

NEXT AUCTION  
**16 FEBRUARY 2012**  
CLOSING DATE FOR ENTRIES 19 JANUARY

# SuttonKersh



## property auction sale

**THURSDAY 8 DECEMBER 2011**

**commencing at 12pm prompt at**

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



Deals Winner 2010 - 2011  
Most Active Agent in Merseyside

Tel: 0151 207 6315

Fax: 0151 207 6316

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

# Location



Marriott Hotel  
City Centre  
One Queen Square  
Liverpool L1 1RH

## Auction programme **2012** **Liverpool**

### **AUCTION DATES**

16 February  
3 April  
22 May  
12 July  
6 September  
25 October  
6 December

### **CLOSING DATES**

19 January  
10 March  
30 April  
5 June  
9 August  
20 September  
1 November

Contact:

**James Kersh BSc Hons MRICS**

[james@suttonkersh.co.uk](mailto:james@suttonkersh.co.uk)

**Cathy Holt MNAEA**

[cathy.holt@suttonkersh.co.uk](mailto:cathy.holt@suttonkersh.co.uk)

for free advice or to arrange a free valuation

**0870 873 1212**

Entries are invited from owners or their agents

email: **[auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk)**

## Merseyside's leading auction team...



**Katie Donohue**  
**Bsc (Hons)**  
Auction Administrator  
[katie@suttonkersh.co.uk](mailto:katie@suttonkersh.co.uk)



**Cathy Holt MNAEA**  
Auction manager  
[cathy.holt@suttonkersh.co.uk](mailto:cathy.holt@suttonkersh.co.uk)



**James Kersh Bsc**  
**(Hons) MRICS**  
Director  
[james@suttonkersh.co.uk](mailto:james@suttonkersh.co.uk)



**Ashleigh Moore**  
Auction Administrator  
[ashleigh@suttonkersh.co.uk](mailto:ashleigh@suttonkersh.co.uk)

## 82% sold at October auction

We sold 54 of the 65 properties available at our October auction for £2.65 million; the best auction result on Merseyside this year

**The event took place on the 25th October at the Marriott Hotel in Liverpool City Centre. Prior to the auction, 11 properties from the initial catalogue of 73 lots were sold, and 8 were withdrawn.**

Residential properties once again dominated the auction accounting for 74% of the sales.

A two bedroom first floor apartment in Bowring Court, near to Bowring Park in L14, sold for £30,000 in excess of its guide price of £65,000. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £7,200 per annum.. It attracted numerous underbidders before eventually selling for £94,000.

Lot 31, a three-bedroom property on Wingate Road in Aigburth also sold for more than expected. Guided at £90,000, it was sold with vacant possession for £110,750.

A 3-bedroom mid terrace property on Hallville Road in Allerton achieved one of the highest sale values. The property is located in a much sought after area off Allerton Road, and is currently let by way of an Assured Shorthold Tenancy at a rental of £7,800. It was guided at £140,000 and sold for 152,000.

Cheap vacant commercial units were also snapped up, with 14 out of the 17 available selling.

A 2,580 sqft vacant commercial unit on Fender Way in Prenton sold for 5 times its guide price. The substantial two-storey building, which was formerly used as a youth centre, gym and hairdressing salon, was guided at just £10,000 and sold in the room for £51,000.

A vacant detached office building on Derby Road benefitting from an income of £9,500 from telecommunication masts sold immediately after the auction. The substantial building has a total net internal area of 4,536 sq.ft and 10 year lease agreed with Telefonica UK Ltd for the masts. It was guided at £195,000 and sold post-sale.

Cathy Holt, auction manageress at Sutton Kersh comments, "Activity in the buy-to-let market continues to be buoyant as investors seek a better rate of return than is available through banks and other markets. Buying to sell now poses more risk. Investors who are cash rich, or using bridging funds, are buying distressed property to which they can add value to then obtain a mortgage as part of a refinancing strategy and retain the property more longterm to maximise their returns on investment. A high proportion of the properties included in our recent catalogue were in need of repair and modernisation, and having already identified this trend, we were optimistic about a good sale."



**82% SOLD**  
**£2.65 million raised**



Like us on  
Facebook



**'Like' Sutton  
Kersh Auctions on  
Facebook**

**'Follow' SKAuctions  
on Twitter**

# Bidder's registration and identification form

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

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

## Bidder:

First name(s) ..... Surname .....

Address .....

Postcode ..... Tel no .....

Mobile no ..... Email .....

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

## Bidder's solicitor:

Firm ..... Contact name .....

Address .....

..... Postcode ..... Tel no .....

**Bidder's signature** ..... Date .....

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

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

### List A – Photographic evidence of Identity

Tick	Item	Ref No
	Current signed passport	
	Current full UK/EU photocard driving licence	
	Valid identity card (e.g. HM Forces, police warrant / prison officer card, government / local authority issued card)	
	Firearm or shotgun certificate	
	Resident permit issued by the Home Office to EU Nationals	

### List B – Evidence of Residence

Tick	Item	Ref No
	Utility bill issued in last three months (not mobile phone)	
	Recent bank / building society / mortgage / credit card statement	
	Revenue & Customs tax notification (current tax year)	
	Current house / motor insurance certificate	
	Recent council tax bill / council rent book	

Signed ..... Date .....

on behalf of Sutton Kersh

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

# Auctioneer's pre-sale announcements

- 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.
- 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.
- 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. Identification details (details of which are available from Sutton Kersh staff) will be required from you. Please make sure that you have the required documentation readily available. If in doubt, please contact James Kersh prior to bidding.  
You will then be invited to sign the Memorandum or Contract of Sale and provide a 10% deposit cheque subject to a minimum of £2,000 whichever is the greater. Please note we will not accept cash deposits under any circumstances.
- 16 We only accept deposit cheques on the basis that there are adequate funds in the account on which the cheque is drawn. We reserve the right to take any action as appropriate against a purchaser whose cheque is not honored on first presentation.
- 17 A successful purchaser will also be required to pay a Buyer's Administration charge of £350 inclusive of VAT by cheque made payable to Sutton Kersh.
- 18 Completion of the sale and payment of the balance of the purchase money is 28 days after the auction unless the conditions of sale provide otherwise.
- 19 Unless otherwise stated all property is sold subject to a reserve price whether declared or not.
- 20 Please note that purchasers will not be entitled to keys or access to properties until completion of the sale. If access is required it may be arranged through the auctioneers with the express permission of the vendor.
- 21 Sutton Kersh hold regular property auctions throughout the year.
- 22 Sutton Kersh operate a substantial dedicated mailing list free of charge to applicants. If you wish to be placed on the mailing list, please give your details to one of our representatives.

## Property? We do the lot.

### Estate Agents

#### Allerton /South Liverpool

Tel: 0151 734 0666  
Fax: 0151 734 4504  
allerton@suttonkersh.co.uk  
40/42 Allerton Road  
Liverpool L18 1LN

#### City Centre

Tel: 0151 236 2332  
Fax: 0151 236 3755  
citycentre@suttonkersh.co.uk  
30-32 Exchange Street East  
Liverpool L2 3PQ

#### West Derby/Old Swan

Tel: 0151 256 7837  
Fax: 0151 226 1349  
westderby@suttonkersh.co.uk  
18 West Derby Village  
Liverpool L12 5HW

#### Walton/Anfield

Tel: 0151 521 7383  
Fax: 0151 286 3082  
walton@suttonkersh.co.uk  
102 County Road  
Liverpool L4 3QN

### Auctions

Tel: 0151 207 6315  
Fax: 0151 207 6316  
auctions@suttonkersh.co.uk  
2 Cotton Street  
Liverpool L3 7DY

### Commercial and Professional Services

**Commercial**  
Tel: 0151 207 9339  
Fax: 0151 207 9449  
commercial@suttonkersh.co.uk  
2 Cotton Street  
Liverpool L3 7DY

### Surveys & Valuations

2 Cotton Street  
Liverpool L3 7DY  
Tel: 0151 207 9966  
Fax: 0151 207 9933  
exchange@suttonkersh.co.uk

### Building Surveying

Tel: 0151 207 9966  
Fax: 0151 207 9933  
exchange@suttonkersh.co.uk  
2 Cotton Street  
Liverpool L3 7DY

### Mortgages

Tel: 0151 280 0407  
Fax: 0151 734 4504  
mortgages@suttonkersh.co.uk  
40-42 Allerton Road  
Liverpool L18 1LN

### Lettings & Property Management

Tel: 0151 207 5923  
Fax: 0151 207 6316  
lettings@suttonkersh.co.uk  
6 Cotton Street  
Liverpool L3 7DY



# Auction results **Tuesday 25 October**

LOT	PROPERTY	RESULT	PRICE
1	49 Willow Way, Croxteth, Liverpool, L11 6LP	Sold	£45,000
2	36 Hawkins Street, Liverpool, L6 6BZ	Sold After	
3	471 Mill Street, Liverpool, L8 4RD	Sold After	
4	10 Andrew Street, Liverpool, L4 4DT	Sold	£29,000
5	Fender Way,19-21 Gaywood Close, Prenton, Merseyside Ch43 9WQ	Sold	£51,000
6	89 Duke Street, Birkenhead, Merseyside CH41 8BR	Available At	£45,000
7	12 Randolph Street, Liverpool, L4 0SA	Sold	£35,000
8	14 Lynholme Road, Liverpool L4 2XB	Sold	£31,000
9	3 Caldy Road, Liverpool, L9 4RY	Sold Prior	
10	16 Ronald Street, Liverpool, L13 2AB	Withdrawn	
11	12 Linnet House, Liverpool L8 3SX	Sold	£49,000
12	473 Mill Street, Liverpool, L8 4RD	Sold After	
13	43 Blessington Road, Liverpool, L4 0RY	Sold Prior	
14	94 Spofforth Road, Liverpool, L7 6JY	Available At	£60,000
15	142 Molyneux Road, Kensington, Liverpool, L6 6AN	Sold After	
16	38 Walton Vale, Liverpool, L9 4ST	Sold	£100,000
17	137 Balfour Road, Bootle, Merseyside L20 4NY	Sold Prior	
18	147 Breck Road, Anfield, Liverpool, L4 2QZ	Available At	£65,000
19	13 Bechers Court, 125 Ormskirk Road, Aintree, L9 5AE	Sold Prior	
20	Land Adjacent To 13 Albert Street, St. Helens, Merseyside WA10 2SB	Available At	£20,000
21	46 Rice Lane, Liverpool, L9 1DD	Sold After	
22	23 Westcott Road, Liverpool, L4 2RE	Sold	£35,000
23	12 Wheatland Lane, Wallasey, Merseyside CH44 7EQ	Withdrawn	
24	1a Horsfall Grove, Liverpool, L8 6RX	Sold Prior	
25	Flat 14 Bowring Court, Roby Road, Bowring Park Liverpool L14 3NU	Sold	£94,000
26	13 Needham Road, Liverpool, L7 0EE	Sold	£38,750
27	161&177 Grange Lane, Gateacre, Liverpool, L25 5JY	Available At	£150,000
28	26 Upper Warwick Street, Liverpool, L8 5TP	Sold	£41,750
29	567 Price Street, Birkenhead, Merseyside CH41 8DU	Available At	£45,000
30	38 County Road, Walton, Liverpool, L4 3QH	Available At	£85,000
31	59 Wingate Road, Aigburth, Liverpool, L17 0AZ	Sold	£110,750
32	Apt 17 Kingfisher House, Pighue Lane, Liverpool L13 1DQ	Available At	£65,000
33	475 Mill Street, Liverpool, L8 4rd	Sold After	
34	29 Upper Aughton Road, Southport, Merseyside PR8 5ND	Sold Prior	
35	18-20 High Street, Connah's Quay, Deeside, Clwyd CH5 4DA	Sold After	
36	193 Rice Lane, Liverpool, L9 1AQ	Available At	£40,000
37	Apt 15b Danefield Terrace, Mather Avenue, Liverpool, L19 4TH	Sold	£76,750
38	2 Denbigh Road, Liverpool, L9 1ED	Available At	£47,000
39	75 Sunlight Street, Liverpool, L6 4AG	Sold	£35,000
40	Sidings Lane, Liverpool, L33 4YD	Withdrawn	
41	102 Picton Road, Wavertree, Liverpool, L15 4LH	Withdrawn	
42	13 Briar Street, Liverpool, L4 1RB	Sold	£25,000
43	1 Sedley Street, Liverpool, L6 5AE	Sold After	
44	100 Paterson Street, Birkenhead, Merseyside CH41 4BG	Sold After	
45	54 Needham Road, Liverpool, L7 0EQ	Sold Prior	
46	112 Fieldton Road, Liverpool, L11 9AQ	Sold After	
47	32 – 40 Derby Road, Kirkdale, Liverpool L20 8EG	Sold After	
48	107 Tolver Street, St. Helens, Merseyside Wa10 1je	Sold	£40,000
49	81 Sutcliffe Street, Liverpool, L6 6AT	Sold	£32,500
50	32 Lawrence Road, Liverpool, L15 0EG	Available At	£95,000
51	4 Shaw Street, Rochdale, Lancashire OL12 9SN	Sold After	
52	269 Walton Lane, Liverpool, L4 5rq	Sold After	

53	100 Needham Road, Liverpool L7 0EQ	Sold	£36,250
54	64 Wykeham Street, Liverpool, L4 1QY	Sold	£25,750
55	70 Benedict Street, Bootle, Merseyside L20 2ew	Sold Prior	
56	83 Sutcliffe Street, Liverpool, L6 6AS	Sold	£35,500
57	The Old Barn Public House, 36-38 Old Barn Road, Liverpool, L4 2QP	Withdrawn	
58	15 Faraday Street, Liverpool, L5 6PL	Sold	£40,000
59	4 Harebell Street, Liverpool L5 7RP	Sold	£20,000
60	111 Oxtan Road, Birkenhead, Merseyside CH41 2TN	Sold After	
61	76 Anfield Road, Liverpool L4 0TD	Withdrawn	
62	32 King Street, Birkenhead, Merseyside CH42 2AJ	Sold Prior	
63	2 Shaw Street, Rochdale, Lancashire OL12 9SN	Sold After	
64	31 Wapshare Road, Liverpool, L11 8LR	Withdrawn	
65	Fairchilds Farm, Foxs Bank Lane, Whiston, Prescot, Merseyside L35 3SS	Sold Prior	
66	55 Stanley Road, Bootle, Merseyside L20 7BZ	Sold	£45,000
67	6 Claughton Place, Birkenhead, Merseyside CH41 4DS	Sold	£32,000
68	Plot Near Llain Fain, Llanaelhaearn, Caernarfon, Gwynedd LL54 5AZz	Available At	£32,000
69	26 St. Andrew Road, Liverpool, L4 2RJ	Sold	£34,250
70	28 St. Andrew Road, Liverpool, L4 2RJ	Sold	£33,750
71	20 Hallville Road, Liverpool L18 0HR	Sold	£152,000
72	10 Alwyn Street, Aigburth, Liverpool L17 7DX	Sold	£95,000
73	53 Granby Street, Liverpool, L8 2TU	Sold Prior	

**TOTAL REALISATION = £2,648,360**



**bridging finance  
solutions**

**Speed.  
Terms within the hour.  
Funds in seven days.**

**Principle lender of investment property short term finance** **astl** the association of short term lenders

- Absolute transparency about terms – no small print
- No early redemption charges
- No exit fees
- No up front processing fee
- True Daily Interest
- Borrowing terms from 1 –12 months
- Flat rate legal fees.
- Loans from £25,500 to £1 million.
- Interest – retained from the advance or paid monthly.
- Personal Service – speak directly to a decision maker

**Loans for:**

- Property Refurbishment Et Conversion
- Fast Residential Investment Property Purchase
- Buying Property at Auction
- Short Term Capital Raising for any Commercial Purpose

**Call 0151 639 7554**

or visit  
**www.bridgingfinance-solutions.co.uk**



# Order of sale **Thursday 8 December**

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

LOT	PROPERTY	PRICE
1	70 Adlam Road, Liverpool. L10 1LQ	£30,000–£35,000
2	45 Windsor Road, Tuebrook, Liverpool. L13 8BA	£30,000–£35,000
3	1 Lune Street, Crosby, Liverpool. L23 5TU	£80,000+
4	63 Stonehill Street, Liverpool. L4 2QA	£20,000+
5	The Watchmaker Public House, Lyneham, Whiston, Prescot. L35 3TN	£100,000+
6	11 Jersey Avenue, Liverpool. L21 9LA	£80,000+
7	52/52a Liscard Road, Wallasey, Merseyside. CH44 9AF	£65,000+
8	Unit 4, Brookfield Drive, Liverpool. L9 7AN	£50,000+
9	49 Coniston Street, Liverpool. L5 6QY	£40,000–£45,000
10	107 Picton Road & 1a/1b Stevenson Street, Liverpool. L15 4LF	£90,000 +
11	37 Cranborne Road, Liverpool. L15 2HX	£70,000 +
12	84 Smithdown Road, Liverpool. L7 4JQ	£60,000–£65,000
13	46a South Road, Waterloo, Liverpool. L22 5PQ	£65,000 +
14	5 Royal Court, Castle Hill Road, Hindley, Wigan, Lancashire. WN2 4BJ	£50,000 +
15	41 Cranborne Road, Liverpool. L15 2HX	£70,000 +
16	89 Duke Street, Birkenhead, Merseyside. CH41 8BR	£45,000–£55,000
17	39 Newsham Drive, Liverpool. L6 7UQ	£150,000–£175,000
18	12 Gordon Drive, Dovecot, Liverpool. L14 7PY	£80,000–£85,000
19	167 Smithdown Road, Liverpool. L15 2HD	£65,000 +
20	39 Sandway Crescent, Liverpool. L11 2SN	£45,000–£50,000
21	189 Bedford Road, Bootle, Merseyside. L20 2DR	£50,000–£60,000
22	24 Tudor Street, Liverpool. L6 6AQ	£35,000–£45,000
23	Land Between 82 & 84 Blakeacre Road, Liverpool. L26 9UZ	£30,000–£40,000
24	32 Victoria Road, Birkenhead, Merseyside. CH42 0LN	£110,000 +
25	362 Hawthorne Road, Bootle, Merseyside. L20 9AZ	£35,000 +
26	567 Price Street, Birkenhead, Merseyside. CH41 8DU	£45,000–£55,000
27	16 Dial Street, Liverpool. L7 0EH	£35,000–£45,000
28	Apartment 3, 73 Wood Street, Liverpool. L1 4NU	£40,000–£45,000
29	163 Glovers Lane, Bootle, Merseyside. L30 3TJ	£65,000–£70,000
30	31 Redbrook Street, Liverpool. L6 0AL	£35,000 +
31	213 County Road, Walton, Liverpool. L4 5PE	£50,000+
32	106 Aigburth Road, Aigburth, Liverpool. L17	£140,000 +
33	31 Orwell Road, Liverpool. L4 1RG	£55,000 +
34	43 Newsham Drive, Liverpool. L6 7UQ	£150,000 +
35	87 Benedict Street, Bootle, Merseyside. L20 2EL	30,000–£35,000
36	48 Storrington Avenue, Liverpool. L11 9AS	£20,000–£25,000
37	35 Gorst Street, Liverpool. L4 0SB	£30,000–£35,000
38	40 Railton Avenue, Rainhill, Prescot, Merseyside. L35 0QB	£140,000 +
39	66 Storrington Avenue, Liverpool. L11 9AS	£20,000–£25,000
40	38 Allerton Road, Mossley Hill, Liverpool. L18 1LN	£300,000 +
41	73 Benedict Street, Bootle, Merseyside. L20 2EL	£30,000–£35,000
42	71 David Street, Liverpool. L8 4TL	£45,000–£50,000
43	106 Gray Street, Bootle, Merseyside. L20 4PR	£40,000–£45,000
44	116 Linacre Road, Liverpool. L21 8JT	£20,000 +
45	Former Resource Centre, Huyton Church Road, Huyton. L36 5SH	£120,000–£130,000



46	21 Balfour Street, Liverpool. L4 0SD	£30,000–£35,000
47	43 Newman Street, Liverpool. L4 1RJ	£30,000–£35,000
48	46a Liscard Road/108 Bell Road, Wallasey, Merseyside. CH44 9AF	£50,000 +
49	The Old Barn Public House, 36-38 Old Barn Road, Liverpool. L4 2QP	£50,000 +
50	51a Junction Lane, St. Helens, Merseyside. WA9 3JN	£25,000–£30,000
51	1 Buller Avenue, Penwortham, Preston. PR1 9QQ	£95,000 +
52	34,34a,34b Knowlsey Road, Bootle, Liverpool. L20 4NL	£80,000 +
53	51-53 Merton Road, Bootle, Merseyside. L20 7AP	£150,000 +
54	7 Cotswold Street, Liverpool. L7 2PY	£45,000–£55,000
55	Flat 2, 95 Penkett Road, Wallasey, Merseyside. CH45 7QA	£35,000–£40,000
56	166 Woolton Road, Garston, Liverpool. L19 5NF	£80,000 +
57	61 Harebell Street, Liverpool. L5 7RL	£20,000 +
58	33 St Andrews Road, Liverpool, Merseyside. L20 5EL	£35,000 +
59	31-33 Stafford Street, Liverpool. L3 8LX	£125,000 +
60	355 Aigburth Road, Liverpool. L17 0BP	£60,000 +
61	Apartment 2 Nightingale House, 2 Cambridge Road, Southport. PR9 9NG	£150,000+
62	165 Westminster Road, Liverpool. L4 4LR	£15,000–£20,000
63	52 Rodney Street, Liverpool L1 9AD	£170,000–£225,000
64	36 Clifton Road, Anfield, Liverpool, L6 4BQ	£20,000–£25,000
65	28 Walton Hall Avenue, Liverpool, L4 6UF	£45,000+
66	9 Earp Street, Garston, Liverpool L19 1RT	£45–50,000
67	395 Liverpool Road, Great Sankey, Warrington WA5 1RE	£125,000+

## Order of sale **by type**

### Vacant Residential

- 70 Adlam Road, Liverpool. L10 1LQ
- 45 Windsor Road, Tuebrook, Liverpool. L13 8BA
- 1 Lune Street, Crosby, Liverpool. L23 5TU
- 63 Stonehill Street, Liverpool. L4 2QA
- 11 Jersey Avenue, Liverpool. L21 9LA
- 52/52a Liscard Road, Wallasey, Merseyside. CH44 9AF
- 49 Coniston Street, Liverpool. L5 6QY
- 37 Cranborne Road, Liverpool. L15 2H
- 46a South Road, Waterloo, Liverpool. L22 5PQ
- 5 Royal Court, Castle Hill Road, Hindley, Wigan, Lancashire. WN2 4BJ
- 41 Cranborne Road, Liverpool. L15 2HX
- 89 Duke Street, Birkenhead, Merseyside. CH41 8BR
- 39 Newsham Drive, Liverpool. L6 7UQ
- 12 Gordon Drive, Dovecot, Liverpool. L14 7PY
- 39 Sandway Crescent, Liverpool. L11 2SN
- 32 Victoria Road, Birkenhead, Merseyside. CH42 0LN
- 362 Hawthorne Road, Bootle, Merseyside. L20 9AZ
- 567 Price Street, Birkenhead, Merseyside. CH41 8DU
- 16 Dial Street, Liverpool. L7 0EH
- 163 Glovers Lane, Bootle, Merseyside. L30 3TJ
- 31 Orwell Road, Liverpool. L4 1RG
- 43 Newsham Drive, Liverpool. L6 7UQ
- 48 Storrington Avenue, Liverpool. L11 9AS
- 40 Railton Avenue, Rainhill, Prescot, Merseyside. L35 0QB
- 66 Storrington Avenue, Liverpool. L11 9AS

- 71 David Street, Liverpool. L8 4TL
- 106 Gray Street, Bootle, Merseyside. L20 4PR
- 43 Newman Street, Liverpool. L4 1RJ
- 34,34a,34b Knowlsey Road, Bootle, Liverpool. L20 4NL
- 7 Cotswold Street, Liverpool. L7 2PY
- Flat 2, 95 Penkett Road, Wallasey, Merseyside. CH45 7QA
- 166 Woolton Road, Garston, Liverpool. L19 5NF
- 61 Harebell Street, Liverpool. L5 7RL
- 33 St Andrews Road, Liverpool, Merseyside. L20 5EL
- 355 Aigburth Road, Liverpool. L17 0BP
- 52 Rodney Street, Liverpool L1 9AD
- 36 Clifton Road, Anfield, Liverpool, L6 4BQ
- 28 Walton Hall Avenue, Liverpool, L4 6UF
- 9 Earp Street, Garston, Liverpool L19 1RT
- 395 Liverpool Road, Great Sankey, Warrington WA5 1RE

### Residential Investment

- 189 Bedford Road, Bootle, Merseyside. L20 2DR
- 24 Tudor Street, Liverpool. L6 6AQ
- Apartment 3, 73 Wood Street, Liverpool. L1 4NU
- 31 Redbrook Street, Liverpool. L6 0AL
- 87 Benedict Street, Bootle, Merseyside. L20 2EL
- 35 Gorst Street, Liverpool. L4 0SB
- 73 Benedict Street, Bootle, Merseyside. L20 2EL
- 21 Balfour Street, Liverpool. L4 0SD
- 51a Junction Lane, St. Helens, Merseyside. WA9 3JN
- Apartment 2 Nightingale House, 2 Cambridge Road, Southport. PR9 9NG

### Vacant Commercial

- The Watchmaker Public House, Lyneham, Whiston, Prescot. L35 3TN
- Unit 4, Brookfield Drive, Liverpool. L9 7AN
- 167 Smithdown Road, Liverpool. L15 2HD
- 116 Linacre Road, Liverpool. L21 8JT
- Former Resource Centre, Huyton Church Road, Huyton. L36 5SH
- The Old Barn Public House, 36-38 Old Barn Road, Liverpool. L4 2QP
- 51-53 Merton Road, Bootle, Merseyside. L20 7AP
- 165 Westminster Road, Liverpool. L4 4LR

### Vacant Mixed Use

- 213 County Road, Walton, Liverpool. L4 5PE
- 106 Aigburth Road, Aigburth, Liverpool. L17

### Commercial Investment

- 107 Picton Road & 1a/1b Stevenson Street, Liverpool. L15 4LF
- 84 Smithdown Road, Liverpool. L7 4JQ
- 38 Allerton Road, Mossley Hill, Liverpool. L18 1LN
- 46a Liscard Road/108 Bell Road, Wallasey, Merseyside. CH44 9AF
- 1 Buller Avenue, Penwortham, Preston. PR1 9QQ
- 31-33 Stafford Street, Liverpool. L3 8LX

### Land With Potential

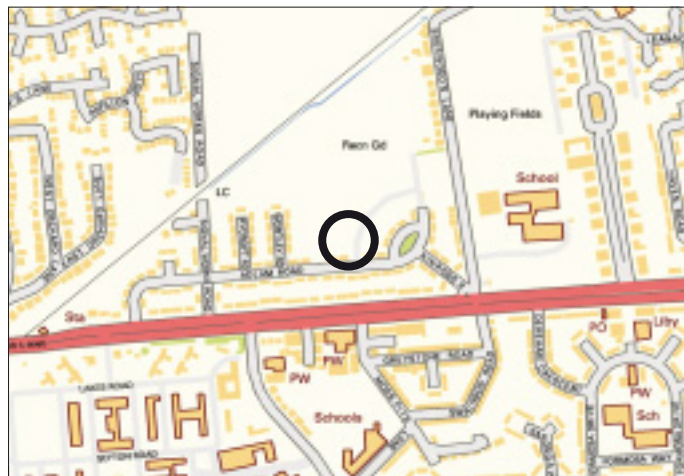
- Land Between 82 & 84 Blakeacre Road, Liverpool. L26 9UZ

LOT

1

## 70 Adlam Road, Liverpool L10 1LQ VACANT RESIDENTIAL

Guide Price **£30,000–£35,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

**A vacant 3 bedroomed semi detached property in need of repair and modernisation. The property benefits from central heating to the ground floor, front and rear gardens and off road parking.**

### Situated

Off Longmoor Lane (A506) at it's junction with Sherwood's Lane in an established and popular residential location within easy access to local amenities and Fazakerley Train Station.

### Ground Floor

Hall, front living room, rear living room & kitchen.

### First Floor

3 bedrooms, bathroom & separate WC.

### Outside

Front & rear gardens and driveway.

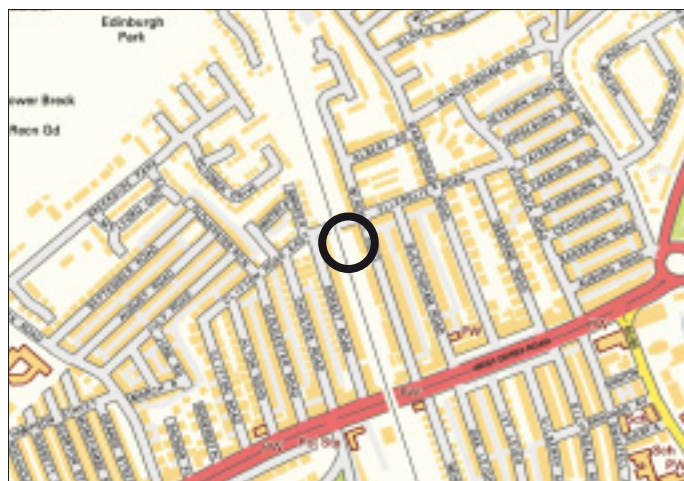
On behalf of LPA Receivers

LOT

2

## 45 Windsor Road, Tuebrook, Liverpool L13 8BA VACANT RESIDENTIAL

Guide Price **£30,000–£35,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

**A vacant 4 bedroomed middle terraced property in need of repair and modernisation.**

### Situated

Off West Derby Road in the Tuebrook District within easy access to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

### Ground Floor

Hall, Lounge, Kitchen, Dining Room, Bathroom/W.C.

### First Floor

3 Bedrooms, Bathroom/W.C.  
1 Further bedroom above with ensuite.

### Outside

Yard to the rear.



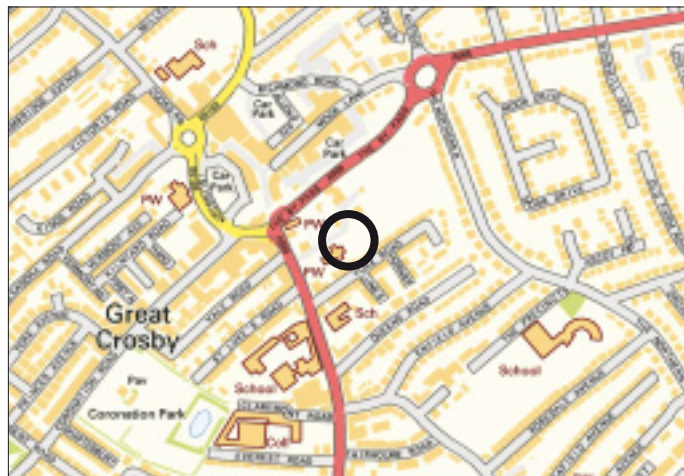


LOT  
**3**

## 1 Lune Street, Crosby, Liverpool L23 5TU

VACANT RESIDENTIAL

Guide Price **£80,000 +**



Not to scale. For identification purposes only

**A vacant double fronted 3 bedroomed end terrace property benefitting from double glazing and central heating. The property would be suitable for occupation or investment following refurbishment.**

### Situated

Off York Road which in turn is off Liverpool Road in a popular residential location within walking distance to Crosby Village amenities.

### Ground Floor

Hall, 2 reception rooms and kitchen.

### First Floor

3 bedrooms and bathroom/WC.

### Outside

Garden to the rear, detached garage/driveway.

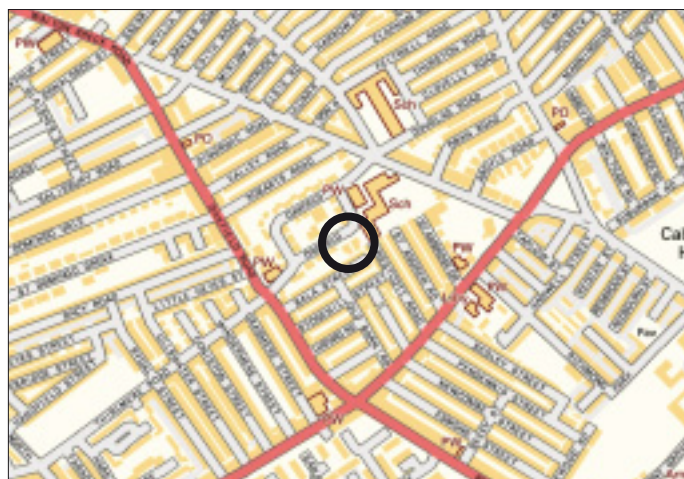
Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT  
**4**

## 63 Stonehill Street, Liverpool L4 2QA

VACANT RESIDENTIAL

Guide Price **£20,000 +**



Not to scale. For identification purposes only

**A vacant 2 bedroomed mid terrace property in need of repair and modernisation. The property benefits from partial double glazing.**

### Situated

Stonehill Street is accessed via Westcott Road which in turn is off Breck Road within easy access to local amenities and Liverpool Football Club.

### Ground Floor

Lounge, dining room, kitchen, bathroom/WC

### First Floor

Two Bedrooms

### Outside

Yard to the rear.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449



**The Watchmaker Public House, Lyneham, Whiston, Prescot. L35 3TN****VACANT COMMERCIAL**Guide Price **£100,000 +**

**A Freehold former public house with 3 bedroom living accomodation on the upper floors, suitable for a variety of alternative uses subject to the necessary planning consents.**

**Situated**

The premises are situated within a predominantly residential area of the corner of Lyneham and Driveway Whiston.

**Ground Floor**

Main Bar – 58.52m<sup>2</sup> (630 sqft) Lounge Bar (Including kitchen) – 104m<sup>2</sup> (1119sqft) Beer Store – 24.65m<sup>2</sup> (2655sqft) Ancillary Store 1 – 28.09m<sup>2</sup> (302sqft) Ancillary Store 2 – 2.24m<sup>2</sup> (245sqft) Garage – 12.72m<sup>2</sup> (137sqft) Male and female W.C.'s & Staff W.C.

**First Floor (Living Accomodation)**

3 Bedrooms, Lounge, Kitchen, Bathroom.

**Outside**

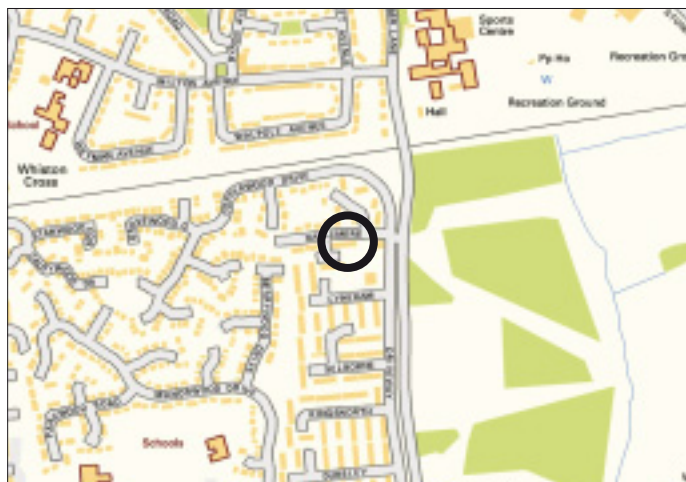
Car parking and amenity space.

**Fee's**

The purchaser will be responsible for the council's surveyors and legal fees being 4% of the purchase price subject to a minimum of £600 + VAT.

**Contact**

Jonathan Lowe  
Email: [jonathan.lowe@knowsley.gov.uk](mailto:jonathan.lowe@knowsley.gov.uk)  
Telephone 0151-443-2328



Not to scale. For identification purposes only

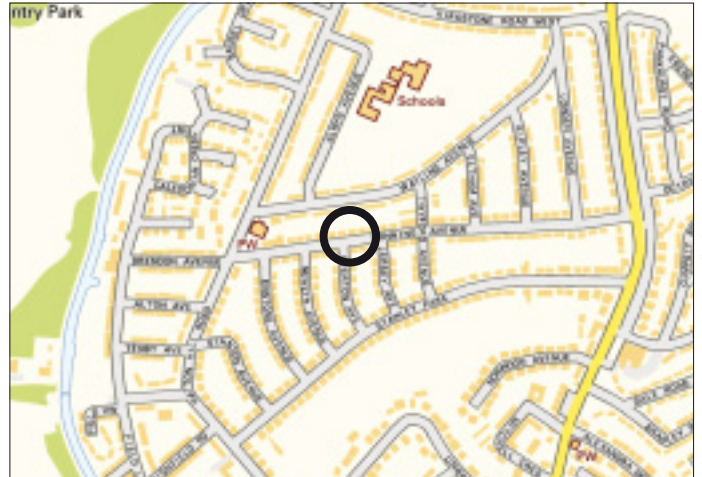


LOT

6

## 11 Jersey Avenue, Liverpool. L21 9LA

### VACANT RESIDENTIAL

Guide Price **£80,000 +**

Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

**A vacant 3 bedroom semi detached house in need of repair and modernisation.**

#### Situated

Jersey Avenue runs between Stanley Park and Field Lane within a popular and established residential area.

#### Ground Floor

Hall, 2 Reception rooms, Kitchen.

#### First Floor

3 Bedrooms, Bathroom, Separate W.C.

#### Outside

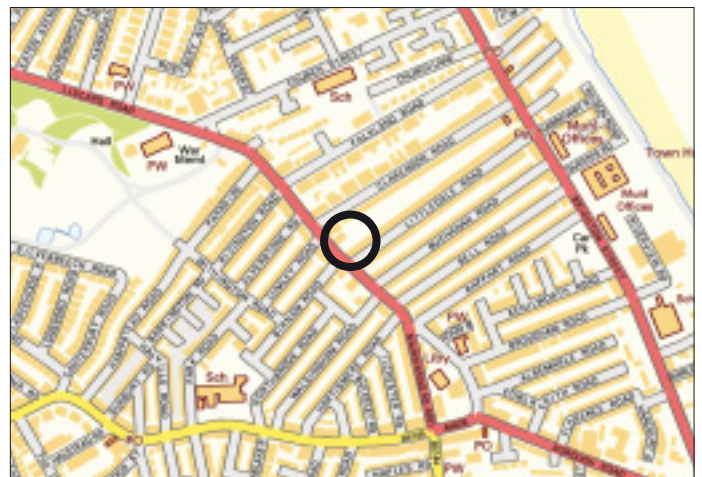
Front Driveway on garden, Rear garden.

LOT

7

## 52/52a Liscard Road, Wallasey, Merseyside CH44 9AF

### VACANT RESIDENTIAL

Guide Price **£65,000 +**

Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

**A two storey substantial end terrace mixed use property providing a ground floor shop/workshop together with a 2 bedroomed flat above. The property benefits from a pitched tiled roof and a yard to the rear. The property would be suitable for a number of uses, subject to the relevant consents.**

#### Situated

Liscard Road is quite a busy thoroughfare approximately 1 mile from Wallasey Town Centre.

#### Ground Floor

Front Retail Area, Side Retail Area, front right office, drying room, store, workshop. Stairs to half landing Bathroom.

#### First Floor

Flat – Kitchen, Dining Room, 2 Bedrooms, Lounge.

#### Outside

Yard to the rear.

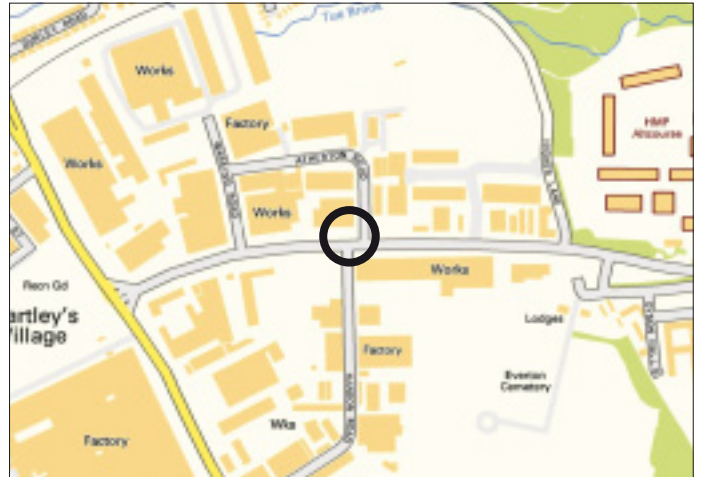


LOT

8

## Unit 4, Brookfield Drive, Liverpool L9 7AN

### VACANT COMMERCIAL

Guide Price **£50,000 +**

Not to scale. For identification purposes only

**The unit comprises a middle terraced industrial unit on the multi occupied Aintree Industrial estate, which is also home to a number of well known industrial and trade counter operators. The property benefits from roller shutter access.**

#### Situated

The property is located close to the junction of Brookfield Drive and Long Lane within the established Aintree Industrial Estate approximately 0.5 miles from the A580 East Lancashire Road.

#### Gross Internal Area

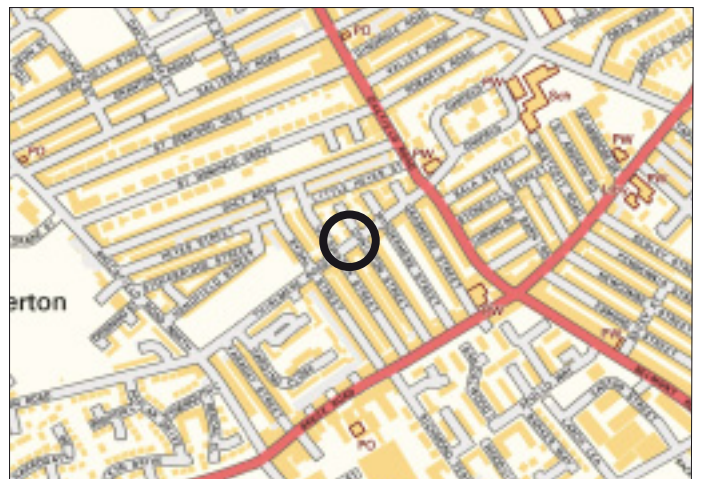
3,270 sqft (303.7 sqm)

LOT

9

## 49 Coniston Street, Liverpool L5 6QY

### VACANT RESIDENTIAL

Guide Price **£40,000–£45,000**

Not to scale. For identification purposes only

**A vacant 3 bedroomed mid terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes**

#### Situated

Off Thirlmere Road and Breck Road in an established residential location within easy access to local amenities and schooling.

#### Ground Floor

Hall, Lounge, Kitchen, Dining room, Bathroom/W.C.

#### First Floor

3 Bedrooms.

#### Outside

Yard to the rear

LOT  
**10**

**107 Picton Road & 1a/1b Stevenson Street, Liverpool. L15 4LF**

**COMMERCIAL INVESTMENT**

Guide Price **£90,000 +**



**A three storey mixed use corner property comprising of a ground floor retail unit which is currently let on an Assured Shorthold Tenancy at a rental of £6,000 per annum and benefits from steel roller shutters. To the upper floors via a separate entrance there are two x 2 bedrooomed flats which are both currently let on Assured Shorthold Tenancies at rents of £2640.00 and £3180.00 per annum. To the side of the property there is also a workshop/retail unit which until recently was let at £200.00 pcm. The annual rental income being in excess of £14,200.**

#### **Situated**

Fronting Picton Road on the corner of Stevenson Street on a busy main road position and in a popular and well established location approximately 4 miles from Liverpool City Centre.

#### **Second Floor**

Flat 3 – Hall, Living Room, Kitchen, 2 Bedrooms, Bathroom/W.C.

#### **Outside**

Yard to the rear.

#### **Ground Floor**

Shop – Main Sales Area, 2 Rear Rooms/Kitchen/WC. Workshop/Unit – Main Room/W.C.

#### **First Floor**

Flat 1 – Hall, Living Room, Kitchen, 2 Bedrooms, Bathroom/W.C.



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 10002049

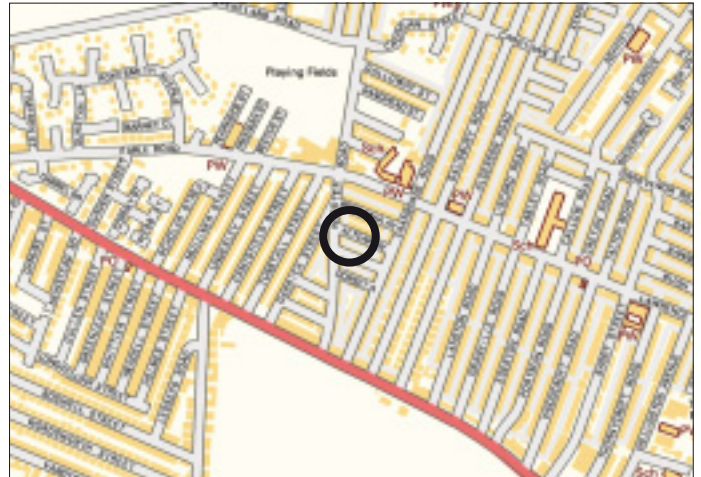


LOT  
**11**

## 37 Cranborne Road, Liverpool L15 2HX

### VACANT RESIDENTIAL

Guide Price **£70,000 +**



Not to scale. For identification purposes only

**A vacant 3 bedroomed end of terrace property benefiting from double glazing and central heating. The property would be suitable for student investment purposes or occupation following refurbishment.**

#### Situated

Off Smithdown Road in a popular and well established residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

#### Ground Floor

Hall, 2 Reception rooms, Kitchen.

#### First Floor

3 Bedrooms, Bathroom/W.C.

#### Outside

Yard to the rear.

LOT  
**12**

## 84 Smithdown Road, Liverpool L7 4JQ

### COMMERCIAL INVESTMENT

Guide Price **£60,000–£65,000**



Not to scale. For identification purposes only

**A three storey middle terraced property comprising of a ground floor retail unit which is currently trading as an Internet Café on an 8 year lease at a rental of £3120.00 per annum. To the upper floors via a separate entrance is a 2 bedroomed flat which is currently let on an Assured Shorthold Tenancy at a rental of £4680.00 per annum.**

#### Situated

Fronting Smithdown Road, close to its junction with Lodge Lane in a busy main road position,

approximately 2 miles from Liverpool City Centre.

#### Ground Floor

Shop – Main sales area, rear room/ kitchen..

#### First Floor

Flat – Hall, living room, kitchen, bathroom/W.C.

#### Second Floor

2 bedrooms.

#### Outside

WC, yard.

LOT  
**13**

## 46a South Road, Waterloo, Liverpool L22 5PQ VACANT RESIDENTIAL

Guide Price **£65,000 +**



**A vacant first and second floor maisonette suitable for occupation or investment purposes. The property benefits from double glazing and wall heaters together with a newly fitted kitchen. The property also benefits from planning permission for the conversion of the existing accommodation into a 1x1 bedroom flat and a 1x2 bedroom flat.**

### Situated

The property is situated fronting South Road in the centre of Waterloo, a popular residential

area approximately 1 mile north of Crosby Town Centre and 4 miles north of Liverpool City Centre.



Not to scale. For identification purposes only

### Accommodation

Ground floor: Entrance First Floor – Hall, dining kitchen, bathroom, separate W.C. bedroom and living room.

### Second floor

Two Bedrooms

### Outside

Yard to the rear

LOT  
**14**

## 5 Royal Court, Castle Hill Road, Hindley, Wigan, Lancashire WN2 4BJ VACANT RESIDENTIAL

Guide Price **£50,000 +**



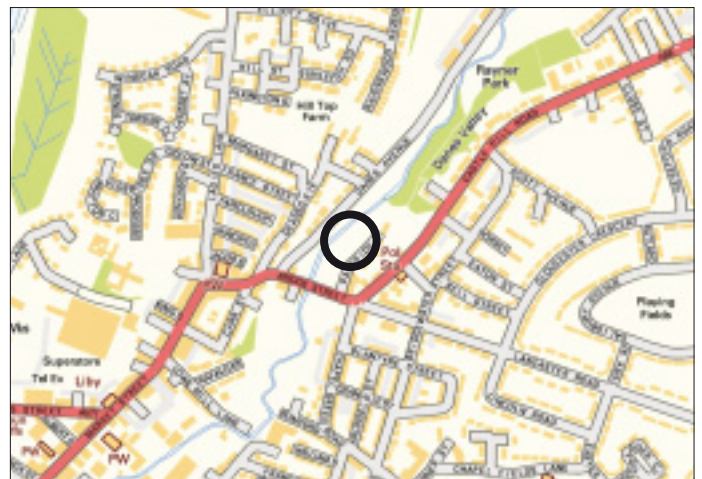
**A vacant 2 bedroomed duplex modern basement apartment which until recently was let by way of an Assured Shorthold Tenancy at a rental of £5000 per annum. The property is in immaculate condition, fully furnished with all appliances together with 1 parking space, electric heating and double glazing.**

### Situated

Just off Castle Hill Road (A58) close to Hindley Town Centre and Train Station in an established residential location.

### Ground Floor

Entrance hallway.



Not to scale. For identification purposes only

### Basement Apartment

Open Plan Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C..

### Outside

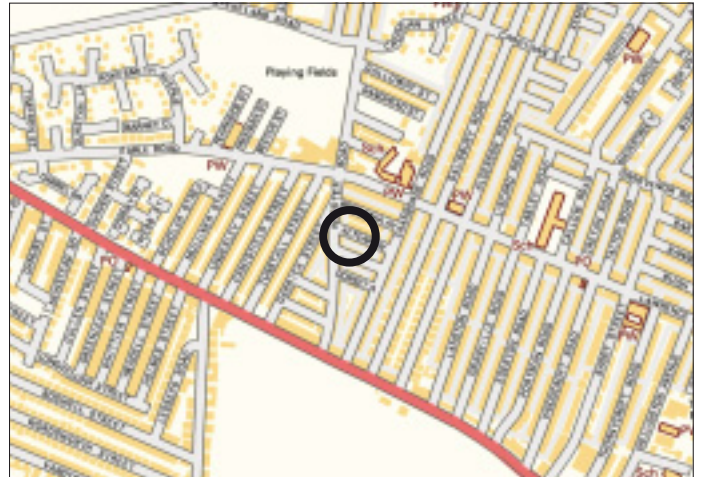
One Allocated Parking Space..



LOT  
**15**

**41 Cranborne Road, Liverpool L15 2HX**  
**VACANT RESIDENTIAL**

Guide Price **£70,000 +**



Not to scale. For identification purposes only

**A vacant 3 bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for student investment purposes or occupation**

**Situated**

Off Smithdown Road in a popular and well established residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

**Ground Floor**

Hall, Through Living room, Kitchen.

**First Floor**

**3 Bedrooms, Bathroom/W.**  
CBathroom/W.C., 2 Bedrooms over 2 floors.

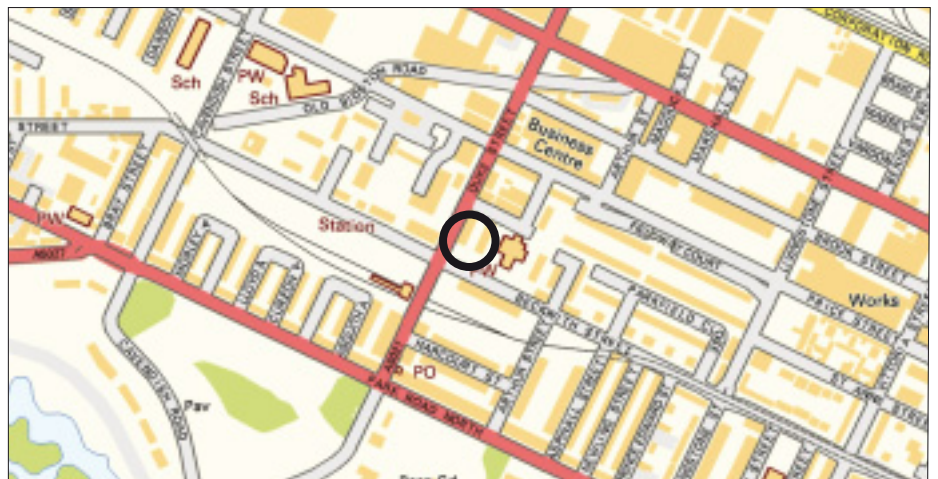
**Outside**

Yard to the rear.

LOT  
**16**

**89 Duke Street, Birkenhead, Merseyside CH41 8BR**  
**VACANT RESIDENTIAL**

Guide Price **£45,000–£55,000**



Not to scale. For identification purposes only

**A vacant 3 bedroomed mid terrace property benefiting from double glazing. The property would be suitable for occupation or investment following refurbishment.**

**Situated**

The property is located fronting Duke Street, approximately 1.3 miles from Birkenhead town centre and a short distance from Birkenhead Park. Duke Street links to the Kingsway Mersey Tunnel

providing direct access to Liverpool City Centre

**Ground Floor**

Hall, Living room, Dining room and Kitchen

**First Floor**

Three bedrooms and bathroom.

**Outside**

Yard to the rear.

**Joint Agents**

Edward Symmons



LOT  
**17**

## 39 Newsham Drive, Liverpool L6 7UQ

VACANT RESIDENTIAL

Guide Price **£150,000–£175,000**



Not to scale. For identification purposes only

**A spacious three storey 5 bedrooomed semi detached property suitable for occupation, investment purposes or for conversion, subject to the necessary planning consents. The property benefits from front and rear gardens.**

### Situated

Overlooking Newsham Park in a popular residential location off West Derby Road within easy access to local amenities and approximately 2 miles from Liverpool City Centre.

### Ground Floor

Hall, 2 Reception Rooms, Kitchen, Dining Room Off, Utility Room  
Cellar – Not inspected.

### First Floor

2 Bedrooms, Bathroom,  
Shower Room/W.C.

### Second Floor

3 Bedrooms.

### Outside

Gardens front and rear.

### Joint Agents

Edward Symmons



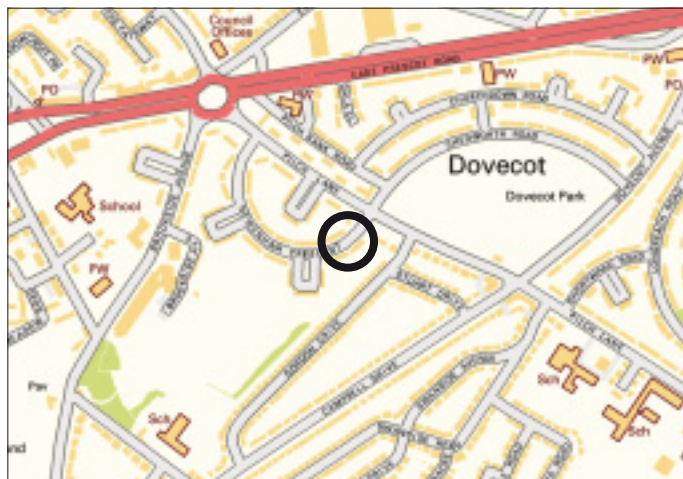
Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT  
**18**

## 12 Gordon Drive, Dovecot, Liverpool L14 7PY

VACANT RESIDENTIAL

Guide Price **£80,000–£85,000**



Not to scale. For identification purposes only

**A vacant 3 bedrooomed semi detached property benefitting from double glazing & central heating, gardens and off road parking. The property would be suitable for occupation or investment following refurbishment and will be sold with vacant posession on completion.**

### Situated

Off Pilch Lane in a popular residential location within easy access to local amenities.

### Ground Floor

Lounge, Kitchen & Bathroom/WC.

### First Floor

3 bedrooms.

### Outside

Gardens and driveway.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449



LOT  
**19**

## 167 Smithdown Road, Liverpool L15 2HD

### VACANT COMMERCIAL

Guide Price **£65,000 +**



Ordinance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

**A three storey middle terraced property comprising of a ground floor retail unit together with two floors above. The property has traded as "Ebony" Hair Salon & Clothing Store for over 20 years and could continue to be used for this purpose. Alternatively the property could be converted to the upper floors to provide a two bedroomed flat above, subject to the relevant consents. The property is in good condition and benefits from double glazing, central heating, electric steel roller shutters. We are advised by the vendor that all fixtures and fittings will remain in the property and if anyone is interested in purchasing the stock this can be arranged separately.**

#### Situated

Fronting Smithdown Road on a busy main road position approximately 3 miles from Liverpool City Centre.

#### First Floor

Salon, Treatment Room, Bathroom/W.C.

#### Second Floor

2 Further Rooms Above.

#### Ground Floor

Main Sales Area, Rear Room, Kitchen.

#### Outside

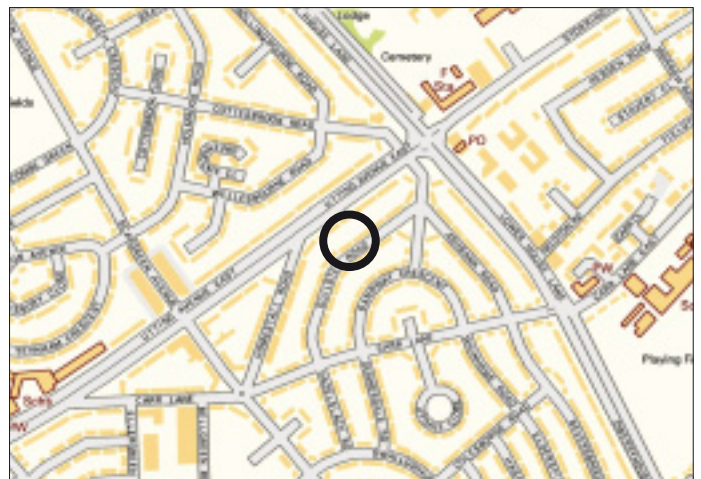
Yard to the rear, outhouse and W.C.

LOT  
**20**

## 39 Sandway Crescent, Liverpool L11 2SN

### VACANT RESIDENTIAL

Guide Price **£45,000–£50,000**



Ordinance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

**A three bedroomed end town house suitable for occupation or investment purposes. The property benefits from double glazing, central heating, gardens and off road parking.**

#### Situated

The property is situated off Carr Lane in a popular residential location.

#### First Floor

3 Bedrooms.

#### Outside

Gardens front and rear, Driveway.

#### Ground Floor

Hall, Lounge, Kitchen, Bathroom/W.C.

LOT  
**21**

## 189 Bedford Road, Bootle, Merseyside L20 2DR

### RESIDENTIAL INVESTMENT

Guide Price **£50,000–£60,000**



**A two storey mid terraced property which we understand provides 4 bedrooms and currently let by way of an Assured Shorthold Tenancy at a rent of £4680 per annum. The property benefits from double glazing.**

#### Situated

Located within the district of Bootle, connecting to Hawthorne Road, approximately 4 miles to Liverpool City Centre. Within close proximity to local and shopping amenities.

#### Ground Floor

Hall, Through Living Room, Kitchen

#### First Floor

4 bedrooms, Bathroom/W.C.



Not to scale. For identification purposes only

#### Outside

Yard to the rear

#### Joint Agents

Edward Symmons



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT  
**22**

## 24 Tudor Street, Liverpool L6 6AQ

### RESIDENTIAL INVESTMENT

Guide Price **£35,000–£45,000**



**A mid terrace property benefiting from partial double glazing. The property is currently let by way of an Assured Shorthold Tenancy for 2 years from October 2009 at a rental of £4160.00 per annum.**

#### Situated

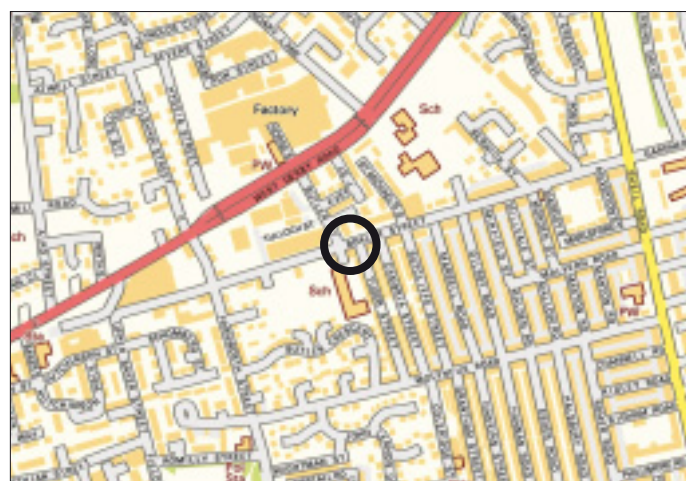
Fronting Tudor Street off Boaler Street close to local shopping and city centre amenities, with good road communications.

#### Ground Floor

Living room, kitchen & bathroom/WC.

#### First Floor

2 bedrooms.



Not to scale. For identification purposes only

#### Outside

Yard to the rear.

#### Joint Agents

Edward Symmons



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449



LOT  
**23**

## Land Between 82 & 84 Blakeacre Road, Liverpool L26 9UZ

LAND WITH POTENTIAL

Guide Price **£30,000–£40,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

**A Freehold development site extending to 560 sqm or thereabouts with the benefit of outline planning consent for the erection of 1 no 3 bedrooomed detached house.**

### Situated

The site is situated within a popular residential area between 82 and 84 Blakeacre Road, close to Higher Lane (A562) close to local amenities.

### Site Area

560 sqm or thereabouts (0.14 acres)

### General

1. There will be a bond of £2500 payable by the purchaser on completion which will be refunded in the event no damage is caused to any adjoining adopted footpaths and highways.

### Fee's

The purchaser will be responsible for the councils surveyors and legal fees being 4% of the purchase price subject to a minimum of £600+vat.

### Contact

Jonathan Lowe  
Email: jonathan.lowe@knowsley.gov.uk  
Telephone 0151-443-2328

### Planning

For further information visit [www.knowsley.gov.uk](http://www.knowsley.gov.uk).  
Application reference 11/00378/KMBC1.



LOT  
**24**

## 32 Victoria Road, Birkenhead, Merseyside CH42 0LN

VACANT RESIDENTIAL

Guide Price **£110,000 +**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

**A good sized 4 bedrooomed semi detached property benefiting from double glazing, central heating, gardens, sun lounge and off road parking. The property is in good order throughout and suitable for immediate occupation or investment.**

### Situated

Off Derby Road which in turn is off Whetstone Lane in a popular residential location within easy access to local amenities, schooling

and a short distance through the tunnel to Liverpool City Centre.

### Ground Floor

Cellar, Vestibule, Hall, Lounge, Dining room, Cloakroom, Utility room, Kitchen with breakfast bar, Sun lounge.

### First Floor

4 Bedrooms (1 with walkin dressing room), Bathroom/W.C with corner bath and walk in shower.

### Outside

Gardens front and rear, Driveway for 2/3 cars.



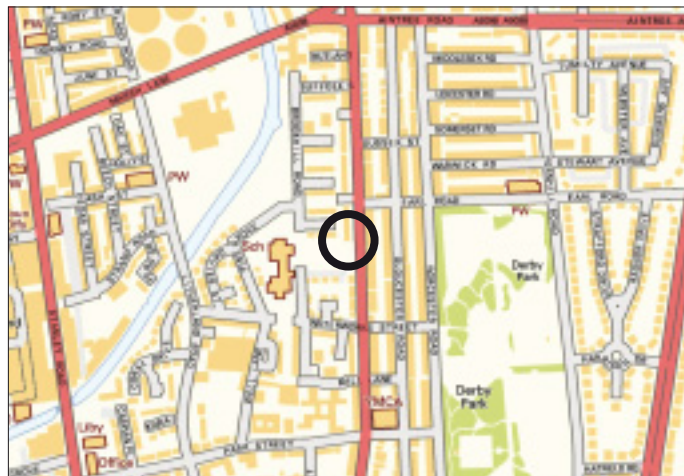


LOT  
**25**

## 362 Hawthorne Road, Bootle, Merseyside L20 9AZ

VACANT RESIDENTIAL

Guide Price **£35,000 +**



Not to scale. For identification purposes only

**A vacant two storey middle terraced property converted to provide 2x1 bedroomed flats in need of repair and modernisation.**

### Situated

Fronting Hawthorne Road in a popular residential location within close proximity to Bootle Strand Shopping Parade and approximately 4 miles from Liverpool City Centre.

### Ground Floor

Main Entrance Hallway Flat 1 – Hall, Living Room, Kitchen, Bedroom, Bathroom/W.C

### First Floor

Flat 2 – Hall, Living Room, Kitchen, Bedroom, Bathroom/W.C.

### Outside

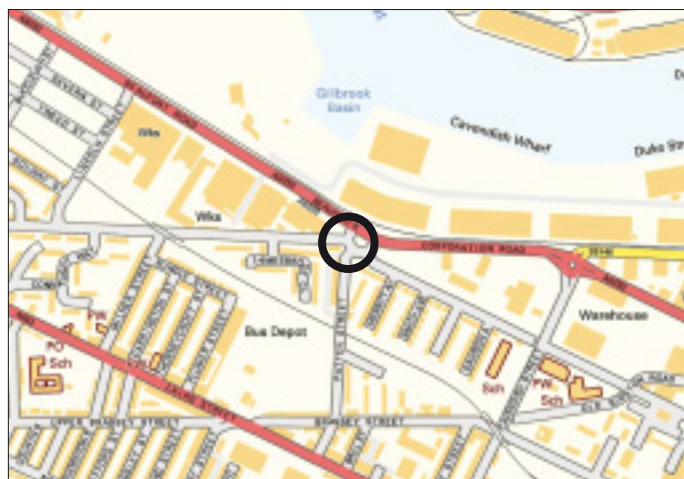
Yard to the rear.

LOT  
**26**

## 567 Price Street, Birkenhead, Merseyside CH41 8DU

VACANT RESIDENTIAL

Guide Price **£45,000–£55,000**



Not to scale. For identification purposes only

**A 3 bedroomed mid terrace property benefiting from double glazing. Following refurbishment the property would be suitable for occupation or investment purposes.**

### Situated

The property is located fronting Price Street, approximately 2 miles from Birkenhead town centre, close to its junction with the A5030 Corporation Road and Beaufort Road. Price Street links to the Kingsway Mersey Tunnel, via Duke

Street, providing direct access to Liverpool City Centre

### Ground Floor

Hall, Living room, dining room and kitchen

### First Floor

Three bedrooms and bathroom/w.c

### Outside

Garden to the front and rear

### Joint Auctioneers

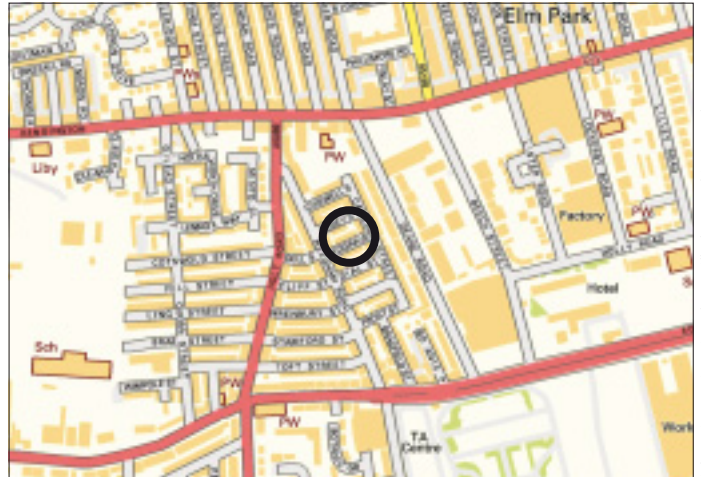
Edward Symmons



LOT  
**27**

## 16 Dial Street, Liverpool L7 0EH VACANT RESIDENTIAL

Guide Price **£35,000–£45,000**



Not to scale. For identification purposes only

**A vacant 3 bedroomed end terrace property suitable for occupation or investment.**

### Situated

Off Needham Road which in turn is off Holt Road in an established and improving residential location.

### First Floor

3 Bedrooms, Bathroom/WC

### Outside

Yard to the rear

### Note

We have not carried out an internal inspection and all information is supplied by the vendor.

### Joint Agents

Edward Symmons



### Ground Floor

Hall, Lounge, Kitchen

LOT  
**28**

## Apartment 3, 73 Wood Street, Liverpool L1 4NU RESIDENTIAL INVESTMENT

Guide Price **£40,000–£45,000**



Not to scale. For identification purposes only

**Tenanted one bedroomed third floor apartment currently let by way of Assured Shorthold Tenancy at a rental of £5,700 per annum. The property benefits from central heating, tv and intercom entry system, laminate flooring and integrated kitchen appliances.**

### Third Floor

Apartment 3 – Hall, Open Plan Living Room/Kitchen, Bedroom, Shower Room/W.C.

### Situated

Fronting Wood Street at it's junction with Slater Street in Liverpool City Centre.

### Ground Floor

Main Entrance Hallway



LOT  
**29**

## 163 Glovers Lane, Bootle, Merseyside L30 3TJ

VACANT RESIDENTIAL

Guide Price **£65,000–£70,000**



Not to scale. For identification purposes only

**A vacant double fronted 3 bedroomed end town house benefiting from double glazing, central heating, front and rear gardens and off road parking.**

### Situated

On Glovers Lane as it meets Fleetwoods Lane in a popular residential location.

### Ground Floor

Hall, Living room, kitchen/diner and utility room

### First Floor

Three bedrooms and bathroom/WC

### Second Floor

Loft Conversion

### Outside

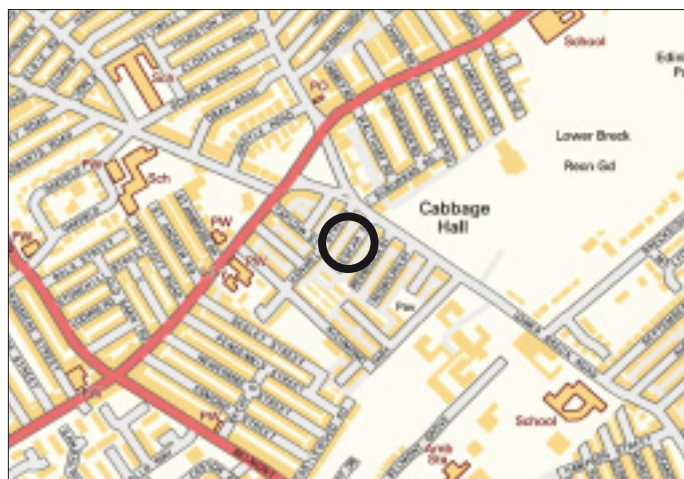
Gardens front and rear and driveway

LOT  
**30**

## 31 Redbrook Street, Liverpool L6 0AL

RESIDENTIAL INVESTMENT

Guide Price **£35,000 +**



Not to scale. For identification purposes only

**A 2 bedroomed two storey middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £4,200 per annum.**

### Situated

Off Lower Breck Road in an established and popular residential location within easy access to local amenities and schooling.

### Ground Floor

Hall, Dining Room, Lounge, Kitchen

### First Floor

2 Bedrooms, Bathroom/W.C.

### Outside

Yard to the rear.

### Note

We have not inspected the property nor seen sight of the tenancy agreement. All information has been supplied by the vendor.

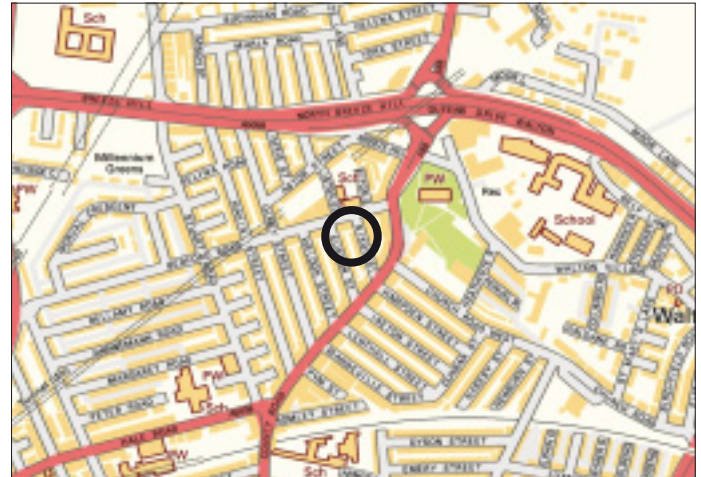


LOT  
**31**

## 213 County Road, Walton, Liverpool L4 5PE

VACANT MIXED USE

Guide Price **£50,000+**



Not to scale. For identification purposes only

**A three storey mixed use middle terraced property comprising of a ground floor retail unit suitable for a number of different uses (subject to the relevant consents). To the first and second floors there are 2x1 bedroomed flats which have been partly refurbished and require finishing works and fittings. The property benefits from double glazing and electric steel roller shutters to the ground floor. We understand the second floor has been converted to provide the accommodation in the catalogue; however planning permission remains outstanding.**

### Situated

Fronting County Road at it's junction with the Rice Lane roundabout in an established and popular location approximately 4 miles from Liverpool City Centre.

### Ground Floor

**Shop** – Main Sales Area, Rear Prep Room, Kitchen, 2 W.C.'s.

### First Floor

**Flat 1** – Living Room, Bedroom, Kitchen, Bathroom.

### Second Floor

**Flat 2** – Living Room, Bedroom, Kitchen, Bathroom.

### Outside

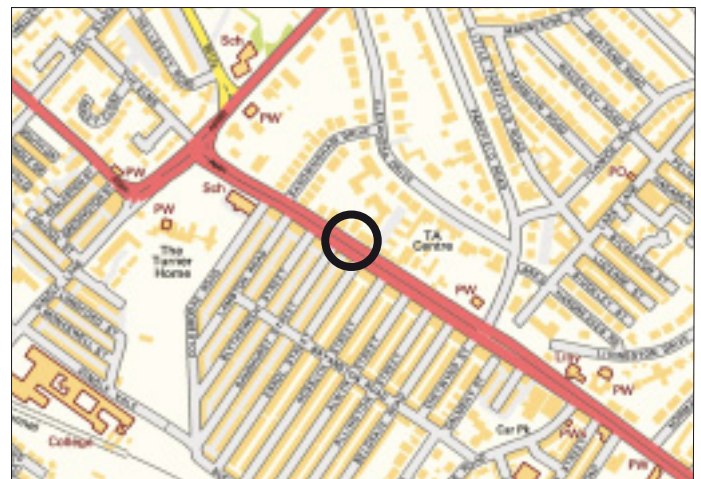
Yard to the rear.

LOT  
**32**

## 106 Aigburth Road, Aigburth, Liverpool L17

VACANT MIXED USE

Guide Price **£140,000 +**



Not to scale. For identification purposes only

**A three storey middle terraced mixed use property comprising of a ground retail unit together with a 5/6 bedroomed flat above. The ground floor would be suitable for a number of uses, subject to the relevant consents and benefits from double glazing and electric steel roller shutters. To the upper floors via a separate entrance there is a 5/6 bedroomed self contained flat which would be suitable for student investment purposes or occupation following refurbishment. The property benefits from a new roof and partial double glazing.**

### Situated

Fronting Aigburth Road in an established residential location and on a busy main road position within walking distance to Lark Lane and Sefton Park and approximately 3 miles from Liverpool City Centre.

### Ground Floor

**Shop** – Main Sales Area, Kitchen, Shower Room/W.C.

### First Floor

Hall, Living Room, Dining Room, Kitchen, Bathroom/W.C.

### Second Floor

3 Bedrooms.

### Loft – 2 Further Rooms.

### Outside

Yard to the rear.



LOT  
**33**

## 31 Orwell Road, Liverpool L4 1RG

VACANT RESIDENTIAL

Guide Price **£55,000 +**



Not to scale. For identification purposes only

**A two storey end of terraced property converted to provide 2 x 1 bedroomed self contained flats. The property has recently been refurbished and benefits from double glazing, central heating, new flooring and kitchens. At the time of our inspection the flats were vacant and suitable for immediate let, however, we are advised that the flats could be let prior to auction to produce an annual rental income of £7200.00.**

### Situated

Off Stanley Road in an established residential location within easy access to local amenities and

approximately 3 miles from Liverpool City Centre.

### Ground Floor

Main Entrance Hallway Flat A – Hall, Living Room, Kitchen, Bedroom, Bathroom/W.C.

### First Floor

Flat B – Hall, Living Room, Kitchen, Bedroom, Bathroom/W.C.

### Outside

Yard to the rear.

LOT  
**34**

## 43 Newsham Drive, Liverpool L6 7UQ

VACANT RESIDENTIAL

Guide Price **£150,000 +**



Not to scale. For identification purposes only

**A substantial three storey 7 bedroomed attractive Victorian semi detached property benefitting from central heating, front and rear gardens and off road parking. The property would be suitable for occupation or investment purposes. The property is currently tenanted and vacant possession can be obtained by serving 2 months notice.**

### Situated

in an ideal position overlooking Newsham Park within easy access to local amenities, schooling

and approximately 3 miles from Liverpool City Centre.

### Ground Floor

Entrance Hallway, Lounge, Second Lounge, Dining Room, fitted Kitchen, Utility Room, Shower Room/W.C.

### First Floor

Mezzanine Bedroom 1, Bedroom 2 ensuite Shower Room/W.C., Bedroom 3, Bathroom/W.C.

### Second Floor

4 Bedrooms, Shower Room/W.C.

### Outside

Gardens

LOT  
**35**

## 87 Benedict Street, Bootle, Merseyside L20 2EL

RESIDENTIAL INVESTMENT

Guide Price **£30,000–£35,000**



**A 2 bedroomed two storey middle terraced property benefitting from double glazing. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £4,800 per annum.**

### Situated

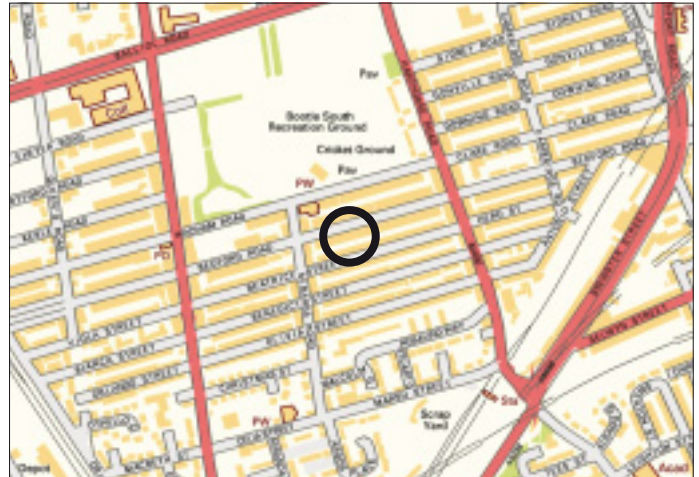
Between Hawthorne Road and Miranda Road within close proximity of South Park and Bootle Strand Shopping Centre.

### Ground Floor

Hall, Through Living Room, Kitchen

### First Floor

2 Bedrooms, Bathroom/W.C.



Not to scale. For identification purposes only

### Outside

Yard to the rear

### Note

We have not carried out an internal inspection nor seen sight of the tenancy agreement. All information has been supplied by the vendor.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT  
**36**

## 48 Storrington Avenue, Liverpool L11 9AS

VACANT RESIDENTIAL

Guide Price **£20,000–£25,000**



**A two bedroomed ground floor purpose built duplex apartment suitable for investment purposes.**

### Situated

Fronting Storrington Avenue off Lower House Lane in an established residential location.

### Flat

Hall, Living Room, Kitchen, 2 Bedrooms, Bathroom/WC

### Outside

Communal gardens.

### Ground Floor

Main Entrance Hallway



Not to scale. For identification purposes only

### Note

We have not carried out an internal inspection of the property.

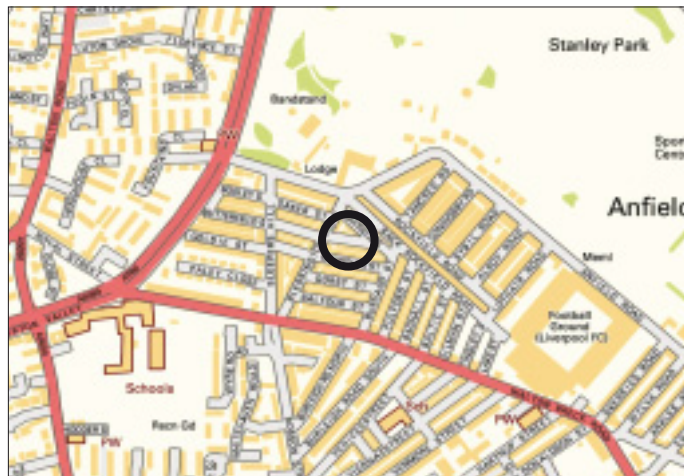
Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449



LOT  
**37**

## 35 Gorst Street, Liverpool L4 0SB RESIDENTIAL INVESTMENT

Guide Price **£30,000–£35,000**



Not to scale. For identification purposes only

**A 2 bedroomed middle terraced property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £4400.00 per annum.**

### Situated

Just off Oakfield Road in a popular residential location within walking distance to Liverpool Football Club and approximately 2 miles from Liverpool City Centre.

### Ground Floor

Through Living Room, Kitchen, Bathroom/W.C.

### First Floor

2 Bedrooms.

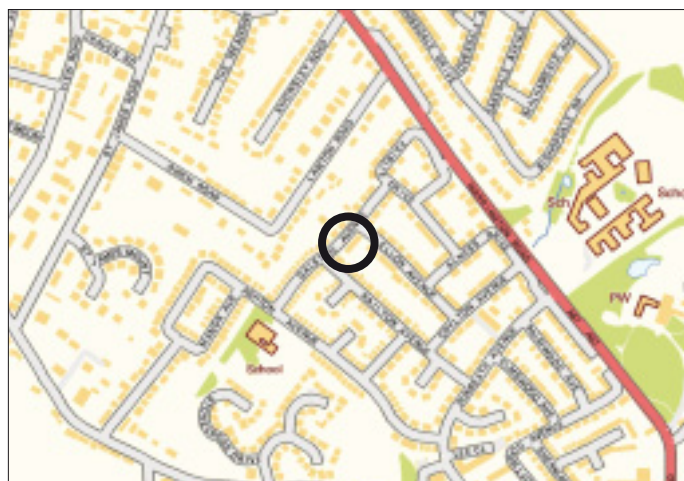
### Outside

Yard to the rear.

LOT  
**38**

## 40 Railton Avenue, Rainhill, Prescot, Merseyside L35 0QB VACANT RESIDENTIAL

Guide Price **£140,000 +**



Not to scale. For identification purposes only

**A vacant 3 bedroomed extended detached property benefitting from double glazing, central heating, front and rear gardens, garage and off road parking. Following refurbishment the property would be suitable for occupation or investment purposes.**

### Situated

Off Dunbeath Avenue which in turn is off Warrington Road in an established residential location within easy access to motorway connections and local amenities.

### Ground Floor

Hall, lounge, WC, open plan kitchen and dining room.

### First Floor

3 bedrooms, bathroom/W.C.

### Outside

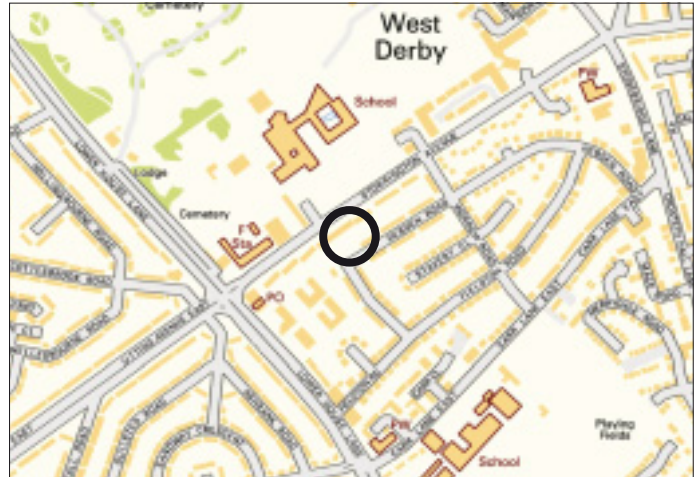
Front & rear gardens, garage and driveway.



LOT  
**39**

**66 Storrington Avenue, Liverpool L11 9AS**  
**VACANT RESIDENTIAL**

Guide Price **£20,000–£25,000**



Not to scale. For identification purposes only

**A 2 bedroomed second floor purpose built duplex apartment suitable for investment purposes.**

**Situated**

Fronting Storrington Avenue off Lower House Lane in an established residential location.

**Flat**

Hall, Living Room, Kitchen, 3 Bedrooms, Bathroom/W.C.

**Outside**

Communal Gardens

**Ground Floor**

Main Entrance Hallway

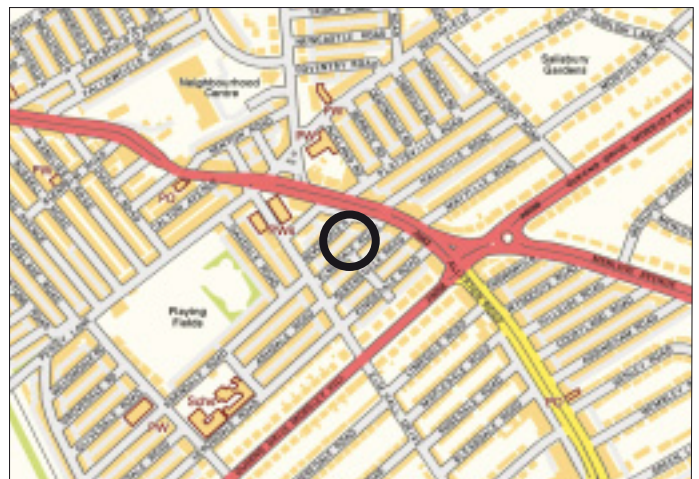
**Note**

We have not carried out an internal inspection.

LOT  
**40**

**38 Allerton Road, Mossley Hill, Liverpool L18 1LN**  
**COMMERCIAL INVESTMENT**

Guide Price **£300,000 +**



Not to scale. For identification purposes only

**An end terrace ground floor shop/office, with rear office, storage and additional first floor offices. The property is currently let to Sequence (UK) Ltd at a passing rent of £25,500 per annum.**

**Situated**

The premises occupy a corner location on the South East side of Allerton Road (A562) at the junction with Devondale Road. In close proximity to Penny Lane and Smithdown Road approximately

4 miles South of Liverpool City Centre. Nearby occupiers include Boots, Tesco Express and WH Smith to name but a few.

**Ground Floor**

Sales area – 46.44sqm (500sqft)

Office – 15.53sqm (167sqft) Kitchen – 6.78sqm (73sqft) Store – 2.75sqm (30sqft)

**First Floor**

Offices – 58sqm (624sqft)

**Outside**

Rear Yard. Garage 20sqm (215sqft)

**Tenancy**

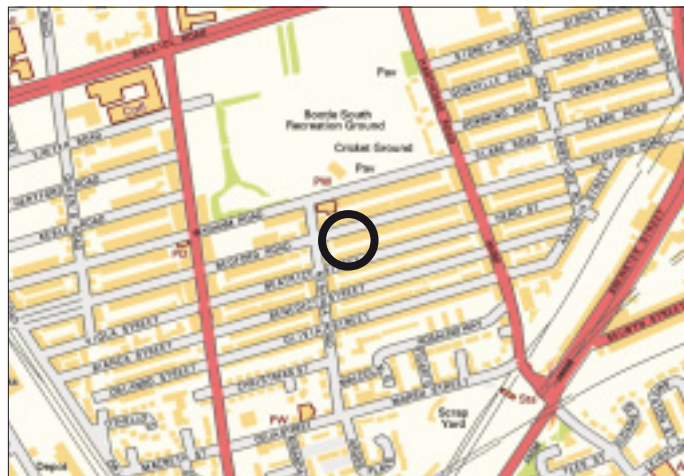
The entire property is let on a

full repairing lease (subject to a schedule of condition on the garage), to Sequence (UK) Ltd for a term of 10 years from 12th February 2007 subject to 5 yearly rent reviews at a current rent of £25,500 per annum exclusive. There is a tenant's only break clause on the 5th anniversary of the term however we understand the tenant has not exercised their option to break.

LOT  
**41**

**73 Benedict Street, Bootle, Merseyside L20 2EL**  
**RESIDENTIAL INVESTMENT**

Guide Price **£30,000–£35,000**



Not to scale. For identification purposes only

**A 2 bedroomed two storey middle terraced property benefitting from double glazing. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £4,800 per annum.**

**Situated**

Between Hawthorne Road and Miranda Road within close proximity of South Park and Bootle Strand Shopping Centre.

**Ground Floor**

Hall, Through Living Room, Kitchen.

**First Floor**

2 Bedrooms, Bathroom/W.C.

**Outside**

Yard to the rear

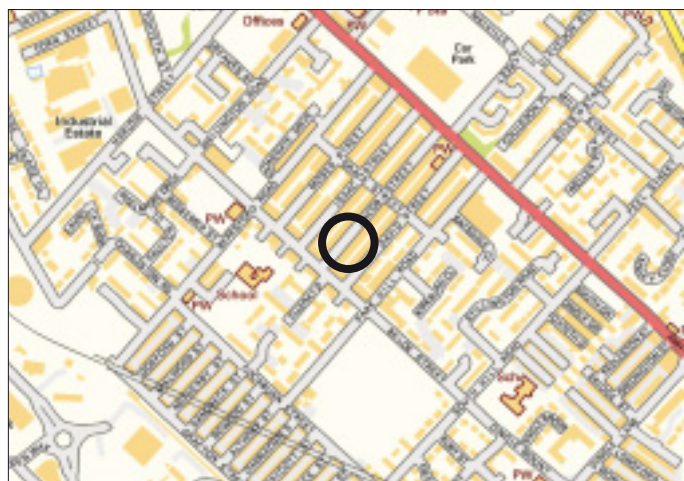
**Note**

We have not carried out an internal inspection nor seen sight of the tenancy agreement. All information has been supplied by the vendor.

LOT  
**42**

**71 David Street, Liverpool L8 4TL**  
**VACANT RESIDENTIAL**

Guide Price **£45,000–£50,000**



Not to scale. For identification purposes only

**A 2 bedroomed end terraced property benefitting from double glazing and central heating. The property would be suitable for investment purposes following minor refurbishment.**

**Situated**

Off Park Road in an established residential location within walking distance to local amenities.

**Ground Floor**

Hall, Through Living Room, Kitchen.

**First Floor**

2 Bedrooms, Bathroom/W.C.

**Outside**

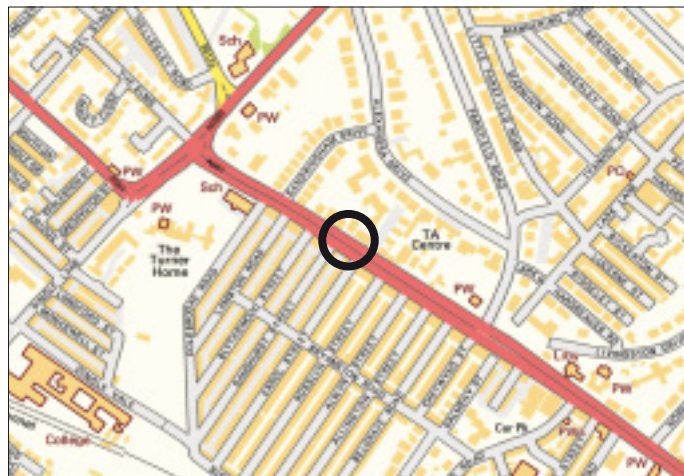
Yard to the rear.



LOT  
**43**

**106 Gray Street, Bootle, Merseyside L20 4PR**  
**VACANT RESIDENTIAL**

Guide Price **£40,000–£45,000**



Not to scale. For identification purposes only

**Outside**

Yard to the rear

**A vacant extended 2 bedroomed middle terrace property benefiting from partial double glazing. The property is in good order and suitable for immediate occupation or investment purposes. The property has the potential to convert to provide three bedrooms.**

**Situated**

Off Knowsley Road in a popular residential location within close proximity to local amenities

**Ground Floor**

Hall, Front living room, rear living room, kitchen and wet room.

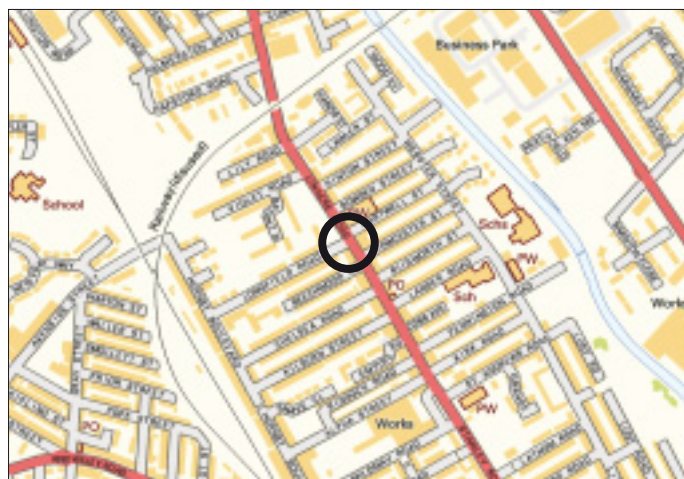
**First Floor**

Two bedrooms and wet room/WC

LOT  
**44**

**116 Linacre Road, Liverpool L21 8JT**  
**VACANT COMMERCIAL**

Guide Price **£20,000 +**



Not to scale. For identification purposes only

**Situated**

Fronting Linacre Road within the Litherland area of Merseyside. The immediate surrounding area consists of residential terraced style housing and mixed use commercial / residential premises.

**Ground Floor**

Accommodation: Retail Sales: 45m<sup>2</sup> (484 sq.ft) Rear Storage: 23m<sup>2</sup> (251 sq.ft) Total Ground Floor Area: 68m<sup>2</sup> (735 sq.ft)

**The property comprises a ground floor retail shop with a 3 story mid terraced building. The property is in a shell state and would be suitable for investment following refurbishment. The property benefits from steel roller shutters and an alarm system. The upper floors are not included.**



LOT  
**45**

## Former Resource Centre, Huyton Church Road, Huyton L36 5SH

VACANT COMMERCIAL

Guide Price **£120,000–£130,000**



**A potential redevelopment opportunity suitable for a variety of uses subject to the necessary planning consents. The premises comprise a former resource centre 284sqm (3057sqft), together with associated car parking and rear amenity space. The total site area extends to 0.26h (0.64 acres) or thereabouts.**

### Situated

The property is located fronting Huyton Church Road within a popular residential area, very close

to Huyton Town Centre which provides local shopping amenities.

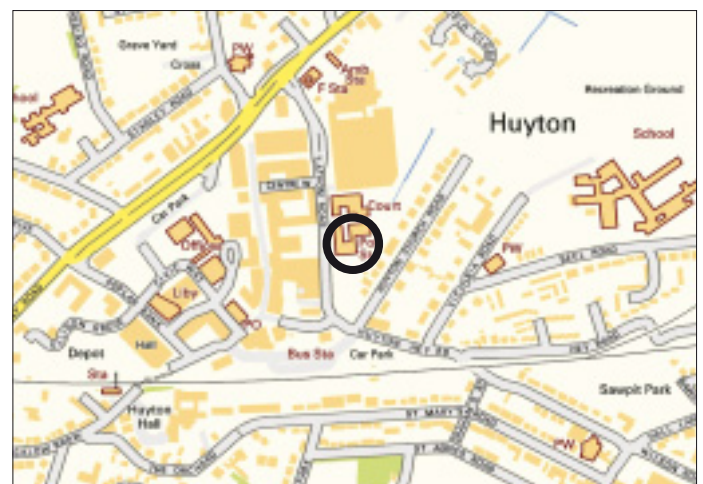
		M <sup>2</sup>	FT <sup>2</sup>
1	Toilet – Childrens		
2	Play Room – Creche	16.25	175sqft
3	Toilet		
4	Lobby	7.73	83sqft
5	Waiting Room	16.30	175sqft
6	Video/Assessment/Admin	32.68	330sqft
7	Store Room	6.69	72
8	Lobby	2.23	24
9	File Store	2.86	31
10	Doctor's Treatment Room	12.64	136
11	Corridor	39.063	420sqft
12	Office / Store	10.70	115
13	Large Office	27.95	301
14	Kitchen	11.62	125
15	Disabled Toilet		
16	Office	13.92	150sqft
17	Reception	19.30	208
18	Conference Room	20.58	221
19	Office	16.28	175
20	Office	10.97	117
21	Office	7.82	84
22	Toilets Staff		
23	Lobby	2.30	25
24	Cleaner's Cupboard	5.8	63
27	Meter Cupboard		
	<b>Totals</b>	<b>284sqm</b>	<b>(30567sqft)</b>

### Fees

The purchaser will be responsible for the council's surveyors and legal fees being 4% of the purchase price subject to a minimum of £600 + VAT.

### Contact

Jonathan Lowe  
Email: [jonathan.lowe@knowsley.gov.uk](mailto:jonathan.lowe@knowsley.gov.uk)  
Telephone 0151-443-2328



Not to scale. For identification purposes only



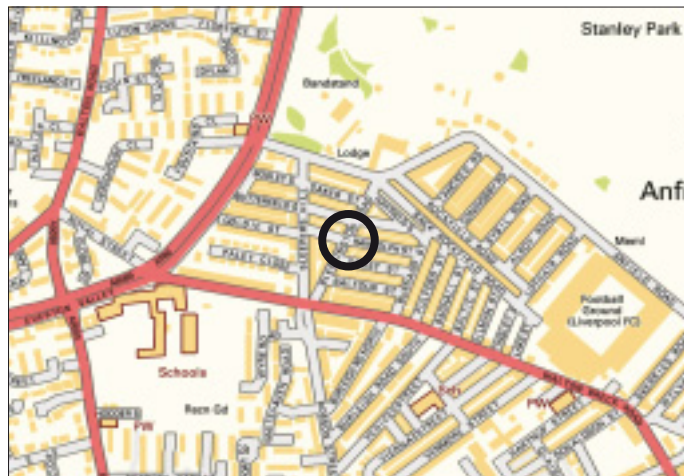
Not to scale. For identification purposes only

LOT  
**46**

## 21 Balfour Street, Liverpool L4 0SD

### RESIDENTIAL INVESTMENT

Guide Price **£30,000–£35,000**



Not to scale. For identification purposes only

**A 2 bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing £4,680 per annum.**

#### Situated

Off Blessington Road which in turn is off Walton Breck Road within walking distance to Liverpool Football Club and approximately 2 miles from Liverpool City Centre.

#### Ground Floor

Through Lounge, Kitchen, Bathroom/WC

#### First Floor

2 Bedrooms.

#### Outside

Yard to the rear

#### Note

We have not carried out an internal inspection nor seen sight of the tenancy agreement. All information has been supplied by the vendor.

LOT  
**47**

## 43 Newman Street, Liverpool L4 1RJ

### VACANT RESIDENTIAL

Guide Price **£30,000–£35,000**



Not to scale. For identification purposes only

**A vacant 2 bedroomed mid terraced property benefiting from double glazing and central heating. The property would be suitable for occupation or investment purposes following refurbishment.**

#### Situated

Off Orwell Road in an established residential location, within close proximity to local amenities.

#### Ground Floor

Hall, living room, dining room and kitchen.

#### First Floor

2 bedrooms and bathroom/WC.

#### Outside

Yard to the rear.



LOT  
**48**

**46a Liscard Road/108 Bell Road, Wallasey, Merseyside CH44 9AF**

**COMMERCIAL INVESTMENT**

Guide Price **£50,000 +**



**A vacant end terrace mixed use property in need of refurbishment, providing a ground floor retail unit together with a 2 bedroomed flat above. The property would be suitable for a number of uses, subject to the relevant consents.**

**Situated**

On the corner of Liscard Road and Bell Road. Liscard Road is quite a busy thoroughfare approximately 1 mile from Wallasey Town Centre.

**Ground Floor**

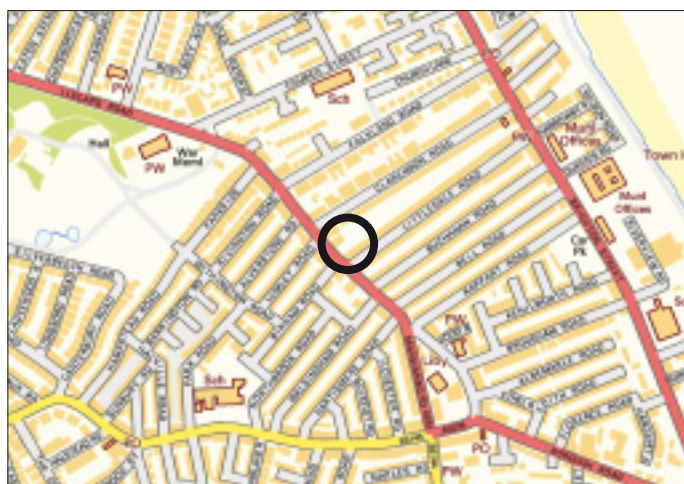
Shop area measuring 486sq ft with stock room and separate WC.

**First Floor**

Flat accessed via a separate entrance – Hall, 2 bedrooms, lounge, kitchen and bathroom.

**Outside**

Yard to the rear.



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT  
**49**

## The Old Barn Public House, 36-38 Old Barn Road, Liverpool L4 2QP

VACANT COMMERCIAL

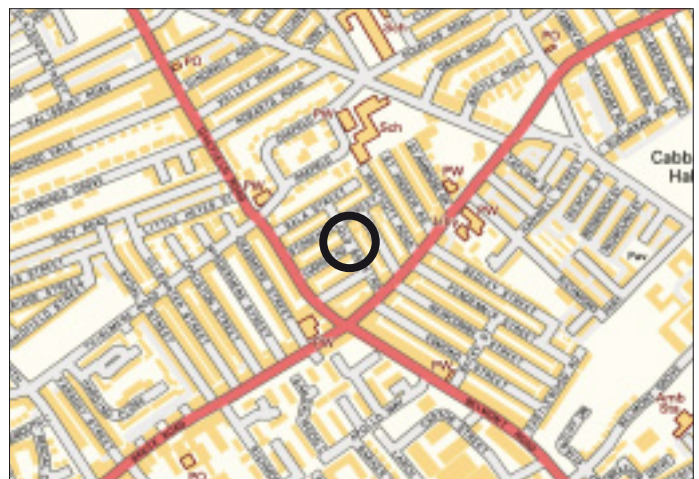
Guide Price **£50,000 +**

**An end terrace part three storey public house with cellars being sold with vacant possession. On the first floor there is a function room with fitted bar occupying the front part of the building. The first floor doorway leads to self contained residential living accommodation to the first and second floor. No.36 Old Barn Road comprises of a single storey garage/ workshop with roller shutter vehicle access door with an internal door connecting to the public house. The property would be suitable for use as existing or conversion into a residential dwelling or flats, subject to the relevant consents. Situated**

An end terrace part three storey public house with cellars being sold with vacant possession. On the first floor there is a function room with fitted bar occupying the front part of the building. The first floor doorway leads to self contained residential living accommodation to the first and second floor. No.36 Old Barn Road comprises of a single storey garage/ workshop with roller shutter vehicle access door with an internal door connecting to the public house. The property would be suitable for use as existing or conversion into a residential dwelling or flats, subject to the relevant consents.



	SIZE
<b>No.36 (Garage/Workshop)</b>	Gross Internal Area 46.5m <sup>2</sup> (500 sq.ft)
<b>No.38 (Public House)</b>	
<b>Ground Floor</b>	
Public Bar	41.6m <sup>2</sup> (448 sq.ft)
Rear Lounge	17.4m <sup>2</sup> (188 sq.ft)
	12.6m <sup>2</sup> (135 sq.ft)
<b>First Floor</b>	
Function Room/ Fitted Bar	42.2m <sup>2</sup> (454 sq.ft)
Residential Accommodation	
First Floor – Bedroom, Lounge, Bathroom/W.C	



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

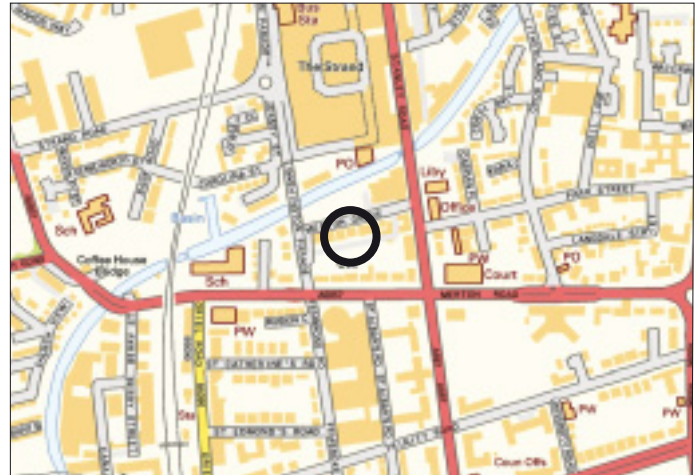


LOT  
**50**

## 51a Junction Lane, St. Helens, Merseyside WA9 3JN

RESIDENTIAL INVESTMENT

Guide Price **£25,000–£30,000**



Not to scale. For identification purposes only

**A one bedroomed first floor flat currently let by way of an Assured Shorthold Tenancy at a rental of £4,500 per annum. The property benefits from partial double glazing.**

### Outside

Yard to the rear.

### Situated

Fronting Junction Lane off Peckers Hill Road in a popular location within close proximity to St Helens Railway Station.

### Ground Floor

Main Entrance Hallway.

### First Floor

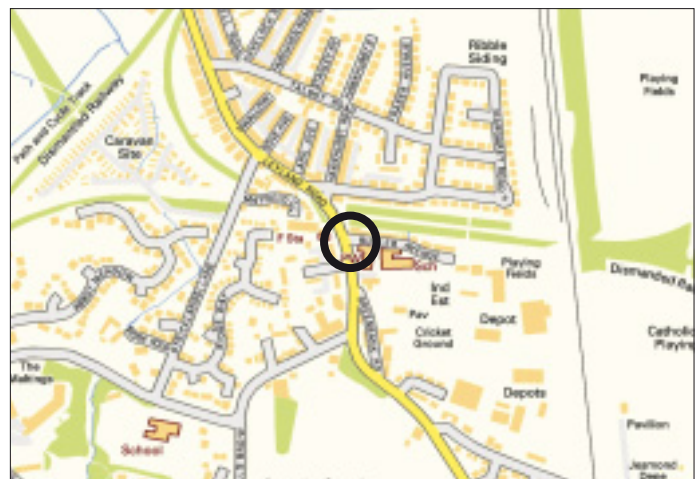
Flat – Living room, Bedroom, Kitchen, Bathroom/W.C.

LOT  
**51**

## 1 Buller Avenue, Penwortham, Preston PR1 9QQ

COMMERCIAL INVESTMENT

Guide Price **£95,000 +**



Not to scale. For identification purposes only

**An end of terrace corner property part commercial/retail to the ground floor together with residential accommodation above. The property is fully let producing £13,800.00 per annum.**

### Situated

Off Leyland Road (B254) adjacent to Penwortham Fire Station in an established residential location.

LEASE 1	1 BULLER AVENUE	LEASE 2	1B BULLER AVENUE	LEASE 3	1A BULLER AVENUE (FLAT)
Tenant Name	Lynn Tudge t/a Book & Tudge	Tenant Name	Malcolm Gregson t/a MK Mobility	Tenant Name	Dean Tudge
Length of Lease	6 Months	Length of Lease	3 years	Length of Lease	6 Months AST
Rent	£200.00 PCM Paid by standing order	Rent	£450.00 PCM paid by standing order	Rent	£500.00 PCM paid by standing order
Size	15.10 Area m <sup>2</sup> /unit	Rent Review	3rd anniversary of the start of lease term	Rent Review	6 Monthly (Ends Dec 11)
Rent Review	6 monthly (Ends Dec 2011)	Break Options		Break Options	
Break Options					

LOT  
**52**

**34,34a,34b Knowlsey Road, Bootle, Liverpool L20 4NL**  
**VACANT RESIDENTIAL**

Guide Price **£80,000 +**



Ordinance Survey © Crown Copyright 2011. All rights reserved. Licence number 10002049

**A three storey corner property converted to provide 3 self contained flats. The flats have recently been refurbished benefitting from double glazing and suitable for immediate occupation. When fully let the potential annual rental income is in excess of £12,000.**

**Situated**

Fronting Knowlsey Road on the corner of Byron Street in an established residential location approximately 4 miles north of Liverpool City Centre and within

easy access to Bootle Strand Shopping Centre.

**Ground Floor**

Flat 34 – Hall, Living Room, Kitchen, Bedroom, Bathroom/W.C. (front entrance)

**First Floor**

Flat A – Hall, Living Room, Kitchen, Bedroom Bathroom/W.C. (side entrance)

**Second Floor**

FLAT B – Hall, Living Room, Kitchen, 2 Bedrooms, Bathroom/W.C. (side entrance)

**Outside**

Yard to the rear.

Next auction  
16 February 2012  
Closing date 19 January 2012

**AUCTION DATES**

3 April  
22 May  
12 July  
6 September  
25 October  
6 December

**CLOSING DATES**

10 March  
30 April  
5 June  
9 August  
20 September  
1 November

Contact:

**James Kersh BSc Hons MRICS**

james@suttonkersh.co.uk

**Cathy Holt MNAEA**

cathy.holt@suttonkersh.co.uk

for free advice or to arrange a free valuation

**0870 873 1212**

**Entries are invited from  
owners or their agents**





**A substantial period office building suitable for a variety of alternative uses subject to the necessary planning consents. The property comprises two interconnecting former houses converted to office premises over basement, ground, first and second floors. The property benefits from disabled car park to the front elevation fronting Merton Road with internal floor areas providing main reception, office suites, rear boardroom, kitchenette, male and female WC's and to the second floor there are further offices/storage, open plan meeting rooms, kitchenette. The property also has a rear single vehicle access road, with the benefit of substantial car parking for approximately 40 spaces, and landscaping to the rear of the building.**

#### **Situated**

The property is situated on Merton Road in a well established office area for a number of government departments including New Redgrave Court, occupied by the HSC, St Martins House – The Department of Work & Pensions, Sefton House / Daniel House – Sefton Council, Sefton Town Hall and Sefton Magistrates Courts, Bootle Oriol Road Station. It is approximately 3 miles from Liverpool City Centre.

#### **Basement**

Storage Area 1: 52.5m<sup>2</sup> (565 sq.ft)  
Storage Area 2: 61.5m<sup>2</sup> (662 sq.ft)

#### **Ground Floor**

Offices: 191m<sup>2</sup> (2,055 sq.ft)  
Kitchenette: 7.2m<sup>2</sup> (77.5 sq.ft) Rear  
Storage: 3.99m<sup>2</sup> (43 sq.ft)

#### **First Floor**

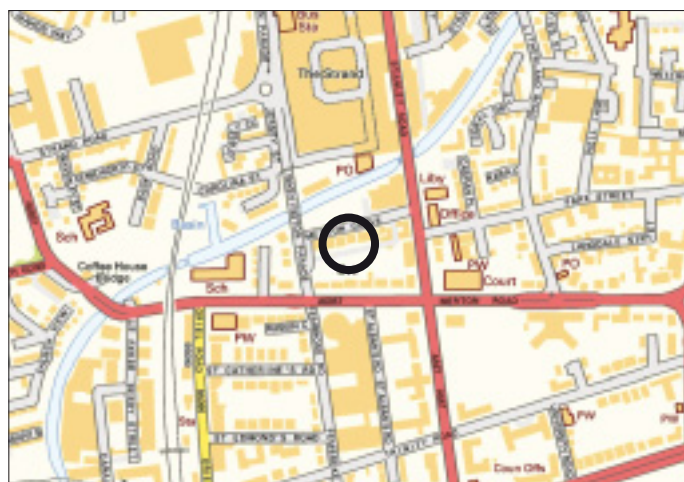
Offices: 184.6m<sup>2</sup> (1,988 sq.ft)

#### **Second Floor**

Offices: 82.9m<sup>2</sup> (893 sq.ft)  
Kitchenette: 12.4m<sup>2</sup> (133 sq.ft)  
Total: 639.7m<sup>2</sup> (6,886 sq.ft) Site  
Area: 0.161HA (0.397acres) Storage:  
43.7m<sup>2</sup> (464 sq.ft)

#### **Outside**

Car parking for approximately 40 spaces and landscaping to the rear of the building



Not to scale. For identification purposes only





LOT  
**54**

**7 Cotswold Street, Liverpool L7 2PY**  
**VACANT RESIDENTIAL**

Guide Price **£45,000–£55,000**



**A vacant 3 bedroomed mid terrace property suitable for occupation or investment. The property benefits from double glazing.**

**Situated**

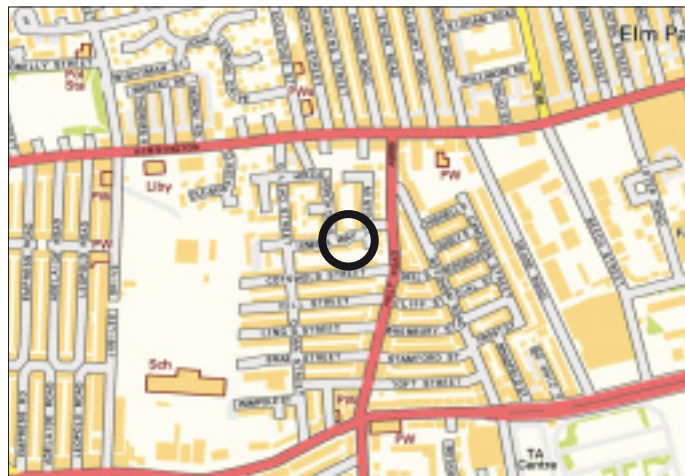
Off Holt Road in an established and improved residential location just off Kensington High Street and Edge Lane.

**Ground Floor**

Hall, 2 reception rooms, kitchen.

**First Floor**

3 bedrooms, bathroom/WC.



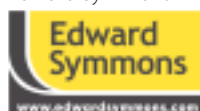
Not to scale. For identification purposes only

**Note**

We have not carried out an internal inspection all information has been supplied by the vendor.

**Joint Agents**

Edward Symmons



LOT  
**55**

**Flat 2, 95 Penkett Road, Wallasey, Merseyside CH45 7QA**  
**VACANT RESIDENTIAL**

Guide Price **£35,000–£40,000**



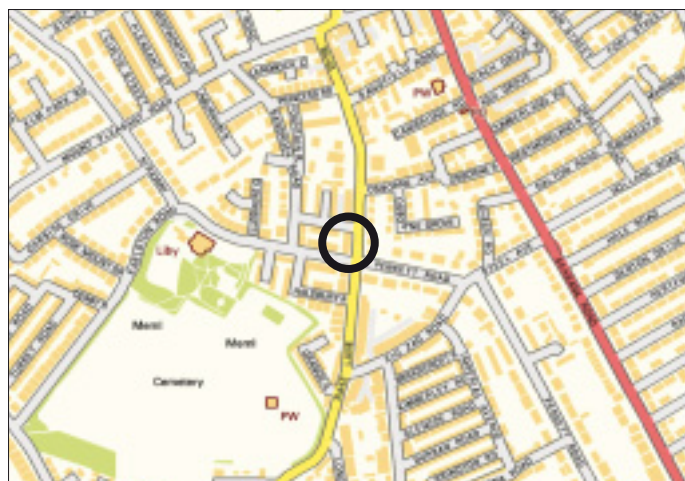
**The property comprises of a vacant one bedroomed ground floor flat benefiting from central heating, double glazing, allocated parking and communal gardens. The property would be suitable for occupation or investment following refurbishment.**

**Situated**

within a converted three storey dwelling off Rake Lane in an established and popular residential location.

**Ground Floor**

Communal entrance with intercom system. Flat – hallway, lounge, kitchen, bedroom, shower room



Not to scale. For identification purposes only

**Outside**

Allocated parking and communal gardens

**Joint agents**

Bakewell and Horner

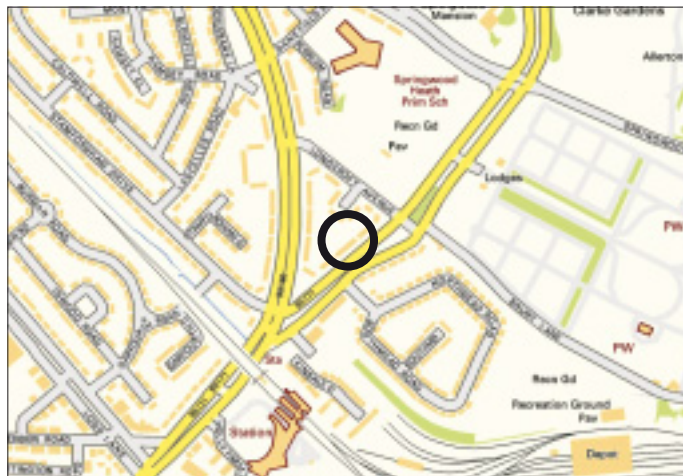


LOT  
**56**

## 166 Woolton Road, Garston, Liverpool L19 5NF

VACANT RESIDENTIAL

Guide Price **£80,000 +**



Not to scale. For identification purposes only

**A three bedroomed semi detached property in need of a full refurbishment scheme. The property benefits from front and rear gardens, off road parking and a garage.**

### Situated

Fronting Woolton Road close to it's junction with Mather Avenue in a popular and well established residential location within close proximity to South Parkway Train Station and Garston Village amenities.

### Ground Floor

Hall, 2 Reception Rooms, Kitchen

### First Floor

3 Bedrooms, Bathroom/W.C.

### Outside

Gardens front and rear, Driveway, Garage.

LOT  
**57**

## 61 Harebell Street, Liverpool L5 7RL

VACANT RESIDENTIAL

Guide Price **£20,000 +**



Not to scale. For identification purposes only

**A two bedroomed end of terrace property in need of repair and modernisation.**

### Situated

Off Stanley Road in an established residential location approximately 2 miles from Liverpool City Centre.

### First Floor

2 Bedrooms, Bathroom/W.C

### Outside

Yard to the rear

### Ground Floor

Hall, Through Lounge, Kitchen

### Note

We have not carried out an internal inspection nor seen sight of the tenancy agreement. All information has been supplied by the vendor.

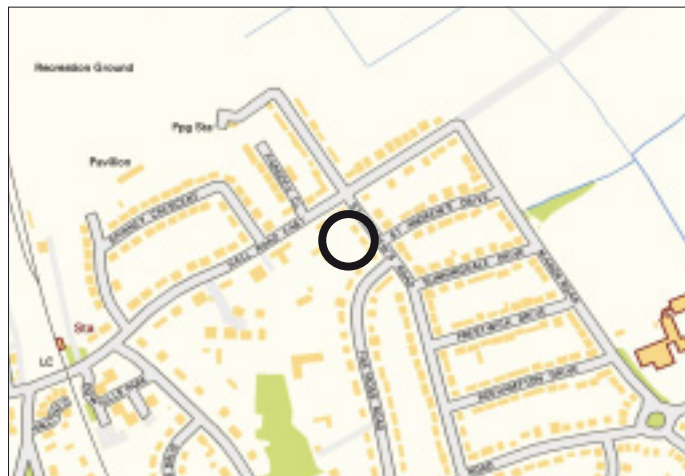


LOT  
**58**

## 33 St Andrews Road, Liverpool, Merseyside L20 5EL

### VACANT RESIDENTIAL

Guide Price **£35,000 +**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

**A two bedroomed mid terraced property benefitting from double glazing.**

#### Situated

Off Linacre Road in a popular residential location within easy access to local amenities and Bootle Strand Shopping Centre.

#### First Floor

2 Bedrooms, Bathroom/WC

#### Outside

Yard to the rear.

#### Ground Floor

Hall, Through Lounge, Kitchen.

#### Note

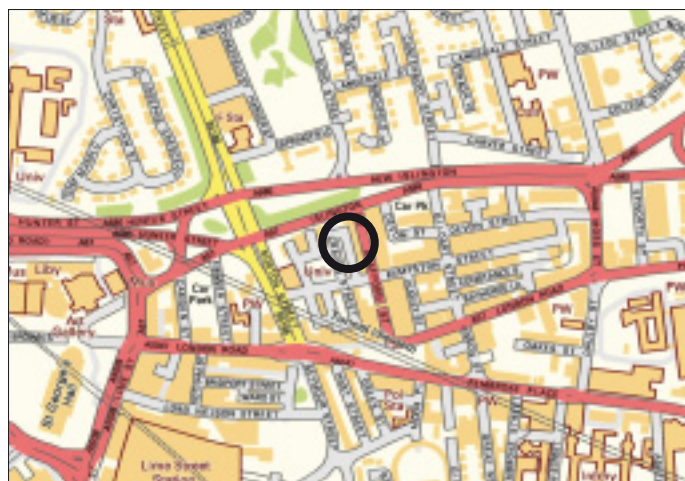
We have not carried out an internal inspection nor seen sight of the tenancy agreement. All information has been supplied by the vendor.

LOT  
**59**

## 31-33 Stafford Street, Liverpool L3 8LX

### COMMERCIAL INVESTMENT

Guide Price **£125,000 +**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

**The property comprises a three storey mid terraced premises with the ground and basement floor area on a new 10 year lease to The Bankrupt Shop with a rent payable of £14,000 per annum. There is further accommodation at first and second floor level which is currently vacant with scope for residential / student uses, subject to gaining necessary planning consents.**

#### Situated

Stafford Street is a well established trading area for cash and carry, rag trade and more recently a number of new build student developments which is also situated close to London Road which in turn occupies The Royal Liverpool University Hospital, The School of Tropical Medicine and The Dental Hospital

#### Ground Floor

Ground Floor: 153.2m<sup>2</sup> (1,660 sq.ft)  
Basement: 124.4m<sup>2</sup> (1,340 sq.ft)

#### First Floor

152.3m<sup>2</sup> (1,639 sq.ft)

#### Second Floor

164.6m<sup>2</sup> (1,772 sq.ft)

LOT  
**60**

## 355 Aigburth Road, Liverpool L17 0BP

### VACANT RESIDENTIAL

Guide price **£60,000 +**



Not to scale. For identification purposes only

**A ground retail unit which is currently trading as a Sunbed & Beauty Salon however will be vacant on completion. The property would be suitable for a number of uses, subject to the relevant consents. The shop benefits from electric steel roller shutters. The property does not include the upper floors.**

#### Situated

Fronting Aigburth Road on a busy main road position at it's junction with Woodland Road and Aigburth Vale.

#### Ground Floor

Shop – Main Sales Area Rear Room, Kitchen, W.C.

#### Notes

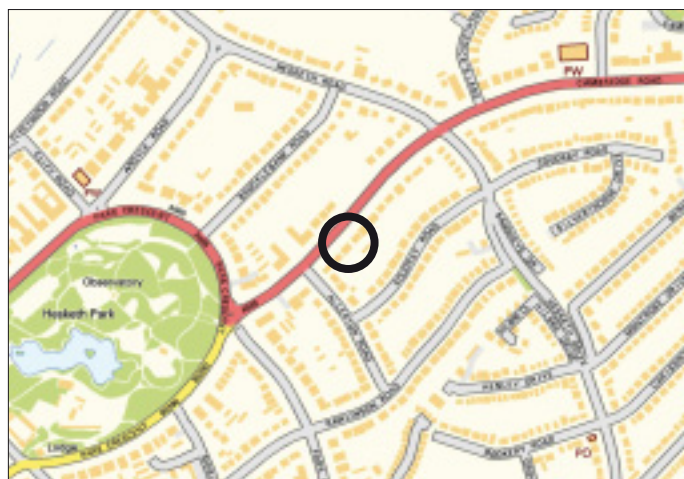
An internal inspection has not been undertaken all information has been supplied by the vendor.

LOT  
**61**

## Apartment 2 Nightingale House, 2 Cambridge Road, Southport PR9 9NG

### RESIDENTIAL INVESTMENT

Guide price **£155,000+**



Not to scale. For identification purposes only

**A 3 bedroomed ground floor apartment currently let by way of an Assured Shorthold Tenancy at a rental of £12,000 per annum. The property benefits from a conservatory.**

#### Situated

within a purpose built block of modern apartments fronting Cambridge Road (A565) in a popular residential location close to local amenities, schooling, Hesketh park and public transport.

#### Ground Floor

Main Entrance Hallway

#### Apartment

Hall, Lounge, Kitchen, 3 Bedrooms (1 ensuite), Bathroom/WC., Conservatory and Terrace.

#### Outside

Communal Gardens and Parking



LOT  
**62**

**165 Westminster Road, Liverpool L4 4LR**  
**VACANT COMMERCIAL**

Guide price **£15,000–£20,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

**A vacant three storey mixed residential and commercial property in need of repair and modernisation.**

**Situated**

fronting Westminster Road within a local shopping parade. Many similar properties have been converted to form residential accommodation on the ground and upper parts.

**Ground Floor**

Shop – Front and rear sales area, store/kitchen

**First Floor/Second Floors (Residential)**

3 Bedrooms, Reception Room, Bathroom

**Notes**

We have not carried out an internal inspection, all information supplied by the vendor



**bridging finance**  
solutions



**Simplicity.**

**So easy, it's child's play.**

Straightforward fast funding.

- Absolute transparency about terms – no small print
- No early redemption charges
- No exit fees
- No up front processing fee
- True Daily Interest
- Borrowing terms from 1 –12 months
- Flat rate legal fees.
- Loans from £25,500 to £1 million.
- Interest – retained from the advance or paid monthly.
- Personal Service – speak directly to a decision maker

**Loans for:**

- Property Refurbishment & Conversion
- Fast Residential Investment Property Purchase
- Buying Property at Auction
- Short Term Capital Raising for any Commercial Purpose

**Principle lender of investment property short term finance** **astl** the association of short term lenders

**Call 01516397554**

or visit  
**www.bridgingfinance-solutions.co.uk**



**A substantial Georgian Grade II listed town house in need of refurbishment and modernisation, suitable for a variety of uses subject to the necessary planning consents. The property is arranged over lower ground, ground, first, second and third floors, and comprises three bedrooms, two dressing rooms, five reception rooms, two bathrooms and two attic rooms. There are gardens to the rear and a double garage which has development potential subject to the necessary planning consents.**

#### **Situated**

The property is situated fronting Rodney Street which forms part of the Georgian Quarter Conservation area, within Liverpool City Centre close to the Liverpool Cathedrals and Universities.

#### **Lower Ground Floor**

Hall, kitchen and 2 store rooms.

#### **Ground Floor**

Vestibule, hall, living room, dining room, morning room and bathroom.

#### **First Floor**

Landing, lounge, drawing room, cloakroom, separate WC and dressing room.

#### **Second Floor**

Master bedroom with en-suite, 2 further bedrooms, bathroom/ WC and dressing room.

#### **Third Floor**

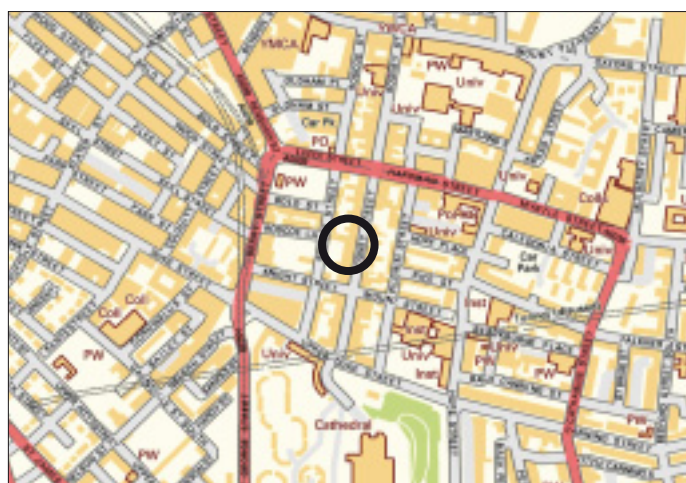
2 attic rooms.

#### **Outside**

Large garden and double garage.

#### **Tenure**

The property is held leasehold under two separate leases:-  
52 Rodney Street expires 25 November 2030 subject to a ground rent of £140 per annum.  
Land at Roscoe Street expires 25 November 2021 subject to a ground rent of £15 per annum.



Not to scale. For identification purposes only

#### **Note**

We are offering the leasehold interests, however, our client has acquired the option to purchase the Freehold interest from Liverpool City Council for £220,000 plus costs (legal fees £500, surveyors fees £800) which can be passed on to the successful purchaser.



LOT  
**64**

**36 Clifton Road, Anfield, Liverpool, L6 4BQ**  
**VACANT RESIDENTIAL**

Guide Price **£20,000–£25,000**



**A two storey end terrace property converted to provide 2 x 1 bedroomed flats in need of repair and modernisation.**

**Situated**

Off West Derby Road in the Tuebrook District approximately 3 miles from Liverpool City Centre.

**Ground Floor**

Main Entrance Hallway  
**Flat 1** - Hall, Living Room, Kitchen, Bedroom, Bathroom/W.C.



Not to scale. For identification purposes only

**First Floor**

**Flat 2** - Hall, Living Room, Kitchen, Bedroom, Bathroom/W.C.

**Outside**

Yard to the rear.



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT  
**65**

**28 Walton Hall Avenue, Liverpool, L4 6UF**  
**VACANT RESIDENTIAL**

Guide Price **£45,000+**



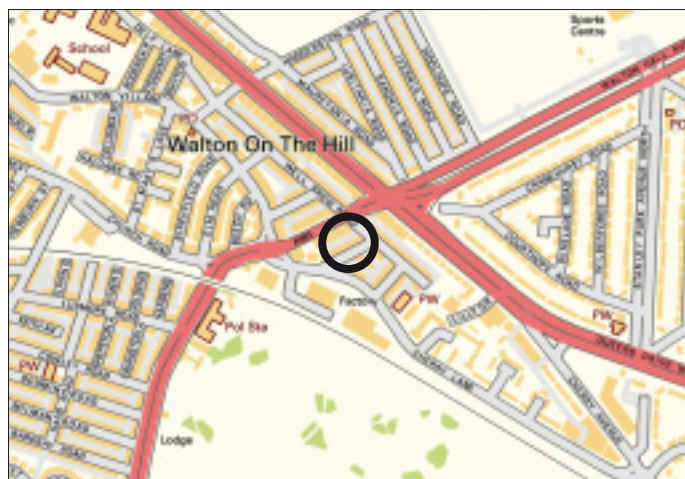
**A two storey end of terrace property converted to provide 2 x 1 bedroomed flats in need of refurbishment. The property benefits from double glazing and central heating.**

**Situated**

On the corner of Walton Hall Avenue and Wellbrow Road in a popular location approximately 2 miles north from Liverpool City Centre.

**Ground Floor**

**Flat 1** - Hall, Living Room, Bedroom, Kitchen/Diner, Shower Room/W.C.



Not to scale. For identification purposes only

**First Floor**

**Flat 2** - Hall, Living Room, Bedroom, Kitchen/Diner, Shower Room/W.C. (via a separate entrance)

**Outside**

Yard to the rear.



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT  
**66**

**9 Earp Street, Garston, Liverpool L19 1RT**  
**VACANT RESIDENTIAL**

Guide Price **£45–50,000**



Not to scale. For identification purposes only

**A vacant 2 bedroomed end of terrace property benefitting from double glazing. The property would be suitable for investment purposes following refurbishment**

**Situated**

On the corner of Wilson Grove only a short walk to St. Marys Road amenities in a popular residential location.

**Ground Floor**

Hall, Front Living Room, Rear Living Room, Kitchen

**First Floor**

2 Bedrooms, Bathroom/W.C.

**Outside**

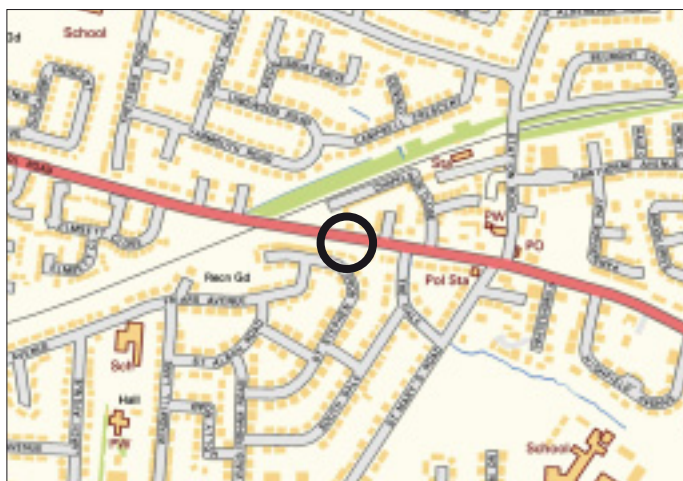
Yard to the rear.



LOT  
**67**

**395 Liverpool Road, Great Sankey, Warrington WA5 1RE**  
**VACANT RESIDENTIAL**

Guide Price - **£125,000+**



Not to scale. For identification purposes only

**A double fronted 2 bedroomed detached bungalow suitable for occupation or investment purposes. The property benefits from double glazing, central heating, gardens, detached garage and off road parking.**

**Situated**

Fronting Liverpool Road close to its junction with St Marys Road in the popular and well established Great Sanky district of Warrington.

**Accommodation**

Hall, Lounge, 2 Bedrooms, Shower room/WC, Kitchen/Diner

**Outside**

Garden to the rear, Outhouse, detached garage and driveway.



**e a d solicitors**



# Buying or selling at auction?

## **EAD Solicitors can complete your transaction from £195\***

EAD Solicitors is proud to work with Sutton Kersh. We have extensive expertise in all manner of auction lots and offer free legal advice at all of Sutton Kersh's auctions.

Our core conveyancing business is acting for investors, landlords and developers though we do accept all manner of conveyancing instructions.

Our philosophy is to offer all clients a friendly approachable service and our staff are trained accordingly.

The normal requirement in an auction contract is to complete the transaction within 28 days and we are proud to say we are noted for both our speed and efficiency.

We also offer a 'no sale, no fee' process so if a transaction does not proceed, no fees will be charged.

### **Our areas of conveyancing expertise include:**

- Sales • Purchases • Remortgages • Transfers of Equity
- Shared Ownership Schemes • New Builds • Equity Release

**Please contact Garry Abrams  
on 0151 735 1000  
or email [garry.abrams@eadsolicitors.co.uk](mailto:garry.abrams@eadsolicitors.co.uk)**

**[www.eadsolicitors.co.uk](http://www.eadsolicitors.co.uk)**

\*Excludes contribution by buyer as per auction special conditions. All fees are exclusive of VAT, disbursements and any mortgage related charges. Does not apply to sale of commercial property or lots where more than one property is being sold



# online legal documentation

If you wish to receive legal documents in respect of any lot, please visit **[www.suttonkersh.co.uk](http://www.suttonkersh.co.uk)** where legal packs we have received will be adjacent to each lot. Alternatively please call our offices on **0151 207 6315**.

Please note: larger documents such as architects' plans etc may have to be viewed at our offices.

For more detailed legal enquiries, please contact the auctioneers in the first instance.

Copy documentation is available for inspection on the day of the auction at the auction venue or at our offices from receipt until the auction date.



# Terms and 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 with the appropriate deposit cheque 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. A cheque or banker's draft in the sum of 10% of the maximum bid or £2,000 whichever is the greater, is enclosed with the proxy or telephone bidding form. Cheques should be made payable to Sutton Kersh. Receipt of funds must be the day prior to the auction.  
Buyer's Administration Charge – The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of £350 inclusive of VAT upon exchange of contracts for each property purchased (cheques made payable to Sutton Kersh). A separate proxy or telephone bidding form, deposit and buyer's administration charge should be supplied for each property upon which a bid is to be placed.
- 4 Any alteration to the proxy or telephone bid or withdrawal must be in writing and be received in writing and be received by the auctioneer prior to commencement of the auction.
- 5 The auctioneer, in accepting proxy bids, acts as agent for the prospective buyer and the prospective buyer shall be considered to have authorised the auctioneer on the basis of the terms and conditions set out in this auction catalogue, all relevant conditions of sale and any amendments to the auction catalogue. In the event of the prospective buyer's bid being successful, the auctioneer is authorised by the prospective buyer to sign any memorandum or contract relating to the property concerned.
- 6 The auctioneer accepts no liability for any bid not being made on behalf of the prospective buyer and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
- 7 In the event that another bidder makes a bid equal to the maximum bid the prospective buyer is prepared to make, the auctioneer reserves the right to accept the bid of any bidder attending the auction in person or through an agent.
- 8 The auctioneer accepts no responsibility for failure of telecommunications in respect of a telephone bid, or any delays in the postal system if a proxy bidding form is sent through the post.
- 9 If the prospective buyer wishes to attend the auction and bid in person, he or she shall notify the auctioneer who will then no longer bid. Such notification must be in writing and received by the auctioneer prior to commencement of the auction.
- 10 Prospective bidders should check with the auctioneer's office immediately prior to the auction to ensure there are no changes to the published terms and conditions.
- 11 Successful/unsuccessful bids will be notified to the prospective buyer within 24 hours of the conclusion of the auction sale.
- 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 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 Proxy or telephone bidding forms should be sent to Mr J Kersh MRICS, Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY.

# Proxy bidding form



Date of Auction ..... Lot Number .....

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

Address of Lot .....  
.....

Maximum bid price ..... Words .....

Cheque for 10% deposit (£2,000 minimum) £ ..... enclosed herewith (made payable to Sutton Kersh)

**Buyer's Administration Charge** – Should my bid be successful I agree to pay a Buyer's Administration Charge of £350 inclusive of VAT 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 .....

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 .....



# Telephone bidding form



Name .....

Address .....

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

A member of staff will attempt to contact the bidder by telephone prior to the lot concerned being offered for sale. If contact is made then the bidder may compete in the bidding through the auctioneer's staff. If it is impossible to obtain telephone contact, or the link breaks down, the auctioneer is authorised to continue to bid on behalf of the telephone bidder up to the maximum bid stated on this form.

Lot No. of property to be bid on .....

Property known as .....

Maximum bid .....(Figures)

10% deposit of maximum bid (£2,000 minimum) ..... enclosed (made payable to Sutton Kersh)

**Buyer's Administration Charge** – Should my bid be successful I agree to pay a Buyer's Administration Charge of £350 inclusive of VAT upon exchange of contracts to Sutton Kersh, the auctioneers

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

Solicitor address .....

Tel no .....Fax no .....

Person acting .....

I ..... **attach deposit for 10% (£2,000 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**

# Common Auction Conditions

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

The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

## INTRODUCTION

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

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

## Important notice

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

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

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

## GLOSSARY

This glossary applies to the auction conduct conditions and the sale conditions. Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the auction or the CONTRACT DATE (as applicable); and
- where the following words printed in bold black type appear in bold blue type they have the specified meanings.

**Actual completion date** The date when COMPLETION takes place or is treated as taking place for the purposes of apportionment and calculating interest.

**Addendum** An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS or an oral announcement at the AUCTION.

**Agreed completion date** Subject to CONDITION G9.3: (a) the date specified in the SPECIAL CONDITIONS; or (b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE; but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

**Approved financial institution** Any bank or building society that has signed up to the Banking Code or Business Banking Code or is otherwise acceptable to the AUCTIONEERS.

**Arrears** Arrears of rent and other sums due under the TENANCIES and still outstanding on the ACTUAL COMPLETION DATE.

**Arrears schedule** The arrears schedule (if any) forming part of the SPECIAL CONDITIONS.

**Auction** The AUCTION advertised in the CATALOGUE.

**Auction conduct conditions** The CONDITIONS so headed, including any extra AUCTION CONDUCT CONDITIONS.

**Auctioneers** The AUCTIONEERS at the AUCTION.

**Business day** Any day except (a) a Saturday or a Sunday; (b) a bank holiday in England and Wales; or (c) Good Friday or Christmas Day.

**Buyer** The person who agrees to buy the LOT or, if applicable, that person's personal representatives: if two or more are jointly the BUYER their obligations can be enforced against them jointly or against each of them separately.

**Catalogue** The CATALOGUE to which the CONDITIONS refer including any supplement to it.

**Completion** Unless otherwise agreed between SELLER and BUYER (or their conveyancers) the occasion when both SELLER and BUYER have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER'S conveyancer's client account.

**Condition** One of the AUCTION CONDUCT CONDITIONS or SALES CONDITIONS.

**Contract** The contract by which the SELLER agrees to sell and the BUYER agrees to buy the LOT.

**Contract date** The date of the AUCTION or, if the LOT is not sold at the AUCTION: (a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or (b) if contracts are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

**Documents** Documents of title (including, if title is registered, the entries on the register and the title plan) and other documents listed or referred to in the SPECIAL CONDITIONS relating to the LOT.

**Financial charge** A charge to secure a loan or other financial indebtedness (not including a rentcharge).

**General conditions** That part of the SALE CONDITIONS so headed,

including any extra GENERAL CONDITIONS.

**Interest rate** If not specified in the SPECIAL CONDITIONS, 4% above the base rate from time to time of Barclays Bank plc. (The INTEREST RATE will also apply to judgment debts, if applicable.)

**Lot** Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including CHATTELS, if any).

**Old arrears** ARREARS due under any of the TENANCIES that are not "new TENANCIES" as defined by the Landlord and Tenant (Covenants) Act 1995.

**Particulars** The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).

**Practitioner** An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, any similar official).

**Price** The price that the BUYER agrees to pay for the LOT.

**Ready to complete** Ready, willing and able to complete: if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding FINANCIAL CHARGES do not prevent the SELLER from being READY TO COMPLETE.

**Sale conditions** The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.

**Sale memorandum** The form so headed (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded.

**Seller** The person selling the LOT. If two or more are jointly the SELLER their obligations can be enforced against them jointly or against each of them separately.

**Special conditions** Those of the SALE CONDITIONS so headed that relate to the LOT.

**Tenancies** Tenancies, leases, licences to occupy and agreements for lease and any documents varying or supplemental to them.

**Tenancy schedule** The tenancy schedule (if any) forming part of the SPECIAL CONDITIONS.

**Transfer** Transfer includes a conveyance or assignment (and "to transfer" includes "to convey" or "to assign").

**TUPE** The Transfer of Undertakings (Protection of Employment) Regulations 2006.

**VAT** Value Added Tax or other tax of a similar nature.

**VAT option** An option to tax.

**We (and us and our)** The AUCTIONEERS.

**You (and your)** Someone who has a copy of the CATALOGUE or who attends or bids at the AUCTION, whether or not a BUYER.

## AUCTION CONDUCT CONDITIONS

### A1 Introduction

A1.1 Words in bold blue type have special meanings, which are defined in the Glossary.

A1.2 The CATALOGUE is issued only on the basis that you accept these AUCTION CONDUCT CONDITIONS. They govern our relationship with you and cannot be disappled or varied by the SALE CONDITIONS (even by a CONDITION purporting to replace the whole of the Common Auction Conditions). They can be varied only if we agree.

### A2 Our role

A2.1 As agents for each SELLER we have authority to:

- (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
- (b) offer each LOT for sale;
- (c) sell each LOT;
- (d) receive and hold deposits;
- (e) sign each SALE MEMORANDUM; and
- (f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS.

A2.2 Our decision on the conduct of the AUCTION is final.

A2.3 WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.

A2.4 YOU acknowledge that to the extent permitted by law we owe you no duty of care and you have no claim against US for any loss.

### A3 Bidding and reserve prices

A3.1 All bids are to be made in pounds sterling exclusive of any applicable VAT.

A3.2 WE may refuse to accept a bid. WE do not have to explain why.

A3.3 If there is a dispute over bidding we are entitled to resolve it, and our decision is final.

A3.4 Unless stated otherwise each LOT is subject to a reserve price (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve price the LOT will be withdrawn from the AUCTION.

A3.5 Where there is a reserve price the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. YOU accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the SELLER.

A3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the SELLER might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always – as the SELLER may fix the final reserve price just before bidding commences.

### A4 The particulars and other information

A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

A4.2 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.

A4.3 The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that you have the correct versions.

A4.4 If we provide information, or a copy of a document, provided by others we do so only on the basis that we are not responsible for the accuracy of that information or document.

## A5 The contract

A5.1 A successful bid is one we accept as such (normally on the fall of the hammer). This CONDITION A5 applies to you if you make the successful bid for a LOT.

A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid plus VAT (if applicable).

A5.3 YOU must before leaving the AUCTION:

- (a) provide all information we reasonably need from you to enable US to complete the SALE MEMORANDUM (including proof of YOUR identity if required by US);
- (b) sign the completed SALE MEMORANDUM; and
- (c) pay the deposit.

A5.4 If you do not we may either:

- (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against you for breach of CONTRACT; or
- (b) sign the SALE MEMORANDUM on YOUR behalf.

A5.5 The deposit:

- (a) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stated in the SALE CONDITIONS; and
- (b) must be paid in pounds sterling by cheque or by bankers' draft made payable to US on an APPROVED FINANCIAL INSTITUTION. The extra AUCTION CONDUCT CONDITIONS may state if we accept any other form of payment.

A5.6 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.

A5.7 If the BUYER does not comply with its obligations under the CONTRACT then:

- (a) you are personally liable to buy the LOT even if you are acting as an agent; and
- (b) you must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.

A5.8 Where the BUYER is a company you warrant that the BUYER is properly constituted and able to buy the LOT.

## Words that are capitalised have special meanings, which are defined in the Glossary.

The GENERAL CONDITIONS (including any extra GENERAL CONDITIONS) apply to the CONTRACT except to the extent that they are varied by SPECIAL CONDITIONS or by an ADDENDUM.

## G1. The lot

G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described the LOT is that referred to in the SALE MEMORANDUM.

G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.

G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS, but excluding any FINANCIAL CHARGES: these the SELLER must discharge on or before COMPLETION.

G1.4 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:

- (a) matters registered or capable of registration as local land charges;
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
- (c) notices, orders, demands, proposals and requirements of any competent authority;
- (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
- (e) rights, easements, quasi-easements, and wayleaves;
- (f) outgoing and other liabilities;
- (g) any interest which overrides, within the meaning of the Land Registration Act 2002;
- (h) matters that ought to be disclosed by the searches and 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.

G1.8 Where CHATTELS are included in the LOT the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use.

G1.9 The BUYER buys with full knowledge of:



	<ul style="list-style-type: none"> <li>• (a) the DOCUMENTS, whether or not the BUYER has read them; and</li> <li>• (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.</li> </ul>	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.		the BUYER is entitled that the SELLER subsequently receives in cleared funds.
G1.10	The BUYER is not to rely on the information contained in the PARTICULARS but may rely on the SELLER'S conveyancer's written replies to preliminary enquiries to the extent stated in those replies.	G4.6	The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the CONDITIONS apply.	G10.3	Income and outgoings are to be apportioned at ACTUAL COMPLETION DATE unless: <ul style="list-style-type: none"> <li>• (a) the BUYER is liable to pay interest; and</li> <li>• (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;</li> <li>• in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.</li> </ul>
<b>G2. Deposit</b>	The amount of the deposit is the greater of: <ul style="list-style-type: none"> <li>• (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and</li> <li>• (b) 10% of the PRICE (exclusive of any VAT on the PRICE).</li> </ul>	<b>G5. Transfer</b>	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS: <ul style="list-style-type: none"> <li>• (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</li> <li>• (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.</li> </ul>	G10.4	Apportionments are to be calculated on the basis that: <ul style="list-style-type: none"> <li>• (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;</li> <li>• (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and</li> <li>• (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.</li> </ul>
G2.1	(a) must be paid in pounds sterling by cheque or banker's draft drawn on an APPROVED FINANCIAL INSTITUTION (or by any other means of payment that the AUCTIONEERS may accept); and	G5.2	If the SELLER remains liable in any respect in relation to the LOT (or a TENANCY) following COMPLETION the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.	<b>G11. Arrears</b>	<b>Part 1 Current rent</b>
G2.2	(b) is to be held as stakeholder unless the AUCTION CONDUCT CONDITIONS provide that it is to be held as agent for the SELLER.	G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.	G11.1	"Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding COMPLETION.
G2.3	Where the AUCTIONEERS hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.	<b>G6. Completion</b>	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.	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.
G2.4	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.	G6.1	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest.	G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to arrears of current rent.
G2.5	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	G6.2	Payment is to be made in pounds sterling and only by: <ul style="list-style-type: none"> <li>• (a) direct TRANSFER to the SELLER'S conveyancer's client account; and</li> <li>• (b) the release of any deposit held by a stakeholder.</li> </ul>	<b>Part 2 Buyer to pay for arrears</b>	<b>Part 2 Buyer to pay for arrears</b>
<b>G3. Between contract and completion</b>	Unless the SPECIAL CONDITIONS state otherwise, the SELLER is to insure the LOT from and including the CONTRACT DATE to COMPLETION and: <ul style="list-style-type: none"> <li>• (a) produce to the BUYER on request all relevant insurance details;</li> <li>• (b) pay the premiums when due;</li> <li>• (c) if the BUYER so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;</li> <li>• (d) at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser;</li> <li>• (e) unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and</li> <li>• (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance (to the extent not already paid by the BUYER or a tenant or other third party) for the period from and including the CONTRACT DATE to COMPLETION.</li> </ul>	G6.3	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER'S conveyancer's client account.	G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of arrears.
G3.1	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.	G6.4	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.	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.
G3.2	Section 47 of the Law of Property Act 1925 does not apply. Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.	G6.5	Where applicable the CONTRACT remains in force following COMPLETION.	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.
G3.3	Section 47 of the Law of Property Act 1925 does not apply. Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.	<b>G7. Notice to complete</b>	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.	<b>Part 3 Buyer not to pay for arrears</b>	<b>Part 3 Buyer not to pay for arrears</b>
G3.4	Section 47 of the Law of Property Act 1925 does not apply. Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.	G7.1	The person giving the notice must be READY TO COMPLETE. If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has: <ul style="list-style-type: none"> <li>• (a) terminate the CONTRACT;</li> <li>• (b) claim the deposit and any interest on it if held by a stakeholder;</li> <li>• (c) forfeit the deposit and any interest on it;</li> <li>• (d) resell the LOT; and</li> <li>• (e) claim damages from the BUYER.</li> </ul>	G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS: <ul style="list-style-type: none"> <li>• (a) so state; or</li> <li>• (b) give no details of any arrears.</li> </ul>
<b>G4. Title and identity</b>	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 except in relation to any matter that occurs after the CONTRACT DATE.	G7.2	If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has: <ul style="list-style-type: none"> <li>• (a) terminate the CONTRACT; and</li> <li>• (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.</li> </ul>	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.
G4.1	If any of the DOCUMENTS is not made available before the AUCTION the following provisions apply: <ul style="list-style-type: none"> <li>• (a) The BUYER may raise no requisition or on objection to any of the DOCUMENTS that is made available before the AUCTION.</li> <li>• (b) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.</li> <li>• (c) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant document.</li> <li>• (d) If title is in the course of registration, title is to consist of certified copies of:</li> <li>• (i) the application for registration of title made to the land registry;</li> <li>• (ii) the DOCUMENTS accompanying that application;</li> <li>• (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and</li> <li>• (iv) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration DOCUMENTS to the BUYER.</li> <li>• (e) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.</li> </ul>	G7.3	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.	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.
G4.2	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide): <ul style="list-style-type: none"> <li>• (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</li> <li>• (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any CONDITION or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property. The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.</li> </ul>	<b>G8. If the contract is brought to an end</b>	If the CONTRACT is lawfully brought to an end: <ul style="list-style-type: none"> <li>• (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and</li> <li>• (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.</li> </ul>	<b>G12. Management</b>	<b>G12. Management</b>
G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide): <ul style="list-style-type: none"> <li>• (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</li> <li>• (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any CONDITION or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property. The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.</li> </ul>	<b>G9. Landlord's licence</b>	Where the LOT is or includes leasehold land and licence to assign is required this CONDITION G9 applies.	G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
G4.4	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide): <ul style="list-style-type: none"> <li>• (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</li> <li>• (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any CONDITION or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property. The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.</li> </ul>	G9.1	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.	G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
		G9.2	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.	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: <ul style="list-style-type: none"> <li>• (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;</li> <li>• (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</li> <li>• (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.</li> </ul>
		G9.3	The SELLER must: <ul style="list-style-type: none"> <li>• (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and</li> <li>• (b) enter into any authorised guarantee agreement properly required.</li> </ul>	<b>G13. Rent deposits</b>	<b>G13. Rent deposits</b>
		G9.4	The BUYER must: <ul style="list-style-type: none"> <li>• (a) promptly provide references and other relevant information; and</li> <li>• (b) comply with the landlord's lawful requirements.</li> </ul>	G13.1	This CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.
		G9.5	If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the licence has not been obtained the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before licence is obtained. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.	G13.2	If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions.
		<b>G10. Interest and apportionments</b>	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the PRICE (less any deposit paid) from the AGREED COMPLETION DATE up to and including the ACTUAL COMPLETION DATE.	G13.3	Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: <ul style="list-style-type: none"> <li>• (a) observe and perform the SELLER'S covenants and CONDITIONS in the rent deposit deed and indemnify the SELLER in respect of any breach;</li> <li>• (b) give notice of assignment to the tenant; and</li> <li>• (c) give such direct covenant to the tenant as may be required by the rent deposit deed.</li> </ul>
		G10.1	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must pay to the BUYER after COMPLETION any sum to which	<b>G14. VAT</b>	<b>G14. VAT</b>
		G10.2	the BUYER is entitled that the SELLER subsequently receives in cleared funds.	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.		
<b>G15. Transfer as a going concern</b>			
G15.1	Where the SPECIAL CONDITIONS so state: • (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and • (b) this CONDITION G15 applies.		
G15.2	The SELLER confirms that the SELLER • (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and • (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.		
G15.3	The BUYER confirms that: • (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group; • (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION; • (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and • (d) it is not buying the LOT as a nominee for another person.		
G15.4	The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence: • (a) of the BUYER'S VAT registration; • (b) that the BUYER has made a VAT OPTION; and • (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.		
G15.5	The BUYER confirms that after COMPLETION the BUYER intends to: • (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and • (b) collect the rents payable under the TENANCIES and charge VAT on them		
G15.6	If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then: • (a) the SELLER'S conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT; • (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and • (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.		
<b>G16. Capital allowances</b>			
G16.1	This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.		
G16.2	The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.		
G16.3	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.		
G16.4	The SELLER and BUYER agree: • (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and • (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.		
<b>G17. Maintenance agreements</b>			
G17.1	The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.		
G17.2	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.		
<b>G18. Landlord and Tenant Act 1987</b>			
G18.1	This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.		
G18.2	The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.		
<b>G19. Sale by practitioner</b>			
G19.1	This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.		
G19.2	The PRACTITIONER has been duly appointed and is empowered to sell the LOT.		
G19.3	Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability.		
G19.4	The LOT is sold: • (a) in its condition at COMPLETION; • (b) for such title as the SELLER may have; and • (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.		
G19.5	Where relevant: • (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the document of appointment and the PRACTITIONER'S acceptance of appointment; and • (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.		
G19.6	The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.		
<b>G20. TUPE</b>			
G20.1	If the SPECIAL CONDITIONS state "There are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.		
G20.2	If the SPECIAL CONDITIONS do not state "There are no employees to which TUPE applies" the following paragraphs apply: • (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the		
	BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION. • (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees. • (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the Transferring Employees and the SELLER will TRANSFER to the BUYER on COMPLETION. • (d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION.		
<b>G21. Environmental</b>			
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. The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.		
G21.3			
<b>G22. Service Charge</b>			
G22.1	This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.		
G22.2	No apportionment is to be made at COMPLETION in respect of service charges.		
G22.3	Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing: • (a) service charge expenditure attributable to each TENANCY; • (b) payments on account of service charge received from each tenant; • (c) any amounts due from a tenant that have not been received; • (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.		
G22.4	In respect of each TENANCY, if the service charge account shows that: • (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to the excess when it provides the service charge account; • (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the BUYER must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the SELLER within five BUSINESS DAYS of receipt in cleared funds; but in respect of payments on account that are still due from a tenant CONDITION G11 (arrears) applies.		
G22.5	In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.		
G22.6	If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund: • (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and • (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.		
<b>G23. Rent reviews</b>			
G23.1	This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.		
G23.2	The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.		
G23.3	Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.		
G23.4	The SELLER must promptly: • (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and • (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.		
G23.5	The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.		
G23.6	When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.		
G23.7	If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as arrears.		
G23.8	The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.		
<b>G24. Tenancy renewals</b>			
G24.1	This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.		
G24.2	Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.		
G24.3	If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER		
	reasonably directs in relation to it.		
G24.4	Following COMPLETION the BUYER must: • (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings; and • (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and • (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.		
G24.5	The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.		
<b>G25. Warranties</b>			
G25.1	Available warranties are listed in the SPECIAL CONDITIONS.		
G25.2	Where a warranty is assignable the SELLER must: • (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and • (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.		
G25.3	If a warranty is not assignable the SELLER must after COMPLETION: • (a) hold the warranty on trust for the BUYER; and • (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.		
<b>G26. No assignment</b>			
	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.		
<b>G27. Registration at the Land Registry</b>			
G27.1	This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable: • (a) procure that it becomes registered at Land Registry as proprietor of the LOT; • (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and • (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.		
G27.2	This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable: • (a) apply for registration of the TRANSFER; • (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and • (c) join in any representations the SELLER may properly make to Land Registry relating to the application.		
<b>G28. Notices and other communications</b>			
G28.1	All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.		
G28.2	A communication may be relied on if: • (a) delivered by hand; or • (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or • (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.		
G28.3	A communication is to be treated as received: • (a) when delivered, if delivered by hand; or • (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.		
G28.4	A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.		
<b>G29. Contracts</b>			
	(Rights of Third Parties) Act 1999 No one is intended to have any benefit under the CONTRACT pursuant to the Contract (Rights of Third Parties) Act 1999.		
<b>Extra General Conditions</b>			
Applicable for all lots where the Common Auction Conditions apply.			
<b>1. The Deposit</b>			
1.1	GENERAL CONDITIONS A5.5a shall be deemed to be deleted and replaced by the following: A5.5a. The Deposit: a) must be paid to the AUCTIONEERS by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept) b) is to be held as stakeholder save to the extent of the AUCTIONEERS' fees and expenses which part of the deposit shall be held as agents for the SELLER		
<b>2. Buyer's Administration Charge</b>			
2.1	Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £350 inclusive of VAT upon exchange of contracts to the Auctioneer.		
<b>3. Extra Auction Conduct Conditions</b>			
3.1	Despite any special CONDITION to the contrary the minimum deposit we accept is £2,000 (or the total PRICE, if less). A special CONDITION may, however, require a higher minimum deposit.		



## Commercial Property and Professional Services

### Auctions – Liverpool

2 Cotton Street  
Liverpool L3 7DY  
Tel: 0151 207 6315  
auctions@suttonkersh.co.uk

### Auctions – London

Albany House  
10 Wood Street, Barnet,  
Hertfordshire EN5 4BW  
Tel: 020 8449 5599  
www.skbauctions.co.uk

### Commercial Property

2 Cotton Street  
Liverpool L3 7DY  
Tel: 0151 207 9339  
commercial@suttonkersh.co.uk

### Building Surveying

Tel: 0151 207 9966  
exchange@suttonkersh.co.uk

### Mortgages

40–42 Allerton Road  
Liverpool L18 1LN  
Tel: 0151 280 0407  
mortgages@suttonkersh.co.uk

### Surveys & Valuations

2 Cotton Street  
Liverpool L3 7DY  
Tel: 0151 207 9966  
exchange@suttonkersh.co.uk

### Block Management

6 Cotton Street  
Liverpool L3 7DY  
Tel: 0151 482 2555  
management@suttonkersh.co.uk



## Residential Lettings & Estate Agency Services

### Residential Lettings Head Office

6 Cotton Street  
Liverpool L3 7DY  
Tel: 0151 207 5923  
lettings@suttonkersh.co.uk  
Fax: 0151 482 2566

### Residential Lettings City Centre

30–32 Exchange Street East  
Liverpool L2 3PQ  
Tel: 0151 207 5923  
lettings@suttonkersh.co.uk  
Fax: 0151 236 3755

### Residential & Commercial Allerton & South Liverpool

40–42 Allerton Road  
Liverpool L18 1LN  
Tel: 0151 734 0666  
Fax: 0151 734 4504  
allerton@suttonkersh.co.uk

### City Centre

30–32 Exchange Street East  
Liverpool L2 3PQ  
Tel: 0151 236 2332  
Fax: 0151 236 3755  
citycentre@suttonkersh.co.uk

### West Derby & Central Liverpool

18 West Derby Village  
Liverpool L12 5HW  
Tel: 0151 256 7837  
Fax: 0151 226 1349  
westderby@suttonkersh.co.uk

### Walton & North Liverpool

102 County Road  
Liverpool L4 3QN  
Tel: 0151 521 7383  
Fax: 0151 286 3082  
walton@suttonkersh.co.uk

**SuttonKersh**

2 Cotton Street  
Liverpool L3 7DY