



Meadow Lane | Disley | SK12 2ES

EDWARD  
mellor



TO BE SOLD BY AUCTION ON 22ND – 23RD APRIL 2026 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

16 Meadow Lane, Disley, SK12 2ES.

Tenanted terraced house with two reception rooms on the lower ground floor, lounge, dining kitchen, two bedrooms and bathroom. Rear garden. Gas central heating and double glazing. Let on a periodic AST from 01/04/23 at £735 per month (understood to have increased to £808 per month – awaiting sight of section 13). Please respect the tenant's privacy. Conveniently positioned for Disley Village, primary school, local shops, pubs and railway station.

\*\* VIRTUAL TOUR AVAILABLE \*\*

## Additional Information

Here are some similar properties taken from Land Registry which have sold close by that highlight the potential:

25, Meadow Lane, SK12 2ES sold on 14/11/2025 for £245,100 Terraced 2 beds 0.02 mi

3, Meadow Lane, SK12 2ES sold on 13/11/2025 for £250,000 Terraced 2 beds 0.01 mi

Disley is a village and civil parish in Cheshire. It is located on the edge of the Peak District in the Goyt valley, south of Stockport and close to the county boundary with Derbyshire at New Mills. Tenant ready property rental values in the area are in the region of £950 to £1000 per month. EPC rating C.

## Auction consultant dealing with this property

Freya Bashir

## 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

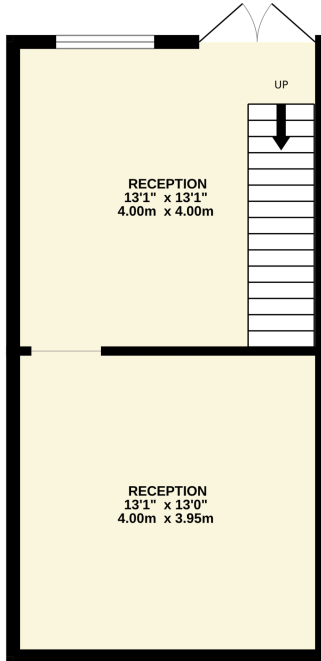
Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website [www.edwardmellor.co.uk/news/online-auction-buying-guide](http://www.edwardmellor.co.uk/news/online-auction-buying-guide). You must not bid unless you have made yourself fully aware of the auction process. 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](mailto:auction@edwardmellor.co.uk)



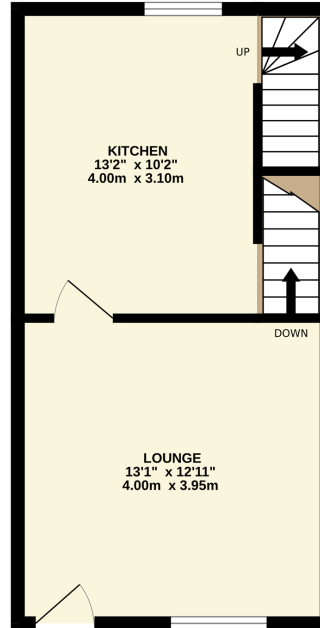
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

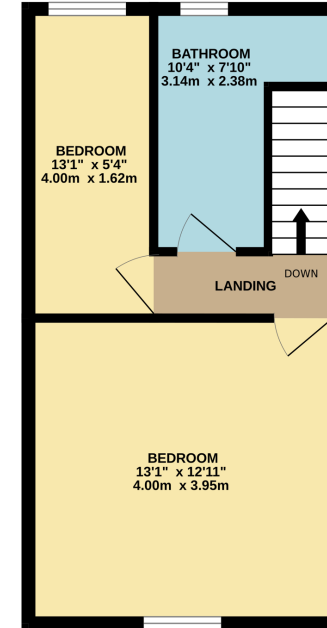
BASEMENT  
342 sq.ft. (31.8 sq.m.) approx.



GROUND FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 1026 sq.ft. (95.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Important Information

- Council Tax Band: C
- Tenure:Freehold

## EPC Rating

Mellor House, 65-81 St Petersgate, SK1 1DS  
T: 0161 443 4740  
E: [auction@edwardmellor.co.uk](mailto:auction@edwardmellor.co.uk)

*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.*