

# property auction

**Thursday 12 December 2019**

12 noon prompt

Marriott Hotel, City Centre  
One Queen Square  
Liverpool L1 1RH

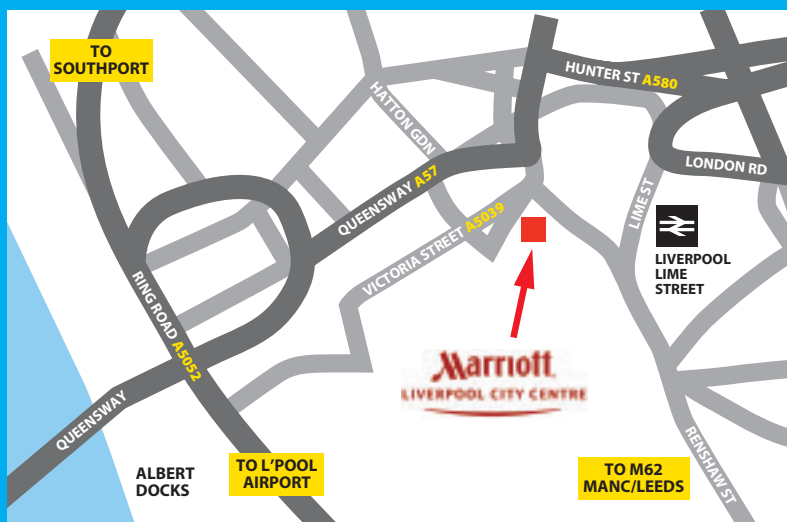
# SuttonKersh

[suttonkersh.co.uk](http://suttonkersh.co.uk)

Now inviting instructions  
for our **13 February 2020** auction  
at the Hilton Hotel

# Location

**Marriott Hotel**  
City Centre  
One Queen Square  
Liverpool L1 1RH



## Auction programme 2020

### AUCTION DATES

Thursday 13th February  
Thursday 2nd April  
Thursday 21st May  
Thursday 16th July  
Thursday 10th September  
Thursday 22nd October  
Thursday 10th December

### CLOSING DATES

17th January  
6th March  
24th April  
19th June  
14th August  
25th September  
13th November

### VENUE

Hilton Hotel, 3 Thomas Steers Way, Liverpool L1 8LW  
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We're now taking entries for our  
**Thursday 13 February 2020** auction.

If you are thinking of selling at auction,  
one of our Auction valuers will be happy  
to offer you a free market appraisal and advice.

For further information please call Sutton Kersh  
on **0151 207 6315** or email **auctions@suttonkersh.co.uk**

# Welcome



Welcome to our final sale of 2019 which brings our year to a fantastic climax and sees us selling (excluding this sale) 450 lots and raising £38 million for our clients so far this year.

As usual we have a mixed selection of lots in this sale, so definitely something for everyone. To kick off and amongst the many residential investments being offered Lot 1 18 Alverstone Road, Allerton L18 1HD with a Guide price of £75,000+ and producing £5,520 per annum with further rent increase is bound to appeal to investors.

To further whet your appetite Lot 5 28 Sydenham Avenue, Sefton Park L17 3AX is a part let residential investment opportunity producing £10,680 per annum. Following a full upgrade and scheme of refurbishment works the potential rental income would be approximately £36,000 per annum.

For those looking for a project Lot 59 12, 14 & 16 New Chester Road, Wirral, CH62 5AB is three three-storey terraced properties in need of full upgrade and refurbishment scheme. It would be suitable for investment purposes with a potential rental income of approximately £50,000 per annum.

And for those with an interest in Ground rents, Lots 67 & 68 Ground rent investments are both being offered with Nil reserve!

So there really is something in this auction for everyone.

If you do need any help before the sale, don't hesitate to send an email across to myself or the team. We'll also be on hand throughout the auction to answer any questions or help with any queries.

And finally may I also take this opportunity to wish you all season's greetings and very best wishes for 2020.

Happy bidding

**Cathy Holt MNAEA MNAVA**  
Associate Director

**93** lots available

**50+**  
vacant  
residential

**20+**  
residential  
investment

**6**  
commercial  
investment

**4**  
vacant  
commercial

**7**  
development  
opportunities

**1** land  
**2** ground  
rent

## Highlights



18 Alverstone Road, Allerton,  
Liverpool L18 1HD



28 Sydenham Avenue, Sefton  
Park, Liverpool L17 3AX



12, 14 & 16 New Chester Road,  
Wirral, Merseyside CH62 5AB



43 Booker Avenue & 199 Brodie  
Avenue, Liverpool L18 4QZ



Ground Rent Investments,  
Kersal Crag, Salford M7 4SL



37 Hope Street, Liverpool L1 9DZ

# Merseyside's leading auction team...



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**Andrew Binstock**  
BSc (Hons)  
Auctioneer



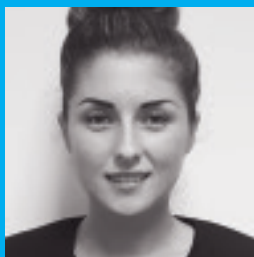
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for free advice or to arrange a free valuation

**0151 207 6315**  
auctions@suttonkersh.co.uk

**88**  
lots sold

**82%**  
realised

**£6.9m**  
raised

The Halloween Sutton Kersh property auction saw some really spirited bidding – with more than £6.9 million raised

The auction on October 31 saw 88 lots sold, with TV's *Homes Under the Hammer* at the Liverpool Marriott Hotel in the city centre to record all the action.

This was another really successful auction, with many lots going for well above the guide price.

Once again, people see good property as a safe haven in uncertain political times, with a record high of 40% of the lots being sold before auction.

Highlights from the lots sold on the day included a three-storey, mixed use redevelopment opportunity in Garston, which – with a guide price of £75,000 – sold for £146,000 after a two-way bidding tussle.

A piece of land on Dale Street in Liverpool, with no guide price, sold for just under £10,000, while a mixed use investment property in Orrell Park went for £175,000 against a guide price of £135,000.

With 82% of the lots sold – 12% more than the national average – and £6.9 million raised, this was a really successful auction, in line with all our auctions this year.

The popularity of mixed use lots repeated a trend we've seen throughout the year, with developers and investors seeing the attractions of this kind of versatile property.

## Highlights



90 St. Marys Road & 2,2a,2b and 2c Moss Street, Garston L19 2JG  
Guide price £75,000+\*  
**SOLD FOR £146,000**



1 Moorfields/33-37 Dale Street, Liverpool L2 2RU  
Guide price NIL RESERVE  
**SOLD FOR £10,000**



39-41 Warbreck Moor, Liverpool L9 4RW  
Guide price £135,000+\*  
**SOLD FOR £175,000**

# 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](http://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.
16. A successful purchaser will also be required to pay a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,200 including VAT (unless stated otherwise within the property description in the catalogue) by debit card or bank transfer.
17. 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.
18. Unless otherwise stated all property is sold subject to a reserve price whether declared or not (see definition of Reserve Prices below).
19. 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.
20. Sutton Kersh hold regular property auctions throughout the year.
21. 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

Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1.2% of the purchase price including VAT subject to a minimum of £1,200 including VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer. We strongly recommend all purchasers check the special conditions of sale as other fees may also apply to individual properties.

# 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 6 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](http://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](mailto:privacy@countrywide.co.uk).

How will you be paying 10% deposit and buyers admin fee? Bank transfer Debit card

Note: The deposit payable on each Lot is 10% of the purchase price or a minimum of £3,000 (whichever is greater). The Buyer's Administration Charge is 1.2% of the purchase price subject to a minimum fee of £1,200 including VAT (unless stated otherwise within the property description in the catalogue) on each Lot.

Do you wish to be added to the mailing list? Would you like to be contacted by our finance partner, Buy to Let?

## 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 on behalf of Sutton Kersh ..... Date .....

Once you have completed this form please send to: Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY or email along with certified copies of your ID to [auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk)

# 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 satisfactory fulfil the necessary requirements.

**Prior to bidding you must provide 2 forms of ID, one photographic and one proof of residence – 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 × forms of ID for a charge of £10.50

All certified ID can be sent to us at [auctions@suttonkersh.co.uk](mailto: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

13 North View, L7 8TS & 3 Overbury Street, L7 3HJ

GUIDE PRICE £800,000+\*



### A portfolio of two properties. Offers invited in the region of £800,000

#### 13 North View

- A large three storey 10 bed roomed town house
- Currently let to 10 individuals by way of a HMO licence
- Producing £42,300 per annum to include bills
- Scope to increase the rent to £46,800 if changed to a 52 week tenancy
- Potential to add two further bedrooms subject to obtaining the necessary planning consents which would increase the rent by a further £8,460
- Fully HMO-compliant and benefits from most of its periodic features and central heating

**Situated** Fronting North View in a Conservation Area just a few minutes walk from the University of Liverpool campus and approximately 5 minutes from Liverpool city centre by bus.

**Basement** Boiler room, two Rooms, Kitchen, Bathroom/WC, Shower room/WC.

**Ground Floor** Main Entrance Hallway

**First Floor** Five Letting rooms, Bathroom/WC, Separate WC.

**Second Floor** Three Letting rooms.

**Outside** Rear Garden.

#### 3 Overbury Street

- A three storey five bed roomed mid town house
- Currently fully let producing £20,100 per annum to include bills
- Scope to increase the rent to £22,100 if changed to a 52 week tenancy
- Potential to add a further bedroom subject to obtaining the necessary planning consents which would increase the rent by £4,020 per annum.
- Fully HMO-compliant
- Benefits from double glazing and central heating

**Situated** Fronting Overbury Street just off Harbord Street within walking distance to local amenities, Liverpool city centre and Liverpool universities.

**Ground Floor** Vestibule, Hallway, Communal Lounge, Kitchen/Breakfast room, WC.

**First Floor** Two Letting rooms, Shower/WC.

**Second Floor** Three Letting rooms.

**Outside** Yard to rear.

For full details please contact **Cathy Holt** MNAEA MNAVA

Associate Director, Sutton Kersh Auctions, 2 Cotton Street Liverpool L3 7DY

DD 0151 207 6315 Mobile 07813 816496

Email [cathy.holt@suttonkersh.co.uk](mailto:cathy.holt@suttonkersh.co.uk) Web [www.suttonkersh.co.uk](http://www.suttonkersh.co.uk)

# Order of sale Thursday 12 December

## For sale by public auction unless sold prior or withdrawn

1	18 Alverstone Road, Allerton, Liverpool L18 1HD	£75,000+*
2	67 Nimrod Street, Liverpool L4 4DU	£25,000+*
3	54 Inigo Road, Liverpool L13 6SH	£70,000+*
4	11 Whitby Road, Ellesmere Port CH65 8AA	£100,000+*
5	28 Sydenham Avenue, Sefton Park, Liverpool L17 3AX	£250,000+*
6	23 Goschen Street, Old Swan, Liverpool L13 2BP	£60,000+*
7	1 Winslade Road, Liverpool L4 9UR	£90,000+*
8	Flat 3, 128 Moscow Drive, Liverpool L13 7DL	£40,000+*
9	44 Alderson Road, Liverpool L15 2HL	£80,000+*
10	Lou's Cafe, Regent Road/Bankfield Street, Liverpool L20 8EJ	£50,000+*
11	Apartment 16, 36 Ryland Street, Birmingham B16 8DB	£160,000+*
12	4 Knolle Park Mews, Church Road, Woolton, Liverpool L25 6HT	£150,000+*
13	22 Nethercroft, Levens, Kendal, Cumbria LA8 8LU	SOLD PRIOR
14	138 Cedar Court, Longfield Centre, Prestwich, Manchester M25 1GZ	£135,000+*
15	5 Pym Street, Liverpool L4 5TH	£60,000+*
16	Apt 32, Beech Rise, Roughwood Drive, Liverpool L33 8WY	£25,000+*
17	234 Derby Road, Bootle, Merseyside L20 8LJ	£160,000+*
18	Land at Sandhills, Hightown, Liverpool L38 9EP	£20,000-£30,000*
19	127 Thornton Road, Bootle, Merseyside L20 5AW	£50,000+*
20	Hope and Anchor Public House, 33 High Street, Prescot L34 6HF	£250,000+*
21	40 Slaidburn Drive, Lancaster LA1 4QX	£90,000+*
22	124 Hebden Road, Liverpool L11 9AW	£60,000+*
23	Flat 4 Liffey Court, 165-173 London Road, Liverpool L3 8PZ	£50,000+*
24	3 Adelaide Road, Kensington, Liverpool L7 8SG	£100,000+*
25	34 Boundary Road, Huyton, Liverpool L36 0SW	£65,000+*
26	9 Clifton Road East, Liverpool L6 4EB	£60,000-£70,000*
27	74 Longfellow Street, Liverpool L8 0QX	£50,000+*
28	24 Sydney Street, Liverpool L9 4SW	£50,000+*
29	10 Marnwood Walk, Kirkby, Liverpool L32 5TS	£30,000+*
30	Apt 33 Golders Green, Liverpool L7 6HG	£50,000+*
31	120 Princes Road, Liverpool L8 2UL	£250,000+*
32	Flat 2 Freshfields, Spindletree Avenue, Manchester M9 7HQ	£40,000+*
33	70 King Street, Southport, Merseyside PR8 1LG	£100,000+*
34	4 Tan Y Bryn Road, Llandudno, Gwynedd LL30 1UU	£150,000+*
35	36 Princes Court, 6 Croxteth Road, Liverpool L8 3UJ	£25,000-£30,000*
36	57/59 Westfield Road, Runcorn, Cheshire WA7 4DR	£110,000+*
37	131 Spring Street, Rishton, Blackburn BB1 4LP	£28,000+*
38	The Former Junction Inn, 63 Rosegrove Lane, Burnley BB12 6HB	£85,000+*
39	47 Manville Street, St Helens, Merseyside WA9 3BN	£55,000+*
40	Apt 302, St Martins Gate, 5 Worcester Street, Birmingham B2 4BB	£125,000+*
41	368-368A Marsh Lane, Bootle, Merseyside L20 9BX	£50,000+*
42	370-370A Marsh Lane, Bootle, Merseyside L20 9BX	£50,000+*
43	402 Stanley Road, Bootle, Merseyside L20 5AB	£35,000+*
44	4 Howard Street, St. Helens, Merseyside WA10 3RG	£40,000+*
45	3 Bridge Street, Bootle, Merseyside L20 8AN	£125,000+*
46	3 Hanwell Street, Liverpool L6 0AN	£40,000+*
47	43 Booker Avenue & 199 Brodie Avenue, Liverpool L18 4QZ	£175,000+*
48	45/45a Booker Avenue, Liverpool L18 4QZ	£150,000+*
49	29 Royal Arch Apts, The Mailbox, Wharfedale St, Birmingham B1 1RB	£155,000+*
50	31 Esmond Street, Liverpool L6 5AY	£40,000+*
51	39 Lawton Avenue, Bootle, Merseyside. L20 0BH	£75,000+*
52	30 Reservoir Street, St. Helens, Merseyside WA9 5LY	£60,000+*
53	6a Childwall Abbey Road, Childwall, Liverpool L16 0JN	SOLD PRIOR
54	6 Markden Mews, Liverpool L8 1TN	£155,000+*
55	107 Roxburgh Street, Liverpool L4 3SZ	£40,000+*

56	479 Smithdown Road, Liverpool L15 5AE	£125,000+*
57	96 Salisbury Road, Wavertree, Liverpool L15 2HU	SOLD PRIOR
58	103 Green Lane, Stoneycroft, Liverpool. L13 7BB	SOLD PRIOR
59	12, 14 & 16 New Chester Road, Wirral, Merseyside CH62 5AB	£235,000+*
60	70 Waterloo Road & Land to 71 Waterloo Road, Liverpool L3 7BE	£100,000+*
61	14 Cedardale Road, Liverpool. L9 1DA	£50,000+*
62	41a Croxteth Hall Lane, Croxteth, Liverpool L11 4SA	£25,000–£30,000*
63	103 Cranborne Road, Liverpool L15 2HY	£95,000+*
64	107 Alderson Road, Liverpool L15 1HG	£105,000+*
65	48 Baycliff Road, Liverpool L12 6QU	£70,000+*
66	56 Sunlight Street, Liverpool L6 4AQ	£35,000+*
67	Ground Rent Investment, 8 Kersal Crag, Salford M7 4SL	NIL RESERVE*
68	Ground Rent Investment, 7 Kersal Crag, Salford M7 4SL	NIL RESERVE*
69	3a Elizabeth Street, Leigh, Lancashire WN7 3AA	£35,000+*
70	404 Lower Hall Street, St. Helens, Merseyside WA10 1GD	£25,000+*
71	14 Morecambe Street, Liverpool L6 4AX	£40,000+*
72	37 Hope Street, Liverpool L1 9DZ	£250,000+*
73	4 Victoria Road, Waterloo, Liverpool L22 1RP	£450,000+*
74	6 Victoria Road, Waterloo, Liverpool L22 1RP	£450,000+*
75	11 Cross Yard, Wigan, Lancashire, WN1 1XF	£55,000+*
76	Apt 18 Garden Mill, Garden Street North, Halifax, W Yorks HX3 6BP	£55,000+*
77	27 Sycamore Avenue, Golborne, Warrington WA3 3SF	£40,000+*
78	81 The Parkway, Stoke-on-Trent ST1 3BD	£135,000+*
79	Flat 3, 147 Westminster Road, Liverpool L4 4LW	£25,000–£30,000*
80	Flat 6, 147 Westminster Road, Liverpool L4 4LW	£25,000–£30,000*
81	7 Percy Street, Bootle, Merseyside L20 4PG	£45,000+*
82	Basement Flat, Sundene Lodge, The Esplanade, Liverpool L22 5RN	£15,000+*
83	149 Paterson Street, Birkenhead, Merseyside CH41 4BQ	£45,000+*
84	1, 3 & 5 St. James Road, Birkenhead, Merseyside CH43 7RJ	£100,000–£125,000*
85	9 Belmont Place, Liverpool L19 5PB	£60,000+*
86	11 Strathmore Road, Newsham Park, Liverpool L6 7UD	£75,000+*
87	16 Sandhurst Street, Liverpool L17 7BU	£145,000+*
88	44 Lorne Street, Fairfield, Liverpool L7 0JR	£125,000+*
89	163 Green Lane, Stoneycroft, Liverpool L13 6RQ	£70,000+*
90	5 Tudor Street, Liverpool L6 6AG	£35,000+*
91	14 Tudor Street, Liverpool L6 6AQ	£35,000+*
92	2 Acheson Road, Liverpool L13 9AB	£80,000+*
93	810 Queens Drive, Stoneycroft, Liverpool L13 4BT	£90,000+*

# Order of sale by type

## Commercial investment

- 10 Lou's Cafe, Regent Road/Bankfield Street, Liverpool L20 8EJ
- 17 234 Derby Road, Bootle, Merseyside L20 8LJ
- 47 43 Booker Avenue & 199 Brodie Avenue, Liverpool L18 4QZ
- 48 45/45a Booker Avenue, Liverpool L18 4QZ
- 53 6a Childwall Abbey Road, Childwall, Liverpool L16 0JN
- 56 479 Smithdown Road, Liverpool L15 5AE

## Development opportunities

- 20 Hope and Anchor Public House, 33 High Street, Prescot L34 6HF
- 38 The Former Junction Inn, 63 Rosegrove Lane, Burnley BB12 6HB
- 60 70 Waterloo Road & Land to 71 Waterloo Road, Liverpool L3 7BE
- 72 37 Hope Street, Liverpool L1 9DZ
- 82 Basement Flat, Sundene Lodge, The Esplanade, Liverpool L22 5RN
- 84 1, 3 & 5 St. James Road, Birkenhead, Merseyside CH43 7RJ
- 86 11 Strathmore Road, Newsham Park, Liverpool L6 7UD

## Ground rents

- 67 Ground Rent Investment, 8 Kersal Crag, Salford M7 4SL
- 68 Ground Rent Investment, 7 Kersal Crag, Salford M7 4SL

## Land

- 18 Land at Sandhills, Hightown, Liverpool L38 9EP

## Residential investment

- 1 18 Alverstone Road, Allerton, Liverpool L18 1HD
- 3 54 Inigo Road, Liverpool L13 6SH
- 5 28 Sydenham Avenue, Sefton Park, Liverpool L17 3AX
- 8 Flat 3, 128 Moscow Drive, Liverpool L13 7DL
- 27 74 Longfellow Street, Liverpool L8 0QX
- 28 24 Sydney Street, Liverpool L9 4SW
- 31 120 Princes Road, Liverpool L8 2UL
- 36 57/59 Westfield Road, Runcorn, Cheshire WA7 4DR
- 55 107 Roxburgh Street, Liverpool L4 3SZ
- 57 96 Salisbury Road, Wavertree, Liverpool L15 2HU
- 62 41a Croxteth Hall Lane, Croxteth, Liverpool L11 4SA
- 64 107 Alderson Road, Liverpool L15 1HG
- 65 48 Baycliff Road, Liverpool L12 6QU
- 73 4 Victoria Road, Waterloo, Liverpool L22 1RP
- 74 6 Victoria Road, Waterloo, Liverpool L22 1RP
- 79 Flat 3, 147 Westminster Road, Liverpool L4 4LW

- 80 Flat 6, 147 Westminster Road, Liverpool L4 4LW
- 83 149 Paterson Street, Birkenhead, Merseyside CH41 4BQ
- 90 5 Tudor Street, Liverpool L6 6AG
- 91 14 Tudor Street, Liverpool L6 6AQ

## Vacant commercial

- 4 11 Whitby Road, Ellesmere Port CH65 8AA
- 33 70 King Street, Southport, Merseyside PR8 1LG
- 45 3 Bridge Street, Bootle, Merseyside L20 8AN
- 58 103 Green Lane, Stoneycroft, Liverpool. L13 7BB
- 93 810 Queens Drive, Stoneycroft, Liverpool L13 4BT

## Vacant residential

- 2 67 Nimrod Street, Liverpool L4 4DU
- 6 23 Goschen Street, Old Swan, Liverpool L13 2BP
- 7 1 Winslade Road, Liverpool L4 9UR
- 9 44 Alderson Road, Liverpool L15 2HL
- 11 Apartment 16, 36 Ryland Street, Birmingham B16 8DB
- 12 4 Knolle Park Mews, Church Road, Woolton, Liverpool L25 6HT
- 13 22 Nethercroft, Levens, Kendal, Cumbria LA8 8LU
- 14 138 Cedar Court, Longfield Centre, Prestwich, Manchester M25 1GZ
- 15 5 Pym Street, Liverpool L4 5TH
- 16 Apt 32, Beech Rise, Roughwood Drive, Liverpool L33 8WY
- 19 127 Thornton Road, Bootle, Merseyside L20 5AW
- 21 40 Slaidburn Drive, Lancaster LA1 4QX
- 22 124 Hebden Road, Liverpool L11 9AW
- 23 Flat 4 Liffey Court, 165-173 London Road, Liverpool L3 8PZ
- 24 3 Adelaide Road, Kensington, Liverpool L7 8SG
- 25 34 Boundary Road, Huyton, Liverpool L36 0SW
- 26 9 Clifton Road East, Liverpool L6 4EB
- 29 10 Marnwood Walk, Kirkby, Liverpool L32 5TS
- 30 Apt 33 Golders Green, Liverpool L7 6HG
- 32 Flat 2 Freshfields, Spindletree Avenue, Manchester M9 7HQ
- 34 4 Tan Y Bryn Road, Llandudno, Gwynedd LL30 1UU
- 35 36 Princes Court, 6 Croxteth Road, Liverpool L8 3UJ
- 37 131 Spring Street, Rishton, Blackburn BB1 4LP
- 39 47 Manville Street, St Helens, Merseyside WA9 3BN
- 40 Apt 302, St Martins Gate, 5 Worcester Street, Birmingham B2 4BB
- 41 368-368A Marsh Lane, Bootle, Merseyside L20 9BX

- 42 370-370A Marsh Lane, Bootle, Merseyside L20 9BX
- 43 402 Stanley Road, Bootle, Merseyside L20 5AB
- 44 4 Howard Street, St. Helens, Merseyside WA10 3RG
- 46 3 Hanwell Street, Liverpool L6 0AN
- 49 29 Royal Arch Apts, The Mailbox, Wharfedale St, Birmingham B1 1RB
- 50 31 Esmond Street, Liverpool L6 5AY
- 51 39 Lawton Avenue, Bootle, Merseyside. L20 0BH
- 52 30 Reservoir Street, St. Helens, Merseyside WA9 5LY
- 54 6 Markden Mews, Liverpool L8 1TN
- 59 12, 14 & 16 New Chester Road, Wirral, Merseyside CH62 5AB
- 61 14 Cedardale Road, Liverpool. L9 1DA
- 63 103 Cranborne Road, Liverpool L15 2HY
- 66 56 Sunlight Street, Liverpool L6 4AQ
- 69 3a Elizabeth Street, Leigh, Lancashire WN7 3AA
- 70 404 Lower Hall Street, St. Helens, Merseyside WA10 1GD
- 71 14 Morecambe Street, Liverpool L6 4AX
- 75 11 Cross Yard, Wigan, Lancashire, WN1 1XF
- 76 Apt 18 Garden Mill, Garden Street North, Halifax, W Yorks HX3 6BP
- 77 27 Sycamore Avenue, Golborne, Warrington WA3 3SF
- 78 81 The Parkway, Stoke-on-Trent ST1 3BD
- 81 7 Percy Street, Bootle, Merseyside L20 4PG
- 85 9 Belmont Place, Liverpool L19 5PB
- 87 16 Sandhurst Street, Liverpool L17 7BU
- 88 44 Lorne Street, Fairfield, Liverpool L7 0JR
- 89 163 Green Lane, Stoneycroft, Liverpool L13 6RQ
- 92 2 Acheson Road, Liverpool L13 9AB

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LOT

1

## 18 Alverstone Road, Allerton, Liverpool L18 1HD

GUIDE PRICE £75,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,520 per annum

A three bedroomed middle terraced house which is currently let by way of an Assured Periodic Tenancy producing £5,520.00 per annum. We are advised that a rent increase will take effect from 17th December 2019 to £5,760.00 per annum.

**Situated** Just off Penny Lane in a very popular residential location within walking distance to local amenities and Allerton Road Shopping and within close proximity to Sefton Park. Liverpool city centre is approximately 5 miles south.

Joint Agent



**Ground Floor** Vestibule, Hall, Front Living Room, Rear Living Room, Kitchen, Bathroom/WC.

**First Floor** Landing, three Bedrooms.

**Outside** Front Forecourt, Rear Yard.



LOT

2

## 67 Nimrod Street, Liverpool L4 4DU

GUIDE PRICE £25,000+\*

VACANT RESIDENTIAL

- A two bed mid terrace in need of a full upgrade and refurbishment scheme

A one/two bedroom middle terraced house with partial double glazing. Following a full upgrade and scheme of refurbishment works to include a ground floor extension, the property would be suitable for resale, occupation or investment purposes. The potential rental income is approximately £6,000.00 per annum.

**Situated** Off County Road in a popular residential location close to local amenities, schooling, Everton and Liverpool Football Club and approximately 4 miles from Liverpool city centre.

**Ground Floor** Vestibule, Lounge, Dining Room, Lean to Kitchen.

**First Floor** Two Rooms (one with shower cubicle, one with WC)

**Outside** Yard to the rear, WC.



LOT

3

## 54 Inigo Road, Liverpool L13 6SH

GUIDE PRICE £70,000+\*

RESIDENTIAL INVESTMENT

- A part let residential investment currently producing £5,640 per annum • Double glazing

An end of terrace property which has been converted to provide two × one-bedroomed self-contained flats benefiting from double glazing. One flat is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,640.00 per annum. When fully let the potential income would be approximately £11,000 per annum.

**Situated** Just off Derby Lane and Queens Drive in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

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

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

**Outside** Rear Yard.



LOT

4

## 11 Whitby Road, Ellesmere Port CH65 8AA

GUIDE PRICE £100,000+\*

VACANT COMMERCIAL

- Ground floor restaurant together with several rooms to the upper floors • Suitable for a number of uses

A three storey middle terrace property which currently provides a ground floor restaurant together with several rooms to the upper floors. The property would be suitable for continued use or a variety of other uses subject to any necessary consents.

**Situated** Fronting Whitby Road in a prominent and busy main road position within a popular and well established location within close proximity to all local amenities and transport links.

**Ground Floor** Restaurant, Bar Area, 70 Covers, Kitchen/Preparation Room, Walk in Fridge.

**First Floor** Store Room, WC, Large Front Room, Ladies & Gents WCs.

**Second Floor** Two Rooms.

**Outside** Rear Yard/Fire Exit.







- A part let residential investment opportunity producing £10,680 per annum with potential to produce £36,000pa • Gardens

A substantial three-storey dormer style semi-detached property converted to provide four × one-bedroomed self-contained flats with potential to provide a further two flats subject to obtaining the necessary consents. The property benefits from gardens to the front and rear. Three of the flats are currently let by way of Assured Shorthold Tenancies producing a rental income of £10,680 per annum. Following a full upgrade and scheme of refurbishment works the potential rental income would be approximately £36,000 per annum or alternatively the flats could be sold off separately.

**Situated** Off Ullet Road (B5342) in a sought after location within walking distance to Sefton Park, local amenities and Schooling. Liverpool city centre is approximately 3 miles away.

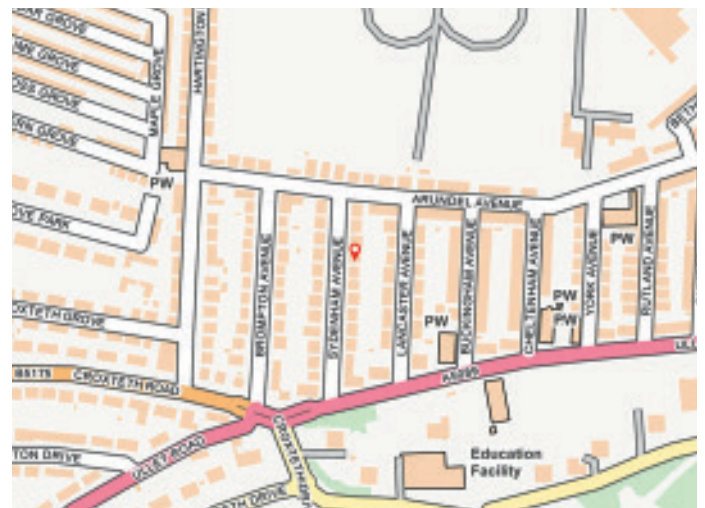
**Basement** Cellar. Not Inspected.

**Ground Floor** Main Entrance Hallway. **Flat 1** Lounge/Bedroom, Kitchen, Shower room/WC **Flat 2** Lounge, Bedroom, Kitchen, Bathroom/WC.

**First Floor** Half Landing Bathroom/WC for Flat 3. **Flat 3** Lounge, Bedroom, Kitchen. **Flat 4** Lounge, Bedroom, Kitchen, Shower room/WC.

**Second Floor** Shared Bathroom/WC **Flat 5** Lounge, Bedroom, Kitchen, Lounge. **Flat 6** Lounge, Bedroom, Kitchen, Lounge.

**Outside** Gardens to the Front and Rear.



LOT

6

## 23 Goschen Street, Old Swan, Liverpool L13 2BP

GUIDE PRICE £60,000+\*

VACANT RESIDENTIAL

- A two bed mid terrace • Double glazing
- Central heating

A two bed roomed mid terrace benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation, re-sale or investment purposes. The potential rental income is approximately £6,000 per annum.

**Situated** Off Prescot Road (A57) in a popular and well-established residential location within easy reach of Tuebrook and Old Swan amenities, transport links and walking distance to the new Liverpool Shopping park. Approximately 2 miles from Liverpool city centre.

Joint Agent



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

**First Floor** Two Bedrooms,  
Bathroom/WC.

**Outside** Yard to Rear.

LOT

7

## 1 Winslade Road, Liverpool L4 9UR

GUIDE PRICE £90,000+\*

VACANT RESIDENTIAL

- Three bedroom semi-detached house • Good order • Double glazing • Central heating
- Driveway • Front, side and rear gardens

A three bedroom semi-detached house benefiting from double glazing, central heating, a driveway and front, side and rear gardens. The property is in good order throughout and would be suitable for immediate occupation or investment purposes with a potential rental income of approximately £7,800.00 per annum. There is also potential to extend the property to the side subject to any necessary consents.

**Situated** Off Courthorpe Road which is off Queens Drive in a popular and established residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool city centre.

EPC Rating C

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

**First Floor** Three Bedrooms,  
Bathroom/WC.

**Outside** Front, Side and Rear  
Gardens, Driveway.



LOT

8

## Flat 3, 128 Moscow Drive, Liverpool L13 7DL

GUIDE PRICE £40,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,700 per annum
- Double glazing
- Secure entry system
- Electric heating

A residential investment opportunity currently let producing £5,700 per annum. A two bed roomed second floor flat within a converted terraced house. The property benefits from double glazing, secure entry system, electric heating and is currently let by way of an Assured Shorthold tenancy producing £5,700 per annum.

**Situated** Off Queens Drive mid-way between Tuebrook, Old Swan and West Derby. There are numerous shops, bars and restaurants on nearby West Derby Road. Liverpool city centre is only 4 miles away with regular public transport links close by.

**Ground Floor** Main Entrance Hallway.

**Second Floor** Flat Hallway, Lounge, two Bedrooms, Kitchen, Bathroom/WC.

**Outside** Shared Rear Yard.



LOT

9

## 44 Alderson Road, Liverpool L15 2HL

GUIDE PRICE £80,000+\*

VACANT RESIDENTIAL

- Three bedroom mid terraced house
- Double glazing
- Central heating
- Gardens

A three bedroomed middle terraced house benefiting from double glazing, central heating and gardens. Following modernisation the property would be suitable for occupation or investment purposes.

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

**Ground Floor** Open plan Lounge/Kitchen.

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Front and rear gardens.



LOT  
10

## Lou's Cafe, Regent Road/Bankfield Street, Liverpool L20 8EJ

GUIDE PRICE **£50,000+**\*

COMMERCIAL INVESTMENT

- Commercial investment producing £7,020.00 per annum

A two storey commercial unit currently let as a café. The tenant has signed a new 7 year lease. For 3 years the rental income will remain at £7,020 per annum and for the final 4 years it will increase to £8,060 per annum. The first floor room is not let. Subject to access it could be let as an office.

**Situated** On the corner of Regent Road and Bankfield Street close to Canada Docks and approximately 3 miles from Liverpool city centre.

**Ground Floor** Main sales area, Kitchen, WC.

**First Floor** One Room.



LOT  
11

## Apartment 16, 36 Ryland Street, Birmingham B16 8DB

GUIDE PRICE **£160,000+**\*

VACANT RESIDENTIAL

- A two bedroomed third floor apartment
- Good order • Double glazing • Electric heating
- Balcony • Secure allocated parking

A two bedroomed third floor apartment within a purpose built block benefiting from double glazing, electric heating, private balcony and secure allocated parking. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. No onward chain.

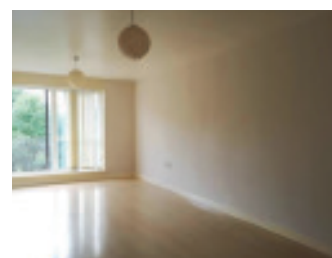
**Situated** Within the Jupiter development on Ryland Street in Birmingham city centre within walking distance from Broad Street, Five Ways train station and Broadway Plaza.

**EPC Rating C**

**Ground Floor** Main Entrance Hallway.

**Third Floor** Flat Hall, Kitchen, Lounge (patio door leading onto balcony), Master Bedroom with En-Suite, Bedroom, Bathroom/WC.

**Outside** Secure Allocated Parking Space.





- A three bed freehold character sandstone mews house
- In need of full upgrade and refurbishment

A rare opportunity to acquire a Freehold character Sandstone mews house. The Mews was originally built as the Stables/gardeners accommodation to Knolle Park convent and was subsequently altered to become four mews houses. Built in sandstone the property comprises a mews house fronting onto Church Road and constructed around a central courtyard. The property has bags of potential and could easily be altered to any potential buyer's needs following a full upgrade and scheme of refurbishment works. Viewing is highly recommended to appreciate the size and its potential.

**Situated** Fronting Church Road in a prime suburban residential area of South Liverpool within walking distance to Woolton Village, Reynolds and Calderstones Park, schooling and approximately 5 miles south of Liverpool city centre.

**Ground Floor** Ground floor 1 Hallway, 2 Bedrooms (one with a dressing room) with spiral staircase leading to first floor. Ground floor 2 Hallway leading to a store with ensuite shower

room/WC and staircase to first floor.

**First Floor** Landing, Shower room/WC, Study, Large open plan Lounge/Dining room, Kitchen.

**Outside** Shared Court yard, 1 car parking space.



LOT  
13

22 Nethercroft, Levens, Kendal, Cumbria LA8 8LU

GUIDE PRICE **£165,000+**\*

VACANT RESIDENTIAL

- A three storey three bedroomed semi-detached house
- Double glazing
- Central heating
- Gardens

A modern three storey three bedroomed semi-detached house benefiting from double glazing, central heating, balconies, rear garden and an integrated garage. The property is suitable for cash buyers only.

**Situation** Off Lowgate in a quiet semi-rural residential location within close proximity to local amenities and schooling, approximately 6.5 miles from Kendal town centre and less than 1 mile from the Lake District National Park.

**Features** Balconies, rear garden, off road parking, integrated garage.

**Notes** Please note Sutton Kersh have not internally inspected the property

**SOLD PRIOR**



**Ground Floor** Kitchen/Dining Room, Separate W.C.

**First Floor** Living Room, two Bedrooms, Bathroom/W.C

**Second Floor** Master Bedroom with En-Suite Shower Room/WC

LOT  
14

138 Cedar Court, Longfield Centre, Prestwich, Manchester M25 1GZ

GUIDE PRICE **£135,000+**\*

VACANT RESIDENTIAL

- A two bedroomed duplex apartment
- Double glazing
- Electric heating
- 24 hour concierge
- Lift access
- Secure parking

A two bedroomed duplex apartment located within the heart of Prestwich Village. The property benefits from double glazing, electric heating, 24 hour concierge, lift access and a secure underground parking space. The property is in good order and would be suitable for immediate occupation or investment purposes. Cash buyers only.

**Situated** Located in Prestwich Village close to Bury New Road (A56) in a popular and well established residential location within close proximity to local shopping amenities, tram links, bars and restaurants.

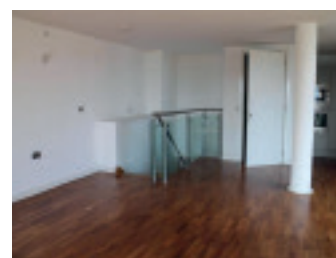
**Tenure** There is a term of 150 years (less 10days) starting from the 06th April 2002, there are currently 133 years left on the lease. Ground rent £150.00, Rent Charge 1: £5.00 to be paid yearly on the 24/06, Rent Charge 2: £2.10 and £12.8

**Ground Floor** Communal Entrance.

**EPC Rating** D

**Flat Ground Floor** Entrance, two Double Bedrooms (Master with En-Suite), Bathroom/WC.

**Flat First Floor** Open Plan Kitchen/Living Room.



LOT  
15

## 5 Pym Street, Liverpool L4 5TH

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

- Three bed terraced house • Double glazing, central heating • Good condition

A three bedroomed middle terrace house benefiting from double glazing and central heating. The property is in good condition and would be suitable for occupation or investment purposes. The potential rental income is approximately £6,000 per annum.

**Situated** Off County Road in a popular and well established residential location within close proximity to local shopping amenities, Liverpool Football Club, schooling, transport links and approximately 4 miles from Liverpool city centre.

**Ground Floor** Hall, two Reception Rooms, Kitchen, Utility Room

**First Floor** Two Bedrooms, Bathroom with walk in shower

**Second Floor** One Further Bedroom

**Outside** Yard to the rear.



LOT  
16

## Apt 32, Beech Rise, Roughwood Drive, Liverpool L33 8WY

GUIDE PRICE **£25,000+**\*

VACANT RESIDENTIAL

- Fifth floor two bed duplex flat • Double glazing
- Electric heating • Secure intercom system
- Allocated parking • Lift

A fifth floor two bedroom duplex apartment benefiting from double glazing, electric heating, secure intercom system, gated car park with allocated parking space and lift access. The property is in good condition and would be suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.

**Situated** Fronting Roughwood Drive in a popular residential location ideally located with easy access to the plentiful amenities of Kirkby town centre, schooling, excellent transport links with bus, train and motorway access to be found within close proximity and approximately 10 miles from Liverpool city centre.

**Sixth Floor** Open Plan Lounge/ Kitchen/Diner, two Bedrooms, Bathroom/WC.

**Outside** Balcony, Allocated parking space.

**Ground Floor** Main Entrance hallway.

**Fifth Floor Flat** Hall, WC, Storage Room.





- Mixed use investment producing £38,520.00 per annum
- Double glazing
- Central heating

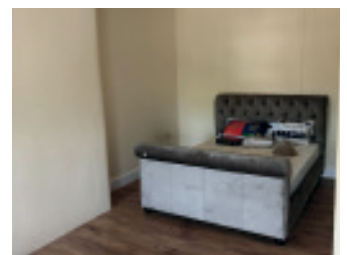
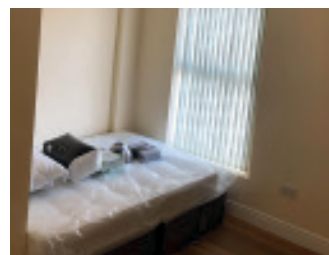
A three storey plus basement mixed use investment opportunity which consists of a ground floor commercial unit together with a six bed HMO over the first and second floors which are accessed via a separate side entrance. The ground floor is currently let to Nails by... Ltd for 10 years from 29th August at a rental of £12,000 per annum which increases to £15,000 after 5 years. The upper floors are let by way of Assured Shorthold agreements at £85 per person per week with a total of £26,520 per annum. The total rental income is £38,520.00 per annum. The property benefits from double glazing and central heating.

**Situated** Fronting Derby Road (A565) on the corner of Millers Bridge approximately 2 miles from Liverpool city centre.

**Ground Floor** Main Sales Area, Rear Room, Kitchen, WC

**First Floor** Three Rooms, Bathroom/WC, Laundry Room, Kitchen

**Second Floor** Three Rooms, Bathroom/WC, Kitchen





LOT

18

## Land at Sandhills, Hightown, Liverpool L38 9EP

GUIDE PRICE **£20,000–£30,000\***

LAND

- Vacant land suitable for a number of potential uses

An interesting and unusual small piece of land adjoining the sand-dunes in Hightown, which overlooks Liverpool Bay. The land may be suitable for a number of uses, however potential purchaser's should rely on their own enquiries.

**Situated** Off Thornbeck Avenue in a popular and well established residential location, adjacent to the beach, walking distance to local amenities and approximately 14 miles from Liverpool city centre



LOT

19

## 127 Thornton Road, Bootle, Merseyside L20 5AW

GUIDE PRICE **£50,000+\***

VACANT RESIDENTIAL

- Three bed mid terraced • Double glazing
- Central heating

A three bed mid terraced house benefitting from double glazing and central heating. The property is in need of a full upgrade and refurbishment scheme, following which it would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.

**Situated** Off Litherland Road which in turn is off Linacre lane in a popular residential location and approximately 5 miles from Liverpool city centre.

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

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Yard to rear.

**Note** Please note that the property has a 6 week completion.





• Public house with planning permission

A substantial three storey plus cellar corner property which is currently operating as the Hope and Anchor Public House to the ground floor together with two floors of accommodation above which is a stone's throw from the Shakespeare North Theatre due to open in 2020. The property benefits from full planning permission to convert the first and second floors to provide four apartments (three × two and one × three bed) together with a detached coach house to become a two bed dwelling, together with repair works to the existing elevations. There is also potential to convert the ground floor to provide a further two × two/three bedroomed flats subject to any necessary consents. Planning reference 17/00720/FUL. Architect drawings are available for inspection at the auctioneers office.

**Situated** Fronting High Street on the corner of Hope Street, close to its junction with St Helens Road in a very popular and well established location within Prescot town centre. Prescot is a rapidly developing Town and the former centre of UK watchmaking is undergoing a renaissance. The Shakespeare North development take centre stage.

**Basement Cellar** Not Inspected.

**Ground Floor** Public House with Front, Side and Rear Entrances to Bar Area, Snooker Section, Rear Lounge, Ladies & Gents WCs. **Coach House** Planning Permission for a two bedroomed detached dwelling.

**First Floor** Four Rooms, WC/Room.

**Second Floor** Six Rooms, Bathroom/WC, Walk in Shower.



**Outside** Rear Yard with double gates

**VAT** Please note we are advised VAT is applicable to the purchase price.

LOT  
21

40 Slaidburn Drive, Lancaster LA1 4QX

GUIDE PRICE £90,000+\*

VACANT RESIDENTIAL

- A three bedroomed middle terrace property
- Double glazing • Central heating • Rear garden

A three bedroomed middle terrace house which benefits from double glazing, central heating and rear garden. Following refurbishment and modernisation the property would be suitable for occupation, re-sale or investment purposes with a potential rental income of approximately £7,200.00 per annum if let to a single tenant. If let to 4 individual students at £90pppw the potential rental income would be approximately £18,720 per annum.

**Situated** Off Appletree Drive in the popular area of Hala within close proximity to Lancaster University, local shopping amenities, schooling and transport links. Lancaster town centre is approximately 2 miles away.

**EPC Rating** D

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

**First Floor** Landing, three Bedrooms, Bathroom, Separate WC

**Outside** Rear Garden



LOT  
22

124 Hebden Road, Liverpool L11 9AW

GUIDE PRICE £60,000+\*

VACANT RESIDENTIAL

- A three bedroomed middle terrace property
- Double glazing • Central heating • Gardens

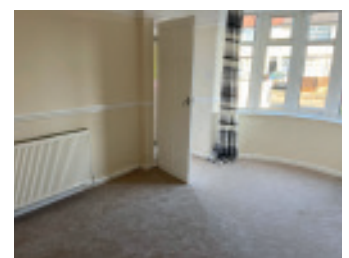
A vacant three bedroomed mid-town house which benefits from double glazing, central heating and gardens. The property is in good order and would be suitable for immediate occupation or investment purposes with a potential rental income of approximately £6,600.00 per annum.

**Situated** Off Carr Lane East in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 6 miles from Liverpool city centre.

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

**First Floor** Three Bedrooms.

**Outside** Front & Rear Gardens, Driveway.



LOT  
23

## Flat 4 Liffey Court, 165–173 London Road, Liverpool L3 8PZ

GUIDE PRICE **£50,000+**\*

VACANT RESIDENTIAL

- One bedroomed first floor flat • Double glazing
- Central heating • Balcony

A one bedroomed first floor apartment benefiting from double glazing, central heating and balcony. The property would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.

**Situated** Fronting London Road within walking distance to city centre shops, amenities and transport links, the Royal Liverpool Hospital, School of Tropical Medicine and Liverpool's universities.

**Ground Floor** Communal Entrance Hall

**First Floor** Flat Hall, Bathroom/WC, Bedroom, Open Plan Lounge/Diner/Kitchen

**Outside** Balcony



LOT  
24

## 3 Adelaide Road, Kensington, Liverpool L7 8SG

GUIDE PRICE **£100,000+**\*

VACANT RESIDENTIAL

- A five bed HMO investment opportunity
- Double glazing • Central heating • Potential income £22,100 per annum

A five bedroom HMO investment opportunity with a potential rental income of approximately £22,100 per annum. The property comprises a five bed end terrace house which is in good condition and fully HMO-compliant. The property benefits from double glazing and central heating and will be sold fully furnished and ready to let.

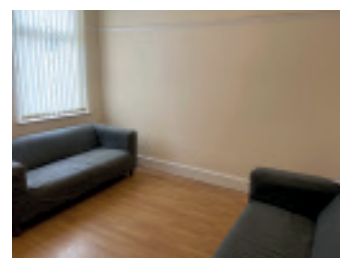
**Situated** Off Kensington High street in a popular location close to local and city centre amenities, The Royal Liverpool University Hospital and Liverpool Universities.

**Ground Floor** Hall, Communal Lounge, Kitchen, 1 Letting Room, Shower Room/WC.

**First Floor** Three Letting Rooms.

**Attic** One Letting Room.

**Outside** Yard to the rear.



LOT  
25

34 Boundary Road, Huyton, Liverpool L36 0SW

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

- A three bed semi-detached
- Double glazing
- Central heating
- Gardens
- Driveway

A three bedroomed semi-detached house benefiting from double glazing, central heating, gardens and a driveway. Following a scheme of refurbishment works and modernisation the property would be suitable for re-sale or investment purposes with a potential rental income of approximately £7800.00 per annum. Suitable for cash buyers only.

**Situated** Off Tarbock Road in a popular and well established residential location within easy reach of local amenities, schooling and approximately 7 miles from Liverpool city centre.

**Joint Agent**



**Ground Floor** Hall, Lounge, Kitchen.

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Driveway, Front and Rear gardens.



LOT  
26

9 Clifton Road East, Liverpool L6 4EB

GUIDE PRICE **£60,000–£70,000**\*

VACANT RESIDENTIAL

- A three storey four bedroomed middle terrace house
- Double glazing
- Central heating

A three storey four bedroomed middle terrace property benefiting from double glazing and central heating. The property would be suitable for HMO conversion subject to any necessary consents. If let to 5 tenants at £75pppw the property has a potential rental income of approximately £19,500.00 per annum.

**Situated** Fronting Clifton Road East in a popular and well established residential location within close proximity to West Derby amenities, schooling, and approximately 4 miles from Liverpool city centre.

**Ground Floor** Hall, Front Living Room, Dining Room, Kitchen.

**First Floor** Three Bedrooms, Bathroom/WC.

**Second Floor** One further bedroom.

**Outside** Rear yard



LOT  
27

74 Longfellow Street, Liverpool L8 0QX

GUIDE PRICE £50,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £6,960 per annum
- Double glazing
- Central heating

A residential investment opportunity currently producing £6,960 per annum. A two bedroomed mid terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold tenancy producing £6,960 per annum.

**Situated** Just off Smithdown Road in a popular and established residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms.

**Outside** Yard to Rear.



LOT  
28

24 Sydney Street, Liverpool L9 4SW

GUIDE PRICE £50,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,700.00 per annum
- Double glazing
- Central heating

A three bedroomed terraced house currently let by way of an Assured Shorthold Tenancy producing £5700.00 per annum. The property benefits from double glazing and central heating.

**Situated** off Warbreck Moor (A59) in an established and popular residential location within walking distance to Walton Vale amenities, schooling and approximately 4 miles from Liverpool city centre.

Joint Agent



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

**First Floor** Three Bedrooms.

**Outside** Yard to the rear



LOT  
29

## 10 Marnwood Walk, Kirkby, Liverpool L32 5TS

GUIDE PRICE **£30,000+**\*

VACANT RESIDENTIAL

- A ground floor two bed apartment • Double glazing • Central heating • Communal car parking

A two bed roomed ground floor modern apartment within a purpose built block, benefiting from double glazing, central heating and communal car parking. The property would be suitable for immediate occupation or investment purposes with a potential rental income in excess of £5,100 per annum.

**Situated** Off Whitefield Drive which is in turn off Valley Road in a well-established location close to local amenities and schooling. Liverpool city centre is approximately 8 miles away.

**Ground Floor** Apt Hall, two Bedrooms, Open Plan Living Room/Kitchen, Bathroom/WC.

**Outside** Communal Car Park.



LOT  
30

## Apt 33 Golders Green, Liverpool L7 6HG

GUIDE PRICE **£50,000+**\*

VACANT RESIDENTIAL

- A two bed roomed second floor apartment
- Double glazing • Electric heating

A two bed roomed second floor apartment within a purpose built block benefiting from electric heating and double glazing. Following modernisation the property would be suitable for occupation or investment purposes.

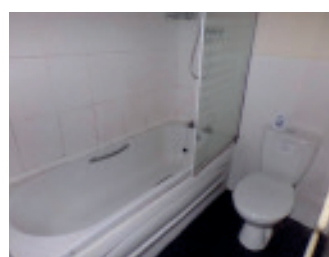
**Situated** Off Spofforth Road in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 3 miles from Liverpool city centre.

**EPC Rating** D

**Ground Floor** Main Entrance.

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

**Lease Details** Commencement Date: 29 September 2006  
Lease Term: 125 years Years Remaining: 112 Ground Rent in Lease: £150.00 increasing to £800.00 Service Charge: TBC





- Residential investment part let producing £12,096.00 per annum • HMO compliant
- Electric storage heaters • Parking to the rear

A substantial three storey plus attic middle terrace house converted to provide an eight bed roomed HMO. The property is fully HMO Compliant and benefits from three kitchens, electric storage heaters and parking to the rear. The property is currently partially let producing in excess of £12,000.00 per annum. Once fully let the potential rental income would be in excess of £41,500 per annum. There is potential to provide a further two rooms in the basement making a 10 bed HMO and purchasers should make their own enquiries.

**Situated** Fronting Princes Road which is Off Upper Parliament Street in a very popular and well established location within close proximity to Liverpool city centre, local shopping amenities, schooling, universities and Sefton & Princes Parks are within walking distance.

**Basement** Two Rooms, Kitchen, Shower Room/WC.

**Ground Floor** Kitchen/Dining Area, Letting Room, Utility Room.

**First Floor** Two Letting Rooms, Kitchen.

**Second Floor** Three Letting Rooms, Bathroom/WC.

**Third Floor** Landing, two Letting Rooms.

**Outside** Front Garden, Rear Yard.





LOT  
32

## Flat 2 Freshfields, Spindletree Avenue, Manchester M9 7HQ

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

- A one bed roomed second floor apartment
- Double glazing • Central heating • Secure parking space

A vacant one bed roomed second floor purpose built apartment benefiting from double glazing, electric heating, 24-hour CCTV, gymnasium, secure parking space and fantastic views over Manchester. The property is in good order and would be suitable for immediate occupation or investment purposes.

**Situated** Set just off Victoria Avenue East in Blackley in a popular and well established location within close proximity to all local amenities and approximately 4 miles from Liverpool city centre.

**Ground Floor** Main Entrance, Communal Hall, Lift and Gym Access.

**Second Floor Apartment** Kitchen/Lounge, Bedroom, Bathroom/WC.

**Outside** Secure Parking Space.



LOT  
33

## 70 King Street, Southport, Merseyside PR8 1LG

GUIDE PRICE **£100,000+**\*

VACANT COMMERCIAL

- Ground floor retail unit together with a two bed flat above
- Majority double glazing
- Central heating

A two storey mid terrace property comprising of a good sized ground floor retail unit together with a two bed roomed self-contained flat above. The property benefits from central heating and majority double glazing and off road parking for two cars. The property has lots of potential and would be suitable for a number of uses, to include its existing use as a shop and flat, or alternatively conversion to provide a ground floor retail unit, together with a further one/two bed roomed flat to the ground floor, subject to any consents. If converted to provide two flats and a retail unit the potential rental income is approximately £18,000 per annum.

**Situated** Fronting King Street which in turn is off Eastbank Street (A570) in a popular and well established residential location within walking distance to Southport town centre amenities and the Promenade.

**First Floor Flat** Lounge, Kitchen/Diner, Shower room/WC, two Bedrooms.

**Outside** Parking to the front for two vehicles., Yard to Rear.

**Ground Floor Shop** Main sales area, three Rear rooms, Kitchen, Utility room, WC.





- Three bedroomed semi-detached house with self-contained flat
- Double glazing
- Central heating
- Off-road parking
- Garden
- Garage

A three bedroomed semi-detached house together with a one bedroomed self-contained flat benefiting from double glazing, central heating, off road parking, rear garden and garage. Following a scheme of refurbishment works and modernisation the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £15,600 per annum. Please note this property is suitable for cash buyers only.

**Situated** Fronting Tan Y Bryn Road in a popular and well established residential location close to local amenities, the promenade and schooling and approximately 1.5 miles from Llandudno town centre.

**Outside** Off Road Parking, Garage. Each property has their own section of the back garden with shared access.



**Lower Ground Floor** Flat Hall, Lounge, Bedroom, Kitchen, Bathroom/WC

**Ground Floor** House Hall, Lounge, Dining Room, Kitchen

**First Floor** Three Bedrooms, Bathroom/WC

LOT  
35

## 36 Princes Court, 6 Croxteth Road, Liverpool L8 3UJ

GUIDE PRICE £25,000–£30,000\*

VACANT RESIDENTIAL

- Third floor studio apartment • Double glazing
- Secure entry system • Shared gardens
- Garage

A vacant third floor studio apartment which following refurbishment would be suitable for investment purposes. The property benefits from double glazing, secure entry system, lift access to all floors and shared gardens.

**Situated** On Croxteth Road close to Princes Avenue and Princes Road in a popular and well established residential location within close proximity to local shopping amenities, Lark Lane, Sefton Park and approximately 3 miles from Liverpool city centre.

**Note** The management company have advised that whilst the subletting of properties is facilitated this is subject to strict approval by the Board of Directors and is subject to prescribed criteria and conditions that all potential leaseholders will be expected to meet

**Ground Floor** Main Entrance Hallway.

**Third Floor** Flat Hall, Lounge/Bedroom, Kitchen, Bathroom/WC.

**Outside** Shared Gardens, Garage



LOT  
36

## 57/59 Westfield Road, Runcorn, Cheshire WA7 4DR

GUIDE PRICE £110,000+\*

RESIDENTIAL INVESTMENT

- A four bed roomed semi-detached property
- Gardens • Parking • Currently let

A four bed roomed semi-detached property benefiting from gardens and parking. The vendors are verbally advised that the property is tenanted producing £6,600.00 per annum but have no proof nor are they collecting rent.

**Situated** On Westfield Road which is off Weston Point Expressway (A557) in a popular and well established location within close proximity to all local amenities, transport links and approximately 2 miles from Runcorn town centre.

**Ground Floor** Three Reception Rooms, Kitchen, WC.

**First Floor** Four Bedrooms, Bathroom/WC.

**Outside** Front & Rear Gardens.



LOT  
37

## 131 Spring Street, Rishton, Blackburn BB1 4LP

GUIDE PRICE **£28,000+\***

VACANT RESIDENTIAL

- Two bed end terraced house • Double glazing
- Central heating

A two bedroomed end terraced house benefitting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes with a potential income in excess of £4,200 per annum.

**Situated** Off High Street (the A678) in a popular and well established residential location nearby to local amenities and shopping. Blackburn town centre is approximately 4 miles away.

**Ground Floor** Hall, two Reception Rooms, Kitchen

**First Floor** Two Bedrooms, Bathroom/WC

**Outside** Yard to rear

**EPC Rating** G.



LOT  
38

## The Former Junction Inn, 63 Rosegrove Lane, Burnley BB12 6HB

GUIDE PRICE **£85,000+\***

DEVELOPMENT OPPORTUNITIES

- Redevelopment opportunity comprising of a former public house with planning for four residential dwellings

A redevelopment opportunity comprising of a detached derelict former public house in need of a full upgrade and refurbishment scheme. The property comes with the benefit of planning permission for the conversion into four residential dwellings, three × two bedroomed and one × three bedroomed. Planning reference number: APP/2017/0378

**Situated** Fronting Rosegarth Lane which is off Liverpool Road (the A646) in a predominantly residential location within close proximity of local amenities, Rose Grove train station and the M65 motorway. Burnley town centre is approximately 2.5 miles away.

**Outside** Yard to the side and rear.

**Ground Floor** Main Room, Male and Female WC's, Kitchen, Three Further Rooms

**First Floor** Function Room, WCs, Various Further Rooms



LOT  
39

## 47 Manville Street, St Helens, Merseyside WA9 3BN

GUIDE PRICE **£55,000+**\*

VACANT RESIDENTIAL

- Two bedroomed middle terraced house • Good order • Double glazing • Central heating

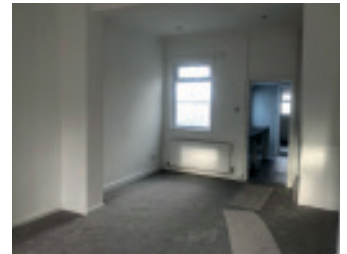
A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is in very good order throughout and suitable for immediate occupation or investment purposes with a potential rental income of £6,000 per annum.

**Situated** Off Peasley Cross Lane in a popular and well established residential location close to local amenities, transport links and approximately 1.5 miles from St Helens town centre.

**Ground Floor** Vestibule, Through Living Room/Dining Room, Kitchen, Bathroom/WC with Jacuzzi bath.

**First Floor** Two Bedrooms

**Outside** Yard to rear.



LOT  
40

## Apt 302, St Martins Gate, 5 Worcester Street, Birmingham B2 4BB

GUIDE PRICE **£125,000+**\*

VACANT RESIDENTIAL

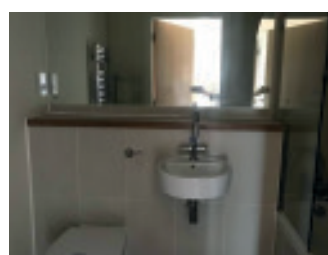
- A one bedroomed modern city centre apartment • Good order • Double glazing

A one bedroomed ground floor apartment which is in good order and would be suitable for immediate occupation or investment purposes. The property benefits from double glazing.

**Situated** In Birmingham city centre within a popular and well established location within close proximity to all local amenities and transport links.

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

**EPC Rating** C



LOT  
41

## 368–368A Marsh Lane, Bootle, Merseyside L20 9BX

GUIDE PRICE **£50,000+**\*

VACANT RESIDENTIAL

- Two self-contained flats • Double glazing
- Central heating

A three storey dormer style terraced property converted to provide two self-contained flats benefiting from double glazing, central heating and their own separate front entrances. The property comprises a studio flat to the ground floor and a two bed roomed flat situated over the first and second floors. Once refurbished and modernised the flats would be suitable for investment purposes with a potential rental income of approximately £10,800 per annum.

**Situated Situated** fronting Marsh Lane at its junction with Hawthorne Road in an established location within easy reach of local amenities and approximately 5 miles from Liverpool city centre.

**Flat 368A**  
**Ground Floor** Entrance Hallway

**First Floor** Kitchen, Lounge.

**Second Floor** Two Bedrooms, WC.

**Outside** Shared Yard.

**Flat 368**

**Ground Floor** Open Plan Lounge/Bedroom, Kitchen, Shower, WC, Utility Room (Separate front entrance)



LOT  
42

## 370–370A Marsh Lane, Bootle, Merseyside L20 9BX

GUIDE PRICE **£50,000+**\*

VACANT RESIDENTIAL

- Two self-contained flats • Double glazing
- Central heating

A three storey dormer style terraced property converted to provide two self contained flats benefiting from double glazing, central heating and their own separate front entrances. The property comprises a one bedroomed flat to the ground floor and a two bedroomed flat situated over the first and second floors which has until recently been used as an office. Once refurbished and modernised the flats would be suitable for investment purposes with a potential rental income of approximately £10,800 per annum.

**Situated Situated** fronting Marsh Lane at its junction with Hawthorne Road in an established location within easy reach of local amenities and approximately 5 miles from Liverpool city centre.

**Flat 370A**  
**Ground Floor** Open Plan Lounge/Kitchen, Bedroom, Shower Room/WC.

**Outside** Shared Yard.

**Flat 370**

**Ground Floor** Entrance Hallway.

**First Floor** Kitchen, Front Room, WC.

**Second Floor** Two Rooms, Bathroom/WC.



LOT  
43

402 Stanley Road, Bootle, Merseyside L20 5AB

GUIDE PRICE **£35,000+**\*

VACANT RESIDENTIAL

- A three bed mid terraced house
- Partial double glazing
- In need of full upgrade and refurbishment scheme

A three bedroomed mid terrace benefiting from partial double glazing. Following a full upgrade and refurbishment scheme the property would be suitable for re-sale or investment purposes with a potential rental income of approximately £6,600 per annum. If let to 4 tenants at £80pppw with a potential rental income of approximately £16,640 per annum. Suitable for cash buyers only.

**Situated** Fronting Stanley Road at its junction with Marsh Lane in a popular residential location close to local amenities, Bootle strand shopping centre, Hugh Baird College, schooling and good transport links. Approximately 5 miles from Liverpool city centre.

**First Floor** Two Bedrooms, Bathroom/WC with walk in shower, Study.

**Second Floor** One Further Bedroom.

**Outside** Yard to Rear.

**Ground Floor** Vestibule, Hall, Front Lounge, Rear Dining Room, Kitchen, Utility room.



LOT  
44

4 Howard Street, St. Helens, Merseyside WA10 3RG

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

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

A two bedroom end terraced house 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 £5,100.00 per annum.

**Situated** Off Fir Street which in turn is off Beech Street in a popular and well established residential location close to local amenities, schooling and approximately 2 miles from St. Helens town centre.

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

**First Floor** Two Bedrooms, Bathroom/WC.

**Outside** Yard to the rear.



LOT  
45

## 3 Bridge Street, Bootle, Merseyside L20 8AN

GUIDE PRICE **£125,000+**\*

VACANT COMMERCIAL

- Extensive industrial building • Three-phase electricity supply • Gas central heating • Steel security gates

The subject premises comprises a substantial red brick building, part single-storey and part two-storey accommodation under a pitched roof. Internally, the warehouse accommodation benefits from a three-phase electricity supply, gas central heating, concrete flooring throughout, and eave heights of 5.3 metres maximum/3.4 metres minimum. The office provision extends over the ground and first floor, providing kitchenette and WC facilities. Externally, the premises benefits from a yard, suitable for a number of uses with a concrete surface and steel security gates. The potential rental income is approximately £34,000 per annum.

**Situated** Fronting onto Bridge Street, close to its junction with Canal Street, providing access to the main arterial route into Liverpool city centre approximately 3 miles south. A short distance north of the subject property comprises a busy office and retail court of Bootle town centre, with the immediate surrounding area consisting of a mixture of

commercial properties including primarily office and industrial accommodation.

**Accommodation** We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions: Warehouse: 835m<sup>2</sup> (8,987sq ft) Mezzanine:



137m<sup>2</sup> (1,161sq ft) Office: 89m<sup>2</sup> (962sq ft) Yards Combined: 281.5m<sup>2</sup> (3,030sq ft)

**Rates** Interested parties should make their own enquiry of Sefton City Council's Rating Department on 0151 934 4360 or [www.voa.gov.uk/businessrates](http://www.voa.gov.uk/businessrates).

**Note** We understand the property is held by way of a long leasehold interest for a term of 99 years from January 1970 at a ground rent of £5,500 plus VAT per annum. Further details available upon request. We have been advised that VAT is payable on the purchase.

LOT  
46

## 3 Hanwell Street, Liverpool L6 0AN

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

- A two bed mid terraced house • Double glazing • Central heating

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 potential income of in excess of £5,400 per annum.

**Situated** Off Lower Breck Road in a popular and well established residential location within close proximity to local shopping amenities, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms.

**Outside** Yard to the rear.





LOT  
47

## 43 Booker Avenue & 199 Brodie Avenue, Liverpool L18 4QZ

GUIDE PRICE **£175,000+**\*

COMMERCIAL INVESTMENT

- A mixed use investment property producing £12,368.00 per annum

A mixed use investment currently fully let producing a rental income of £12,368.00 per annum. The property comprises a ground floor retail unit currently let to 'Boots Pharmacy' on a FRI lease for a term of 5 years from August 2016 producing £10,400 per annum. To the first floor is a three bedroomed self-contained flat, accessed via a separate side entrance let by way of a long term protected tenancy producing £1,968.00 per annum.

**Situated** Fronting Booker Avenue at its junction with Brodie Avenue in a popular and well established location close to local amenities and approximately 4 miles from Liverpool city centre.

**Ground Floor** (43 Booker Ave)  
**Shop** 47.6 sq.m. (512 sq.ft.)

**First Floor** (199 Brodie Ave)  
Hall, Lounge, Bathroom/WC, three Bedrooms. Kitchen to the ground floor.

**Outside** Yard to the rear



LOT  
48

## 45/45a Booker Avenue, Liverpool L18 4QZ

GUIDE PRICE **£150,000+**\*

COMMERCIAL INVESTMENT

- A mixed use investment property producing £14,500.00 per annum

A mixed use investment currently fully let producing a rental income of £14,500.00 per annum. The property comprises a ground floor retail unit currently let on a FRI lease for a term of 12 years from November 2018 producing £8,500 per annum. To the first floor is a two bedroomed self-contained flat, accessed via a separate side entrance let by way of an Assured Shorthold Tenancy producing £6,000.00 per annum.

**Situated** Fronting Booker Avenue in a very popular and well established location close to local amenities and approximately 4 miles from Liverpool city centre.

**Ground Floor** (45 Booker Ave)  
**Shop** 92 sq.m. (990 sq.ft.)

**First Floor** (45a Booker Ave)  
Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC

**Outside** Yard to the rear



LOT  
49

## 29 Royal Arch Apts, The Mailbox, Wharfside St, Birmingham B1 1RB

GUIDE PRICE **£155,000+**\*

VACANT RESIDENTIAL

- Seventh floor one bedroom apartment
- Double glazing • Electric heating • Allocated parking • Communal gym facilities • Concierge service

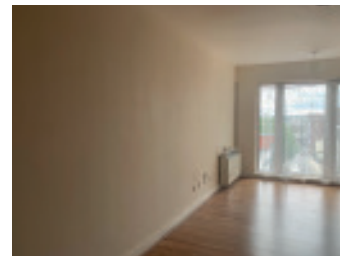
A seventh floor one bedroom apartment within a purpose built block benefiting from double glazing, electric heating, allocated parking, communal gym facilities and a concierge service. The property is in good order throughout and would be suitable for immediate occupation or investment purposes with a potential rental income of approximately £9,600 per annum.

**Situated** In a central location within The Mailbox with easy access to Birmingham city centre amenities.

**Ground Floor** Main Entrance, Hallway.

**Seventh Floor Apartment** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

**Outside** Allocated Parking, Private Balcony.



LOT  
50

## 31 Esmond Street, Liverpool L6 5AY

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

- A two bedroomed middle terraced house
- Double glazing • Central heating

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following a scheme of modernisation and refurbishment works the property would be suitable for investment purposes with a potential rental income of approximately £6,000.00 per annum.

**Situated** Off Breck Road in a popular location close to local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms, Bathroom/WC.

**Outside** Yard to the rear.



LOT  
51

39 Lawton Avenue, Bootle, Merseyside. L20 0BH

GUIDE PRICE £75,000+\*

VACANT RESIDENTIAL

- Extended three bed semi-detached • Double glazing • Central heating • Gardens • Driveway

An extended three bedroomed semi-detached benefiting from double glazing, central heating, a driveway and gardens. The property would be suitable for immediate occupation or investment purposes with a potential rental income of approximately £8,400 per annum.

**Situated** Off Wolfenden Avenue which in turn is off Southport Road in a popular and well established residential location within close proximity to local amenities, transport links and approximately 5 miles from Liverpool city centre.

Joint Agent



**Ground Floor** Hall, Two Reception Rooms, Kitchen/Breakfast Room.

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Gardens, Driveway.



LOT  
52

30 Reservoir Street, St. Helens, Merseyside WA9 5LY

GUIDE PRICE £60,000+\*

VACANT RESIDENTIAL

- Three bedroomed end terraced house • Double glazing • Central heating

A three bedroomed end terraced house benefiting from double glazing and central heating. The property is in need of modernisation and once upgraded it would be suitable for occupation or investment purposes with a potential rental income of approximately £7,200 per annum. The property is suitable for cash buyers only.

**Situated** Off Nutgrove Road in a popular and well established residential location close to local amenities, transport links and approximately 1.5 miles from St Helens town centre.

Joint Agent



**Ground Floor** Entrance Hall, Living Room, Dining Room, Kitchen, Bathroom/WC.

**First Floor** Three Bedrooms

**Outside** Yard to rear.



LOT  
53

## 6a Childwall Abbey Road, Childwall, Liverpool L16 0JN

GUIDE PRICE **£175,000+**\*

COMMERCIAL INVESTMENT

- A part let mixed use property currently producing £13,250 per annum
- Double glazing
- Electric roller shutters

A part let mixed use investment opportunity currently producing £13,250 per annum. The property comprises a ground floor retail unit currently trading as 'Bargain Booze' together with a two bedroomed self-contained flat above accessed via a separate rear entrance. The property benefits from double glazing and electric roller shutters. The retail unit is currently let by way of a 20 year lease commencing May 2017 with a rent review due May 2022. The flat is currently vacant however following a scheme of refurbishment works would be suitable for occupation or investment purposes with a potential rental income of approximately £6,000 per annum. The garage to the rear of the property is let separately at a rental income of £96.00 per annum.

**Situated** Fronting Childwall Abbey Road in a very popular and well established location within a parade of similar units close to location amenities and transport links approximately 5 miles from Liverpool city centre.

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

**Outside** Yard with access to the flat and garage.

**Ground Floor Shop** Main sales area, Rear room. Storeroom, WC



LOT  
54

## 6 Markden Mews, Liverpool L8 1TN

GUIDE PRICE **£155,000+**\*

VACANT RESIDENTIAL

- Modern three bedroomed three storey town house
- Double glazing
- Central heating
- Gated access
- Integrated garage/workshop

A modern three storey three bedroomed mews property benefiting from double glazing, central heating, Juliet balconies, two bathrooms and a car port. The property would be suitable for occupation or investment purposes following decoration. Similar properties in the mews are currently let for approximately £115pppw and if let to 3 tenants the potential rental income is approximately £17,940 per annum. There is potential to convert the car port to provide a further letting room and also develop the land held in the title, subject to any consents.

**Situated** Off Upper Hampton Street, which in turn is Off Princes Road with direct access to the Georgian Quarter and within close proximity to Liverpool Women's Hospital and within walking distance to the Universities and Liverpool city centre.

**First Floor** Open Plan Lounge/Kitchen (with Juliet balcony).

**Second Floor** Two Bedrooms, Bathroom/WC.

**Outside** Off Street Parking

**Ground Floor** Entrance Hallway, 1 Letting Room with En-suite Shower/W.C.



LOT  
55

107 Roxburgh Street, Liverpool L4 3SZ

GUIDE PRICE £40,000+\*

RESIDENTIAL INVESTMENT

- A residential investment producing £5,940.00 per annum
- Double glazing
- Central heating

A two bedroomed middle terraced 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. The property is suitable for cash buyers only.

**Situated** Just off County Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms, 4 Piece Bathroom Suite

**Outside** Yard to the rear.



LOT  
56

479 Smithdown Road, Liverpool L15 5AE

GUIDE PRICE £125,000+\*

COMMERCIAL INVESTMENT

- Part let mixed use investment producing £6,000 per annum
- Ground floor shop with three bed flat above
- Potential rental income £17,000pa

A three storey mixed use investment opportunity which is partially let producing £6,000.00 per annum. The ground floor retail unit is currently let and trading as a Beauty Salon. To the first and second floors accessed via a separate front entrance there is three bedroomed flat which would be suitable for investment purposes following refurbishment and modernisation. If the flat was let to 3 students at £75pppw the rental income would be approximately £11,700.00 per annum. Once fully let the potential rental income would be in excess of £17,000.00 per annum.

**Situated** Fronting Smithdown Road on a busy main road position within close proximity to local shopping amenities such as Tesco Express and Shell Garage, Universities, transport links and approximately 4 miles from Liverpool city centre.

**First Floor Flat** (Accessed via Separate Front Entrance) Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

**Second Floor** Two Bedrooms.

**Outside** Shared Rear Yard.

**Ground Floor Shop** Main Sales Area, Rear Room, WC.



LOT  
57

96 Salisbury Road, Wavertree, Liverpool L15 2HU

GUIDE PRICE **£145,000+**\*

RESIDENTIAL INVESTMENT

- A residential investment producing £10,800.00 per annum
- Double glazing
- Central heating

A three storey semi-detached house comprising a six bedroom HMO benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a guaranteed rental income of £10,800.00 per annum.

**Situated** Off Smithdown Road in a popular and well established residential location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Ground Floor** Hall, Communal Lounge/Dining room, Kitchen, Bathroom/WC, 1 Letting Room.

**First Floor** Four Letting Rooms, Bathroom/WC.

**Second Floor** One Letting Room.

**Outside** Yard to the rear.

**SOLD PRIOR**



LOT  
58

ON INSTRUCTION BY LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

103 Green Lane, Stoneycroft, Liverpool. L13 7BB

GUIDE PRICE **£40,000+**\*

VACANT COMMERCIAL

- Three storey mixed use property suitable for a number of uses

A vacant three storey mixed use property which would be suitable for a variety of uses subject to any necessary consents. The Council understand that the property has been the subject of an adverse possession claim made by a local resident which has been considered and rejected by the Land Registry.

**Situated** Fronting Green Lane in a popular and well established residential location within walking distance to Tuebrook amenities, Newsham Park and approximately 3 miles from Liverpool city centre.

**Ground Floor** Retail Unit.

**First Floor** Several Rooms.

**Second Floor** Several Rooms.

**Outside** Yard to the rear.

**SOLD PRIOR**

**Notes** We have not inspected the property internally and therefore cannot confirm the accuracy of the above condition. The property has been vacant for several years and therefore may require internal refurbishment and possible structural repairs.





- 3 × three storey terraced properties
- 9 self-contained flats
- In need of full upgrade and refurbishment scheme

A block of three × 3 storey dormer style terraced houses converted to provided nine self-contained flats (five × one bed and four × two bed). Following an upgrade and scheme of refurbishment works the properties would be suitable for investment purposes with a potential rental income of approximately £50,000 per annum. There is a front forecourt providing parking for several cars.

**Situated** Fronting New Chester Road (B5136) in a well-established location within easy reach of local amenities and transport links. Approximately 3 miles from Birkenhead town centre.

**Number 12**

**Ground Floor** Main Entrance Hallway. **Flat A** One Bedroom, Lounge, Kitchen, Stairs to Bathroom/WC.

**First Floor** **Flat B** One Bedroom, Lounge, Kitchen, Bathroom/WC.

**Second Floor** **Flat C** Two Bedroom, Lounge, Kitchen, Bathroom/WC.

**Number 14**

**Ground Floor** Main Entrance Hallway. **Flat D** One Bedroom, Lounge, Kitchen, Bathroom/WC.

**First Floor** **Flat E** Two Bedrooms, Lounge, Kitchen, Bathroom/WC.

**Second Floor** **Flat F** Two Bedrooms, Lounge, Kitchen, Bathroom/WC.

**Number 16**

**Ground Floor** Main Entrance Hallway. **Flat G** Two Bedrooms, Lounge, Kitchen, Bathroom/WC.

**First Floor** **Flat H** One Bedroom, Lounge, Kitchen, Bathroom/WC.

**Second Floor** **Flat I** One Bedroom, Lounge, Kitchen, Bathroom/WC.

**Outside** Parking to the Front

LOT  
60

## 70 Waterloo Road & Land to 71 Waterloo Road, Liverpool L3 7BE

GUIDE PRICE **£100,000+\***

DEVELOPMENT OPPORTUNITIES

- Land and building with redevelopment potential, subject to any consents

A redevelopment opportunity comprising a Freehold property together with a piece of land to the side. The property would be suitable for a number of uses, to include residential conversion to provide self-contained flats or an apart hotel, subject to any consents. The property is in a derelict state of repair.

**Situated** Fronting Waterloo Road on the corner of Porter Street which has seen significant regeneration in recent years and is currently undergoing further improvements to include Liverpool Waters, Ten Streets and Everton's Stadium.

**First Floor** Second Floor

**Outside** Land to the side of the building.



LOT  
61

## 14 Cedardale Road, Liverpool. L9 1DA

GUIDE PRICE **£50,000+\***

VACANT RESIDENTIAL

- Two bedroom middle terrace • Double glazing
- Central heating

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is in need of refurbishment and modernisation and once updated would be suitable for occupation or investment purposes with a potential rental income of £5,400 per annum. This property is suitable for cash buyers only.

**Situated** Off Rice Lane (the A59) in a popular and well established residential location within walking distance to local amenities and transport links and approximately 4 miles from Liverpool city centre.

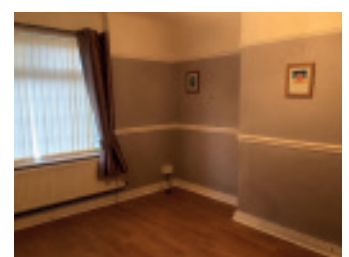
Joint Agent



**Ground Floor** Hall, Through Living Room/Dining Room, Kitchen, Store/Utility.

**First Floor** Two Bedrooms, Bathroom/w.c

**Outside** Yard to rear.





LOT  
62

## 41a Croxteth Hall Lane, Croxteth, Liverpool L11 4SA

GUIDE PRICE £25,000–£30,000\*

RESIDENTIAL INVESTMENT

- A residential investment producing £5,400.00 per annum
- Double glazing
- Central heating
- Balcony
- Communal parking

A two bedroom first floor duplex flat over second and third floors benefiting from double glazing, central heating, balcony and communal parking. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing £5,400.00 per annum.

**Situated** Fronting Croxteth Hall Lane in a popular residential location close to local amenities and approximately 6 miles from Liverpool city centre.

**Outside** Balcony, Communal Parking.

**Ground Floor** Main Entrance, Entry Stairwell to Second Floor Access Walkway.

**Second Floor** Flat Open Plan Lounge/Kitchen, Under Stairs Store Cupboard.

**Third Floor** Two Bedrooms, Bathroom/WC.



LOT  
63

## 103 Cranborne Road, Liverpool L15 2HY

GUIDE PRICE £95,000+\*

VACANT RESIDENTIAL

- An extended three bedroom middle terraced house
- Double glazing
- Central heating

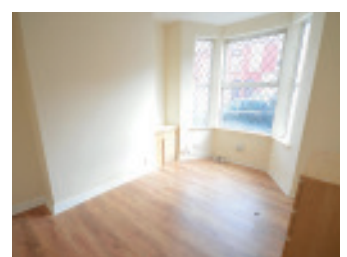
An extended three bedroomed middle terraced house benefiting from double glazing and central heating. The property would be suitable for investment purposes and if let to 4 individual tenants at £80ppw the potential rental income would be approximately £16,640 per annum.

**Situated** Off Smithdown Road in a popular and well established residential location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Ground Floor** Hall, Living Room, Dining Room, Kitchen, Bathroom/WC

**First Floor** Three Bedrooms

**Outside** Yard to the rear.



LOT  
64

## 107 Alderson Road, Liverpool L15 1HG

GUIDE PRICE **£105,000+**\*

RESIDENTIAL INVESTMENT

- A residential investment currently let producing £14,300 per annum
- Double glazing
- Central heating

A four bed end of terrace benefiting from double glazing and central heating. The property is currently let to 4 students producing £13,110 per annum to include all bills. There is potential to increase the rent to £14,300pa if changed to a 52 week tenancy.

**Situated** Off Smithdown Road in a popular and well established residential location within close proximity to local amenities, Schooling, transport links and approximately 4 miles from Liverpool city centre.

**Ground Floor** Hall, 1 Letting room, Communal Lounge, Kitchen.

**First Floor** Three Letting rooms, Bathroom/WC.

**Outside** Yard to Rear.



LOT  
65

## 48 Baycliff Road, Liverpool L12 6QU

GUIDE PRICE **£70,000+**\*

RESIDENTIAL INVESTMENT

- A residential investment opportunity currently producing £6000 per annum
- Double glazing
- Central heating
- Gardens

A residential investment opportunity currently let producing £6000 per annum. 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** Off Deysbrook Lane in a popular and well established residential location within close proximity to local amenities, West Derby Village and approximately 7 miles from Liverpool city centre.

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

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Front and Rear Gardens.



LOT  
**66**

## 56 Sunlight Street, Liverpool L6 4AQ

GUIDE PRICE **£35,000+**\*

VACANT RESIDENTIAL

- A two bed mid terrace in need of a full upgrade
- Double glazing

A two bed roomed middle terraced house benefiting from double glazing. 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.

**Situated** Off Belmont Road in a popular and well established residential location close to local amenities, Liverpool Football Club, Newsham Park, schooling and approximately 3 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms, Bathroom/WC.

**Outside** Yard to the rear.



LOT  
**67**

## Ground Rent Investment, 8 Kersal Crag, Salford M7 4SL

GUIDE PRICE **NIL RESERVE**\*

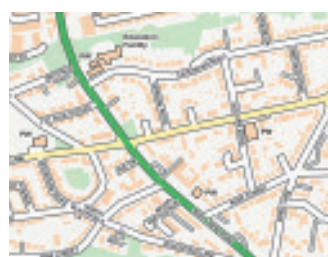
GROUND RENTS

- Ground rent investment

A Freehold ground rent investment secured on a modern three storey town house in a sought after area of Salford subject to a 999 year lease from 9th August 1973 paying £25 per annum.

**Situated** The property is off Singleton Road which is off Bury New Road (A56) in a popular and well established residential location.

**Note** Photograph for indicative purposes only.



LOT  
68

## Ground Rent Investment, 7 Kersal Crag, Salford M7 4SL

GUIDE PRICE **NIL RESERVE\***

GROUND RENTS

### • Ground rent investment

A Freehold ground rent investment secured on a modern three storey town house in a sought after area of Salford subject to a 999 year lease from 8th November 1973 paying £25 per annum.

**Situated** The property is off Singleton Road which is off Bury New Road (A56) in a popular and well established residential location.

**Note** Photograph for indicative purposes only.



LOT  
69

## 3a Elizabeth Street, Leigh, Lancashire WN7 3AA

GUIDE PRICE **£35,000+\***

VACANT RESIDENTIAL

- A one bedroom middle terraced house
- Double glazing • Central heating

A one bedroom middle terraced house, formerly a stable, 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 of approximately £4,800.00 per annum.

**Situated** Off Warrington Road in a popular residential location close to schooling and Leigh Town Centre amenities.

**Joint Agent**

bridgfords

**Ground Floor** Lounge, Dining Room, Kitchen.

**First Floor** Bedroom, Bathroom/WC.

**Attic** One Room.

**Outside** Shared access to rear yard.

**Note** Sutton Kersh have not internally inspected this property.



LOT  
70

## 404 Lower Hall Street, St. Helens, Merseyside WA10 1GD

GUIDE PRICE **£25,000+**\*

VACANT RESIDENTIAL

- A fourth floor two bed roomed apartment
- Double glazing • Central heating • Parking

A vacant two bed roomed fourth floor apartment within a purpose built block. The property benefits from central heating, double glazing, lift access to all floors and residents parking. The property would be suitable for occupation or investment purposes with a potential rental income of £5,700.00 per annum.

**Situated** Off Hall Street within a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and St Helens town centre.

**EPC Rating** B

**Ground Floor** Main Entrance.

**Fourth Floor Apt** Open Plan Lounge/Kitchen, Balcony, two Bedrooms (Master with En-Suite Shower/WC), Bathroom/WC.

**Outside** Communal Parking.

**Note** Completion is 14 days from the date of exchange.



LOT  
71

## 14 Morecambe Street, Liverpool L6 4AX

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

- Two bed roomed middle terraced property • Part double glazing • Central heating.

A two bed mid terrace house benefiting from part double glazing and central heating. The property would be suitable for investment purposes. The potential rental income is approximately £5,400 per annum.

**Situated** Off Rocky Lane in an established and popular residential location within easy reach of Tuebrook amenities, Newsham Park and approximately 4 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms

**Outside** Rear yard.





• **Grade II listed building with planning permission to provide four self contained units**

A substantial Grade II Listed five storey Georgian mid town house property which is being offered with the benefit of full planning permission to convert the existing building to provide four self contained residential units. The planning also includes the demolition of the rear garage to be replaced with a detached building which will provide a fifth unit. The property benefits from original features and has been renovated in the past and benefits from central heating. Planning reference under Liverpool City Council: 18L/1520. Architects drawings are available for inspection at the Auctioneers Offices.

**Situated** Fronting Hope Street at its junction with Upper Duke Street occupying a much sought after position in the heart of Liverpool's University Quarter. The Everyman Theatre, Anglican Cathedral, Philharmonic Hall, Liverpool One and restaurants are within walking distance.

**Lower Ground Floor** Hall, two Rooms, Kitchen, WC, Shower.

**Ground Floor** Vestibule, Main Entrance Hallway, two Large Rooms, Office, WC.

**First Floor** Three Rooms, Kitchen, WC, Shower Room/WC.

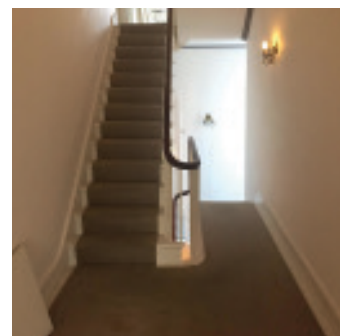
**Second Floor** One Room with Ensuite Shower/WC, Open Plan Lounge/Kitchen, two Rooms, Bathroom/WC. Stairs to provide one further room.

**Third Floor** Two Rooms, Shower/WC.

**Outside** Rear Courtyard/ Garden/Warehouse with access via Hope Way.



**Note** The property is held under a Lease from Liverpool City Council for 99 years calculated from the 1st March 1982 subject to the payment of a market rent currently at £29,000 pa subject to review





• Residential investment producing £32,400.00 per annum

A substantial double fronted three storey plus basement semi detached house which has been converted to provide six x two bedrooomed self contained flats. The property is currently fully let by way of Assured Shorthold Tenancies producing £32,400.00 per annum with the potential to increase the rental income to approximately £36,000. The property benefits from original windows, gardens to the front and rear, off road parking and is within a conservation area.

**Situated** Off Crosby Road South in a very popular and well established residential location within close proximity to Crosby and Waterloo shopping amenities, schooling, Crosby Beach & Marina and approximately 4 miles from Liverpool city centre.

**Ground Floor** Main Entrance Hallway.

**Flat 1** Open Plan Lounge/Kitchen, two Bedrooms, Bathroom/WC (plus one bed not used).

**Flat 2** Open Plan Lounge/Kitchen, two Bedrooms, Bathroom/WC.

**First Floor** Flat 3 Open Plan Lounge/Kitchen, two Bedrooms, Bathroom/WC.

**Flat 4** Open Plan Lounge/Kitchen, two Bedrooms, Bathroom/WC.

**Second Floor** Flat 5 Open Plan Lounge/Kitchen, two Bedrooms, Shower/WC.

**Flat 6** Open Plan Lounge/Kitchen, two Bedrooms, Shower/WC.

**Outside** Gardens, Driveway.

**Joint Agent** 





- Part let residential investment producing £16,200 per annum
- Potential income when fully let £40,000 per annum

A substantial double fronted three storey plus basement semi detached house which has been converted to provide six x two bed roomed self contained flats. The property benefits from electric heating, front and rear gardens and off road parking to the rear. Three of the flats are currently let by way of Assured Shorthold Tenancies producing £16,200pa. Once fully let the potential rental income would be approximately £40,000pa.

**Situated** Off Crosby Road South in a very popular and well established residential location within close proximity to Waterloo and Crosby shopping amenities, schooling, Crosby Beach & Marina and approximately 4 miles from Liverpool city centre.

Private Terrace on Lower Ground Floor.

**First Floor Flat 3** Open Plan Lounge/Kitchen, two Bedrooms, Bathroom/WC.

**Flat 4** Open Plan Lounge/Kitchen, Bedroom, Boxroom, Shower/WC.

**Ground Floor** Main Entrance Hallway.

**Flat 1** Lounge/Kitchen, three Bedrooms (two Bedrooms on Lower Ground Floor), Bathroom/WC.

**Flat 2** Lounge/Kitchen, two Bedrooms, Bathroom/WC,

**Second Floor Flat 5** Kitchen, Lounge, Bedroom, Boxroom, Bathroom/WC.

**Flat 6** Open Plan Lounge/Kitchen, Bedroom, Boxroom, Bathroom/WC.

**Outside** Gardens front and



rear. Rear Driveway shared with number 4.

Joint Agent **Clive Watkin**



LOT  
75

11 Cross Yard, Wigan, Lancashire, WN1 1XF

GUIDE PRICE **£55,000+**\*

VACANT RESIDENTIAL

- A two bedroomed ground floor apartment
- Double glazing • Central heating • Parking

A vacant ground floor two bedroomed apartment benefiting from double glazing, central heating and car parking. The property is in good order and would be suitable for occupation or investment purposes with a potential rental income of approximately £5,400.00 per annum.

**Situated** Off Standishgate which is off Spencer Road (B5376) in a popular and well established residential location within close proximity to local shopping amenities, transport links and Wigan town centre.

**Ground Floor** Main Entrance. Flat Reception Room/Kitchen, two Bedrooms, Bathroom/WC.

**Outside** Communal Parking.



LOT  
76

Apt 18 Garden Mill, Garden Street North, Halifax, W Yorks HX3 6BP

GUIDE PRICE **£55,000+**\*

• VACANT RESIDENTIAL

- A two bedroomed first floor apartment
- Parking

A vacant two bedroomed first floor apartment benefiting from allocated parking and lift access. Following refurbishment the property would be suitable for occupation or investment purposes with a potential rental income of approximately £4,740.00 per annum.

**Situated** Off Charlestown Road in a popular and well established location within close proximity to local shopping amenities, transport links and Halifax town centre.

**Ground Floor** Main Entrance.

**First Floor** Apartment Hall, Open Plan Living Room/Kitchen, two Bedrooms, Bathroom/WC.

**Outside** Allocated Car Parking Space.



LOT  
77

## 27 Sycamore Avenue, Golborne, Warrington WA3 3SF

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

- A three bed end town house sat on a good sized plot
- Double glazing
- Central heating
- Driveway
- Gardens

A three bedroomed end town house sat on a good sized plot benefiting from double glazing, central heating, front, side and rear gardens and a driveway. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes with a potential income in excess of £6,300 per annum.

**Situated** Off Charles Street which in turn is off High Street (A573) within close proximity to local amenities, schooling and transport links. Warrington town centre is approximately 20 minutes away by car.

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

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Front, side and rear gardens, Driveway.



LOT  
78

## 81 The Parkway, Stoke-on-Trent ST1 3BD

GUIDE PRICE **£135,000+**\*

VACANT RESIDENTIAL

- A three storey middle terrace property converted to provide five bedsits
- Double glazing
- Central heating

A three storey middle terraced house which has been converted to provide five bedsits and benefits from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes.

**Situated** Fronting The Parkway off Ridgeway Road in a popular and well established residential location within close proximity to local shopping amenities, schooling and transport links.

**Outside** Gardens to the front & rear.

**Ground Floor** Entrance Hall, Office, Reception Room, Kitchen, WC.

**First Floor** Landing, three Bedsits with Kitchens, Bathroom/WC.

**Second Floor** Landing, two Bedsits.



LOT  
79

## Flat 3, 147 Westminster Road, Liverpool L4 4LW

GUIDE PRICE **£25,000–£30,000\***

RESIDENTIAL INVESTMENT

- A residential investment producing £4,800.00 per annum
- Double glazing
- Central heating

A first floor one bedroom self contained flat within a three storey block benefiting from double glazing and electric heating. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing an income of £4,800.00 per annum.

**Situated** Fronting Westminster Road in a popular location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Ground Floor** Main entrance, Hallway.

**First Floor** Flat Hall, Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.

**Outside** Shared yard to the rear.



LOT  
80

## Flat 6, 147 Westminster Road, Liverpool L4 4LW

GUIDE PRICE **£25,000–£30,000\***

RESIDENTIAL INVESTMENT

- A residential investment producing £4,800.00 per annum
- Double glazing
- Central heating

A second floor one bedroom self contained flat within a three storey block benefiting from double glazing and electric heating. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing an income of £4,800.00 per annum.

**Situated** Fronting Westminster Road in a popular location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Ground Floor** Main entrance, Hallway.

**Second Floor** Flat Hall, Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.

**Outside** Shared yard to the rear.



LOT  
81

## 7 Percy Street, Bootle, Merseyside L20 4PG

GUIDE PRICE **£45,000+**\*

VACANT RESIDENTIAL

- A three bedroomed middle terrace property
- Double glazing • Central heating

A vacant three bedroomed middle terrace property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £6,000.00 per annum.

**Situated** Off Knowsley Road (A566) in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 4 miles from Liverpool city centre.

**Ground Floor** Entrance Porch, through living room/Dining Room, Kitchen.

**First Floor** Landing, three Bedrooms, Bathroom/WC.

**Outside** Rear Yard.

**EPC Rating** D.



LOT  
82

## Basement Flat, Sundene Lodge, The Esplanade, Liverpool L22 5RN

GUIDE PRICE **£15,000+**\*

DEVELOPMENT OPPORTUNITY

- Basement space offered with planning permission to convert into one bed self-contained flat

Development opportunity comprising basement space within a modern purpose-built apartment block benefiting from gated access, secure intercom system and lift service to all floors. The property is offered with the benefit of full planning permission to convert the basement into a one bedroomed apartment. Awaiting Freeholder's decision. The apartment will also benefit from an allocated car parking space. We are advised the total area of the basement is approximately 67sqm. Planning Reference No: DC/2016/02459

**Situated** Fronting the Esplanade on the corner of Brunswick Parade which in turn is off Cambridge Road in a popular and well established residential location within close proximity to Waterloo and Crosby amenities. Schooling, and approximately 4 miles from Liverpool city centre.

**Lower Ground Floor Proposed Accommodation:** Hallway, Lounge, Kitchen, Bathroom, Bedroom, Store room/Bedroom.

**Outside** Communal gardens, one allocated parking space.

**Tenure** Leasehold.

**Ground Floor** Main Entrance Hallway.



LOT  
83

149 Paterson Street, Birkenhead, Merseyside CH41 4BQ

GUIDE PRICE **£45,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £4,932 per annum
- Double glazing
- Central heating

A two bedroomed mid terraced house benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £4,932 per annum.

**Situated** Off Claughton Road in a popular residential location close to local amenities approximately 1 mile from Birkenhead town centre and 5 miles from Liverpool city centre.

**Ground Floor** Vestibule, Hall, Through Lounge/Living Room, Kitchen.

**First Floor** Two Bedrooms, Bathroom/WC

**Outside** Yard to rear.

**Note** Please note Sutton Kersh have not inspected the property internally.



LOT  
84

1, 3 & 5 St. James Road, Birkenhead, Merseyside CH43 7RJ

GUIDE PRICE **£100,000–£125,000\***

DEVELOPMENT OPPORTUNITIES

- Three interconnecting properties offered with the benefit of planning for six × one bed apartments

The property comprises three interconnecting buildings which have previously been used as offices each benefiting from their own separate entrance and central heating. Planning permission has been granted for change of use from offices to six × one bed apartments. Planning ref: APP/19/01475

**Situated** Fronting St. James Road in a popular and well established residential location within close proximity to local amenities and schooling. Approximately 2 miles from Birkenhead town centre.

**Note** Please note Sutton Kersh have not internally inspected the property.

**Ground Floor** Entrance Hall, Five rooms, Reception area, Two separate Ws.

**First Floor** Landing, Five offices, Kitchen, WCs, Shower room.

**Outside** Rear gardens, side parking.



LOT  
**85**

9 Belmont Place, Liverpool L19 5PB

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

- A two/three bed mid terrace • Double glazing
- Central heating

A two/three bed roomed middle terrace benefiting from double glazing and central heating. There is potential to provide a third bedroom in the attic subject to obtaining the necessary consents. The property would be suitable for investment purposes with a potential rental income of approximately £6,600 per annum.

**Situated** Off Shrewsbury Road in a popular and well established location within close proximity to local amenities, Garston Village, schooling and transport links. Approximately 6 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms with stairs to further room.

**Outside** Yard to Rear.



## Auction programme 2020

AUCTION DATES	CLOSING DATES	VENUE
Thursday 13th February	17th January	Hilton Hotel, Liverpool L1 8LW
Thursday 2nd April	6th March	Hilton Hotel, Liverpool L1 8LW
Thursday 21st May	24th April	Hilton Hotel, Liverpool L1 8LW
Thursday 16th July	19th June	Hilton Hotel, Liverpool L1 8LW
Thursday 10th September	14th August	Hilton Hotel, Liverpool L1 8LW
Thursday 22nd October	25th September	Hilton Hotel, Liverpool L1 8LW
Thursday 10th December	13th November	Hilton Hotel, Liverpool L1 8LW

suttonkersh.co.uk



LOT  
**86**

## 11 Strathmore Road, Newsham Park, Liverpool L6 7UD

GUIDE PRICE - **£75,000+\***

DEVELOPMENT OPPORTUNITY

- A Re-Development Opportunity comprising of a Freehold former semi detached Victorian house

A Re-Development Opportunity comprising of a Freehold former semi detached Victorian house dating back to the late 19th century. The property forms part of a rectangular plot with former gardens to the front and rear and a narrow side garden alongside the building. The property has partly been demolished and only the main front elevation and former gable wall are still standing. The property would be suitable for reconstruction to provide an 11 Bed HMO investment opportunity. We are advised a planning application was granted in June 2015 under reference 15F/0253 and potential purchaser's should make their own enquiries. Once approved and when the works are completed the potential rental income is approximately £59,000 per annum.

**Situated** Off Denman Drive in a Conservation Area close to the extensive green open spaces of Newsham Park, in a popular and well established residential location within close proximity to local shopping amenities, schooling, Newsham Park and approximately 1.5 miles from Liverpool City Centre.



LOT  
**87**

## 16 Sandhurst Street, Liverpool L17 7BU

GUIDE PRICE **£145,000 +\***

VACANT RESIDENTIAL

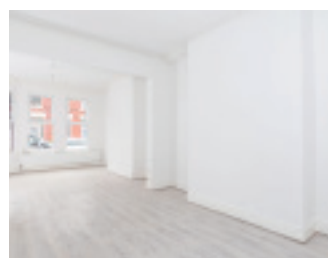
- Three bedroomed mid terraced house
- Double glazing • Central heating

A three bedroomed mid terraced house benefiting from double glazing and central heating which has been fully refurbished throughout and would be suitable for occupation or investment purposes. The potential rent if let to 3 tenants would be approximately £13,260 per annum.

**Situated** Off Aigburth road in a popular and well established residential location within close proximity to local amenities, schooling, sefton park and local transport links. Approximately 3 miles from Liverpool City Centre.  
**Ground Floor** Hall, Through Lounge/Dining Room, Kitchen

**First Floor** 3 Bedrooms, Bathroom/w.c

**Outside** Yard to the rear. Brick outhouse.



LOT  
88

44 Lorne Street, Fairfield, Liverpool L7 0JR

GUIDE PRICE **£125,000+**\*

VACANT RESIDENTIAL

- Five bed roomed house • Double glazing
- Central heating

A good sized three storey 5 bed roomed house benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. If converted to provide an HMO Investment opportunity, subject to any consents, and let to 6 individuals the potential income would be approximately £27,000 Per annum.

**Situated** Off Prescot Road in a popular and well established residential location within close proximity to local amenities, Newsham Park and approximately 2 miles from Liverpool City Centre.

**Second Floor** 1 Further Bedroom, Store room.

**Outside** Rear Yard.

**Joint Agent**



**Cellar** Not Inspected.

**Ground Floor** Vestibule, Hallway, Front Reception room, Rear room, Large Kitchen/Diner.

**First Floor** 4 Bedrooms, Shower room/WC, Bathroom/WC with walk in shower,



LOT  
89

163 Green Lane, Stoneycroft, Liverpool L13 6RQ

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

- A 3 bed end town house • Double glazing
- Gardens

A 3 Bed roomed end town house benefiting from double glazing and gardens to the front, side and rear. Following a full upgrade and scheme of refurbishment works the property would be suitable for occupation, re-sale or investment purposes. The potential rental income is approximately £7,800 per annum.

**Situated** Fronting Green Lane in a popular and well established residential location within walking distance to Tuebrook amenities and Old Swan amenities, Newsham Park and approximately 3 miles from Liverpool City Centre.

**Joint Agent**



**Ground Floor** Vestibule, Hallway, Through Lounge/ Dining Room, Kitchen.

**First Floor** 3 Bedrooms, Bathroom/WC.

**Outside** Outhouse, Gardens to the front, side and rear.





LOT  
90

## 5 Tudor Street, Liverpool L6 6AG

GUIDE PRICE **£35,000+**\*

RESIDENTIAL INVESTMENT

A residential investment producing £5,400.00 per annum • Double glazing • Central heating

A two bedroom middle terraced house benefiting from double glazing and central heating. The property is currently let producing a rental income of £5,400.00 per annum.

**Situated** Off Boaler Street in a popular residential location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms.

**Outside** Yard to the rear.

**Note** Please note Sutton Kersh have not internally inspected the property.



LOT  
91

## 14 Tudor Street, Liverpool L6 6AQ

GUIDE PRICE **£35,000+**\*

RESIDENTIAL INVESTMENT

A residential investment producing £4,680 per annum • Double glazing • Central heating

A two bedroom middle terraced house benefiting from double glazing and central heating. The property is currently let producing a rental income of £4,680 per annum.

**Situated** Off Boaler Street in a popular residential location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms.

**Outside** Yard to the rear.

**Note** Please note Sutton Kersh have not internally inspected the property.



LOT  
92

## 2 Acheson Road, Liverpool L13 9AB

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

- 3 bed semi detached house • Double glazing
- Central heating • Gardens • Potential to extend

A three bed roomed semi detached house benefiting from double glazing, central heating, gardens to the front, side and rear and off road parking with space for 2 cars. Following a scheme of refurbishment works and modernisation the house would be suitable for occupation, resale or investment purposes. There is also potential to extend the property at the side, subject to gaining the necessary consents.

**Situated** Off Lisburn Lane conveniently placed within walking distance of Tuebrook amenities, transport and schooling. Liverpool city centre is approximately 3.5 miles away.

**Ground Floor** Hall, Front Dining Room, Rear Living Room, Kitchen

**First Floor** Three Bedrooms, Bathroom, Separate WC

**Outside** Front, side and rear gardens, off road parking with space for 2 cars.



LOT  
93

## 810 Queens Drive, Stoneycroft, Liverpool L13 4BT

GUIDE PRICE **£90,000+**\*

VACANT COMMERCIAL

- A mixed use property in need of full upgrade an refurbishment • Roller shutters • Fully fitted kitchen to include all equipment

A two storey middle terrace property comprising of a ground floor retail unit previously used as a Chinese Takeaway. The first floor is currently used for storage however there is potential to convert into a 2 bedroomed self-contained flat subject to obtaining the necessary consents. The ground floor benefits from a fully fitted kitchen to include kitchen equipment, extraction systems and roller shutters. Following a full upgrade and refurbishment scheme the property would be suitable for continued use as a takeaway or a variety of other uses subject to any necessary consents.

**Situated** Fronting Queens Drive close to it's junction with Edge Lane Drive in a popular and well established location within close proximity to local amenities and transport links. Approximately 5 Miles from Liverpool City Centre.

**Ground Floor** Main Sales Area, Kitchen, Rear room, WC.

**First Floor** Ancillary Storage Accommodation

N.B - Sutton Kersh have not internally inspected the property.



# 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 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 Auctioneer's a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,200 including VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts for each property purchased.  
  
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.

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 .....

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 1.2% of the purchase price subject to a minimum fee of £1,200 including VAT (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 .....

**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](http://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](mailto: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 on behalf of Sutton Kersh ..... Date .....

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) .....

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 1.2% of the purchase price subject to a minimum fee of £1,200 including VAT (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 can be a bankers draft or solicitors client account cheque, no cash must be sent through the post. The 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](http://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](mailto: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 on behalf of Sutton Kersh ..... Date .....



- CONDITIONS, or if not so described 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. The SELLER must discharge FINANCIAL CHARGES 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) outgoings and other liabilities;
  - (g) any interest which overrides, under the Land Registration Act 2002;
  - (h) matters that ought to be disclosed by the searches and enquiries 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. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:
- (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and
  - (b) the SELLER is to leave them at the LOT.
- G1.8 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.
- G1.9 The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER'S conveyancer's written replies to written 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 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.
- G2.3 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.
- G3 Between CONTRACT and COMPLETION**
- G3.1 From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless
- (a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or
  - (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.
- G3.2 If the SELLER is required to insure the LOT then the SELLER
- (a) must produce to the BUYER on request all relevant insurance details;
  - (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;
  - (c) gives no warranty as to the adequacy of the insurance;
  - (d) must 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) must, 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 as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).
- G3.3 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.
- G3.4 Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.
- G3.5 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 to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.
- G4.2 The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:
- (a) 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.
  - (b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE 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.
  - (c) If title is in the course of registration, title is to consist of:
    - (i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;
    - (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
    - (iii) 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.
  - (d) 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(1)(b) 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 Money Laundering Regulations and Land Registry Rules.
- 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 has any liability (other than to the BUYER) 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.
- G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER
- (a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;
  - (b) the form of new lease is that described by the SPECIAL CONDITIONS; and
  - (c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.
- 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, but no other amounts unless specified in the SPECIAL CONDITIONS.
- G6.3 Payment is to be made in pounds sterling and only by
- (a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and
  - (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.
- G6.4 Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.
- 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 or sublet 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 ("licence notice").
- 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 ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
- G9.5 The BUYER must promptly
- (a) 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 SELLER has not given licence notice to the BUYER 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 the SELLER has given licence notice. 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 money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on 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 promptly 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 the 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 (or 366 in a leap 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.
- G10.5 If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.
- 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 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 Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.
- G13.2 The remainder of 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.
- G13.3 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.
- G13.4 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:
- observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;
  - give notice of assignment to the tenant; and
  - 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:
- 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
  - this CONDITION G15 applies.
- G15.2 The SELLER confirms that the SELLER:
- is registered for VAT, either in the SELLER's name or as a member of the same VAT group; and
  - 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
- it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
  - 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;
  - article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
  - 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
- of the BUYER'S VAT registration;
  - that the BUYER has made a VAT OPTION; and
  - 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
- 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
  - 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:
- 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;
  - the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
  - 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:
- to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
  - 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 agreements 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 1 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
- in its condition at COMPLETION;
  - for such title as the SELLER may have; and
  - 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:
- 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
  - 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:
- 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.
  - The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERRING Employees.
  - 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.
  - 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:
- service charge expenditure attributable to each TENANCY;
  - payments on account of service charge received from each tenant;
  - any amounts due from a tenant that have not been received;
  - 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 payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or
  - that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER;
- 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:
- the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and
  - 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:
- give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
  - 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:
- with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
  - 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
  - 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:
- on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
  - 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:
- hold the warranty on trust for the BUYER; and
  - 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:
- procure that it becomes registered at the Land Registry as proprietor of the LOT;
  - procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
  - 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:
- apply for registration of the TRANSFER;
  - provide the SELLER with an official copy and title plan for the BUYER'S new title; and
  - join in any representations the SELLER may properly make to the 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:
- delivered by hand; or
  - made electronically and personally acknowledged (automatic acknowledgement does not count); or
  - 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:
- when delivered, if delivered by hand; or
  - 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 CONTRACTS (Rights of Third Parties) Act 1999.

### G30 EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

#### G30.1 The Deposit

General Conditions A5.5a shall be deemed to be deleted and replaced by the following:

A5.5a. The Deposit:

- must be paid to the AUCTIONEERS by bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)
- 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

#### G30.2 Buyer's Administration Charge

Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,200 including VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.

#### G30.3 Extra Auction Conduct Conditions

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.

#### G30.4 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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