



Meal Street | New Mills | SK22 4AH

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Meal Street | New Mills | SK22 4AH

Starting Bid £65,000



TO BE SOLD BY ONLINE AUCTION ON 12TH NOVEMBER 2025 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

4 Meal Street, New Mills, SK22 4AH.

Tenanted ground floor flat comprising lounge, modern kitchen with built in oven, hob and extractor, double bedroom, and shower room. Electric heating and double glazing. Let on a periodic AST from 25/04/2018 now at £550 per month. Please respect the tenant's privacy. Close to the heart of New Mills centre and ideally positioned for all the amenities on offer including the train station.

**** VIRTUAL VIEWING AVAILABLE ****

Additional Information

Here is a similar property taken from Land Registry which has sold close by that highlights the potential:

8, Meal Street, SK22 4AH sold on 04/10/2024 for £120,000 Flat 1 bed 0.01 mi

Situated in an idyllic village location just a short walking distance from the local high street with its shops, restaurants, bars and cafes as well as being close to nearby adjoining countryside that overlooks the River Sett. Comparable tenant ready property rental values in the area are in the region of £650 to £700 per month. EPC rating D.

Auction consultant dealing with this property

Kate Freer

In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

Important notice

Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email auction@edwardmellor.co.uk



Attention Investors!

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FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

New instruction.

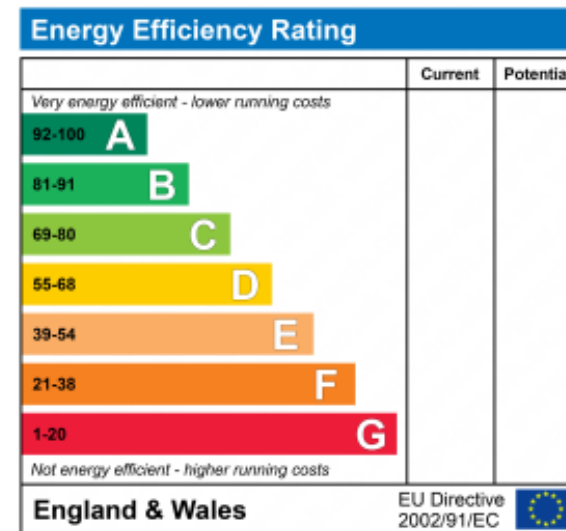
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Important Information

- Council Tax Band: A
- Tenure:Freehold

EPC Rating



Mellor House, 65-81 St Petersgate, SK1 1DS
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The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.