear considered suitable for up to four cars.

Internally the ground floor extends to approximately 465 sq ft (43 sq m) and is laid out as open plan retail sales area with rear counter/kitchen and w.c. the first floor flat is accessed via the side door, with stairs leading to the landing and then two bedrooms, open plan lounge/kitchen/diner and shower room with w.c.

We are informed that the electricity is sub-metered between the shop and flat and benefits from gas fired central heating, air conditioning to the retail unit, Upvc double glazing and security roller doors to the shop front.

The retail unit was previously marketed To Let with an asking rent of £8,500pa and the flat at £420pcm. Potential income is therefore c£13,500pa.

The property is centrally located with the village of Coppull, Spendmore Lane being the main thoroughfare through the centre in close proximity to village facilities including library, public house, convenience store, childrens day nursery and a variety of local retailers. Chorley town centre is approximately 3 miles to the east.

Tenure: See Legal Pack
Local Authority: Chorley 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.



Land

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

54

*GUIDE PRICE:

£500 (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 573, Flax Lane, Lathom, Ormskirk, Lancashire L40 5TD

55

*GUIDE PRICE:

£500 (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 539, Flax Lane, Lathom, Ormskirk, Lancashire L40 5TD

56

*GUIDE PRICE:

£500 (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 549 Flax Lane, Lathom, Ormskirk, Lancashire L40 5TD

57

*GUIDE PRICE:
£500 (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

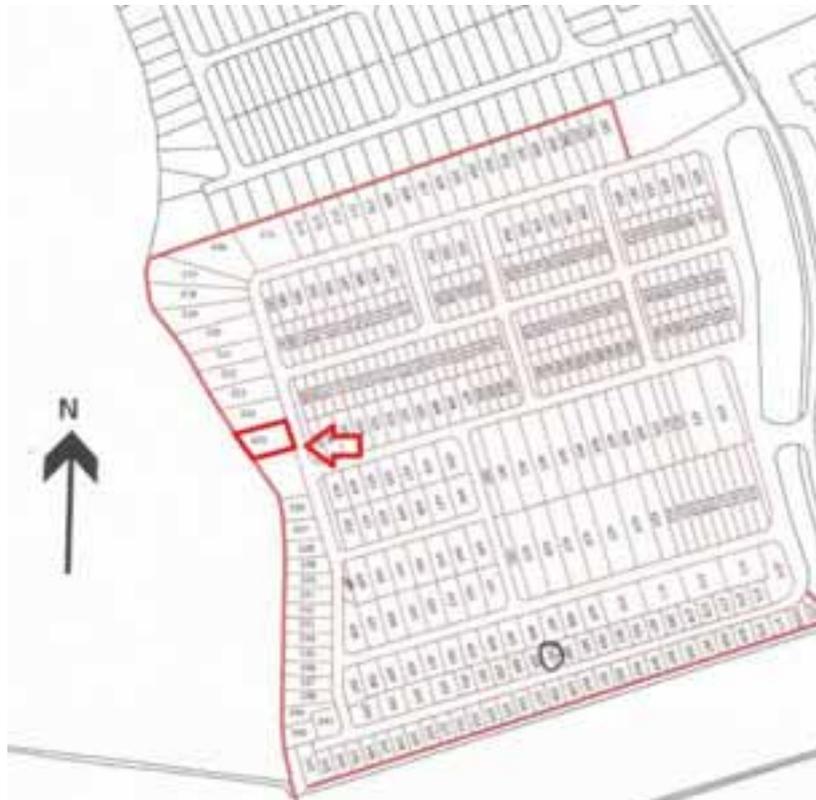
Buyer's Premium: £1800 inc VAT payable on exchange of contracts.

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

58

Plot 325, Flax Lane, Lathom, Ormskirk, Lancashire L40 5TD

*GUIDE PRICE:
£500 (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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*Description on Auction Information page

**AUCTION
HOUSE**
NORTH WEST

OUR NEXT AUCTION IS
Thursday 6th February 2.00pm

**AUCTION
HOUSE**
COMMERCIAL



Tenure: See Legal Pack

Viewing: 5th December 11:00 – 11:30. 10th December 13:00 – 13:30.

Energy Performance Certificate (EPC): Current Rating E

Residential for improvement

59

21 Strathcona Road, Wallasey, Merseyside CH45 7NA

*GUIDE PRICE:

£105,000+ (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

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

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Residential Investments

17 Shannon Street, Blackpool,
Lancashire FY1 5AL

60

***GUIDE PRICE:**

£70,000 - £80,000 (plus fees)

Substantial 3 storey mid terraced arranged as x5 flats. Fully let gross income circa £21,580pa.

Five self contained flats - 2 x 1 bed and 3 x studio flats situated in an ideal rental location close to Blackpool Town Centre and within short walking distance to the Promenade, local shops and amenities. The property is fully double glazed and each flat has its own electric card meter. Please check the legal pack for tenancy agreements as Auction House have not had sight at the time of print. The property is only part let. See Legal pack for Tenancy Agreements on the let flats.

Tenure: See Legal Pack

Local Authority: Blackpool 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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[*Description on Auction Information page](#)



Residential for improvement

68 St Lukes Road, Southport,
Merseyside PR9 9AP

61

***GUIDE PRICE:**

£58,000+ (plus fees)

Two Bedroom Semi-Detached House in Need of Renovation

Hallway, lounge, open plan to dining room, kitchen, bathroom, bedroom one, bedroom two. Front and rear garden.

Tenure: See Legal Pack

Local Authority: Sefton 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](#)



Residential

38 Bevan Court (Plus Parking
Space), Dunlop Street, Warrington

62

***GUIDE PRICE:**

£70,000 (plus fees)

Modern lease buy two bedroom apartment with en-suite & underground parking

Set first floor apartment positioned minutes from Warrington Town Centre and having secure underground parking. Lift to all floors. Accommodation comprises, hallway with storage, large lounge open to the style kitchen, two bedrooms, en-suite shower room and modern bathroom. Community gardens and parking.

Tenure: See Legal Pack

Local Authority: Warrington Borough 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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[*Description on Auction Information page](#)

Apartment A31, 5 Prince Edwin Street, Liverpool, Merseyside L5 3AA

*GUIDE PRICE: **£44,000** (plus fees)



Deluxe Studio Apartment with rent guarantee £1216.36 quarterly/£4865.44pa

Uninspected by Auction House. We are advised: A deluxe studio apartment originally purchased for £57,950 on 31/10/2018 with 5 year guaranteed rental period, approximately 4 years remaining at 9% net on purchase cost £57,950 equating to £1,216.36 every quarter. Note: the imagery supplied is from the website as a representation of a deluxe studio room.

The phoenix Place website describes the deluxe studio as:

These self-contained Deluxe Studio rooms are fully furnished with a double bed and overhead light, along with high quality walnut veneer chest of drawers, wardrobe and working desk. There is also a 2 ring hob and combi-oven with a microwave, over and grill setting. The luxury en-suite bathroom pod is fitted with a power shower.

In the room:
Desk&Chair
Wifi
Cooker

Fridge
Microwave
Lockable Bedroom
Safety Deposit Box
USB charging points
TV access point

Room size: approx. 17.3ms
In the complex:
Manned 24h Security
Wifi
Lift access to all floors
Laundry Room
Common Room
Study Room
Cleaner
Bike Storage
On-Site Maintenance
Disabled Access
Post Box

Tenure: See Legal Pack

Local Authority: Liverpool City 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.



Residential

132 Branstree Road, Blackpool,
Lancashire FY4 4TD

64

***GUIDE PRICE:**
£65,000 (plus fees)

Three bedroom mid terraced townhouse with gardens and solar panels

Three bedroom property. Internally, the home comprises of a lounge, kitchen and a downstairs WC. Upstairs, there are three good sized bedrooms and family bathroom. Externally, to the front there is off-street parking and access to the rear. The rear garden is ready made for relaxing and entertaining. Bidders to make their own enquiries and satisfy themselves with regards to the solar panels and loft conversion

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

Additional Fees

Buyer's Premium: £1620 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

208 Emmanuel Street, Preston,
Lancashire PR1 7NR

65

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

Three Bedroom Mid Terraced House

Entrance, lounge, family dining kitchen, first floor landing, bedroom one, bedroom two, bedroom three, bathroom, yard. Gas central heating and double glazing where fitted.

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

Additional Fees

Buyer's Premium: £2000 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

5 Ashbourne Road, Lancaster,
Lancashire LA1 2DJ

65A

***GUIDE PRICE:**
£65,000 - £75,000 (plus fees)

Two bedroom four storey mid townhouse with gardens and off road parking

Situated on the doorstep of the river Lune the accommodation is set over four floors with split level aspect and comprises; entrance into an open plan lounge with views of the city centre. Stairs lead up to the modern kitchen with base and wall units and an integrated oven and hob. On this level there is access to a yard from a rear porch which is currently used as a utility area. A small flight of stairs lead to the third floor where there are two bedrooms. To the fourth floor, there is a bathroom with a modern suite. Front & rear garden which is well maintained with a lovely seating area and rockery feature. There is off road parking to the rear.

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

Additional Fees

Buyer's Premium: £1920 inc VAT payable on exchange of 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](#)

66

Commercial**Former Fernleigh Nurseries,
Lancaster Road, Pilling, PR3 6SR*****GUIDE PRICE:****£150,000 (plus fees)****Former Garden Nursery Premises – Site 8.79 acres**

Former Nursery extending to approximately 8.79 acres (3.56 ha) occupying a flat site with 211m frontage to Lancaster Road and 202m frontage to Bradshaw Lane.

The site is situated approximately 1½ miles south of Pilling and convenient for Blackpool and Preston.

The site itself houses a mixture of glasshouses (14,350 m² / 154,463 sqft / 3.5 acres) plus former multi-spans (11,242 m² / 121,004 sqft / 2.78 acres) and ancillary storage (435.4 m² / 4,687 sqft).

As well as existing use, the site is considered suitable for alternative uses and/or development subject to the necessary consents being obtained. All interested parties are advised to contact the local planning authority.

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.



Tenure: See Legal Pack

Local Authority: Preston City Council

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

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*Description on Auction Information page

67

Commercial**4 West Lodge, Broadpool Lane,
Hambleton, Poulton-Le-Fylde, FY6 9AG*****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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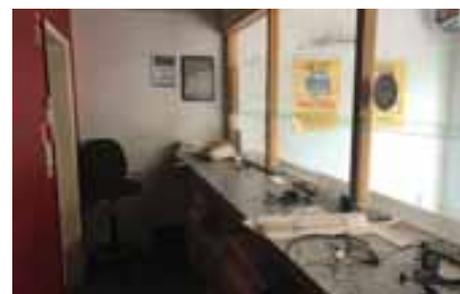
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**AUCTION
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COMMERCIAL

Kiosk A, Queen Street, Henblas Square, Wrexham, Clwyd LL13 8AE

*GUIDE PRICE: **£78,000** (plus fees)



Town Centre Ground Floor Retail Unit

Ground floor retail unit extending to a net internal floor area of 524 sq ft (48.6 sq m) fronting onto Queen Street and situated within the Henblas Square Shopping Centre in the centre of Wrexham. The unit benefits from prominent glazed frontage, largely open plan sales area and w.c. facilities. Nearby occupiers include; New Look; Caffè Nero; Vodafone; Barclays; Card Factory; Betfred and Boots Opticians.

Sports Direct have recently completed the purchase of the entire corner unit at Lampit Street, Queens Street and Henblas Square. Major refurbishment works are underway and the new Sports Direct/USC store is expected to open in Spring 2020. North Wales Science Ltd has purchased the other large unit at Henblas Square with more major works planned to create a new science discovery centre in the Town Centre.

The unit will be sold with vacant possession, however we are informed that the previous tenants rent was £14,000 per annum. Henblas Shopping Centre was constructed in 1999 in the heart of the pedestrianised town centre with prominent frontage to Henblas Street, Chester Street and Queen Street. Information relating to the service charge, insurance and maintenance can be found within the legal pack.

Tenure: See Legal Pack

Local Authority: Wrexham County 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.



Residential Investments

75-77 Caunce Street, Blackpool,
Lancashire FY1 3NE

69

*GUIDE PRICE:

£25,000 + (plus fees)

Two storey maisonette with rear entrance let at £330pcm / £3960pa

Self-contained flat with private rear entrance leading to kitchen, lounge diner, bathroom to first floor and stairs to large bedroom on second floor. Gas central heated and double glazed.

Tenure: See Legal Pack

Local Authority: Fylde 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.

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[*Description on Auction Information page](#)



Residential Investments

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

70

*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 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.

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?

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HOUSE
NORTH WEST

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.

56 Railway Road, Leigh, Lancashire WN7 4AR

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



Block of 5 One Bedroom Self Contained Flats - Fully Tenanted producing £20,100 pa.

Three storey mid-terrace property which has recently been converted to provide five self contained one bedroom flats. The flats are currently all tenanted by way of AST's as follows:

Flat 1 - £350 pcm

Flat 2 - £300 pcm

Flat 3 - £300 pcm

Flat 4 - £350 pcm

Flat 5 - £375 pcm

(copies of leases available in legal pack)

The total rental income is therefore £1,675 pcm (£20,100 pa).

The property has recently been refurbished to include new fitted kitchens, floor coverings, decoration, bathrooms and is fitted with gas fired central heating. A purchase at the guide price equates to a yield of 10%.

The property is situated fronting Railway Road in close proximity to Leigh Town Centre and all amenities.

Tenure: See Legal Pack

Local Authority: Wigan Metropolitan Borough Council

Energy Performance Certificate (EPC): Current Rating C,C,D,C & 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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**AUCTION
HOUSE**



73

Residential Investments

90 Railway Road, Leigh, Greater Manchester WN7 4AN

***GUIDE PRICE:**

£147,500 (plus fees)

Block of Four Self-Contained One Bedroom Flats - Part Tenanted

Mid-terrace two/three storey property, briefly comprising four self-contained one bed flats. Apartments 1 & 2 are currently let at a rental of £400 pcm and £350 pcm with flats 3 & 4 currently vacant. When fully let the property should produce an income of £1,470 pcm (£17,640 pa).

The flats are conveniently situated on the fringes of Leigh town centre.



Tenure: See Legal Pack

Local Authority: Wigan Metropolitan Borough Council

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

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](#)



74

Commercial

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

***GUIDE PRICE:**

£110,000 (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.

auctionhouse.co.uk/northwest

[*Description on Auction Information page](#)



Residential Investments

24 Shaw Road, Blackpool, Lancashire FY1 6HB

75

***GUIDE PRICE:**
£65,000+ (plus fees)

A Mid Terrace Building Arranged as x 3 Flats All Let with a Combined Income of £13,260
Not inspected by Auction House but advised by the vendor that the property comprises; Ground floor - Flat 1 - Lounge, kitchen, bedroom and shower room. First floor (Flat 2); Lounge, kitchen, bedroom and bathroom. Flat 3; Lounge/kitchen, bedroom and shower room. Prospective purchasers are advised to check the legal pack to confirm tenancy details as Auction House have not had sight of all agreements at the time of cataloguing.

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

auctionhouse.co.uk/northwest

*Description on Auction Information page



Residential Investments

241 Milnrow Road, Rochdale, Greater Manchester OL16 5AS

76

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

Mid Terraced House Let at £400pcm/£4,800pa
Tenanted mid terraced house let at £400pcm/£4,800pa. Not inspected by Auction House. Please check the legal pack for AST. Entrance porch, lounge, kitchen diner, first floor landing, bedroom one, bathroom.

Tenure: See Legal Pack
Local Authority: Rochdale 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.

auctionhouse.co.uk/northwest

*Description on Auction Information page

WHAT TO BRING ON AUCTION DAY

PASSPORT
DRIVING LICENCE
UTILITY BILL (3 MONTHS)

***NO CASH**

CREDIT CARD | DEBIT CARD | CHEQUE

**AUCTION
HOUSE
COMMERCIAL**

**AUCTION
HOUSE
NORTH WEST**

77 Culcheth Lane, Newton Heath, Manchester, M40 1LY

*GUIDE PRICE: **£285,000** (plus fees)



Fully Let Parade of Four Retail Units with Two Flats Above Producing £37,800 pa Increasing to £39,000 pa

Recently converted detached parade comprising four ground floor retail units and two first floor flats (1 x one bed, 1 x two bed). The property is currently full tenanted as follows:-

Retail Units

Unit 1 Barber / Hairdressers - 5 year lease from January 2019, current rental £4,800 pa, increasing to £5,000 pa in January 2020 and £6,000 January 2021. The lease also incorporates a rent review after the third year and a tenant break clause after year one.

Unit 2 - Cafe - Five year lease from June 2018 - current rental £7,000 pa, rent review at end of year 2 and tenant break after the first year.

Unit 3 - Vape/E-cig shop - by way of five year lease from April 2019 at a rental of £10,000 pa, lease incorporates a rent review after the second year.

Unit 4 - Tanning Salon - one year lease from January 2019 at a rental of £5,200 pa

Flats are both let on AST's at £450 pcm.

Total rental income is therefore currently £37,800 pa which increases to £39,000 pa.

Externally there is a surfaced car parking area to the side, considered suitable for approximately 6 vehicles.

The property is situated on the easterly side of Culcheth Lane, approx, 4 miles east of Manchester City Centre.

Tenure: See Legal Pack

Local Authority: Manchester City Council

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

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

78

***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.

auctionhouse.co.uk/northwest

[*Description on Auction Information page](#)



Land

Plot 182E Hollins Farm, Red Lees Road, Burnley, BB10 4RB

79

***GUIDE PRICE:**
£500 (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.

auctionhouse.co.uk/northwest

[*Description on Auction Information page](#)



Land

Plot 30C, 18C & 30M Grange Farm, Top Road, Scunthorpe, DN15 9TG

80

***GUIDE PRICE:**
£500 (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.

auctionhouse.co.uk/northwest

[*Description on Auction Information page](#)



Plots/Building Land

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

81

*GUIDE PRICE:

£500 (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.

auctionhouse.co.uk/northwest

*Description on Auction Information page



Commercial

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

82

*GUIDE PRICE:

£500 (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.

auctionhouse.co.uk/northwest

*Description on Auction Information page



Residential

230B Fleetwood Road, Thornton-Cleveleys, Lancashire FY5 1NL

83

*GUIDE PRICE:

£40,000+ (plus fees)

Three Bedroom First Floor maisonette

Accessed from the rear via a private driveway, living room, kitchen, bedroom one, wet room to first floor and two further bedrooms on second floor.

SOLD PRIOR

Tenure: Leasehold

Local Authority: Blackpool 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.

auctionhouse.co.uk/northwest

*Description on Auction Information page



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- Part exchanges
- Transfer of ownership
- Transfer of equity
- Boundary disputes
- Landlord and tenant disputes

**For more information call us
now on 0800 294 4413 or visit
www.marsdenrawsthorn.com**



Residential for improvement 21 Stoneclose Avenue, Hexthorpe, Doncaster, DN4 0BB

84

***GUIDE PRICE:**
£25,000 (plus fees)

A Two Bedroom Mid Terrace

Not inspected by Auction House but advised by the vendor the property comprises a two bedroom mid terrace house in need of full refurbishment throughout.

Please note there will be no access for internal viewings.

Tenure: See Legal Pack
Local Authority: Doncaster Metropolitan Borough Council
Energy Performance Certificate (EPC): Current Rating No Access

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.

auctionhouse.co.uk/northwest

[*Description on Auction Information page](#)



Residential Apartment 163, Centenary Mill Court, New Hall Lane, Preston, PR1 5JH

85

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

Two Bedroom Apartment within a Converted Landmark Mill Building near the centre of Preston City

The accommodation comprises; lounge/kitchen, fitted bathroom, two bedrooms with one bedroom having an en-suite. Externally, there is allocated parking.

Tenure: See Legal Pack
Local Authority: Preston 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.

auctionhouse.co.uk/northwest

[*Description on Auction Information page](#)



Residential for improvement 19 Brock Avenue, Fleetwood, Lancashire FY7 8ET

86

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

Three Bedroom End Terraced Townhouse with Gardens

Three bedroom, end of terrace property has accommodation comprising entrance hall with stairs to the first floor, kitchen/diner with modern base and wall units, good sized lounge, two double bedrooms, one single bedroom plus a family bathroom with a bath with shower over, wash hand basin and WC.

Externally there are good sized low maintenance gardens to both front and rear.

Tenure: See Legal Pack
Local Authority: Fylde Borough 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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[*Description on Auction Information page](#)

DO YOU HAVE A PROPERTY
SUITABLE FOR AUCTION?

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TAKING ENTRIES
FOR OUR NEXT
AUCTION**

**AUCTION
HOUSE**

NORTH WEST

**AUCTION
HOUSE**

COMMERCIAL

For all enquiries or a valuation contact

0800 050 1234 or 0161 830 7477

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

auctionhousenorthwest.co.uk

AUCTION HOUSE ONLINE

ONLINE AUCTIONS

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

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

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



BENEFITS OF SELLING AT ONLINE AUCTION

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

BENEFITS OF BUYING AT ONLINE AUCTION

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

Please contact us
for more information
0800 050 1234

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

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

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

Going once...

The most suitable properties for auction include:

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

Auction dates:

6th February 2020

12th March 2020

16th April 2020

12th May 2020

18th June 2020

14th July 2020

10th September 2020

15th October 2020

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