

NOW INVITING
INSTRUCTIONS
FOR OUR
14TH FEBRUARY AUCTION
AT THE CROWNE PLAZA

SuttonKersh



1ST FOR AUCTIONS

Thursday 13th December 2018

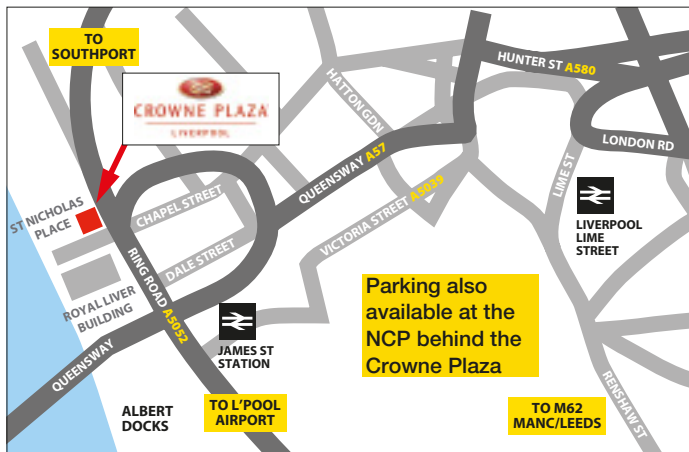
Commencing at 12 noon prompt at

Crowne Plaza 2 St Nicholas Place

Pier Head Liverpool L3 1QW

www.suttonkersh.co.uk

Location



Crowne Plaza
2 St Nicholas Place
Pier Head
Liverpool L3 1QW
Tel: 0151 243 8000

Entries are invited from owners or their agents

Please speak to Cathy Holt on **0151 207 6315**

Or email cathy.holt@suttonkersh.co.uk

Auction programme 2019

AUCTION DATES

Thursday 14th February
Thursday 28 March
Wednesday 15th May
Thursday 11th July
Thursday 12th September
Thursday 31st October
Thursday 12th December

CLOSING DATES

18th January
1st March
19th April
14th June
16th August
4th October
15th November

VENUE

Crowne Plaza
Marriott Hotel
Marriott Hotel
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Merseyside's leading auction team...



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Auctioneer



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for free advice or to arrange a free valuation

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Auctioneer's pre-sale announcements

You are required to pre-register if you are intending to bid on any lot at auction to comply with money laundering regulations. You can pre-register by completing the Bidders Registration and Identification Form – full details of which can be found on our website.

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 suttonkersh.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.

1 The auctioneer will offer all lots in the order as shown in the catalogue.

2 An addendum to the catalogue and Conditions of Sale is currently available for distribution in the auction room.

3 This addendum is an important document providing updates and corrections to the auction catalogue.

4 Sutton Kersh will always endeavour to inform prospective purchasers of changes that may have taken place after the catalogue was printed when such changes are brought to their attention.

5 Would prospective purchasers please ensure they have a copy of the auction catalogue and an addendum prior to bidding.

6 Prospective purchasers are deemed to have read the addendum whether they have done so or not.

7 You are bidding on the basis that you have checked the General Conditions of Sale, which are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot.

8 The Special Conditions of Sale together with the title documentation have been available for inspection at the auctioneer's office in the immediate period leading up to auction date.

9 You are bidding on the basis that you have made all necessary enquiries, particularly in respect of lots the auctioneer has not inspected or had initial sight of tenancy details, and have checked the General and Special Conditions of Sale and are satisfied that you fully understand their content. Please note that some legal packs may contain

additional fees (such as the requirement for the seller to pay the vendor's legal fees).

10 If you have a question in respect of any of the lots within the catalogue would you please ask one of the Sutton Kersh representatives who will attempt to answer your question during the auction. The auctioneer will not answer any questions whilst the auction is proceeding.

11 Guide Prices shown in the catalogue are merely an approximation and the auctioneer's opinion only. They should not be regarded as anything more. (see definition of Guide Prices below)

12 The auctioneer will not describe each individual property in detail or elaborate on its features or finer points. He will merely state the address, lot number and a very brief description.

13 Please remember it is the bidder's duty to attract the auctioneer's attention.

14 Please bid clearly and do not delay.

15 At the fall of the hammer the successful bidder will be in a binding contract of sale. At this point, an auction runner will come to your place of bidding, take your name and address and details of your solicitor and will lead you to one of the contract tables in the auction room.

You will then be invited to sign the Memorandum or Contract of Sale and provide a 10% deposit cheque subject to a minimum of £3,000 whichever is the greater. Please note we will not accept cash deposits under any circumstances.

16 We only accept deposit cheques on the basis that there are adequate funds in the account on which the cheque is drawn. We reserve the right to take any action as appropriate against a purchaser whose cheque is not honored on first presentation.

17 A successful purchaser will also be required to pay a Buyer's Administration charge of £850+VAT (£1,020 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) by cheque made payable to Sutton Kersh.

18 Completion of the sale and payment of the balance of the purchase money is 28 days after the auction unless the conditions of sale provide otherwise.

19 Unless otherwise stated all property is sold subject to a reserve price whether declared or not. (see definition of Reserve Prices below)

20 Please note that purchasers will not be entitled to keys or access to properties until completion of the sale. If access is required it may be arranged through the auctioneers with the express permission of the vendor.

21 Sutton Kersh hold regular property auctions throughout the year.

22 Sutton Kersh operate a substantial dedicated mailing list free of charge to applicants. If you wish to be placed on the mailing list, please give your details to one of our representatives.

* Guide Prices, Reserve Prices and Buyer's Fees

Guide Price

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This 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. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price

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. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Buyer's Fees

There is a £850+VAT (£1,020 including VAT @ 20%) buyer's administration charge on each lot purchased (unless stated otherwise in the property description). We strongly recommend all purchasers check the special conditions of sale as other fees may also apply to individual properties.

Buying at auction. We'll get you moving.

From as little as £295*

You'll want us on your side.

Contact Garry Abrams Solicitor and Auction Specialist

For fast, efficient and competitive
conveyancing, call our team on

0151 236 5000

Garry Abrams: garryabrams@gadllp.co.uk
or Lucy Joel: ljoel@gadllp.co.uk

20 - 24 Mathew Street,
Liverpool, L2 6RE
www.gadllp.co.uk



2018 – What a year!

As we fast approach our final sale of 2018 here is a round-up of the year to date and the performance of our auctions, which confirm us as Merseyside's leading auctioneer for the 15th consecutive year and now also the leading residential auctioneer in the North west of England

2018 sales to date:

	Lots offered	Lots sold	% success
15-02-18	135	114	83
28-03-18	112	92	83
17-05-18	107	83	78
19-07-18	136	114	84
13-09-18	94	79	82
01-11-18	103	74	72



In brief we have offered so far 687 lots – selling 556 properties raising over £45 million and this auction will take it to over £50 million with an average success rate of 80%

That's why we are still NO1

We are also delighted to showcase our new 360 property virtual tour service that showcases your property for just £25+vat

360° virtual tours by Sutton Kersh Property Auctions offer a full virtual tour of your property giving potential investors and buyers immediate access to the property – it saves you time and money and starts marketing your property from the moment it has been shot.

To find out more about our virtual tours and how it can help sell your property, contact a member of our team on auctions@suttonkersh.co.uk or call us on **0151 207 6315**



Auction results Thursday 1st November

LOT	PROPERTY	RESULT	PRICE
1	105 Ashbourne Road, Aigburth, Liverpool L17 9QQ	Sold After	
2	Land At 1-3 Elm Vale, Liverpool L6 8NX	Sold After	
3	Willow Cottage, 6 Wood Lane, Netherley, Liverpool L27 5RA	Sold	£80,000
4	64 Chestnut Grove, Wavertree, Liverpool L15 8HS	Sold -Prior	
5	132 Town Row, West Derby, Liverpool L12 8SN	Available At	£200,000
6	1-3 Bull Cottages, High Street, Conwy, Gwynedd LI32 8DE	Sold Prior	
7	42 Breckfield Road North, Liverpool L5 4NH	Sold Prior	
8	17 Penda Drive, Liverpool L33 4ES	Withdrawn	
9	7 Stephen Street, Urmston, Manchester M41 9AT	Available At	£145,000
10	75 Derby Lane, Old Swan, Liverpool L13 6QF	Sold	£110,000
11	188 Borough Road, Wallasey, Merseyside CH44 6NJ	Withdrawn	
12	5 New Ferry Road, Wirral, Merseyside CH62 1BQ	Unavailable	
13	38/40 Bank Road, Bootle, Merseyside L20 4AU	Available At	£170,000
14	29 Pansy Street, Liverpool L5 7rs	Sold	£48,000
15	29 Kremlin Drive, Liverpool L13 7BU	Available At	£145,000
16	171 Bedford Road, Bootle, Merseyside L20 2DR	Sold Prior	
17	13 Kremlin Drive, Liverpool, L13 7BU	Available At	£145,000
18	29 Cameron Street, Liverpool L7 0EN	Sold	£72,000
19	Flat 4 Denver Park, Denver Road, Liverpool L32 4RZ	Postponed	
20	Flats 1, 2, & 3, 6 Marlborough Road, Tuebrook, Liverpool L13 8AX	Sold	£131,000
21	6 County Road, Walton, Liverpool L4 3QH	Sold Prior	
22	Flats 1-4, 76 Prenton Road East, Birkenhead, Merseyside Ch42 7LH	Sold	£170,000
23	45 Rice Hey Road, Wallasey, Merseyside Ch44 0DX	Sold	£49,000
24	56 Coronation Crescent, Preston Pr1 4JY	Sold Prior	
25	22 Hanwell Street, Liverpool L6 0AW	Sold Prior	
26	51 Stanley Road, Bootle, Merseyside L20 7BZ	Unavailable	
27	25 Wenlock Road, Liverpool L4 2UU	Sold	£56,500
28	Apt 17 Mayfair Court, Prenton, Merseyside Ch43 5XP	Sold	£57,000
29	Land And Buildings At Sandy Lane/Ritchie Ave, Walton, Liverpool L9 9BA	Sold Prior	
30	Apt 33 Mayfair Court, Prenton, Merseyside CH43 5XP	Sold	£57,000
31	Flat 5 Cavern Court, Coleridge Street, Liverpool L6 9JG	Sold	£35,000
32	53 Shrewsbury Road, Prenton, Merseyside CH43 2JB	Available At	£365,000
33	5 Markden Mews, Liverpool L8 1TN	Sold After	
34	36 Huddleston Close, Wirral, Merseyside CH49 8JP	Sold	£72,000
35	Flat 9, 50-54 Clarendon Road, Wallasey, Merseyside CH44 8HB	Withdrawn	
36	15 Breeze Hill, Liverpool L9 1DY	Sold	£79,000
37	The Lodge, 26 Clough Mill, Slack Lane, Little Hayfield, SK22 2NJ	Withdrawn	
38	95 Rock Lane East, Birkenhead, Merseyside CH42 1PF	Available At	£155,000
39	55 Townsend Lane, Anfield, Liverpool L6 0AX	Sold	£61,000
40	56-74 Conwy Drive, Liverpool L6 5JP	Available At	£250,000
41	139 Moscow Drive, Liverpool L13 7DQ	Available At	£135,000
42	9a Marl Road, Knowsley Industrial Park, Liverpool L33 7UH	Available At	£125,000
43	37 Hope Street, Liverpool L1 9DZ	Sold Prior	
44	30 Wendell Street, Liverpool L8 0RQ	Sold	£43,000
45	2 York Villas, Walton Breck Road, Liverpool L4 0SL	Sold	£170,500
46	77 Bellamy Road, Liverpool L4 3SB	Sold	£54,000
47	27/29 Park Hill Road, Liverpool L8 4TD	Sold Prior	
48	21 Glenbank Close, Liverpool L9 2BR	Sold	£66,000
49	39 Libertas Studios, 48 St. James Street, Liverpool L1 0AB	Withdrawn	
50	24 Pirrie Road, Liverpool L9 6AB	Sold Prior	
51	59 Orwell Road, Liverpool L4 1RG	Sold	£57,000
52	160-162 Bedford Road, Birkenhead, Merseyside CH42 2AS	Withdrawn	
53	30 Ascot Avenue, Liverpool L21 2PS	Unavailable	
54	9 Churchmeadow Close, Wallasey, Merseyside CH44 8HQ	Sold	£81,000
55	70 Sedley Street, Liverpool L6 5AF	Sold	£53,000
56	10 Hampstead Road, Liverpool L6 8NG	Sold After	

57	10 Meldon Road, Heysham, Morecambe, Lancashire LA3 2HJ	Sold After	
58	132 Thatto Heath Road, St. Helens, Merseyside WA9 5PE	Available At	£95,000
59	59a Leasowe Road, Wallasey, Merseyside CH45 8NY	Sold	£36,000
60	22 Rosedale Road, Birkenhead, Merseyside CH42 5PG	Sold	£56,000
61	Plas Tirion, 30 Well Street, Ruthin, Clwyd LL15 1AW	Postponed	
62	11 St. Marys Avenue, Liverpool L4 5UH	Withdrawn	
63	19a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX	Sold	£28,500
64	102 Vincent Street, St. Helens, Merseyside WA10 1LD	Sold After	
65	1 Dominion Street, Liverpool L6 4AA	Sold	£46,000
66	44 Woodhill Drive, Prestwich, Manchester M25 0AF	Sold After	
67	8 Selbourne Street, South Shields, Tyne And Wear NE33 2TB	Sold After	
68	The Windermere Hotel, 295 Breck Road, Everton, Liverpool L5 6PU	Available At	£150,000
69	30 Sark Road, Liverpool L13 6QU	Sold	£87,000
70	186 Princes Road, Ellesmere Port CH65 8EP	Withdrawn	
71	10 Worcester Drive North, Liverpool L13 9AY	Sold Prior	
72	12 Worcester Drive North, Liverpool L13 9AY	Sold Prior	
73	357 Walton Breck Road, Liverpool L4 0SY	Sold	£54,000
74	Gorffwysfa, Llanbedrog, Pwllheli, Gwynedd LL53 7NU	Available At	£150,000
75	40 Hampstead Road, Liverpool L6 8NG	Sold	£182,500
76	27 Whitby Street, Liverpool L6 4DH	Sold	£43,000
77	69 Parton Street, Liverpool L6 3AN	Sold	£56,000
78	157 Warrington Road, Glazebury, Warrington WA3 5NA	Sold	£85,000
79	828 Garstang Road, Barton, Preston, Lancashire PR3 5AA	Withdrawn	
80	98-100 St. Marys Road, Garston, Liverpool L19 2JG	Sold	£121,000
81	93 Rocky Lane, Anfield, Liverpool L6 4BB	Sold After	
82	Flat C, 4 Townley Street, Morecambe, Lancashire LA4 5JQ	Sold	£8,500
83	20 Selbourne Street, South Shields, Tyne And Wear NE33 2TB	Sold After	
84	84 Beaumont Street, Blyth, Northumberland NE24 1HL	Unavailable	
85	5 Abdale Road, Liverpool L11 3EE	Sold Prior	
86	102 Alfred Street, St. Helens, Merseyside WA10 1LR	Sold After	
87	5 Canterbury Street, Newcastle Upon Tyne NE6 2JD	Unavailable	
88	90-90a Rice Lane, Liverpool L9 1DD	Sold	£136,000
89	246 Clock Face Road, Clock Face, St. Helens, Merseyside WA9 4LX	Sold After	
90	82 Stanley Road, Bootle, Merseyside L20 2AB	Sold	£150,000
91	Flat 54a Ivy Avenue, Liverpool L19 9AJ	Sold	£37,000
92	83 Mount Pleasant, Liverpool L3 5TB	Sold Prior	
93	38 Wenlock Road, Liverpool L4 2UU	Sold	£63,000
94	Flats A & B, 6 Douglas Road, Handsworth, Birmingham B21 9HH	Sold After	
95	Flat 44b Beaconsfield Road, Seaforth, Liverpool L21 1dt	Withdrawn	
96	Flat 22, Belvedere House, 2-4 Ullet Road, Liverpool, L8 3SR	Withdrawn	
97	Flats 1 & 2, 21 Crompton Road, Handsworth, Birmingham B20 3QD	Sold	£160,000
98	Flats 1 & 2, 19 Crompton Road, Handsworth, Birmingham B20 3QD	Sold	£160,000
99	11-13 Cheapside, Liverpool L2 2DY	Sold Prior	
100	140 St. Johns Road, Biddulph, Stoke-On-Trent ST8 6ES	Sold After	
101	2 Hill House, Station Road, Aspatria, Wigton, Cumbria CA7 3JR	Sold After	
102	Flat 2, 541 Old Chester Road, Birkenhead, Wirral, Merseyside CH42 4NQ	Sold	£70,000
103	31 Romer Road, Kensington, Liverpool L6 6DH	Sold	£81,000
104	The Whitehouse, Ince Lane, Ince Blundell L23 4UJ	Sold Prior	
105	26 Lorne Street, Liverpool L7 0JR	Sold	£131,000
106	28 Lenthall Street, Liverpool L4 5TW	Sold	£62,000
107	108 Ruskin Street, Liverpool L4 3SL	Sold	£44,000
108	62 Carisbrooke Road, Liverpool L4 3RA	Unavailable	
109	26 Coningsby Road, Liverpool L4 0RS	Withdrawn	
110	1 Craigsides Cottages, Tan Y Graig Road, Llysfaen, Colwyn Bay, LL29 8UD	Unavailable	
111	90 Avondale Road, Liverpool L15 3HF	Sold	£87,000

Total Realisation = **£7,695,390**

Bidder's registration and identification form

Please complete the following details in full and **IN BLOCK CAPITALS** and provide two forms of identification prior to bidding as detailed in Lists A & B below.

If bidding on behalf of a company, and if successful, you will also be required to present a copy of the Certificate of Incorporation and a letter of authority on company letterheaded paper and signed by a company director prior to signing the contract.

Bidder:

First name(s) Surname

Address

Postcode Tel no

Mobile no Email

SECURITY QUESTIONS Date of birth / / Mother's maiden name

Bidder's solicitor:

Firm Contact name.....

Address

..... Postcode Tel no

Bidder's signature **Date**

Data Protection: The information that you provide on this form and the identification documentation details requested are required under the Money Laundering Regulations 2007 for identification and security purposes, and will be retained by Sutton Kersh for a minimum of 5 years from the above date. The details may also be supplied to other parties if Sutton Kersh are legally required to do so.

Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website www.countrywide.co.uk/notices/PrivacyNotice.pdf. Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at privacy@countrywide.co.uk.

FOR SUTTON KERSH OFFICE USE ONLY: Identification documentation seen (one from each list)

List A – Photographic evidence of Identity

Tick	Item	Ref No
	Valid Passport with MRZ (Machine Readable Zone – two alphanumeric lines on photo page as verifiable.)	
	Valid full UK photo driving licence.	
	Valid EU/EEA/Switzerland photo driving licence.	
	Valid EU/EEA/Switzerland national Identity Card.	
	Valid UK Armed Forces ID Card.	
	Valid UK Biometric Residence Permit (When copying include both sides.)	
	Valid Blue Badge scheme (disabled pass with photo)	
	Valid Freedom Pass	
	Valid Local Authority Bus pass	
	Valid full UK Driving licence (Non photo, paper) issued before 1998	
	Department for Works & Pensions letter confirming pension details including National insurance Number dated within the last 12 months	

List B – Evidence of Residence

Tick	Item	Ref No
	Valid full UK photo driving licence.	
	Valid full UK Driving licence (Non photo) issued before 1998	
	Local authority council tax bill (dated within the last 12 months).	
	UK Bank / Building societies statements/bills showing activity, dated within the last 6 mths. Including account number and sort code as verifiable.) (Accept internet printed.)	
	UK mortgage statement (dated within the last 12 months) (Accept internet printed.)	
	Utility bills dated within the last 6 months including - Electricity bill (with MPAN number - as verifiable.) Landline, Gas, Satellite TV, Water. (Accept internet printed.) (Not mobile phone bills.)	
	Her Majesty's Revenue and Customs (HMRC) Inland Revenue (IR) Coding / assessment / statement (dated within the last 12 months) with National Insurance number - as verifiable.	
	Department for Works & Pensions letter confirming pension details and NI Number - as verifiable. (Dated within the last 12 months).	

Signed Date

on behalf of Sutton Kersh

Once you have completed this form please send to: Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY.

Money Laundering Regulations

Due to the new changes to Money Laundering regulations for buying and selling at auction, we are now required by Law to ID check everyone who intends to bid at auction.

What the new regulations mean for you as a bidder at the auction:

1. In the case of an **individual** bidding at auction, we will require a certified copy of a passport and utility bill.
2. In the case of an **individual acting on behalf of a third party individual**, we will require a certified copy of a passport and recent utility bill from **both parties**.
3. In the case of an **individual acting on behalf of a company** we will require details about the company including ownership information on the ultimate holding company and ultimate beneficial owners of the company, including current addresses and dates of birth.
4. If you are **unable to attend in person** or will be sending us a remote bidding form, we will require certified ID that has been identified by a professionally recognised individual. This will need to be provided to us in advance of the auction date.
5. Your ID will be kept on file for 6 years and we will only require updated documents if you change address. Any documents provided to us will be recorded and copied for audit purposes as part of our Anti Money Laundering obligations. We will also electronically verify your identity, Lexis Nexis OR ETSOS 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. Experian may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
6. Registration on the day of the auction opens from 10:30am so please ensure you arrive early to ensure we have been able to satisfactorily fulfil the necessary requirements.

Prior to bidding you must provide 2 forms of ID, one photographic and one proof of residence that is dated within the last 3 months (a list of acceptable ID documents can be seen below). In all cases we will require proof of funds.

List A – Photographic evidence of Identity

Tick	Item	Ref No
	Valid Passport with MRZ (Machine Readable Zone – two alphanumeric lines on photo page as verifiable.)	
	Valid full UK photo driving licence.	
	Valid EU/EEA/Switzerland photo driving licence.	
	Valid EU/EEA/Switzerland national Identity Card.	
	Valid UK Armed Forces ID Card.	
	Valid UK Biometric Residence Permit (When copying include both sides.)	
	Valid Blue Badge scheme (disabled pass with photo)	
	Valid Freedom Pass	
	Valid Local Authority Bus pass	
	Valid full UK Driving licence (Non photo, paper) issued before 1998	
	Department for Works & Pensions letter confirming pension details including National insurance Number dated within the last 12 months	

List B – Evidence of Residence

Tick	Item	Ref No
	Valid full UK photo driving licence.	
	Valid full UK Driving licence (Non photo) issued before 1998	
	Local authority council tax bill (dated within the last 12 months).	
	UK Bank / Building societies statements/bills showing activity, dated within the last 6 mths. Including account number and sort code as verifiable.) (Accept internet printed.)	
	UK mortgage statement (dated within the last 12 months) (Accept internet printed.)	
	Utility bills dated within the last 6 months including - Electricity bill (with MPAN number - as verifiable.) Landline, Gas, Satellite TV, Water. (Accept internet printed.) (Not mobile phone bills.)	
	Her Majesty's Revenue and Customs (HMRC) Inland Revenue (IR) Coding / assessment / statement (dated within the last 12 months) with National Insurance number - as verifiable.	
	Department for Works & Pensions letter confirming pension details and NI Number - as verifiable. (Dated within the last 12 months).	

ID can be approved as follows:

- Come to any of our offices with originals and we will certify them free of charge
- Solicitors, the bank, an accountant or other professional body can certify the relevant ID
- The Post Office can verify up to 3 x forms of ID for a charge of £10.50

All certified ID can be sent to us at auctions@suttonkersh.co.uk

The purpose of Sutton Kersh obtaining this information is in order for us to carry out customer due diligence in compliance with the regulations. There are no exceptions and Sutton Kersh takes its obligations very seriously.

IF YOU HAVE ANY QUERIES PLEASE CONTACT US ON 0151 207 6315.

Thank you for your understanding and helping us comply with these regulations.

FOR SALE BY PRIVATE TREATY

Newstead Farm, Quarry Street, Liverpool L25 6DY

OIRO £1,000,000

A rare opportunity to acquire a Freehold character Grade II listed Sandstone farm house sat on a rectangular shaped plot of approximately 0.66 acres.

The property comprises a six bedroomed two storey former farm building fronting onto Quarry Street and constructed around a central courtyard.

There is potential to upgrade and convert the barn areas to form additional habitable living accommodation, either as part of an enlarged single dwelling or as

one or more new dwellings, subject to any relevant consents.

In addition there is also potential for the construction of a new additional dwelling in the western part of the site, using the existing access driveway from Quarry Street which would be shared with the existing buildings.



Situated On the westerly side of Quarry Street just off Beaconsfield Road in a prime suburban residential area of South Liverpool within walking distance to Woolton Village, Calderstones Park, schooling and approximately 5 miles south of Liverpool city centre.



Cellar Not inspected

Ground Floor Hallway with washroom/WC, two Reception Rooms, extension living room, office/study, Billiard Room/Games Room, Cloak Room, Kitchen with Pantry, Utility/Dining Room

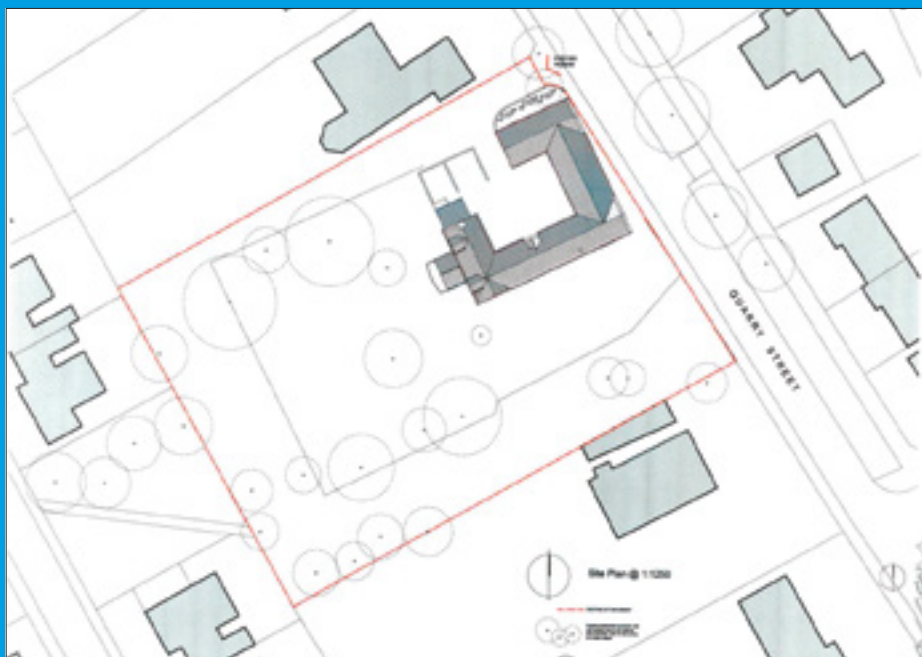
First Floor Right Wing Four Bedrooms, Shower Room/WC.

First Floor Left Wing Two Bedrooms (one with a Dressing Room/Shower), Bathroom/WC

Ancillary Buildings Main Barn providing storage/garage space

Two Storey Barn Workshop/Stores and multi purpose room

Outside Courtyard, large gardens and land with potential



All enquiries in the first instance should be made to

Cathy Holt MNAEA MNAVA

Associate Director

Sutton Kersh Auctions

2 Cotton Street, Liverpool L3 7DY

DD **0151 207 6315**

Mobile **07813 816496**

cathy.holt@suttonkersh.co.uk



Order of sale Thursday 13th December

For sale by public auction unless sold prior or withdrawn

1	24 Newborough Avenue, Crosby, Liverpool L23 9TX	£160,000+
2	38 Storrington Avenue, Liverpool L11 9AS	£55,000+
3	150 Gentwood Road, Liverpool L36 2QP	£50,000+
4	58 Mandeville Street, Liverpool L4 5TL	£45,000+
5	214–218 Rice Lane and 2D & E Parkinson Road, Liverpool L9 1DJ	£125,000+
6	Suite 89, Artesian Studios, Jamaica Street, Liverpool L1 0AF	£30,000–£40,000
7	Apt 2, Bispham House, Lace Street, Liverpool L3 2BP	£90,000+
8	20 Lincoln Road, Southport, Merseyside PR8 4PR	£90,000+
9	10 Cunningham Road, Liverpool L13 4AA	£75,000+
10	51 Limbrick, Blackburn BB1 8AB	£60,000+
11	29 Sceptre Road, Liverpool L11 4TG	£45,000+
12	1 Craigsides Cottages, Tan Y Graig Road, Colwyn Bay LL29 8UD	£60,000+
13	73 Manningham Road, Liverpool L4 2UQ	£45,000+
14	1 Wyllan Road, Kirkby, Liverpool L33 5XN	£50,000+
15	41 Shelley Street, Bootle, Merseyside L20 4LG	£35,000+
16	Penisarwaun Nursing Home, Penisarwaun, Caernarfon LL55 3DB	£350,000–£400,000
17	Land at Greenfield Road, Greenfield, Holywell, Clwyd CH8 7QU	£100,000+
18	84 Beaumont Street, Blyth, Northumberland NE24 1HL	£20,000–£25,000
19	5 Canterbury Street, Newcastle Upon Tyne NE6 2JD	£30,000–£35,000
20	126 Gray Street, Bootle, Merseyside L20 4PR	£45,000+
21	131 Hebden Road, Liverpool L11 9AN	£50,000+
22	259 Breck Road, Everton, Liverpool L5 6PT	£45,000+
23	37 South Cantril Avenue, Liverpool L12 6QY	£65,000+
24	4 Prescott Drive, Liverpool L6 8PB	£95,000+
25	8 & 8a Queenswood Road, Birmingham B13 9AU	£245,000+
26	Flat 3, 125 Stanley Road, Liverpool L5 7TA	£35,000+
27	7 Hanworth Close, Croxteth Country Park, Liverpool L12 0JJ	£30,000+
28	20 Altfinch Close, Liverpool L14 8YG	£40,000+
29	12 Shanklin Road, Wavertree, Liverpool L15 4JE	£250,000+
30	Plot 34, 36 and 37 to the south of Bury Road, Bolton BL2 6QA	Nil RESERVE
31	Plot 76, 77 and 87 to the south of Bury Road, Bolton BL2 6QA	Nil RESERVE
32	72 Quernmore Road, Kirkby L33 6UZ	£50,000+
33	24 Hawthorne Road, Bootle, Merseyside L20 2DN	£70,000+
34	132 Town Row, West Derby, Liverpool L12 8SN	£175,000+
35	17 Breeze Hill, Liverpool L9 1DY	£60,000+
36	20 Wervin Road, Kirkby, Liverpool L32 5TY	£50,000+
37	Prescot Business Centre, Aspinall Street, Prescot L34 5QQ	£275,000+
38	51 Stanley Road, Bootle, Merseyside L20 7BZ	£100,000+
39	2a Fern Valley Chase, Todmorden, Lancashire OL14 7HB	£90,000+
40	63 Woodhall Road, Liverpool L13 3EF	£62,000+
41	48 Holmes Street, Liverpool L8 0RJ	£50,000+
42	12 Albury Road, Southdene, Kirkby L32 7PP	£50,000+
43	Apt 305 Bereys Building, 33 George Street, Liverpool L3 9LU	£135,000+
44	61 Bigdale Drive, Kirkby, Liverpool L33 6XQ	£45,000+
45	66 Wendell Street, Liverpool L8 0RQ	£50,000+
46	Apt 312, Fox Street Village, 30 Fox Street, Liverpool L3 3BQ	£35,000+
47	55 Hursley Road, Liverpool L9 6BG	£50,000+
48	30 Libertas Studios, 48 St. James Street, Liverpool L1 0AB	£35,000+
49	Flats 1 & 2, 39 Crompton Road, Handsworth, Birmingham B20 3QD	£122,000+
50	Hesketh House, Old Mill Lane, Liverpool L15 8LN	£450,000+
51	37 Quernmore Road, Kirkby L33 6UZ	£50,000+
52	56 Gorton Road, Liverpool L13 4DQ	£70,000+
53	27a Egremont Promenade, Wallasey, Merseyside CH44 8BG	£33,000+
54	22 Charter Avenue, Warrington WA5 0DJ	£55,000+
55	62/62a/64/64a New Chester Road, Wirral CH62 5AD	£175,000+
56	102 Alfred Street, St. Helens, Merseyside WA10 1LR	£55,000+
57	4 Stamfordham Grove, Liverpool L19 6PT	£90,000+
58	6 Glendale Grove, Kirkby, Liverpool L33 1RB	£45,000+

*Guide prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to auction. Unless stated otherwise, each lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the lot during the auction). We expect the reserve will be set within the guide range or no more than 10% above a single figure guide.

59	34 Guildford Street, Wallasey, Merseyside CH44 0BR	£50,000+
60	Fairview, Victoria Road, Brynteg, Wrexham, Clwyd LL11 6NL	£90,000+
61	186 Princes Road, Ellesmere Port CH65 8EP	£60,000+
62	29 Deansburn Road, Tuebrook, Liverpool L13 8BW	£75,000+
63	3 Sedley Street, Liverpool L6 5AE	£35,000+
64	5 New Ferry Road, Wirral, Merseyside CH62 1BQ	£30,000+
65	26 Colwyn Road, Liverpool L13 2BJ	£55,000+
66	42 Bradville Road, Liverpool L9 9BH	£68,000+
67	143 Brighton Street, Wallasey, Merseyside CH44 8DT	£27,000+
68	30 Ascot Avenue, Liverpool L21 2PS	£70,000-£80,000
69	93 Rocky Lane, Anfield, Liverpool L6 4BB	£65,000+
70	109 Oakfield Road, Walton, Liverpool L4 0UE	£45,000+
71	3 Kenbury Close, Kirkby, Liverpool L33 9TR	£45,000+
72	Sutton Grange, Parvey Lane, Sutton, Macclesfield SK11 0HX	£990,000+
73	95 & 95a Anfield Road, Liverpool L4 0TJ	£100,000+
74	74 Holmes Street, Liverpool L8 0RJ	£50,000+
75	552/556 Prescot Road, Old Swan, Liverpool L13 3DE	£190,000+
76	81 Dudley Street, Warrington WA2 7BQ	£65,000+
77	10 Anderson Road, Liverpool L21 7ND	£40,000+
78	Flat 4 Denver Park, Denver Road, Liverpool L32 4RZ	£25,000+
79	94 Maybank Road, Tranmere, Birkenhead CH42 7HQ	£50,000+
80	62 Carisbrooke Road, Liverpool L4 3RA	£100,000+
81	Plot 81 south of Pen-y-dre, off Rigwgarn Estate, Trebanog CF39 9DJ	Nil RESERVE
82	Plot 82 south of Pen-y-dre, off Rigwgarn Estate, Trebanog CF39 9DJ	Nil RESERVE
83	Plot 83 south of Pen-y-dre, off Rigwgarn Estate, Trebanog CF39 9DJ	Nil RESERVE
84	88 Stalisfield Avenue, Liverpool L11 2UR	£50,000+
85	87 Becket Street, Liverpool L4 1QU	£30,000+
86	17b Overton Close, Kirkby L32 5TU	£50,000+
87	19 Latham Close, Prescot, Merseyside L35 5BL	£30,000+
88	51 Haselbeech Crescent, Liverpool L11 3AT	£50,000+
89	37 Scorton Street, Liverpool L6 4AS	£35,000+
90	17 Pope Street, Bootle, Merseyside L20 4PH	£40,000+
91	125 James Turner Street, Birmingham B18 4ND	£76,000+
92	7 Kilburn Street, Litherland, Liverpool L21 8HN	£30,000+
93	13 Valley Road, Liverpool L4 0UD	£55,000+
94	31 Union Road, New Mills, High Peak, Derbyshire SK22 3EL	£100,000+
95	51/51a City Road, Liverpool L4 5UN	£50,000-£60,000
96	11 Jean Walk, Liverpool L10 4YB	£45,000+
97	First Floor Flat 181 Rice Lane, Liverpool L9 1AF	£15,000-£20,000
98	1 Overton Close, Kirkby, Liverpool L32 5TU	£45,000+
99	10 David Street, Stacksteads, Rossendale, Lancashire OL13 0TT	£35,000-£40,000
100	45 Scott Street, Bootle, Merseyside L20 4PE	£45,000+
101	84 Dewsbury Road, Liverpool L4 2XF	£30,000+
102	The Windermere Hotel, 295 Breck Road, Everton, Liverpool L5 6PU	£125,000+
103	9 Quernmore Walk, Kirkby L33 6UT	£50,000+
104	27 Tiverton Street, Liverpool L15 4LR	£65,000+
105	37 Cotswold Street, Liverpool L7 2PY	£40,000+
106	Flats 1, 3 & 4, 17 Chapel Street, Llandudno, Gwynedd LL30 2SY	SOLD PRIOR
107	48 Sidney Road, Bootle, Liverpool L20 9LD	£60,000+
108	98 Gray Street, Bootle, Merseyside L20 4PR	£30,000+
109	21 Claude Road, Liverpool L6 0BT	£20,000+
110	6 Swifts Close, Netherton, Merseyside L30 2RJ	£60,000+
111	28 Owen Road, Kirkdale, Liverpool L4 1RW	£35,000-£45,000
112	81 Moss Lane, Orrell Park, Liverpool L9 8AE	£45,000+
113	Studio 14, Hockney Court, Salem Street, Bradford BD1 4NN	£5,000-£10,000
114	175 Church Lane, Handsworth, Birmingham B20 2RU	£175,000+
115	29 Sandbrook Way, Southport, Merseyside PR8 3RN	£30,000+
116	160-162 Breck Road, Everton, Liverpool L5 6PX	£150,000+
117	90 Langton Road, Wavertree, Liverpool L15 2HT	£70,000 +
118	20 Rainbow Drive, Melling, Liverpool, L31 1BZ	£60,000+*
119	14 Millvale Street, Kensington, Liverpool L6 6BB	£35,000+*
120	Swanky Malones, 340 St. Marys Road, Garston, Liverpool L19 0NQ	£60,000+
121	95 Gorse Lane, Ford, Liverpool L21 0DG	£60,000+

Order of sale **by type**

COMMERCIAL INVESTMENT

- 5 214–218 Rice Lane and 2D & E Parkinson Road, Liverpool L9 1DJ
- 10 51 Limbrick, Blackburn BB1 8AB
- 34 132 Town Row, West Derby, Liverpool L12 8SN
- 37 Prescott Business Centre, Aspinall Street, Prescott L34 5QQ
- 38 51 Stanley Road, Bootle, Merseyside L20 7BZ
- 55 62/62a/64/64a New Chester Road, Wirral CH62 5AD
- 73 95 & 95a Anfield Road, Liverpool L4 0TJ
- 75 552/556 Prescott Road, Old Swan, Liverpool L13 3DE
- 102 The Windermere Hotel, 295 Breck Road, Everton, Liverpool L5 6PU
- 112 81 Moss Lane, Orrell Park, Liverpool L9 8AE

DEVELOPMENT OPPORTUNITIES

- 16 Penisarwaun Nursing Home, Penisarwaun, Caernarfon LL55 3DB
- 17 Land at Greenfield Road, Greenfield, Holywell, Clwyd CH8 7QU
- 50 Hesketh House, Old Mill Lane, Liverpool L15 8LN
- 67 143 Brighton Street, Wallasey, Merseyside CH44 8DT
- 116 160–162 Breck Road, Everton, Liverpool L5 6PX

LAND

- 30 Plot 34, 36 and 37 to the south of Bury Road, Bolton BL2 6QA
- 31 Plot 76, 77 and 87 to the south of Bury Road, Bolton BL2 6QA
- 81 Plot 81 south of Pen-y-dre, off Rigwgarn Estate, Trebanog CF39 9DJ
- 82 Plot 82 south of Pen-y-dre, off Rigwgarn Estate, Trebanog CF39 9DJ
- 83 Plot 83 south of Pen-y-dre, off Rigwgarn Estate, Trebanog CF39 9DJ

RESIDENTIAL INVESTMENT

- 6 Suite 89, Artesian Studios, Jamaica Street, Liverpool L1 0AF
- 7 Apt 2, Bispham House, Lace Street, Liverpool L3 2BP
- 13 73 Manningham Road, Liverpool L4 2UQ
- 14 1 Wylfan Road, Kirkby, Liverpool L33 5XN
- 21 131 Hebden Road, Liverpool L11 9AN
- 23 37 South Cantril Avenue, Liverpool L12 6QY
- 24 4 Prescott Drive, Liverpool L6 8PB
- 28 20 Altfinch Close, Liverpool L14 8YG
- 32 72 Quernmore Road, Kirkby L33 6UZ
- 36 20 Wervin Road, Kirkby, Liverpool L32 5TY
- 40 63 Woodhall Road, Liverpool L13 3EF
- 41 48 Holmes Street, Liverpool L8 0RJ
- 44 61 Bigdale Drive, Kirkby, Liverpool L33 6XQ
- 46 Apt 312, Fox Street Village, 30 Fox Street, Liverpool L3 3BQ
- 48 30 Libertas Studios, 48 St. James Street, Liverpool L1 0AB
- 51 37 Quernmore Road, Kirkby L33 6UZ
- 52 56 Gorton Road, Liverpool L13 4DQ
- 54 22 Charter Avenue, Warrington WA5 0DJ
- 58 6 Glendale Grove, Kirkby, Liverpool L33 1RB
- 65 26 Colwyn Road, Liverpool L13 2BJ
- 66 42 Bradville Road, Liverpool L9 9BH

- 71 3 Kenbury Close, Kirkby, Liverpool L33 9TR
- 74 74 Holmes Street, Liverpool L8 0RJ
- 76 81 Dudley Street, Warrington WA2 7BQ
- 77 10 Anderson Road, Liverpool L21 7ND
- 78 Flat 4 Denver Park, Denver Road, Liverpool L32 4RZ
- 79 94 Maybank Road, Tranmere, Birkenhead CH42 7HQ
- 84 88 Stalisfield Avenue, Liverpool L11 2UR
- 86 17b Overton Close, Kirkby L32 5TU
- 88 51 Haselbeech Crescent, Liverpool L11 3AT
- 90 17 Pope Street, Bootle, Merseyside L20 4PH
- 95 51/51a City Road, Liverpool L4 5UN
- 96 11 Jean Walk, Liverpool L10 4YB
- 98 1 Overton Close, Kirkby, Liverpool L32 5TU
- 99 10 David Street, Stacksteads, Rossendale, Lancashire OL13 0TT
- 100 45 Scott Street, Bootle, Merseyside L20 4PE
- 104 27 Tiverton Street, Liverpool L15 4LR
- 107 48 Sidney Road, Bootle, Liverpool L20 9LD
- 110 6 Swifts Close, Netherton, Merseyside L30 2RJ
- 115 29 Sandbrook Way, Southport, Merseyside PR8 3RN

VACANT COMMERCIAL

- 22 259 Breck Road, Everton, Liverpool L5 6PT
- 61 186 Princes Road, Ellesmere Port CH65 8EP
- 64 5 New Ferry Road, Wirral, Merseyside CH62 1BQ
- 69 93 Rocky Lane, Anfield, Liverpool L6 4BB
- 94 31 Union Road, New Mills, High Peak, Derbyshire SK22 3EL
- 120 Swanky Malones, 340 St. Marys Road, Garston, Liverpool L19 0NQ

VACANT RESIDENTIAL

- 1 24 Newborough Avenue, Crosby, Liverpool L23 9TX
- 2 38 Storrington Avenue, Liverpool L11 9AS
- 3 150 Gentwood Road, Liverpool L36 2QP
- 4 58 Mandeville Street, Liverpool L4 5TL
- 8 20 Lincoln Road, Southport, Merseyside PR8 4PR
- 9 10 Cunningham Road, Liverpool L13 4AA
- 11 29 Sceptre Road, Liverpool L11 4TG
- 12 1 Craigside Cottages, Tan Y Graig Road, Colwyn Bay LL29 8UD
- 15 41 Shelley Street, Bootle, Merseyside L20 4LG
- 18 84 Beaumont Street, Blyth, Northumberland NE24 1HL
- 19 5 Canterbury Street, Newcastle Upon Tyne NE6 2JD
- 20 126 Gray Street, Bootle, Merseyside L20 4PR
- 25 8 & 8a Queenswood Road, Birmingham B13 9AU
- 26 Flat 3, 125 Stanley Road, Liverpool L5 7TA
- 27 7 Hanworth Close, Croxteth Country Park, Liverpool L12 0JJ
- 29 12 Shanklin Road, Wavertree, Liverpool L15 4JE
- 33 24 Hawthorne Road, Bootle, Merseyside L20 2DN
- 35 17 Breeze Hill, Liverpool L9 1DY

- 39 2a Fern Valley Chase, Todmorden, Lancashire OL14 7HB
- 42 12 Albury Road, Southdene, Kirkby L32 7PP
- 43 Apt 305 Bereys Building, 33 George Street, Liverpool L3 9LU
- 45 66 Wendell Street, Liverpool L8 0RQ
- 47 55 Hursley Road, Liverpool L9 6BG
- 49 Flats 1 & 2, 39 Crompton Road, Handsworth, Birmingham B20 3QD
- 53 27a Egremont Promenade, Wallasey, Merseyside CH44 8BG
- 56 102 Alfred Street, St. Helens, Merseyside WA10 1LR
- 57 4 Stamfordham Grove, Liverpool L19 6PT
- 59 34 Guildford Street, Wallasey, Merseyside CH44 0BR
- 60 Fairview, Victoria Road, Brynateg, Wrexham, Clwyd LL11 6NL
- 62 29 Deansburn Road, Tuebrook, Liverpool L13 8BW
- 63 3 Sedley Street, Liverpool L6 5AE
- 68 30 Ascot Avenue, Liverpool L21 2PS
- 70 109 Oakfield Road, Walton, Liverpool L4 0UE
- 72 Sutton Grange, Parvey Lane, Sutton, Macclesfield SK11 0HX
- 80 62 Carisbrooke Road, Liverpool L4 3RA
- 85 87 Becket Street, Liverpool L4 1QU
- 87 19 Latham Close, Prescott, Merseyside L35 5BL
- 89 37 Scorton Street, Liverpool L6 4AS
- 91 125 James Turner Street, Birmingham B18 4ND
- 92 7 Kilburn Street, Litherland, Liverpool L21 8HN
- 93 13 Valley Road, Liverpool L4 0UD
- 97 First Floor Flat 181 Rice Lane, Liverpool L9 1AF
- 101 84 Dewsbury Road, Liverpool L4 2XF
- 103 9 Quernmore Walk, Kirkby L33 6UT
- 105 37 Cotswold Street, Liverpool L7 2PY
- 106 Flats 1, 3 & 4, 17 Chapel Street, Llandudno, Gwynedd LL30 2SY
- 108 98 Gray Street, Bootle, Merseyside L20 4PR
- 109 21 Claude Road, Liverpool L6 0BT
- 111 28 Owen Road, Kirkdale, Liverpool L4 1RW
- 113 Studio 14, Hockney Court, Salem Street, Bradford BD1 4NN
- 114 175 Church Lane, Handsworth, Birmingham B20 2RU
- 117 90 Langton Road, Wavertree, Liverpool L15 2HT
- 118 20 Rainbow Drive, Melling, Liverpool, L31 1BZ
- 119 14 Millvale Street, Kensington, Liverpool L6 6BB
- 121 95 Gorse Lane, Ford, Liverpool L21 0DG



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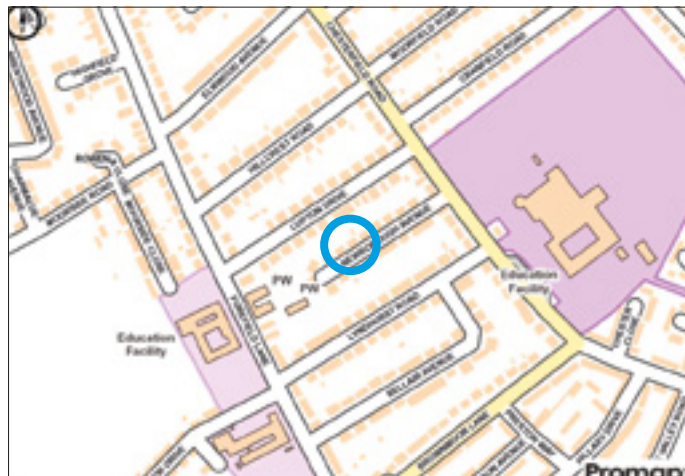
Office Address: 56-58 Renshaw Street, Liverpool, L1 4EN.

www.leidatbaig.co.uk info@leidatbaig.co.uk M: 07779 157 228

LOT
1

24 Newborough Avenue, Crosby, Liverpool L23 9TX

*GUIDE PRICE £160,000+



Not to scale. For identification purposes only

- **A three bedroomed semi-detached property in need of full upgrade and scheme of refurbishment works.**

Description A three bedroomed semi-detached property in need of full refurbishment and modernisation. The property benefits from gardens to the front and rear.

Situated Off Chesterfield Road which in turn is off Moor Lane in a very popular and well-established residential area within close proximity to local amenities, schooling and transport links.

First Floor Three Bedrooms, Bathroom, separate WC.

Outside Front and Rear Gardens, Driveway.

Joint Agent
Auction House London

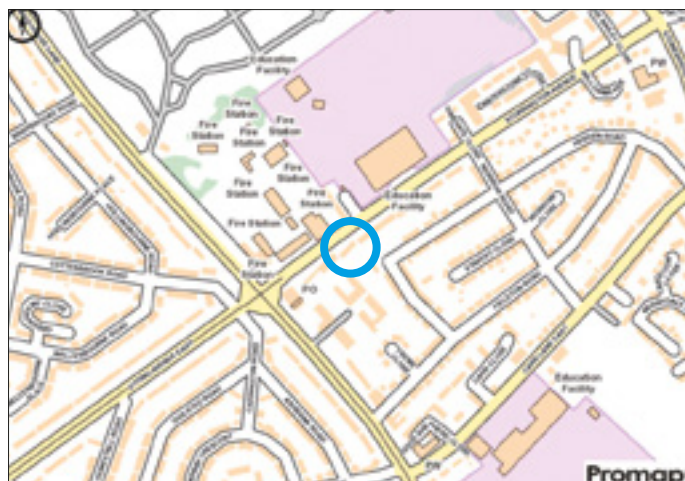


Ground Floor Hall, Lounge, Dining Room, Morning Room, Kitchen.

LOT
2

38 Storrington Avenue, Liverpool L11 9AS

*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

- **A four bed mid town house. Double glazing. Central heating. Front and rear gardens.**

Description A four bedroomed mid-town house benefiting from double glazing and central heating, gardens and off road parking. Following modernisation the property would be suitable for occupation or investment purposes. The potential rental income is approximately £7,200.00 per annum

Situated Fronting Storrington Avenue which in turn is off Lower House Lane in an established residential location within close proximity local amenities.

Outside Front and Rear Gardens, Off Road Parking.

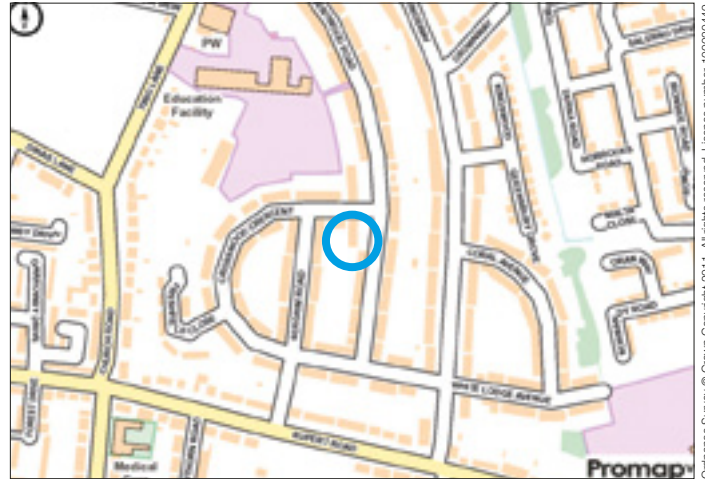
Ground Floor Hall, Lounge, Dining Room, Kitchen, Wet Room.

First Floor Four Bedrooms, Bathroom, separate WC.

LOT
3**150 Gentwood Road, Liverpool L36 2QP**
*GUIDE PRICE £50,000+

- **Three bedroomed mid town house. Double glazing. Gardens. Driveway.**

Description A three bedroomed mid-town house benefiting from double glazing, gardens to the front and rear and off road parking. The property is in need of a full upgrade and refurbishment scheme and once upgraded would be suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

Situated Off Kingsway which is in turn off Liverpool Road (A57) in an established and popular residential location within easy reach of local amenities, schooling and approximately 5 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Gardens front and rear and driveway.

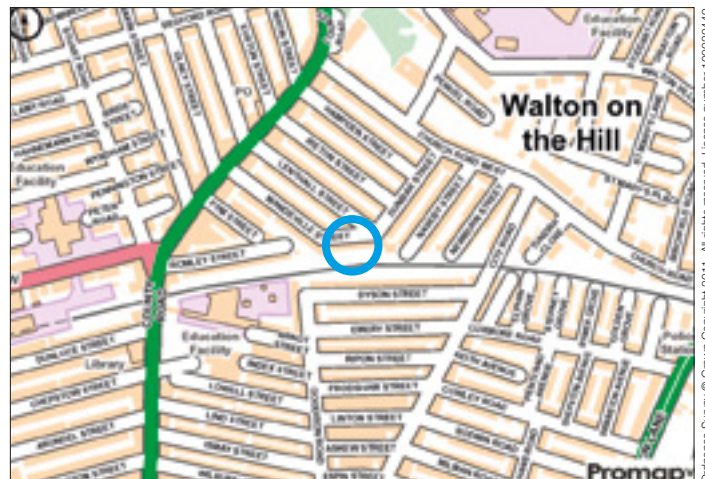
EPC Rating G

Ground Floor Two Reception Rooms, Lean to Kitchen.

LOT
4**58 Mandeville Street, Liverpool L4 5TL**
*GUIDE PRICE £45,000+

- **A two bedroomed middle terrace property. Double glazing. Central heating.**

Description A two bedroomed middle terrace property benefiting from double glazing, central heating and an alarm system. The property is in good order throughout and would be suitable for immediate investment purposes or occupation. The potential rental income is approximately £6,000.00 per annum.



Not to scale. For identification purposes only

Situated Off County Road (A59) in a popular and well established location within close proximity to local shopping amenities, Liverpool & Everton Football Clubs, schooling and approximately 3.5 miles from Liverpool city centre.

First Floor Two Bedrooms, Bathroom/WC.

Outside Rear Yard.

Ground Floor Hall, Dining Room, Lounge, Kitchen.

LOT
5

ON BEHALF OF RECEIVERS

214–218 Rice Lane and 2D & E Parkinson Road, Liverpool L9 1DJ

*GUIDE PRICE £125,000+



- **Commercial investment producing £21,300.00 per annum plus £900.00 ground rents per annum.**

Description Commercial Investment, currently producing £21,300.00 per annum plus £900.00 ground rent per annum. A freehold four storey parade comprising four ground floor retail units which are all currently let producing £21,300.00 per annum. The property benefits from double glazing and roller shutters. The nine apartments above have been sold off separately by way of long leasehold, however the buyer will obtain the right to collect ground rent in respect of these apartments at an amount of £100 per annum per apartment (£900 per annum in total).

Situated Fronting Rice Lane in a popular and well established location close to local amenities and approximately 3.5 miles from Liverpool city centre.

Ground Floor Unit 2D & E (Triptrans Ltd)
Main trading room, three rear rooms, two WCs

No 218 (Blissful Babies)

Main sales area, WC

216 (Orchid Spa & Massage)

Main sales area, Kitchen, WC, two massage rooms.

214A (Bronze Tanning and Beauty)

Main sales area, four Beauty/Tanning Rooms, WC



Not to scale. For identification purposes only

UNIT	TENANT	RENT P/A
2d & 2e Parkinson Street	Triptrans Ltd	£6,300.00
218a Rice Lane	Blissful Babies	£4,200.00
216a Rice Lane	Orchid Spa and Massage	£5,400.00
214a Rice Lane	Bronze Tanning and Beauty	£5,400.00
TOTAL		£21,300 PA

LOT

6

Suite 89, Artesian Studios, Jamaica Street, Liverpool L1 0AF

*GUIDE PRICE £30,000–£40,000



Not to scale. For identification purposes only

- **Residential investment £6,000.00 per annum. Double glazing. Electric heating.**

Description A fully furnished fourth floor studio apartment currently let by way of an Assured Shorthold Tenancy producing approximately £6,000.00 per annum. The property benefits from double glazing, electric heating, a secure intercom system and CCTV.

Situated Fronting Jamaica Street on the corner of Kitchen Street in a popular location within walking distance to Liverpool city centre amenities.

Fourth Floor Studio Open plan lounge/kitchen/bedroom, Shower Room/WC.

EPC Rating B

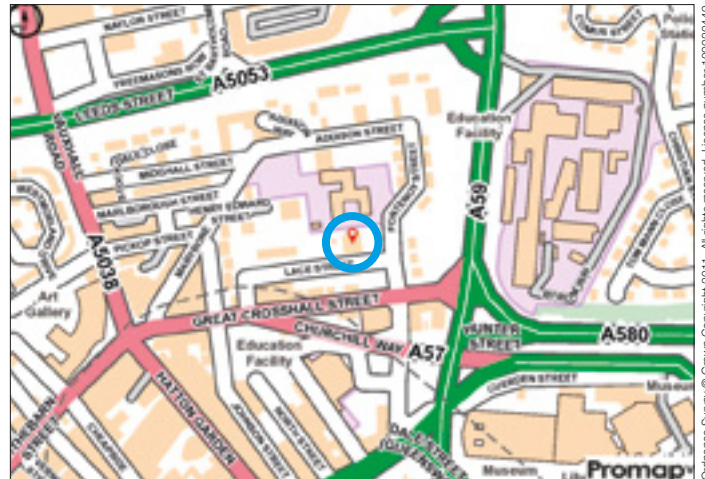
Ground Floor Main Entrance, Hallway, WC, Cinema Room, Gym, Laundry Room, Communal Lounge.

LOT

7

Apt 2, Bispham House, Lace Street, Liverpool L3 2BP

*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

- **Residential investment producing £9,000pa. Three bedroomed modern apartment. Double glazing. Central heating. Intercom system.**

Description A first floor three bedroomed modern apartment benefiting from double glazing, central heating, access to parking, lift access and secure intercom system. The property is currently let by way of an Assured Shorthold Tenancy producing £9,000 per annum.

Situated On Lace Street close to Great Crosshall Street within close proximity to Liverpool's business district, universities, local amenities and good public transport services.

First Floor Hall, Lounge, Kitchen/Diner, Bathroom, Separate WC, three Bedrooms.

Outside Access to secure and gated parking.

EPC Rating B

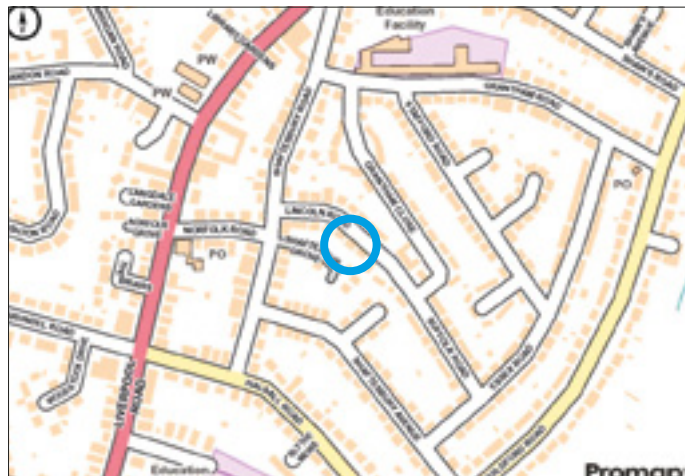
Ground Floor Main Entrance Hallway.

LOT

8

20 Lincoln Road, Southport, Merseyside PR8 4PR

*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

- **A three bedroomed semi-detached. Double glazing. Central heating. In need of refurbishment and modernisation.**

Description A three bedroomed semi-detached property benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for occupation, re-sale or investment purposes.

Situated Off Shaftesbury Road which in turn is off Liverpool Road (A5267) within close proximity to local amenities, schooling and transport links approximately 2.5 miles from Southport town centre.

First Floor Three Bedrooms, Shower room/WC (accessed via two bedrooms).

Outside Front and Rear Gardens, Driveway.

Ground Floor Hall, Lounge, Dining Room, Kitchen, Bathroom/WC.

LOT

9

10 Cunningham Road, Liverpool L13 4AA

*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

- **A three bed semi detached. Double glazing and central heating. Front and rear gardens.**

Description A three bedroomed semi-detached property benefiting from double glazing, central heating and front and rear gardens. Following refurbishment the property would be suitable for occupation or investment purposes. This property is suitable cash purchase only

Situated Off Broad Green Road in a popular location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Outside Front and Rear Gardens.

Joint Agent
Entwistle Green

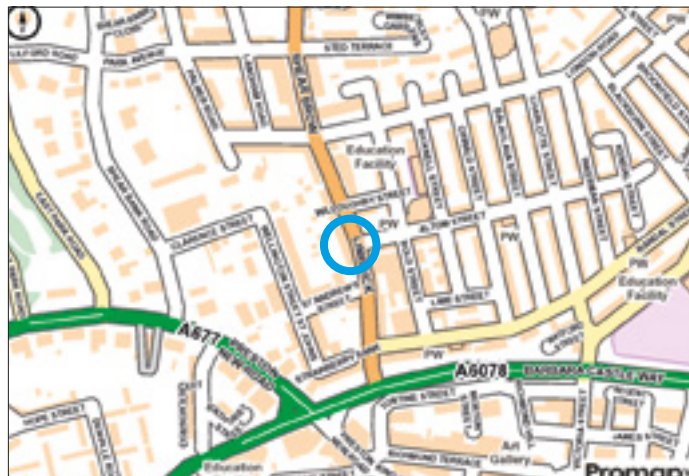
Ground Floor Hall, Lounge, Kitchen, WC.

First Floor Three Bedrooms, Shower Room/WC.



LOT
10**51 Limbrick, Blackburn BB1 8AB**

*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- **A commercial investment property producing £2,604 per annum.**

Description A two storey mixed use property comprising a ground floor retail unit together with a one bedroomed self-contained flat above. The retail unit is let to a long term tenant of 19 years at a rental income of £2,604 per annum and the flat is currently vacant although has previously been let at £4,200 per annum bringing the potential annual income when fully let to £6,804.

Situated Fronting Limbrick which is off Barbara Castle Way (the A6078) in a prominent position close by to Blackburn town centre amenities and transport links.

Ground Floor Retail Unit
Main Sales Area, Three Further Rooms, WC

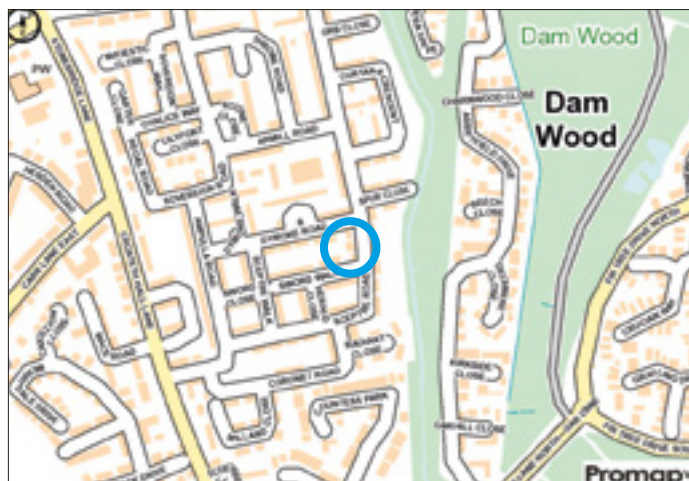
First Floor Flat Living Room, Bedroom, Kitchen, Bathroom/WC

Outside Yard to the rear.

Joint Agent
Entwistle Green

LOT
11**29 Sceptre Road, Liverpool L11 4TG**

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **A two bedroomed semi-detached property. Double glazing. Central heating.**

Description A two bedroomed semi-detached property benefiting from double glazing, central heating, driveway and gardens. The property is in good condition throughout and would be suitable for investment purposes with a potential income of £5,400 per annum.

Situated Off Altcross Road which in turn is off Stonebridge Lane in a popular and well established residential location within close proximity to schooling, local amenities and approximately 4 miles from Liverpool city centre.

Ground Floor Hall, Lounge, Kitchen

First Floor Two Bedrooms, Bathroom/WC

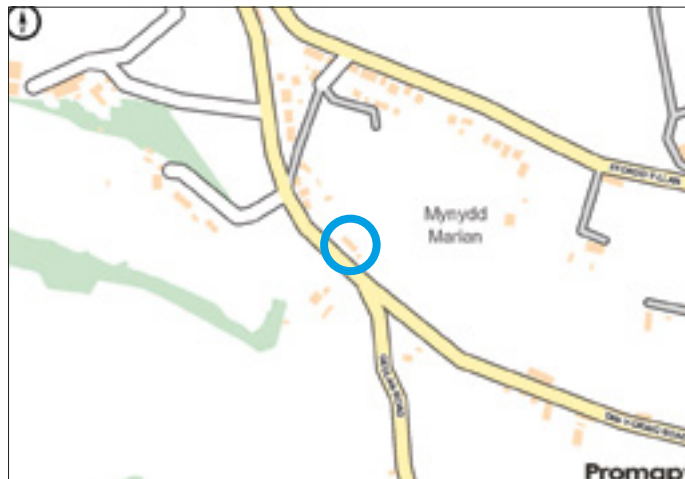
Outside Driveway, Front and Rear Gardens.

LOT

12

1 Craigside Cottages, Tan Y Graig Road, Colwyn Bay LL29 8UD

*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

- **A two bedroomed cottage style terraced property. Double glazing.**

Description A two bedroomed cottage style terraced property benefiting from double glazing, septic tank, allocated parking and countryside views. The property is in good order and would be suitable for occupation or investment purposes.

Situated Off Ffordd-Y-Llan which is close to Abergele Road (A547) in a popular and well established location within close proximity to all local amenities.

Ground Floor Porch, Lounge (with stone built feature fireplace with a multi-fuel log burner), Kitchen/Breakfast Room.

First Floor Two Bedrooms, Bathroom/WC.

Second Floor Loft Room.

Outside Stone Outbuilding, Seating Area to the Front, Rear Yard.

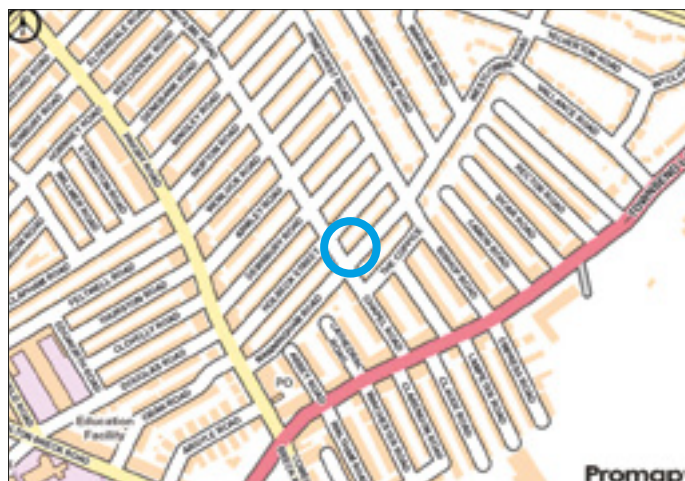
EPC Rating F

LOT

13

73 Manningham Road, Liverpool L4 2UQ

*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

- **A residential investment producing £4,800 per annum. Double glazing, central heating.**

Description A two bedroomed middle terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold tenancy producing £4,800 per annum.

Situated Off Priory Road in a popular and well established residential location within easy access to Stanley Park, Liverpool Football Club and approximately 4 miles from Liverpool city centre.

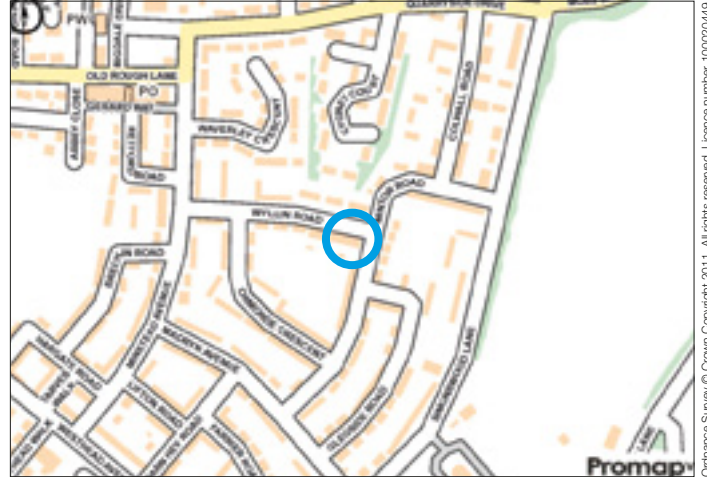
Ground Floor Entrance Hall, Lounge, Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to Rear.

LOT
14

1 Wyllan Road, Kirkby, Liverpool L33 5XN
*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **A residential investment producing £5,400 per annum. Double glazing. Central heating. Driveway and gardens.**

Description A three bedroomed middle town house benefiting from double glazing, central heating, driveway and gardens. The property is currently let by way of an Assured Shorthold Tenancy producing £5400 per annum.

Situated Off Minstead Avenue close to local amenities and Schooling approximately 1 mile from Kirkby town centre.

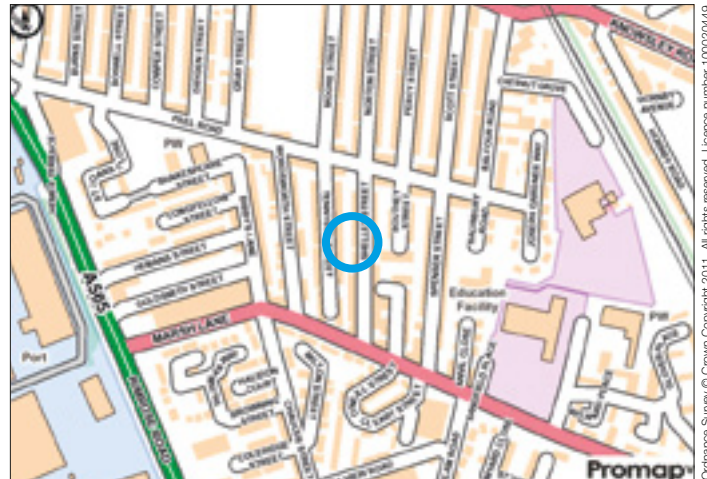
Ground Floor Hall, Living room, Dining room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC

Outside Driveway and gardens.

LOT
15

41 Shelley Street, Bootle, Merseyside L20 4LG
*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

- **A two bed mid terrace. Double glazing. Central heating.**

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a rental income in excess of £4,800 per annum.

Situated Off Peel Road in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

First Floor Rear yard.

EPC Rating F

Ground Floor Hall, Through Lounge/Dining room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

LOT

16

Penisarwaun Nursing Home, Penisarwaun, Caernarfon LL55 3DB
 *GUIDE PRICE £350,000–£400,000



• **Development opportunity.**

Description Penisarwaun is a thirty one bed registered detached purpose built property which until recently has been used as a care home. The property is set within an extensive plot (measuring approximately 1.17 acres) and offers a fantastic opportunity for re-development and conversion for a number of uses, including holiday lets, subject to any necessary planning consents.

Situated Penisarwaun is located between Caernarfon and Llanberis, nestled in the Snowdonia foothills between the villages of Llanrug and Deiniolen, just off the A4086 and the adjoining A4244 Bangor Road. We are within easy reach of the A55 “expressway” (Bangor) and beyond to the UK motorway network.

Note There are 29 single bedrooms and 2 twin bedrooms

Joint Agent
 Beresford Adams



Not to scale. For identification purposes only

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LOT
17**Land at Greenfield Road, Greenfield, Holywell, Clwyd CH8 7QU**
*GUIDE PRICE £100,000+

- **Plot of land with planning to erect 8 x 2 bedroomed self contained apartments.**

Description A cleared site offered with the benefit of full planning permission granted September 2016 to erect eight two-bedroomed self-contained apartments with a new access road, 13 off road car parking spaces and communal gardens. We assume all services are available, however potential purchasers should make their own enquiries. Planning Ref No: 052498

Situated On Greenfield Road overlooking Parys Pool and Greenfield Heritage Park and within close proximity to local amenities, schooling and transport links.

Proposed Accommodation

Plans are available via the planning section of the Flintshire.gov.uk website.

LOT
18

ON BEHALF OF A HOUSING ASSOCIATION

84 Beaumont Street, Blyth, Northumberland NE24 1HL
*GUIDE PRICE £20,000–£25,000

Not to scale. For identification purposes only

- **First floor two bedroomed flat. Double glazing. Central heating.**

Description A first floor two bedroomed flat benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of £4,800 per annum.

Situated Off Durban Street in a popular and well established residential location close to local amenities, Blyth Community Hospital and transport links and approximately 1 mile from Blyth town centre.

Outside Shared Rear Yard.

EPC Rating C

First Floor Vestibule Living Room, Kitchen, Two Bedrooms, Bathroom/WC

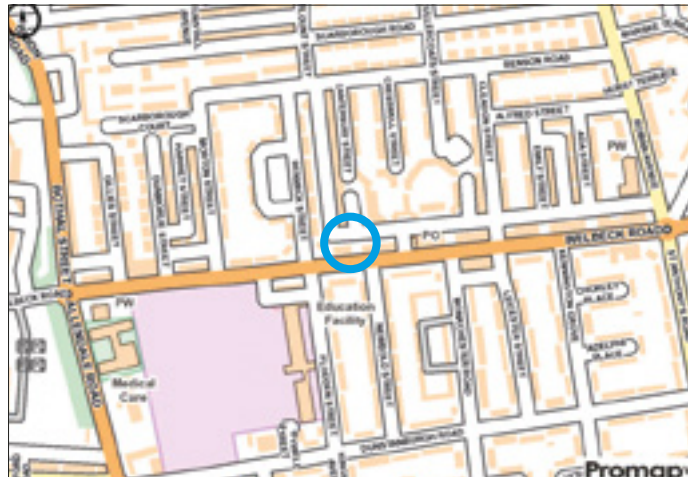
LOT

19

ON BEHALF OF A HOUSING ASSOCIATION

5 Canterbury Street, Newcastle Upon Tyne NE6 2JD

*GUIDE PRICE £30,000-£35,000



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Not to scale. For identification purposes only

- **Two bedroomed flat. Double glazing. Central heating.**

Description A two bedroomed first floor flat benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of £4,800 per annum.

Situated Off Benson Road in a popular and well established residential location close to local amenities and schooling and approximately 4.5 miles from Newcastle city centre.

Outside Shared Rear Yard

EPC Rating E

First Floor Entrance Hall

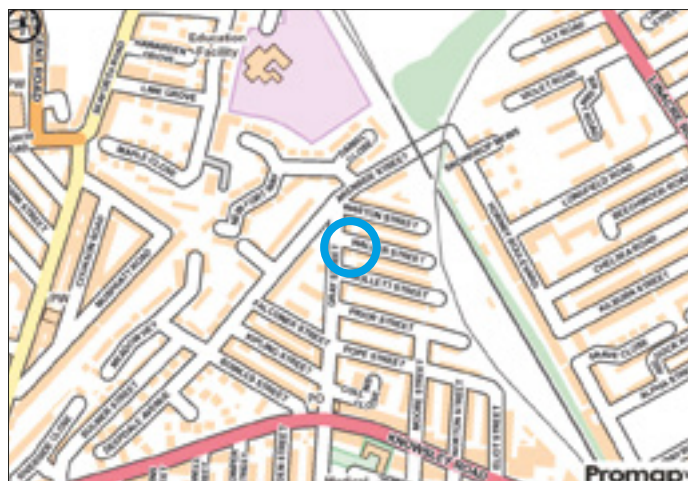
Flat Lounge, Kitchen, Two Bedrooms, Bathroom/WC

LOT

20

126 Gray Street, Bootle, Merseyside L20 4PR

*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

- **A three bedroomed end of terrace. Double glazing. Central heating.**

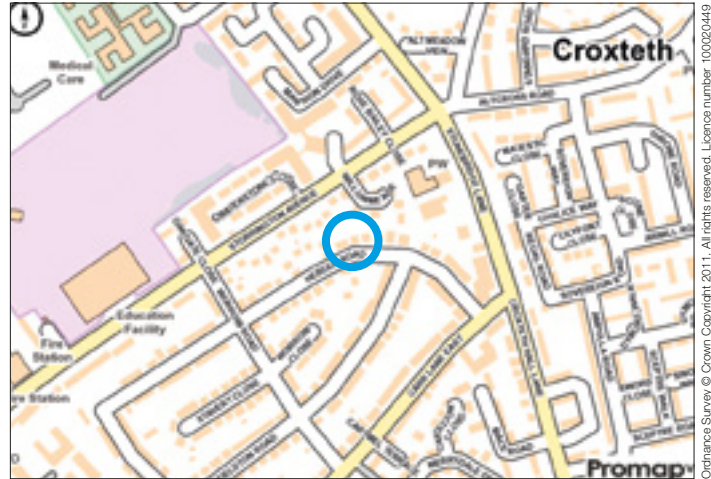
Description A three bedroomed end of terrace property benefiting from double glazing and central heating. The property is in reasonable condition and would be suitable for investment purposes with a potential income of £6,600 per annum.

Situated Off Knowsley Road in a popular and well established residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

Outside Yard to Rear.

Ground Floor Hall, Through Lounge/Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC

LOT
21**131 Hebdon Road, Liverpool L11 9AN**
*GUIDE PRICE £50,000+

Not to scale. For identification purposes only

- **A residential investment producing £4,800 per annum. Double glazing. Central heating. Driveway and gardens.**

Description A three bedroomed semi-detached property benefiting from double glazing, central heating, driveway and gardens. The property is currently let by way of an Assured Shorthold Tenancy producing £4,800 per annum.

Situated Off Carr Lane East which in turn is off Croxteth Hall Lane in a popular and well established residential location within close proximity to schooling, local amenities and approximately 4 miles from Liverpool city centre.

First Floor Three Bedrooms.

Outside Driveway, Front & Rear Gardens.

Ground Floor Lounge, Kitchen, Bathroom/WC, Separate WC

LOT
22**259 Breck Road, Everton, Liverpool L5 6PT**
*GUIDE PRICE £45,000+

Not to scale. For identification purposes only

- **Ground floor retail unit together with three bedroomed flat above. Double glazing.**

Description A vacant three storey middle terraced property providing a ground floor retail unit together with a three bedroomed flat above which is accessed via a separate front entrance. The property benefits from double glazing and following an upgrade and refurbishment would be suitable for investment purposes with a potential rental income in excess of £12,000.00 per annum.

Situated Fronting Breck Road in a prominent main road position, within close proximity to local amenities, transport links and approximately 3 miles from Liverpool city centre.

First Floor (Accessed via Separate Front Entrance) Hall, Lounge, Kitchen, WC.

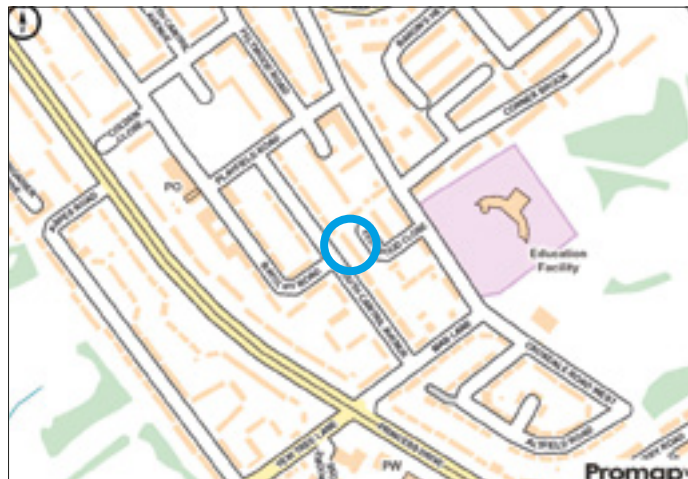
Second Floor Two Bedrooms, Bathroom/WC.

Third Floor One Further Room.

Ground Floor Main Entrance Hallway.

Shop Main Sales Area, Rear Room, Kitchen Area (no fittings), WC.

Outside Rear Yard.

LOT
23**37 South Cantril Avenue, Liverpool L12 6QY*****GUIDE PRICE £65,000+**

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- **Residential investment producing £6,000 per annum. Double glazing. Central heating. Driveway. Gardens.**

Description A three bedroomed middle town house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at £6,000 per annum.

Situated Off Mab Lane in a popular and well established residential location within close proximity to West Derby amenities, schooling and approximately 6 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC.

Outside Driveway, Rear Garden.

Ground Floor Hall, Lounge, Kitchen/Dining Room.

LOT
24**4 Prescot Drive, Liverpool L6 8PB*****GUIDE PRICE £95,000+**

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- **A residential investment property part let producing approximately £6,000 per annum.**

Description A substantial three storey semi-detached property converted to provide three self-contained flats (one one-bed and two two-bed) The property benefits from good sized front and rear gardens, off road parking for several cars, two separate entrances and a mix of electric and central heating. The property is partially let by way of a Regulated Tenancy to the top floor and an Assured Shorthold Tenancy to the ground floor producing a rental income of approximately £6,000pa. The first floor flat is vacant and suitable for immediate letting with a potential rental income of £550pcm.

Situated Off Prescot Road overlooking Newsham Park in a popular residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

First Floor Flat 4b Hall, Lounge, Dining Room, Kitchen, two/three Bedrooms, Bathroom/WC.

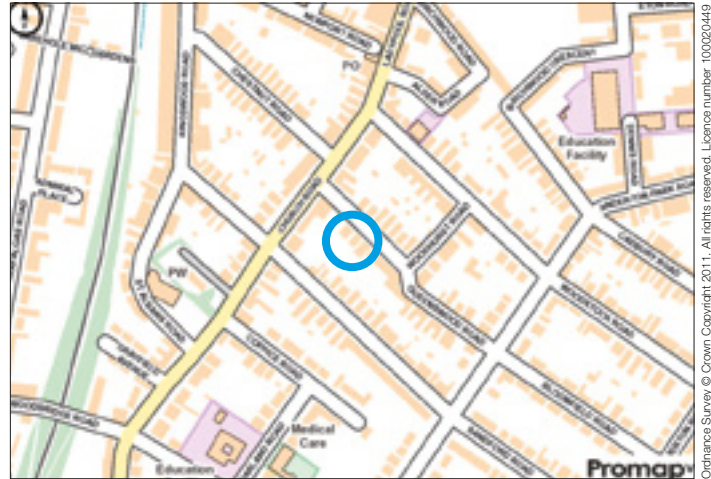
Second Floor Flat 4c Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

Outside Large gardens and off road parking

Note The property is held long leasehold for a term of 99 years from December 1939

EPC Rating E

Ground Floor Main Entrance Hallway. **Flat 4a** Hall, Lounge, Kitchen, two Bedrooms, Wetroom/WC.

LOT
25**8 & 8a Queenswood Road, Birmingham B13 9AU*****GUIDE PRICE £245,000+**

Not to scale. For identification purposes only

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- **A semi detached property converted to provide two self contained flats. Double glazing. Central heating.**

Description A two storey semi-detached property which has been converted to provide two self-contained flats (1 × 1 bed roomed and 1 × 2 bed roomed). The property benefits from central heating and double glazing and would be suitable for investment purposes.

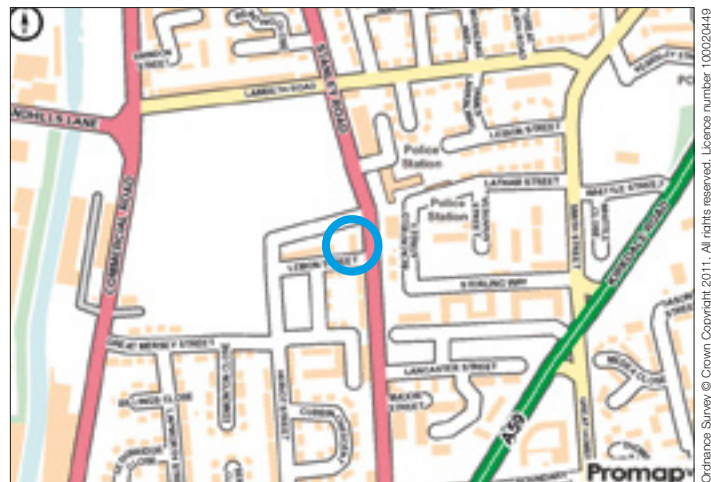
Situated Off Church Road in a popular and well established residential location within close proximity to local amenities and approximately 2 miles from Birmingham city centre.

First Floor Flat A (accessed via front entrance) Living Room, Kitchen, Bathroom/WC, two Bedrooms.

Outside Driveway, Front & Rear Gardens.

Ground Floor Entrance to Flat A.

Flat B (accessed via rear entrance) Living Room, Kitchen, Bathroom/WC, Bedroom.

LOT
26**Flat 3, 125 Stanley Road, Liverpool L5 7TA*****GUIDE PRICE £35,000+**

Not to scale. For identification purposes only

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- **A three bedroomed flat. Double glazing. Central heating.**

Description A three bedroomed first floor flat within a purpose built block benefiting from double glazing, electric heating, secure intercom system and a balcony. Following refurbishment the property would be suitable for investment purposes with a potential income of approximately £5,100 per annum.

Situated Fronting Stanley Road (A567) within close proximity to local amenities, transport links and schooling. Approximately 2 miles from Liverpool city centre.

Outside Communal Parking, Balcony.

Note The completion period for this lot is 6 weeks from the date of exchange.

Ground Floor Main Entrance Hallway.

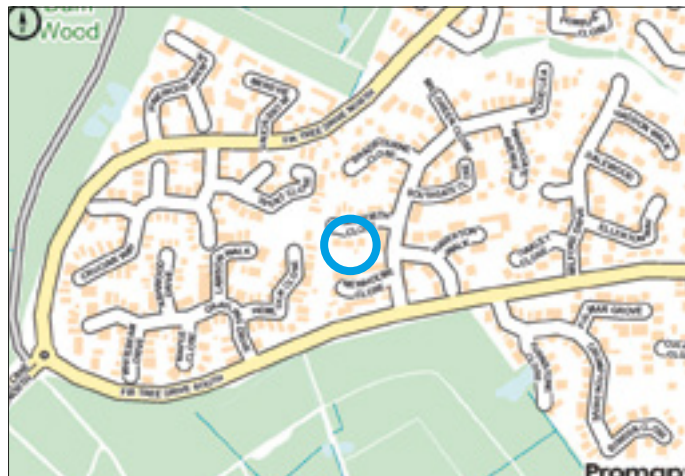
First Floor Flat Hall, Lounge, Kitchen, three Bedrooms, Bathroom, Separate WC.

LOT

27

7 Hanworth Close, Croxteth Country Park, Liverpool L12 0JJ

*GUIDE PRICE £30,000+



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Not to scale. For identification purposes only

- **A ground floor one bed flat. Double glazing. Private rear garden.**

Description A ground floor one bedroomed self-contained flat benefiting from double glazing, a driveway and a private rear garden. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £4,500 per annum.

Situated Off Wood Lea which in turn is off Fir Tree Drive South in Croxteth Country Park a popular residential location close to schooling and approximately 7 miles from Liverpool city centre.

Outside Driveway, Private rear garden.

EPC Rating F

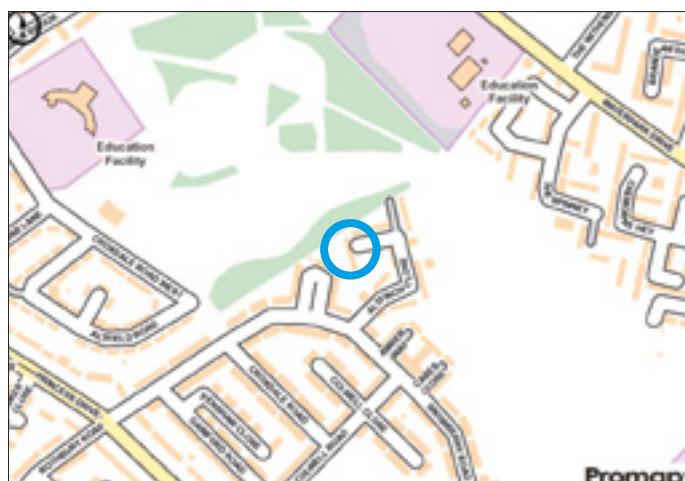
Ground Floor Lounge, Kitchen, Bedroom, Bathroom/WC, Cloakroom.

LOT

28

20 Altfinch Close, Liverpool L14 8YG

*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- **A residential investment producing £3,732 per annum. Double glazing. Central heating. Gardens.**

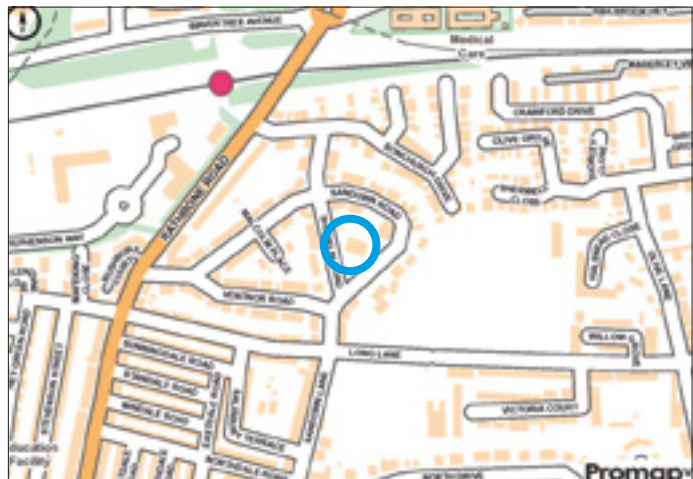
Description A two bedroomed mid-town house benefiting from double glazing, central heating and gardens to the front and rear. The property is currently let by way of an Assured Shorthold Tenancy producing £3,732 per annum.

Situated Off Snowberry Road just off Princess Drive within close proximity to local amenities, schooling and approximately 4 miles away from Liverpool city centre.

Outside Front & Rear Gardens

Ground Floor Hall, Lounge, Kitchen, Dining Room

First Floor Two Bedrooms, Bathroom/WC

LOT
29**12 Shanklin Road, Wavertree, Liverpool L15 4JE*****GUIDE PRICE £250,000+**

Not to scale. For identification purposes only

- A freehold Grade II listed four storey semi-detached property with potential to convert into 5/6 self-contained flats.

Description A substantial freehold Grade II listed semi-detached period property arranged over four floors together with a basement and sat on a good sized corner plot. The property would be suitable as a good sized single dwelling or alternatively conversion to provide five/six self-contained flats or a ten bed HMO investment opportunity, subject to any relevant planning consents. The property benefits from gardens to the front and rear. The property requires a full upgrade and scheme of refurbishment works.

Situated Just off Sandown Road in a very popular and well established residential location within close proximity to local amenities, Wavertree Technology Park Train Station, schooling and transport links. Approximately 3 miles from Liverpool city centre.

Basement Cellar not inspected.

Ground Floor Vestibule, Hall,

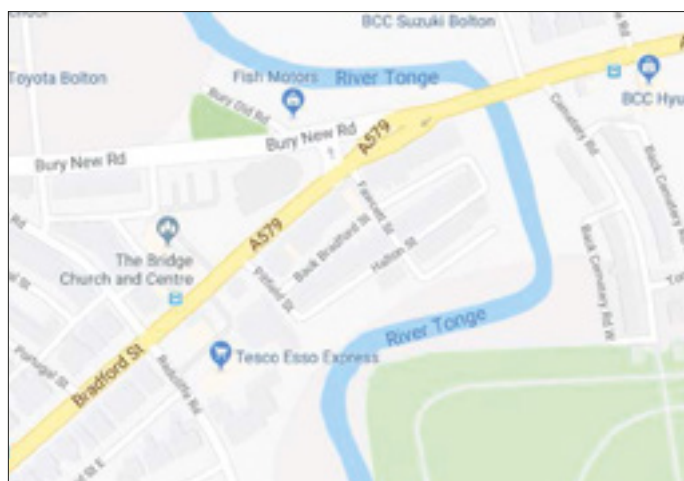
three Reception Rooms, Kitchen/ Diner, Utility Room, WC.

First Floor Two Rooms, Bathroom, Separate WC.

Second Floor Seven Rooms

Outside Good sized gardens and off road parking.

EPC Rating G

LOT
30**Plot 34, 36 and 37 to the south of Bury Road, Bolton BL2 6QA*****GUIDE PRICE NIL RESERVE**

Not to scale. For identification purposes only

- Three freehold plots of land.

Description Three freehold vacant plots of land close to local housing and the river Tonge to be offered as one combined lot. Trees on the land are protected by Tree Preservation Orders. The auctioneers have not viewed the land and buyers to rely solely on their own enquiries and arrangements as to access and possible future uses.

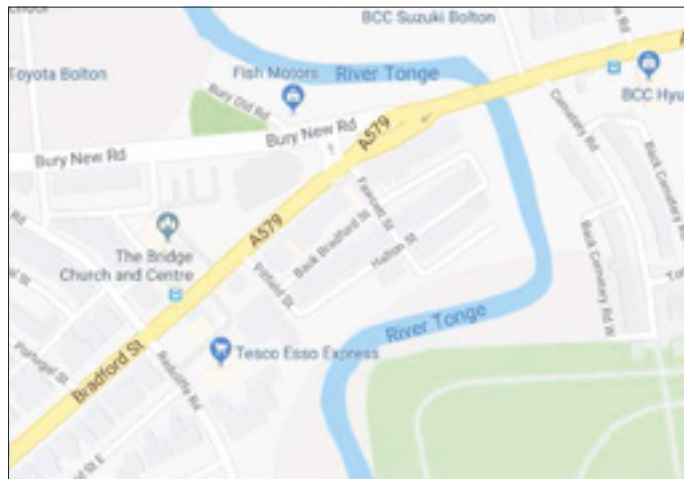
Note The postcode given is not specific to each of the plots and is just for indication purposes to the nearest location.

LOT

31

Plot 76, 77 and 87 to the south of Bury Road, Bolton BL2 6QA

*GUIDE PRICE NIL RESERVE



Not to scale. For identification purposes only

- **Three freehold plots of land.**

Description Three freehold vacant plots of land close to local housing and the river Tonge to be offered as one combined lot. Trees on the land are protected by Tree Preservation Orders. The auctioneers have not viewed the land and buyers to rely solely on their own enquiries and arrangements as to access and possible future uses.

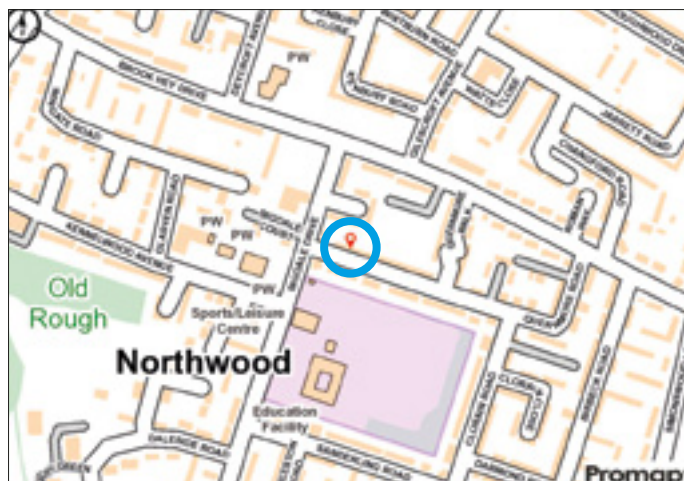
Note The postcode given is not specific to each of the plots and is just for indication purposes to the nearest location.

LOT

32

72 Quernmore Road, Kirkby L33 6UZ

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **A residential investment currently producing £5,940 per annum. Double glazing. Central heating.**

Description A three bedroomed mid-town house currently let by way of an Assured Shorthold Tenancy producing a rental income of £5940.00 per annum. The property benefits from double glazing, wooden flooring and central heating.

Situated Off Brook Hey Drive in a popular residential location within a short walking distance from Kirkby town centre amenities, schooling and transport links.

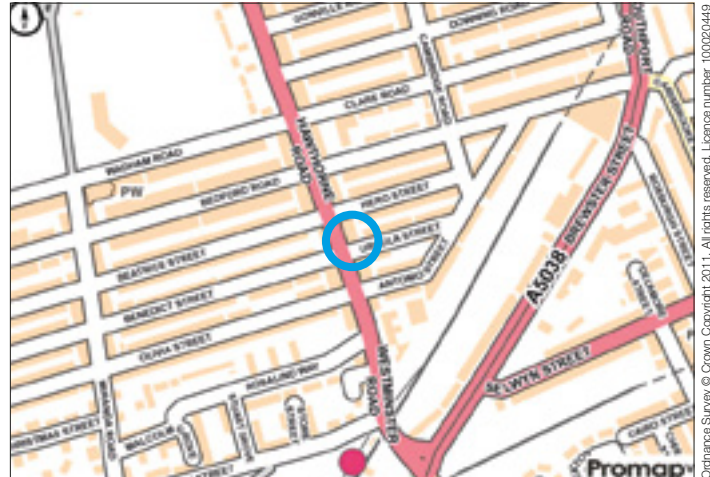
Outside Garden to the rear

Ground Floor Lounge, Kitchen, Parlour

First Floor Three Bedrooms, Bathroom/WC

LOT
33**24 Hawthorne Road, Bootle, Merseyside L20 2DN**

*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

- **3 x 1 bed flats. Partial double glazing. Central heating.**

Description A substantial three storey corner property converted to provide 3 x 1 bed roomed self-contained flats. The property benefits from partial double glazing and central heating. Following some cosmetic work the property would be suitable for investment purposes with a potential rental income of approximately £15,000 per annum.

Situated Fronting Hawthorne Road on the corner of Ursula Street within close proximity to local amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor Main Entrance
Flat 1 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

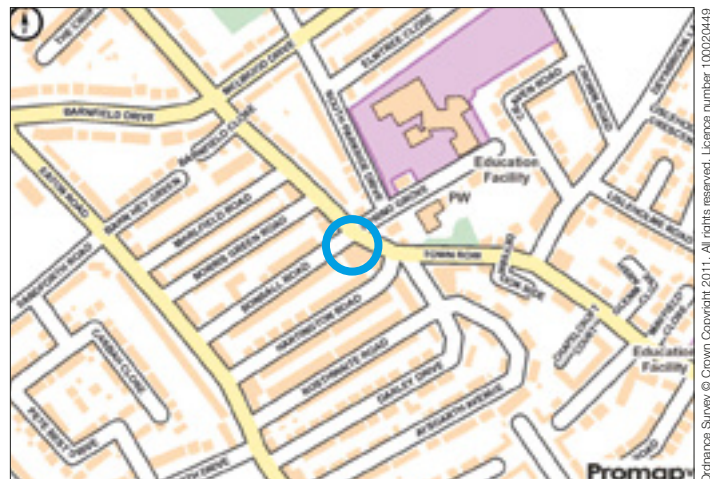
First Floor Flat 2 Lounge, Kitchen, Bedroom, Bathroom/WC.

Second Floor Flat 3 Lounge, Kitchen, Bedroom, Shower room/WC.

Outside Yard to the rear.

LOT
34**132 Town Row, West Derby, Liverpool L12 8SN**

*GUIDE PRICE £175,000+



Not to scale. For identification purposes only

- **A mixed-use investment opportunity currently producing approximately £26,000pa. Double glazing. Central heating.**

Description A mixed-use investment opportunity currently producing approximately £26,000pa, comprising a ground floor retail unit which is currently let way of an AST at a rental of £4,800pa. To the first and second floors there are three spacious self-contained flats (two one-bed and one two-bed) which are accessed via a separate side entrance. All of the flats are currently let by way of ASTs producing a rental income of £15,552pa. To the rear of the property there is a workshop/office which is currently let by way of an AST at a rental of £5,720pa. The property benefits from double glazing and central heating.

Situated Fronting Town Row in a popular and well established location within walking distance to all West Derby Village amenities and approximately 5 miles from Liverpool city centre.

Ground Floor Shop Main Sales Area, WC. **Workshop/Office** Two Rooms, Kitchen, WC

First Floor Flat 1 Lounge, Kitchen, Bedroom, Bathroom/WC.

Flat 2 Lounge, Kitchen, Bedroom, Bathroom/WC.

Second Floor Flat 3 Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

LOT

35

17 Breeze Hill, Liverpool L9 1DY

*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

- A five bedroomed middle terrace property. Double glazing.

Description A five bedroomed middle terrace property benefiting from double glazing. The property has been partly refurbished to include a new kitchen, bathroom and most rooms have been re-plastered. Once modernised the property would be suitable for occupation, resale or possible HMO investment purposes. If the property was let to six tenants at a rental income of £80ppw the potential income would be approximately £24,960 per annum.

Situated Fronting Breeze Hill within close proximity to local amenities and transport links. Approximately 3 miles from Liverpool city centre.

Basement Cellar not inspected.

Ground Floor Hall, Through Living Room/Dining Room (with French Doors), Good Sized Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

Second Floor Two Bedrooms.

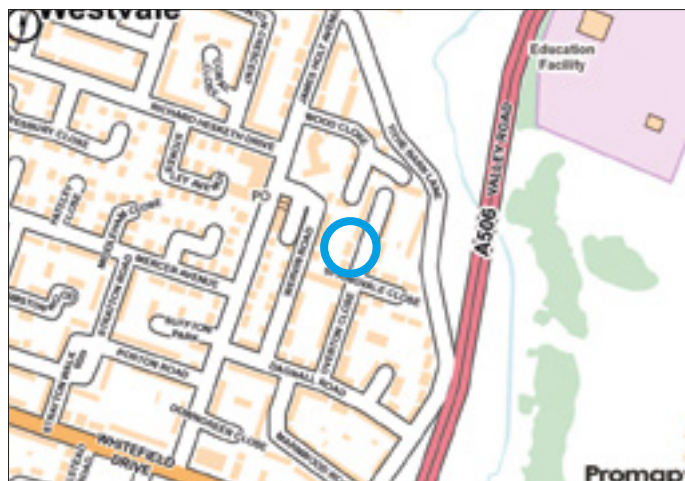
Outside Rear Yard.

LOT

36

20 Wervin Road, Kirkby, Liverpool L32 5TY

*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

- A residential investment producing £5,940 per annum. Double glazing. Central heating.

Description A three bedroom middle town house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,940 per annum.

Situated Off Dagnall Road which in turn is off Tithe Barn Lane in a popular residential location within a short walking distance from Kirkby town centre amenities, schooling and transport links.

Ground Floor Living Room, Kitchen/Diner.

First Floor Three Bedrooms, Bathroom/WC

Outside Rear Garden.

LOT
37**Prescot Business Centre, Aspinall Street, Prescot L34 5QQ**
*GUIDE PRICE £275,000+

- **Commercial investment producing in excess of £40,000.00 per annum.**

Description A commercial investment opportunity currently producing in excess of £40,000.00 per annum. The property comprises two adjoining single storey properties known as Aspinall House which provides nine serviced offices with communal kitchen and Ladies & Gent' WCs and Eccleston House which is currently let to an Accountant and a Physiotherapist. The property would be suitable for continued use or possible redevelopment subject to any necessary consents. The property benefits from suspended ceilings, central heating and parking for several cars.

Situated Fronting Aspinall Street which is off Kemble Street in a busy and prominent main road position in Prescot town centre.

Aspinall House

Main Entrance Hallway, six Office Suites, Ladies & Gents WCs, Kitchenette.

Eccleston House

Entrance Hallway, Large Office, Storage Room, six Consultancy Rooms, WC and Disabled WCs, Kitchen, Office.

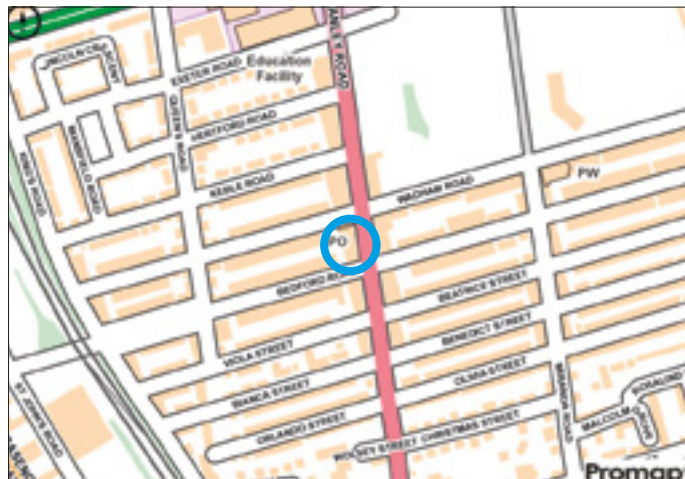


Outside Parking for several cars.

ASPINALL STREET	TYPE	LEASE START	LEASE END	ANNUAL RENT	SERVICE CHARGE
Eccleston House	Office	01.01.2009	01.01.2024	£19,000.00	£583.33 pcm
Suite 1, Prescot Business Centre	Serviced Office	01.11.2014	Rolling	£4,420.00	£18.00 p/w
Suite 2, Prescot Business Centre	Serviced Office	01.03.2014	Rolling	£3,120.00	£18.00 p/w
Suite 2a, Prescot Business Centre	Serviced Office	01.10.2018	31.03.2019	£624.00	£18.00 p/w
Suite 3, Prescot Business Centre	Serviced Office	01.05.2018	31.10.2018	£4,800.00	£18.00 p/w
Suite 3a, Prescot Business Centre	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable
Suite 4, Prescot Business Centre	Serviced Office	04.02.2013	Rolling	£3,120.00	£18.00 p/w
Suite 5, Prescot Business Centre	Serviced Office	01.12.2011	Rolling	£5,200.00	
Suite 6, Prescot Business Centre	Serviced Office	01.11.2018	30.04.2018	£2,000.00	£18.00 p/w
				£42,284.00	

LOT
38**51 Stanley Road, Bootle, Merseyside L20 7BZ**

*GUIDE PRICE £100,000+



Not to scale. For identification purposes only

- **A mixed use investment producing in excess of £15,000 per annum. Double glazing. Central heating. Electric roller shutters.**

Description A commercial investment opportunity currently fully let producing a rental income of in excess of £18,000 per annum. A three storey mixed use property comprising a ground floor retail unit together with two self-contained flats to the upper floors accessed via a separate entrance. The property benefits from double glazing, central heating and electric roller shutters.

Situated Fronting Stanley Road in a popular location within easy reach of local amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor Shop Main sales area, Office, two WCs. Kitchen

Basement Cellar not inspected

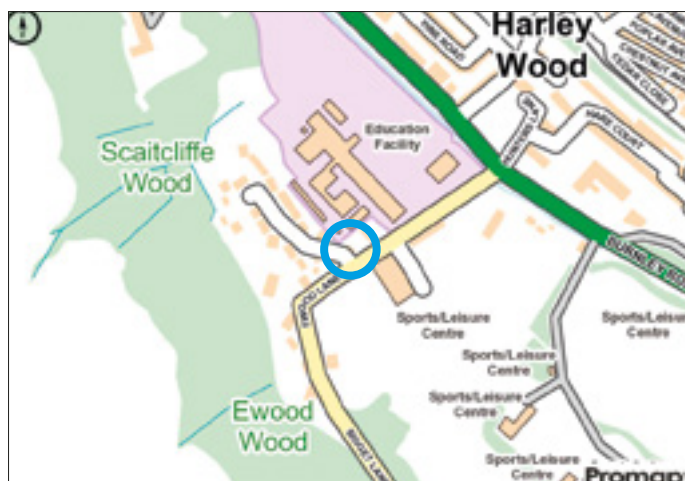
First Floor Flat 1 Lounge/Diner, Kitchen, two Bedrooms, Bathroom/WC.

Second Floor Flat 2 Lounge, Kitchen, three Bedrooms, Bathroom/WC

Outside Yard to the rear.

LOT
39**2a Fern Valley Chase, Todmorden, Lancashire OL14 7HB**

*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

- **A detached four bedroomed property. Double glazing. Internal garage. Gardens side and rear.**

Description A stone built detached property benefiting from double glazing, internal garage and gardens to the side and rear. The property has been vandalised and is in need of a full upgrade and refurbishment scheme and once upgraded would be suitable for occupation, investment or re-sale purposes. The property previously comprised four bedrooms however now only two rooms remain upstairs. The property is for sale to cash buyers only.

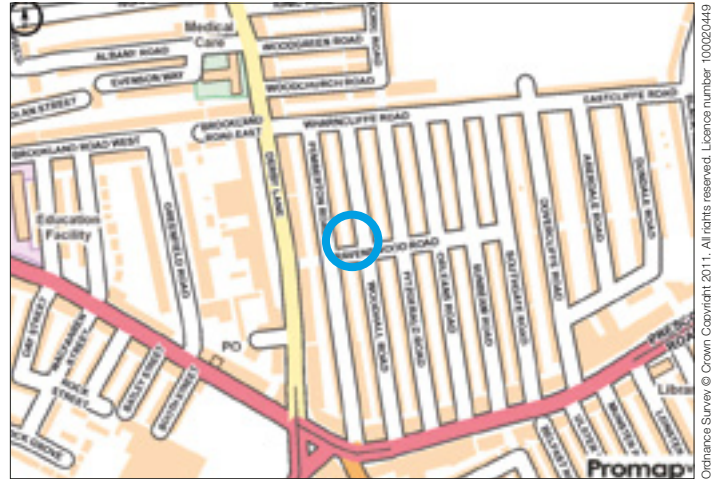
Situated Off Ewood Lane which in turn is off Burnley Road (A646) in a popular and well established residential location within close proximity to local shopping amenities, schooling and transport links.

Ground Floor Hall, Living Room (with access to garden terrace), Kitchen, Utility Room, WC (fittings removed), Internal Garage

First Floor Two rooms (previously four bedrooms (master with en-suite), family bathroom/WC)

Outside Gardens to side and rear.

EPC Rating C

LOT
40**63 Woodhall Road, Liverpool L13 3EF**
*GUIDE PRICE £62,000+

Not to scale. For identification purposes only

- **Residential investment producing £5,460 per annum. Double glazing.**

Description A three bedroomed mid terraced property let by way of a Regulated Tenancy producing a rental income of £5,460 per annum. The property benefits from double glazing. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated Off Prescot Road in the Heart of Old Swan and within walking distance to local amenities and Schooling and approximately 5 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Hall, Lounge, Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

LOT
41**48 Holmes Street, Liverpool L8 0RJ**
*GUIDE PRICE £50,000+

Not to scale. For identification purposes only

- **A residential investment producing £5,400 per annum. Double glazing. Central heating.**

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. The property has recently been refurbished and is currently let by way of an Assured Shorthold Tenancy agreement producing £6000.00 per annum.

Situated Off Smithdown Road in a popular residential location close to local amenities and approximately 4 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Vestibule, Lounge, Kitchen/Dining Room, Bathroom/WC.

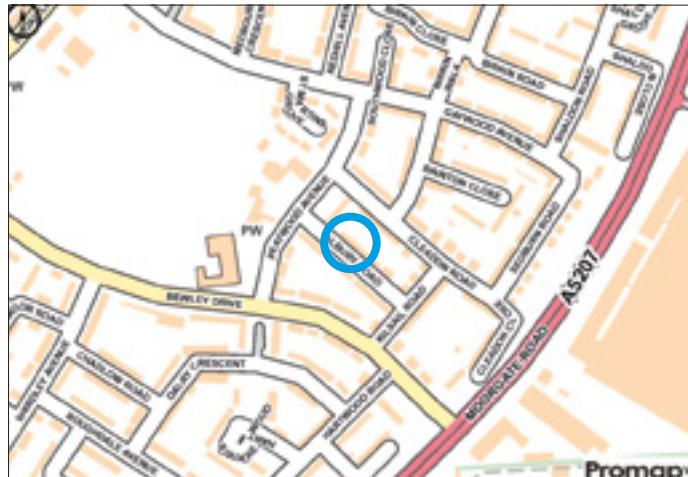
First Floor Two Bedrooms.

LOT

42

12 Albury Road, Southdene, Kirkby L32 7PP

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **A three bed middle town house. Majority double glazing. Central heating (the boiler will be refitted prior to completion). Gardens.**

Description A three bedroom middle town house benefiting from double glazing, central heating and gardens to the front and rear. The property would be suitable for investment purposes with a potential rent of approximately £6,600 per annum.

Situated Off Peatwood Avenue which in turn is off Bewley Drive in a popular residential location within close proximity to local amenities, schooling and transport links.

Outside Front and Rear Gardens.

Ground Floor Lounge/Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom, separate WC

LOT

43

Apt 305 Bereys Building, 33 George Street, Liverpool L3 9LU

*GUIDE PRICE £135,000+



Not to scale. For identification purposes only

- **Modern two bed duplex apt within a Grade II listed city centre building. Central heating. Intercom system.**

Description A spacious first floor two bedroomed duplex apartment within the Grade II listed Bereys Building. The property benefits from a secure intercom system and central heating. The property would be suitable for immediate occupation or investment purposes with a potential income in excess of £10,200 per annum.

Situated Off Tithebarn Street within close proximity to the cities amenities including the prime retail shopping locations, restaurants and access to the public transport network such as Moorfields inner city railway station approximately 0.2 miles east.

First Floor Entrance Hall, Open Plan Lounge/Kitchen/Diner, Bedroom

Mezzanine Floor Bedroom, Bathroom/WC

Ground Floor Communal Entrance.

LOT
44**61 Bigdale Drive, Kirkby, Liverpool L33 6XQ**
*GUIDE PRICE £45,000+

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- **A residential investment producing £5,940 per annum. Double glazing. Central heating.**

Description A three bedroom middle town house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,940 per annum.

Situated Off Brook Hey Drive in a popular residential location within a short walking distance from Kirkby town centre amenities, schooling and transport links.

Outside Rear Garden.

Ground Floor Kitchen, Lounge, Dining Room.

First Floor Three Bedrooms, Bathroom/WC.

LOT
45**66 Wendell Street, Liverpool L8 0RQ**
*GUIDE PRICE £50,000+

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- **A two bedroomed middle terrace property. Double glazing and central heating. Good order throughout.**

Description A two bedroomed middle terrace property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate investment purposes with a potential rental income of approximately £6,000.00 per annum.

Situated Off Smithdown Road in a popular and well established residential location within easy reach of local amenities, schooling and approximately 2 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Lounge, Open Plan Kitchen/Diner, Bathroom/WC.

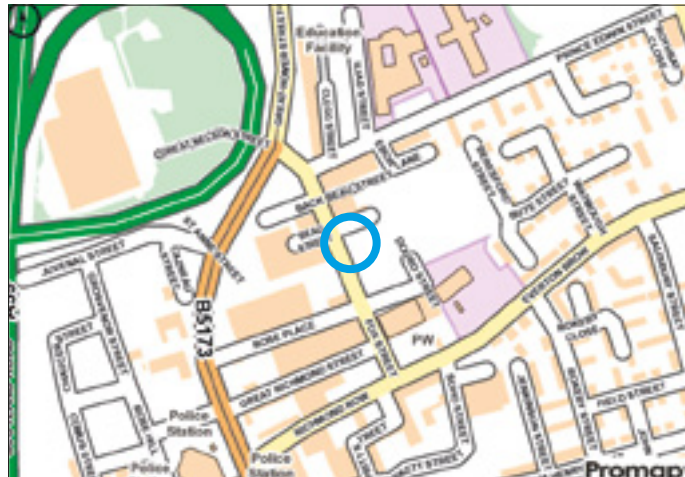
First Floor Two Bedrooms.

LOT

46

Apt 312, Fox Street Village, 30 Fox Street, Liverpool L3 3BQ

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

- **A residential investment property producing £5,495 per annum. Double glazing. Electric heating.**

Description A fully furnished third floor studio apartment currently let by way of an Assured Shorthold Tenancy producing approximately £5,495 per annum. The property benefits from double glazing, electric heating, CCTV and a secure intercom entry system.

Situated In Fox Street village close to the newly developed Great Homer Street area and within walking distance to John Moores University. Liverpool city centre is approximately 1 mile away.

Third Floor Studio Open Plan Lounge/Kitchen/Diner/Bedroom, Shower Room/WC.

Outside Communal Gardens

Joint Agent
Entwistle Green



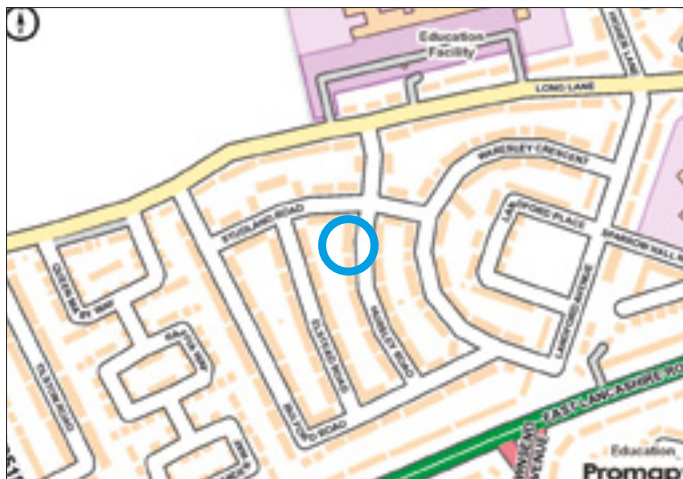
Ground Floor Communal Entrance Hall, Communal Lounge Area, Gym

LOT

47

55 Hursley Road, Liverpool L9 6BG

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **A three bedroomed mid town house. Double glazing. Central heating. Driveway.**

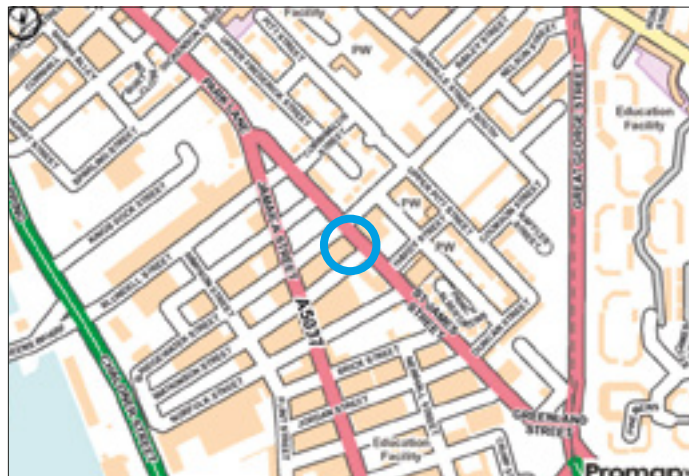
Description A vacant three bedroomed mid-town house benefiting from double glazing, central heating, driveway and rear garden. The property would be suitable for immediate investment purposes with a potential rental income of approximately £6,000.00 per annum.

Situated Off Sudland Road in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 5 miles from Liverpool city centre.

First Floor Three Bedrooms.

Outside Driveway, Garden.

Ground Floor Hall, Lounge, Kitchen, Bathroom/WC.

LOT
48**30 Libertas Studios, 48 St. James Street, Liverpool L1 0AB*****GUIDE PRICE £35,000+**

Not to scale. For identification purposes only

- **A residential investment producing £6,448.00 per annum. Double glazing. Electric heating.**

Description A fully furnished fourth floor corner studio apartment currently let by way of an Assured Shorthold Tenancy producing approximately £6,448.00 per annum. The property benefits from double glazing, electric heating and a secure intercom entry system.

Situated On the South Aspect corner of St. James Street, in the popular Baltic Triangle area of the city with views of Liverpool Cathedral and within walking distance to Liverpool city centre amenities.

Ground Floor Main Entrance, Hallway, Stairs & Lift.

Fourth Floor Studio Open Plan Lounge/Kitchen/Bedroom/Study Area, Shower Room/WC.

Basement Communal lounge, Games Room, Mini Gym, Laundry Room, Bike space.

LOT
49**Flats 1 & 2, 39 Crompton Road, Handsworth, Birmingham B20 3QD*****GUIDE PRICE £122,000+**

Not to scale. For identification purposes only

- **A middle terrace property converted to provide two self contained flats. Central heating.**

Description A two storey middle terrace property which has been converted to provide two self-contained flats (1 x 1 bedroom and 1 x 2 bedroom). Following repair and modernisation the property would be suitable for investment purposes and benefits from central heating.

Situated Off Church Hill Road in a popular and well established residential location within close proximity to local amenities and schooling.

First Floor Flat Reception Room, Kitchen, two Bedrooms, Bathroom/WC

Outside Front Elevated Forecourt and Rear Garden.

Ground Floor Flat Reception Room, Kitchen, Bathroom/WC, Bedroom.

EPC Rating D.

LOT

50

Hesketh House, Old Mill Lane, Liverpool L15 8LN

*GUIDE PRICE £450,000+



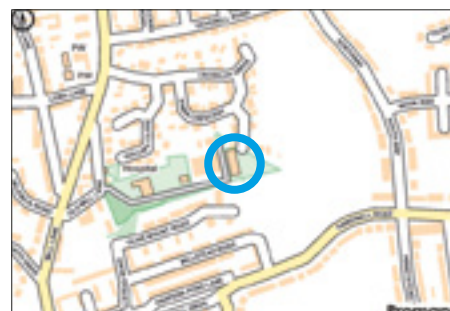
- **Redevelopment/conversion opportunity.**

Description A redevelopment/conversion opportunity comprising a substantial single storey 14 bed former specialist care home sat on a good sized plot. The benefits from double glazing, central heating, right of access road, communal parking and a large rear garden. The vendor has confirmed after a number of conversations with the local council it has been mentioned that they would favour a possible residential development on the site. Potential purchasers should make their own enquiries. Olive Mount has recently been sold and will therefore be redeveloped in the very near future.

Situated At the end of a private road off Old Mill Lane in a densely popular and well established location within close proximity to Picton Close Tower on the High Street, schooling, transport links and approximately 4 miles from Liverpool city centre.

Ground Floor 14 Bedrooms, Kitchen, Dining Room, Staff Room, Reception Area, Lounge, Office, Laundry, Bathroom and WCs.

Outside Driveway, Parking and Rear Garden.



Not to scale. For identification purposes only

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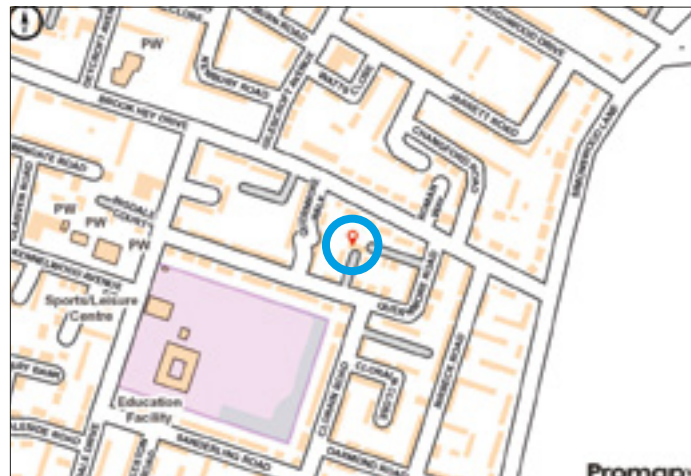
LOT
51**37 Quernmore Road, Kirkby L33 6UZ**

*GUIDE PRICE £50,000+



- **A residential investment currently producing £5,940 per annum. Double glazing. Central heating.**

Description A three bedroom middle town house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,940 per annum.



Not to scale. For identification purposes only

Situated Off Brook Hey Drive in a popular residential location within a short walking distance from Kirkby town centre amenities, schooling and transport links.

Outside Gardens

Ground Floor Lounge, Kitchen, Parlour.

First Floor Three Bedrooms, Bathroom/WC

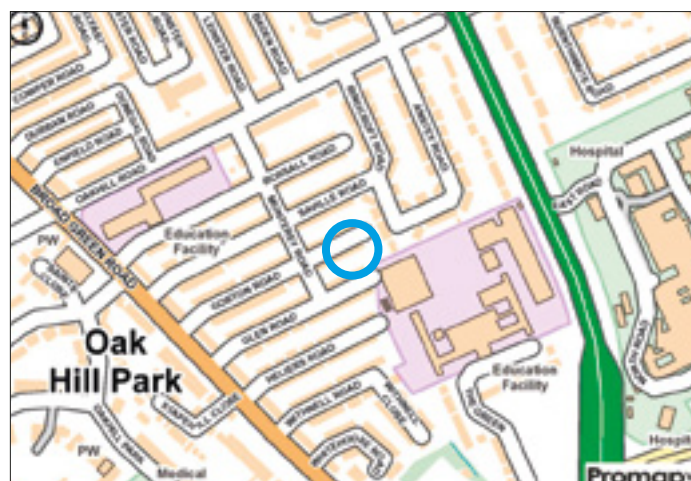
LOT
52**56 Gorton Road, Liverpool L13 4DQ**

*GUIDE PRICE £70,000+



- **Residential investment producing £7,800 per annum. Double glazing. Central heating.**

Description A three bedroomed mid terraced property let by way of an Assured Tenancy producing a rental income of £7,800 per annum. The property benefits from double glazing and central heating. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.



Not to scale. For identification purposes only

Situated Off Broadgreen Road in an established and popular residential location within walking distance to the popular Old Swan Shopping Parade, Schooling and approximately 3 miles from Liverpool city centre.

Outside Yard to the rear.

EPC Rating D

Ground Floor Lounge, Kitchen

First Floor Three Bedrooms, Bathroom/WC

LOT
53**27a Egremont Promenade, Wallasey, Merseyside CH44 8BG*****GUIDE PRICE £33,000+**

Not to scale. For identification purposes only

- **A one bed top floor flat. Double glazing. Electric heating.**

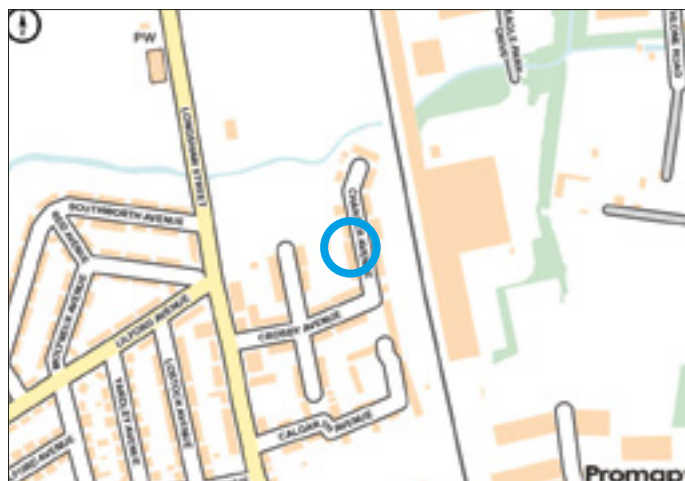
Description A vacant one bedroomed top floor flat within a semi-detached house and would be suitable for occupation or investment purposes. The property benefits from double glazing and electric heating and has a potential rental income of approximately £5400.00 per annum.

Situated Fronting Egremont Parade and accessed via Kingslake Road in a popular and well established location with fantastic views overlooking the River Mersey and within close proximity to local shopping amenities, schooling and transport links.

Second Floor Flat Hall, Lounge, Bedroom, Bathroom/WC, Kitchen/Diner.

Note The decking belongs to Number 27 and not 27A.

Ground Floor Main Entrance Hallway.

LOT
54**22 Charter Avenue, Warrington WA5 0DJ*****GUIDE PRICE £55,000+**

Not to scale. For identification purposes only

- **Residential investment producing £4,687.28 per annum. Double glazing. Central heating.**

Description A three bedroomed mid terraced property let by way of a Regulated Tenancy producing a rental income of £4687.28. The property benefits from double glazing and central heating. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated Off Crosby Avenue in a popular and well established residential location close to local amenities and approximately 2 miles from Warrington town centre.

Outside Yard to the rear.

EPC Rating D

Ground Floor Living Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

LOT
55**62/62a/64/64a New Chester Road, Wirral CH62 5AD*****GUIDE PRICE £175,000+**

- **A commercial investment producing £24,000 per annum. Double glazing. Electric heating. Roller shutters.**

Description A commercial investment opportunity currently producing £24,000 per annum. The property comprises two ground floor retail units together with two two-bedroomed self-contained flats to the first and second floors accessed via a separate front entrance. The properties benefit from double glazing, electric heating and roller shutters.

Situated Fronting New Chester Road on a busy shopping parade in New Ferry town centre where a number of national retailers are situated.

62 New Chester Road (Cloud 9/Suntastic)
Ground Floor Main sales area, Kitchen, WC, three sunbed stations.

64 New Chester Road (The Secret Salon)
Ground Floor Main sales area, Treatment Room, Rear room, Kitchen, WC.

62a New Chester Road
First Floor Lounge/Diner, Kitchen, Bathroom/WC. Second Floor

Second Floor Two Bedrooms.

64a New Chester Road
First Floor Hall, Lounge, Kitchen, Bathroom/WC.

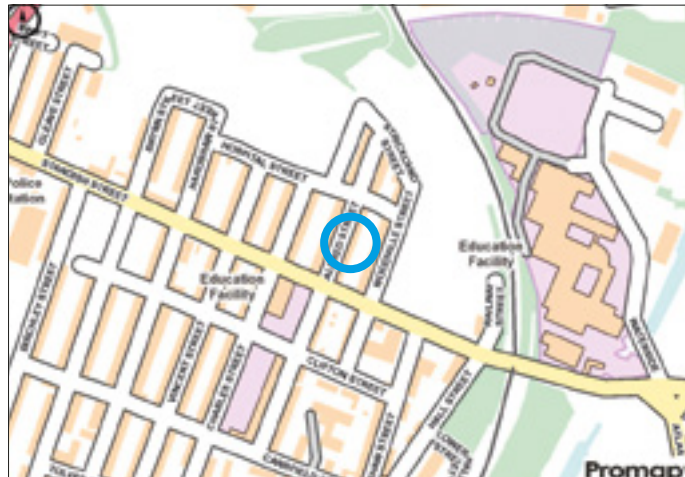
Second Floor Two Bedrooms.

Outside Yard to the rear



Not to scale. For identification purposes only

UNIT	INCOME	AGREEMENT
62 (Cloud 9/Suntastic)	£6,000 p/a	5 year lease from 1/11/18
62a (flat)	£5,400 p/a	AST 6 months from 19/5/18
64 (The Secret Salon)	£7,200 p/a	1 year lease from 2/8/18
64a (flat)	£5,400 p/a	AST 6 months from 19/5/18
TOTAL	£24,000 P/A	

LOT
56**102 Alfred Street, St. Helens, Merseyside WA10 1LR*****GUIDE PRICE £55,000+**

Not to scale. For identification purposes only

- **Residential investment producing £5,400 per annum. Double glazing. Central heating.**

Description A two bedroomed middle terrace property which benefits from double glazing and central heating. The property is in good order throughout and is currently let by way of an Assured Shorthold Tenancy at a rental of £5,400.00 per annum.

Situated Off Standish Street in a popular and well established residential location within close proximity to local shopping amenities, schooling and transport links.

First Floor Two Bedrooms.

Outside Rear Yard.

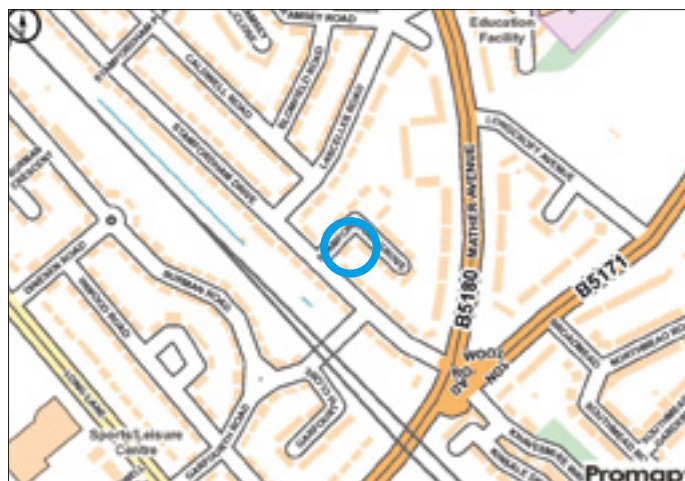
Joint Agent
Entwistle Green



Ground Floor Lounge, Dining Room, Kitchen, Bathroom/WC

LOT
57

LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

4 Stamfordham Grove, Liverpool L19 6PT***GUIDE PRICE £90,000+**

Not to scale. For identification purposes only

- **A three bedroomed semi detached property. Double glazing. Detached garage and gardens.**

Description A vacant three bedroomed semi-detached property benefiting from double glazing, gardens to the front, side and rear and a detached garage. Following modernisation the property would be suitable for occupation, re-sale or investment purposes.

Situated Off Stamfordham Drive which in turn is off Mather Avenue in a popular and well established residential location within easy reach of Garston Village, schooling and approximately 5 miles South of Liverpool city centre.

First Floor Three Bedrooms, Bathroom, Separate WC.

Outside Gardens Front, Side & Rear and Garage.

Ground Floor Porch Entrance, Hallway, Lounge, Dining Room, Kitchen, Cloakroom.

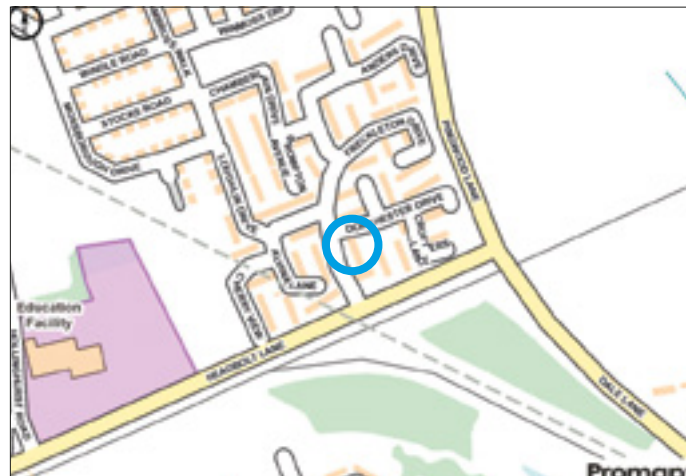
LOT
58**6 Glendale Grove, Kirkby, Liverpool L33 1RB**

*GUIDE PRICE £45,000+



- **A residential investment producing £5,700 per annum. Double glazing. Central heating. Gardens.**

Description A two bedroomed mid-town house currently let by way of an Assured Shorthold Tenancy producing £5700.00 per annum. The property benefits from double glazing, central heating, gardens and off road parking to the rear.



Not to scale. For identification purposes only

Situated off Dorchester Drive which in turn is off Pingwood Lane in an established residential location within close proximity to Kirkby town centre.

Outside Gardens and Gated Drive to rear.

Ground Floor Porch Entrance, Living Room, Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

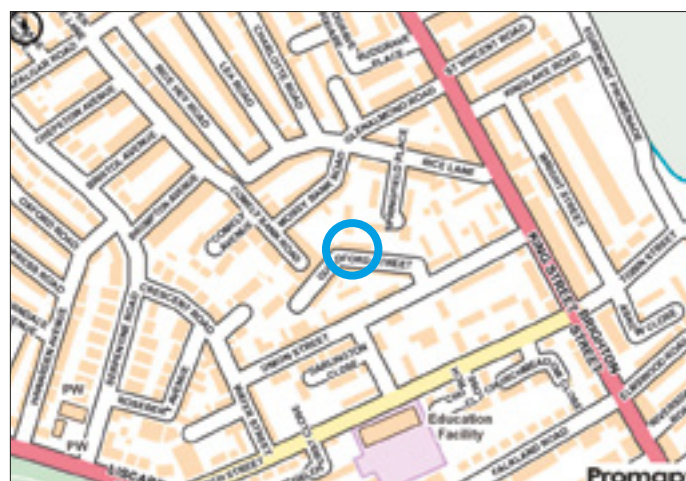
LOT
59**34 Guildford Street, Wallasey, Merseyside CH44 0BR**

*GUIDE PRICE £50,000+



- **Two bed semi detached. Double glazing. Central heating.**

Description A two bedroomed semi-detached property benefiting from double glazing and central heating. The property has recently been refurbished and would be suitable for immediate investment purposes. This property has previously been let at a rental of £5940 per annum.



Not to scale. For identification purposes only

Situated Off Union Street which in turn is off King Street (A554) within close proximity to local amenities and schooling.

Ground Floor Lounge, Kitchen, Bathroom/WC.

First Floor Two Bedrooms.

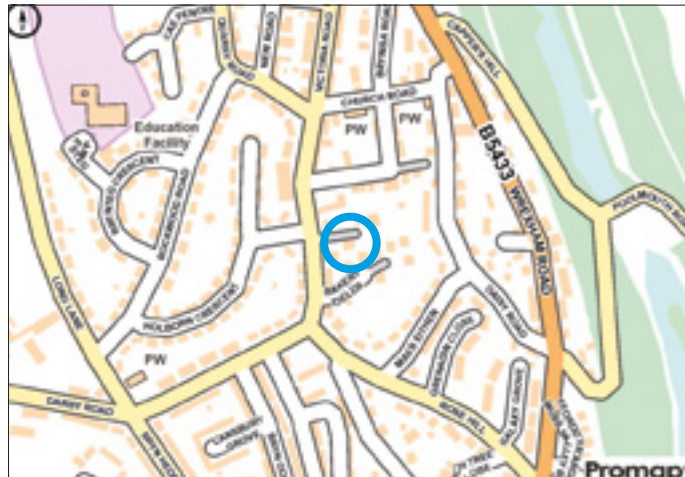
Outside Rear yard.

LOT

60

Fairview, Victoria Road, Brynteg, Wrexham, Clwyd LL11 6NL

*GUIDE PRICE £90,000+



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Not to scale. For identification purposes only

- A four bedroomed detached bungalow.

Description A good sized four bedroomed detached bungalow in need of modernisation. The property is set on a good sized plot and offers the potential for extension or redevelopment, subject to gaining the necessary consents.

Situated Off Wrexham Road in a popular and well established residential location close to local amenities and schooling and approximately 2.5 miles from Wrexham town centre.

Outside Gardens and parking for four vehicles.

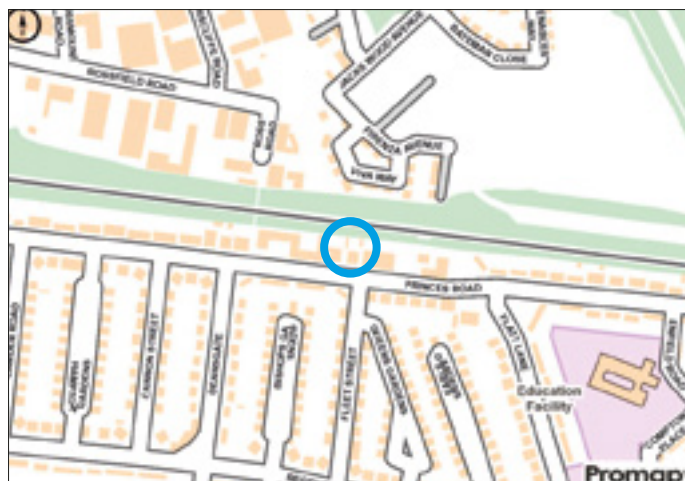
Ground Floor Entrance Hall, Living Room/Dining Room, Kitchen, Utility Room, Four Bedrooms, Bathroom/WC

LOT

61

186 Princes Road, Ellesmere Port CH65 8EP

*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

- A vacant mixed use property. Double glazing. Central heating. Rear garden. Off road parking.

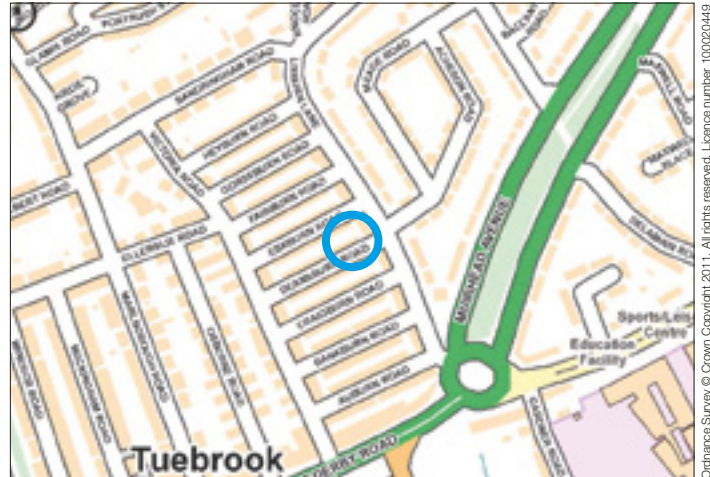
Description A mixed use property comprising a ground floor retail/office unit together with a one bedroomed self-contained flat to the first floor which is accessed via a separate side entrance. The property benefits from double glazing, central heating, a rear garden and off road parking. The property is in good order throughout and would be suitable for investment purposes with a potential rental income on excess of £13,000 per annum.

Situated Fronting Princes Road in a popular location close to local amenities and Ellesmere Port town centre.

First Floor Flat Lounge (4.77m × 2.94m), Kitchen (3.27m × 2.26m), Bedroom (4.37m × 3.35m), Bathroom/WC (3.07m × 1.55m).

Ground Floor Retail/Office Unit Main sale area (10.15m × 6.90m), Kitchen (3.20m × 1.90m), WC (1.73m × 1.57m). Flat entrance, Hallway.

Outside Rear garden, off road parking.

LOT
62**29 Deansburn Road, Tuebrook, Liverpool L13 8BW**
*GUIDE PRICE £75,000+

Not to scale. For identification purposes only

- **A three bed mid terrace property. Double glazing. Central heating. Good order throughout.**

Description A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate occupation, re-sale or investment purposes. The potential rental income is approximately £7200.00 per annum.

Situated Off Victoria Road and Lisburn Lane which in turn is off West Derby Road (A5049) in a popular and well established location within close proximity to local amenities, Newsham Park, Schooling and approximately 4 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC.

Outside Yard to Rear.

Joint Agent
Entwistle Green



Ground Floor Entrance Hall, Lounge, Dining Room, Kitchen.

LOT
63**3 Sedley Street, Liverpool L6 5AE**
*GUIDE PRICE £35,000+

Not to scale. For identification purposes only

- **Two bed mid terrace. Central heating.**

Description A two bedroomed middle terraced property benefiting from central heating (however some of the pipes have been removed). Following modernisation the property would be suitable for investment purposes. The potential rental income when let is approximately £5400.00 per annum.

Situated off Breck Road in an established and popular residential location within close proximity to local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

First Floor Two Bedrooms.

Outside Yard to rear.

Ground Floor Through Living Room/Dining Room, Kitchen, Bathroom/WC

LOT

64

5 New Ferry Road, Wirral, Merseyside CH62 1BQ

*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

- **Vacant commercial. Roller shutters.**

Description A vacant two storey middle terraced property comprising a ground floor retail unit together with ancillary accommodation above. The property benefits from steel roller shutters. The property would be suitable for a number of uses, including residential conversion, subject to any necessary consents.

Situated Fronting New Ferry Road which is off New Chester Road close to local amenities, Schooling and transport links.

Ground Floor Main sales area, Kitchen.

First Floor Office space.

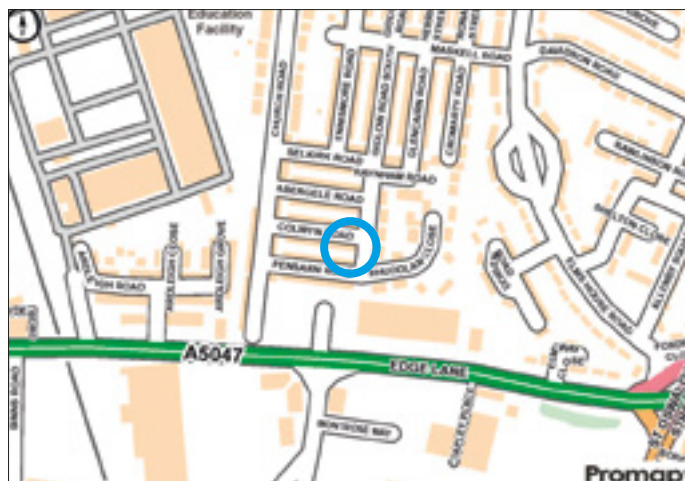
Outside Rear yard.

LOT

65

26 Colwyn Road, Liverpool L13 2BJ

*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

- **Residential investment producing £5,148 per annum. Double glazing. Central heating.**

Description A three bedroomed mid terraced property let by way of a Regulated Tenancy producing a rental income of £5,148 per annum. The property benefits from double glazing and central heating. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated Off Church Road within in close proximity to Edge lane amenities, schooling, transport links and approximately 4 miles from Liverpool city centre.

Outside Yard to the rear.

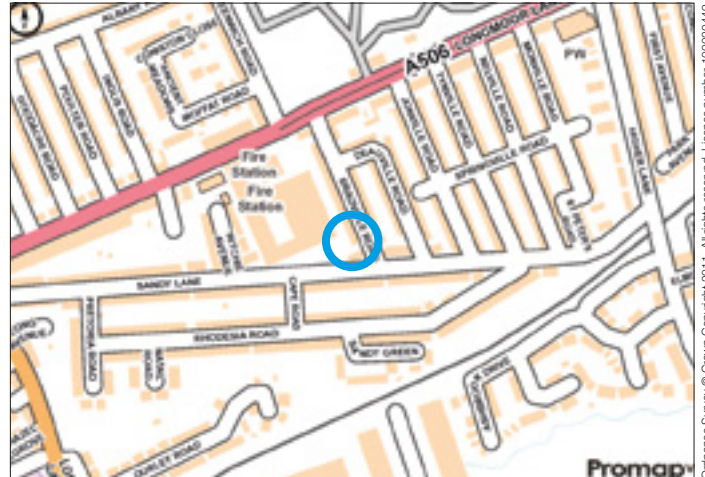
EPC Rating D

Ground Floor Hall, two Reception Rooms, Kitchen

First Floor Three Bedrooms, Bathroom/WC

LOT
66**42 Bradville Road, Liverpool L9 9BH**

*GUIDE PRICE £68,000+



Not to scale. For identification purposes only

- **Residential investment producing £5339.88 per annum. Double glazing.**

Description A three bedroomed end of terrace property let by way of a Regulated Tenancy producing a rental income of £5,339.88 per annum. The property benefits from double glazing. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated Off Sandy Lane which is in turn off Longmoor Lane in a popular and well established residential location within easy reach of Walton Vale amenities, schooling and approximately 5 miles away from Liverpool city centre.

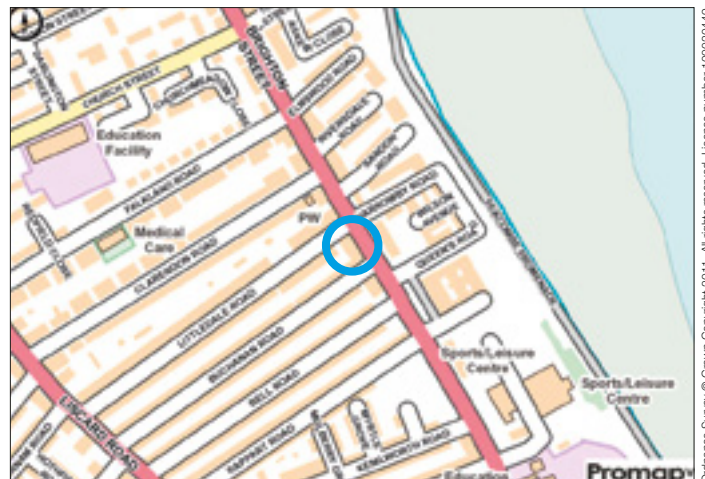
First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear.

Ground Floor Lounge, Kitchen

LOT
67**143 Brighton Street, Wallasey, Merseyside CH44 8DT**

*GUIDE PRICE £27,000+



Not to scale. For identification purposes only

- **Development opportunity.**

Description A three storey middle terraced mixed use property which formerly comprised of a ground floor retail unit together with accommodation above. The property has been stripped and is back to bear brick. Planning permission has been granted to convert into three self-contained flats (two one-bed and one two-bed). Following the conversion the property would be suitable for investment purposes with a potential rental income of approximately £15,540 per annum Planning Ref: APP/16/00996

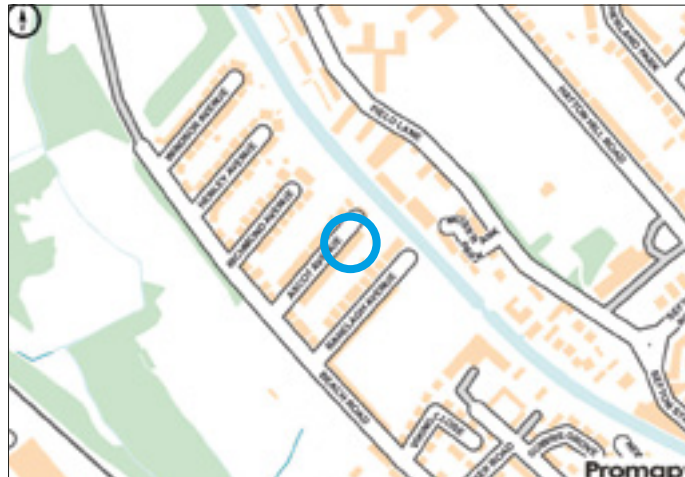
Situated Fronting Brighton street (A554) within close proximity to local amenities and schooling. Approximately 2.5 miles from Birkenhead town centre.

Outside Yard to the rear

Ground Floor Two/three Rooms

First Floor Not inspected

Second Floor Not inspected

LOT
68**30 Ascot Avenue, Liverpool L21 2PS*****GUIDE PRICE £70,000–£80,000**

Not to scale. For identification purposes only

- **A three bed semi detached. Double glazing and central heating. Gardens and driveway.**

Description A three bedroomed semi-detached property benefiting from double glazing, central heating, front and rear gardens and a driveway. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £6,000.00 per annum.

Situated Off Beach Road in a popular residential location within close proximity to local amenities, schooling and approximately 6 miles from Liverpool city centre.

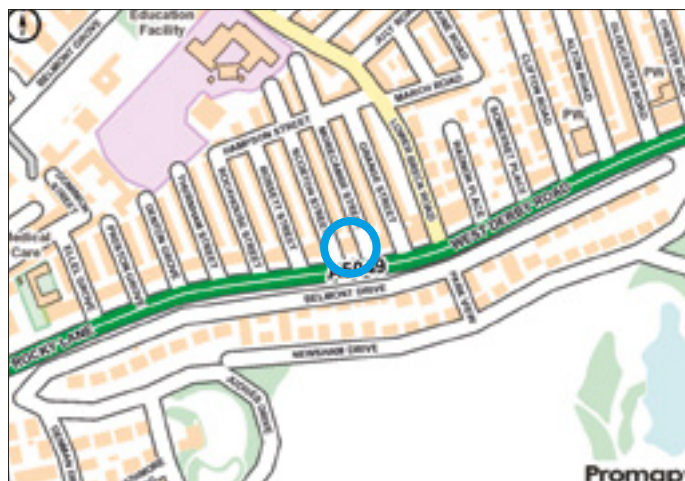
Ground Floor Hall, Lounge, Kitchen/Diner, Bathroom/WC

First Floor Three Bedrooms.

Outside Front and Rear Gardens, Driveway.

EPC Rating D

Joint Agent
Entwistle Green

LOT
69**93 Rocky Lane, Anfield, Liverpool L6 4BB*****GUIDE PRICE £65,000+**

Not to scale. For identification purposes only

- **A mixed use property with separate workshop. Double glazing and central heating. Roller shutters.**

Description A three storey mixed use property comprising a ground floor retail unit together with a two bedroomed self-contained flat to the first and second floors, accessed via a separate front entrance. The property also benefits from a separate workshop to the rear of the property. The property benefits from double glazing, central heating and electric roller shutters. The property would be suitable for a number of uses subject to any necessary consents and when fully let the potential rental income is approximately £10,000 per annum.

Situated Fronting Rocky Lane in a popular and well established residential location within close proximity to local amenities, Newsham Park and approximately 2 miles from Liverpool city centre.

Basement Cellar not inspected.

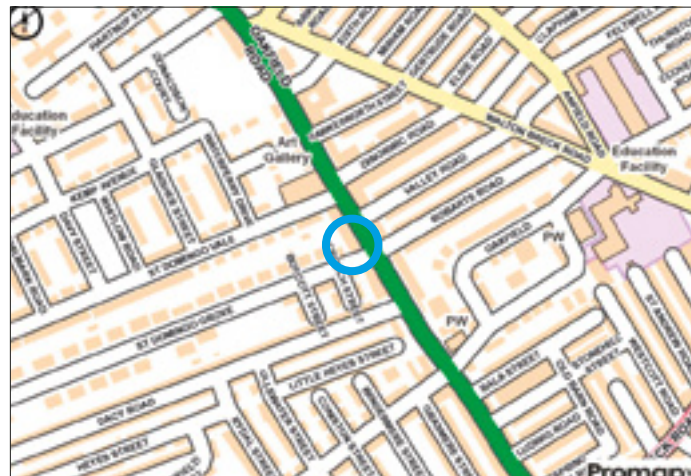
Ground Floor Shop Main sales area, Rear room, Kitchen, WC.

First Floor Flat Lounge, Kitchen, Bathroom/WC with walk-in shower.

Second Floor Two Bedrooms.

Outside Workshop One room, WC. Yard to the rear.

EPC Rating Shop G

LOT
70**109 Oakfield Road, Walton, Liverpool L4 0UE*****GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

- **A middle terrace property converted to provide two self contained flats. Double glazing. Central heating.**

Description A three storey middle terrace property which has been converted to provide two self-contained flats (1 x 1 bed and 1 x 3 bed). The property benefits from double glazing and central heating and following modernisation would be suitable for investment purposes with a potential income of approximately £11,000 per annum.

Situated Fronting Oakfield Road between Walton Breck Road and Breck Road within close proximity to local amenities, Liverpool Football Club, Stanley Park and within boundary of 260m regeneration plan. Approximately 3 miles from Liverpool city centre.

Basement Not inspected.

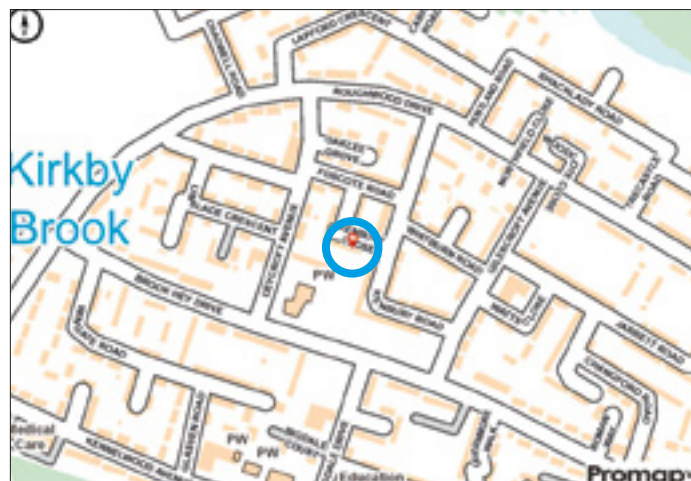
Ground Floor Main Entrance Hallway.

Flat 1 Hall, Lounge, Bedrooms, Kitchen/Diner, Shower/WC.

First Floor Flat 2 Lounge, Kitchen/Diner, Bedroom.

Second Floor Two Bedrooms, Bathroom/WC.

Outside Rear Yard.

LOT
71**3 Kenbury Close, Kirkby, Liverpool L33 9TR*****GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

- **A residential investment producing £5,940 per annum. Double glazing. Central heating. Gardens.**

Description A three bedroomed mid-town house property currently let by way of an Assured Shorthold Tenancy producing a rental income of £5940.00 per annum. The property benefits from double glazing, central heating, wooden floors, gardens and off road parking.

Situated Off Roughwood Drive off Simonswood Lane in an established and popular residential location within close proximity to Kirkby town centre.

Ground Floor Lounge, Kitchen/Diner

First Floor Three Bedrooms, Bathroom/WC

Outside Gardens front and rear

LOT
72**Sutton Grange, Parvey Lane, Sutton, Macclesfield SK11 0HX*****GUIDE PRICE £990,000+**

- **A six bedroomed semi-detached property sat on 3 acres of land.**

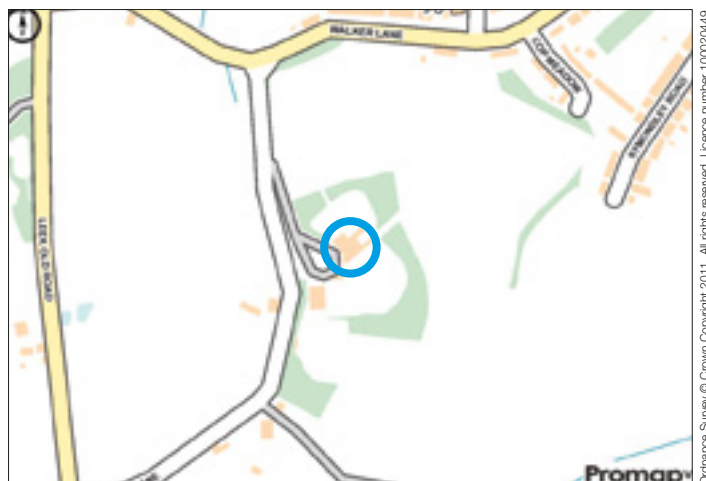
Description An impressive six bedroomed Georgian style country home with grounds over three acres. The property is approached by a driveway with gates leading to parking with a detached garage. The property benefits from central heating, swimming pool, landscaped gardens, a "secret courtyard", and tennis courts. Following some refurbishment works the property would be suitable for occupation and would make a fantastic family home.

Situated On the most desirable road in Sutton, a small village with shopping facilities and schooling. The property is a short distance from Macclesfield town centre.

Ground Floor Porch, Entrance Hall, Lobby, Study, two WCs, Drawing Room, Dining Room, Lounge, Kitchen Diner, Utility, Swimming Pool, Plant Room.

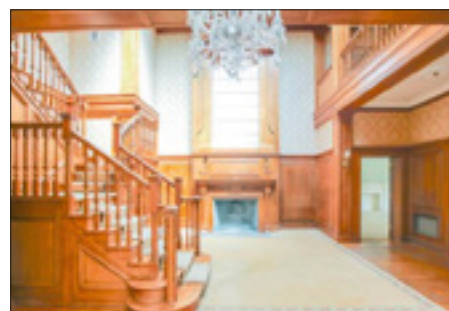
First Floor Landing, two Bedrooms with En-Suites, one Bedroom with Dressing Room, three Bedrooms, Bathroom/WC.

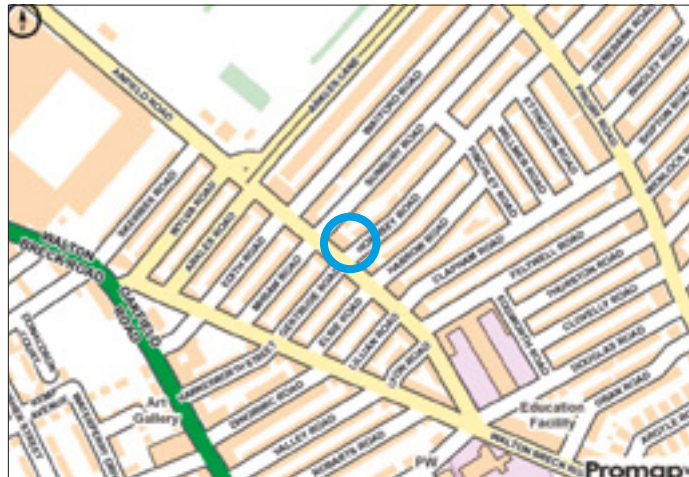
Outside Double garage, gardens, pond, tennis courts.



Not to scale. For identification purposes only

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LOT
73**95 & 95a Anfield Road, Liverpool L4 0TJ*****GUIDE PRICE £100,000+**

Not to scale. For identification purposes only

- **Part-let mixed use investment producing £7,680 per annum. Double glazing. Central heating. Electric roller shutters.**

Description A three storey end terraced property comprising a ground floor retail unit together with 3 self-contained flats above (1 x 1 bed, 1 x 2 bed and 1 x 3 bed, all accessed via a separate side entrance). The property benefits from double glazing, central heating and electric roller shutters. The ground floor is currently let as a beauty salon 'The Pamper Box' producing a rental income of £4,680 per annum. One of the flats are currently let on informal terms producing £3,000.00 per annum. The potential rental income once fully let is excess of £17,000 per annum.

Situated Fronting Anfield Road within close proximity to local amenities and Liverpool Football Club and approximately 2 miles from Liverpool city centre.

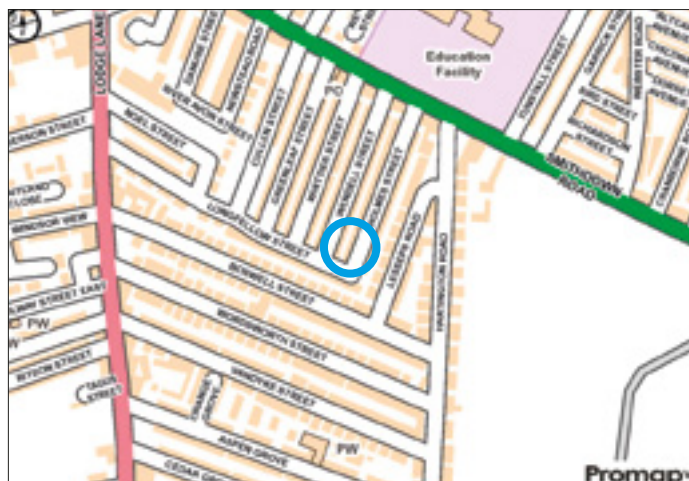
Ground Floor Retail Unit Main Sales area, Kitchenette, WC Approximately 53.4 sq m (575 sq ft)

Ground Floor Flat 1 Hall, Open plan Lounge/Kitchen, Bedroom, Shower room/WC

First Floor Flat 2 Hall, Lounge, Kitchen, three Bedrooms, Bathroom/WC

Second Floor Flat 3 Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC

Outside Yard to the rear.

LOT
74**74 Holmes Street, Liverpool L8 0RJ*****GUIDE PRICE £50,000+**

Not to scale. For identification purposes only

- **A residential investment producing £6,000 per annum. Double glazing. Central heating.**

Description A two bedroomed middle terrace property benefiting from double glazing and central heating. The property has recently been refurbished and is currently let by way of an Assured Shorthold Tenancy agreement producing £6000.00 per annum.

Situated Off Smithdown Road in a popular and well established residential location within easy reach of local amenities, schooling and approximately 2 miles from Liverpool city centre.

Ground Floor Lounge, Kitchen/Diner, Bathroom/WC.

First Floor Two Bedrooms

Outside Yard to the rear.

LOT

75

552/556 Prescot Road, Old Swan, Liverpool L13 3DE

*GUIDE PRICE £190,000+



- **Prominent Freehold Retail investment.**
- **Let to The Towel Rail Limited until March 2023 at a 5 Year FRI lease commencing 25 March 2018 until 24 March 2023. £18,000 per annum.**
- **Total current rent reserved £18,000 per annum.**
- **Tenure – Freehold.**
- **Asset Management Opportunities.**
- **Income producing.**
- **Upon vacant possession residential conversion opportunities for the upper parts may be possible, subject to any consents.**

Situated Old Swan is a popular suburb of Liverpool located approximately 4 miles east of the city centre. The property occupies a prominent position fronting Prescot Road (A57) one of the main arterial routes linking the city centre to the M62 motorway. Nearby occupiers include Tesco, HSBC, Boots, Greggs and a number of local traders

Description

Ground Floor Sales area, rear store.

First Floor Front office, rear storage, kitchen, WCs.

Second Floor Ancillary storage.

Outside Rear yard.

VAT

VAT is applicable on this lot.

Tenancy

The property is let by way of a new 5 year lease from and including 25th March 2018, expiring on 24th March 2023, to The Towel Rail Ltd t/a The Linen Warehouse. Rent payable is £18,000 per annum. The lease is drafted on FRI terms. Towel Rail Ltd is a family run business formed in 1933 with over 30 stores in the UK. For the year ended 31 March 2018 Towel Rail Ltd reported a turnover of £10.4 million, and a pre tax profit of £196,937 (source: Companies House 16 Nov 2018)

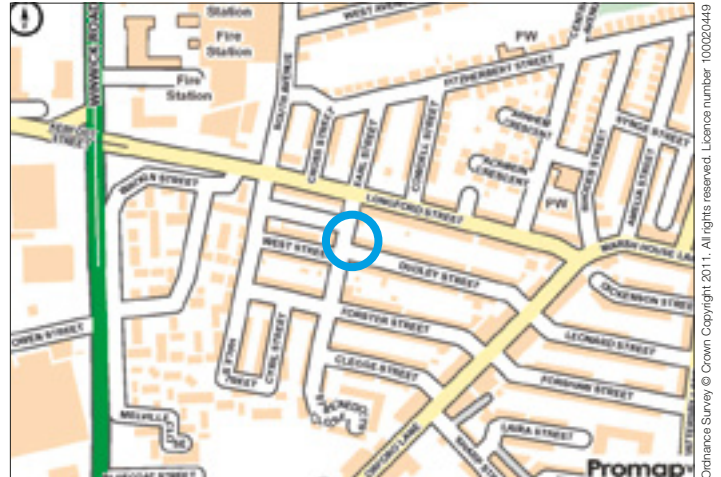


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LOT
76**81 Dudley Street, Warrington WA2 7BQ**

*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

- **Residential investment producing £6,300 per annum. Double glazing. Central heating.**

Description A three bedroomed end of terrace property currently let to a long term tenant by way of an Assured Shorthold Tenancy producing a rental income of £6,300 per annum. The property benefits from double glazing and central heating.

Situated Off Orford Lane in a popular and well established residential location close to local amenities and approximately 2 miles from Warrington town centre.

Outside Yard to the rear.

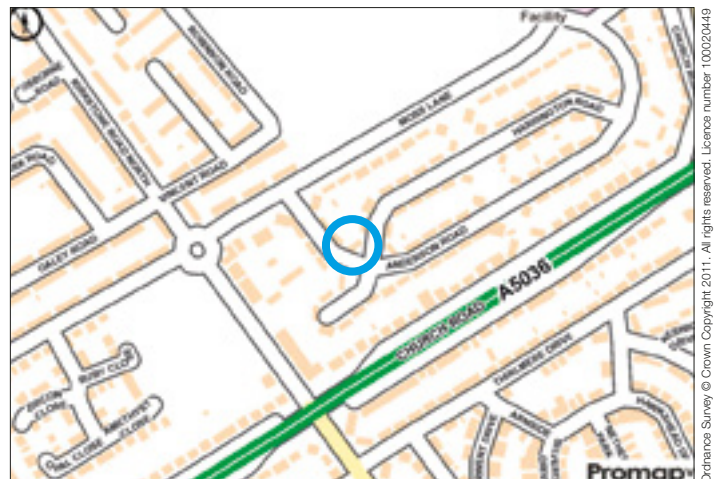
EPC Rating D

Ground Floor Living Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

LOT
77**10 Anderson Road, Liverpool L21 7ND**

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **A residential investment producing £5,940 per annum. Double glazing. Central heating. Gardens.**

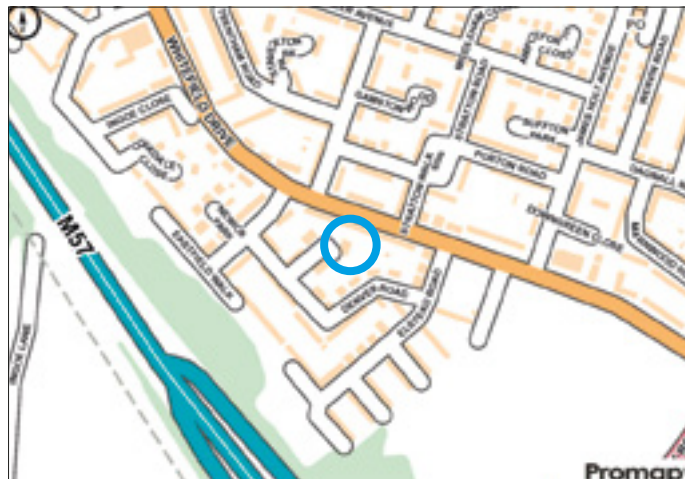
Description A three bedroomed semi-detached property benefiting from double glazing, central heating and gardens to the front and rear. The property is currently let by way of an Assured Shorthold Tenancy producing £5,940 per annum.

Situated Off Moss Lane in an established residential location within close proximity to local amenities. Approximately 6 miles from Liverpool city centre.

Outside Front and Rear gardens.

Ground Floor Hall, Lounge, Dining Room/Kitchen

First Floor Three Bedrooms, Bathroom/WC

LOT
78**Flat 4 Denver Park, Denver Road, Liverpool L32 4RZ*****GUIDE PRICE £25,000+**

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- **Residential investment producing £5,040 per annum. Double glazing. Central heating.**

Description A modern two bedroom first floor apartment currently let by way of an Assured Shorthold Tenancy at a rental of £5,040 per annum. The property benefits from double glazing, central heating, communal gardens and parking. Please note the tenant is not to be disturbed in any way.

Not to scale. For identification purposes only

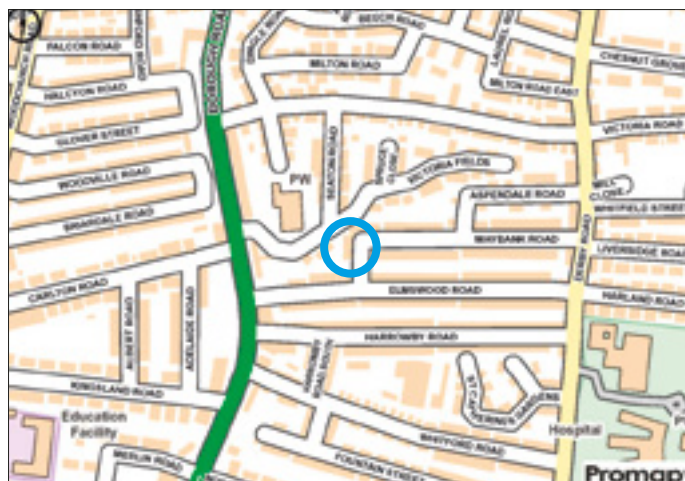
Situated Off Eastfield Walk within close proximity to local amenities, schooling and transport links. Approximately 7.5 miles from Liverpool city centre.

Outside Communal Parking and Gardens.

EPC Rating C

Ground Floor Main Entrance Hallway.

First Floor Hall, Open Plan Lounge/Kitchen, two Bedrooms, Bathroom/WC

LOT
79**94 Maybank Road, Tranmere, Birkenhead CH42 7HQ*****GUIDE PRICE £50,000+**

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- **Residential investment producing £6,180 per annum. Double glazing. Central heating.**

Description A two-/three-bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £6,180 per annum.

Not to scale. For identification purposes only

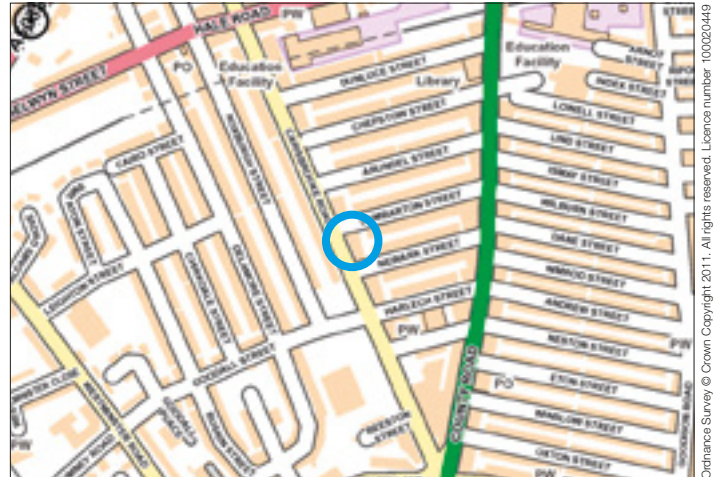
Situated Off Elmswood Road which in turn is off Borough Road (A552) close to local amenities and approximately 2 miles from Birkenhead town centre.

Loft One further room.

Outside Rear yard.

Ground Floor Vestibule, Through Lounge/Dining room, Kitchen, Bathroom/WC.

First Floor Two Bedrooms.

LOT
80**62 Carisbrooke Road, Liverpool L4 3RA*****GUIDE PRICE £100,000+**

Not to scale. For identification purposes only

- **Good sized three storey mid terrace. Four bedroom or six letting rooms. Good order throughout. Double glazing. Central heating.**

Description A good sized three storey mid terraced property in good order throughout and benefiting from double glazing and central heating. The property would be suitable for investment purposes as a four bedroomed house or alternatively is fully HMO compliant and has previously been rented as 6 letting rooms at £70 pppw. The potential rental income being approximately £21,840 per annum.

Situated Fronting Carisbrooke Road in a popular and well established residential location close to local amenities, Liverpool Football Club and approximately 2.5 miles from Liverpool city centre.

Lower Ground Floor Cellar

Ground Floor Entrance Hall, Front Living Room/Letting Room,

Rear Living Room/Letting Room, Rear Hall, Kitchen

First Floor Two Shower Rooms/WC, Two Bedrooms

Second Floor Two Further Bedrooms

Outside Yard to the rear.

LOT
81**Plot 81 south of Pen-y-dre, off Rigwgarn Estate, Trebanog CF39 9DJ*****GUIDE PRICE NIL RESERVE**

Not to scale. For identification purposes only

- **A freehold plot of land.**

Description A freehold plot of land. The plot will have use by foot at all times day or night over the rights of way as shown in green on the title plan and may be suitable for a variety of uses subject to any necessary consents.

Note The postcode given is not specific to each of the plots and is just for indication purposes to the nearest location.

LOT

82

Plot 82 south of Pen-y-dre, off Rigwgarn Estate, Trebanog CF39 9DJ

*GUIDE PRICE NIL RESERVE



Not to scale. For identification purposes only

- A freehold plot of land.

Description A freehold plot of land. The plot will have use by foot at all times day or night over the rights of way as shown in green on the title plan and may be suitable for a variety of uses subject to any necessary consents.

Note The postcode given is not specific to each of the plots and is just for indication purposes to the nearest location.

LOT

83

Plot 83 south of Pen-y-dre, off Rigwgarn Estate, Trebanog CF39 9DJ

*GUIDE PRICE NIL RESERVE



Not to scale. For identification purposes only

- A freehold plot of land.

Description A freehold plot of land. The plot will have use by foot at all times day or night over the rights of way as shown in green on the title plan and may be suitable for a variety of uses subject to any necessary consents.

Note The postcode given is not specific to each of the plots and is just for indication purposes to the nearest location.

LOT
84**88 Stalisfield Avenue, Liverpool L11 2UR*****GUIDE PRICE £50,000+**

Not to scale. For identification purposes only

- **A residential investment currently producing £6,000 per annum. Double glazing. Central heating. Gardens.**

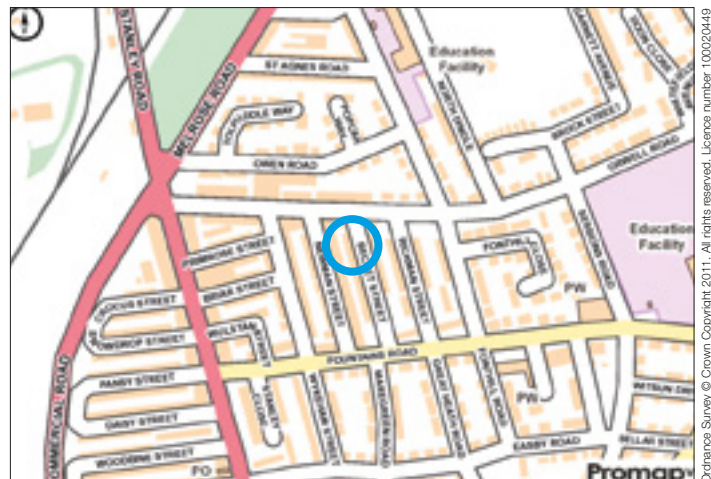
Description A three bedroomed mid-town house benefiting from double glazing, central heating and gardens to the front and rear. The property is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum.

Situated Fronting Stalisfield Avenue between Utting Avenue East and Muirhead Avenue East in a popular and well established residential location within close proximity to schooling, local amenities and approximately 4 miles from Liverpool city centre.

First Floor Three Bedrooms

Outside Front & Rear Gardens.

Ground Floor Lounge, Kitchen/ Diner, Bathroom/WC

LOT
85**87 Becket Street, Liverpool L4 1QU*****GUIDE PRICE £30,000+**

Not to scale. For identification purposes only

- **A two bed mid terrace. Central heating.**

Description A two bedroomed middle terraced property benefiting from central heating. Following a full upgrade and scheme of refurbishment works the property would be suitable for investment purposes. The potential rental income is approximately £5,400 per annum.

Situated Off Orwell Road and Fountains Road in a popular and well established residential location close to local amenities and approximately 2 miles from Liverpool city centre.

First Floor Two Bedrooms, Bathroom/WC.

Outside Yard to the rear.

EPC Rating D

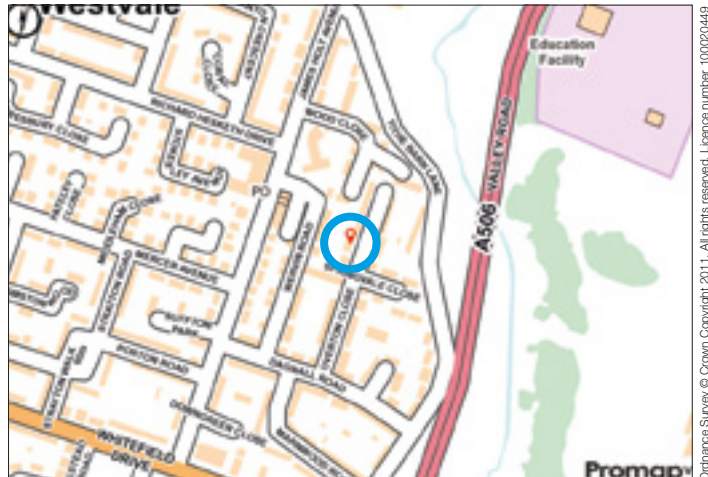
Ground Floor Through Lounge/ Dining Room, Kitchen (no fittings).

LOT

86

17b Overton Close, Kirkby L32 5TU

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- A residential investment currently producing £5,880 per annum. Double glazing. Central heating. Driveway and gardens.

Description A two bedroomed mid-town house benefiting from double glazing, central heating, driveway and rear garden. The property is currently let by of an Assured Shorthold Tenancy producing £5,880 per annum.

Situated Off Dagnall Road which in turn is off Tithe Barn Lane in a popular residential location within a short walking distance from Kirkby town centre amenities, schooling and transport links.

Outside Driveway, Rear Garden.

Ground Floor Living Room, Kitchen/Dining Room, WC.

First Floor Two Bedrooms, Bathroom/WC.

LOT

87

19 Latham Close, Prescot, Merseyside L35 5BL

*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

- A two bedroomed end town house, double glazing, central heating, gardens.

Description A two bedroomed end town house property benefiting from double glazing, two bathrooms, central heating, off road parking and front and rear gardens. Following refurbishment the property would be suitable for occupation or investment purposes. The property could be converted to provide a three bed house. The potential rental income is approximately £6,000.00 per annum.

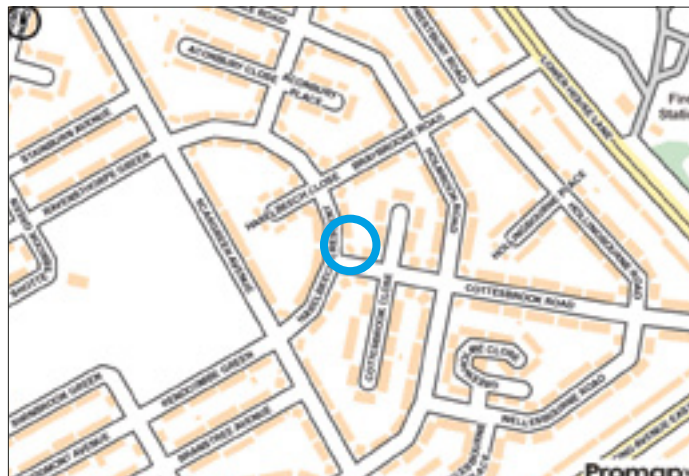
Situated Off Kingsway in a popular and well established residential location within close proximity to local shopping amenities, Cables Retail Park, schooling and transport links.

Outside Driveway, Front & Rear Gardens.

EPC Rating E

Ground Floor Lounge, Kitchen/Diner, Shower/WC.

First Floor Two Bedrooms, Bathroom/WC.

LOT
88**51 Haselbeech Crescent, Liverpool L11 3AT*****GUIDE PRICE £50,000+**

Not to scale. For identification purposes only

- **A residential investment producing £5,940 per annum. Double glazing. Central heating. Gardens.**

Description A two bedroomed semi-detached property benefiting from double glazing, central heating, driveway and gardens. The property is currently let by way of an Assured Shorthold tenancy producing £5,940 per annum.

Situated Off Scargreen Avenue which in turn is off East Lancashire Road (A580) in a popular and well established residential location within close proximity to schooling, local amenities and approximately 4 miles from Liverpool city centre.

First Floor Two Bedrooms, Bathroom/WC

Outside Driveway, Front & Rear Gardens.

Ground Floor Porch Entrance, Hallway, Lounge, Kitchen, WC

LOT
89**37 Scorton Street, Liverpool L6 4AS*****GUIDE PRICE £35,000+**

Not to scale. For identification purposes only

- **A two bed mid terrace. Double glazing. Central heating.**

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes with a potential rental income in excess of 4,800 per annum.

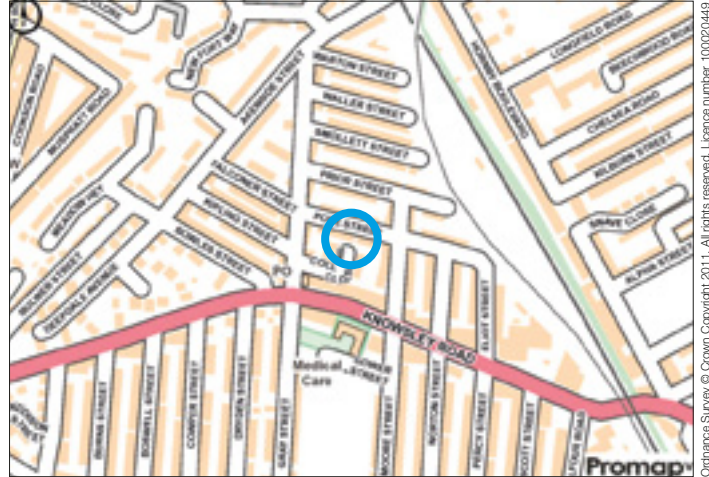
Situated Off Rocky Lane in a popular residential location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Outside Yard to the rear.

EPC Rating D

Ground Floor Vestibule, Through Lounge/Dining Room, Kitchen, Bathroom/WC.

First Floor Two Bedrooms.

LOT
90**17 Pope Street, Bootle, Merseyside L20 4PH*****GUIDE PRICE £40,000+**

Not to scale. For identification purposes only

- **A residential investment producing £4,200 per annum. Double glazing. Central heating.**

Description A two bedroomed end of terrace property benefiting from double glazing and central heating. The property is in reasonable condition and is currently let by way of an Assured Shorthold Tenancy producing £4,200 per annum.

Situated Off Gray Street which in turn is off Knowsley Road in a popular and well established residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to Rear.

Ground Floor Lounge, Kitchen/ Dining Room

LOT
91**125 James Turner Street, Birmingham B18 4ND*****GUIDE PRICE £76,000+**

Not to scale. For identification purposes only

- **A two bed mid terrace. Double glazing. Central heating.**

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes.

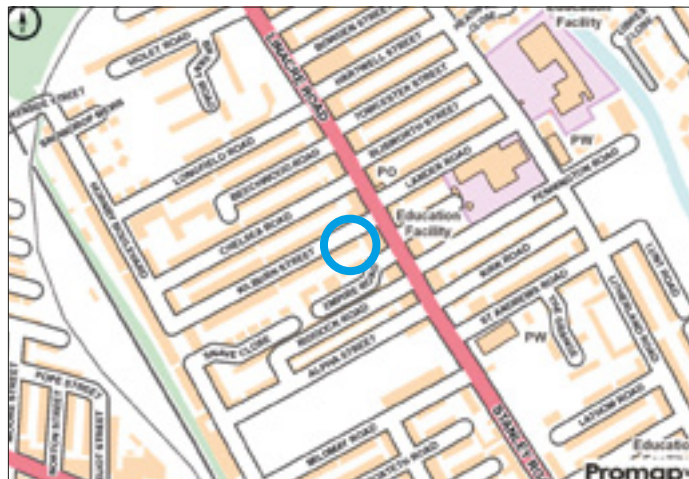
Situated Off Foundry Road which in turn is off Winson Green Road in a popular residential location within close proximity to local amenities, schooling and approximately 2 miles from Birmingham city centre.

First Floor Two Bedrooms, Bathroom/WC.

Outside Yard to the rear.

EPC Rating D

Ground Floor Lounge, Dining Room, Kitchen.

LOT
92**7 Kilburn Street, Litherland, Liverpool L21 8HN*****GUIDE PRICE £30,000+**

Not to scale. For identification purposes only

- **Two bed middle terrace. Majority double glazing. Central heating.**

Description A two bedroomed middle terraced property benefiting from majority double glazing and central heating. The property is in need of a scheme of upgrade and refurbishment works, following which would be suitable for investment purposes with a potential income in excess of £4,800 per annum.

Situated Off Linacre Road (A567) within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

Ground Floor Lounge, Dining room, Kitchen (no fittings)

First Floor Two bedrooms, Bathroom/WC (no fittings)

Outside Rear yard.

LOT
93**13 Valley Road, Liverpool L4 0UD*****GUIDE PRICE £55,000+**

Not to scale. For identification purposes only

- **A three bed mid terrace. Double glazing. Central heating.**

Description A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for investment purposes with a potential rental income of approximately £6,500 per annum.

Situated Off Oakfield Road in a popular residential location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC with walk in shower.

Outside Yard to the rear.

Ground Floor Hall, Through Lounge/Dining Room, Kitchen, Utility Room/WC

EPC Rating D

LOT

94

31 Union Road, New Mills, High Peak, Derbyshire SK22 3EL

*GUIDE PRICE £100,000+



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Not to scale. For identification purposes only

- A commercial unit with accommodation above and off road parking/loading.

Description A two storey middle terraced mixed use property comprising a ground floor retail unit together with internal access to a first floor studio flat benefiting from off road parking/loading area. The property is suitable for investment purposes with a potential rental income in excess of £10,800 per annum.

Situated Fronting Union Road in a popular location in the village centre of New Mills within walking distance to public amenities and public transport.

Ground Floor Shop Main sales area, Kitchenette, WC

First Floor Flat Kitchen/Lounge/Bedroom, Bathroom/WC.

Outside Yard to the rear, Off road parking/loading.

EPC Rating D

Joint Agent
Bridgfords

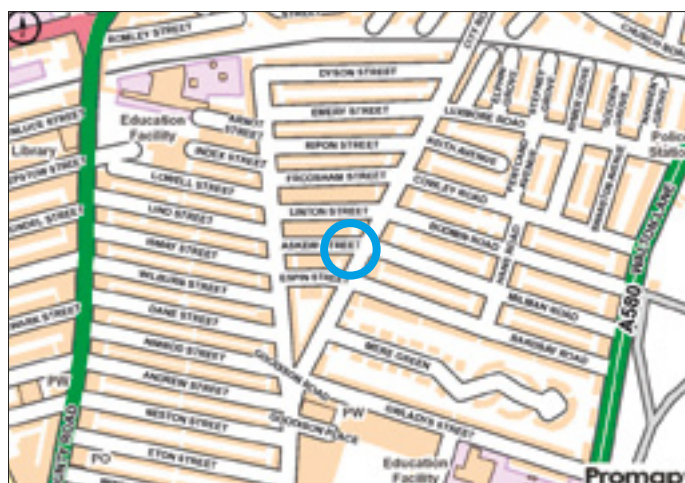
[bridgfords](http://bridgfords.com)

LOT

95

51/51a City Road, Liverpool L4 5UN

*GUIDE PRICE £50,000-£60,000



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Not to scale. For identification purposes only

- A residential investment producing £7,200 per annum. Double glazing. Electric heating.

Description A residential investment currently producing £7200.00 per annum. A two storey corner property converted to provide two one-bedroomed self-contained flats benefiting from electric heating and double glazing. Both flats each have their own separate front entrance and are currently let by way of Assured Shorthold Tenancy agreements producing £7,200 per annum.

Situated Fronting City Road on the corner of Askew Street in a popular residential location close to local amenities, schooling, Everton Football Club and approximately 4 miles from Liverpool city centre.

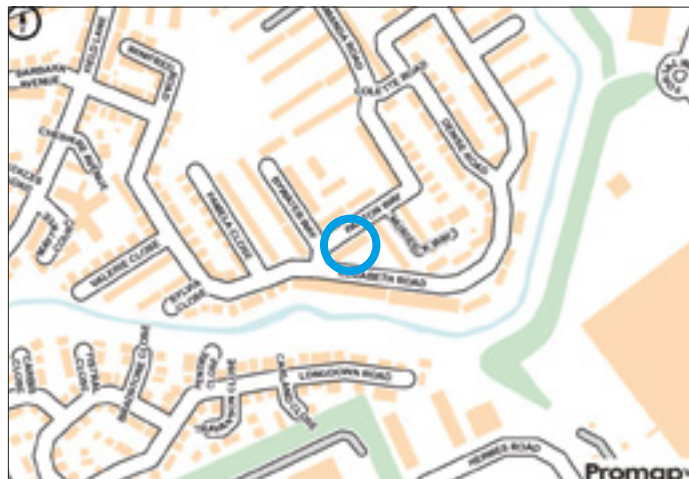
Ground Floor 51 Open Plan Lounge/Kitchen, Bedroom, Shower Room/WC.

First Floor 51A Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.

Outside Shared Yard to the rear.

LOT
96**11 Jean Walk, Liverpool L10 4YB**

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **A residential investment producing £5,400 per annum. Double glazing. Central heating. Gardens and garage.**

Description A two bedroomed middle town house benefiting from double glazing, central heating, garage and gardens. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £5400 per annum.

Situated Off Panton Way close to local amenities and approximately 2 miles from Kirkby town centre.

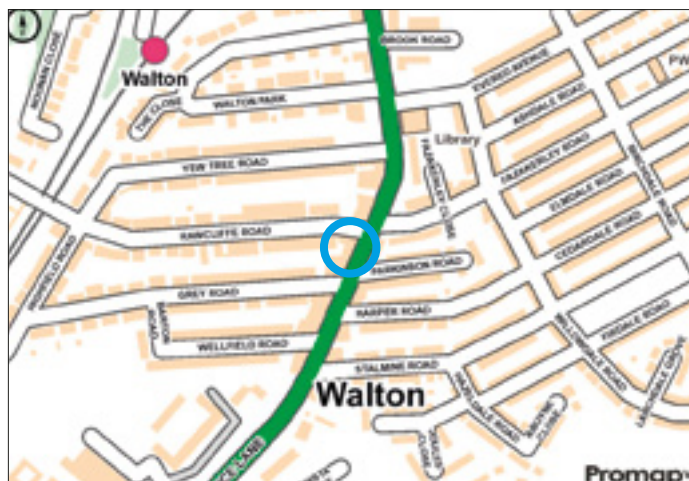
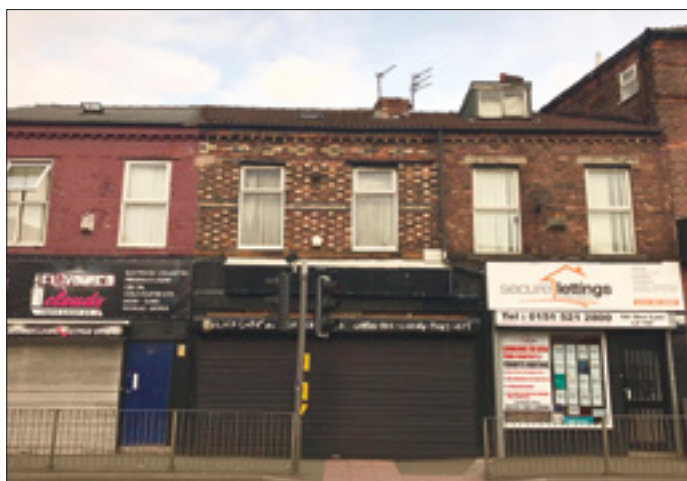
Outside Gardens. Garage.

Ground Floor Porch entrance, Open plan Living/Dining room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

LOT
97**First Floor Flat 181 Rice Lane, Liverpool L9 1AF**

*GUIDE PRICE £15,000–£20,000



Not to scale. For identification purposes only

- **A two bed duplex flat. Majority double glazing.**

Description A first floor two bedroomed self-contained duplex flat accessed via a separate rear entrance benefiting from majority double glazing. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes with a potential rental income in excess of £4,200.00 per annum.

Situated Fronting Rice Lane in a popular location close to local amenities, schooling and approximately 5 miles from Liverpool city centre.

First Floor Lounge, Kitchen/ Dining Room, Bathroom/WC.

Second Floor Two Bedrooms.

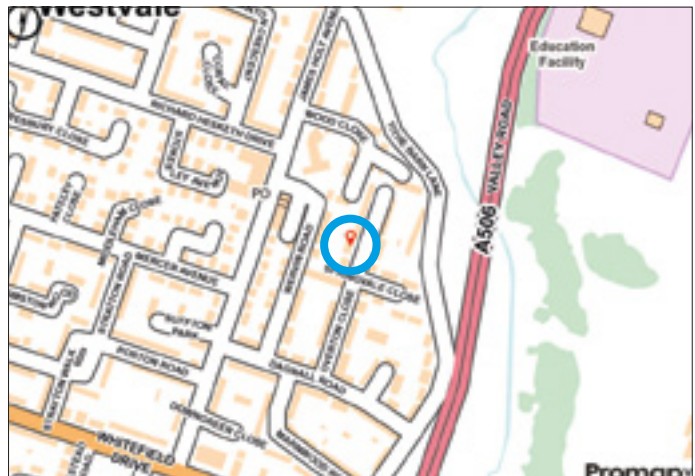
Outside Rear yard.

LOT

98

1 Overton Close, Kirkby, Liverpool L32 5TU

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **A residential investment producing £5,400 per annum. Double glazing. Central heating.**

Description A ground floor purpose built two-bedroomed flat benefiting from double glazing and central heating. The property is currently let by of an Assured Shorthold Tenancy producing £5,400 per annum.

Situated Off Dagnall Road which in turn is off Tithe Barn Lane in a popular residential location within a short walking distance from Kirkby town centre amenities, schooling and transport links.

Outside Communal Gardens and parking

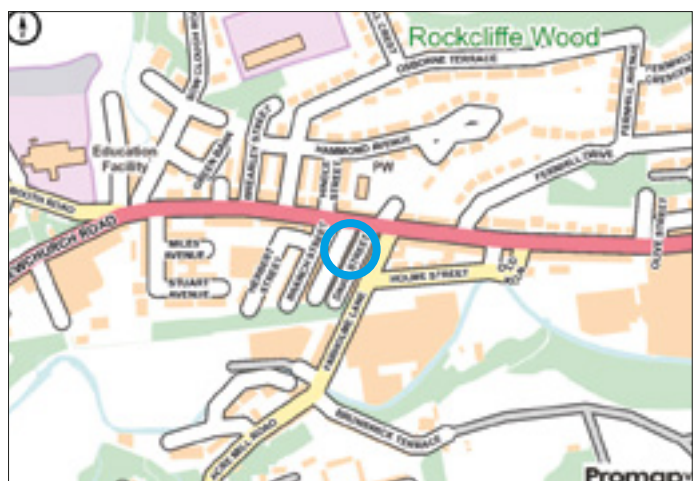
Ground Floor Flat Lounge, Kitchen, Bathroom/WC, two Bedrooms

LOT

99

10 David Street, Stacksteads, Rossendale, Lancashire OL13 0TT

*GUIDE PRICE £35,000-£40,000



Not to scale. For identification purposes only

- **Residential investment producing a rental income of £4,680 per annum. Double glazing. Central heating.**

Description A two bedroomed mid terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,680 per annum.

Situated Off the A681 in a popular and well established residential location within walking distance to local amenities, schooling and transport links and approximately 1.5 miles from Bacup town centre.

Outside Yard to the rear.

Joint Agent
Entwistle Green



Ground Floor Lounge, Kitchen

First Floor Two Bedrooms, Bathroom/WC

LOT

100

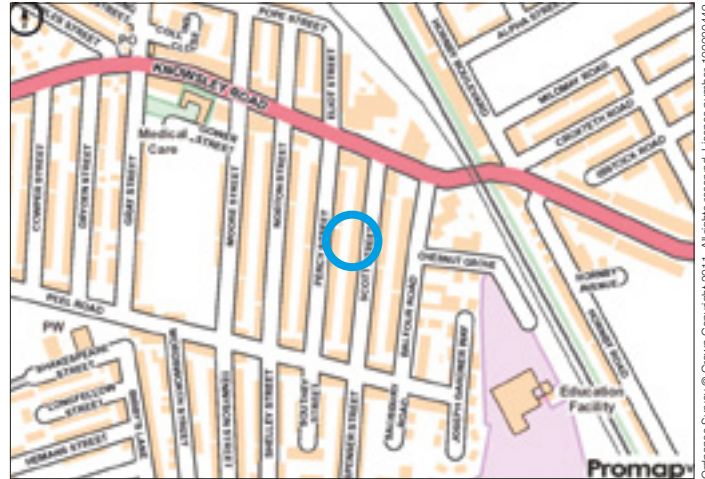
45 Scott Street, Bootle, Merseyside L20 4PE

*GUIDE PRICE £45,000+



- A residential investment producing £5,700 per annum. Double glazing. Central heating.

Description A two bedroomed middle terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,700 per annum.



Not to scale. For identification purposes only

Situated Off Knowsley Road and Peel Road in a popular residential location within close proximity to local amenities, schooling and approximately 6 miles from Liverpool city centre.

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to Rear.

Ground Floor Vestibule, Hall Living Room, Dining Room, Kitchen

LOT

101

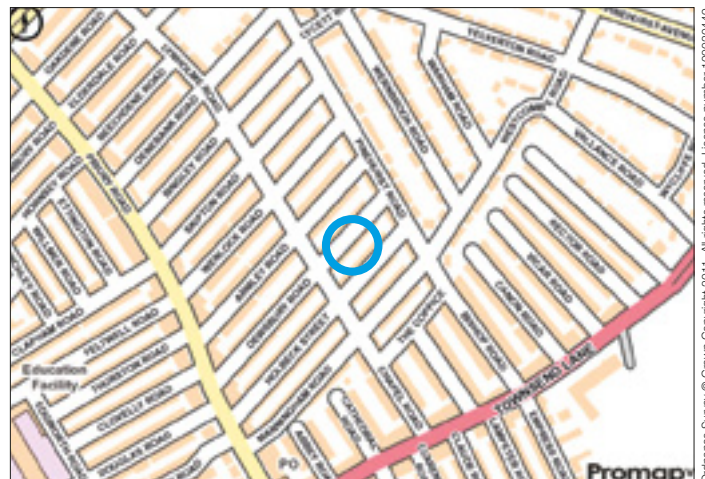
84 Dewsbury Road, Liverpool L4 2XF

*GUIDE PRICE £30,000+



- A two bed end of terrace. Double glazing. Central heating.

Description A two bedroomed end terraced property benefiting from double glazing, security alarm and central heating. Following a scheme of refurbishment works and modernisation the property would be suitable for investment purposes. The potential rental income is approximately £5400.00 per annum.



Not to scale. For identification purposes only

Situated Off Priory Road in a popular residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Hall, Through Lounge/Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

LOT

102

The Windermere Hotel, 295 Breck Road, Everton, Liverpool L5 6PU

*GUIDE PRICE £125,000+



- **A part let investment opportunity currently producing £15,600 per annum.**

Description A part let investment opportunity currently producing £15,600 per annum. The property comprises a substantial three storey corner property currently operating as a Public House to the ground floor and let by way of a 10 year lease until April 2028 with no break clause producing £15,600 per annum (inc of VAT). To the first and second floors there is a self-contained flat which benefits from central heating. The flat is in need of repair and modernisation. However, planning permission has been approved to convert to provide four one-bedroomed self-contained flats. (Planning Ref: 17F/3470) Following the conversion of the upper floors, the flats could be let or it could be used as an HMO investment opportunity. The potential rental income would be in excess of £35,000 per annum when fully let.

Situated Fronting Breck Road on the corner of Windermere Road in a popular and well established residential location close to local amenities, Liverpool Football Club, and approximately 3 miles from Liverpool city centre.

Basement Beer Cellar, 1 Room/Office.

Ground Floor Public House Bar, Snooker Area, Ladies & Gents WCs, Store Room.

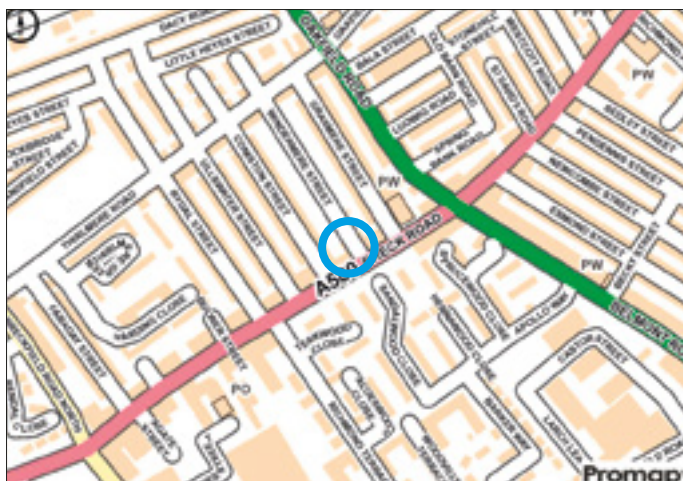
First Floor Flat Large Front Room, Rear Room, Kitchen/Utility Room, WC.

Second Floor Four Rooms, Bathroom/WC

Outside Yard to the rear

VAT

The property can be sold without the VAT. However, a purchaser who is not already VAT registered will need to become registered and to facilitate the purchase the vendor would sell the property subject to this registration, within a reasonable timescale.



Not to scale. For identification purposes only

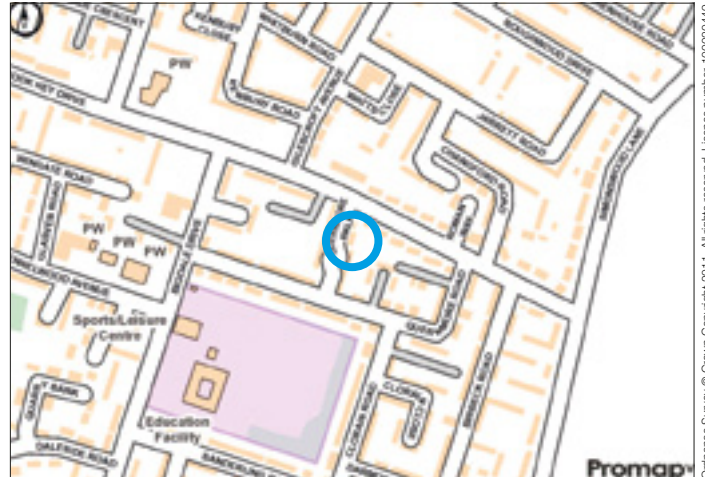
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LOT

103

9 Quernmore Walk, Kirkby L33 6UT

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **A two bed end town house. Double glazing. Central heating (the boiler will be refitted prior to completion). Driveway.**

Description A two bedroomed end town house benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £5,400 per annum.

Situated Off Brook Hey Drive in a popular residential location within a short walking distance from Kirkby town centre amenities, schooling and transport links.

Outside Gated Driveway.

Ground Floor Lounge/Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

LOT

104

27 Tiverton Street, Liverpool L15 4LR

*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

- **Residential investment producing £4,940 per annum. Central heating.**

Description A three bedroomed mid terraced property let by way of a Regulated Tenancy producing a rental income of £4,940 per annum. The property benefits from central heating. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated Off Picton Road in a popular and well established residential location within close proximity to local amenities, schooling, Picton Sports Centre and approximately 2 miles from Liverpool city centre.

First Floor Three Bedrooms

Outside Yard to the rear.

EPC Rating D

Ground Floor Two Reception Rooms, Kitchen, Shower Room/ WC

LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

LOT

105

37 Cotswold Street, Liverpool L7 2PY

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- A two bedroomed middle terrace property.

Description A vacant two bedroomed middle terrace property which is in need of a full upgrade and scheme of refurbishment works. Following refurbishment the property would be suitable for occupation, resale or investment purposes. The potential rental income of approximately £6,000.00 per annum or alternatively it could be let to three tenants.

Situated Off Holt Road in an established and popular residential location within easy access to local amenities, schooling and approximately 2 miles from Liverpool city centre.

First Floor Two Bedrooms, Bathroom, Separate WC.

Outside Rear Yard.

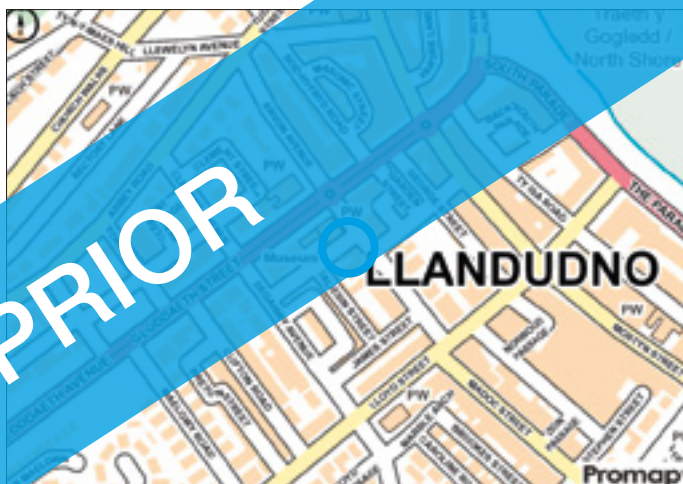
Ground Floor Hall, Through Living Room/Dining Room, Kitchen.

LOT

106

Flats 1, 3 & 4, 17 Chapel Street, Llandudno, Gwynedd LL30 2SY

*GUIDE PRICE £150,000+



Not to scale. For identification purposes only

- Three self contained flats (two two-bed and one one-bed). Double glazing. Central heating.

Description Three self-contained flats (two two-bedroomed and one one-bedroomed) within a converted building benefiting from double glazing and central heating. The flats would be suitable for occupation or investment purposes.

Situated Within the heart of the seaside Victorian town of Llandudno within easy reach of

local amenities and sea front promenade.

Ground Floor Flat 1 Entrance Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

EPC Rating D.

Second Floor Flat 3 Entrance Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

EPC Rating D.

Third Floor Flat 4 (Accessed via Second Floor)

Second Floor Entrance Hall.

Third Floor Landing, Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.

EPC Rating E.

LOT

107

48 Sidney Road, Bootle, Liverpool L20 9LD

*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- Residential investment producing £6,600 per annum. Double glazing. Central heating.

Description A four bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing £6,600 per annum. The property benefits from double glazing and central heating.

Situated Off Hawthorne Road close to local amenities and schooling and approximately 4 miles from Liverpool city centre.

Note Completion is 15 business days from the date of exchange.

Ground Floor Hall, Lounge, Dining room, Kitchen.

First Floor Four Bedrooms, Bathroom/WC.

Outside Rear yard.

LOT

108

98 Gray Street, Bootle, Merseyside L20 4PR

*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

- A two bedroomed middle terrace property. Double glazing. Central heating.

Description A vacant two bedroomed middle terrace property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.

Situated Off Knowsley Road (A566) in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 4.5 miles from Liverpool city centre.

First Floor Two Bedrooms, Bathroom/WC.

Outside Rear Yard.

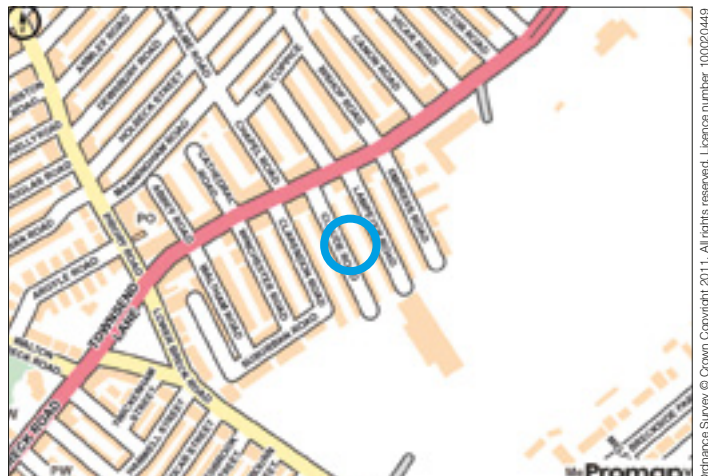
Ground Floor Entrance Hallway, Through Lounge, Kitchen.

LOT

109

21 Claude Road, Liverpool L6 0BT

*GUIDE PRICE £20,000+



Not to scale. For identification purposes only

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- A three bedroomed middle terrace property.

Description A vacant three bedroomed middle terrace property in need of a full upgrade and scheme of refurbishment works. The property has suffered fire/smoke damage. Once refurbished the property would be suitable for investment purposes with a potential rental income of £6,000.00 per annum.

Situated Off Townsend Lane in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 4 miles from Liverpool city centre.

Outside Rear Yard.

Ground Floor Lounge, Kitchen, Bathroom/WC

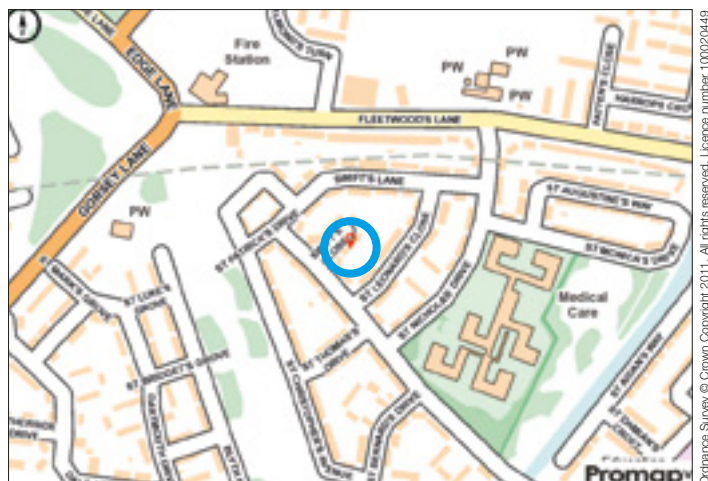
First Floor Three Bedrooms

LOT

110

6 Swifts Close, Netherton, Merseyside L30 2RJ

*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

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- A residential investment producing £6,000 per annum. Double glazing, central heating.

Description A two bed semi-detached property benefiting from double glazing, gardens and central heating. The property is currently let by way of an Assured Shorthold tenancy producing £6,000 per annum.

Situated Off Swifts Lane in an established and popular residential location within easy reach of local amenities and schooling.

Outside Gardens front and rear

Ground Floor Entrance Hall, Lounge, Kitchen.

First Floor Two Bedrooms, Box Room, Bathroom/WC

LOT

111

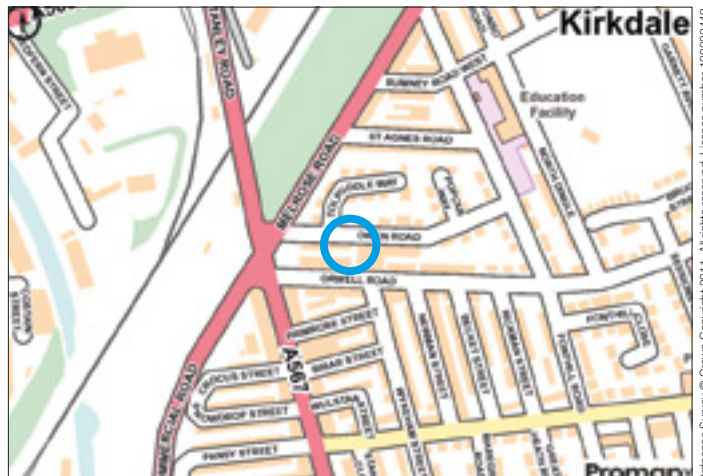
28 Owen Road, Kirkdale, Liverpool L4 1RW

*GUIDE PRICE £35,000–£45,000



- A three bed end terraced property. Double glazing. Central heating.

Description A three bedroomed end terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income in excess of £5,400 per annum.



Not to scale. For identification purposes only

Situated Off Fonthill Road close to local amenities and schooling, approximately 2 miles from Liverpool city centre.

Ground Floor Hall, Through Lounge/Dining room, Kitchen, Bathroom/WC.

First Floor Three Bedrooms.

Outside Rear Yard.

LOT

112

81 Moss Lane, Orrell Park, Liverpool L9 8AE

*GUIDE PRICE £45,000+



- A commercial investment producing £4,800 per annum.

Description A commercial investment currently producing £4800.00 per annum. The property comprises a ground floor retail unit with office space above benefiting from double glazing and electric roller shutters. The upper floors are in need of refurbishment. The whole property is currently let by way of a 3 year lease producing £4,800 per annum.



Not to scale. For identification purposes only

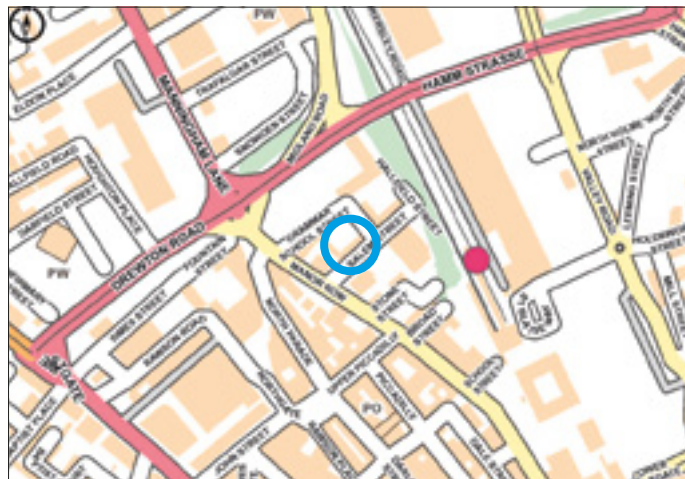
Situated Fronting Moss Lane in a popular residential location within close proximity to local amenities, schooling and approximately 6 miles from Liverpool city centre.

Ground Floor Shop Main sales area, Rear room, Kitchenette, WC.

First Floor Three Rooms.

Outside Yard to the rear.

LOT

113**Studio 14, Hockney Court, Salem Street, Bradford BD1 4NN*****GUIDE PRICE £5,000–£10,000**

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Not to scale. For identification purposes only

- **A fully furnished first floor studio apartment. Double glazing, electric heating, 24 hour concierge, secure intercom system.**

Description A fully furnished first floor studio apartment within a purpose built block benefiting from double glazing, electric heating, 24 hour concierge and secure intercom system. The potential income when let being in excess of £3300 per annum.

Situated In Bradford town centre close to all local amenities, shopping facilities, restaurants, transport links and Universities.

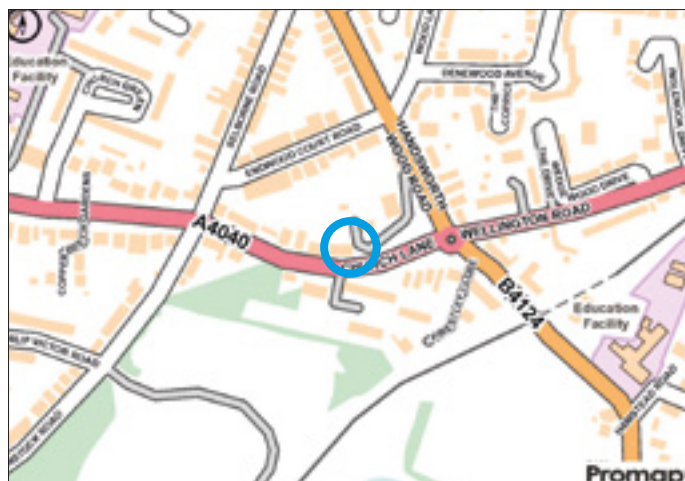
Joint Agent
Atlas Estates



Ground Floor Main Entrance hallway.

First Floor Studio Hall, Bedroom/Study Area, En Suite Shower Room/WC Communal Living Room/Kitchen which is shared.

LOT

114**175 Church Lane, Handsworth, Birmingham B20 2RU*****GUIDE PRICE £175,000+**

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Not to scale. For identification purposes only

- **A detached property in need of a full refurbishment scheme.**

Description A detached property which has been severely fire damaged throughout. Following redevelopment the property would be suitable for occupation or investment purposes.

Situated Fronting Church Lane in a popular and well established location within close proximity to local amenities and approximately 4 miles from Birmingham city centre.

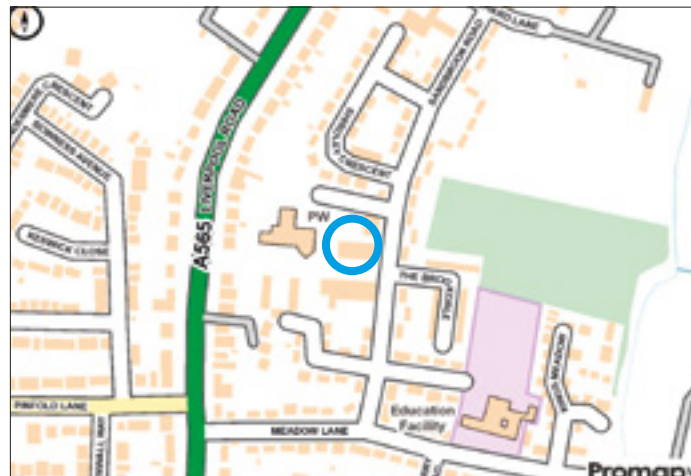
Outside Unknown

Note There is no internal access to the property.

Accommodation (based on assumption)

Kitchen, Living Room/s, Bedroom/s, Bathroom/s.

LOT

115**29 Sandbrook Way, Southport, Merseyside PR8 3RN*****GUIDE PRICE £30,000+**

Not to scale. For identification purposes only

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- **Residential investment producing £5,400 per annum. Partial double glazing. Central heating.**

Description A two bedroom ground floor apartment currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum. The property is in good order throughout and benefits from central heating and partial double glazing.

Situated Off Segars Lane in a popular and well established residential location within close proximity to local amenities and schooling and approximately 5 miles from Southport town centre.

Outside Terrace and carparking to the rear.

Ground Floor Hall, Living Room/ Dining Room, Kitchen, two Bedrooms, Bathroom/WC.

Now accepting instructions for our
14th February 2019 auction
Closing date 18th January



James Kersh MRICS james@suttonkersh.co.uk
Cathy Holt MNAEA cathy.holt@suttonkersh.co.uk
0151 207 6315

LOT

116**160–162 Breck Road, Everton, Liverpool L5 6PX*****GUIDE PRICE £150,000+**

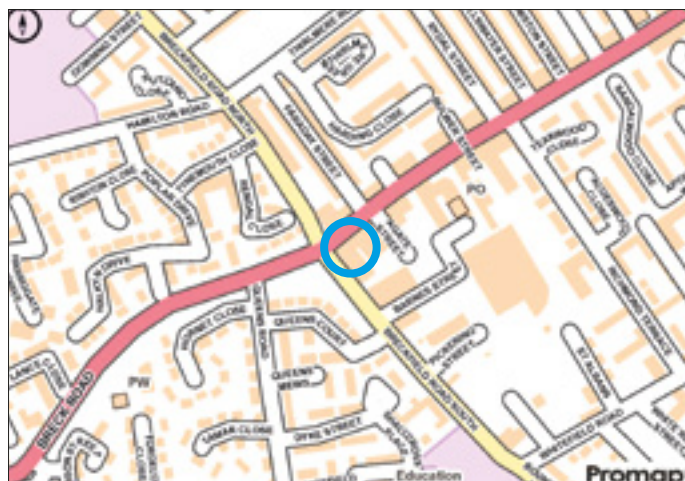
- **Development opportunity with the benefit of outline planning permission.**

Description A two storey middle terraced commercial property benefiting from double glazing and steel roller shutters. The ground floor is currently let on an informal basis producing a rental income of £5,200 per annum. The property has outline planning permission for the demolition of the existing building and development of a ground floor retail unit with 16 apartments above. Planning Ref No: 160/1362

Situated Fronting Breck Road close to the junction with Breckfield Road North in a prominent busy main road position close to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor Main Sales Area, Side Room, Office Area

First Floor Storage Accommodation (not inspected)



Not to scale. For identification purposes only

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LOT

117

90 Langton Road, Wavertree, Liverpool L15 2HT

*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

- A 2 bed mid terrace. Double glazing. Central heating.

Description A 2 bedroomed middle terraced property benefiting from double glazing and central heating. Following cosmetic work the property would be suitable for occupation or investment purposes. If let to 3 tenants at £85pppw the potential rental income is approximately £13,260 per annum. There is potential to convert the property back to a 3 bedroomed house. We are advised by the vendor that the roof has been replaced within the last 5 years.

Situated Off Smithdown Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 2 miles from Liverpool City Centre.

Ground Floor Hall, 2 Reception Rooms, Kitchen

First Floor 2 Bedrooms, Bathroom/WC, Shower Room.

Outside Yard to the rear

Joint Agents

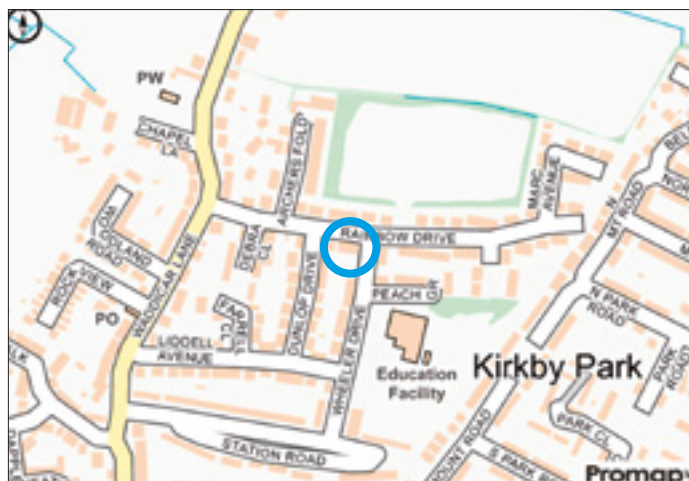
S Vance & Co
ROSELANE

LOT

118

20 Rainbow Drive, Melling, Liverpool, L31 1BZ

*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- A first floor 2 bed flat. Double glazing. Central heating.

Description A two bedroomed first floor flat benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes with a potential rental of approximately £6,000 per annum.

Situated Off Waddicar Lane in a popular residential location close to local amenities, schooling and approximately 9 miles from Liverpool City Centre.

Ground Floor Entrance Hallway,

First Floor Flat Hall, Lounge/Diner, Kitchen, 2 Bedrooms, Bathroom/WC.

Outside On street parking.

LOT

119

14 Millvale Street, Kensington, Liverpool L6 6BB

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

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- **A vacant 2 bedrooed middle terrace property benefiting from partial double glazing.**

Description A vacant 2 bedrooed middle terrace property benefiting from partial double glazing. Following refurbishment and modernisation the property would be suitable for investment

purposes. The potential rental income is approximately £5,400.00 per annum.

Situated Off Malvern Road which is off Sheil Road (B5188) in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 2.5 miles from Liverpool City Centre.

Ground Floor Open Plan Living Room/Dining Room/Kitchen.

First Floor 2 Bedrooms, Bathroom/WC.

Outside Rear Yard.

Now accepting instructions for our
14th February 2019 auction
Closing date 18th January



James Kersh MRICS james@suttonkersh.co.uk

Cathy Holt MNAEA cathy.holt@suttonkersh.co.uk

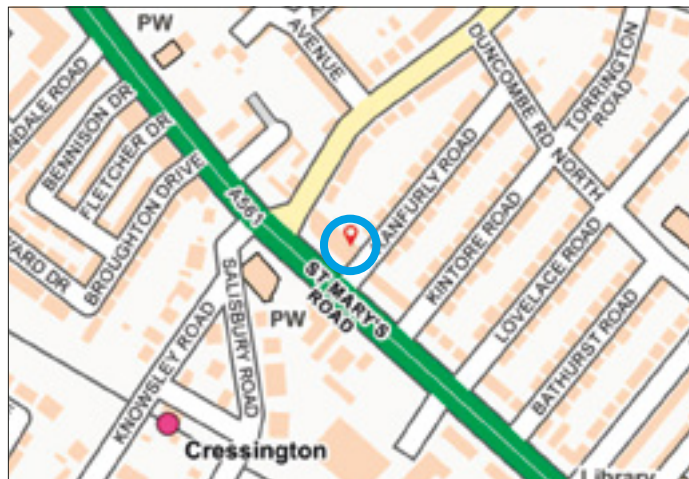
0151 207 6315

LOT

120

Swanky Malones, 340 St. Marys Road, Garston, Liverpool L19 0NQ

*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- **Ground floor retail unit producing £6000 per annum. Air conditioning, electric shutters and central heating.**

Description A ground floor retail unit within a 2 storey middle terraced property benefiting from Air conditioning, electric shutters and central heating. The retail unit has been let on a 5 year lease expiring 28th February 2019 as a Hairdressing salon 'Swanky Malone' at a rental of £6000 per annum. The property is in good order throughout and would be suitable for immediate occupation as a hairdressing salon. The upper floor has been sold off separately and is not included in the sale.

Situated Fronting St Marys Road in a popular and well established location within a busy shopping parade approximately 7 miles from Liverpool City Centre.

Ground Floor Main sales area, Rear room, Kitchen, Rear office, Store room, W.C.

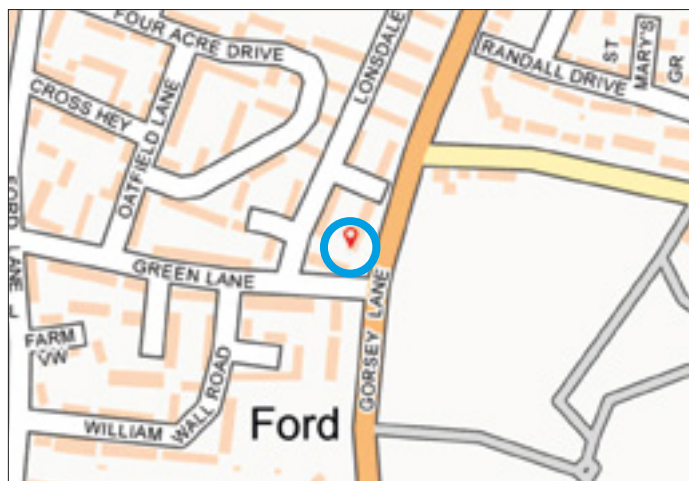
Outside Rear Yard.

LOT

121

95 Gorsey Lane, Ford, Liverpool L21 0DG

*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- **3 Bed end town house. Double glazing. Central heating. Gardens. In good condition.**

Description A three bedroomed end of terraced property benefiting from double glazing, central heating and front and rear gardens. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £6,600.00 per annum.

Situated Fronting Gorsey Lane in a popular and well established residential location close to local amenities and schooling and approximately 7 mile from Liverpool City Centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Gardens to the front and rear.

Ground Floor Vestibule, Lounge, Kitchen/Diner, Conservatory





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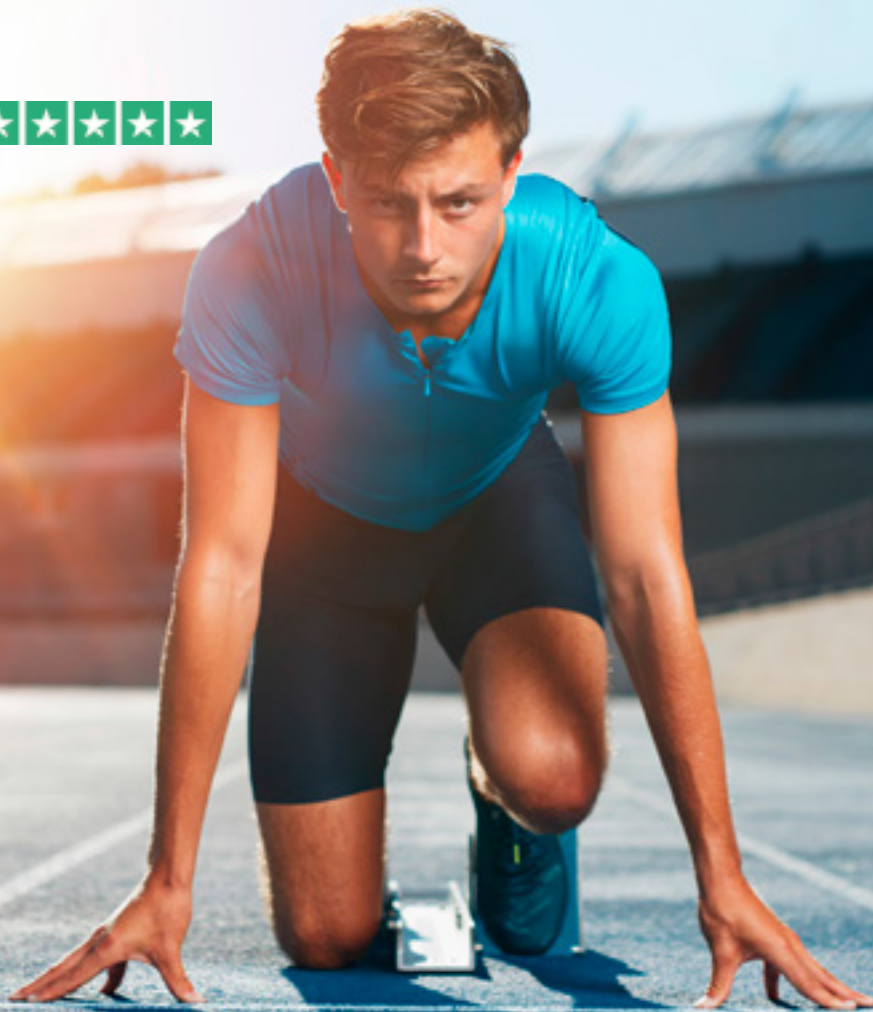


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Notes

Notes

Terms & conditions for proxy or telephone bidders

The following terms and conditions apply to all intended buyers who wish bids to be made by proxy or by telephone

- 1 For those who are unable to attend the auction the proxy bidding form should be used in order to submit a maximum bid to the Auctioneer. This bid will not be called upon prior to the time of offering the particular lot for which the bid has been made.

A prospective buyer should fill in the appropriate telephone bidding form or proxy bidding form in the catalogue and should ensure that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective.
- 2 Maximum bids must be for an exact figure and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective buyer.
- 3 All proxy and telephone bidding completed forms must be delivered to the auctioneer not less than 48 hours prior to the start of the auction at which the property, the subject of the bid, is to be sold. Funds to the sum of 10% of the maximum bid or £3,000 whichever is the greater, must be **cleared** and held with the auctioneer 48 hours prior to the auction to validate the proxy or telephone bidding form. Proof of funds for a 10% deposit must also be provided. **We will not bid on your behalf or accept your telephone bid unless we hold cleared funds.**

Funds can be paid by cheque made payable to Sutton Kersh (you should allow 4 working days for them to clear) bankers draft, bank transfer or debit card. Please note we do not accept cash.

Buyer's Administration Charge – The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of £850+VAT (£1,020 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts for each property purchased (cheques made payable to Sutton Kersh).

A separate proxy or telephone bidding form, deposit and buyer's administration charge should be supplied for each property upon which a bid is to be placed.
- 4 Any alteration to the proxy or telephone bid or withdrawal must be in writing and be received in writing and be received by the auctioneer prior to commencement of the auction.
- 5 The auctioneer, in accepting proxy bids, acts as agent for the prospective buyer and the prospective buyer shall be considered to have authorised the auctioneer on the basis of the terms and conditions set out in this auction catalogue, all relevant conditions of sale and any amendments to the auction catalogue. In the event of the prospective buyer's bid being successful, the auctioneer is authorised by the prospective buyer to sign any memorandum or contract relating to the property concerned.
- 6 The auctioneer accepts no liability for any bid not being made on behalf of the prospective buyer and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
- 7 In the event that another bidder makes a bid equal to the maximum bid the prospective buyer is prepared to make, the auctioneer reserves the right to accept the bid of any bidder attending the auction in person or through an agent.
- 8 The auctioneer accepts no responsibility for failure of telecommunications in respect of a telephone bid, or any delays in the postal system if a proxy bidding form is sent through the post.
- 9 If the prospective buyer wishes to attend the auction and bid in person, he or she shall notify the auctioneer who will then no longer bid. Such notification must be in writing and received by the auctioneer prior to commencement of the auction.
- 10 Prospective bidders should check with the auctioneer's office immediately prior to the auction to ensure there are no changes to the published terms and conditions.
- 11 In the case of unsuccessful bidders deposits, received by us into our clients' account, we will use best endeavours to return these to the originating bank account within 48 hours of the conclusion of the Sale. As part of this process our accounts team will contact you to ensure the funds are returned securely.
- 12 Should the property be knocked down to the proxy bidder by the Auctioneer at a figure which is less than the maximum bid price on the form, the whole of the deposit supplied with the form will still be cashed and will count towards the purchase price sold.
- 13 Proxy bidders are deemed to be making their bid with full knowledge of and in accordance with the Common Auction Conditions, Extra Conditions and Special Conditions of Sale, Addendum and the Important Notice for Prospective Buyers in the catalogue.
- 14 Proxy bidders are also deemed to have knowledge of any Addendum sheet which may be issued prior to or at the auction sale. Proxy bidders are advised to telephone the Auctioneer's offices before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
- 15 The proxy bidder authorises the Auctioneer or any duly authorised partner or employee of Sutton Kersh as the prospective purchaser's agent to sign the Memorandum of Sale or Sale Contract incorporating any addendum at or after the auction.
- 16 Please note we must hold 2 forms of certified ID prior to auction: 1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement). If you are the successful purchaser we will carry out an additional electronic verification check on your identity which will leave a "soft footprint" on your credit history but does not affect your credit score. This will be undertaken by The Lexis Nexis company (Lexis House, 30 Farringdon Street, London, EC4A 4HH).
- 17 Proxy or telephone bidding forms should be sent to Mr J Kersh MRICS, Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY.

Proxy bidding form



Date of Auction Lot Number

I hereby instruct and authorise you to bid on my behalf in accordance with the terms and conditions attached hereto and I understand that should my bid be successful the offer will be binding upon me.

Address of Lot

Maximum bid price Words

Cheque* bankers draft* bank transfer* debit card for 10% deposit (£3,000 minimum) £ enclosed herewith (made payable to Sutton Kersh). **Please see Note 3 regarding cleared funds overleaf.** (In all cases we will require proof of funds). If the deposit has been transferred by bank transfer please provide the sort code and account number from where the money has been sent:

Sort Code Account Number

Buyer's Administration Charge – Should my bid be successful I agree to pay a Buyer's Administration Charge of £850+VAT (£1,020 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to Sutton Kersh, the auctioneers

Purchaser Details

Full name(s)

Company

Address

..... Postcode

Business telephone Home telephone

Solicitors

..... Postcode

For the attention of Telephone

I **attach deposit for 10% (£3,000 minimum) of my maximum bid**

I have read the Common Auction Conditions, Extra Conditions and Special Conditions of Sale. I accept that it is my responsibility to check for any amendments or addendum notes which may be read out by the auctioneer on the auction day. I authorise the auctioneer to sign the Memorandum of Sale on my behalf and I 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.

Signed by prospective purchaser Date
or person signing on purchaser's behalf. The signatory warrants that authority has been given by the bidder.

Name and address of signatory if different from purchaser's details given above:

.....

Date of signing

Please note we must hold 2 forms of certified ID prior to auction: 1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement)

Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website www.countrywide.co.uk/notices/PrivacyNotice.pdf. Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at privacy@countrywide.co.uk.

FOR SUTTON KERSH OFFICE USE ONLY: Identification documentation seen (one from each list)**List A – Photographic evidence of Identity**

Tick	Item	Ref No
	Valid Passport with MRZ (Machine Readable Zone – two alphanumeric lines on photo page as verifiable.)	
	Valid full UK photo driving licence.	
	Valid EU/EEA/Switzerland photo driving licence.	
	Valid EU/EEA/Switzerland national Identity Card.	
	Valid UK Armed Forces ID Card.	
	Valid UK Biometric Residence Permit (When copying include both sides.)	
	Valid Blue Badge scheme (disabled pass with photo)	
	Valid Freedom Pass	
	Valid Local Authority Bus pass	
	Valid full UK Driving licence (Non photo, paper) issued before 1998	
	Department for Works & Pensions letter confirming pension details including National insurance Number dated within the last 12 months	

List B – Evidence of Residence

Tick	Item	Ref No
	Valid full UK photo driving licence.	
	Valid full UK Driving licence (Non photo) issued before 1998	
	Local authority council tax bill (dated within the last 12 months).	
	UK Bank / Building societies statements/bills showing activity, dated within the last 6 mths. Including account number and sort code as verifiable.) (Accept internet printed.)	
	UK mortgage statement (dated within the last 12 months) (Accept internet printed.)	
	Utility bills dated within the last 6 months including - Electricity bill (with MPAN number - as verifiable.) Landline, Gas, Satellite TV, Water. (Accept internet printed.) (Not mobile phone bills.)	
	Her Majesty's Revenue and Customs (HMRC) Inland Revenue (IR) Coding / assessment / statement (dated within the last 12 months) with National Insurance number - as verifiable.	
	Department for Works & Pensions letter confirming pension details and NI Number - as verifiable. (Dated within the last 12 months).	

Signed Date

on behalf of Sutton Kersh

Telephone bidding form



Name

Address

Telephone number where you can be contacted on the day of the auction

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. 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.

Lot No. of property to be bid on

Property known as

Maximum bid (Figures)

Cheque* bankers draft* bank transfer* debit card for 10% deposit (£3,000 minimum) £ enclosed herewith (made payable to Sutton Kersh). **Please see Note 3 regarding cleared funds overleaf.** (In all cases we will require proof of funds). If the deposit has been transferred by bank transfer please provide the sort code and account number from where the money has been sent:

Sort Code Account Number

Buyer's Administration Charge – Should my bid be successful I agree to pay a Buyer's Administration Charge of £850+VAT (£1,020 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to Sutton Kersh, the auctioneers

Should the telephone bidder exceed the bidding price stated on this form, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit cheque can be a personal cheque, bankers draft or solicitors client account cheque, no cash must be sent through the post. Your cheque will only be presented for payment should you be the successful bidder.

Solicitor address

Tel no Fax no

Person acting

I **attach deposit for 10% (£3,000 minimum) of my maximum bid**

I have read the Common Auction Conditions, Extra Conditions and Special Conditions of Sale. I accept that it is my responsibility to check for any amendments or addendum notes which may be read out by the auctioneer on the auction day. I authorise the auctioneer to sign the Memorandum of Sale on my behalf and I 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.

Signed by prospective purchaser Date
or person signing on purchaser's behalf. The signatory warrants that authority has been given by the bidder.

Name and address of signatory if different from purchaser's details given above:

.....

Date of signing

Once you have completed this form please send to: Auction Department, Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY

Please note we must hold 2 forms of certified ID prior to auction: 1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement)

Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website www.countrywide.co.uk/notices/PrivacyNotice.pdf. Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at privacy@countrywide.co.uk.

FOR SUTTON KERSH OFFICE USE ONLY: Identification documentation seen (one from each list)

List A – Photographic evidence of Identity

Tick	Item	Ref No
	Valid Passport with MRZ (Machine Readable Zone – two alphanumeric lines on photo page as verifiable.)	
	Valid full UK photo driving licence.	
	Valid EU/EEA/Switzerland photo driving licence.	
	Valid EU/EEA/Switzerland national Identity Card.	
	Valid UK Armed Forces ID Card.	
	Valid UK Biometric Residence Permit (When copying include both sides.)	
	Valid Blue Badge scheme (disabled pass with photo)	
	Valid Freedom Pass	
	Valid Local Authority Bus pass	
	Valid full UK Driving licence (Non photo, paper) issued before 1998	
	Department for Works & Pensions letter confirming pension details including National insurance Number dated within the last 12 months	

List B – Evidence of Residence

Tick	Item	Ref No
	Valid full UK photo driving licence.	
	Valid full UK Driving licence (Non photo) issued before 1998	
	Local authority council tax bill (dated within the last 12 months).	
	UK Bank / Building societies statements/bills showing activity, dated within the last 6 mths. Including account number and sort code as verifiable.) (Accept internet printed.)	
	UK mortgage statement (dated within the last 12 months) (Accept internet printed.)	
	Utility bills dated within the last 6 months including - Electricity bill (with MPAN number - as verifiable.) Landline, Gas, Satellite TV, Water. (Accept internet printed.) (Not mobile phone bills.)	
	Her Majesty's Revenue and Customs (HMRC) Inland Revenue (IR) Coding / assessment / statement (dated within the last 12 months) with National Insurance number - as verifiable.	
	Department for Works & Pensions letter confirming pension details and NI Number - as verifiable. (Dated within the last 12 months).	

Signed Date

on behalf of Sutton Kersh

Common Auction Conditions

Common Auction Conditions (3rd Edition August 2009 – reproduced with the consent of the RICS).

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.

INTRODUCTION

The Common Auction Conditions have been produced for real estate auctions in England and Wales to set a common standard across the industry. They are in three sections:

- Glossary** – The glossary gives special meanings to certain words used in both sets of conditions.
- Auction Conduct Conditions** – The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who has a catalogue, or who attends or bids at the auction. They cannot be changed without the auctioneer's agreement. We recommend that these conditions are set out in a two-part notice to bidders in the auction catalogue, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions.
- Sale Conditions** – The Sale Conditions govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum.

Important notice

A prudent buyer will, before bidding for a lot at an auction:

- Take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant;
- Read the conditions;
- Inspect the lot;
- Carry out usual searches and make usual enquiries;
- Check the content of all available leases and other documents relating to the lot;
- Check that what is said about the lot in the catalogue is accurate;
- Have finance available for the deposit and purchase price;
- Check whether VAT registration and election is advisable;

The conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a lot without taking these normal precautions you do so at your own risk.

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 bold black type appear in bold blue type 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 SALES 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 CHATELS, 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 bold blue type 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 disappled 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 leave the AUCTION:

- (a) unless 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.

Words that are capitalised 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 enquires 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 CHATELS 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 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 on 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. The person giving the notice must be READY TO COMPLETE.
- G7.2 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 apportionments**
- 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 BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
- G10.3 Income and outgoings are to be apportioned at ACTUAL COMPLETION DATE unless:
 • (a) the BUYER is liable to pay interest; and
 • (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER;
 • in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.
- G10.4 Apportionments are to be calculated on the basis that:
 • (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
 • (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
 • (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
- G11. Arrears**
- Part 1 Current rent**
- G11.1 "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding COMPLETION.
- G11.2 If on COMPLETION there are any arrears of current rent the BUYER must pay them, whether or not details of those arrears are given in the SPECIAL CONDITIONS.
- G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to arrears of current rent.
- Part 2 Buyer to pay for arrears**
- G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of arrears.
- G11.5 The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the SPECIAL CONDITIONS.
- G11.6 If those arrears are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those arrears.
- Part 3 Buyer not to pay for arrears**
- G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS:
 • (a) so state; or
 • (b) give no details of any arrears.
- G11.8 While any arrears due to the SELLER remain unpaid the buyer must:
 (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;
 (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment);
 (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require;
 (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order;
 (e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and
 (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.
- G11.9 Where the SELLER has the right to recover arrears it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.
- G12. Management**
- G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
- G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
- G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and:
 • (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;
 • (b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and
 • (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.
- G13. Rent deposits**
- G13.1 This CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.
- G13.2 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions.
- G13.3 Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:
 • (a) observe and perform the SELLER'S covenants and CONDITIONS in the rent deposit deed and indemnify the SELLER in respect of any breach;
 • (b) give notice of assignment to the tenant; and
 • (c) give such direct covenant to the tenant as may be required by the rent deposit deed.
- G14. VAT**
- G14.1 Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.

- G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.
- G15. Transfer as a going concern**
- G15.1 Where the SPECIAL CONDITIONS so state:
- (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and
 - (b) this CONDITION G15 applies.
- G15.2 The SELLER confirms that the SELLER
- (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and
 - (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.
- G15.3 The BUYER confirms that:
- (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
 - (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;
 - (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
 - (d) it is not buying the LOT as a nominee for another person.
- G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:
- (a) of the BUYER'S VAT registration;
 - (b) that the BUYER has made a VAT OPTION; and
 - (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.
- G15.5 The BUYER confirms that after COMPLETION the BUYER intends to:
- (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and
 - (b) collect the rents payable under the TENANCIES and charge VAT on them
- G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:
- (a) the SELLER'S conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;
 - (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
 - (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.
- G16. Capital allowances**
- G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.
- G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
- G16.4 The SELLER and BUYER agree:
- (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
 - (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.
- G17. Maintenance agreements**
- G17.1 The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.
- G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.
- G18. Landlord and Tenant Act 1987**
- G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.
- G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.
- G19. Sale by practitioner**
- G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
- G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
- G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability.
- G19.4 The LOT is sold:
- (a) in its condition at COMPLETION;
 - (b) for such title as the SELLER may have; and
 - (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.
- G19.5 Where relevant:
- (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the document of appointment and the PRACTITIONER'S acceptance of appointment; and
 - (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
- G20. TUPE**
- G20.1 If the SPECIAL CONDITIONS state "There are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.
- G20.2 If the SPECIAL CONDITIONS do not state "There are no employees to which TUPE applies" the following paragraphs apply:
- (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
 - (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees.
 - (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the Transferring Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.
 - (d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION.
- G21. Environmental**
- G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.
- G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT.
- G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.
- G22. Service Charge**
- G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.
- G22.2 No apportionment is to be made at COMPLETION in respect of service charges.
- G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:
- (a) service charge expenditure attributable to each TENANCY;
 - (b) payments on account of service charge received from each tenant;
 - (c) any amounts due from a tenant that have not been received;
 - (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.
- G22.4 In respect of each TENANCY, if the service charge account shows that:
- (a) payments on account (whether received or still then due from a tenant) exceed attributable service 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.

Extra General Conditions

Applicable for all lots where the Common Auction Conditions apply.

1. The Deposit

- 1.1 General Conditions A5.5a shall be deemed to be deleted and replaced by the following:
A5.5a. The Deposit:
- a) must be paid to the AUCTIONEERS by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)
 - b) is to be held as stakeholder save to the extent of the AUCTIONEERS' fees and expenses which part of the deposit shall be held as agents for the SELLER

2. Buyer's Administration Charge

- 2.1 Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £850+VAT (£1,020 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.

3. Extra Auction Conduct Conditions

- 3.1 Despite any special CONDITION to the contrary the minimum deposit we accept is £3,000 (or the total price, if less). A special CONDITION may, however, require a higher minimum deposit.

4. Searches

On completion the Buyer shall pay to the Seller, in addition to the purchase price, the cost incurred by the Seller in obtaining the Searches included in the Auction Pack.

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