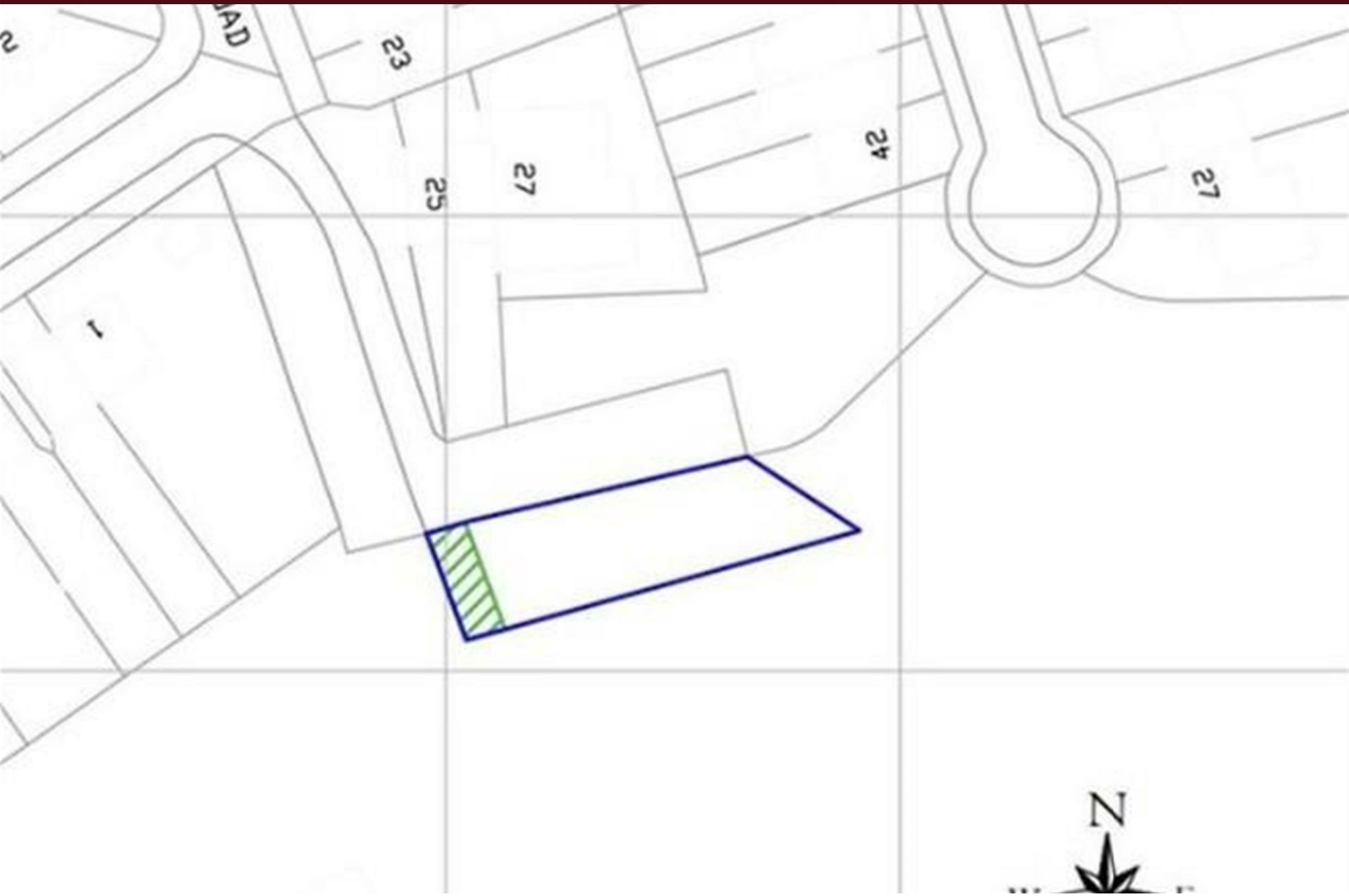




**Land lying to the south-east of Lister Road Lister Road, Manchester
M24 4RW**

Auction Guide £10,000

For sale by auction on 29 January 2026
A Freehold parcel of land in the prime area of Middleton, Manchester.

Description

For sale on 29 January 2026

Our national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction.

The auction will commence at 09:00.

On behalf of Hyde Estate & Letting Agents

A parcel of land in the prime area of Middleton, Manchester.

The plot of land is conveniently located for easy access to the M60 motorway which is only minutes away. Manchester city centre is approximately 7 miles away along with access to local shops, schools and transport links being nearby.

Note Prospective buyers are advised to make a viewing enquiry and any other necessary independent enquiries before placing their bid, as this will be binding.

Draft Sales Details These sales details are awaiting vendor approval.

Tenure: Freehold

EPC Rating: Exempt

Terms:

Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the

1 St. Margarets Road, Prestwich, Manchester, M25 2QB

