



PROPERTY AUCTION

67 LOTS TO BE OFFERED

Thursday 2nd February 2017
2.00pm

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

auctionhousenorthwest.co.uk

The UK's No. 1 Residential Auctioneer
The UK's Largest Commercial & Mixed Use Auctioneer Outside London

67 Lots For Sale By Auction. Start Time 2.00pm

(Unless previously sold or withdrawn)

Auction Venue



HOW TO FIND US

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

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



Thursday 2nd February 2017 - 2.00pm

Bolton Wanderers Football Ground

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

Residential: northwest@auctionhouse.co.uk

Commercial: nwcommercial@auctionhouse.co.uk

Residential
Commercial

0800 050 1234
0161 830 7477



Auctioneers

NORTH WEST

The UK's No. 1 Residential Auctioneer The UK's Largest Commercial & Mixed Use Auctioneer Outside London

Auction House North West has been established to respond to the bespoke requirements of Property Owners, Receivers, Agents, Asset Managers, Investors & Buyers: all of whom are seeking convenient and transparent options to expeditiously dispose of and efficiently purchase Residential & Commercial Property across the North West.

The North West of England has the most active UK Auctions market outside London. The advent of the 'Northern Powerhouse' is starting to transform the region and clear signs of an investment surge are now highly visible in the area.

Under the guidance of property auction experts, Auction House North West combines Commercial & Residential Properties from Greater Manchester, Merseyside and Lancashire into one substantial catalogue.



Stuart Cooper & Oliver Adams

Welcome to our 2nd Auction House North West event, we certainly hope we can replicate and build on the successful inaugural event in December where we achieved a 78% sales success and generated over £4.5m on behalf of our clients, including the sale of the highest value commercial property offered at auction across the whole of the North of England in December.

We are proud to now officially be recognised as the biggest UK Auctioneers in Auction House UK and delighted that our determined efforts are concentrated upon serving the Northern Powerhouse.

We now look forward to 2017 and much change is in the air, with Brexit and the US election to name but two. Change can be frowned upon but is essential in order to progress. Here at AHNW we embrace and encourage change; please look out for the launch of our new more user friendly website shortly 'auctionhousenorthwest.co.uk'. We are also looking at ways to make auction day more of an event for all attendees and hopefully you will notice more property related businesses attending our 2017 auctions to offer free advice prior to the auction.

One thing we never underestimate is the need for feedback and friendly advice, so if anyone has any suggestions or ideas on how to improve the experience in general or the auction event, please come and speak to us, we may even buy you a drink!

Good Luck & may the best bid win.

Best regards
Stuart & Oliver

Auction Offices

RESIDENTIAL OFFICE

First Floor Office Suite, 309A Garstang Road
Fulwood, Preston, Lancashire PR2 9XJ
Tel: 0800 050 1234 (Freephone)
Email: northwest@auctionhouse.co.uk

COMMERCIAL OFFICE

Century Buildings, 14 St. Mary's Parsonage
Manchester M3 2DF
Tel: 0161 830 7477
Email: nwcommercial@auctionhouse.co.uk

auctionhousenorthwest.co.uk



Auction information



The Catalogue Details of the property and land to be sold are set out in our catalogue. 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.



Plans, Maps and Photographs Photographs, room dimensions, floorplans, area measurements, maps and legal packs (when available) are included within our full details online at auctionhouse.co.uk. All published information is to aid identification of the property. The plans are not to scale.



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.



***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.



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



Pre Auction Sales Offers made on property included in this auction may be accepted by the Vendor prior to the auction. If you are intending to bid at the auction for a specific lot, we recommend that you keep in contact with the Auctioneer's office.

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



Post Auction Sales If a property you are interested in is not sold during the auction please speak to the Auctioneer and make an offer at, above or below the Guide. Your offer will be put forward to the Vendor and if accepted, you will be able to proceed with your purchase under auction rules.



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/alteration list 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 the cashiers 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 pre auction bidding form and conditions can be downloaded from the 'How to bid at Auction' page located as a menu choice located under the 'Buy' tab menu on our website or from our catalogue.



Proof of Identification In order to abide by the money laundering regulations we ask that all prospective purchasers provide proof of identity. Please bring your passport or photographic UK driving licence and a current utility bill, bank statement or council tax bill to the auction. If purchasing on behalf of a company you will also need to present proof of your position within the company and company letterhead.



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.



Deposit When you buy a property you will be approached by a member of Auction House staff and asked to go to the cashiers desk to 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. Payments can be made by cheque or card. Cash payments will not be accepted. Payment by debit card is free of charge, credit card payments carry a 2.5% transaction fee. Please note, should the cheque have to be represented, a processing charge of £60.00 inc VAT will be charged by deduction from the deposit.



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.



Administration Charge Purchasers will be required to pay by cheque, an administration charge of 0.9% inc VAT of the purchase price subject to a minimum of £900.00 inc VAT 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.



Insurance Unless indicated to the contrary, the seller will continue to be responsible for insuring the property until completion



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.



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.

NORTH WEST COVERAGE



REGIONAL & LOCAL

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

AWARD WINNING

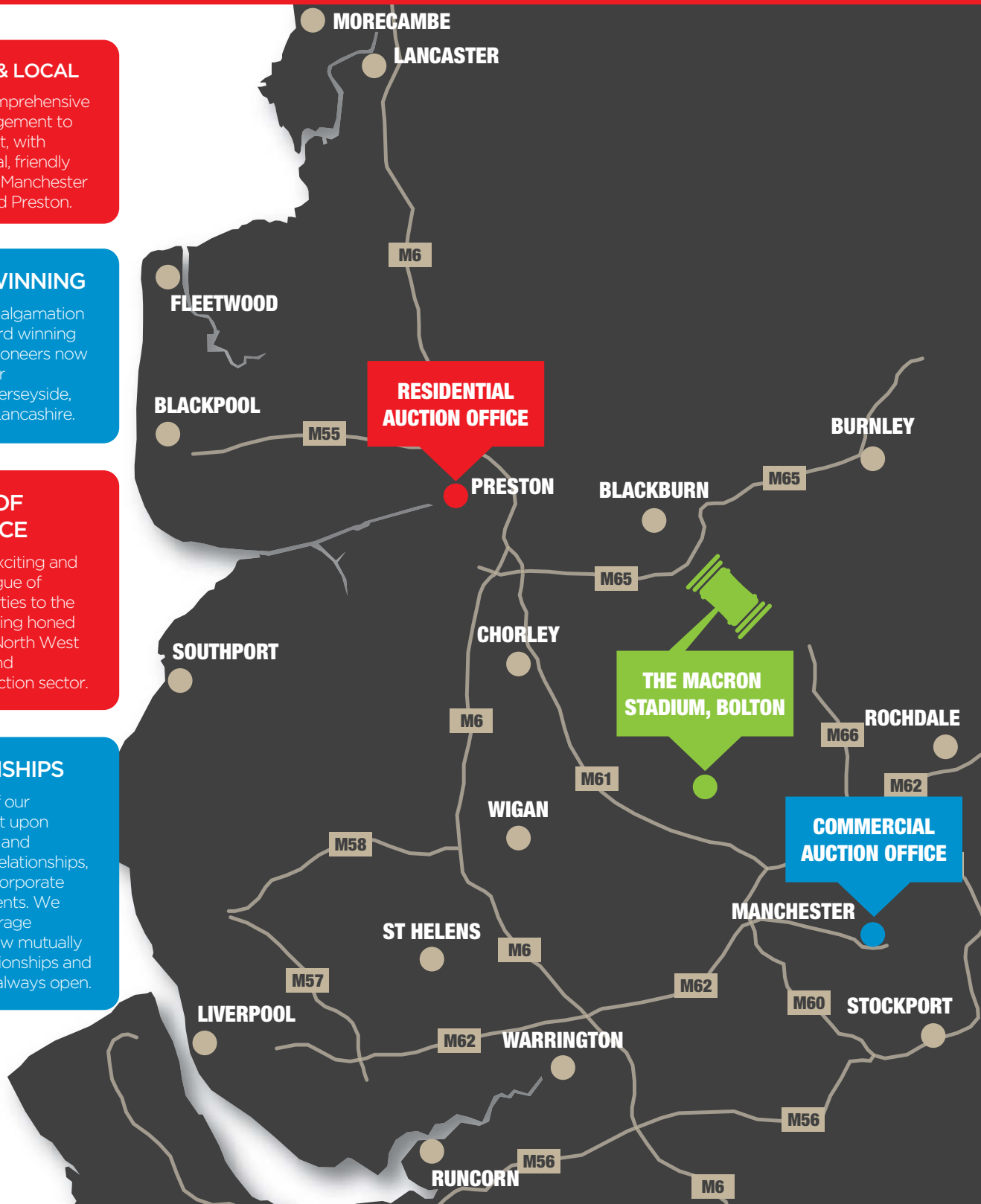
We are the amalgamation of 3 multi-award winning Property Auctioneers now serving Greater Manchester, Merseyside, Cheshire and Lancashire.

WEALTH OF EXPERIENCE

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

RELATIONSHIPS

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



RESIDENTIAL OFFICE

First Floor Office Suite, 309A Garstang Road
Fulwood, Preston, Lancashire PR2 9XJ
Tel: 0800 050 1234 (Freephone)
Email: northwest@auctionhouse.co.uk
auctionhousenorthwest.co.uk

COMMERCIAL OFFICE

Century Buildings, 14 St. Mary's Parsonage
Manchester M3 2DF
Tel: 0161 830 7477
Email: nwcommercial@auctionhouse.co.uk
auctionhousenorthwest.co.uk

Order of Sale

Thursday 2nd February 2017 2.00pm, Bolton Wanderers Football Ground, Macron Stadium, Platinum Suite, De Havilland Way, Bolton BL6 6SF

LOT NO.	ADDRESS	*GUIDE PRICE *Description on Auction Information page	LOT TYPE
1	35 Gordon Avenue, Oldham, Lancashire	£25,000	Residential for Improvement
2	176 Oxford Road, Burnley, Lancashire	£25,000+	Residential for Improvement
3	100 Cemetery Road, Preston, Lancashire	£50,000+	Residential
4	50 Rosedale Avenue, Blackpool, Lancashire	£50,000+	Residential for Improvement
5	312 Coal Clough Lane, Burnley, Lancashire	£40,000+	Residential
6	72 Morris Street, St. Helens, Merseyside	£25,000+	Residential Investment
7	11 Hyndburn Street, Accrington, Lancashire	£28,000	Residential for Improvement
8	21 Barbrook Close, Standish, Wigan, Lancashire	£90,000+	Residential
9	24 Kime Street, Burnley, Lancashire	£25,000+	Residential for Improvement
10	21a Hale Carr Lane, Heysham, Morecambe, Lancashire	£60,000+	Residential for Improvement
10A	Lower Ground Floor, 18a Alexandra Road, Morecambe, Lancashire	£5,000+	Residential for Improvement
11	7 Bute Avenue, Blackpool, Lancashire	£35,000+	Residential for Improvement
12	11 Newbury Avenue, Blackpool, Lancashire	£40,000+	Residential
13	11 Cannon Hill, Ashton-on-Ribble, Preston, Lancashire	£55,000+	Residential
14	417 Colonnade, Sunbridge Road, Bradford, West Yorkshire	£10,000+	Residential Investment
15	7 York Road, Widnes, Cheshire	£35,000+	Residential for Improvement
16	Former Local Authority Depot, London Road N, Poynton, Stockport, Cheshire	£150,000	Commercial
17	Plot 27 Rear Of Parkend Walk, Rhostyllen, Wrexham, Clwyd	NIL - RESERVE	Plots/Building Land
18	84 Manchester Road, Denton, Manchester, Lancashire	£65,000	Mixed Use
19	Plot 28 Rear Of Parkend Walk, Rhostyllen, Wrexham, Clwyd	NIL - RESERVE	Plots/Building Land
20	721 - 723 Bacup Road, Rossendale, Lancashire	£60,000	Commercial
21	Plot 29 Rear Of Parkend Walk, Rhostyllen, Wrexham, Clwyd	NIL - RESERVE	Plots/Building Land
22	Former Spiritualist Church, Victoria Avenue, Whitefield, Lancashire	£40,000 - £50,000	Commercial
23	Plot 30 Rear Of Parkend Walk, Rhostyllen, Wrexham, Clwyd	NIL - RESERVE	Plots/Building Land
24	82-84 Station Road, Ellesmere Port, Merseyside	£80,000	Commercial
25	Plot 40 Rear Of Parkend Walk, Rhostyllen, Wrexham, Clwyd	NIL - RESERVE	Plots/Building Land
26	Former Oakendale Care Home, 17 Rose Terrace, Ashton, Preston, Lancashire	£425,000	Commercial
27	Plot 41 Rear Of Parkend Walk, Rhostyllen, Wrexham, Clwyd	NIL - RESERVE	Plots/Building Land
28	Land to the Rear of 315-319 West Street, Crewe, Cheshire	£70,000	Plots/Building Land
29	Plot 42 Rear of Parkend Walk, Rhostyllen, Wrexham, Clwyd	NIL - RESERVE	Plots/Building Land
30	The Village Stores, Pant Yr Afon, Penmaenmawr, Gwynedd	£27,500	Commercial
31	Development Site at Warren Bank Lancaster New Rd, Cabus, Preston, Lancashire	£100,000 - £120,000	Plots/Building Land
32	Freehold Land At Knotts Lane, Colne, Lancashire	NIL - RESERVE	Plots/Building Land
33	Freehold Land At Khyber Street, Colne, Lancashire	NIL - RESERVE	Plots/Building Land
34	Land North East side Khyber St & North side Shed St, Colne, Lancashire	NIL - RESERVE	Plots/Building Land
35	Freehold Land at Elmtree Street, Darlington, County Durham	NIL - RESERVE	Plots/Building Land
36	Norbuck House 16 Albert Road & 2A Buckhurst Avenue, Levenshulme	SOLD PRIOR	Mixed Use
37	187 Liverpool Road, Birkdale, Southport, Merseyside	£60,000	Commercial Investments
38	Former Site at 29/31 Park Grove, Levenshulme, Manchester, Lancashire	£150,000	Plots/Building Land
39	11a Olympic Way, Birchwood, Warrington, Cheshire	£300,000	Commercial
40	6 Clevedon Road, Blackpool, Lancashire	£60,000	Residential
41	23 St Marygate, Ripon, North Yorkshire	WITHDRAWN PRIOR	Residential
42	112 Manchester Road, Burnley, Lancashire	£300,000 - £350,000	Residential
43	82 Mornington Road, Heaton, Bolton, Lancashire	£125,000	Residential Investment
44	26 Danesbury Road, Bolton, Lancashire	£100,000+	Residential Investment
45	85 Derbyshire Hill Road, St. Helens, Merseyside	£20,000 - £25,000	Residential for Improvement
46	12 Peel Street, Rawtenstall, Rossendale, Lancashire	£40,000+	Residential for Improvement
47	Flats 2 -5 Croftlands, Westbourne Road, Lancaster, Lancashire	£200,000 - £250,000	Residential Investment
48	81 Belgrave Street & 30 Hallam Road, Nelson, Lancashire	£60,000+	Residential Investment
49	21 Cameron Street, Bolton, Lancashire	£40,000+	Residential
50	17 Beech Street, Padiham, Burnley, Lancashire	£35,000	Residential
51	31 Oak Street, Burnley, Lancashire	£30,000+	Residential for Improvement
52	64 Greendale Road, Wirral, Merseyside	£110,000+	Residential for Improvement
53	26 Seattle Avenue, Blackpool, Lancashire	£35,000+	Residential for Improvement
54	32 Bradville Road, Liverpool, Merseyside	£50,000+	Residential
55	29 Low Mill, Caton, Lancaster, Lancashire	£65,000+	Residential
56	273 West End Road, Haydock, St. Helens, Merseyside	£100,000+	Residential for Improvement
57	2 Marlborough Road, Southport, Merseyside	£65,000+	Residential Investment
58	27 Kenworthys Flats, Southport, Merseyside	£30,000+	Residential
59	Flat 4 & 4A, 2 Keldgate, Beverley, North Humberside	£85,000	Residential
60	79 South Meadow Lane, Preston, Lancashire	£55,000 - £65,000	Residential for Improvement
61	7 Fairfield Road, Fulwood, Preston, Lancashire	£90,000+	Residential
62	First Floor Flat 8, 102 Eastham Rake, Wirral, Merseyside	£90,000	Residential
63	15 Crofton Road, Birkenhead, Merseyside	£30,000+	Residential Investment
64	39 Branch Road, Burnley, Lancashire	£5,000+	Residential for Improvement
65	48 Water Lane, Ashton-on-Ribble, Preston, Lancashire	£85,000	Mixed Use
66	8 Zetland Street, Preston	£45,000 - £55,000	Residential for Improvement

Residential for improvement

35 Gordon Avenue, OLDHAM, Lancashire OL4 1QA

LOT 1

*GUIDE PRICE **£25,000**

*Description on Auction Information page

Two Bedroom Mid Terrace House in need of Refurbishment

A traditionally constructed garden/forecourt fronted two bed terraced house which is in need of refurbishment throughout.

The property briefly provides ground floor front reception, rear kitchen/diner, first floor front bedroom, rear bedroom and bathroom.

Externally there is a front garden / forecourt and rear yard/parking area with roller-shutter door access.

Viewing: Please contact Roger Hannah & Co on 0161 817 3399



Tenure: To be Confirmed in Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Oldham Metropolitan Borough Council

EPC:

Residential for improvement

176 Oxford Road, BURNLEY, Lancashire BB1 1 3HB

LOT 2

*GUIDE PRICE **£25,000+**

*Description on Auction Information page

Two Bedroom Mid Terraced House in need of Modernisation

Two bedroom mid terraced house in need of modernisation. Entrance porch, living room, dining kitchen, first floor landing, bedroom one, bedroom two, bathroom, yard to rear.

Viewing: Please check Auction House Website for viewing appointments auctionhouse.co.uk



Tenure: To be Confirmed in Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Burnley Borough Council

EPC:

Want to Receive
Newsletter & Property Alerts



Visit auctionhousenorthwest.co.uk

Residential

100 Cemetery Road, PRESTON, Lancashire PR1 5UT

LOT 3

*GUIDE PRICE **£50,000+**

*Description on Auction Information page

A Two Bedroom End Terrace House

A two bedroom end terrace house comprising; entrance porch, lounge, dining kitchen, utility room & downstairs W/C.

First floor - two bedrooms & bathroom. Rear yard & parking to front & side.

Viewing: Please check Auction House Website for viewing appointments auctionhouse.co.uk



Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Preston City Council

EPC: D

Residential for improvement

50 Rosedale Avenue, BLACKPOOL, Lancashire FY4 4JB

LOT 4

*GUIDE PRICE **£50,000+**

*Description on Auction Information page

A Vacant Three Bedroom Mid Terrace House

A three bedroom mid terrace house comprising; entrance hall, lounge, kitchen and shower room to the ground floor and three bedrooms to the first floor.

Off road parking and rear garden.

Viewing: Please check Auction House Website for viewing appointments auctionhouse.co.uk



Tenure: To be Confirmed in Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Fylde Borough Council

EPC: F

HAVE YOU DONE YOUR RESEARCH?

auCTION
HOUSE
north west

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

*GUIDE PRICE **£40,000+**

*Description on Auction Information page



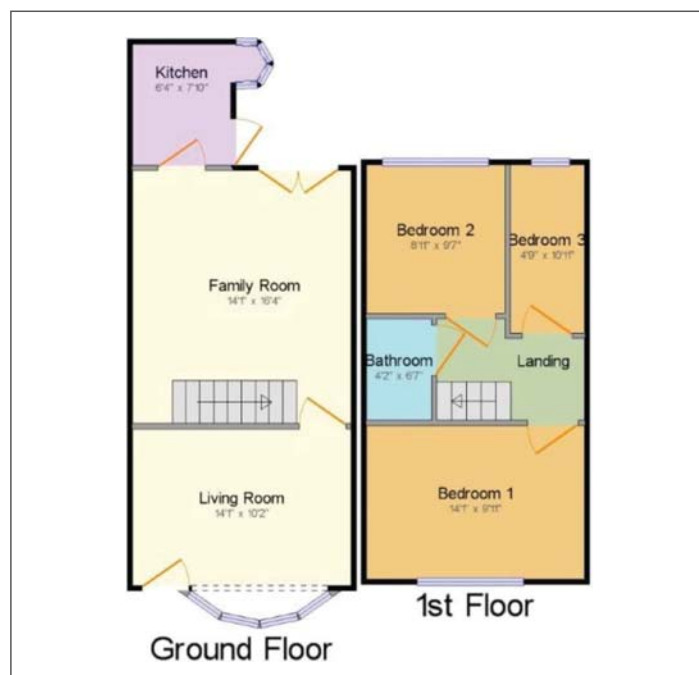
Large Traditional Three Bedroom Mid Terraced House with Two Receptions, Gardens & Garage

Large traditional three bedroom mid terraced house with two receptions, gardens & garage.

Entrance, living room, dining room, kitchen, first floor landing, bedroom one, bedroom two, bedroom three, bathroom, gas central heating, double glazing, gardens front & large rear garden with detached garage.

Viewing

Please check Auction House Website for viewing appointments auctionhouse.co.uk



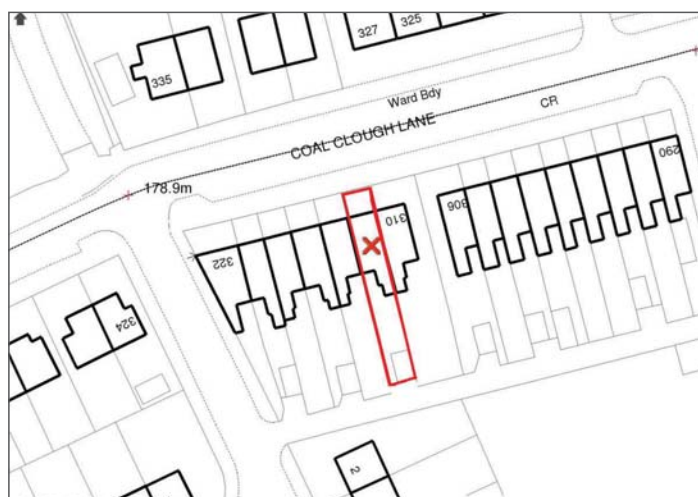
For further information and legal pack go to auctionhouse.co.uk

Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

Local Authority: Burnley Borough Council

EPC: E



72 Morris Street, ST. HELENS, Merseyside WA9 3EN



*GUIDE PRICE **£25,000+**

*Description on Auction Information page

Two Bedroom Mid Terraced House Let on an AST at £80.55 pw/£4188.60 pa

Two bedroom mid terraced house let on an AST at £80.55 pw/£4188.60pa. Ground floor entrance, open plan lounge diner, kitchen, first floor landing, bedroom one, bedroom two, bathroom.

Gas central heating, double glazing, rear yard.

Viewing: Please check Auction House Website for viewing appointments auctionhouse.co.uk



Tenure: To be Confirmed in Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: St Helens Metropolitan Borough Council

EPC: D

11 Hyndburn Street, ACCRINGTON, Lancashire BB5 1SF



*GUIDE PRICE **£28,000**

*Description on Auction Information page

Garden Fronted Two Bedroom Two Reception Mid Terraced House in Need of Modernisation

Garden fronted two bedroom two reception mid terraced house in need of modernisation. Ground floor porch, hallway, living room, dining room, kitchen, first floor landing, bedroom one, bedroom two, bathroom. Yard to rear.

Viewing: Please check Auction House Website for viewing appointments auctionhouse.co.uk



Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Hyndburn Borough Council

EPC: E

Property Types for Auction

There are many different types of property that sell well at Auction, and if you have one that falls into any of these categories you certainly should consider the Auction route. Check through the list below, and if you find a match, then give Auction House a call.



Properties for Improvement



Mixed Use Properties



Tenanted Properties



Commercial Investments



Residential Investments



Unique Properties



Development Propositions



Amenity Land and Other Property



Building Land

Residential Tel: 0800 050 1234 (Freephone)

Commercial Tel: 0161 830 7477

Residential

21 Barbrook Close, Standish, WIGAN, Lancashire WN6 0SX

LOT 8

*GUIDE PRICE **£90,000+**

*Description on Auction Information page

Modern Three Bedroom Semi-Detached House with Conservatory & Detached Garage

Modern three bedroom semi detached house with conservatory & detached garage. Entrance hallway, living room, dining room, kitchen, conservatory, first floor landing, bedroom one, bedroom two, bedroom three, bathroom.

Gas central heated & double glazing where fitted. Gardens front & rear. Detached garage & drive.

Viewing

Please check Auction House Website for viewing appointments auctionhouse.co.uk



Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

Local Authority: Wigan Metropolitan Borough Council

EPC: C

Residential for improvement

24 Kime Street, BURNLEY, Lancashire BB12 6RH

LOT 9

*GUIDE PRICE **£25,000+**

*Description on Auction Information page

Three Bedroom End Terraced House with Two Storey Rear Extension

Three bedroom end terraced house with two storey rear extension. Ground floor entrance, living room, dining kitchen, first floor landing, bedroom one, bedroom two, bedroom three, bathroom.

Viewing: Please check Auction House Website for viewing appointments auctionhouse.co.uk



Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Burnley Borough Council

EPC: F



OUR NEXT AUCTION IS
Thursday 23rd March 2017 2.00pm



Residential for improvement

21A Hale Carr Lane, Heysham, MORECAMBE, Lancashire LA3 2AE

LOT 10

*GUIDE PRICE **£60,000+**

*Description on Auction Information page

Three Bedroom End Terraced House in need of Improvement

Three bedroom end terraced house in need of improvement. Ground floor entrance, living room, kitchen, first floor bedroom one, bedroom two, bedroom three, bathroom, double glazing, part gas central heated, garden to rear.

Viewing: Please check Auction House Website for viewing appointments auctionhouse.co.uk



Tenure: To be Confirmed in Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Lancaster City Council

EPC: E

Residential for improvement

Lower Ground Floor, 18A Alexandra Road, MORECAMBE, Lancashire LA3 1TG

LOT 10A

*GUIDE PRICE **£5,000+**

*Description on Auction Information page

Lower Ground Floor Self Contained Property with Private Rear Access & Rear Yard

Lower ground floor self contained property with private rear access & rear yard.

Three rooms & hallway. Property would benefit from configuration to lounge, bedroom, kitchen, bathroom, subject to any permissions required.

Auction House have not viewed internally.

Viewing: Please check Auction House Website for viewing appointments auctionhouse.co.uk



Tenure: To be Confirmed in Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Lancaster City Council

EPC: G

WHAT TO BRING ON AUCTION DAY



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

***NO CASH**

CREDIT CARD | DEBIT CARD | CHEQUE

Decisions on the **spot...**

Our all-together different approach to **auction finance** means it's our people not computers making our decisions, so the only decision you have to make is which property to buy at auction.

For on the spot decisions you can rely on, call us on **0161 933 7161**, visit us at **togetherness.com/auctionfinance** or **Speak to us at auction.**

Residential and commercial, first and second charge mortgages | Buy-to-let
Bridging finance | Auction finance

Loans, mortgages & finance.

Selling Commercial Lots at Better Prices to the Best Buyers



Conar Tracey
Commercial Expert



Colin West
Commercial Expert



Paul Rogers
Commercial Auctioneer



Henry Scott
Commercial Expert



James Pank
Commercial Expert



Stuart Cooper
Commercial Expert



Ian Hill
Commercial Expert



David Tate
Auctioneer



Adrian Harrison
Commercial Auctioneer



Claire Blezard
Commercial Expert



Steven Roberts
Commercial Expert



Chris Edwards
Commercial Expert



Matt Hilton
Commercial Expert



Richard Greener
Commercial Auctioneer



Bryan Baxter
Commercial Auctioneer



Robert Hurst
Commercial Expert



Mark Iles
Commercial Expert



Tim Parker
Commercial Expert



Charles Lovell
Commercial Expert



Andrew Binstock
Commercial Auctioneer



Andrew Stallard
Commercial Expert



Adam Cook
Commercial Auctioneer



David Beddoe
Commercial Expert



Steve Sprake
Commercial Expert



Nick Muston
Commercial Auctioneer

Call us now on 0345 8731366
For more information visit our website
auctionhouse.co.uk/commercial



Residential for improvement

7 Bute Avenue, BLACKPOOL, Lancashire FY1 2HR

LOT 11

*GUIDE PRICE **£35,000+**

*Description on Auction Information page

Large Four Storey Mid Terraced House with Potential for Conversion into Apartments

Large four storey mid terraced house with potential for conversion into apartments subject to permission.

No. 3 & 5 Bute Avenue have been converted into apartments.

Entrance porch, hallway, living room, dining kitchen, WC/utility room, two rooms in basement, first floor landing, bathroom, bedroom one, bedroom two, second floor landing, bedroom three, bedroom four. Garden front & rear yard.

Viewing

Please check Auction House Website for viewing appointments auctionhouse.co.uk



Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

Local Authority: Blackpool Borough Council

EPC: E

Residential

11 Newbury Avenue, BLACKPOOL, Lancashire FY4 3BG

LOT 12

*GUIDE PRICE **£40,000+**

*Description on Auction Information page

Three Bedroom Mid Terraced House Ideal for Lettings Market

Three bedroom mid terraced house ideal for lettings market. Ground floor entrance, living room, breakfast kitchen, first floor landing, bedroom one, bedroom two, bedroom three, bathroom.

Double glazing. Rear yard.

Viewing: Please check Auction House Website for viewing appointments auctionhouse.co.uk



Tenure: To be Confirmed in Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Fylde Borough Council

EPC: F



NEW WEBSITE
COMING VERY SOON

auctionhousenorthwest.co.uk



Residential

11 Cannon Hill, Ashton-on-Ribble, PRESTON, Lancashire PR2 2RR

LOT 13

*GUIDE PRICE **£55,000+**

*Description on Auction Information page

A Vacant Two Bedroom Mid Terrace House

A two bedroom mid terrace house comprising: entrance hall, lounge, kitchen, two bedrooms & bathroom.

On street parking & rear yard.

Viewing: Please check Auction House Website for viewing appointments auctionhouse.co.uk



Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Preston City Council

EPC: D

Residential Investments

417 Colonnade, Sunbridge Road, BRADFORD, West Yorkshire BDI 2HQ

LOT 14

*GUIDE PRICE **£10,000+**

*Description on Auction Information page

A Fourth Floor Student Flat. Let on a 12 month Assured Shorthold Tenancy at £3460.00 pa from October 2016

A fourth floor student flat let on assured shorthold tenancy at £3460.00 pa. 12 month AST from 25th October 2016 at £70pw. Open plan living room/double bedroom with en-suite shower room, wc & wash basin. 125 year lease from 2012, 120 years remaining.

Each flat benefits from a shared communal kitchen & living room on each floor. Walking distance from University of Bradford & Bradford College with extensive shopping & leisure facilities in Bradford city centre.

Viewing: Please check Auction House Website for viewing appointments auctionhouse.co.uk



Tenure: To be Confirmed in Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Bradford Metropolitan District Council

EPC: G

Residential for improvement

7 York Road, WIDNES, Cheshire WA8 8QL

LOT 15

*GUIDE PRICE **£35,000+**

*Description on Auction Information page

Three Bedroom End Terraced House in Need of Modernisation

Three bedroom end terraced house in need of modernisation. Entrance, living room, diner, kitchen, utility room, first floor landing, bedroom one, bedroom two, bedroom three, bathroom & WC.

Gardens, garage & drive.

Please note, the property is Wates construction.

Viewing: Please check Auction House Website for viewing appointments auctionhouse.co.uk



Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Halton Borough Council

EPC:

Residential 0800 050 1234
Commercial 0161 830 7477



Commercial

Former Local Authority Depot, London Road N, Poynton, STOCKPORT, Cheshire SK12 1BW



***GUIDE PRICE £150,000**

*Description on Auction Information page

Vacant former Council depot site, extending to 0.36 acres - potential for commercial or residential uses subject to planning consent

Former Local Authority depot, extending to approximately 0.36 acres, fronting onto London Road North (A523) which links Poynton (1 mile to the south) to Hazel Grove. The site backs onto a strip of woodland with Poynton Lake/Pool and Poynton Park beyond, a popular recreational facility. The site is currently allocated as nature conservation and existing open space under the Macclesfield Local Plan, adopted 2004. This is soon to be superseded by the emerging Cheshire East Local Plan. The site has potential for commercial or residential uses (subject to planning consent). On completion the Purchaser shall pay the Council a contribution to the Council's costs of 3% of the purchase price subject to a minimum contribution of £4,000.



Viewing

Please contact Auction House North West Commercial on 0161 830 7477



Tenure: To be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

Local Authority: Cheshire East Council

WAYS TO BID AT AN AUCTION

IN PERSON



As a potential buyer you attend the auction and bid for the property.

BY PROXY



Proxy bidding is used when you cannot attend the auction.

BY TELEPHONE



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

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

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

Plot 27 Rear of Parkend Walk, Rhostyllen, WREXHAM, Clwyd LL14 4EX

LOT 17

*GUIDE PRICE **NIL - RESERVE**

*Description on Auction Information page

Freehold Plot of Land Bordering Residential Gardens

Freehold plot of land bordering residential gardens. Plot may be suitable for a variety of uses. Benefits from a right of way as shown in green on the plan. Buyer's to rely on own enquiries.

Viewing: Any reasonable time at own risk



Tenure: Freehold

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Wrexham County Borough Council

Mixed Use

84 Manchester Road, Denton, MANCHESTER, Lancashire M34 3PR

LOT 18

*GUIDE PRICE **£65,000**

*Description on Auction Information page

Ground Floor Retail Unit & First Floor Residential Accommodation

Understood to be a ground floor retail unit, currently occupied by an off-licence/convenience store, together with first floor above 84 Manchester Road, which is believed to be residential flat and a section of above the first floor of 82 Manchester Road, again understood to be a residential flat. We also understand that the ground floor has been knocked through.

Note - We are instructed by mortgagees not in possession and therefore access cannot be gained and no viewings can take place.

Viewing: Please contact Auction House North West Commercial on 0161 830 7477

Tenure: To be Confirmed in Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Manchester City Council

EPC: C



Plot 28 Rear of Parkend Walk, Rhostyllen, WREXHAM, Clwyd LL14 4EX

LOT 19

*GUIDE PRICE **NIL - RESERVE**

*Description on Auction Information page

Freehold Plot of Land Bordering Residential Gardens

Freehold plot of land bordering residential gardens. Plot may be suitable for a variety of uses. Benefits from a right of way as shown in green on the plan. Buyers to rely on their own enquiries.

Viewing: Any reasonable time at own risk



Tenure: Freehold

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Wrexham County Borough Council

*GUIDE PRICE **£60,000**

*Description on Auction Information page

Double Fronted Retail Unit Plus 2no Two Bedroom Flats Above

Prominently situated in the centre of Waterfoot fronting the A681, close to the roundabout junction with Burnley Road East, approximately 1 mile east of Rossendale town centre. Two storey terraced property, originally two buildings although the last occupier knocked through at ground and basement levels. In addition there are 2no two bed self-contained flats to the upper floors. The flat above 721 is accessed from the rear across the footbridge over the River Irwell and the flat above 723 accessed from the front. The ground floor was most recently used as a bakers including a substantial basement area, however the property would suit a variety of uses subject to the necessary consents being obtained.

The accommodation briefly comprises the following:

721 - Ground Floor - sales area, kitchen and w.c. - 43.37 sq m (468 sq ft) **723 - Ground Floor** - sales area, kitchen and w.c. - 53.48 sq m (576 sq ft) **Basement** - 150.93 sq m (1,619 sq ft) **Flat above 721** - provides living room, kitchen/diner, 2 bedrooms and bathroom (accessed from rear) **Flat above 723** - provides living room, kitchen/diner, 2 bedrooms and bathroom (accessed from front)

Viewing

Please contact Auction House North West Commercial on 0161 830 7477



Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

Local Authority: Rossendale Borough Council

EPC: E, D & D

Auction Calendar 2017

For all enquiries or a valuation contact

Residential: 0800 050 1234 (Freephone)
northwest@auctionhouse.co.uk

Commercial: 0161 830 7477
nwcommercial@auctionhouse.co.uk

Plot 29 Rear of Parkend Walk, Rhostyllen, WREXHAM, Clwyd LL14 4EX

LOT 21

*GUIDE PRICE **NIL - RESERVE**

*Description on Auction Information page

Freehold Plot of Land Bordering Residential Gardens

Freehold plot of land bordering residential gardens. Plot may be suitable for a variety of uses. Benefits from a right of way as shown in green on the plan. Buyers to rely on their own enquiries.

Viewing: Any reasonable time at own risk

Tenure: Freehold

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Wrexham County Borough Council



Commercial

Former Spiritualist Church, Victoria Avenue, Whitefield, Lancashire M45 6BZ

LOT 22

*GUIDE PRICE **£40,000 - £50,000**

*Description on Auction Information page

Detached Commercial Premises considered suitable for refurbishment/ redevelopment with forecourt/off road parking

Freehold detached commercial premises believed to have been originally a Co-op building. The property provides ground floor entrance, office, open plan area with kitchen and w.c facilities and first floor additional storage.

The total gross internal floor area being 130.67 sq m (1,407 sq ft). The property is in need of refurbishment throughout and there maybe potential to redevelop the property or site subject to the necessary consents being obtained. Externally there is off road/forecourt parking to the front and side of the premises.

Viewing: Please check Auction House Website for viewing appointments auctionhouse.co.uk

Tenure: To be Confirmed in Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Manchester City Council

EPC:



Plots/Building Land

Plot 30 Rear of Parkend Walk, Rhostyllen, WREXHAM, Clwyd LL14 4EX

LOT 23

*GUIDE PRICE **NIL - RESERVE**

*Description on Auction Information page

Freehold Plot of Land Bordering Residential Gardens

Freehold plot of land bordering residential gardens. Plot may be suitable for a variety of uses. Benefits from a right of way as shown in green on the plan. Buyers to rely on their own enquiries.

Viewing: Any reasonable time at own risk

Tenure: Freehold

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Wrexham County Borough Council



82-84 Station Road, ELLESMERE PORT, Merseyside CH65 4BH

LOT 24

*GUIDE PRICE **£80,000**

*Description on Auction Information page

Substantial Two Storey Corner Commercial Property - 251.34 sq.m (2,705 sq.ft)

Substantial two storey corner commercial property situated fronting Station Road (A5032), directly opposite the Ellesmere Port Retail Park housing occupiers such as Halfords and Home Bargains. The property is to be sold with vacant possession, however has been occupied as an Education and Community centre but is considered suitable for a variety of uses subject to the necessary consent being obtained. Internally the property is laid out as teaching/training rooms on the ground floor together with first floor Place of Worship with offices and ancillary accommodation. Benefits from gas fired central heating, part double glazing, carpeted/laminate floor coverings and strip fluorescent lighting. The property extends to a net internal floor area of 251.34 sq m (2,705 sq ft).

Viewing: Please contact Auction House North West Commercial on 0161 830 7477

Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Cheshire West & Chester Council

EPC: D



Plots/Building Land

Plot 40 Rear of Parkend Walk, Rhostyllen, WREXHAM, Clwyd LLI 4 4EX

LOT 25

*GUIDE PRICE **NIL - RESERVE**

*Description on Auction Information page

Freehold Plot of Land Bordering Residential Gardens

Freehold plot of land bordering residential gardens. Plot may be suitable for a variety of uses. Benefits from a right of way as shown in green on the plan. Buyers to rely on their own enquiries.

Viewing: Any reasonable time at own risk

Tenure: Freehold

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Wrexham County Borough Council



DID YOU KNOW?
If you cannot attend the Auction,
you can still bid via...



PROXY



TELEPHONE



For further details, view the
bidding form found at the back
of this Catalogue

*GUIDE PRICE **£425,000**

*Description on Auction Information page



Former 14 Bedroom Residential Care Home considered suitable for a variety of uses (STP)

Substantial double fronted detached former 14 bed residential care home, situated in a popular residential area. The property provides spacious and versatile accommodation over 3 floors and is considered suitable for a variety of uses including private residence and/or conversion into flats subject to the necessary consents being obtained. Not inspected but advised that property provides the following: Internally the property offers public areas, 13 single and 1 twin bedroom with the benefit of a passenger lift. Externally there is a detached garage which, we have been advised, has been converted to provide additional office accommodation and there are gardens to the front and rear together with driveway parking.

Viewing

Please contact Auction House North West Commercial on 0161 830 7477



For further information and legal pack go to auctionhouse.co.uk

Tenure: To be Confirmed in Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

Local Authority: Preston City Council

EPC: To Follow



Plots/Building Land

Plot 41 Rear of Parkend Walk, Rhostyllen, WREXHAM, Clwyd LL14 4EX

LOT 27

*GUIDE PRICE **NIL - RESERVE**

[*Description on Auction Information page](#)

Freehold Plot of Land Bordering Residential Gardens

Freehold plot of land bordering residential gardens. Plot may be suitable for a variety of uses. Benefits from a right of way as shown in green on the plan. Buyers to rely on their own enquiries.

Viewing: Any reasonable time at own risk

Tenure: Freehold

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Wrexham County Borough Council



Plots/Building Land

Land to the Rear of 315-319 West Street, CREWE, Cheshire CW1 3HU

LOT 28

*GUIDE PRICE **£70,000**

[*Description on Auction Information page](#)

Residential Development Site with consent for 6 no. 2 Bed Apartments

Regular shaped development site extending to approximately 0.14 acre (567 sq.m). The site is situated to the rear of 315-319 West Street, Crewe close to the junction with Frank Webb Avenue and approximately ½ mile west of Crewe Town Centre.

The plot benefits from planning consent which was granted in February 2014 (reference 13/0971N) for a residential development of 6 two bed apartments together with 9 on site car parking spaces - further details available in the legal pack.

Viewing: Any reasonable time at own risk

Tenure: To be Confirmed in Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Cheshire East Council



Plots/Building Land

Plot 42 Rear of Parkend Walk, Rhostyllen, WREXHAM, Clwyd LL14 4EX

LOT 29

*GUIDE PRICE **NIL - RESERVE**

[*Description on Auction Information page](#)

Freehold Plot of Land Bordering Residential Gardens

Freehold plot of land bordering residential gardens. Plot may be suitable for a variety of uses. Benefits from a right of way as shown in green on the plan. Buyers to rely on own enquiries.

Viewing: Any reasonable time at own risk

Tenure: Freehold

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Wrexham County Borough Council



The Village Stores, Pant Yr Afon, PENMAENMAWR, Gwynedd LL34 6BY

LOT 30

*GUIDE PRICE **£27,500**

*Description on Auction Information page

Double Fronted Ground Floor Retail Unit

Double fronted ground floor retail unit currently trading as Village Stores. Centrally located within the North Wales town of Penmaemawr between Colwyn Bay and Bangor.

As provided by the VOA the property provides a retail area of 57.07 sq m (614 sq ft) and a storage area of 10.94 sq m (118 sq ft).

Included in the sale are the fixtures and fittings which we are informed cost over £20,000 over two years ago.

Viewing: Please contact Auction House North West Commercial on 0161 830 7477

Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Conwy County Borough Council

EPC: D



Plots/Building Land

Development Site at Warren Bank Lancaster New Rd, Cabus, PRESTON, Lancashire PR3 1AD

LOT 31

*GUIDE PRICE **£100,000 - £120,000**

*Description on Auction Information page

0.36 Acre Building Plot with Outline Consent I4/00488/OUT for Detached Four Bedroom Dwelling

0.36 acre building plot with outline consent I4/00488/OUT for detached four bedroom dwelling. Desirable semi rural location. Good access to local villages & motorway network.

Purchasers will be required to construct a new driveway & erect boundary fence. Please check legal pack for further details.

Viewing: Strictly by appointment with the Auctioneers

Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Wyre Council



Plots/Building Land

Freehold Land at Knotts Lane, COLNE, Lancashire BB8 8AE

LOT 32

*GUIDE PRICE **NIL - RESERVE**

*Description on Auction Information page

Freehold Parcel of Land

Freehold parcel of land situated southerly side of Knotts Lane LA708000. Potential for investment subject to planning & permissions.

Viewing: Any reasonable time at own risk

Tenure: Freehold

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Pendle Borough Council



Plots/Building Land

Freehold Land at Khyber Street, COLNE, Lancashire BB8 8EQ

LOT 33

*GUIDE PRICE **NIL - RESERVE**

*Description on Auction Information page

Freehold Parcel of Land LANI19781

Freehold parcel of land Khyber Street Colne LANI19781. Potential for investment subject to planning & permissions.

Viewing: Any reasonable time at own risk



Tenure: Freehold

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Pendle Borough Council

Plots/Building Land

Land North East side Khyber St & North side Shed St, COLNE, Lancashire BB8 8EQ

LOT 34

*GUIDE PRICE **NIL - RESERVE**

*Description on Auction Information page

Freehold Parcel of Land LA707999

Freehold parcel of land lying north east side of Khyber Street & north side of Shed Street LA707999. Potential for investment subject to planning & permissions.

Viewing: Any reasonable time at own risk



Tenure: Freehold

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Pendle Borough Council



**NO SALE
NO FEE**



ENTER OUR MARCH AUCTION NOW

CONTACT US NOW FOR MORE DETAILS
Residential Tel: 0800 050 1234 (Freephone)
Commercial Tel: 0161 830 7477

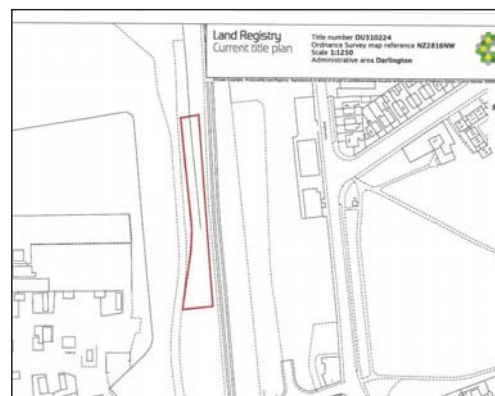
*GUIDE PRICE **NIL - RESERVE**

*Description on Auction Information page

Freehold Parcel of Land DU310224

Freehold parcel of land situated north west Elmtree Street, Darlington DU310224. Potential for investment subject to planning & permissions.

Viewing: Any reasonable time at own risk



Tenure: Freehold

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: County Durham

Mixed Use

Norbuck House 16 Albert Road & 2A Buckhurst Avenue, Levenshulme M19 3PJ

*GUIDE PRICE **£270,000**

*Description on Auction Information page

Ground Floor Restaurant/Takeaway & 8 bed living accommodation to upper floors

Substantial corner property known as "Desi Point Restaurant and Take-Away" briefly comprising ground floor restaurant and takeaway with separately accessed upper floors considered suitable for residential use subject to necessary consents being obtained. To the rear of the property is a single storey extension known as 2a Buckhurst Road.

Ground Floor : Take-away/restaurant, kitchen/prep area, ancillary 111.9 sqm (1,205 sq ft) Rear ground floor - single storey unit 1st floor: Large landing, One bedsit, Store room, 3no. bedrooms, kitchen & bathroom 2nd floor - bedroom with WC plus 3no. further bedrooms and store room. Extension - four court parking to the side considered suitable for 5/6 cars.

Viewing: Please contact Auction House North West Corporation on 0161 830 7477

Tenure: To be Confirmed in Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Manchester City Council

EPC: D

**Legal documents & online viewing services**

The following services are being offered in conjunction with

essential
information group



Legal documents for the lots are now or will be available online. Click the link within the property details online to view and download the legal documentation available.



Visit www.eigpropertyauctions.co.uk and select '**Search Auctions**'. Choose the option '**Live Stream**'. You will see the details of the lot being offered and can watch the bidding as it happens. **It is not possible to bid using this service.**

187 Liverpool Road, Birkdale, SOUTHPORT, Merseyside PR8 4NZ

LOT 37

***GUIDE PRICE £60,000**

*Description on Auction Information page

Retail Investment - currently producing £7,500 pa Increasing to £8,500 pa on 01/03/2017

Ground floor double fronted retail unit, which has been extended to the side and rear and is currently occupied by a golf retailer. The property is situated fronting onto Liverpool Road (A5267) in the centre of Birkdale Village, convenient for both Royal Birkdale and Hillside Golf Clubs. Nearby retailers include Tesco Express and Mercedes Car Showroom. Southport town centre is situated approximately 1 mile to the north of the property. We are informed that the property is currently let by way of a five year lease from 1st March 2015 at a current rental of £7,500 pa increasing to £8,500 pa on 1st March 2017. The lease includes a break option and rent review at the end of year 3. Further details available in the legal pack.

Description:

From previous agents particulars the accommodation is believed to comprise the following:

Retail Area: 972 sq ft (90.37 sq m)**Store:** 442 sq ft (41.11 sq m)**W.C.:****Kitchen:****Externally:** There is forecourt parking to the front of the property**Viewing**

Please contact Auction House North West Commercial on 0161 830 7477

**Tenure:** To be Confirmed in Legal Pack**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services**Local Authority:** Sefton Metropolitan Borough Council**EPC:** C

Plots/Building Land

Former Site at 29/31 Park Grove, Levenshulme, MANCHESTER, Lancashire M19 2FH

LOT 38

***GUIDE PRICE £150,000**

*Description on Auction Information page

Residential Development Site - with Lapsed Consent

Rectangular shaped development site situated opposite Rushford Park at the head of Park Grove which branches straight from Slade Lane close to the centre of Levenshulme. The site extends to approximately 0.25 acres (0.1 ha) and benefits from lapsed planning consent dated 23 July 2007 for the development for the front portion of the site into a 3 storey block of 6 no two bedroom apartments (Ref: APP/B4215/A/07/2041416/NWF), the application also includes landscaping area and 6 on site car parking spaces.

Interested parties are advised to consult with Manchester City Council with regard to submitting a new planning application as this has now lapsed. The plot is also considered suitable for further development of the rear of the site for residential purposes subject to the necessary consents being obtained.

Viewing: Any reasonable time at own risk**Tenure:** To Be Confirmed In Legal Pack**Services:** Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.**Local Authority:** Manchester City Council

auCTION
HOUSE
north west

**FIND OUT HOW MUCH YOUR
PROPERTY COULD BE WORTH**
CONTACT US NOW FOR A FREE APPRAISAL
Residential Tel: 0800 050 1234 (Freephone)
Commercial Tel: 0161 830 7477

auCTION
HOUSE
commercial

*GUIDE PRICE **£300,000**

*Description on Auction Information page



Recently Constructed Office Building 4,090 sq.ft with 12 no. Car Parking Spaces

Olympic Park is strategically positioned in Birchwood overlooking the M6 motorway and easily accessed from either Junction 21 of the M6 or Junction 11 of the M62.

Unit 11a comprises a recently constructed high quality two storey semi-detached office building extending to 4,090 sq ft (380 sq m), (2,045 sq ft per floor), constructed to BREEAM very good accreditation.

The offices benefit from:

- Full access raised floors, • 12 dedicated car parking spaces, • Suspended ceilings with integrated LG7 lighting, • Double glazing throughout, • Quality carpeting and decoration throughout, • Male, female and disabled w.c facilities • Air conditioning • Freehold

Accommodation: Ground Floor - 2,045 sq ft (190 sq m) First Floor - 2,045 sq ft (190 sq m) Total net internal floor area - 4,090 sq ft (380 sq m)

Viewing

Please contact Auction House North West Commercial on 0161 830 7477

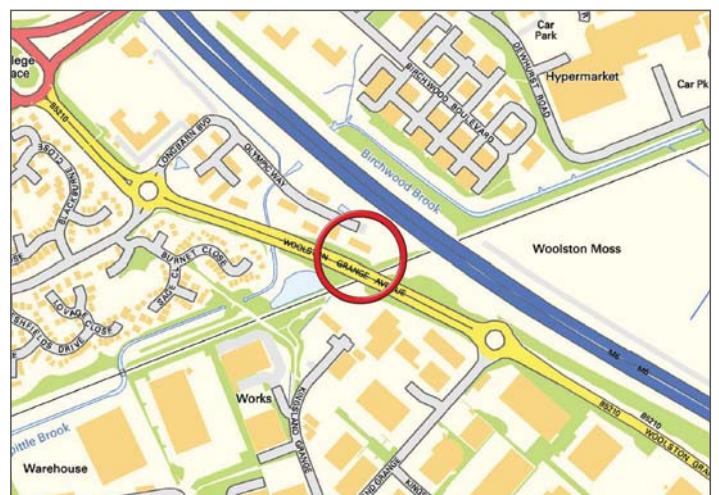
For further information and legal pack go to auctionhouse.co.uk

Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

Local Authority: Warrington Borough Council

EPC: B



Residential

6 Clevedon Road, BLACKPOOL, Lancashire FY1 2NX

LOT 40

*GUIDE PRICE **£60,000**

*Description on Auction Information page

Mid Terrace Property Converted into Three One Bedroom Flats

Traditionally constructed inner terrace property originally believed to be a three bed house which has been converted to provide 3no. flats as follows.

Ground Floor – Flat 1:

Lounge/Front Room, Kitchen, Bedroom 1 Bedroom 2, Bathroom.

First Floor – Flat 2

Living Room/Kitchen, Bedroom, Bathroom

First Floor - Flat 3

Entrance hall/room Kitchen, Living room, Bedroom, Bathroom Loft (only be accessed through Flat 3).

The property is in poor condition and in need of refurbishment throughout. Externally the property provides garden to the front and yard area to rear.

Viewing

Please contact Auction House North West Commercial on 0161 830 7477

Tenure: To be Confirmed in Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

Local Authority: Blackpool Borough Council

EPC: E



Residential

23 St Marygate, RIPON, North Yorkshire HG4 1LX

LOT 41

*GUIDE PRICE **£125,000 - £150,000**

*Description on Auction Information page

Grade II Listed Three Bedroom Cottage

Grade II listed cottage. A three bedroom mid terrace house comprising: Ground Floor – Two reception rooms (including dining area), Kitchen, Downstairs w/c and inner hallway with access to the cellar. First floor – Three bedrooms and bathroom. Rear yard with brick built out house – currently used for storage.

Viewing

Please check Auction House Website for viewing appointments auctionhouse.co.uk

WITHDRAWN



Tenure: Freehold

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

Local Authority: Harrogate Borough Council

EPC:

Residential

112 Manchester Road, BURNLEY, Lancashire BB1 4HS

LOT 42

*GUIDE PRICE **£300,000 - £350,000**

*Description on Auction Information page

A Seven Bedroom Grade II Listed Georgian Property with Planning Permission for Change of Use.

A seven bedroom Georgian house comprising; entrance hallway, four reception rooms & family dining kitchen, utility room, maids access to the first floor & access to the cellar having three rooms.

First floor - six bedrooms, (master bedroom with en-suite) & two bathrooms.

Second floor - additional attic room.

The property has also been granted planning permission for change of use from a single dwelling to residential home use Class C2 (REF: APP/2015/0143 Burnley Council).



Viewing

Please check Auction House Website for viewing appointments auctionhouse.co.uk



Tenure: To be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

Local Authority: Burnley Borough Council

EPC: D

Residential Investments

82 Mornington Road, Heaton, BOLTON, Lancashire BL1 4EF

LOT 43

*GUIDE PRICE **£125,000**

*Description on Auction Information page

Five Bedroom End Terrace Property - Currently Producing Gross Income £17,850pa

Substantial three storey five bedroom end terrace house which is currently tenanted by way of a fixed term assured shorthold tenancy agreement to five individuals at a rent of £1,487.50 per month (£17,850 pa) for a term of 12 months from 7th September 2016. This rental includes utilities which is capped at £2,300 pa and wifi/internet which again is capped at £240 pa. The net rental therefore being £15,310 pa.

Internally we have not inspected the property but understand that the accommodation briefly comprises five double bedrooms, communal lounge, fitted kitchen, two bathrooms and utility room. The property is conveniently situated for both Bolton School and Bolton town centre which is approximately 1 mile to the east of the property.

The property is NOT VAT registered.

Viewing

Please contact Auction House North West Commercial on 0161 830 7477



Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

Local Authority: Bolton Metropolitan Borough Council

EPC: E

26 Danesbury Road, BOLTON, Lancashire BL2 3AU

LOT 44

*GUIDE PRICE **£100,000+**

*Description on Auction Information page

A Three Bedroom Semi Detached house currently Let on an AST from 22 Sept 2010 at £500.00 pcm

A three bedroom semi detached house currently let on an AST at £500.00 pcm from 22 Sept 2010 and comprising; entrance, hallway, lounge & dining kitchen. First floor - three bedrooms & bathroom. Off road parking, single garage & gardens to the front & rear.

Viewing: Please check Auction House Website for viewing appointments auctionhouse.co.uk

Tenure: To be Confirmed in Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Bolton Metropolitan Borough Council

EPC: C



85 Derbyshire Hill Road, ST. HELENS, Merseyside WA9 2LJ

LOT 45

*GUIDE PRICE **£20,000 - £25,000**

*Description on Auction Information page

Garden Fronted One Bedroom Mid Terraced House in Need of Some Improvement

Garden fronted one bedroom mid terraced house in need of some improvement. Living room, dining kitchen, first floor landing, bedroom one, bathroom.

Gardens to front, yard to rear. Gas central heating & double glazed where fitted.

Viewing: Please check Auction House Website for viewing appointments auctionhouse.co.uk

Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: St Helens Metropolitan Borough Council

EPC: D



12 Peel Street, Rawtenstall, ROSSENDALE, Lancashire BB4 7LJ

LOT 46

*GUIDE PRICE **£40,000+**

*Description on Auction Information page

Three Bedroom Three Storey House with Two Reception Rooms

Three bedroom three storey house with two reception rooms.

Ground floor entrance porch, hallway, living room, dining room, kitchen, first floor landing, bedroom one, bedroom two, bathroom, attic room (studio, study or bedroom).

Viewing: Please check Auction House Website for viewing appointments auctionhouse.co.uk

Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Rossendale Borough Council

EPC: D



*GUIDE PRICE **£200,000 - £250,000**

*Description on Auction Information page

Residential Investment of 4 Flats Producing £18,600pa (ERV £18,900pa)

Centrally located in the busy University City of Lancaster. The property is situated on Westbourne Road, approximately 200m from Lancaster railway station.

The property itself is an impressive Victorian residence which has been converted and split into 4 flats across 3 floors. Total current rent roll - £1,400 pcm (£16,800 pa) ERV (based on previous rents achieved) £1,575 pcm (£18,900 pa).

There is potential to convert the flats into approximately 13 one bedroom student lets which could let for an all inclusive rate of approximately £400 pcm. Interested parties are advised to satisfy themselves with this regard.

Note: Flat 1 (a 3 / 4 bedroom ground floor flat is held under the same ownership on a separate deed and could be sold if a purchaser is interested in the whole property - further details available upon request.

Viewing

Please contact Auction House North West Commercial on 0161 830 7477



Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

Local Authority: Lancaster City Council

EPC:

*GUIDE PRICE **£60,000+**

*Description on Auction Information page

Large Corner End Terraced Building Converted into Three Flats Let at £350pcm Each/£12,600pa Gross

Large corner end terraced building converted into three flats let at £ 350 pcm each /£12,600 pa gross.

Viewing: No internal access for viewings



Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Pendle Borough Council

EPC: E, D & D

**NO SALE, NO FEE**

CONTACT US NOW FOR MORE DETAILS

Residential Tel: 0800 050 1234 (Freephone)

Commercial Tel: 0161 830 7477



Residential

21 Cameron Street, BOLTON, Lancashire BL1 6RG

LOT 49

*GUIDE PRICE **£40,000+**

*Description on Auction Information page

Two Bedroom Mid Terraced House in Need of Modernisation

Two bedroom mid terraced house in need of modernisation. Entrance porch, living room, dining kitchen, first floor landing, bedroom one, bedroom two, bathroom.

Gas central heating, double glazing, yard to rear, street parking to front.

Viewing: Please check Auction House Website for viewing appointments auctionhouse.co.uk



Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Bolton Metropolitan Borough Council

EPC: E

Residential

17 Beech Street, Padiham, BURNLEY, Lancashire BB12 7EE

LOT 50

*GUIDE PRICE **£35,000**

*Description on Auction Information page

Refurbished Two Bedroom Terrace

Recently refurbished mid-terrace two bed house. The property briefly comprises ground floor front lounge, rear kitchen/diner and under stairs store, first floor two bedrooms and bathroom with three piece suite. Externally to the rear is a yard area with bike store.

The property has recently been refurbished to include new kitchen and bathroom, decoration new carpet and floor coverings, upvc double glazing throughout and central heating.

Viewing: Please contact Auction House North West Commercial on 0161 830 7477



Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Burnley Borough Council

EPC: F

Residential for improvement

31 Oak Street, BURNLEY, Lancashire BB12 6RG

LOT 51

*GUIDE PRICE **£30,000+**

*Description on Auction Information page

Two Bedroom End Terraced House with Open Plan Lounge & Dining Room

Two bedroom end terraced house with open plan lounge & dining room. Entrance porch, living room, open plan to dining room, kitchen.

First floor landing, bedroom one, bedroom two, bathroom. Garden fronted, rear yard. Gas central heated & double glazed where fitted.

Viewing: Please check Auction House Website for viewing appointments auctionhouse.co.uk



Tenure: To be Confirmed in Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Burnley Borough Council

EPC:

*GUIDE PRICE **£110,000+**

*Description on Auction Information page



Three Bedroom Period Grade II Listed End Terraced Town House

Three bedroom period Grade II listed end terraced town house.

Ground floor entrance, living room, dining kitchen, first floor landing, bedroom one, bedroom two, bedroom three, bathroom, gardens & outbuilding.

On street parking. Highly desirable village location.

Viewing

Please check Auction House Website for viewing appointments auctionhouse.co.uk



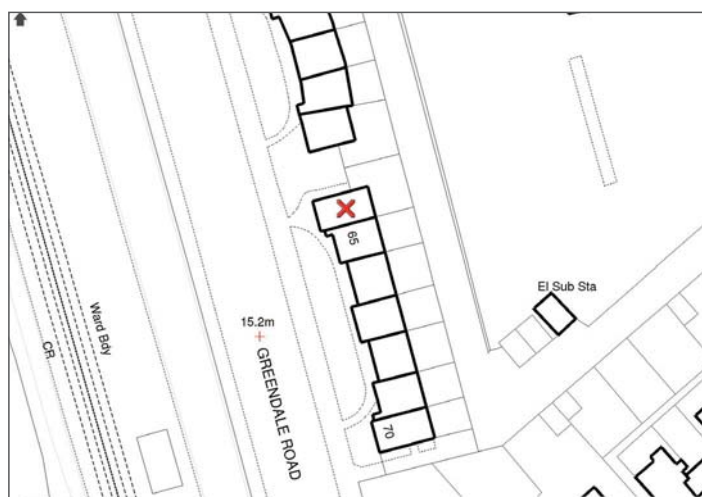
For further information and legal pack go to auctionhouse.co.uk

Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

Local Authority: Wirral Council

EPC:





marsdenrawsthorn
solicitors
for life. for business. for you.

The Property Auction Lawyers



**Opening
the door
to your
next move**

With one of the largest and most experienced property teams in the North West, Marsden Rawsthorn delivers a structured stress-free service.

Our straightforward and personal approach to property matters is designed to take the stress out of your transaction, and keep you informed of progress every step of the way.

We can also help with:

- House sales and purchases
- Flats and apartments
- New build properties
- Right to buys
- Purchase of freeholds
- Mortgages and re-mortgages
- Buy-to-let sale and purchases
- 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**

*GUIDE PRICE **£35,000+**

*Description on Auction Information page



A Three Bedroom Mid Terrace House in Need of Modernisation

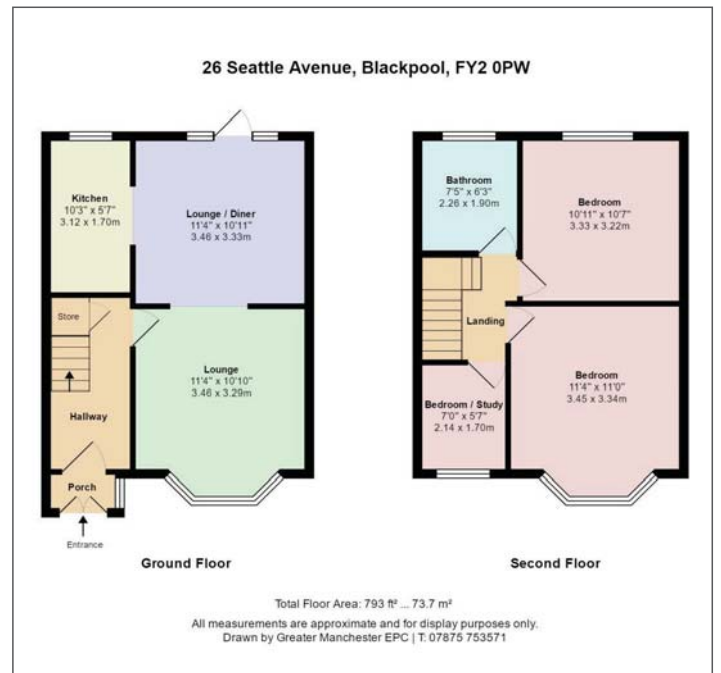
A three bedroom mid terrace house comprising; Entrance hallway, lounge, dining room and kitchen.

First floor – Three bedrooms and bathroom.

Gardens to the front and rear.

Viewing

Please check Auction House Website for viewing appointments auctionhouse.co.uk



For further information and legal pack go to auctionhouse.co.uk

Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

Local Authority: Blackpool Borough Council

EPC:



Residential

32 Bradville Road, LIVERPOOL, Merseyside L9 9BH

LOT 54

*GUIDE PRICE **£50,000+**

*Description on Auction Information page

A Three Bedroom Mid Terrace House

A three bedroom mid terrace house comprising; entrance hallway, two reception rooms and kitchen.

First floor - Three bedrooms and bathroom.

Viewing: Please check Auction House Website for viewing appointments auctionhouse.co.uk



Tenure: To be Confirmed in Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Liverpool City Council

EPC: D

Residential

29 Low Mill, Caton, LANCASTER, Lancashire LA2 9HY

LOT 55

*GUIDE PRICE **£65,000+**

*Description on Auction Information page

A Vacant One Bedroom First Floor Apartment

A vacant one bedroom first floor flat comprising lounge, kitchen, bedroom & shower room.

Viewing: Please check Auction House Website for viewing appointments auctionhouse.co.uk



Tenure: To be Confirmed in Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Lancaster City Council

EPC: C



**ENTER OUR
MARCH AUCTION
FOR FREE**



CONTACT US NOW FOR A FREE APPRAISAL
Residential Tel: 0800 050 1234 (Freephone)
Commercial Tel: 0161 830 7477

Residential for improvement

273 West End Road, Haydock, ST. HELENS, Merseyside WA11 0AW

LOT 56

*GUIDE PRICE **£100,000+**

*Description on Auction Information page

A Five Bedroom Detached House in Need of Modernisation

A five bedroom detached house comprising; entrance hall, lounge, study, downstairs W/C, dining room, utility room & kitchen. Five bedrooms & bathroom.

Front & rear gardens with off road parking to the rear.

Viewing

Please check Auction House Website for viewing appointments auctionhouse.co.uk



Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

Local Authority: St Helens Metropolitan Borough Council

EPC: F

Residential Investments

2 Marlborough Road, SOUTHPORT, Merseyside PR9 0RA

LOT 57

*GUIDE PRICE **£65,000+**

*Description on Auction Information page

A Two Bedroom Mid Terrace House Currently Let on an AST at £450pcm

A two bedroom mid terrace house comprising; lounge, dining room, kitchen, two bedrooms & bathroom. Currently let on an AST at £450pcm.

Prospective purchasers are advised to check the legal pack to confirm tenancy details as Auction House have not had sight of the AST at the time of cataloguing.

Viewing: Please check Auction House Website for viewing appointments auctionhouse.co.uk

Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Sefton Metropolitan Borough Council

EPC: D



auCTION
HOUSE
north west

OUR NEXT AUCTION IS
Thursday 23rd March 2017 2.00pm

auCTION
HOUSE
commercial



bridging **finance**
solutions

PRINCIPAL LENDER OF SHORT TERM PROPERTY FINANCE

Rates from
0.75%



NO

**unexpected
items in the
bagging
area...**

- NO** Upfront Fees
- NO** Product Fees
- NO** Exit Fees
- NO** Expiry Fees
- NO** Redemption Fees
- NO** Hidden Costs

Call us today on 0151 639 7554 for **fast access to finance**

info@bridgingfinance-solutions.co.uk / www.bridgingfinance-solutions.co.uk

Whether you are looking for **fast purchase** or **refurbishment funding**, **auction finance** or **capital raising**, we can help.

BUYING COMMERCIAL PROPERTY AND NEED FAST, RELIABLE FINANCE?

...WATTS THE ANSWER

At Watts we arrange competitive commercial mortgages so you can rest assured we have it covered. You'll be assigned a dedicated Commercial Manager and every package will be tailored to suit your individual needs.

We arrange fast, reliable finance for:

- Business premises
- Commercial development schemes
- Purchase of land
- Projects of all sizes

Call **0844 848 2993** or visit
watts-commercial.co.uk/auctionhouse



Commercial mortgages



Property development



Invoice financing



Asset finance



Acquisition funding



Unsecured business loans

NACFB
Helping Fund UK Business

 **Watts**
Commercial Finance Ltd

Your property may be repossessed if you do not keep up repayments on your mortgage or any other loan secured against your property. Authorised and regulated by the Financial Conduct Authority.

*GUIDE PRICE **£30,000+**

*Description on Auction Information page

A Self-Contained Second Floor One Bedroom Apartment

A second floor one bedroom flat comprising: entrance hall, lounge, kitchen, bedroom & bathroom.
Allocated parking to the front.

Viewing

Please check Auction House Website for viewing appointments auctionhouse.co.uk



Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

Local Authority: Sefton Metropolitan Borough Council

EPC: D

WAYS TO BID AT AN AUCTION

IN PERSON



As a potential buyer you attend the auction and bid for the property.

BY PROXY



Proxy bidding is used when you cannot attend the auction.

BY TELEPHONE



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

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

Residential Tel: 0800 050 1234 (Freephone)

Commercial Tel: 0161 830 7477

Residential

Flat 4 & 4A, 2 Keldgate, BEVERLEY, North Humberside HU17 8HY

LOT 59

*GUIDE PRICE **£85,000**

*Description on Auction Information page

Two Storey Grade II Listed Property - Originally 2no Flats, Subsequently Reconfigured

Two storey Grade II Listed property, presently forming the left hand wing of the adjoining guest house known as Minster Garth Guest House. Internally the property is believed to have been sub-divided into two apartments, one at each level, however subsequently has been reconfigured and separation works will be required in order to sub-divide the property from the adjoining guest house. The property itself is of traditional brickwork construction beneath pitched roofs covered with slates and is situated on a main arterial road, adjacent to Beverley Minster. It is understood that the property is held long leasehold for the residue of a term of 99 years from July 1986 for the ground floor and residue of a 99 year lease from March 1988 for the first floor - further details available within the legal pack. Internally the property provides the following accommodation: Ground Floor - 2 en-suite bedrooms. First Floor - 2 en-suite bedrooms

Viewing: Please contact Auction House North West Commercial on 0161 830 7477

Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: East Riding of Yorkshire Council

EPC: D



Residential for improvement

79 South Meadow Lane, PRESTON, Lancashire PR1 8JN

LOT 60

*GUIDE PRICE **£55,000 - £65,000**

*Description on Auction Information page

A Two Bedroom Mid Terrace House in need of Modernisation

A two bedroom mid terrace house in need of modernisation and comprising; entrance hallway, lounge, dining room, kitchen & utility room.

First floor - two bedrooms & bathroom.

Small rear yard and on-street parking.

Viewing: Please check Auction House Website for viewing appointments auctionhouse.co.uk

Tenure: To be Confirmed in Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Preston City Council

EPC: G



**WHAT TO BRING ON
AUCTION DAY**



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

***NO CASH**

CREDIT CARD | DEBIT CARD | CHEQUE

*GUIDE PRICE **£90,000+**

*Description on Auction Information page



Two Bedroom Traditional Semi Detached House with Two Reception Rooms

Two bedroom traditional semi detached house with two reception rooms. Ground floor entrance hallway, living room, dining room, kitchen, cellar, first floor landing, bedroom one, bedroom two, bathroom, dressing room off bedroom.

Gas central heating & double glazing where fitted. Gardens

Viewing

Please check Auction House Website for viewing appointments auctionhouse.co.uk

For further information and legal pack go to auctionhouse.co.uk

Tenure: To be Confirmed in Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services

Local Authority: Preston City Council

EPC: D

Residential

First Floor Flat 8, 102 Eastham Rake, WIRRAL, Merseyside CH62 9AB

LOT 62

*GUIDE PRICE **£90,000**

*Description on Auction Information page

A Leasehold Two Bedroom First Floor Apartment

A two bedroom first floor apartment comprising; entrance hallway, living room, kitchen/diner, two bedrooms (en-suite to master bedroom) & additional bathroom.

One allocated parking space & communal gardens.

Viewing: Please check Auction House Website for viewing appointments auctionhouse.co.uk

Tenure: Leasehold

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Wirral Council

EPC: B



Residential Investments

15 Crofton Road, BIRKENHEAD, Merseyside CH42 5NS

LOT 63

*GUIDE PRICE **£30,000+**

*Description on Auction Information page

Large Three Bedroom Two Reception Terraced House Let on 6 Month AST at £450pcm/£5,400pa

Large three bedroom two reception terraced house let on a 6 month AST at £450pcm/£5,400pa. The tenants have been in occupation since 12 August 2016 & a new AST has been agreed at £450pcm from 12th February 2017.

Entrance, living room, dining room, kitchen, first floor landing, bedroom one, bedroom two, bedroom three. Yard to rear. Gas central heating & double glazing where fitted.

Viewing: No internal access for viewings

Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Wirral Council

EPC: E



Residential for improvement

39 Branch Road, BURNLEY, Lancashire BB1 1 3NB

LOT 64

*GUIDE PRICE **£5,000+**

*Description on Auction Information page

Two Bedroom Mid Terraced House in need of Major Renovation

Two bedroom mid terraced house in need of major renovation. Auction House have not inspected internally.

Viewings will not be available due to the internal condition.

Viewing: Please check Auction House Website for viewing appointments auctionhouse.co.uk

Tenure: To be confirmed in Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Burnley Borough Council

EPC: N/A



Mixed Use

48 Water Lane, Ashton-on-Ribble, PRESTON, Lancashire PR2 2NL

LOT 65

*GUIDE PRICE **£85,000**

*Description on Auction Information page

A Mixed Use Property arranged as Ground Floor Retail Unit and One Bedroom First Floor Flat

A mixed use property arranged as a ground floor retail unit and a one bedroom first floor flat.

The retail unit comprises of; shop front, rear food preparation area and kitchen.

First floor flat comprises; lounge, kitchen, bedroom and shower room. Rear yard.

Viewing: Please check Auction House Website for viewing appointments auctionhouse.co.uk

Tenure: To be Confirmed in Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Preston City Council

EPC: D



Residential for improvement

8 Zetland Street, PRESTON, Lancashire PR1 4NU

LOT 66

*GUIDE PRICE **£45,000 - £55,000**

*Description on Auction Information page

A Two Bedroom Mid Terrace House in Need of Modernisation

A two bedroom mid terrace property comprising; lounge & kitchen. First floor - two bedrooms & bathroom. On street parking & rear yard.

Viewing: Please check Auction House Website for viewing appointments auctionhouse.co.uk

Tenure: To Be Confirmed In Legal Pack

Services: Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

Local Authority: Preston City Council

EPC: E



HAVE YOU DONE YOUR RESEARCH?



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

Sales Memorandum



Lot: _____ Date: _____ Address: _____

Name and address of Vendor

Name and address of Purchaser

Price
Excluding VAT

Deposit Paid

Buyers Premium

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

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

Signed: _____
Authorised Agent for Vendor

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

of: _____

Signed: _____ Dated: _____
The Purchaser

Name and address of Vendors Solicitor

Contact:

Name and address of Purchasers Solicitor

Contact:

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

In addition to the deposit to be paid to Auction House North West on exchange of contracts, the successful buyer will be required to pay the Auctioneers an Administration Fee and Buyers Premium. These fees will be charged as above. Please note payments made by credit card will be subject to a 2.5% charge.

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

Name:

Name of Company (if applicable):

Of (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 £5000, whichever is the greater; plus 0.9% inc VAT/£900 inc VAT minimum (Administration Charge) and any buyers premium payable as per any description in the catalogue or legal pack.

OR

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

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

SOLICITORS

My solicitors are:

Of (address):

Postcode:

Tel: Person Acting:

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

Signed: **Date:**

PLEASE MARK THE ENVELOPE EITHER PROXY OR TELEPHONE BID

TERMS AND CONDITIONS FOR TELEPHONE BIDS AND BIDDING BY LETTER

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

1. The bidder must complete a separate authority form for each Lot involved, and provide a bankers draft, solicitor's client's account cheque or personal cheque for 10% of the maximum amount of the bid for each Lot. Please note the minimum deposit for any bid is £5,000 PER LOT plus the administration charge of 0.9% inc VAT/£900 inc VAT minimum and any additional buyers premium payable as per any description in the catalogue or legal pack. We will require proof of identity in the form of a driving licence or passport and a utility bill.
2. The form must be sent to, or delivered to: Written & Telephone Bids, Auction House North West, Administration Centre, 309a Garstang Road, Fulwood, Preston PR2 9XJ to arrive before 4pm one working day prior to the auction date. It is the bidders responsibility to check that the form is received by Auction House and this can be done by telephoning the office.
3. In the case of a telephone bid the prospective purchaser should provide a blank cheque which the Auctioneer will complete on behalf of the prospective purchaser if the prospective purchaser is successful in purchasing the relevant property for 10% of the purchase price plus the administration charge of 0.9% inc VAT/£900 inc VAT minimum and any additional buyers premium payable as per any description in the catalogue or legal pack or in accordance with the General or Special Conditions of Sale relating to the lot.
4. 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.
5. 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.
6. 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, 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.
7. 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).
8. In the event of a Contract, the deposit monies will be applied so far as necessary to meet the requirement for a 10% deposit (minimum £5,000) and the balance of the deposit (if any) will be held by the vendors solicitor pending completion. An Administration charge of 0.9% inc VAT/£900 inc VAT minimum and any additional buyers premium payable as per any description in the catalogue or legal pack should be added to the deposit cheque or a separate cheque should be made payable to Auction House North West Ltd.
9. In the event that the bidder is unsuccessful in gaining the Contract, the deposit monies shall be returned to the bidder promptly.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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 disappplied 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 enquires 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.

Common Auction Conditions (Edition 3)

REPRODUCED WITH THE CONSENT OF THE RICS

- G1.9 The **buyer** buys with full knowledge of:
- (a) the **documents**, whether or not the **buyer** has read them; and
 - (b) the physical condition of the **lot** and what could reasonably be discovered on inspection of it, whether or not the **buyer** has inspected it.
- G1.10 The **buyer** is not to rely on the information contained in the **particulars** but may rely on the **seller's** conveyancer's written replies to preliminary enquiries to the extent stated in those replies.
- G2. DEPOSIT**
- G2.1 The amount of the deposit is the greater of:
- (a) any minimum deposit stated in the **auction conduct conditions** (or the total **price**, if this is less than that minimum); and
 - (b) 10% of the **price** (exclusive of any **VAT** on the **price**).
- G2.2 The deposit
- (a) must be paid in pounds sterling by cheque or banker's draft drawn on an **approved financial institution** (or by any other means of payment that the **auctioneers** may accept); and
 - (b) is to be held as stakeholder unless the **auction conduct conditions** provide that it is to be held as agent for the **seller**.
- G2.3 Where the **auctioneers** hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the **seller** on **completion** or, if **completion** does not take place, to the person entitled to it under the **sale conditions**.
- G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the **seller** may treat the **contract** as at an end and bring a claim against the **buyer** for breach of contract.
- G2.5 Interest earned on the deposit belongs to the **seller** unless the **sale conditions** provide otherwise.
- G3. BETWEEN CONTRACT AND COMPLETION**
- G3.1 Unless the **special conditions** state otherwise, the **seller** is to insure the **lot** from and including the **contract date** to **completion** and:
- (a) produce to the **buyer** on request all relevant insurance details;
 - (b) pay the premiums when due;
 - (c) if the **buyer** so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;
 - (d) at the request of the **buyer** use reasonable endeavours to have the **buyer's** interest noted on the policy if it does not cover a contracting purchaser;
 - (e) unless otherwise agreed, cancel the insurance at **completion**, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the **buyer**; and
 - (f) (subject to the rights of any tenant or other third party) hold on trust for the **buyer** any insurance payments that the **seller** receives in respect of loss or damage arising after the **contract date** or assign to the **buyer** the benefit of any claim;
- and the **buyer** must on **completion** reimburse to the **seller** the cost of that insurance (to the extent not already paid by the **buyer** or a tenant or other third party) for the period from and including the **contract date** to **completion**.
- G3.2 No damage to or destruction of the **lot** nor any deterioration in its condition, however caused, entitles the **buyer** to any reduction in **price**, or to delay **completion**, or to refuse to complete.
- G3.3 Section 47 of the Law of Property Act 1925 does not apply.
- G3.4 Unless the **buyer** is already lawfully in occupation of the **lot** the **buyer** has no right to enter into occupation prior to **completion**.
- G4. TITLE AND IDENTITY**
- G4.1 Unless **condition** G4.2 applies, the **buyer** accepts the title of the **seller** to the **lot** as at the **contract date** and may raise no requisition or objection except in relation to any matter that occurs after the **contract date**.
- G4.2 If any of the **documents** is not made available before the **auction** the following provisions apply:
- (a) The **buyer** may raise no requisition on or objection to any of the **documents** that is made available before the **auction**.
 - (b) If the **lot** is registered land the **seller** is to give to the **buyer** within five **business days** of the **contract date** an official copy of the entries on the register and title plan and, where noted on the register, of all **documents** subject to which the **lot** is being sold.
 - (c) If the **lot** is not registered land the **seller** is to give to the **buyer** within five **business days** an abstract or epitome of title starting from the root of title mentioned in the **special conditions** (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the **buyer** the original or an examined copy of every relevant **document**.
 - (d) If title is in the course of registration, title is to consist of certified copies of:
 - (i) the application for registration of title made to the land registry;
 - (ii) the **documents** accompanying that application;
 - (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
 - (iv) a letter under which the **seller** or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration documents to the **buyer**.
 - (e) The **buyer** has no right to object to or make requisitions on any title information more than seven **business days** after that information has been given to the **buyer**.
- G4.3 Unless otherwise stated in the **special conditions** the **seller** sells with full title guarantee except that (and the **transfer** shall so provide):
- (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the **buyer**; and
 - (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the **lot** where the **lot** is leasehold property.
- G4.4 The **transfer** is to have effect as if expressly subject to all matters subject to which the **lot** is sold under the **contract**.
- G4.5 The **seller** does not have to produce, nor may the **buyer** object to or make a requisition in relation to, any prior or superior title even if it is referred to in the **documents**.
- G4.6 The **seller** (and, if relevant, the **buyer**) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the **conditions** apply.
- G5. TRANSFER**
- G5.1 Unless a form of **transfer** is prescribed by the **special conditions**:
- (a) the **buyer** must supply a draft **transfer** to the **seller** at least ten **business days** before the **agreed completion date** and the engrossment (signed as a deed by the **buyer** if **condition** G5.2 applies) five **business days** before that date or (if later) two **business days** after the draft has been approved by the **seller**; and
 - (b) the **seller** must approve or revise the draft **transfer** within five **business days** of receiving it from the **buyer**.
- G5.2 If the **seller** remains liable in any respect in relation to the **lot** (or a **tenancy**) following **completion** the **buyer** is specifically to covenant in the **transfer** to indemnify the **seller** against that liability.
- G5.3 The **seller** cannot be required to **transfer** the **lot** to anyone other than the **buyer**, or by more than one **transfer**.
- G6. COMPLETION**
- G6.1 **Completion** is to take place at the offices of the **seller's** conveyancer, or where the **seller** may reasonably require, on the **agreed completion date**. The **seller** can only be required to complete on a **business day** and between the hours of 0930 and 1700.
- G6.2 The amount payable on **completion** is the balance of the **price** adjusted to take account of apportionments plus (if applicable) **VAT** and interest.
- G6.3 Payment is to be made in pounds sterling and only by:
- (a) direct transfer to the **seller's** conveyancer's client account; and
 - (b) the release of any deposit held by a stakeholder.
- G6.4 Unless the **seller** and the **buyer** otherwise agree, **completion** cannot take place until both have complied with their obligations under the **contract** and the balance of the **price** is unconditionally received in the **seller's** conveyancer's client account.
- G6.5 If **completion** takes place after 1400 hours for a reason other than the **seller's** default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next **business day**.
- G6.6 Where applicable the **contract** remains in force following **completion**.
- G7. NOTICE TO COMPLETE**
- G7.1 The **seller** or the **buyer** may on or after the **agreed completion date** but before **completion** give the other notice to complete within ten **business days** (excluding the date on which the notice is given) making time of the essence.
- G7.2 The person giving the notice must be **ready to complete**.
- G7.3 If the **buyer** fails to comply with a notice to complete the **seller** may, without affecting any other remedy the **seller** has:
- (a) terminate the **contract**;
 - (b) claim the deposit and any interest on it if held by a stakeholder;
 - (c) forfeit the deposit and any interest on it;
 - (d) resell the **lot**; and
 - (e) claim damages from the **buyer**.
- G7.4 If the **seller** fails to comply with a notice to complete the **buyer** may, without affecting any other remedy the **buyer** has:
- (a) terminate the **contract**; and
 - (b) recover the deposit and any interest on it from the **seller** or, if applicable, a stakeholder.
- G8. IF THE CONTRACT IS BROUGHT TO AN END**
- If the **contract** is lawfully brought to an end:
- (a) the **buyer** must return all papers to the **seller** and appoints the **seller's** 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 in which the **buyer** covenants with the **seller** to:
- (a) observe and perform the **seller's** covenants and conditions in

Common Auction Conditions (Edition 3)

REPRODUCED WITH THE CONSENT OF THE RICS

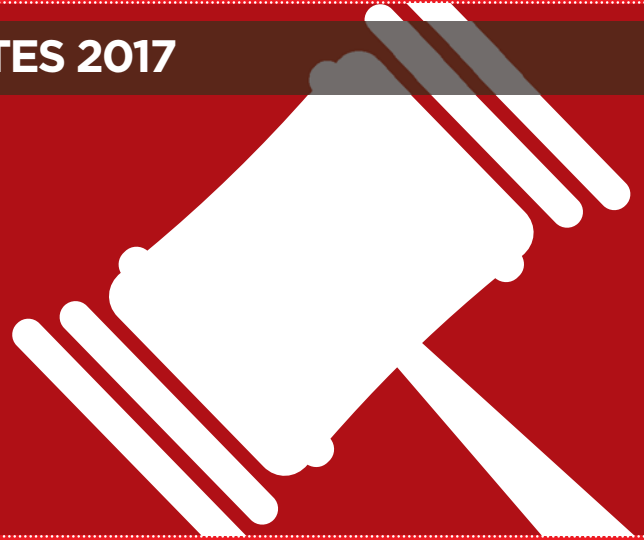
- the rent deposit deed and indemnify the **seller** in respect of any breach;
- (b) give notice of assignment to the tenant; and
- (c) give such direct covenant to the tenant as may be required by the rent deposit deed.
- G14. VAT**
- G14.1 Where a **sale condition** requires money to be paid or other 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 1 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.

PROPERTY AUCTION EXPERTS

LOCALLY • REGIONALLY • NATIONALLY

AUCTION DATES 2017

Thursday 23rd March
Thursday 18th May
Thursday 13th July
Thursday 7th September
Thursday 19th October
Wednesday 13th December



WAYS TO BID AT AN AUCTION

IN PERSON



As a potential buyer you attend the auction and bid for the property.

BY PROXY



Proxy bidding is used when you cannot attend the auction.

BY TELEPHONE



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

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 Greenbelt)
Lock Up Garages



First Floor Office Suite, 309A Garstang Road
Fulwood, Preston, Lancashire PR2 9XJ
Tel: 0800 050 1234 (Freephone)
Email: northwest@auctionhouse.co.uk
auctionhousenorthwest.co.uk



Century Buildings, 14 St. Mary's Parsonage
Manchester M3 2DF
Tel: 0161 830 7477
Email: nwcommercial@auctionhouse.co.uk
auctionhousenorthwest.co.uk