



AUCTIONS

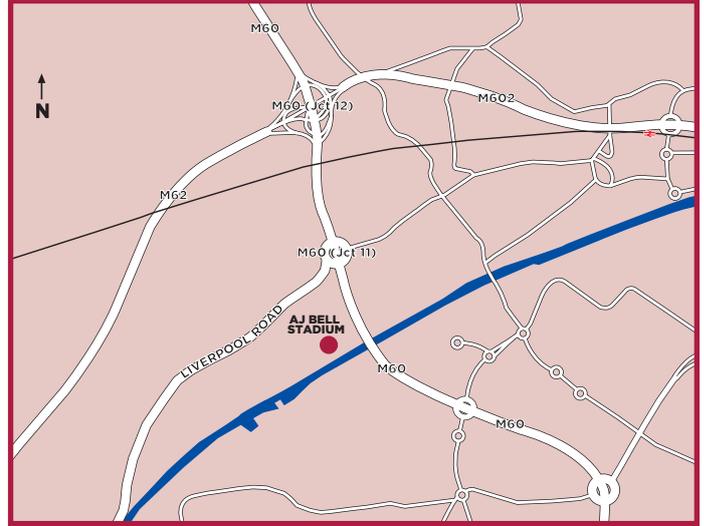
NORTH WEST AUCTION

Tuesday **12th December** 2017 at **12.30pm**
AJ Bell Stadium, 1 Stadium Way, Salford
Manchester M30 7EY

CHESHIRE & NORTH WALES AUCTION

Thursday **14th December** 2017 at **11.00am**
Chester Racecourse, New Crane Street
Chester CH1 2LY

AUCTION VENUE



Tuesday 12th December 2017

Commencing 12.30pm

**AJ Bell Stadium, 1 Stadium Way
Salford, Manchester M30 7EY**

Call the team on **0161 774 7333**
for further information

UPCOMING AUCTIONS

SDL AUCTIONS

— CHESHIRE &
NORTH WALES —

Cheshire & North Wales auction: Thursday 14th December 2017

Venue: Chester Racecourse, New Crane Street, Chester CH1 2LY

SDL AUCTIONS

— BIGWOOD —

Birmingham auction: Thursday 14th December 2017

Venue: Aston Villa FC, Villa Park Stadium, Birmingham B6 6HE

SDL AUCTIONS

— GRAHAM PENNY —

Derby auction: Friday 15th December 2017

Venue: Pride Park Stadium, Pride Park, Derby DE24 8XL

SDL AUCTIONS

— GRAHAM PENNY —

Nottingham auction: Wednesday 31st January 2018

Venue: Nottingham Racecourse, Colwick Park, Nottingham NG2 4BE

SDL AUCTIONS

— GRAHAM PENNY —

Leicester auction: Thursday 8th February 2018

Venue: Leicester City F.C., King Power Stadium, Filbert Way, Leicester LE2 7FL

PROOF OF IDENTITY & ADDRESS

All bidders and buyers must provide two forms of identification, one photographic and one proof of address in order to register and receive a bidding paddle.

**Original documents MUST be provided.
Photocopies are NOT acceptable.**

PHOTOGRAPHIC ID

- Current signed passport
- Current full UK/ EU driving licence*
- Resident Permit issued by the Home Office to EU Nationals
- Inland Revenue Tax Notification
- State Pension, Benefit Book or notification letter*

EVIDENCE OF ADDRESS

- Current full UK/ EU driving licence*
- Utility bill issued with the last 3 months
- Local Authority tax bill
- Bank, Building Society or Credit Union statement from a UK lender
- State Pension, Benefit Book or notification letter*

***These documents may be used as proof of identification or evidence of address but NOT both.**

WHAT ELSE DO I NEED TO BRING...

- **If I am bidding as an agent for the buyer?**
 - Written authority from the buyer stating they give you authority to bid on their behalf.
 - ID for the bidder and buyer
- **If there is more than one individual purchasing jointly?**
 - ID is required for each buyer.
- **If the provider of funds is different to the bidder or buyer?**
 - ID for the funds provider
 - ID for the bidder and buyer
- **If I am bidding for a Limited company or Limited Liability Partnership (LLP)?**
 - ID for the bidder
 - Certificate of incorporation
 - Proof of registered office address
- Full names of board of directors (unless company is listed on a regulated market)
- ID for shareholders holding more than 25% of share capital
- **If I am bidding for an unincorporated business or partnership?**
 - ID for the bidder
 - Written authority from the company that you have the authority to purchase on behalf of the company at the auction
 - Certificate of incorporation
- **If I am bidding for a Trust (or similar)?**
 - ID for the bidder
 - ID for each beneficial owner
 - ID relating to the settler of the trust
 - ID for each trustee

MEET THE SDL AUCTIONS TEAM

The Auctioneers & Directors



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Rory Daly

Chief Executive Officer & Auctioneer
at SDL Auctions



What a year 2017 has been!

It's hard to believe that we're now holding our final auctions of 2017. It seems only yesterday when we were launching our first catalogues of the year and we had 30+ auctions ahead of us. By the end of the year we will have held 37 auctions and (at the time of writing) we're on course for another record-breaking year.

In December alone we have five auctions and are set to offer more than 300 lots under the hammer!

Autumn Budget focus on empty homes

You will have no doubt seen that the Chancellor presented his Autumn Budget Statement recently. He told us of changes to stamp duty for first time buyers as we anticipated, however what he also unveiled was how local authorities are now allowed to charge a 100 per cent premium on council tax on empty properties. Something which will impact on many of our vendors and I'm sure many of us were interested to read.

We understand the Chancellor's action, as there are many empty homes across the country which need to be refurbished into a rentable condition or sold to investors for development. The announcement will focus people's minds if they have an unoccupied property as they will see the current council tax rate doubling, and in some cases - when this encourages landlords to sell - they might consider auctions as the quickest route to sale.

For anyone considering this, it's important to underline that an auction sale isn't the last resort. It's often the best

way to achieve market value with the comfort of speed and security. Plus, properties don't need to be empty of their contents and can be sold as seen, regardless of condition.

2018 auction calendar

We have recently announced our biggest ever auction calendar for 2018 featuring 40 auction dates across the UK at venues including Villa Park in Birmingham, the AJ Bell Stadium in Manchester, Pride Park Stadium in Derby, Nottingham Racecourse, the King Power Stadium in Leicester and Chester Racecourse.

All our auction dates can be found on our website - www.sdlauctions.co.uk - or on the back page of this catalogue.

Our teams are already looking ahead to the New Year and are processing entries for our January and February auctions which will be online soon.

If you have a residential or commercial property, development land or a building plot which you are looking to sell, give our friendly team a call on 0800 304 7879 to arrange a free no obligation auction appraisal to sell under the hammer.

May I take this opportunity to wish all our buyers and vendors a Merry Christmas and Happy New Year and I look forward to working with you again in 2018.

SDL AUCTIONS

*Merry Christmas and
Happy New Year*

from all at SDL Auctions

INTRODUCTION TO OUR CATALOGUE

Edward Feather

Director & Auctioneer at SDL Auctions



Welcome to our combined North West and Cheshire & North Wales auctions catalogue

I'm delighted to be ending the year with a bumper catalogue of 77 residential and investment properties, commercial properties, development sites, building plots and land going under the hammer at the **AJ Bell Stadium in Manchester on Tuesday 12th December and Chester Racecourse on Thursday 14th December.**

Biggest ever Manchester auction

In our North West auction in Manchester we have 50 lots for sale under the hammer – the most we've ever offered in the region, including 15 in Manchester itself. Pre-auction interest is high in many of our lots and our viewers are busy showing all our potential buyers around the lots in the weeks running up to auction day.

We're offering a wide range of both tenanted and vacant residential properties in the Manchester auction, we've also got a handful of flats by the sea, a terraced house with a regulated tenancy and even a former gate lodge in Bolton.

Lots at the races in Chester

Our Cheshire & North Wales auction is also set to be a great day of bidding. We have 27 lots on offer for our buyers including properties in Cheshire, Merseyside and North Wales. If you're interested in any of the lots in this catalogue please

visit our website to view further property details, book a viewing and download the legal packs. If you're not able to make it to the auction rooms then you can submit a **Proxy, Telephone and Online Bidding Form** – found on page 65 of this catalogue – or you can watch the auctions live from our website.

2018 auction dates

Next year we are running our biggest ever calendar of 40 auctions across the UK including more than a dozen in the north west region on:

AJ Bell Stadium in Manchester

Tuesday 13th February
Thursday 22nd March
Thursday 24th May
Wednesday 18th July
Wednesday 12th September
Tuesday 30th October
Tuesday 11th December

Chester Racecourse

Wednesday 14th February
Wednesday 25th April
Wednesday 27th June
Tuesday 11th September
Wednesday 31st October
Thursday 13th December

We're already inviting entries to our first 2018 North West and Cheshire & North Wales auctions, so if you'd like to arrange a free no obligation appraisal see our team in the auction room or call us on 0161 774 7333.



COMMERCIAL PROPERTY MESSAGE

Howard Elliot-Jones

Commercial Auction Surveyor

I'm excited to offer you a great range of commercial property investments across the North West, Cheshire and North Wales in this packed catalogue, highlighting our continued growth in the region.

For sale in our Manchester auction is **260b Newchurch Road in Bacup, Lancashire (LOT 16)**, a freehold end of terrace two storey retail unit with consent to erect advertising hoardings to the gable end wall. The guide price is £35,000+ (plus fees).

Also going under the hammer in our Chester auction room is **Springfield Hotel in Fairbourne, Gwynedd County (LOT 24)**

which has a *guide price of £150,000+ (plus fees). This part three storey and part two storey established licensed bar with a function room and guest rooms is currently let and producing £23,400pa which could realise a 15% rental yield based on the guide price.

SDL Auctions is one of the largest commercial auction houses in the UK and our experienced commercial auctions team based in the north west is happy to provide an appraisal on any commercial property across the north west, Cheshire and North Wales areas. Should you wish us to undertake an auction appraisal on your behalf please call us on 0161 774 7333.

IMPORTANT NOTICES TO BE READ BY ALL BIDDERS

BUYING AT AUCTION

1. This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at: www.sdlauctions.co.uk and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.
2. Prospective purchasers are advised that sales are subject to (a) the Common Auction Conditions of Sale printed in the catalogue; (b) Special Conditions of Sale which are available for inspection at the office of the Vendors Solicitors, the office of the Auctioneers, in the auction room and online from our website; (c) any addendums or alterations made available for inspection; (d) any late amendments distributed in the room or made by the auctioneers from the rostrum.
- 2A. Prospective purchasers should always check the addendum sheet on the day of the sale to see if there are any alterations or amendments to the particulars or special conditions on the property that they are interested in bidding for. The catalogue has been prepared on the basis of information provided. In some cases, for whatever reason, verification has not been possible prior to printing. Consequently amendments may be made and the purchaser deemed to have full knowledge of them.
3. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries with all relevant authorities and other bodies. It is advisable to arrange for a survey of the property prior to the auction.
4. As soon as the Auctioneer's gavel falls on a bid, the successful bidder is under a binding contract to purchase the relevant property. The purchaser is immediately at risk in relation to the property and should therefore have confirmed bank or building society finance arranged (if required) and will also be deemed to have made prior arrangements for any insurance cover that is required. (See footnote).
- 4A. Each bidder will be deemed to be personally liable on making an accepted bid even though he/she purports to act as an agent for the principal purchaser or purports to sign the Memorandum of Sale in a respective capacity.
5. On the fall of the gavel, the successful bidder must immediately present to the Auctioneers Clerk his name and address and if appropriate, the name and address of the person or company on whose behalf he has been bidding. All successful bidders are required to sign and exchange unconditional contracts, or a reservation contract if applicable, with the Auctioneers prior to leaving the room and pay to the Auctioneers a deposit of 10% (or 5% for an unconditional reservation fee sale) of the purchase price (subject to a minimum of £5,000) with completion on or before 20 business days unless an alternative date has been specified for a given property within the Contract and/or within our Vendor's Special Conditions of Sale. All properties must have deposits paid by Bank/Building Society Draft, Visa debit card or credit card (3.5% charge). Please contact the relevant auction office for advice about acceptable payments. In default of any of the above, the Auctioneer shall be entitled as Agent for the Vendor, to treat the failure or default as a repudiation and rescind the Contract.
Thereafter the Auctioneer shall be entitled to re-submit the property for sale and if a successful bidder does not pay a deposit and/or complete the memorandum, the Vendor reserves the right to claim any loss he suffers as a result.
6. All purchasers whether buying prior, during or post Auction are required to pay a buyers administration fee of £954 inc VAT (unless stated otherwise), this fee is to be added to the deposit, irrespective what costs may be included within the Contract or Special Conditions. A buyers administration fee does not apply where a reservation fee is payable. The reservation fee will be 4.8% inc VAT of the purchase price, subject to a minimum of £6,000 inc VAT, unless stated otherwise.

7. If a successful purchaser wishes to remain in the sale room and bid for later lots before transferring to the contracts area, he/she shall be required to surrender to the Auctioneers clerk one form of identity for retention by the auctioneers until such time as the memorandum of sale is completed.
8. The Vendor has a right to sell before auction or withdraw the lot and neither the Auctioneer nor the Vendor is responsible for any abortive costs, loss or damages of a prospective purchaser. Information as to pre-sale or withdrawal of a lot can be obtained from enquiry of the Auctioneers at any time prior to the auction but valid only up to the time of enquiry.
9. Prospective purchasers are strongly advised to check these particulars as to measurements, areas and all other matters to which the properties are expressed to be subject or have the benefit of and in respect of any contents, fixtures and fittings expressed to be included in the sale by making an inspection of the property and all the necessary enquiries with SDL Auctions, the Vendor, the Vendor's professional advisors and all other appropriate authorities. All measurements and areas referred to in these particulars are approximate only.
10. The dimensions and/or areas shown in this catalogue are intended to be accurate to within + 5% of the figure shown. If greater accuracy is required we advise intending purchasers to carry out check measuring.
11. All location plans published in the particulars of sale are copyright and are to enable prospective purchasers to locate the property only. The plans are photographically reproduced and therefore not to scale and are not intended to depict the interest to be sold but are for identification purposes only. The boundary lines and numbers on the photographs are again only to enable prospective purchasers to locate the property and are not intended to depict the interest to be sold. Purchasers are advised to view the special conditions in respect of the precise interest to be conveyed.
12. Any guide prices issued or any estimates or values mentioned in negotiations or discussion with the Auctioneers or any of their representatives cannot be relied upon by a prospective purchaser as representing professional valuations for any purpose in accordance with the requirements or guidance notes of relevant professional bodies or other authorities. In all respects prospective purchasers are deemed to have relied upon their own knowledge or the advice of their own professional or other advisors.
13. Inspection of investment properties is by courtesy of the tenant. Inspection of properties with vacant possession only by arrangement with the Auctioneers. Interested parties should refer to the viewing schedule in the front of the catalogue or alternatively contact the Auctioneers.
14. Purchasers should be aware that they will not be entitled to the keys or access to the property (except by special arrangement) until completion date of the sale.
15. The Auctioneers announcements at the commencement of the sale are an important part of the proceedings. Thereafter the Auction will proceed without delay and the Auctioneer will not describe the properties in detail nor read out the special conditions or amendments.
16. The services, kitchen and sanitary ware, electrical appliances and fittings, plumbing and heating installations (if any) have NOT been tested by the Selling Agents. Prospective purchasers should therefore undertake their own investigations/survey to clarify the suitability of such services to meet their particular requirements.
17. We are advised by the Vendor, where appropriate, that an EPC (Energy Performance Certificate) has been commissioned and will be available within the legal pack.
18. The plans provided in this catalogue are for identification purposes only and their accuracy is not guaranteed. All Ordnance Survey maps are reproduced with the sanction of the Controller of HM Stationery Office (Crown Copyright Reserved Licence No. LIG0183).

19. If the purchaser wishes to complete earlier than the proposed completion date (granted prior agreement with the Vendor), then we strongly recommend that the deposit is paid by cleared funds e.g. Banker's Draft, Building Society Draft or Debit Card. The purchaser must notify the Auctioneer as early as possible of their intention to complete early in order that arrangements can be made to transfer the deposit monies held. The Auctioneers also reserve the right to pass on any charges levied from the bank to the purchaser for early transfer of monies.
20. Offers - We will not forward any offer to our Vendors, unless the offer is above the guide price and prospective purchasers have viewed the property (where applicable) and have perused the legal pack.

PROPERTY INSURANCE

Once the hammer falls at a Property Auction the purchaser becomes liable for the insurance of the property he has bought.

DEFINITION OF GUIDE PRICES

The guide price is an indication of the seller's reserve price and is given to assist prospective purchasers. It is usual, but not always the case, that a provisional reserve is agreed between the seller and the auctioneer at the start of marketing. The guide price can be adjusted by the seller at any time up to the day of the auction in light of the interest shown during the marketing period. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. Please note the reserve price will not exceed the top end of the guide price but the actual sale price can exceed the guide price. On occasions the sale price does exceed the guide price significantly.

AUCTION FEES

The purchase of any property may include associated fees not listed here. Any additional fees will be confirmed in the legal pack which can be downloaded from our website, www.sdlauctions.co.uk or to find out more about any additional fees associated with any property please call SDL Auctions on 0161 774 7333/01244 401 100. Stamp Duty, Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances. These costs will not be confirmed in the legal pack, it is up to the bidder to make their own enquiries via www.gov.uk/stamp-duty-land-tax or www.revenue.scot/land-buildings-transaction-tax.

DEFINITION OF RESERVE PRICE

The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer.

CONDITION OF SALE

The Lots will, unless previously withdrawn, be sold subject to the Special and General Conditions of Sale which have been settled by the Vendors' Solicitors. These Conditions can usually be inspected during the usual office hours at the offices of the Vendor's Solicitors mentioned in these particulars during the five days (exclusive of Saturday and Sunday), immediately before and exclusive of the day of the Sale. Most auction packs may be viewed online, visit www.sdlauctions.co.uk The Conditions may also be inspected in the Sale Room at the time of the Sale, but they will NOT then be read. The Purchaser shall be deemed to bid on those terms, whether he shall have inspected the Conditions or not.

PROPERTY MISREPRESENTATION

The Agents for themselves and for the Vendors of these Lots, whose Agents they are, give notice that: These Particulars do not constitute any part of an offer, or a contract. All the statements contained in these particulars as to the Lots are made without responsibility and are not to be relied on as statements or representations of fact and they do not make or give any representations or warranty whatsoever in relation to these Lots. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.

FREQUENTLY ASKED QUESTIONS

- Q. What order will the lots be offered in?**
A. The Lots are offered as listed in the catalogue (Yes we are asked this question frequently!)
- Q. Can I view the properties before the Auction?**
A. Yes, please contact the office or book onto the set viewing appointments online at www.sdlauctions.co.uk.
- Q. What is a reserve price?**
A. A reserve price is the price stipulated as the lowest acceptable by the vendor. This figure is confidential between the vendor and auctioneer.
- Q. Is the guide price the same as the reserve price?**
A. No, not always. The guide is an indication given by the Auctioneer. Where the guide price is a bracket figure, the reserve cannot exceed the top end of the bracket price. If the guide price is a single figure, then the reserve can be up to 10% in excess of this.
- Q. How do I register to bid at the auction?**
A. You must register on the day of the Auction at the auction venue, you will need 2 forms of original or certified identification (one photo and one proof of address) to register. To save you time on auction day, you can fill in the registration form within this catalogue and bring it with you on the day.
- Q. How long does it take to offer each lot?**
A. Each lot varies; there is no set amount of time per lot although it is generally approximately 2-3 minutes per lot.
- Q. If I am a successful bidder how much deposit do I have to pay?**
A. Normally 10% of the purchase price for an unconditional sale, however we do recommend checking the legal pack to confirm this as some lots vary. If the property is sold via the unconditional reservation fee method then a 5% deposit is payable. The deposits are subject to a minimum fee of £5,000.
- Q. How is the deposit payable?**
A. Either by banker's draft (made payable to "SDL Auctions") or debit card. A surcharge of 3.5% will be levied on credit card payments.
- Q. How much should I make my bank draft for?**
A. 10% of your maximum offer, if you purchase the property for less than your maximum offer, the full amount of monies will be used as your deposit i.e. more than 10% deposit paid and you will pay less on completion. If you purchase the property for slightly more than your intended maximum offer you can top your deposit up with a debit or credit card.
- Q. If I am a successful purchaser when do I have to complete the purchase and pay the balance monies?**
A. The normal completion period is 20 business days after the sale, although you should inspect the legal pack to confirm this as some lots vary.
- Q. How can I view the legal pack and contract before the auction?**
A. These are available to view on our website and are uploaded as and when we receive them from the appointed solicitor. They can also be inspected on the day of the auction in the auction room.
- Q. If I am unable to attend the auction can I bid by proxy, telephone or internet?**
A. Yes, a proxy, telephone or internet bidding form is available within the catalogue or on our website. This form must be completed and returned to the Auctioneers along with a bank draft or building society draft for the deposit and buyers fee at least 48 hours prior to the Auction Sale for telephone and internet bids and 24 hours for proxy bids.
- Q. If I am unable to attend the Auction, can someone bid on my behalf?**
A. Yes, however they must bring with them 2 forms of original identification for you and for themselves, along with an authorisation letter from yourself. It must be noted that should you default, the bidder will be liable.
- Q. Can I make an offer prior to the Auction?**
A. Yes, some vendors will consider selling prior to the auction but only on the condition that an unconditional contract is exchanged before the auction with a cleared funds deposit.
- Q. How can I make this offer?**
A. Offers must be made in writing or by email to northwest@sdlauctions.co.uk/chester@sdlauctions.co.uk Verbal offers will not be accepted. Offers may not be acknowledged, but you will be contacted within 7 days if your offer is accepted.
- Q. Can I have the property surveyed before the auction?**
A. Yes, your surveyor must contact us for access.
- Q. Do some lots not sell?**
A. Yes, if a reserve price is not reached the lot will not sell. We continue to market most unsold properties after the auction so you may still purchase these lots, however all post-auction sales are under auction terms.
- Q. Are there any further costs to pay in addition to the sale price?**
A. A buyers administration fee of £954 inc VAT (see Important Notices in the catalogue) is payable on exchange to SDL Auctions if the lot is sold unconditionally. If a property is an unconditional reservation fee lot or conditional reservation fee lot then a reservation fee of 4.8% inc VAT (subject to a minimum fee of £6000 inc VAT) is payable (unless stated otherwise). Any further additional costs, which are payable in addition to the purchase price will be included within the Special Conditions that are attached to the Contract. Therefore all prospective purchasers must inspect the legal packs and we strongly advise that all prospective purchasers request a legal representative to go through the pack for every lot that you may wish to bid on, in order to be made fully aware of any additional costs, if applicable.
- Q. Why is a reservation fee payable on some lots?**
A. A buyers reservation fee is payable by the buyer where a seller has opted to sell with no fees. However, as a result, a lower reserve price is usually agreed. The reservation fee does not contribute toward the purchase price. A buyers administration fee is not payable on these lots.
- Q. If I do not complete the sale are there any penalties?**
A. Yes, firstly you will lose your deposit and admin fee, furthermore the Vendor may sue you for the balance owed and any further losses caused.
- Q. Will I be able to get a mortgage on the property?**
A. Not all properties are suitable for mortgage security and we strongly recommend that you arrange for an independent survey to be carried out if you require mortgage finance.
- Q. How do I know whether the details given in the catalogue change or a property is withdrawn or sold prior?**
A. An addendum is available on our website (www.sdlauctions.co.uk) at all times and is updated regularly and is also available at the auction. Alternatively, you can register for our email alert service by emailing us on marketing@sdlauctions.co.uk It is essential that you see the addendum prior to bidding.
- Q. Can I go on the permanent mailing list to receive future auction catalogues?**
A. Yes, contact us by telephone (0161 774 7333/01244 401 100) or by email (marketing@sdlauctions.co.uk)

Peter Eustance

Commercial Auction Surveyor at SDL Auctions North West



I joined the SDL Auctions North West team in July to be a part of our launch into the region handling commercial property instructions. This year is notable for me in another way too as it's my 30 year University reunion next month too.

I started my property career at Grimley and Son (now GVA) in Birmingham, in fact I was in the same graduate intake as our head of commercial property Ian Tudor! I subsequently became a director at CBRE, worked for Keppie Massie in Liverpool and latterly part of the northern sales team at Costar.



What is your business motto?

I have always found that providing nuggets of advice in conversation and being helpful to clients, builds trust and often leads to ongoing work.

What is the best quality of SDL Auctions, and how is it different to other auction businesses?

As a newcomer to SDL Auctions I really appreciate the support and advice of our team – it's one of the most supportive teams I've worked in.

What is office life like for you and your team?

I'm field-based a lot of the time dealing with enquiries and potential vendors. Being on the road you soon become very knowledgeable as to which coffee shops have good Wi-Fi! McDonalds, Starbucks and Caffè Nero are consistently good.

What is your approach to work / life balance?

When I'm working I give it my best and when I'm not working I do the same. I have many friends in the industry so the edges can be blurred at times but having separate work and home mobiles help me to switch off.

What is your approach to making contacts which are useful for the business?

I believe you can never know enough people so am always glad to make more contacts in the sector I'm working in. I network

extensively but with focus and understand that the best way to build contacts is by assisting them with good leads to other people in the market.

Who has inspired you most in your business life, and why?

I've met many people in my profession who have been a great encouragement and whose approach have strongly influenced me but when I joined CBRE Simon Robinson, who now heads BNP Paribas Birmingham office, was notable for his sheer encouragement which bred self-belief. I've sought to be encouraging of those in teams I've run and subsequently worked with.

What is your proudest achievement in business?

I've built departments a few times in my career and doing that from an empty desk has always been a challenge I have relished. To now see how those team members and departments have developed subsequently is really exciting to see.

What drives and motivates you?

To give straight, honest and imaginative advice and to take an interest in the client or colleague as an individual.

If you hadn't been a commercial surveyor what would you do instead?

I entered the surveying profession in the hope of becoming a land agent but then realised I knew nothing about agriculture so followed the urban route. If I was to do something else then I'd like to come up with a coherent plan to provide long term housing to those who are homeless. I'm sure there are enough brains in the industry to come up with a creative solution. I also hanker after writing a novel one day if I developed some discipline.

What time of day are you at your best, and why?

Definitely in the morning, and especially after a decent coffee!

Do you use Facebook, Twitter or other social media?

I tend to compartmentalise my use of social media. I use LinkedIn for networking and building connections and I use Facebook and Twitter socially for keeping up with friends and following sports news and opinion.

If you could have a coffee with anyone, who would it be, and what would be your choice?

I've been lucky enough to meet most Liverpool FC managers from Bob Paisley onwards but I'd love to meet Jurgen Klopp. He's an interesting character, quite a hyper individual so I would imagine he wouldn't need a strong caffeine coffee but a well-crafted medium strong filter coffee would be spot on for me.

How do you relax outside of work?

I'm quite interested in the arts. I go to Liverpool Philharmonic to listen to classical music regularly, I also visit the cinema and theatre and I'm a season ticket holder at Liverpool FC. Plus I get good perspective on life from being part of my local church.

THE MANCHESTER DERBY

On Sunday 10th December the two biggest football teams in Manchester will play each other in an eagerly awaited game at Old Trafford.

For our North West residential valuers tensions will be running particularly high as Edward Feather takes his place in the red corner and Andy Thompson sits in the blue corner. We talk to them about how they're feeling ahead of the game.



What does Derby Day mean to you?

Ed: It means a lot! Utd v City is arguably the biggest game in the Premier League and possibly Europe given the wealth of both clubs and the two managers in charge.

Andy: Certainly for us Blues, this is the biggest game of the footballing calendar and I'm looking forward to us extending our lead at the top with another three points from United!

Ed: Historically it's always been the Liverpool game for me that you want to win more than anything but certainly over the last few years the City games have meant more, especially as we've both been competing for silverware.

Andy: Whilst Ed will tell you that Liverpool is his biggest fixture, he's lying!

Ed: This year considering how well City have started it's vital that we show we can beat them.

How are you planning to spend the day?

Ed: Watching in a hotel bar somewhere in Dubai! It's the first time in probably about 15 years that I won't be at Old Trafford to watch it. In hindsight Dubai probably isn't the best place to be cheering on United given the oil money at City! At least the sun will be shining which definitely won't be the case in Manchester!

Andy: I'll be at Old Trafford for the match and then I'll head into Manchester to either celebrate or drown my sorrows, depending on the result!

What do you look forward to the most?

Ed: I look forward to the buzz around town in the run up to the match; everyone talking about it in the pubs and bars and the messages that start flying around between your mates.

Andy: In honesty, I absolutely hate derby day! I get too nervous and can't bear the thought of us losing.

Ed: The game itself is usually the worst bit, I can never enjoy them because you're so concentrated on making sure we get the right result.

Andy: Every time, I say I'm not going to watch it but I always do. I am very much in the zone though and don't speak to anyone for 90 minutes. If we win, I'm that annoying fan who doesn't shut up but if we lose, I'm gone in a flash!

Best / Worst derby game in your memory?

Ed: The best game at Old Trafford was probably in 2009 when Michael Owen scored a last minute winner in a game we won 4-3. The stadium went mad and I ended up about 5 rows further down from where my seat was - even though it was a scouser that scored it!

Andy: That's an easy one - when we hammered them 6-1 at their place, under Fergie's watch. One of the best days of my life! Terrible hangover the next day though.

What will the score be and who will be the first goal scorer?

Ed: I reckon it will be 2-1 to United with Martial scoring first.

Andy: I'm expecting Mourinho to park the bus again but with the way we are playing at the moment, I still think we'll put three past them so I'm going with 3-0 to City.

What will be the back page headline on Monday morning?

Ed: Manchester is red!

Andy: I don't think anything will beat the pic of Mario Balotelli revealing his "WHY ALWAYS ME?" message on his t-shirt after the 6-1 thrashing, but as long as we win, I'll take anything written!





— NORTH WEST —



— CHESHIRE & —
NORTH WALES

DEPOSITS

Important Information

All properties are subject to a 10% deposit* (subject to a £5000 minimum deposit) which is payable on the exchange of contracts.

Deposits can be paid by debit card or bankers draft.

There is also a buyers administration fee or reservation fee to pay on exchange. An explanation of additional fees can be found overleaf.

*Unless stated otherwise in the legal pack.

NO LONGER ACCEPTING CHEQUES

All deposits must be paid by:-



Bank/Building
Society Draft



Debit Card



Credit Card

As an extra safeguard to our vendors we NO longer accept any cheques.

To benefit all purchasers there will be no card charges for payments made by debit card. A charge of 3.5% will still apply for credit card payments.

www.sdlauctions.co.uk

A GUIDE TO ADDITIONAL FEES

Important notice relating to fees, costs and charges payable by the buyer in addition to the purchase price

BUYERS ADMINISTRATION FEE

All buyers will be required to pay a Buyers Administration Fee of £954 inc VAT (unless otherwise stated in the important notices or where a reservation fee is applicable) payable on each lot purchased whether purchasing prior, during or after the auction.

ADDITIONAL FEES, COSTS AND CHARGES

In addition to the purchase price, buyers may be required to pay additional fees, costs and charges. These may include, but are not limited to, Value Added Tax (VAT), Stamp Duty, ground rents, rent arrears/apportionment of rent, outstanding service charges, sellers search costs/disbursements, reimbursements of sellers solicitors, auctioneer costs or reservation fees. All prospective buyers are advised to inspect the legal documents including the contract and special conditions and seek their own independent legal advice as to the full cost of purchasing a specific property.

All bidders are assumed to have inspected the legal packs available on our website – www.sdlauctions.co.uk – and in the auction room prior to bidding and are fully aware of all terms and conditions including any fees, costs, charges, completion dates and other relevant matters which may be applicable, once they have successfully purchased the property.

FOR FURTHER INFORMATION

If you have any questions about a lot you would like to bid on, please contact the team on: 0161 774 7333/01244 401 100 or email at northwest@sdlauctions.co.uk/chester@sdlauctions.co.uk

UNCONDITIONAL & CONDITIONAL AUCTIONS EXPLAINED

U Unconditional

Upon the fall of the hammer the buyer shall...

- Be legally bound to buy the property
- Pay a 10% deposit, subject to a minimum of £5,000 (this will contribute towards the purchase price)
- Pay a buyers administration fee of £954.00 inc. VAT (unless an alternative administration fee has been quoted in the Important Notices to Bidders at the front of the catalogue)
- Please note additional charges may apply and these will be included in the Special Conditions of sale, which are available in the legal pack
- Exchange contracts on the fall of the hammer and sign the Special Conditions of sale held with the Auctioneer or Solicitor
- Complete the purchase within 28 days (unless an alternative date has been specified in the Special Conditions of Sale)

Please note all lots in this catalogue are being sold subject to unconditional terms unless otherwise stated (and showing the UR or CR icon).

UR Unconditional Reservation Fee

Upon the fall of the hammer the buyer shall...

- Be legally bound to buy the property
- Pay a 5% deposit, subject to a minimum of £5,000 (this will contribute towards the purchase price)
- Pay a reservation fee* of 4% plus VAT, subject to a minimum of £5,000 plus VAT (this does not contribute towards the purchase price)
- Exchange contracts on the fall of the hammer and sign the Special Conditions of sale held with the Auctioneer or Solicitor
- Complete the purchase within 28 days (unless an alternative date has been specified in the Special Conditions of Sale)

CR Conditional Reservation Fee

Upon the fall of the hammer the buyer shall...

- Pay a reservation fee* of 4% plus VAT, subject to a minimum of £5,000 plus VAT (this does not contribute towards the purchase price)
- Sign the Reservation Contract with the Auctioneer
- Exchange contracts within 28 days
- Complete the purchase within an additional 28 days of the exchange (unless an alternative date has been specified in the Reservation contract)

*The Reservation fee represents a different set of charges to the regular auction lots. A reservation fee is payable by the buyer where a seller has opted to sell with no fees. However, as a result, a lower reserve price is usually agreed. The reservation fee does not contribute toward the purchase price.

Please ensure you understand the difference between conditional and unconditional auctions (and which type of auction you are bidding on), the associated costs and your legal obligation. If you are unsure or have any questions please contact one of our auction specialists or speak to a member of staff on the day before bidding.

Please note ALL fees and deposits are non-refundable

SDL AUCTIONS

www.sdlauctions.co.uk

NORTH WEST ORDER OF SALE & *GUIDE PRICES

All guide prices are subject to additional non-optional fees, including the buyers administration fee. Please see Important Notices in the catalogue for a definition of Auction Fees.

| | | |
|-----------------|--|----------------------------|
| LOT 1. | 82 Tuffley Road, Wythenshawe, Greater Manchester | £75,000+ |
| LOT 2. | 71 Ilford Street, Clayton, Manchester | £67,000+ |
| LOT 3. | 1 Coniston Street, Manchester | £60,000+ |
| LOT 4. | Apartment 9, 180a Wilmslow Road, Handforth, Wilmslow, Cheshire | £175,000+ |
| LOT 5. | 84 Shakerley Road, Tyldesley, Manchester | £45,000+ |
| LOT 6. | 74 Ackroyd Street, Openshaw, Manchester | £70,000+ |
| LOT 7. | 125 Heathcote Road, Gorton, Manchester | £70,000 |
| LOT 8. | 9 Finsbury Court, Bolton | £46,500+ |
| LOT 9. | Hollywood Lodge, 560 Chorley New Road, Bolton, Greater Manchester | £210,000+ |
| LOT 10. | 16a Burnley Road, Padiham, Burnley, Lancashire | £20,000 - £25,000 |
| LOT 11. | 25 Lowton Avenue, Moston, Manchester | £67,000 |
| LOT 12. | 32 Melbourne Street, Moston, Manchester | £70,000+ |
| LOT 13. | Flat 2, 40 Milton Street, Fleetwood, Lancashire | £15,000+ |
| LOT 14. | Flat 5, 40 Milton Street, Fleetwood, Lancashire | £15,000+ |
| LOT 15. | Flat 6, 40 Milton Street, Fleetwood, Lancashire | £15,000+ |
| LOT 15A. | 90 Newcastle Avenue, Blackpool | £55,000+ |
| LOT 16. | 260b Newchurch Road, Bacup, Lancashire | £35,000+ |
| LOT 17. | 12a Liverpool Road, Cadishead, Manchester | £98,000+ |
| LOT 18. | 29 Spreadbury Street, Moston, Manchester | £65,000+ |
| LOT 19. | 40 Gill Street, Moston, Manchester | £80,000 |
| LOT 20. | 2 Holly Bank, Chinley, Derbyshire | £105,000 - £110,000 |
| LOT 21. | 4 Lower Exley, Halifax, West Yorkshire | £95,000+ |
| LOT 22. | 20 Hope Street, Low Valley, Barnsley, South Yorkshire | £70,000+ |
| LOT 23. | 22 Hope Street, Low Valley, Barnsley, South Yorkshire | £68,000+ |
| LOT 24. | 24 Hope Street, Low Valley, Barnsley, South Yorkshire | £68,000+ |
| LOT 25. | 26 Hope Street, Low Valley, Barnsley, South Yorkshire | £66,000+ |
| LOT 26. | 28 Hope Street, Low Valley, Barnsley, South Yorkshire | £66,000+ |
| LOT 27. | 167 Castle Hill Road, Hindley, Wigan, Lancashire | SOLD PRIOR |
| LOT 28. | 17 Manifold Street, Salford | £65,000+ |
| LOT 29. | 10 Longhill Walk, Moston, Manchester | £67,000+ |
| LOT 30. | 46 Ventnor Street, Harpurhey, Manchester | £75,000 - £85,000 |
| LOT 31. | 71 Easton Road, Droylsden, Manchester | £110,000+ |
| LOT 32. | 126-128 Heysham Road, Morecambe, Lancashire | £39,000 - £45,000 |
| LOT 33. | 20 Bradford Avenue, Bolton, Greater Manchester | £80,000+ |
| LOT 34. | 25 South Street, Bolton, Lancashire | £65,000+ |
| LOT 35. | 15 Heap Farm Court, Stalybridge, Greater Manchester | £191,000+ |
| LOT 36. | 107 Fernclough Road, Harpurhey, Manchester | £69,000+ |
| LOT 37. | 28 Briscoe Lane, Newton Heath, Manchester | £70,000 |
| LOT 38. | Plot 44, Land West of the River Tonge, Bolton, Greater Manchester | £500+ |
| LOT 39. | Plot 45, Land West of the River Tonge, Bolton, Greater Manchester | £500+ |
| LOT 40. | Plot 47, Land West of the River Tonge, Bolton, Greater Manchester | £500+ |
| LOT 41. | Plot 49, Land West of the River Tonge, Bolton, Greater Manchester | £500+ |
| LOT 42. | 176 Cog Lane, Burnley, Lancashire | £25,000+ |
| LOT 43. | Flat 2, 22 West End Road, Morecambe, Lancashire | £18,000+ |
| LOT 44. | Flat 4, 22 West End Road, Morecambe, Lancashire | £23,000+ |
| LOT 45. | Flat 7, 22 West End Road, Morecambe, Lancashire | £21,000+ |
| LOT 46. | 4 St Bridgets Close, Fearnhead, Warrington, Cheshire | £114,000+ |
| LOT 47. | 38 Lindi Avenue, Grappenhall, Cheshire | £270,000+ |
| LOT 48. | 615 Bickershaw Lane, Wigan, Lancashire | £64,000+ |
| LOT 49. | 49 Twelfth Street, Horden, Peterlee, County Durham | £17,000+ |
| LOT 50. | 5 Broomfield Road, Deane, Bolton | £37,000+ |

LOT 1

82 TUFFLEY ROAD, WYTHENSHAW, MANCHESTER M23 2SW

A VACANT MID-TERRACE PROPERTY

PROPERTY DESCRIPTION:

A three bedroomed mid-terrace property benefiting from UPVC double glazing and warm air heating. The property is conveniently located for Manchester Airport and Wythenshawe Hospital and would make an ideal investment or first time purchase.

ACCOMMODATION:

Ground Floor: Hallway, kitchen/diner, lounge.

First Floor: Three bedrooms, bathroom, separate wc.

Outside: Front and rear gardens.

AUCTIONEERS NOTE: We have been advised that some windows to the rear are damaged.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold **VACANT POSSESSION UPON COMPLETION**

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £75,000+ (plus fees)**



LOT 2

71 ILFORD STREET, CLAYTON, MANCHESTER M11 4FL

A VACANT TWO BEDROOMED END-TERRACE PROPERTY

PROPERTY DESCRIPTION:

A two bedroomed end of terrace property conveniently located for local shops, schools and transport links to Manchester city centre making an ideal first time buy or investment opportunity. The accommodation benefits from UPVC double glazing and gas central heating.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Ground Floor: Large open plan lounge/dining room, kitchen.

First Floor: Two bedrooms, bathroom.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £67,000+ (plus fees)**



LOT 3

1 CONISTON STREET, MANCHESTER M40 1WR

A VACANT TWO BEDROOMED END-TERRACE PROPERTY

PROPERTY DESCRIPTION:

An excellent opportunity to acquire a two bedroomed end-terrace property in need of some modernisation and improvement works. The accommodation benefits from gas central heating and UPVC double glazing.

ACCOMMODATION:

Ground Floor: Lounge, kitchen/diner.

First Floor: Two bedrooms, bathroom.

Outside: Enclosed yard to rear.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £60,000+ (plus fees)**



LOT 4

APARTMENT 9, 180A WILMSLOW ROAD, HANDFORTH, CHESHIRE SK9 3LF

A VACANT THREE BEDROOMED APARTMENT CLOSE TO HANDFORTH VILLAGE

PROPERTY DESCRIPTION:

A stunning three bedroomed apartment forming one of twelve luxury apartments situated within a convenient position close to Handforth village, finished to a high standard with off road parking. This unique development offers the opportunity to purchase a stylish spacious apartment with contemporary fittings complementing the attractive Grade II façade. Ideal for the owner occupier or investor buyer alike, the property is located in a convenient setting, equidistant to both Handforth train station and the A34 link road, proving ideal for the commuter travelling into Manchester city centre.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -
Entrance hall, dining kitchen, living room, three bedrooms, study area, bathroom.

ENERGY EFFICIENCY RATING: Awaiting

TENURE: Leasehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

By arrangement with the auctioneers - 0161 774 7333

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



LOT 5

84 SHAKERLEY ROAD, TYLDESLEY, MANCHESTER M29 8FG

A VACANT TWO BEDROOMED MID-TERRACE PROPERTY

PROPERTY DESCRIPTION:

The property is located in Tyldesley town centre with great access to the local High Street and transport links to Manchester and Bolton. The accommodation benefits from gas central heating and part double glazing. Excellent opportunity.

ACCOMMODATION:

Ground Floor: Lounge, kitchen/diner.

First Floor: Landing, two bedrooms, bathroom.

Outside: Enclosed rear garden.

ENERGY EFFICIENCY RATING: D

TENURE: Leasehold

VACANT POSSESSION UPON COMPLETION

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £45,000+ (plus fees)**



If you can't make the auction room, you can bid on the telephone, by proxy or online.

See the form at the back of this catalogue.

LOT 6**74 ACKROYD STREET, OPENSHAW, MANCHESTER M11 1WT****INVESTMENT OPPORTUNITY - TWO BEDROOMED MID-TERRACE PROPERTY CURRENTLY LET PRODUCING £6,240 PER ANNUM****PROPERTY DESCRIPTION:**

The property is situated close to all local amenities including shops, schools and transport links as well as being located within walking distance of Lime Square shopping centre. The accommodation benefits from gas central heating and UPVC double glazing and is currently let producing an annual rental income of £6,240 (£520 pcm).

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Ground Floor: Kitchen, two reception rooms, bathroom.

First Floor: Two bedrooms.

ENERGY EFFICIENCY RATING: F

TENURE: Freehold **SUBJECT TO TENANCY**

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £70,000+ (plus fees)**

**LOT 7****125 HEATHCOTE ROAD, GORTON, MANCHESTER M18 7QL****INVESTMENT OPPORTUNITY - TWO BEDROOMED MID-TERRACE PROPERTY CURRENTLY LET PRODUCING £6,240 PER ANNUM****PROPERTY DESCRIPTION:**

The property is conveniently located just off Hyde Road with easy access to local amenities as well as excellent transport links to the city centre. The accommodation benefits from gas central heating and UPVC double glazing and is currently let producing an annual rental income of £6,240 (£520 pcm).

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Ground Floor: Kitchen/diner, reception room.

First Floor: Two bedrooms, bathroom.

ENERGY EFFICIENCY RATING: F

TENURE: Freehold **SUBJECT TO TENANCY**

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £70,000 (plus fees)**

**LOT 8****9 FINSBURY COURT, BOLTON BL2 8XP****CR****INVESTMENT OPPORTUNITY - MODERN APARTMENT PRODUCING A RENTAL INCOME OF £5,100 P.A.****PROPERTY DESCRIPTION:**

Sold with tenant in situ currently paying £425pcm with tenancy until January 2018, this apartment offers a potential yield of 10% for any investor. A modern one bedroomed apartment in a block ideally located close to local amenities and public transport routes.

ACCOMMODATION:

Ground Floor: Communal entrance.

First Floor: Entrance hall, lounge/diner, kitchen, bedroom, bathroom.

Outside: Allocated parking space.

ENERGY EFFICIENCY RATING: B

TENURE: Leasehold **SUBJECT TO TENANCY**

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £46,500+ (plus fees)**



LOT 9

HOLLYWOOD LODGE, 560 CHORLEY NEW ROAD, BOLTON, GREATER MANCHESTER BL6 4LA



EXCELLENT RESIDENTIAL DEVELOPMENT OPPORTUNITY

PROPERTY DESCRIPTION:

A unique and exciting opportunity to acquire a two bedroomed detached former Gate Lodge with planning permission approved for the erection of a two storey extension, providing a further three bedrooms. The property is situated in the desirable location of Lostock with all local amenities available including schools, shops and commuter links to Bolton, Bury and Manchester.

PLANNING DETAILS:

Planning permission has been granted by Bolton Council under reference 93135/14 for the erection of a two storey extension. If built in accordance with the current plans, the accommodation would comprise -

Ground Floor: Kitchen/diner, lounge, utility room, hall and cloaks.

First Floor: Master bedroom with en-suite, three further bedrooms, family bathroom.

Second Floor: Fifth bedroom.

ENERGY EFFICIENCY RATING: Awaited

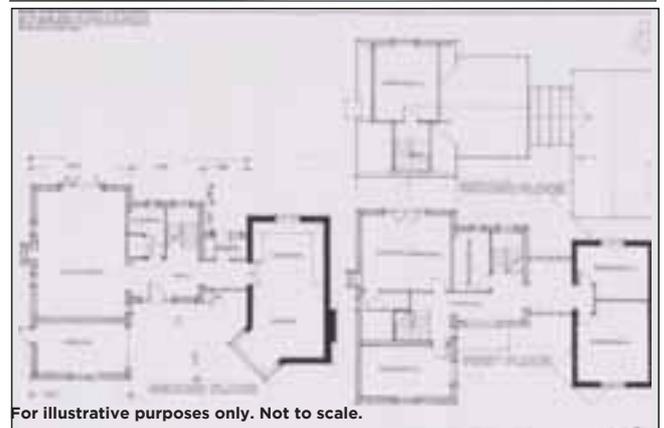
TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £210,000+ (plus fees)**



For illustrative purposes only. Not to scale.

LOT OFFERED IN PARTNERSHIP WITH:



LOT 10

16A BURNLEY ROAD, PADIHAM, BURNLEY, LANCASHIRE BB12 8BX

TWO BEDROOMED MAISONETTE CURRENTLY LET PRODUCING £4,080 PER ANNUM

PROPERTY DESCRIPTION:

Located within a prominent town centre position surrounded by a number of amenities is this two bedroom maisonette flat currently let and producing an annual rental return of £4,080 per annum. Situated on the first and second floors of this end of terrace building, the property would make a profitable rental investment purchase for a local landlord at approximately a 16% rental yield if purchased at the current guide price.

ACCOMMODATION: Kitchen, living room, two bedrooms, bathroom/w.c.

AUCTIONEERS NOTE: The auctioneers have not yet inspected the internal accommodation and therefore the information provided cannot be relied upon.

ENERGY EFFICIENCY RATING: E

TENURE: Leasehold **SUBJECT TO TENANCY**

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £20,000 - £25,000 (plus fees)**



LOT 11

25 LOWTON AVENUE, MOSTON, MANCHESTER M9 4LH

INVESTMENT OPPORTUNITY - TWO BEDROOMED MID-TERRACE PROPERTY. CURRENT RENTAL INCOME £6,240 P.A.

PROPERTY DESCRIPTION:

The property is situated close to local amenities and excellent transport links into the city centre. Currently let and producing an annual rental income of £6,240 (£520 pcm), the property will surely appeal to local investors looking to add to their portfolio. The accommodation benefits from gas central heating and UPVC double glazing.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Ground Floor: Kitchen, two reception rooms.

First Floor: Two bedrooms, bathroom.

ENERGY EFFICIENCY RATING: G

TENURE: Freehold **SUBJECT TO TENANCY**

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £67,000 (plus fees)**



LOT 12

32 MELBOURNE STREET, MOSTON, MANCHESTER M9 4EH

RESIDENTIAL INVESTMENT OPPORTUNITY - CURRENT INCOME £6,240 P.A.

PROPERTY DESCRIPTION:

A two bedroomed mid-terrace property currently let producing an annual rental income of £6,240 (£520 pcm). The property offers easy access to motorway networks and North Manchester General Hospital. Locally, there is an excellent range of amenities and facilities including shops, supermarket and schools. The accommodation benefits from gas central heating and UPVC double glazing.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Ground Floor: Kitchen, two reception rooms.

First Floor: Two bedrooms, bathroom.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold **SUBJECT TO TENANCY**

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £70,000+ (plus fees)**



LOT 13

FLAT 2, 40 MILTON STREET, FLEETWOOD, LANCASHIRE FY7 6QP

A VACANT ONE BEDROOMED GROUND FLOOR FLAT

PROPERTY DESCRIPTION:

A leasehold one bedroomed ground floor flat forming part of a converted property set back from the road with a short fore garden. The accommodation has the benefit of double glazing and electric heating. The property is situated close to all local amenities including shops, schools, tram and bus links to Cleveleys and Blackpool, and within a short walking distance to Fleetwood seafront.

ACCOMMODATION:

Ground Floor: Lounge, kitchen/diner, bedroom, shower room.

AUCTIONEERS NOTE: The auctioneers have not yet inspected the property therefore the accommodation details should not be relied upon.

ENERGY EFFICIENCY RATING: F

TENURE: Leasehold **VACANT POSSESSION UPON COMPLETION**

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £15,000+ (plus fees)**



LOT 14

FLAT 5, 40 MILTON STREET, FLEETWOOD, LANCASHIRE FY7 6QP

A VACANT ONE BEDROOMED FIRST FLOOR FLAT

PROPERTY DESCRIPTION:

A leasehold one bedroomed first floor flat forming part of a converted property set back from the road with a short fore garden. The accommodation has the benefit of double glazing and electric heating. The property is situated close to all local amenities including shops, schools, tram and bus links to Cleveleys and Blackpool, and within a short walking distance to Fleetwood seafront.

ACCOMMODATION:

First Floor: Open plan kitchen and lounge, bedroom, shower room.

AUCTIONEERS NOTE: The auctioneers have not yet inspected the property internally therefore the accommodation details should not be relied upon.

ENERGY EFFICIENCY RATING: D

TENURE: Leasehold **VACANT POSSESSION UPON COMPLETION**

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £15,000+ (plus fees)**



LOT 15

FLAT 6, 40 MILTON STREET, FLEETWOOD, LANCASHIRE FY7 6QP

A VACANT ONE BEDROOMED SECOND FLOOR FLAT

PROPERTY DESCRIPTION:

A leasehold one bedroomed second floor flat forming part of a converted property set back from the road with a short fore garden. The accommodation has the benefit of double glazing and electric heating. The property is situated close to all local amenities including shops, schools, tram and bus links to Cleveleys and Blackpool, and within a short walking distance to Fleetwood seafront.

ACCOMMODATION:

Second Floor: Open plan kitchen and lounge, bedroom, shower room.

AUCTIONEERS NOTE: The auctioneers have not yet inspected the property therefore the accommodation details should not be relied upon.

ENERGY EFFICIENCY RATING: F

TENURE: Leasehold **VACANT POSSESSION UPON COMPLETION**

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £15,000+ (plus fees)**



LOT 15A

90 NEWCASTLE AVENUE, BLACKPOOL, FY3 9DH

A VACANT THREE BEDROOMED MID-TERRACE PROPERTY

PROPERTY DESCRIPTION:

The property is situated close to local amenities including shops, schools, Stanley Park, Blackpool Victoria hospital and transport links. The accommodation benefits from gas central heating and double glazing and would make an ideal investment or first time purchase.

ACCOMMODATION:

Ground Floor: Kitchen, two reception rooms.

First Floor: Three bedrooms, bathroom.

Outside: Front and rear yard.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £55,000+ (plus fees)**



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A FREEHOLD END OF TERRACE TWO-STOREY RETAIL UNIT WITH ADVERTISING RIGHTS

PROPERTY DESCRIPTION:

The property comprises an end of terrace two storey retail unit, being of stone construction under a pitched roof, with a retail area at ground floor level and including internal access via a wooden staircase to a first floor office/store and WC. The access point and display window to front elevation are secured via electrically operated roller shutters. The property benefits from consent to erect advertising hoardings to the gable end wall.

LOCATION:

The property has frontage to Newchurch Road (the A681), in an area with mixed commercial and residential occupiers. The town centre of Bacup is approximately 1.5 miles to the northeast.

TENANCY DETAILS: We understand that a new six month lease has recently been granted at a rental of £65 per week (£3,380 pa, pro-rata). The property further benefits from consent for 4 advertising hoardings to the gable end wall, with one agreement currently producing £500 per annum by way of a verbal agreement. We have not had sight of any legal documentation relating to the premises but further information will be provided within the legal pack.

VAT: All interested parties should seek their own verification by referring to the legal pack.

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £35,000+ (plus fees)**



A PROMINENT FREEHOLD MIXED USE INVESTMENT OPPORTUNITY, WITHIN AN ESTABLISHED RETAIL AREA. CURRENT INCOME - £9,600 P.A.

PROPERTY DESCRIPTION:

A prominent mid-terraced property including retail accommodation at ground floor level, with accompanying residential accommodation at first floor level and separately to the rear. The property divides readily into 3 separate areas, accessed via the front elevation to the front retail area, which has been fitted out to a modern specification and trades as hairdressers. Access is provided internally to first floor living accommodation, with 2 spacious rooms plus a bathroom and kitchen area. A rear yard area provides separate access to a further ground floor residential area, with 1 main room, a kitchenette and bathroom.

LOCATION:

Situated within a parade of similar commercial premises, with frontage to Liverpool Road (the B5320), in an established area to the West of Manchester, within close proximity to Irlam Station, and with easy access to the M62 and M60 to the north and east.

TENURE: We understand the property is held freehold, but subject to agreements with the existing tenant covering the retail unit (£400 pcm) and first floor accommodation (£400 pcm). We further understand that the vacant accommodation to the rear has previously let at circa £300 pcm.

We have not had sight of any legal documentation relating to the premises but further information will be provided within the legal pack.

SUBJECT TO TENANCY

ENERGY EFFICIENCY RATING: Awaiting

VIEWING:

By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £98,000+ (plus fees)**

LOT 18

29 SPREADBURY STREET, MOSTON, MANCHESTER M40 9DR

INVESTMENT OPPORTUNITY - TWO BEDROOMED MID-TERRACE PROPERTY CURRENTLY LET PRODUCING £6,240 P.A.

PROPERTY DESCRIPTION:

A two bedroomed mid-terrace property currently let and producing an annual rental income of £6,240 (£520 pcm). The accommodation benefits from UPVC double glazing and gas central heating.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Ground Floor: Kitchen/diner, reception room.

First Floor: Two bedrooms, bathroom.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold **SUBJECT TO TENANCY**

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £65,000+ (plus fees)**



LOT 19

40 GILL STREET, MOSTON, MANCHESTER M9 4FZ

INVESTMENT OPPORTUNITY - THREE BEDROOMED MID-TERRACE PROPERTY CURRENTLY LET PRODUCING £7,200 P.A.

PROPERTY DESCRIPTION:

The property is situated within easy reach of a range of local amenities including shops, schools and North Manchester General Hospital, along with excellent transport links to Manchester city centre. The property benefits from gas central heating and UPVC double glazing and is currently let producing an annual rental income of £7,200 (£600 pcm).

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Ground Floor: Kitchen, two reception rooms.

First Floor: Three bedrooms, bathroom.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold **SUBJECT TO TENANCY**

VIEWING: By arrangement with the auctioneers - 0161 774 7333

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SDL AUCTIONS

LOT 20

2 HOLLY BANK, CHINLEY, DERBYSHIRE SK23 6EJ

INVESTMENT OPPORTUNITY - TWO BEDROOMED MID-TERRACE CURRENTLY LET PRODUCING £4,004 PER ANNUM

PROPERTY DESCRIPTION:

A two bedroomed, stone built, mid terrace property located in the rural and much sought after High Peak Village of Chinley. Currently let on a regulated tenancy producing approximately £4,004 per annum, the property would make an ideal investment purchase within a high value area, nestled in the Peak District National Park. The village of Chinley offers a wide range of amenities including a train station with regular services into Manchester Picadilly.

ACCOMMODATION:

Ground Floor: Lounge, kitchen.

First Floor: Two bedrooms, bathroom.

AUCTIONEERS NOTE:

The auctioneers have not inspected the property internally and accommodation details have been provided by the vendors.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING: External viewings only.

***GUIDE PRICE £105,000 - £110,000 (plus fees)**



LOT 21

4 LOWER EXLEY, HALIFAX, WEST YORKSHIRE HX3 9EF

RESIDENTIAL INVESTMENT OPPORTUNITY - TWO BEDROOMED DETACHED HOUSE CURRENTLY PRODUCING CIRCA £5,000 PER ANNUM

PROPERTY DESCRIPTION:

A two bedroomed detached house currently let on a regulated tenancy producing an annual rental income of approximately £5,000 per annum. Located in the residential area of Exley in Halifax, the property is situated close to a number of local amenities and facilities including a local academy school and Calderdale Royal Hospital. The property would make an ideal investment purchase for a local landlord looking to add to their rental portfolio.

ACCOMMODATION:

Ground Floor: Kitchen, living room.

First Floor: Two bedrooms, bathroom.

AUCTIONEERS NOTE: The auctioneers have not inspected the property internally and the accommodation details have been provided by the vendor.

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING:

External viewings only.

***GUIDE PRICE £95,000+ (plus fees)**



LOT 22

20 HOPE STREET, LOW VALLEY, BARNSELY, SOUTH YORKSHIRE S73 8AL

INVESTMENT OPPORTUNITY - THREE BEDROOMED TOWN HOUSE. RENTAL INCOME £6,900 P.A.

PROPERTY DESCRIPTION:

The property is situated in Low Valley, well located for excellent local amenities in both Wombwell and Darfield and offers commuters easy access to the Dearne Valley Parkway, which leads to Corton Wood Retail Park and junction 36 of the M1 motorway. The property is sold subject to tenancy is currently let at £575 pcm.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Ground Floor: Hallway, living room, dining kitchen, cloakroom/wc.

First Floor: Three bedrooms, bathroom.

Outside: Rear garden, allocated parking space to rear.

ENERGY EFFICIENCY RATING: C

TENURE: Freehold **SUBJECT TO TENANCY**

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £70,000+ (plus fees)**



LOT 23

22 HOPE STREET, LOW VALLEY, BARNSELY, SOUTH YORKSHIRE S73 8AL

INVESTMENT OPPORTUNITY - THREE BEDROOMED TOWN HOUSE. RENTAL INCOME £6,300 P.A.

PROPERTY DESCRIPTION:

The property is situated in Low Valley, well located for excellent local amenities in both Wombwell and Darfield and offers commuters easy access to the Dearne Valley Parkway, which leads to Corton Wood Retail Park and junction 36 of the M1 motorway. The property is sold subject to tenancy is currently let at £525 pcm.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Ground Floor: Hallway, living room, dining kitchen, cloakroom/wc.

First Floor: Three bedrooms, bathroom.

Outside: Rear garden, allocated parking space to rear.

ENERGY EFFICIENCY RATING: B

TENURE: Freehold **SUBJECT TO TENANCY**

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £68,000+ (plus fees)**



LOT 24

24 HOPE STREET, LOW VALLEY, BARNSELY, SOUTH YORKSHIRE S73 8AL

INVESTMENT OPPORTUNITY - THREE BEDROOMED TOWN HOUSE. RENTAL INCOME £6,300 P.A.

PROPERTY DESCRIPTION:

The property is situated in Low Valley, well located for excellent local amenities in both Wombwell and Darfield and offers commuters easy access to the Dearne Valley Parkway, which leads to Corton Wood Retail Park and junction 36 of the M1 motorway. The property is sold subject to tenancy is currently let at £525 pcm.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Ground Floor: Hallway, living room, dining kitchen, cloakroom/wc.

First Floor: Three bedrooms, bathroom.

Outside: Rear garden, allocated parking space to rear.

ENERGY EFFICIENCY RATING: B

TENURE: Freehold **SUBJECT TO TENANCY**

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £68,000+ (plus fees)**



LOT 25**26 HOPE STREET, LOW VALLEY, BARNSELY, SOUTH YORKSHIRE S73 8AL****INVESTMENT OPPORTUNITY - THREE BEDROOMED TOWN HOUSE. RENTAL INCOME £6,000 P.A.****PROPERTY DESCRIPTION:**

The property is situated in Low Valley, well located for excellent local amenities in both Wombwell and Darfield and offers commuters easy access to the Dearne Valley Parkway, which leads to Corton Wood Retail Park and junction 36 of the M1 motorway. The property is sold subject to tenancy is currently let at £500 pcm.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -
Ground Floor: Hallway, living room, dining kitchen, cloakroom/wc.
First Floor: Three bedrooms, bathroom.
Outside: Rear garden, allocated parking space to rear.

ENERGY EFFICIENCY RATING: C**TENURE:** Freehold **SUBJECT TO TENANCY****VIEWING:** By arrangement with the auctioneers - 0161 774 7333***GUIDE PRICE £66,000+ (plus fees)****LOT 26****28 HOPE STREET, LOW VALLEY, BARNSELY, SOUTH YORKSHIRE S73 8AL****INVESTMENT OPPORTUNITY - THREE BEDROOMED TOWN HOUSE. RENTAL INCOME £6,000 P.A.****PROPERTY DESCRIPTION:**

The property is situated in Low Valley, well located for excellent local amenities in both Wombwell and Darfield and offers commuters easy access to the Dearne Valley Parkway, which leads to Corton Wood Retail Park and junction 36 of the M1 motorway. The property is sold subject to tenancy is currently let at £500 pcm.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -
Ground Floor: Hallway, living room, dining kitchen, cloakroom/wc.
First Floor: Three bedrooms, bathroom.
Outside: Rear garden, allocated parking space to rear.

ENERGY EFFICIENCY RATING: C**TENURE:** Freehold **SUBJECT TO TENANCY****VIEWING:** By arrangement with the auctioneers - 0161 774 7333***GUIDE PRICE £66,000+ (plus fees)****LOT 27****167 CASTLE HILL ROAD, HINDLEY, WIGAN, LANCASHIRE WN2 4BW****CR****THREE BEDROOMED MID-TERRACE IN NEED OF A SCHEME OF IMPROVEMENTS****PROPERTY DESCRIPTION:**

A three bedroomed mid-terrace property which would make an ideal investment or first time buy. The accommodation benefits from gas central heating and double glazing but is in need of some modernisation.

ACCOMMODATION:

Ground Floor: Lounge, kitchen/diner.
First Floor: Three bedrooms, bathroom.
Outside: Rear yard.

ENERGY EFFICIENCY RATING: E**TENURE:** Freehold**VACANT POSSESSION UPON COMPLETION****VIEWING:**

By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £41,000+ (plus fees)**

LOT 28

17 MANIFOLD STREET, SALFORD M6 6SG

A VACANT TWO BEDROOMED MID-TERRACE PROPERTY

PROPERTY DESCRIPTION:

The property benefits from gas central heating and part double glazing and is located close to local shops, schools and amenities including Salford University, whilst also just a short distance from Manchester city centre. Ideal investment opportunity or first time purchase.

ACCOMMODATION:

Ground Floor: Hallway, open plan kitchen/lounge.

First Floor: Two Bedrooms, bathroom.

Outside: Enclosed front and rear gardens.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £65,000+ (plus fees)**



LOT 29

10 LONGHILL WALK, MOSTON, MANCHESTER M40 5NT

TWO BEDROOMED END-TERRACE RESIDENTIAL INVESTMENT OPPORTUNITY. CURRENT RENTAL INCOME £6,240 P.A.

PROPERTY DESCRIPTION:

The property is currently let and producing an annual rental income of £6,240 (£520 pcm). The accommodation benefits from UPVC double glazing and gas central heating.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Ground Floor: Kitchen/diner, reception room.

First Floor: Two bedrooms, bathroom.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £67,000+ (plus fees)**



LOT 30

46 VENTNOR STREET, HARPURHEY, MANCHESTER M9 5UN

INVESTMENT OPPORTUNITY - THREE BEDROOMED MID-TERRACE PROPERTY. CURRENT RENTAL INCOME £6,900 P.A.

PROPERTY DESCRIPTION:

The property is situated in a convenient residential location close to local amenities including shops, schools and transport links to Manchester city centre. The accommodation benefits from gas central heating and UPVC double glazing and is currently let and producing an annual rental income of £6,900 (£575 pcm).

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Ground Floor: Kitchen, two reception rooms.

First Floor: Three bedrooms, bathroom.

ENERGY EFFICIENCY RATING: F

TENURE: Freehold **SUBJECT TO TENANCY**

VIEWING: By arrangement with the auctioneers - 0161 774 7333

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



LOT 31

71 EASTON ROAD, DROYLSDEN, MANCHESTER M43 6NJ

INVESTMENT OPPORTUNITY - THREE BEDROOMED SEMI-DETACHED PROPERTY CURRENTLY LET PRODUCING £8,100 PER ANNUM

PROPERTY DESCRIPTION:

The property is ideally located just a short distance from Droylsden, with popular schools and transport links including Manchester city metro link station and the M60 motorway. The accommodation benefits from gas central heating and we understand a new roof has recently been installed. The property is currently let producing an annual rental income of £8,100 (£675 pcm) making it an ideal investment opportunity.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Ground Floor: Kitchen, lounge.

First Floor: Three bedrooms, bathroom.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING: By arrangement with the auctioneers - 0161 774 7333



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LOT 32

126-128 HEYSHAM ROAD, MORECAMBE, LANCASHIRE LA3 1DH

INVESTMENT OPPORTUNITY - TWO FREEHOLD RETAIL UNITS IN A POPULAR LOCATION CURRENTLY PRODUCING £6,760 P.A.

PROPERTY DESCRIPTION:

The property comprises two ground floor terraced retail units, with a stone façade spilt into two separate trading areas, with separate access, one currently occupied as a boutique, with the adjoining vacant unit previously occupied as an ironing shop. The property has frontage to Heysham Road (the A589), in a parade with commercial occupiers in close proximity and within walking distance of the promenade, with Newchurch Road (the A681), in close proximity to the Sandylands area of Morecambe.

TENANCY DETAILS: The boutique is let at a rental of £65 per week (£3,380 pa); with the second unit having been previously let at £3,380 pa. A new 6 month lease has recently been granted at a rental of £65 per week (£3,380 pa, pro-rata). We have not had sight of any legal documentation relating to the premises, nor can we clarify the tenure of the first floor accommodation (which is not included within the sale), but further information will be provided within the legal pack.

ENERGY EFFICIENCY RATING: G & G

VAT: All interested parties should seek their own verification by referring to the legal pack.

TENURE: Freehold **SUBJECT TO TENANCY**

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £39,000 - £45,000 (plus fees)**



LOT 33

20 BRADFORD AVENUE, BOLTON, GREATER MANCHESTER BL3 2PF

RESIDENTIAL INVESTMENT OPPORTUNITY - FIVE BEDROOMED VICTORIAN TERRACE. CURRENT RENTAL INCOME - £7,800 P.A.

PROPERTY DESCRIPTION:

A five bedroomed traditional Victorian mid-terrace property situated in an ever popular residential location, within easy distance of Royal Bolton hospital, Bolton town centre, popular schools and excellent transport links including the M61. The accommodation benefits from gas central heating and double glazing and is currently let on an assured shorthold tenancy agreement producing an annual rental income of £7,800.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Ground Floor: Kitchen, three reception rooms, bathroom.

First Floor: Five bedrooms, bathroom.

Outside: Driveway providing off road parking, rear garden.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £80,000+ (plus fees)**



LOT 34**25 SOUTH STREET, BOLTON, LANCASHIRE BL3 3BS****CR****IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT OPPORTUNITY****PROPERTY DESCRIPTION:**

A larger than average two bedroomed garden fronted end-terrace, ideal for both first time buyers and buy to let investors. The property could generate a potential investor a gross rental yield of 7.5% to 8.5%, based on rental income of a £500 pcm.

ACCOMMODATION:

Ground Floor: Entrance vestibule, lounge, kitchen/diner.

First Floor: Two bedrooms, bathroom.

Outside: Small foregarden, rear garden.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £65,000+ (plus fees)**

**LOT OFFERED IN
PARTNERSHIP WITH:**

**LOT 35****15 HEAP FARM COURT, STALYBRIDGE, GREATER MANCHESTER SK15 2RN****CR****A VACANT THREE BEDROOMED DETACHED BUNGALOW****PROPERTY DESCRIPTION:**

Fantastic chance to purchase this property within a fabulous location. Offering stunning views across farmland, hills and Stalybridge and within close proximity to schools, leisure facilities, and local transport links.

ACCOMMODATION:

Ground Floor: Hallway, kitchen, lounge, second lounge/ bedroom.

First Floor: Three bedrooms, two bathrooms.

Outside: Gardens to front and rear, garage

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £191,000+ (plus fees)**

**LOT OFFERED IN
PARTNERSHIP WITH:**

**LOT 36****107 FERNCLOUGH ROAD, HARPURHEY, MANCHESTER M9 5UJ****RESIDENTIAL INVESTMENT OPPORTUNITY PRODUCING £6,240 P.A.****PROPERTY DESCRIPTION:**

A two bedroomed mid-terrace property situated in a convenient residential location close to local amenities including shops, schools and transport links to Manchester city centre. The accommodation benefits from gas central heating and UPVC double glazing and is currently let producing an annual rental income of £6,240 (£520 pcm).

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Ground Floor: Kitchen/diner, reception room.

First Floor: Two bedrooms, bathroom.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold **SUBJECT TO TENANCY**

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £69,000+ (plus fees)**



LOT 37

28 BRISCOE LANE, NEWTON HEATH, MANCHESTER M40 1JX

INVESTMENT OPPORTUNITY - TWO BEDROOMED MID-TERRACE CURRENTLY LET AT £6,240 P.A.

PROPERTY DESCRIPTION:

The property benefits from part UPVC double glazing and gas central heating and is currently let and producing an annual rental income of £6,240 (£520 pcm). Excellent investment opportunity.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Ground Floor: Kitchen, two reception rooms.

First Floor: Two bedrooms, bathroom.

ENERGY EFFICIENCY RATING: G

TENURE: Leasehold

SUBJECT TO TENANCY

VIEWING:

By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £70,000 (plus fees)**



LOT 38

PLOT 44, LAND WEST OF THE RIVER TONGE, BOLTON, GREATER MANCHESTER BL2 1NU

FREEHOLD PARCEL OF LAND - THE PLOT FORMS PART OF A LARGER SITE OF APPROXIMATELY 1.1 ACRES.

PROPERTY DESCRIPTION:

Located close to residential housing and having views over/towards the river. The auctioneers have not inspected the land but are given to understand the area is overgrown and has variations in ground levels. Trees on the plot are subject to Tree Preservation Orders, please refer to the legal pack for further details.

Buyers should make their own further enquiries regarding obtaining any necessary planning consents and access.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site. Enquiries to the auctioneers - 0161 774 7333

***GUIDE PRICE £500+ (plus fees)**



For identification purposes only. Not to scale.

LOT 39

PLOT 45, LAND WEST OF THE RIVER TONGE, BOLTON, GREATER MANCHESTER BL2 1NU

FREEHOLD PARCEL OF LAND - THE PLOT FORMS PART OF A LARGER SITE OF APPROXIMATELY 1.1 ACRES.

PROPERTY DESCRIPTION:

Located close to residential housing and having views over/towards the river. The auctioneers have not inspected the land but are given to understand the area is overgrown and has variations in ground levels. Trees on the plot are subject to Tree Preservation Orders, please refer to the legal pack for further details.

Buyers should make their own further enquiries regarding obtaining any necessary planning consents and access.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site. Enquiries to the auctioneers - 0161 774 7333

***GUIDE PRICE £500+ (plus fees)**



For identification purposes only. Not to scale.

LOT 40

PLOT 47, LAND WEST OF THE RIVER TONGE, BOLTON, GREATER MANCHESTER BL2 1NU

FREEHOLD PARCEL OF LAND - THE PLOT FORMS PART OF A LARGER SITE OF APPROXIMATELY 1.1 ACRES.

PROPERTY DESCRIPTION:

Located close to residential housing and having views over/towards the river. The auctioneers have not inspected the land but are given to understand the area is overgrown and has variations in ground levels. Trees on the plot are subject to Tree Preservation Orders, please refer to the legal pack for further details.

Buyers should make their own further enquiries regarding obtaining any necessary planning consents and access.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site. Enquiries to the auctioneers - 0161 774 7333

***GUIDE PRICE £500+ (plus fees)**



LOT 41

PLOT 49, LAND WEST OF THE RIVER TONGE, BOLTON, GREATER MANCHESTER BL2 1NU

FREEHOLD PARCEL OF LAND - THE PLOT FORMS PART OF A LARGER SITE OF APPROXIMATELY 1.1 ACRES.

PROPERTY DESCRIPTION:

Located close to residential housing and having views over/towards the river. The auctioneers have not inspected the land but are given to understand the area is overgrown and has variations in ground levels. Trees on the plot are subject to Tree Preservation Orders, please refer to the legal pack for further details.

Buyers should make their own further enquiries regarding obtaining any necessary planning consents and access.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site. Enquiries to the auctioneers - 0161 774 7333

***GUIDE PRICE £500+ (plus fees)**



LOT 42

176 COG LANE, BURNLEY, LANCASHIRE BB11 5BG

A VACANT MIXED USE RETAIL UNIT WITH ONE BEDROOMED FLAT ABOVE

PROPERTY DESCRIPTION:

The property comprises a brick built two storey retail property under a pitched tiled roof with one bedroomed flat to the first floor. There has been an extension to the rear of the ground floor. The property is currently vacant and requires some internal repairs. The ground floor has an approximate area of 46.4 sq m (506 sq ft) and the first floor 46 sq m (495 sq ft).

LOCATION: The property is situated on the corner of Cog Lane and Venice Street at the northern end of Cog Lane close to its junction with Accrington Road (A679). The area is predominantly residential with some commercial uses. There is a new housing estate to the rear of the property on Venice Street. Accrington Road leads to junction 9 of M65 approximately 1.5 miles to the north west of the properties.

ENERGY EFFICIENCY RATING: G

TENURE: Leasehold **VACANT POSSESSION UPON COMPLETION**

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £25,000+ (plus fees)**



LOT 43

FLAT 2, 22 WEST END ROAD, MORECAMBE, LANCASHIRE LA4 4DL

FIRST FLOOR STUDIO FLAT AND FREEHOLD INVESTMENT OPPORTUNITY. CURRENT RENTAL INCOME £4,758 P.A.

PROPERTY DESCRIPTION:

An excellent freehold investment opportunity to purchase a first floor studio flat situated just a short distance from Morecambe seafront. The property is currently let producing an annual rental income of £4,758 (£91.50 per week). The freehold of the building is also included in the sale of Flat 2.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

First Floor: Open plan bedroom area, kitchen, lounge, shower room.

ENERGY EFFICIENCY RATING: Awaiting

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £18,000+ (plus fees)**



LOT 44

FLAT 4, 22 WEST END ROAD, MORECAMBE, LANCASHIRE LA4 4DL

EXCELLENT INVESTMENT OPPORTUNITY - ONE BEDROOMED SECOND FLOOR FLAT PRODUCING £4,758 PER ANNUM

PROPERTY DESCRIPTION:

A second floor one bedroomed flat situated just a short distance from Morecambe seafront. The property is currently let producing an annual rental income of £4,758 (£91.50 per week).

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Second Floor: Open plan living/kitchen area, bedroom, shower room.

ENERGY EFFICIENCY RATING: Awaiting

TENURE: See Legal Pack

SUBJECT TO TENANCY

VIEWING:

By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £23,000+ (plus fees)**



LOT 45

FLAT 7, 22 WEST END ROAD, MORECAMBE, LANCASHIRE LA4 4DL

INVESTMENT OPPORTUNITY - GROUND FLOOR STUDIO FLAT. CURRENT RENTAL INCOME £4,420 P.A.

PROPERTY DESCRIPTION:

An excellent investment opportunity to purchase a ground floor studio flat situated just a short distance from Morecambe seafront. The property is currently let producing an annual rental income of £4,420 (£85 per week).

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Ground Floor: Open plan kitchen/lounge/bedroom area, shower room.

ENERGY EFFICIENCY RATING: Awaiting

TENURE: See Legal Pack

SUBJECT TO TENANCY

VIEWING:

By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £21,000+ (plus fees)**



LOT 46**4 ST BRIDGETS CLOSE, FEARNHEAD, WARRINGTON, CHESHIRE WA2 0EW****CR****VACANT PROPERTY IN NEED OF MODERNISATION****PROPERTY DESCRIPTION:**

A three bedroomed semi-detached property overlooking a green with private driveway and gardens to both front and rear. The accommodation does now require a scheme of modernisation but would make an ideal investment or first time purchase.

ACCOMMODATION:

Ground Floor: Hall, lounge, dining area, kitchen.

First Floor: Three bedrooms, bathroom.

Outside: Driveway, front and rear gardens.

LOT OFFERED IN
PARTNERSHIP WITH:



ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £114,000+ (plus fees)**

**LOT 47****38 LINDI AVENUE, GRAPPENHALL, CHESHIRE WA4 2SL****CR****THREE BEDROOM SEMI DETACHED PROPERTY****PROPERTY DESCRIPTION:**

The property has high specification fittings including brand new kitchen and a contemporary bathroom. Planning permission in place to extend the property to provide a master bedroom with en-suite and utility room. Ideal family home.

ACCOMMODATION:

Ground Floor: Lounge, open plan kitchen/living area.

First Floor: Three bedrooms, bathroom.

Outside: Driveway, rear garden.

LOT OFFERED IN
PARTNERSHIP WITH:



ENERGY EFFICIENCY RATING: D

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING: By arrangement with the auctioneers -
0161 774 7333

***GUIDE PRICE £270,000+ (plus fees)**

**LOT 48****615 BICKERSHAW LANE, WIGAN, LANCASHIRE WN2 4AE****CR****IDEAL FIRST TIME BUY OR BUY TO LET OPPORTUNITY****PROPERTY DESCRIPTION:**

A three bed roomed semi-detached property, ideal for a growing family or a first time buyer looking for a spacious family home. The property is situated on a larger than average plot.

ACCOMMODATION:

Ground Floor: Hall, lounge, kitchen/diner, wc.

First Floor: Three bedrooms, bathroom.

Outside: Front and rear gardens.

LOT OFFERED IN
PARTNERSHIP WITH:



ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

By arrangement with the auctioneers -
0161 774 7333

***GUIDE PRICE £64,000+ (plus fees)**



LOT 49

49 TWELFTH STREET, HORDEN, PETERLEE, COUNTY DURHAM SR8 4QH

A FREEHOLD VACANT MID-TERRACE PROPERTY

PROPERTY DESCRIPTION:

The property comprises a mature two storey mid-terraced house, with a rendered front elevation under a pitched slate roof and yard area to the rear. The property is situated on the east side of Twelfth Street, close to the road intersection with Warren Street in a predominantly residential area within the Horden area of Peterlee, with local amenities being available along Coast Road. The open spaces of Welfare park are within walking distance to the north, with Dene House Primary school to the south.

ACCOMMODATION:

The auctioneers have not inspected the property but believe it to comprise -

Ground Floor: Reception room, kitchen and bathroom.

First Floor: Three bedrooms.

Outside: Rear yard.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold **VACANT POSSESSION UPON COMPLETION**

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £17,000+ (plus fees)**



LOT 50

5 BROOMFIELD ROAD, DEANE, BOLTON, GREATER MANCHESTER BL3 4DB

IDEAL FIRST TIME PURCHASE OR BUY TO LET OPPORTUNITY

PROPERTY DESCRIPTION:

A two bedroomed mid-terrace property ideally located for Bolton town centre. The accommodation benefits from gas central heating and part double glazing but does now require a scheme of modernisation and improvements.

ACCOMMODATION:

Ground Floor: Hallway, lounge, kitchen/diner.

First Floor: Two bedrooms, bathroom.

ENERGY EFFICIENCY RATING: C

AUCTIONEERS NOTE: We are advised that some contents will remain in the property. Prospective purchasers are advised to check the legal pack for clarification.

TENURE: Freehold **VACANT POSSESSION UPON COMPLETION**

VIEWING: By arrangement with the auctioneers - 0161 774 7333

***GUIDE PRICE £37,000+ (plus fees)**

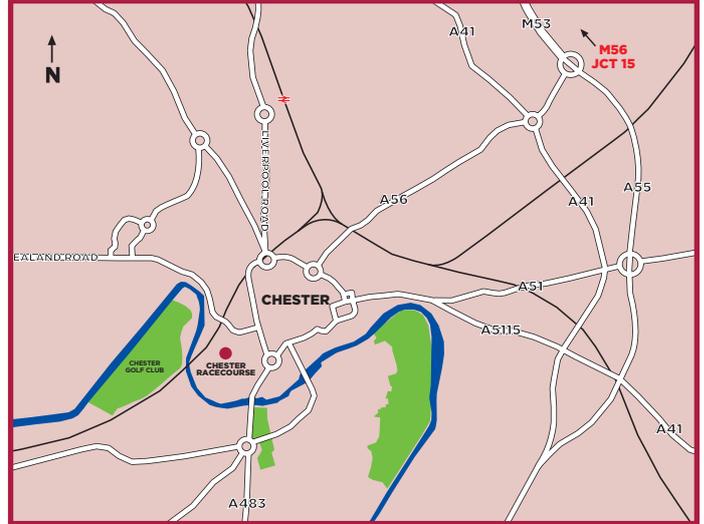


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UPCOMING AUCTIONS

SDL AUCTIONS

— BIGWOOD —

Birmingham auction: Thursday 14th December 2017

Venue: Aston Villa FC, Villa Park Stadium, Birmingham B6 6HE

SDL AUCTIONS

— GRAHAM PENNY —

Derby auction: Friday 15th December 2017

Venue: Pride Park Stadium, Pride Park, Derby DE24 8XL

SDL AUCTIONS

— GRAHAM PENNY —

Nottingham auction: Wednesday 31st January 2018

Venue: Nottingham Racecourse, Colwick Park, Nottingham NG2 4BE

SDL AUCTIONS

— GRAHAM PENNY —

Leicester auction: Thursday 8th February 2018

Venue: Leicester City F.C., King Power Stadium, Filbert Way, Leicester LE2 7FL

SDL AUCTIONS

— NORTH WEST —

North West auction: Tuesday 13th February 2018

Venue: AJ Bell Stadium, 1 Stadium Way, Salford, Manchester M30 7EY

CHESHIRE & NORTH WALES ORDER OF SALE & *GUIDE PRICES

All guide prices are subject to additional non-optional fees, including the buyers administration fee. Please see Important Notices in the catalogue for a definition of Auction Fees.

| | | |
|-----------------|--|----------------------------|
| LOT 1. | 188 St. Mary's Road, Garston, Liverpool | £50,000+ |
| LOT 2. | 11a Westminster Road, Ellesmere Port, Cheshire | £49,000+ |
| LOT 3. | 27 Parkgate Road, Chester, Cheshire | POSTPONED |
| LOT 4. | 51 Hungerford Road, Crewe, Cheshire | £115,000+ |
| LOT 5. | 51a Hungerford Road, Crewe, Cheshire | £45,000+ |
| LOT 6. | 33 The Wharf, New Crane Street, Chester, Cheshire | £110,000+ |
| LOT 7. | 100 Conway Road, Llandudno | £125,000+ |
| LOT 8. | 10 Ronan Close, Bootle, Liverpool | £40,000 - £45,000 |
| LOT 9. | 37 Heol Hendre, Rhuddlan, Denbighshire | £100,000 - £115,000 |
| LOT 10. | 41 Watery Road, Wrexham | £87,000+ |
| LOT 11. | 29 Derby Street, Stoke on Trent, Staffordshire | £130,000 - £140,000 |
| LOT 12. | 156 Bank Hall Road, Stoke on Trent, Staffordshire | £61,000+ |
| LOT 13. | 1 Osborne Grove, Rhyl | £65,000+ |
| LOT 14. | Apartment 30, Malmaison Apartments, Liverpool | £90,000+ |
| LOT 15. | Haven Lodge, 2 Carmen Sylva Road, Llandudno | £185,000+ |
| LOT 16. | 92 Wargrave Road, Newton-le-Willows, Merseyside | £35,000+ |
| LOT 17. | 15 Henley Avenue, Liverpool | £80,000+ |
| LOT 18. | Asia Restaurant, 96 Gloddaeth Street, Llandudno | £115,000+ |
| LOT 18A. | 21 & 21a Station Road, Queensferry, Deeside, Flintshire | £65,000+ |
| LOT 19. | 323 Queens Drive, Liverpool, Merseyside | £100,000+ |
| LOT 20. | Plot 50, Land West of the River Tonge, Bolton, Greater Man | £500+ |
| LOT 21. | Plot 51, Land West of the River Tonge, Bolton, Greater Manchester | £500+ |
| LOT 22. | Plot 52, Land West of the River Tonge, Bolton, Greater Manchester | £500+ |
| LOT 23. | 26 Seaview Road, Colwyn Bay | £45,000+ |
| LOT 24. | Springfield Hotel, Beach Road, Fairbourne, Gwynedd County | £150,000+ |
| LOT 25. | Kingdom Hall, Knowles Road, Llandudno | £55,000+ |
| LOT 26. | 6 Woodland Drive, Greenfield, Holywell | £59,000+ |
| LOT 27. | 11 Moelwyn Avenue West, Kinnel Bay | £75,000+ |

LOT 1

188 ST. MARY'S ROAD, GARSTON, LIVERPOOL L19 2JJ

MID-TERRACE PROPERTY SPLIT INTO TWO SELF CONTAINED FLATS

PROPERTY DESCRIPTION:

A double fronted terrace property currently comprising two self contained flats arranged over the ground and first floor, well located close to a number of local amenities and facilities nearby. The ground floor comprises a one bedroom flat whilst the first floor is home to a two bedroom flat, both vacant and in need of some modernisation. This would make an ideal investment purchase for a local landlord looking to take advantage of strong rental yields. There is good access into the city centre by either train or regular bus services whilst the immediate surrounding area offers a number of local shops, schools and leisure facilities.

ACCOMMODATION:

Flat One: Kitchen, living room, bedroom, bathroom.

Flat Two: Kitchen, living room, two bedrooms, bathroom.

ENERGY EFFICIENCY RATING: Flat 1 - D; Flat 2 - D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

By arrangement with the auctioneers - 01244 401100



***GUIDE PRICE £50,000+ (plus fees)**

SDL AUCTIONS

*Merry Christmas and
Happy New Year*

from all
at SDL Auctions



IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT OPPORTUNITY

PROPERTY DESCRIPTION:

A two bedroomed first floor flat within a purpose built block, walking distance to Ellesmere Port town centre which offers a variety of local amenities and facilities. Benefiting from UPVC double glazing and central heating the property does require a program of further modernisation but offers well proportioned accommodation throughout which would appeal to either a buy to let investor or first time buyer. Ellesmere Port is situated approximately 6 miles outside Chester within easy travelling distance of the M53/M56 motorway networks leading to Manchester and Liverpool and close to the ever growing Cheshire Oaks Outlet Village.

ACCOMMODATION:

First Floor: Entrance hall, kitchen, living room, two bedrooms, bathroom.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Leasehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

By arrangement with the auctioneers - 01244 401100

***GUIDE PRICE £49,000+ (plus fees)**



LOT 3**27 PARKGATE ROAD, CHESTER, CHESHIRE CH1 4AG****A TWO BEDROOMED END TERRACE PROPERTY - CURRENT RENTAL INCOME £6,600 P.A.****PROPERTY DESCRIPTION:**

Conveniently located on the doorstep of Chesters main University campus as well as being a short walk from a local primary school and within striking distance of Chester city centre. Currently let producing an annual income of approximately £6,600 per annum. The property would make an excellent rental investment for a landlord.

ACCOMMODATION:

Ground Floor: Kitchen, living room, dining room.

First Floor: Two bedrooms, bathroom

Outside: Rear garden.

ENERGY EFFICIENCY RATING:

TENURE: Freehold **SUBJECT TO TENANCY**

VIEWING: By arrangement with the auctioneers - 01244 401100

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

**LOT 4****51 HUNGERFORD ROAD, CREWE, CHESHIRE CW1 5EQ**

A FREEHOLD RETAIL INVESTMENT LET ON A LEASE TO THE STRONG COVENANT OF MARTIN McColI LTD. SITUATED WITHIN AN ESTABLISHED NEIGHBOURHOOD LOCATION. TOTAL RENTAL INCOME £10,250 P.A.

PROPERTY DESCRIPTION:

A ground floor commercial premises situated on the corner of Hungerford Road and School Crescent, currently let to Martin McColI Ltd expiring September 2020 and producing £10,000 per annum. The property is located on a main arterial route, close to the town centre which provides a number of a local amenities and within walking distance of the Grand Junction retail park. There are a number of neighbouring business' including McColls and Bargain Booze in addition to independent traders including a dentist and hairdressers.

AUCTIONEERS NOTE:

We are advised that the property is let to Martin McColI Ltd until 30th September 2020 at £10,000 per annum and they currently sublet the property. For the year ended 27th November 2016, Martin McColI Ltd reported a turnover of £518.7m, a pre-tax profit of £25.6m, shareholders' funds of £160.39m and a net worth of £111.6m. (Source: riskdisk.com 09.11.2017.) A ground rent of £250 from the flat, 51a Hungerford Road, will also be included in the income. The VOA website describes the property as measuring 95.3 m .

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



ENERGY EFFICIENCY RATING: C

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING:

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LOT 5

51A HUNGERFORD ROAD, CREWE, CHESHIRE CW1 5EQ

A RESIDENTIAL INVESTMENT PROPERTY CURRENTLY LET AT £4,200 P.A.

PROPERTY DESCRIPTION:

A first floor two bedroomed flat currently let by way of assured shorthold tenancy producing an annual income of £4,200. Accessed off School Crescent and situated above 51 Hungerford Road, within easy access of the town centre and walking distance to a number of local amenities including Grand Junction retail park. We are informed that the property has been let to the same tenant for a number of years and the rent is paid monthly by Cheshire East Council.

ACCOMMODATION:

First Floor: Entrance hall, kitchen, living room, two bedrooms, bathroom.

AUCTIONEERS NOTE: The auctioneers have not inspected the property internally and the accommodation details have been provided by the vendor.

ENERGY EFFICIENCY RATING: Awaited

TENURE: A new 125 year lease will be created upon completion.

SUBJECT TO TENANCY

VIEWING:

External viewings only.

***GUIDE PRICE £45,000+ (plus fees)**



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TWO BEDROOMED CITY CENTRE APARTMENT

PROPERTY DESCRIPTION:

Situated on the banks of the River Dee a short walk away from Chester city centre, with an array of amenities close by and easy access to Chester's inner and outer ring roads leading to the M53/M56 motorway networks, is this smartly presented second floor two bedroomed apartment ideally suited for both an investor or first time buyer. The accommodation benefits from an en-suite master bedroom and an open plan, over 24ft long, living/dining kitchen with Juliet balcony. There is a secure underground parking space and lift access to the second floor.

ACCOMMODATION:

Ground Floor: Communal entrance hall with lift access to -
Second Floor: Living/dining kitchen with balcony, inner hallway, master bedroom with en-suite, further bedroom, bathroom.
Outside: Underground parking space.

ENERGY EFFICIENCY RATING: C

TENURE: Leasehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

By arrangement with the auctioneers - 01244 401100



LOT OFFERED IN PARTNERSHIP WITH:



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



SIX BEDROOMED END TERRACE PERIOD PROPERTY IN NEED OF RENOVATION AND REPAIR

PROPERTY DESCRIPTION:

An end terrace property offering sizeable accommodation set over three floors, located on the main arterial route into the thriving seaside town of Llandudno. Now in need of a scheme of renovation and repair, this six bed roomed house offers plenty of potential for a lucky buyer to create a wonderful family home. Alternatively, the size of the property could lend itself to conversion into flats, subject to gaining the necessary planning consents. The property is just a short drive to the north shore and the range of facilities and amenities that can be found here as well as being in close proximity of the A470 which has links with the North Wales Express way.

ACCOMMODATION:

Ground Floor: Living room, dining room, kitchen, under stairs storage.

First Floor: Landing, kitchen, bedroom one, en-suite, two further bedrooms.

Second Floor: Three bedrooms.

Outside: Driveway, rear yard.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

By arrangement with the auctioneers - 01244 401100

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



LOT OFFERED IN PARTNERSHIP WITH:



LOT 8

10 RONAN CLOSE, BOOTLE, LIVERPOOL L20 4UH

RESIDENTIAL INVESTMENT OPPORTUNITY - CURRENT RENTAL INCOME £5,400 PER ANNUM

PROPERTY DESCRIPTION:

A traditional two bedroomed mid-terrace currently let producing an annual rental income of £5,400 (£450 pcm). The property is situated in a popular residential location close to North Park, with local amenities including primary and secondary schools, shops, and transport links with connections to Liverpool city centre. The accommodation benefits from gas central heating and UPVC double glazing.

ACCOMMODATION:

Ground Floor: Lounge/dining room, kitchen.

First Floor: Two bedrooms, bathroom

Outside: Driveway and rear yard.

ENERGY EFFICIENCY RATING: F

TENURE: Freehold **SUBJECT TO TENANCY**

VIEWING: By arrangement with the auctioneers - 01244 401100

***GUIDE PRICE £40,000 - £45,000 (plus fees)**



DEPOSITS

All properties are subject to a 10% deposit* (subject to a £5000 minimum deposit) which is payable on the exchange of contracts.

Deposits can be paid by debit card or bankers draft.

There is also a buyers administration fee or reservation fee to pay on exchange. An explanation of additional fees can be found on **page 14**.

*Unless stated otherwise in the legal pack.

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THREE BEDROOMED SEMI-DETACHED PROPERTY

PROPERTY DESCRIPTION:

The property is located in the popular area of Rhuddlan Village, ideally positioned within walking distance of local schools, shops and village amenities, as well as being close to neighboring towns of Rhyl and Prestatyn. The accommodation is warmed by UPVC double glazing and gas central heating but would benefit from some minor cosmetic improvements.

ACCOMMODATION:

Ground Floor: Entrance hall, living room, kitchen/dining room.

First Floor: Landing, three bedrooms, bathroom, loft access.

Outside: Driveway providing off road parking, front and rear gardens, garage.

ENERGY EFFICIENCY RATING: D

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

By arrangement with the auctioneers - 01244 401100

***GUIDE PRICE £100,000 - £115,000 (plus fees)**



LOT 10

41 WATERY ROAD, WREXHAM LL13 7SY

A FREEHOLD THREE BEDROOMED MID-TERRACED HOUSE, PREVIOUSLY A THREE BEDROOMED HMO.

PROPERTY DESCRIPTION:

A mid-terraced house being of brick construction under a pitched roof. The accommodation benefits from gas central heating and UPVC double glazing. The property has frontage to Watery Road, being in a popular and convenient location with the hospital, university and train station within walking distance. Watery Road provides access to Wrexham town centre, with the A483 and A55 in easy travelling distance thereafter.

ACCOMMODATION:

Ground Floor: Sitting room/bedroom, fitted kitchen, lounge.

First Floor: Two double bedrooms, two shower rooms.

Outside: Fore garden, rear patio area.

AUCTIONEERS NOTE: We are informed the three bedrooms were previously let separately at £300 each pcm (£3,600 per annum pro-rata per room). HMO certification was originally in place, and one of the bedrooms is currently let. We understand vacant possession will be given upon completion. We have not had sight of any legal documentation relating to the premises but further information will be provided within the legal pack.

ENERGY EFFICIENCY RATING: D



LOT OFFERED IN
PARTNERSHIP WITH:



TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING: By arrangement with the auctioneers -
01244 401100

***GUIDE PRICE £87,000+ (plus fees)**

LOT 11

29 DERBY STREET, STOKE ON TRENT, STAFFORDSHIRE ST1 3LE

FREEHOLD TITLE AND GROUND FLOOR COMMERCIAL INVESTMENT LET TO LLOYDS PHARMACY ON A LEASE EXPIRING 2028

CURRENT RENTAL INCOME £12,500 P.A.

PROPERTY DESCRIPTION:

A ground floor commercial premises situated on the corner of Derby Street and Harley Street currently let to Lloyds Pharmacy producing an annual rental income of £12,000. The property is located in a predominantly residential area, close to the town centre and neighbours Harley Medical Centre. The sale includes a car park situated opposite with provisions for 6 - 8 car parking spaces.

AUCTIONEERS NOTE: The VOA website describes the property as measuring 107.32 m². The sale includes the freehold title benefiting from £500 per annum collected in ground rent from Flat 29A & Flat 29B Derby Street.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING:

By arrangement with the auctioneers - 01244 401100



***GUIDE PRICE £130,000 - £140,000 (plus fees)**

LOT 12

156 BANK HALL ROAD, STOKE ON TRENT, STAFFORDSHIRE ST6 7DS

CR

INVESTMENT OPPORTUNITY - THREE BEDROOMED SEMI-DETACHED PROPERTY. CURRENT RENTAL INCOME £6,600 P.A.

PROPERTY DESCRIPTION:

The property benefits from UPVC double glazing, gas central heating & neutral decor throughout and is located in the popular residential area of High Line, 1 mile to the North-East of Burslem town centre in the City of Stoke on Trent. The property is currently let on an assured shorthold tenancy agreement at £550 pcm.

ACCOMMODATION:

Ground Floor: Entrance hall, lounge, dining room, kitchen, utility.

First Floor: Landing, three bedrooms, bathroom

Outside: Driveway, front and rear gardens, garage.

LOT OFFERED IN
PARTNERSHIP WITH:



ENERGY EFFICIENCY RATING: D

TENURE: Freehold **SUBJECT TO TENANCY**

VIEWING:

By arrangement with the auctioneers - 01244 401100

***GUIDE PRICE £61,000+ (plus fees)**



LOT 13

1 OSBORNE GROVE, RHYL LL18 1NP

RESIDENTIAL INVESTMENT OPPORTUNITY - A THREE BEDROOMED END TERRACE PROPERTY CURRENT RENTAL INCOME £7,200 P.A.

PROPERTY DESCRIPTION:

A three bedroomed end of terrace property currently let, producing an annual rental income of £7,200. Situated within close proximity of the promenade and town centre which offers a variety of amenities including shops, restaurants and bars. The property would make an ideal addition to a local landlords rental portfolio with a possibility of a strong rental yield in excess of 10% if purchased at our last quoted guide price. This sizable two storey house has the added benefit of a loft room.

ACCOMMODATION:

Ground Floor: Entrance hall, kitchen, living room, dining room, wc.

First Floor: Three bedrooms, bathroom.

Outside: On street parking and rear courtyard.

AUCTIONEERS NOTE: The auctioneers have not yet inspected the property internally and the accommodation details have been provided by the vendor.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING: External viewings only.

***GUIDE PRICE £65,000+ (plus fees)**



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LOT 14

APARTMENT 30, MALMAISON APARTMENTS, LIVERPOOL L3 1EJ

VACANT ONE BEDROOMED CITY CENTRE APARTMENT

PROPERTY DESCRIPTION:

A one bedroomed apartment situated within a contemporary waterside development at Princes Dock, close to Liverpool city centre. Previously let but now vacant the property is located on the 9th floor and benefits from a modern open pan kitchen/living/dining area in addition to a good size walk out balcony. The sale provides an ideal opportunity for either an owner occupier or investor to purchase a well located city centre apartment, close to an abundance of amenities and facilities.

ACCOMMODATION:

Entrance Hall, living/dining kitchen, bedroom, bathroom.

AUCTIONEERS NOTE:

The property is located fronting William Jessops Way and accessed from Bath Street.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Leasehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

By arrangement with the auctioneers - 01244 401100

***GUIDE PRICE £90,000+ (plus fees)**



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A SUBSTANTIAL FIVE BEDROOMED DETACHED RESIDENCE

PROPERTY DESCRIPTION:

The property is located within a stone's throw of the sea front, just off Llandudno's North Parade and is very convenient for the many amenities that town centre has to offer. Offering extensive accommodation that spans three floors and benefiting from large room sizes throughout, many of which retain their original features and oozing in character. The property could be suitable for redevelopment including the possibility of converting into flats, subject to gaining any necessary permissions.

ACCOMMODATION:

Ground Floor: Entrance porch, entrance hall, kitchen, living room, bedroom with en-suite, bathroom, utility room.

First Floor: Three bedrooms, bathroom, storage room.

Second Floor: Bedroom, bathroom.

Outside: Driveway, rear garden.

ENERGY EFFICIENCY RATING: Awaiting

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

By arrangement with the auctioneers - 01244 401100

***GUIDE PRICE £185,000+ (plus fees)**



LOT OFFERED IN PARTNERSHIP WITH:



LOT 16

92 WARGRAVE ROAD, NEWTON-LE-WILLOWS, MERSEYSIDE WA12 9RJ

**A POTENTIALLY HIGH YIELDING INVESTMENT GROUND FLOOR
RETAIL PREMESIS
CURRENT RENTAL INCOME £5,000 P.A.**

PROPERTY DESCRIPTION:

The property is situated at the junction of Wargrave Road and Victoria Road, currently let producing an annual income of £5,000. The property trades as Eclipse Tanning and has been let to the same tenant for circa 16 years. The property is situated close to the train station which provides regular services to both Manchester and Liverpool and would make an excellent high yielding investment purchase.

AUCTIONEERS NOTE: The VOA website describes the property as measuring 24.8 m .

ENERGY EFFICIENCY RATING: Awaited

TENURE: See Legal Pack

SUBJECT TO TENANCY

VIEWING:

By arrangement with the auctioneers - 01244 401100



***GUIDE PRICE £35,000+ (plus fees)**

LOT 17

15 HENLEY AVENUE, LIVERPOOL L21 2PU

**THREE BEDROOMED SEMI-DETACHED PROPERTY IN POPULAR
LOCATION**

PROPERTY DESCRIPTION:

The property is situated to the North of Liverpool city centre in a popular residential location, close to a number of local amenities and facilities in Litherland and Seaforth. The accommodation has been extended in the past and is in reasonable condition benefitting from majority UPVC double glazing and central heating, but would favour some further upgrading. Ideal opportunity for a local investor or owner occupier.

ACCOMMODATION:

Ground Floor: Entrance hall, kitchen, living room, dining room.

First Floor: Three bedrooms, bathroom.

Outside: Front driveway, rear garden.

ENERGY EFFICIENCY RATING: Awaited

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

By arrangement with the auctioneers - 01244 401100



***GUIDE PRICE £80,000+ (plus fees)**



INVESTMENT OPPORTUNITY TO ACQUIRE AN ESTABLISHED RESTAURANT PREMISES IN THE HEART OF LLANDUDNO CURRENTLY LET AT £19,992 PER ANNUM.

PROPERTY DESCRIPTION:

The property comprises a first floor restaurant with accompanying bar area and kitchen facilities. Staircase access is provided from the main street leading to the main restaurant which has frontage and views over the promenade and the sea.

ACCOMMODATION:

Restaurant area measuring 38' 4" (max) x 23' 11" (max)

Bar (with seating area) 28' 8" (max) x 18' (max)

Inner Hall

Kitchen 26' 8" (max) x 14' 9" (max)

AUCTIONEERS NOTE: The auctioneers have not inspected the property internally therefore the accommodation details cannot be relied upon. The ground floor is not included.

LOCATION: The property occupies a prominent position in the established retail area, being situated at the roundabout intersection of Gloddaeth Street and Mostyn Street. Directly above the 'perfect dreams' bedroom outlet, amongst a selection of complementary business outlets and close to the seafront.

TENURE: We understand the property leasehold with a substantial remaining long leasehold term, and is currently let on an informal basis to the restaurant occupier at a rate of £1,666pcm (£19,992 per annum) full details can be found within the legal pack.

ENERGY EFFICIENCY RATING: D

TENURE: Leasehold

SUBJECT TO TENANCY

VIEWING: By arrangement with the auctioneers - 01244 401100

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

LOT 18A

21 & 21A STATION ROAD, QUEENSFERRY, DEESIDE, FLINTSHIRE CH5 1SU

A PROMINENT FREEHOLD MIXED USE INVESTMENT OPPORTUNITY WITH POTENTIAL FOR TWO SEPARATE INCOME STREAMS, BEING SITUATED WITHIN AN ESTABLISHED RETAIL AREA.

PROPERTY DESCRIPTION:

A prominent mid terraced property including retail accommodation at ground floor level, with independent access to residential accommodation at first floor level. The auctioneers have not inspected, but understand both the retail and residential areas have the benefit of gas fired combination boilers, with the first floor accommodation including a fitted kitchen and double glazing in part.

ACCOMMODATION:

Ground Floor: Retail area; kitchenette, wc, office and store.

First Floor: Sitting room, bedroom, kitchen, shower, utility room.

Outside: Enclosed rear garden, accessed off Pierce Street.

TENURE: We understand the property is held freehold and that letting terms have recently been agreed for the first floor accommodation at a rental of £450 p.c.m. (£5,400 p.a.).

VAT: Interested parties should seek verification from the legal pack.

ENERGY EFFICIENCY RATING: 21 - G; 21a - E

PART LET/PART VACANT

VIEWING: By arrangement with the auctioneers - 01244 401100

***GUIDE PRICE £65,000+ (plus fees)**



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LOT 19

323 QUEENS DRIVE, LIVERPOOL, MERSEYSIDE L4 8SJ

CR

THREE BEDROOMED SEMI-DETACHED PROPERTY IDEALLY LOCATED FOR LIVERPOOL CITY CENTRE

PROPERTY DESCRIPTION:

The property is situated in an ideal location close to all local amenities with easy access to Liverpool city centre. An ideal investment opportunity or first time purchase.

ACCOMMODATION:

Ground Floor: Entrance hall, two reception rooms, kitchen.

First Floor: Three bedrooms, bathroom.

ENERGY EFFICIENCY RATING: E

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

By arrangement with the auctioneers - 01244 401100

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

LOT OFFERED IN
PARTNERSHIP WITH:



LOT 20

PLOT 50, LAND WEST OF THE RIVER TONGE, BOLTON, GREATER MANCHESTER
BL2 1NU

FREEHOLD PARCEL OF LAND - THE PLOT FORMS PART OF A LARGER SITE OF APPROXIMATELY 1.1 ACRES.

PROPERTY DESCRIPTION:

Located close to residential housing and having views over/towards the river. The auctioneers have not inspected the land but are given to understand the area is overgrown and has variations in ground levels. Trees on the plot are subject to Tree Preservation Orders, please refer to the legal pack for further details.

Buyers should make their own further enquiries regarding obtaining any necessary planning consents and access.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site. Enquiries to the auctioneers - 01244 401100

***GUIDE PRICE £500+ (plus fees)**



For identification purposes only. Not to scale.

LOT 21

PLOT 51, LAND WEST OF THE RIVER TONGE, BOLTON, GREATER MANCHESTER
BL2 1NU

FREEHOLD PARCEL OF LAND - THE PLOT FORMS PART OF A LARGER SITE OF APPROXIMATELY 1.1 ACRES.

PROPERTY DESCRIPTION:

Located close to residential housing and having views over/towards the river. The auctioneers have not inspected the land but are given to understand the area is overgrown and has variations in ground levels. Trees on the plot are subject to Tree Preservation Orders, please refer to the legal pack for further details.

Buyers should make their own further enquiries regarding obtaining any necessary planning consents and access.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site. Enquiries to the auctioneers - 01244 401100

***GUIDE PRICE £500+ (plus fees)**



For identification purposes only. Not to scale.

LOT 22

PLOT 52, LAND WEST OF THE RIVER TONGE, BOLTON, GREATER MANCHESTER BL2 1NU

FREEHOLD PARCEL OF LAND - THE PLOT FORMS PART OF A LARGER SITE OF APPROXIMATELY 1.1 ACRES.

PROPERTY DESCRIPTION:

Located close to residential housing and having views over/towards the river. The auctioneers have not inspected the land but are given to understand the area is overgrown and has variations in ground levels. Trees on the plot are subject to Tree Preservation Orders, please refer to the legal pack for further details.

Buyers should make their own further enquiries regarding obtaining any necessary planning consents and access.

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

Direct on site. Enquiries to the auctioneers - 01244 401100

***GUIDE PRICE £500+ (plus fees)**



LOT 23

26 SEAVIEW ROAD, COLWYN BAY LL29 8DG

FREEHOLD RETAIL INVESTMENT IN A POPULAR LOCATION.

CURRENT RENT PASSING £5,200 P.A.

PROPERTY DESCRIPTION:

The property comprises a ground floor retail unit, incorporating an extensive glazed front elevation, accessed directly from the pedestrianised area to the front; and is currently used as a Craft Shop.

LOCATION:

The property is situated to the northern side of Colwyn Bay, within easy travelling distance of the A55 North Wales Expressway. Seaview Road is a popular pedestrianised area and includes a selection of established retail occupiers; with the Bay Shopping Centre including both Morrisons, Boots Opticians and a Travelodge in close proximity.

ENERGY EFFICIENCY RATING: Awaited

TENURE:

We understand the property is held freehold, but is subject a 6 year lease from May 2017 at a current rental of £5,200 p.a. We have not had sight of any legal documentation relating to the premises, but further information will be provided within the legal pack.

SUBJECT TO TENANCY

VIEWING: By arrangement with the auctioneers - 01244 401100

***GUIDE PRICE £45,000 (plus fees)**



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SUBSTANTIAL LICENSED BAR AND HOTEL PREMISES CURRENTLY LET PRODUCING AN ANNUAL RENTAL INCOME OF £23,400.

PROPERTY DESCRIPTION:

The property currently comprises a part three storey and part two storey licensed bar with a function room, with potential to provide up to 20 guest rooms dependant on how the property is configured, subject to gaining any necessary planning permissions, along with accompanying self-contained accommodation and adjoining land. The property is currently let with approx. 2 years remaining on the lease, producing an annual rental income of £23,400. We are also informed that the kitchen and bar have recently acquired a 5 Star Rating by the Food Standards Agency.

ACCOMMODATION:

Interested parties should seek their own verification of floor areas and dimensions and satisfy themselves that they are suitable for any proposed use.

Ground Floor: Two bar areas, dining/sunroom, kitchen, office, wc's; a rear flat roof extension providing former sports bar/function room, and separate access to first floor self-contained staff accommodation.

First Floor: Guest accommodation with up to 20 rooms depending on configuration.

Outside: Car park, rear garden area.

LOCATION: The property is situated in the seaside village Fairbourne on the coast of Barmouth Bay, to the south of the estuary of the river Mawddach in Gwynedd, surrounded by the Snowdonia National Park. The property occupies a prominent position on Beach road in, in close proximity to village facilities, the narrow gauge railway; and beach.

VAT: All interested parties should seek their own verification by referring to the legal pack.

TENURE: Freehold

SUBJECT TO TENANCY

VIEWING: By arrangement with the auctioneers - 01244 401100

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



LARGE GROUND FLOOR COMMERCIAL PREMISES LOCATED IN THE POPULAR SEASIDE TOWN OF LLANDUDNO

PROPERTY DESCRIPTION:

Although not currently in use, the building has been used as a meeting hall in recent years and has a variety of future potential uses, including development potential, subject to any necessary permissions and approvals. In addition to the large meeting hall that measures 46'4" x 34'5" (approx 1600 sqft/148.65 sqm). the property benefits from a kitchen, office and male and female W.C. facilities and is situated within close proximity of the town centre which offers a wide variety of amenities including a number of shops, bars and restaurants.

ACCOMMODATION:

Ground Floor: Entrance vestibule, main hall, two offices, kitchen, male and female wc's.

AUCTIONEERS NOTE: We are reliably informed that the first floor of the building which is not included within the sale is divided into residential flats.

TENURE: See Legal Pack

VACANT POSSESSION UPON COMPLETION

VIEWING:

By arrangement with the auctioneers - 01244 401100

LOT OFFERED IN PARTNERSHIP WITH:



***GUIDE PRICE £55,000+ (plus fees)**





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- ✉️ chesterlettings@humphreysofchester.co.uk
- 🌐 humphreysofchester.co.uk



A VACANT THREE BEDROOMED SEMI-DETACHED PROPERTY

PROPERTY DESCRIPTION:

The property is located in a popular residential location close to Holywell town centre and within easy reach of either the Coast Road or A55 expressway. Offering both gas central heating and majority UPVC double glazing the property would benefit from a further general scheme of updating, and would make an ideal purchase either for a local investor or first time buyer looking for a property which they can improve.

ACCOMMODATION:

Ground Floor: Entrance hall, dining kitchen, living room.

First Floor: Three bedrooms, bathroom.

Outside: Front and rear gardens.

AUCTIONEERS NOTE: The property is offered with the benefit of a six week completion.

ENERGY EFFICIENCY RATING: Awaiting

TENURE: Leasehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

By arrangement with the auctioneers - 01244 401100

***GUIDE PRICE £59,000+ (plus fees)**





TWO BEDROOMED DETACHED BUNGALOW IN NEED OF IMPROVEMENT WORKS

PROPERTY DESCRIPTION:

A two bedroomed detached bungalow located in a popular residential area in Kinmel Bay, close to the A55 expressway and a number of local amenities. Benefiting from UPVC double glazing and central heating, the property does require some further updating in parts and would make an excellent opportunity for a purchaser looking to add some value, either for rental or resale purposes.

ACCOMMODATION:

Ground Floor: Entrance Hall, kitchen, living room, two bedrooms, bathroom.

Outside: Driveway, front and rear gardens.

ENERGY EFFICIENCY RATING: F

TENURE: Freehold

VACANT POSSESSION UPON COMPLETION

VIEWING:

By arrangement with the auctioneers - 01244 401100

***GUIDE PRICE £75,000+ (plus fees)**



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PAYMENT DETAILS

I enclose a Bank/Building Society Draft or debit/credit card details for the 10% deposit (subject to a minimum of £5,000) plus the Buyers Administration Fee of £954 inc VAT (unless otherwise stated in the Important Notices)

I attach Bank Draft/Building Society Draft for: £ In words:

Card Number:

Valid from: Expires End: Issue: CSC:

Name (as it appears on card):

NOTE: Any drafts and/or debit/credit card details supplied will be shredded unless otherwise requested in the event of an unsuccessful proxy, telephone or internet bid. A 3.5% surcharge will be levied on credit card payments.

TERMS & CONDITIONS FOR PROXY, TELEPHONE & INTERNET BIDDING

Anyone not able to attend the Auction to make their own bids may utilise the facilities available for telephone, internet or written bids on the following Terms and Conditions.

- The Bidder must complete a separate authority form for each Lot involved, and provide a separate Banker's Draft or Building Society Draft or Debit/Credit Card details (cleared funds) for 10% of the maximum amount of the bid for each Lot subject to a minimum of £5,000 per Lot, plus the buyers administration fee of £954 inc VAT (unless otherwise stated in the Important Notices).
- The form must be hand delivered, posted or emailed to the relevant auction office to arrive prior to the auction day. It is the Bidder's responsibility to check that the form is received by SDL Auctions and this can be done by telephoning the office.
- Due to money laundering obligations we require two forms of identity, one photo identification i.e passport or driving licence and one proof of address i.e bank statement or utility bill, no more than 3 months old. By signing this agreement you understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
- The Bidder shall be deemed to have read the 'Notice to all Bidders', the particulars of the relevant Lot in the Catalogue and 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 and any of the addendum relating to the relevant Lot. The addendum can, and should, be checked by visiting our website www.sdlauctions.co.uk or at the Auction prior to bidding.
- In the case of telephone bids, at about the time the Lot comes up for auction, attempts will be made to contact the Bidder by telephone and, if successful, the Bidder may then compete in the bidding up to the maximum of the amount authorised in the completed authority form. The Bidder accepts that such contact is at the Bidder's risk and in the event that the telephone link is not established, or breaks down, or there is any confusion or disruption, then the Bidder will not be able to participate in the Auction.
- In the case of internet bidding, all bidders who have registered can commence bidding when the intended Lot is being offered, however SDL Auctions do not take any liability or responsibility should there be any interruption or suspension of internet services.
- In the case of written bids, SDL Auctions staff will compete in the bidding up to the maximum of the authorisation. If no maximum is inserted, SDL Auctions will not bid. SDL Auctions do not guarantee to regulate the

bidding so that the maximum authorised bid actually falls to the written bidder.

- SDL Auctions reserve the right not to bid on behalf of the telephone/written/ internet Bidders in the event of any error, doubt, omission, uncertainty as to their 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.
- In the event that the telephone/written bid is successful the Auctioneer will sign the Memorandum of Contract on behalf of the Bidder (a Contract having been formed on the fall of the hammer).
- In the event of a Contract the deposit monies will be applied so far as necessary to meet the requirement for a 10% deposit subject to a minimum of £5,000 per Lot, plus the buyers administration fee of £954 inc VAT (unless specified differently on the Important Notices clause 6), however if monies are received over 10%, this will result in the purchaser paying a lesser sum on completion.
- In the event that the Bidder is unsuccessful in gaining the Contract the deposit monies shall be returned to the Bidder promptly. However, if paid by debit, credit card or bank transfer, these monies may take up to 10 working days to refund.
- Once delivered to the Auctioneers the authority to bid is binding on the Bidder up to 8.00pm 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.
- The authority can only be withdrawn by notification in writing delivered to the auction office by 4pm the day before the Auction or into the hands of the Auctioneer in the Auction Room half an hour before the start of that day's auction. It is the Bidder's 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 and any successful Contract is binding on the Bidder.
- 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 SDL Auctions staff as empowered under the telephone/written/internet authority. SDL Auctions would have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
- The receipt of a telephone, written or internet bid shall not in any way hinder the right of the Vendor to withdraw any Lot or to sell prior to auction to a third party and neither the Vendor nor SDL Auctions shall be under any liability to the telephone or written Bidder in the event that the Lot is not offered at the Auction.
- The auctioneer may disclose to the Vendor the existence of these instructions but not the amount of the maximum bid.

NOTE: Visit our website www.sdlauctions.co.uk to print further copies of the Authority Form.

Signature of prospective purchaser

Date of Signature

I hereby confirm that I have read the General, Additional and Special Conditions of Sale. I accept that it is my responsibility to check for any amendments which may be read by the Auctioneers on the Auction Day.

I authorise the Auctioneers to sign the contract on my behalf and, recognise that I will then be the fully bound purchaser of the property referred to above and must complete this transaction within the time specified in the Conditions of Sale.

IMPORTANT NOTICE TO ALL TELEPHONE BIDDERS:

A member of staff will attempt to contact the bidder by telephone prior to the lot concerned being offered for sale. If contact is made then the bidder may compete in the bidding through the Auctioneer's staff. The Auctioneer will not be held responsible for instructions or authorisations given to them which are unclear or incomplete and these bids will not be accepted. If it is impossible to obtain telephone contact or the link breaks down, the auctioneer is authorised to continue to bid on behalf of the telephone bidder up to the maximum bid stated on this form.

Once you have completed this form please send it to SDL Auctions together with your draft for the 10% deposit and buyers administration fee and also your identification documents in accordance with the money laundering legislation detailed in this catalogue.

SDL Auctions may send you details of future auctions. Please tick here if you do not wish to receive further communication from us.

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 printed in blue capitals appear in black capitals 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 SALE 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 CAPITALS 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 disapplied 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 CONDITION to the contrary:
 - (a) The minimum deposit WE accept is £5,000 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit
 - (b) WE do not accept cash for all or any part of the deposit
 - (c) Sub-clause (a) of AUCTION CONDUCT CONDITION A5.5 shall be deemed to be deleted and shall be replaced with the following: "(a) is to be held as agent for the SELLER unless expressly stated otherwise in the SPECIAL CONDITIONS Provided That where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, the deposit will be held as stakeholder despite any contrary provision in any CONDITION; and"
 - (d) where the deposit is paid to US to be held as stakeholder, WE may if WE choose transfer all or part of it to the SELLER'S conveyancer for them to hold as stakeholder in OUR place. Any part of the deposit not so transferred will be held by US as stakeholder.
- A6.2 WE may refuse admittance to any person attending the AUCTION. WE do not have to explain why.

Common Auction Conditions of Sale (Edition Three August 2009 Reproduced with the Consent of the RICS)

Words in CAPITALS have special meanings, which are defined in the Glossary.

The GENERAL CONDITIONS (including any extra general conditions) apply to the CONTRACT except to the extent that they are varied by SPECIAL CONDITIONS or by an ADDENDUM.

G1. THE LOT

- G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described the LOT is that referred to in the SALE MEMORANDUM.
- G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.
- G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS, but excluding any FINANCIAL CHARGES; these the SELLER must discharge on or before COMPLETION.
- G1.4 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:
(a) matters registered or capable of registration as local land charges;
(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
(c) notices, orders, demands, proposals and requirements of any competent authority;
(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
(e) rights, easements, quasi-easements, and wayleaves;
(f) outgoing and other liabilities;
(g) any interest which overrides, within the meaning of the Land Registration Act 2002;
(h) matters that ought to be disclosed by the searches and enquiries a prudent buyer would make, whether or not the BUYER has made them; and (i) anything the SELLER does not and could not reasonably know about.
- G1.5 Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.
- G1.6 The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.
- G1.7 The LOT does not include any tenant's or trade fixtures or fittings.
- G1.8 Where chattels are included in the LOT the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use.
- G1.9 The BUYER buys with full knowledge of:
(a) the DOCUMENTS, whether or not the BUYER has read them; and
(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 or objection to any of the DOCUMENTS that is made available before the AUCTION.
(b) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all documents subject to which the LOT is being sold.
(c) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.
(d) If title is in the course of registration, title is to consist of certified copies of:
(i) the application for registration of title made to the land registry;
(ii) the DOCUMENTS accompanying that application;
(iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
(iv) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration documents to the BUYER.
(e) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.
- G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):
(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and
(b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.
- G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.
- G4.5 The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.
- G4.6 The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the CONDITIONS apply.

G5. TRANSFER

- G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS:
(a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and
(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
- G5.2 If the SELLER remains liable in any respect in relation

to the LOT (or a TENANCY) following COMPLETION the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.

- G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.

G6. COMPLETION

- G6.1 COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.
- G6.2 The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest.
- G6.3 Payment is to be made in pounds sterling and only by:
(a) direct transfer to the SELLER'S conveyancer's client account; and
(b) the release of any deposit held by a stakeholder.
- G6.4 Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER'S conveyancer's client account.
- G6.5 If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.
- G6.6 Where applicable the CONTRACT remains in force following COMPLETION.

G7. NOTICE TO COMPLETE

- G7.1 The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence.
- G7.2 The person giving the notice must be READY TO COMPLETE.
- G7.3 If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:
(a) terminate the CONTRACT;
(b) claim the deposit and any interest on it if held by a stakeholder;
(c) forfeit the deposit and any interest on it;
(d) resell the LOT; and
(e) claim damages from the BUYER.
- G7.4 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:
(a) terminate the CONTRACT; and
(b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.

G8. IF THE CONTRACT IS BROUGHT TO AN END

- If the CONTRACT is lawfully brought to an end:
(a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and
(b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.

G9. LANDLORD'S LICENCE

- G9.1 Where the LOT is or includes leasehold land and licence to assign is required this CONDITION G9 applies.
- G9.2 The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
- G9.3 The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained.
- G9.4 The SELLER must:
(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
(b) enter into any authorised guarantee agreement properly required.
- G9.5 The BUYER must:
(a) promptly provide references and other relevant information; and
(b) comply with the landlord's lawful requirements.
- G9.6 If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the licence has not been obtained the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before licence is obtained. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.

G10. INTEREST AND APPOINTMENTS

- 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

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| | 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. | | | | |
| G30. EXTRA GENERAL CONDITIONS | | | | | |
| G30.1 | DEPOSIT GENERAL CONDITION G2 shall be deemed to be deleted in its entirety and shall be replaced by the following: | | | | |
| 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 to the AUCTIONEERS in pounds sterling by cheque or banker's draft drawn on an APPROVED FINANCIAL INSTITUTION (or by any other means that the AUCTIONEERS may accept) and | | | | |
| | (b) is to be held as agent for the SELLER unless the SPECIAL CONDITIONS expressly state otherwise. Provided that where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, the deposit will be held as stakeholder despite any contrary provision in any CONDITION | | | | |
| G2.3 | Where the AUCTIONEERS hold the deposit as stakeholder, then: | | | | |
| | (a) they are entitled with the consent and irrevocable authority of the BUYER (which the BUYER hereby acknowledges and grants) to release such deposit to the SELLER'S solicitors upon receipt by the AUCTIONEERS of written confirmation from the SELLER'S solicitors that COMPLETION has taken place and, for the avoidance of doubt, upon the AUCTIONEERS releasing the deposit, their liability as stakeholder shall be discharged | | | | |
| | (b) if COMPLETION does not take place, the AUCTIONEERS are authorised (and the SELLER and the BUYER acknowledge and irrevocably confirm | | | | |
| G2.4 | their agreement to such authority) to release it 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" | | | | |
| G30.2. LANDLORD AND TENANT ACT 1987 | | | | | |
| | The following provisions shall apply in addition to those set out in GENERAL CONDITION 18: | | | | |
| 18.3 | Where the provisions of the Landlord and Tenant Act 1987 and/or the Housing Act 1996 ("the Acts") apply to the sale of the LOT and the qualifying tenants have served all relevant notices in accordance with the Acts and have appointed a nominee with the intention of acquiring the SELLER'S interest in the LOT, the SELLER will inform the BUYER of this as soon as possible after the date of the CONTRACT and of whether the nominee elects to accept the terms of and take over the benefit and burden of the CONTRACT and purchase the LOT. | | | | |
| 18.4 | If the nominee does elect to purchase the LOT in accordance with the Acts and pays a deposit to the SELLER or the AUCTIONEERS in accordance with the CONTRACT: | | | | |
| | (a) the SELLER will repay any deposit paid in accordance with the CONTRACT to the BUYER but without any additional payment relating to interest | | | | |
| | (b) the CONTRACT shall have effect as if the nominee had entered into it and the agreement with the BUYER shall be null and void and of no further effect but without prejudice to the rights of the SELLER in respect of any previous breach by the BUYER | | | | |
| | (c) the BUYER shall take all necessary steps to cancel any registrations at Land Registry or Land Charges Registry entered in respect of the agreement for the sale of the LOT to the BUYER | | | | |
| | (d) completion of the sale of the LOT to the nominee shall take place 22 BUSINESS DAYS after the day on which the nominee complies with the provisions of the Acts and takes over the CONTRACT | | | | |
| | (e) the nominee shall immediately pay to the AUCTIONEERS the buyer's fee referred to in the Auctioneers' Pre-Sale Announcements printed towards the front of the CATALOGUE | | | | |
| 18.5 | If the nominee does not comply with the provisions of the Acts COMPLETION shall be 30 BUSINESS DAYS after the date of the SALE MEMORANDUM or (if earlier) a date (not earlier than 10 BUSINESS DAYS after the date of the SALE MEMORANDUM) which is 10 BUSINESS DAYS after the SELLER notifies the BUYER in writing that the nominee has served or is deemed to have served notice of withdrawal under the Acts. | | | | |
| G30.3. RELEASE OF SELLER FROM COVENANTS IN LEASES | | | | | |
| | With regard to the Landlord & Tenant (Covenants) Act 1995 ("the 1995 Act"): | | | | |
| | (a) the SELLER may within the period commencing on the date of the SALE MEMORANDUM up to COMPLETION serve notice on any tenant of the LOT in accordance with the 1995 Act requesting a complete release of the SELLER from future liability under the lessor covenants contained in any relevant TENANCIES | | | | |
| | (b) if the SELLER serves any such notice the SELLER shall use reasonable endeavours to obtain such a release without being obliged to apply to the Court for a declaration and the BUYER agrees promptly to supply at the BUYER'S cost such information as the SELLER reasonably requires to satisfy the tenant under any relevant TENANCY or the Court that it is reasonable to grant the release requested | | | | |
| | (c) In the event of the SELLER failing to obtain any such release from the said covenants by COMPLETION or not serving any such notice then, in the TRANSFER, the BUYER shall covenant with the SELLER: | | | | |
| | (i) to serve notice in writing on the SELLER on completion or within 5 BUSINESS DAYS after completion of the transfer of the LOT or any part of it by the BUYER to any transferee of the BUYER | | | | |
| | (ii) until such time (if ever) that the SELLER is released from the lessor's covenants in any relevant TENANCY, the BUYER will obtain a covenant from its transferee in favour of the SELLER in identical form (mutatis mutandis) to this clause and the parties will apply to the Chief Land Registrar to enter in the Proprietorship Register of the title to the property transferred a restriction preventing the registration of any further transfer of the property except under an Order of the Registrar unless the application is accompanied by a certificate by the solicitors of the registered proprietor stating either that the provisions of this clause have been performed or that the SELLER has been fully released from future liability under the covenants contained in any relevant TENANCY | | | | |
| G30.4. BUYER'S FEE | | | | | |
| | The BUYER and, where applicable, the nominee appointed by qualifying tenants under the provisions of the Landlord & Tenant Act 1987 (as amended by the Housing Act 1996) shall be jointly and separately liable to pay to the AUCTIONEERS the buyer's fee referred to in the Auctioneers' Pre-Sale Announcements printed towards the front of the CATALOGUE. The buyer's fee is payable in respect of each LOT purchased. | | | | |

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