



Flat 66, Southmoor, 23 Glebelands Road,
Baguley | Wythenshawe | M23 1HR

EDWARD
mellor

Flat 66, Southmoor, 23 Glebelands Road, Baguley | Wythenshawe | M23 1HR

Starting Bid £48,000

TO BE SOLD BY ONLINE AUCTION ON 21ST JANUARY 2026 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

Flat 66, Southmoor, 23 Glebelands Road, Baguley, M23 1HR.

Tenanted sixth floor flat not inspected by Edward Mellor but reported to comprise lounge with small balcony, kitchen, bedroom and bathroom. Lift to all floors, communal laundry and gym. Electric heating and double glazing. Let on a periodic AST from 07/02/17 with the rent increased on 01/12/25 to £550 per month. Please respect the tenant's privacy. The development is close to the Metrolink, Tesco Extra, Matalan etc on Altrincham Road, Wythenshawe Hospital and Manchester International Airport ensuring a constant demand from tenants.

Additional Information

Here are some other flats taken from Land Registry which have sold that highlight the potential:

Flat 55, Southmoor, M23 1HR sold on 02/07/2025 for £72,000 Flat 1 bed

Flat 49, Southmoor, M23 1HR sold on 10/03/2025 for £85,000 Flat 1 bed

Flat 79, Southmoor, M23 1HR sold on 21/02/2025 for £75,000 Flat 1 bed

Southmoor is located within secure grounds having flood-lighting and with access for communal parking via electronically controlled gates. There is an on-site manager during office hours, a laundry facility and a gym. Access to the M56, M60 and M6 along with Southmoor Trading Estate are all close by with Altrincham just down the road. Manchester and Stockport are some nine/seven miles away, both of which offer a more extensive range of shopping, leisure, recreational, and entertainment opportunities. Tenant ready property rental values in the same development are in the region of £700 per month. EPC on order. The development is block managed by Roger Dean & Co who can be contacted on 0161 437 0711 for any queries.

Auction consultant dealing with this property

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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

IMPORTANT INFORMATION

- Annual Ground Rent: £80.65
- Annual Service Charge: £1620
- Council Tax Band: A
- Tenure: Leasehold
- Years Remaining on the Lease :
100



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.



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