

Now inviting instructions
for 12 December auction

SuttonKersh

1st
for

Auctions



PROPERTY AUCTION SALE
THURSDAY 17 OCTOBER 2013

commencing at 12pm prompt at

Marriott Hotel, City Centre

One Queen Square, Liverpool L1 1RH

www.suttonkersh.co.uk

Location



Marriott Hotel
City Centre
One Queen Square
Liverpool L1 1RH

VENUE
MARRIOTT
HOTEL
CITY
CENTRE

Auction programme **2013**

AUCTION DATES

12 December

CLOSING DATES

19 November

Auction programme **2014**

12 February

9 April

4 June

17 July

11 September

30 October

T11 December

18 January

22 March

10 May

21 June

9 August

20 September

8 November

Auction programme **2015**

12 February

16 April

4 June

16 July

10 September

22 October

10 December

18 January

22 March

10 May

21 June

9 August

20 September

13 November

Entries are invited from owners or their agents

Merseyside's leading auction team...



Cathy Holt MNAEA

Auction Manageress

cathy.holt@suttonkersh.co.uk

Katie Donohue

Bsc (Hons) MNAVA

Auction Administrator

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James Kersh Bsc

(Hons) MRICS

Director

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Andrew Binstock

Bsc (Hons)

Auctioneer

Alexa Taylor

Auction Administrator

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Ashleigh Moore MNAVA

Auction Administrator

ashleigh@suttonkersh.co.uk

From left to right: Cathy Holt MNAEA, Katie Donohue Bsc (Hons), James Kersh Bsc (Hons) MRICS, Andrew Binstock, Alexa Taylor and Ashleigh Moore

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 £400 plus 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

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Auction results **Wednesday 4 September**

LOT	PROPERTY	RESULT	PRICE
1	7/7a Swiss Road, Liverpool L6 3AT	Sold	£102,000
2	5 Holmes Street, Liverpool L8 0RH	Sold Prior	
3	13 Briar Street, Liverpool L4 1RB	Withdrawn	
4	404 Beetham Tower, 111 Old Hall Street, Liverpool L3 9BE	Sold	£118,000
5	58 Arundel Street, Walton, Liverpool L4 3RS	Sold	£41,000
6	7 Beech Street, Bootle, Merseyside L20 3HG	Sold	£35,000
7	Apartment 35, Portside House, 27-35 Duke Street, Liverpool L1 5AP	Withdrawn	
8	8 Snowdrop Street, Liverpool L5 7RT	Sold Prior	
9	Former Methodist Church, 11a Gladstone Road, Liverpool L21 1DE	Sold Prior	
10	35 Highfield Road, Walton, Liverpool L9 1AS	Sold	£58,000
11	5 Longfellow Street, Bootle, Merseyside L20 4JR	Sold	£30,000
12	9a Kearsley Close, Liverpool L4 4PT	Sold	£31,000
13	106 County Road, Liverpool, L4 3QW	Sold After	
14	334 Sherdley Road, St. Helens, Merseyside WA9 5HA	Sold	£60,000
15	40 Croxteth Road, Liverpool, L8 3SQ	Sold	£190,000
16	27 Guildford Street, Wallasey, Merseyside CH44 0Bp	Sold	£34,000
17	29 Harebell Street, Liverpool L5 7RL	Sold	£40,000
18	6 Back Westminster Road, Liverpool L4 4PG	Sold	£13,500
19	17 Asbridge Street, Liverpool L8 0UG	Sold	£40,000
20	32 & 34 Picton Road, Wavertree, Liverpool L15 4LH	Withdrawn	
21	7 Legh Road, Haydock, St. Helens, Merseyside WA11 0EN	Sold	£65,000
22	50 Green Street (99 Limekiln Lane), Liverpool L5 8YF	Available At	£130,000
23	64 Langton Road, Wavertree, Liverpool L15 2HT	Sold	£80,000
24	Apartment 11, Portside House, 27-35 Duke Street, Liverpool L1 5AP	Withdrawn	
25	31 Ince Avenue, Liverpool, L4 7US	Available At	£62,000
26	8 Ursula Street, Bootle, Merseyside L20 2EX	Available At	£53,000
27	241 Boaler Street, Liverpool, L6 9DH	Sold After	
28	102 Oakhouse Park, Walton, Liverpool L9 1EP	Withdrawn	
29	31 Rossett Street, Liverpool L6 4AN	Sold	£38,000
30	Flat 1, 25a Falkner Square, Liverpool L8 7NZ	Sold	£160,000
31	119 Walton Breck Road, Liverpool L4 0RD	Sold	£84,500
32	158/158a Oakfield Road, Walton, Liverpool, L4 0Uh	Sold	£35,000
33	84 Kensington/2 Albany Road, Liverpool L7 8XB	Available At	£85,000
34	10/12 Priory Road, Liverpool L4 2RY	Sold After	
35	50 Laurel Road, Liverpool L7 0LW	Sold After	
36	The Larkhill Public House, Larkhill Road, Liverpool L13 0AJ	Sold Prior	
37	8 Leyfield Court, Liverpool L12 9JL	Sold	£80,000
38	67 Tennyson Street, Bootle, Merseyside L20 4LE	Sold	£31,500
39	95 Esmond Street, Liverpool, L6 5AY	Available At	£40,000
40	37 Hornby Boulevard, Liverpool L21 8HD	Sold Prior	
41	Carisbrooke Public House, 38 Carisbrooke Road, Liverpool, L4 3QU	Sold After	
42	43 Guildford Street, Wallasey, Merseyside Ch44 0BP	Sold	£33,250
43	50 Malvern Road, Liverpool L6 6BW	Sold	£45,000
44	127 Radway Road, Liverpool L36 8HG	Sold Prior	
45	27 Ridley Road, Liverpool L6 6DN	Sold Prior	
46	254 Stanley Road, Liverpool, Merseyside L5 7QP	Sold After	
47	1-3 Everton Road, Liverpool L6 1NH	Sold After	
48	77 Bardsay Road, Liverpool L4 5SQ	Sold	£50,000
49	238a Picton Road, Liverpool L15 4LL	Available At	£35,000
50	79 Orwell Road, Liverpool L4 1RG	Sold	£48,250
51	49a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX	Sold	£25,000
52	Springfield Cottage Stables, Garnetts Lane, Tarbock, L35 1QN	Available At	£160,000
53	47 Lisburn Lane, Tuebrook, Liverpool L13 9AF	Sold	£75,500
54	5 Woodlands Square & 3 Healy Close, Liverpool L27 5QP	Sold	£65,000
55	12 St. Davids Road, Anfield, Liverpool L4 2RH	Sold Prior	
56	Former Citizens Advice Bureau, 10 Church Street, Prescot L34 3LA	Sold	£132,500

57	18 Millwood Court, Alderfield Drive, Liverpool L24 6TQ	Sold	£35,500
58	45 Sutcliffe Street, Liverpool, L6 6AS	Available At	£50,000
59	263 Edge Lane, Liverpool, L7 9LB	Available At	£115,000
60	104 Bardsay Road, Liverpool L4 5SQ	Available At	£50,000
61	26 Laburnum Road, Liverpool L7 0ht	Withdrawn	
62	108 Oakhouse Park, Walton, Liverpool L9 1EP	Withdrawn	
63	1 St. Marys Lane, Liverpool L4 5UA	Withdrawn	
64	2a Pinehurst Avenue, Anfield, Liverpool L4 7UQ	Withdrawn	
65	134 Dentons Green Lane, St Helens, Liverpool WA10 6RA	Sold	£64,000
66	104 Anderson Road, Liverpool, L21 7NG	Sold After	
67	91 Rocky Lane, Liverpool L6 4BB	Available At	£60,000
68	11 Bebington Road, Wirral CH62 5BE	Available At	£40,000
69	2 Church Road West, Liverpool, L4 5UF	Sold	£56,000
70	250 East Prescott Road, Liverpool, L14 5NG	Sold After	
71	398 Longmoor Lane, Liverpool L9 9DB	Sold	£80,000
72	8 Diana Road, Bootle, Merseyside L20 6EB	Sold	£58,000
73	90 Claughton Road, Wirral Ch41 6ES	Sold	£50,000
74	22 Elphin Grove, Liverpool L4 5SP	Sold	£42,000
75	23 Warbreck Moor, Liverpool L9 4RN	Sold	£56,000
76	52 Wordsworth Street, Bootle, Merseyside L20 4JW	Sold	£38,250
77	57 Avondale Road, Southport, Merseyside PR9 0ND	Sold After	
78	12 Beverley Road, New Ferry, Wirral CH62 1ER	Sold	£42,000
79	18 Glenfield Road, Liverpool L15 5BJ	Sold	£96,000
80	2 Dentwood Street, Liverpool L8 9SR	Sold	£42,500
81	25 Suffield Road, Liverpool, L4 1UL	Sold After	
82	30 Naples Road, Wallasey CH44 7HL	Available At	£40,000
83	51 Kempton Road, Liverpool L15 1HE	Sold	£95,500
84	23 Albert Drive, Liverpool L9 8BQ	Available At	£125,000
85	44 Newman Street, Liverpool L4 1RJ	Sold After	
86	227/227a Kensington, Liverpool L7 2RF	Available At	£85,000
87	36 Rickman Street, Liverpool L4 1RL	Sold	£41,500
88	30 Rickman Street, Liverpool L4 1RL	Sold	£46,000
89	121-123 Oakfield Road, Liverpool L4 0UE	Sold After	
90	72 Andrew Street, Liverpool L4 4DT	Sold After	
91	86 Garnett Avenue, Liverpool L4 1TS	Available At	£50,000
92	197 Fonthill Road, Liverpool L4 1QD	Sold	£36,000
93	Apt 31 Liege House, Manorside Close, Wirral, CH49 4PP	Sold Prior	
94	325 Stanley Road, Kirkdale, Liverpool L5 7QF	Sold	£50,500
95	171 Cleveland Street, Birkenhead, Merseyside CH41 3QD	Sold	£35,000
96	125 Cleveland Street, Birkenhead, Merseyside CH41 3QB	Available At	£35,000
97	6 School Lane, Litherland, Merseyside L21 7LY	Withdrawn	
98	79 Victoria Road, Widnes, Cheshire WA8 7RS	Sold Prior	
99	2a Granville Street, Runcorn, Cheshire WA7 1NE	Sold Prior	
100	85 Telegraph Road, Heswall, Wirral, Merseyside CH60 0AE	Sold Prior	
101	356 West Derby Road, Liverpool L13 7HQ	Sold Prior	
102	47 Southdale Road, Liverpool, L15 4HX	Sold	£55,000
103	31 Rodney Street, Liverpool L1 9EH	Sold Prior	
104	1a Marlborough Road, Liverpool, Merseyside L13 8AU	Available At	£70,000
105	Fountain Abbey Public House, 89 Walton Road, Liverpool L4 4AF	Sold After	
106	136 London Road, Liverpool L3 5NL	Sold After	
107	81 Nimrod Street, Liverpool L4 4DU	Sold	£31,500
108	47 Ronald Ross Avenue, Netherton, Liverpool, L30 5RD	Available At	£69,000
109	23 Douglas Road, Liverpool L4 2RG	Sold After	
110	51 Olivia Street, Bootle, Merseyside L20 2EP	Sold After	

TOTAL REALISATION = £5,391,400

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.

Order of sale **Thursday 17 October**

For sale by public auction unless sold prior or withdrawn

1	22 Hall Drive, Wirral, Merseyside CH49 1RN	£125,000+
2	312 Hawthorne Road, Bootle, Liverpool, L20 9AU	£35,000+
3	37 Coniston Street, Liverpool L5 6QY	£30,000–£35,000
4	12 St. Thomas Drive, Liverpool L30 2QT	£50,000+
5	54a Silvester Street, Liverpool L5 8SG	£35,000+
6	206 A&B Clipsley Lane, Haydock, St. Helens, Merseyside WA11 0HU	£65,000+
7	1 Brunswick Close, Liverpool L4 1XS	£45,000+
8	46 Roxburgh Street, Liverpool L4 3SY	£45,000+
9	47 Ronald Ross Avenue, Netherton, Liverpool, L30 5RD	£55,000+
10	3a Windsor Road, Tuebrook, Liverpool L13 8BA	£25,000–£30,000
11	23 Wellington Road, New Brighton, Wallasey CH45 2ND	£190,000+
12	15 Millingford Grove, Ashton-In-Makerfield, Wigan, Lancashire WN4 9BA	£45,000+
13	12 Finlay Street, Liverpool L6 6DP	£40,000–£45,000
14	2 Imrie Street, Walton, Liverpool L4 5RS	£35,000+
15	Carleton House, Palmerston Road, Liverpool L18 8AQ	£525,000+
16	115-117 Northumberland Street, Liverpool L8 8AY	£80,000+
17	29 Pen-Y-Llan Street, Connahs Quay, Flintshire Ch5 4UW	£45,000–£50,000
18	30 Naples Road, Wallasey Ch44 7HL	£30,000–£35,000
19	41a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX	£20,000–£25,000
20	212 Huyton Lane, Liverpool, L36 1TQ	£125,000+
21	635 West Derby Road, Liverpool L13 8AG	£50,000+
22	17 Hatton Garden, Liverpool L3 2FE	POSTPONED UNTIL DECEMBER AUCTION
23	209 Warbreck Moor, Liverpool L9 4RR	£95,000+
24	70 Gidlow Road, Liverpool L13 2AW	£50,000+
25	6 Delamore Place, Liverpool L4 3TD	£40,000–£45,000
26	135 Moscow Drive, Liverpool L13 7DQ	£60,000–£65,000
27	46 Mandeville Street, Liverpool L4 5TL	£40,000+
28	14 Layford Road, Huyton, Liverpool L36 3SR	£40,000–£45,000
29	248 Hawthorne Road, Bootle, Merseyside L20 3AS	£80,000+
30	Land Adjacent To 19 Roughwood Drive, Liverpool L33 9TY	£5,000+
31	1 Alexandra Mount, Liverpool L21 7PN	£100,000–£125,000
32	23 Pope Street, Bootle, Merseyside L20 4PH	£30,000–£35,000
33	31 County Road, Liverpool L4 3QA	£70,000+
34	45 Sutcliffe Street, Liverpool, L6 6AS	£40,000–£45,000
35	2-4 Lodwick Street, Liverpool L20 8LU	£90,000+
36	7 Orrell Lane, Liverpool L9 8BU	£50,000+
37	133 Knowsley Road, Bootle, Merseyside L20 5DQ	£30,000–£35,000
38	23 Gorseburn Road, Liverpool L13 8BS	£55,000+
39	Land Adjacent To 63 Westhead Avenue, Liverpool L33 0XF	£5,000+
40	17 Mersey View, Brighton-Le-Sands, Liverpool L22 6QA	£50,000+
41	Land Between 9 & 19 Wingate Road, Kirkby, Liverpool L33 6UG	£5,000+
42	62 Bridge Road, Litherland, Liverpool L21 6PH	£25,000+
43	Land At 2 Dorset Road, Tuebrook, Liverpool L6 4DX	£10,000–£15,000
44	348 Walton Breck Road, Liverpool L4 2RP	£85,000+
45	12 Walton Village, Liverpool L4 6TJ	£50,000+
46	Plot 12 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Nil–Reserve
47	Plot 13 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Nil–Reserve
48	Plot 14 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Nil–Reserve
49	Plot 16 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Nil–Reserve

Order of sale **Thursday 17 October**

50	Plot 15 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Nil-Reserve
51	Land At 80 Grafton Street, Liverpool L8 5SD	£45,000-£50,000
52	10 Sefton Road, Bootle, Merseyside L20 6DB	£40,000+
53	23 Scorton Street, Liverpool L6 4AS	£27,000+
54	25 Crowther Street, St. Helens, Merseyside WA10 4NH	£25,000+
55	Unit 9, Bridle Way, Bootle, Merseyside L30 4UA	£15,000+
56	44 Aintree Road, Bootle, Merseyside L20 9DN	£50,000+
57	75 Olivia Street, Bootle, Merseyside L20 2ER	£25,000+
58	17 Hardy Street, Garston, Liverpool L19 8LL	£35,000-£40,000
59	247 Ince Avenue, Anfield, Liverpool L4 7UU	£50,000+
60	61 Harebell Street, Liverpool L5 7RL	£35,000+
61	10 Edenfield Crescent, Liverpool L36 6DS	£90,000+
62	23 Harebell Street, Liverpool L5 7RL	£30,000+
63	82 Deane Road, Liverpool L7 0ET	£50,000+
64	99b Webster Road, Liverpool L7 4LG	£20,000
65	42 Snowdrop Street, Liverpool L5 7RT	£30,000+
66	Apt 18 Royal Court, 30-44 Rock Lane West, Birkenhead, Merseyside CH42 1NF	£25,000-£30,000
67	192/194 Longmoor Lane, Liverpool L9 0EL	£70,000+
68	178 Queens Drive, Mossley Hill, Liverpool L18 1JW	£100,000+
69	215-219 Knowsley Road, Liverpool L20 4NW	£150,000+
70	43 Rickman Street, Liverpool L4 1rl	£35,000-£40,000
71	106 Aigburth Road, Aigburth, Liverpool L17 7BP	£100,000-£125,000+
72	Units 4 & 5, 19 Aintree Road, Bootle, Merseyside L20 9DL	£85,000+
73	Flat 9 Ainsley House, 5 Cearns Road, Prenton, Merseyside CH43 1XF	£20,000-£25,000
74	Land Off Ribblers Lane, Liverpool L32 7RH	£1,000+
75	Former Medical Centre, Laird Street, Birkenhead, Merseyside CH41 8ER	£175,000-£200,000
76	18 Antrim Street, Liverpool L13 8DF	£55,000+
77	Land on The South East Side Of Keybank Road, Liverpool L12 5JH	£5,000-£10,000
78	35-39 North Road, St. Helens, Merseyside WA10 2TW	£80,000+
79	99 Esmond Street, Liverpool L6 5AY	£30,000-£35,000
80	16 Northfield Road, Bootle, Merseyside L20 0AF	£30,000+
81	17 Scorton Street, Liverpool L6 4AS	£27,000+
82	11 Bebington Road, Wirral Ch62 5BE	£25,000-£30,000
83	24 Taunton Street, Liverpool L15 4ND	£55,000+
84	4a Corner Brook, Liverpool L28 0QG	£45,000+
85	32 Gwendoline Street, Liverpool L8 8EY	£20,000+
86	24 Scorton Street, Liverpool L6 4AS	£25,000+
87	32 Whitland Road, Liverpool L6 8NR	£45,000+
88	11 Airlie Grove, Liverpool L13 8DY	£50,000+
89	69 Albion Street/1 Dudley Road, Wallasey, Merseyside CH45 9JP	£100,000-£150,000
90	8 Crocus Street, Liverpool L5 7RU	£25,000-£30,000
91	82/82a Bligh Street, Liverpool L15 0HF	£60,000+
92	2 The Parade, Northway, Wavertree, Liverpool L15 7JU	£40,000+
93	12 Crocus Street, Liverpool L5 7RU	£20,000+
94	30 Crocus Street, Liverpool L5 7RU	£20,000+
95	60 Palatine Road, Blackpool FY1 4BY	£30,000+
96	38 Corwen Road, Liverpool L4 7TL	£65,000+
97	Flat 4 Huddleston Close, Wirral, Merseyside CH49 8JP	£40,000+
98	57/57a Duke Street, St. Helens, Merseyside WA10 2JF	£50,000+
99	23 Crosby Avenue, Warrington WA5 5DL	£40,000-£45,000
100	32 Kirk Road, Liverpool L21 8HX	£30,000+

Order of sale **by type**

Residential Investment

- 2 312 Hawthorne Road, Bootle, Liverpool L20 9AU
- 13 12 Finlay Street, Liverpool L6 6DP
- 19 41a Croxtheth Hall Lane, Croxtheth, Liverpool L11 4RX
- 24 70 Gidlow Road, Liverpool L13 2AW
- 27 46 Mandeville Street, Liverpool L4 5TL
- 34 45 Sutcliffe Street, Liverpool L6 6AS
- 38 23 Gorseburn Road, Liverpool L13 8BS
- 44 348 Walton Breck Road, Liverpool L4 2RP
- 59 247 Ince Avenue, Anfield, Liverpool L4 7UU
- 63 82 Deane Road, Liverpool L7 0ET
- 66 Apt 18 Royal Court, 30-44 Rock Lane West, Birkenhead, Merseyside CH42 1NF
- 90 67 Moscow Drive, Liverpool L13 7DF
- 93 12 Crocus Street, Liverpool L5 7RU
- 97 Flat 4 Huddleston Close, Wirral, Merseyside CH49 8JP
- 99 23 Crosby Avenue, Warrington WA5 5DL

Vacant Residential

- 1 22 Hall Drive, Wirral, Merseyside CH49 1RN
- 3 37 Coniston Street, Liverpool L5 6QY
- 4 12 St. Thomas Drive, Liverpool L30 2QT
- 5 54a Silvester Street, Liverpool L5 8SG
- 6 206 A&b Clipsley Lane, Haydock, St. Helens, Merseyside WA11 0HU
- 7 1 Brunswick Close, Liverpool L4 1XS
- 8 46 Roxburgh Street, Liverpool L4 3SY
- 9 47 Ronald Ross Avenue, Netherton, Liverpool L30 5RD
- 11 23 Wellington Road, New Brighton, Wallasey CH45 2ND
- 12 15 Millingford Grove, Ashton-in-makerfield, Wigan, Lancashire WN4 9BA
- 14 2 Imrie Street, Walton, Liverpool L4 5RS
- 16 115-117 Northumberland Street, Liverpool L8 8AY
- 17 29 Pen-y-llan Street, Connahs Quay, Flintshire CH5 4UW
- 18 30 Naples Road, Wallasey CH44 7HL
- 20 212 Huyton Lane, Liverpool L36 1TQ
- 23 209 Warbreck Moor, Liverpool L9 4RR
- 25 6 Delamore Place, Liverpool L4 3TD
- 26 135 Moscow Drive, Liverpool L13 7DQ
- 28 14 Layford Road, Huyton, Liverpool L36 3SR
- 31 1 Alexandra Mount, Liverpool L21 7PN
- 32 23 Pope Street, Bootle, Merseyside L20 4PH
- 36 7 Orrell Lane, Liverpool L9 8BU

- 45 12 Walton Village, Liverpool L4 6TJ
- 52 10 Sefton Road, Bootle, Merseyside L20 6DB
- 53 23 Scorton Street, Liverpool L6 4AS
- 54 25 Crowther Street, St. Helens, Merseyside WA10 4NH
- 56 44 Aintree Road, Bootle, Merseyside L20 9DN
- 57 75 Olivia Street, Bootle, Merseyside L20 2ER
- 58 17 Hardy Street, Garston, Liverpool L19 8LL
- 60 61 Harebell Street, Liverpool L5 7RL
- 61 10 Edenfield Crescent, Liverpool L36 6DS
- 62 23 Harebell Street, Liverpool L5 7RL
- 65 42 Snowdrop Street, Liverpool L5 7RT
- 68 178 Queens Drive, Mossley Hill, Liverpool L18 1JW
- 70 43 Rickman Street, Liverpool L4 1RL
- 73 Flat 9 Ainsley House, 5 Carns Road, Prenton, Merseyside CH43 1XF
- 76 18 Antrim Street, Liverpool L13 8DF
- 79 99 Esmond Street, Liverpool L6 5AY
- 80 16 Northfield Road, Bootle, Merseyside L20 0AF
- 81 17 Scorton Street, Liverpool L6 4AS
- 82 11 Bebington Road, Wirral CH62 5BE
- 83 24 Taunton Street, Liverpool L15 4ND
- 84 4a Corner Brook, Liverpool L28 0QG
- 85 32 Gwendoline Street, Liverpool L8 8EY
- 86 24 Scorton Street, Liverpool L6 4AS
- 87 32 Whitland Road, Liverpool L6 8NR
- 88 11 Airlie Grove, Liverpool L13 8DY
- 90 8 Crocus Street, Liverpool L5 7RU
- 92 2 The Parade, Northway, Wavertree, Liverpool L15 7JU
- 94 30 Crocus Street, Liverpool L5 7RU
- 95 60 Palatine Road, Blackpool FY1 4BY
- 96 38 Corwen Road, Liverpool L4 7TL
- 100 32 Kirk Road, Liverpool L21 8HX

Vacant Commercial

- 10 3a Windsor Road, Tuebrook, Liverpool L13 8BA
- 21 635 West Derby Road, Liverpool L13 8AG
- 35 2-4 Lodwick Street, Liverpool L20 8LU
- 40 17 Mersey View, Brighton-le-sands, Liverpool L22 6QA
- 55 Unit 9, Bridle Way, Bootle, Merseyside L30 4UA
- 64 99b Webster Road, Liverpool L7 4LG
- 69 215-219 Knowsley Road, Liverpool L20 4NW
- 71 106 Aigburth Road, Aigburth, Liverpool L17 7BP

- 75 Former Medical Centre, Laird Street, Birkenhead, Merseyside CH41 8ER
- 91 82/82a Bligh Street, Liverpool L15 0HF

Commercial Investment

- 22 17 Hatton Garden, Liverpool L3 2FE
- 29 248 Hawthorne Road, Bootle, Merseyside L20 3AS
- 67 192/194 Longmoor Lane, Liverpool L9 0EL
- 72 Units 4 & 5, 19 Aintree Road, Bootle, Merseyside L20 9DL

Mixed Use Investment

- 98 57/57a Duke Street, St. Helens, Merseyside WA10 2JF

Vacant Residential/ Redevelopment Opportunity

- 15 Carleton House, Palmerston Road, Liverpool L18 8AQ

Development Land

- 30 Land Adjacent To 19 Roughwood Drive, Liverpool L33 9TY
- 33 31 County Road, Liverpool L4 3QA
- 39 Land Adjacent To 63 Westhead Avenue, Liverpool L33 0XF
- 41 Land Between 9 & 19 Wingate Road, Kirkby, Liverpool L33 6UG
- 43 Land At 2 Dorset Road, Tuebrook, Liverpool L6 4DX
- 46-50 Plot 12, 13, 14, 15, 16 To The South Of Wrenthorpe Road, Wakefield WF2 0TY
- 51 Land At 80 Grafton Street, Liverpool L8 5SD
- 74 Land Off Ribblers Lane, Liverpool L32 7RH
- 77 Land on The South East Side Of Keybank Road, Liverpool L12 5JH
- 89 69 Albion Street/1 Dudley Road, Wallasey, Merseyside CH45 9JP

Vacant Mixed Use

- 37 133 Knowsley Road, Bootle, Merseyside L20 5DQ
- 42 62 Bridge Road, Litherland, Liverpool L21 6PH
- 78 35-39 North Road, St. Helens, Merseyside WA10 2TW

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LOT

1

22 Hall Drive, Wirral, Merseyside CH49 1RN VACANT RESIDENTIAL

Guide price **£125,000 +**



Not to scale. For identification purposes only

A vacant 3 bedroomed traditional semi-detached property benefiting from double glazing, central heating, conservatory, front and rear gardens and off road parking. Following modernisation the property would be suitable for occupation, resale or investment purposes.

Situated

In a sought after location off Lloyd Drive close to popular schools and amenities.

Ground Floor

Vestibule, Hall, Lounge, Dining Room, Conservatory, Kitchen.

First Floor

3 Bedrooms, Bathroom/W.C.

Outside

Front and rear gardens. Driveway.



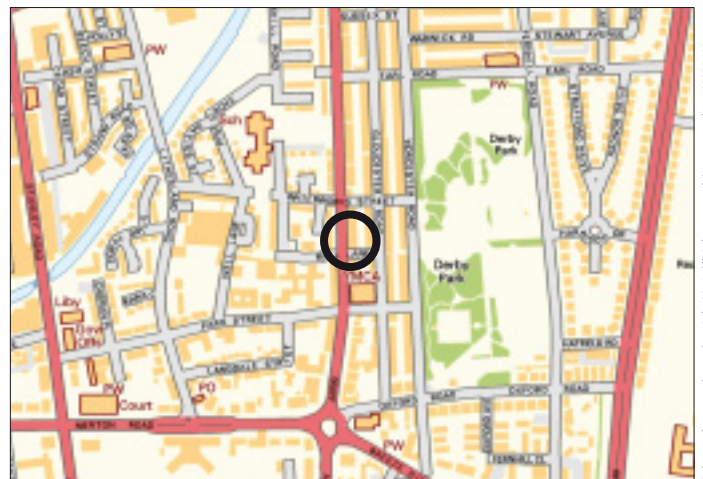
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LOT

2

312 Hawthorne Road, Bootle, Liverpool L20 9AU RESIDENTIAL INVESTMENT

Guide price **£35,000 +**



Not to scale. For identification purposes only

A 3 bedroomed middle terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £4,800 per annum.

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

Through Living Room, Kitchen.

First Floor

3 Bedrooms, Bathroom/W.C.

Outside

Yard to the Rear.

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LOT

3

37 Coniston Street, Liverpool L5 6QY

VACANT RESIDENTIAL

Guide price **£30,000–£35,000**



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Not to scale. For identification purposes only

A vacant 3 bedroomed mid terrace property which has been recently refurbished and would be suitable for occupation or investment purposes. The property benefits from double glazing and central heating (there is no boiler).

Situated

Off Breck Road conveniently situated for local amenities and easy access to Liverpool City Centre.

Ground Floor

Hall, living room, dining room, kitchen and bathroom/WC

First Floor

Three bedrooms

Outside

Yard to the rear

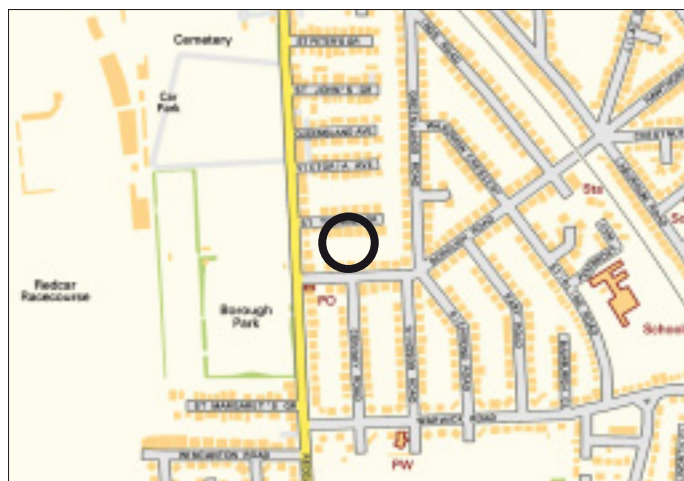
LOT

4

12 St. Thomas Drive, Liverpool L30 2QT

VACANT RESIDENTIAL

Guide price **£50,000 +**



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Not to scale. For identification purposes only

A three bedroomed end town house benefitting from double glazing, central heating and front, side and rear gardens. The property would be suitable for occupation or investment purposes.

Situated

Off Swifts Lane in an established residential location.

First Floor

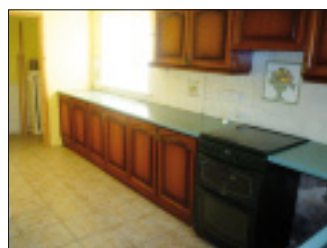
3 bedrooms, Shower/WC

Outside

Front, Side and Rear Gardens

Ground Floor

Vestibule, Lounge, Kitchen/Diner



LOT

5

54a Silvester Street, Liverpool L5 8SG**VACANT RESIDENTIAL**Guide price **£35,000 +**

Not to scale. For identification purposes only

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A 2 bedroomed middle terraced property benefiting from central heating. Following refurbishment the property would be suitable for investment purposes.

Situated

Off Vauxhall Road in an established residential location within easy reach of Liverpool City Centre.

First Floor

2 Bedrooms, Bathroom/W.C.

Outside

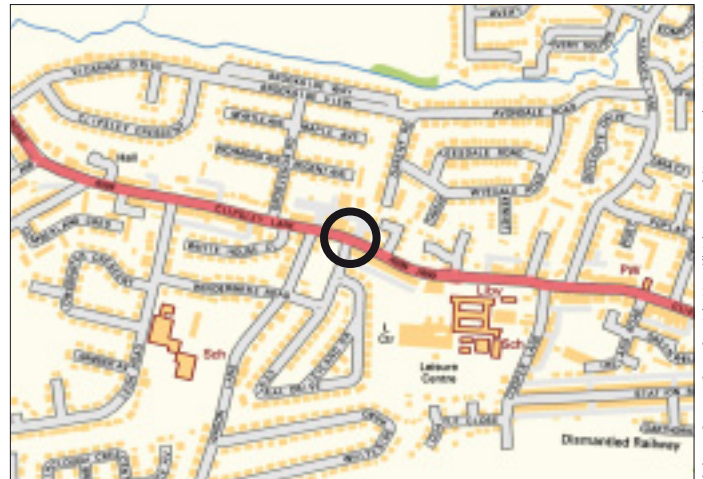
Yard to the rear.

Ground Floor

Hall, Through Living room, Kitchen.

LOT

6

206 A&b Clipsley Lane, Haydock, St. Helens, Merseyside WA11 0HU**VACANT RESIDENTIAL**Guide price **£65,000 +**

Not to scale. For identification purposes only

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A two storey detached property previously used as offices and now converted to provide two interconnecting semi-detached houses which could easily be separated. The property benefits from double glazing and central heating. Once converted the properties could be let individually at £500- £550 pcm each. There is a rear yard providing parking.

Situated

Fronting Clipsley Lane close to its junction with Haydock Lane in an established and popular residential

location within easy reach of St. Helens Town Centre.

Ground Floor 206a

Hall, Through Lounge, Dining Room, Kitchen

Outside

Rear yard/Driveway

First Floor

3 Bedrooms, Bathroom/WC

Ground Floor 206b

Hall, 2 Rooms, WC

First Floor

2 Bedrooms, Bathroom/WC

LOT

7

1 Brunswick Close, Liverpool L4 1XS VACANT RESIDENTIAL

Guide price **£45,000 +**



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Not to scale. For identification purposes only

A modern 1 bedroomed semi-detached property benefitting from central heating, private gardens and shared access pathway. The property would be suitable for investment purposes.

Outside

Private Side and Front gardens

Situated

Off Whitefield Avenue which in turn is off Romney Road in a popular residential location approximately 2.5 miles from Liverpool City Centre.

Ground Floor

Lounge, Kitchen

First Floor

1 Bedroom, Bathroom/WC

LOT

8

46 Roxburgh Street, Liverpool L4 3SY VACANT RESIDENTIAL

Guide price **£45,000 +**



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Not to scale. For identification purposes only

A 3 bedroomed middle terraced property benefitting from double glazing and central heating. The property would be suitable for investment purposes.

Situated

Just off County 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

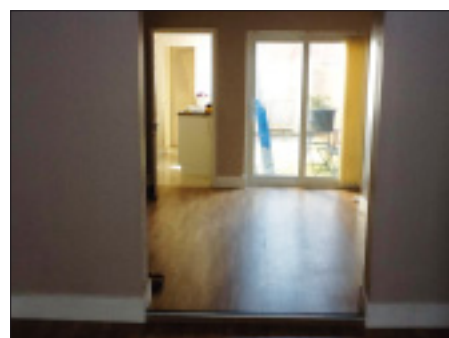
Hall, Through Lounge, Kitchen

First Floor

3 Bedrooms, Bathroom/WC

Outside

Yard to the rear.



LOT

9

47 Ronald Ross Avenue, Netherton, Liverpool L30 5RD**VACANT RESIDENTIAL**Guide price **£55,000 +**

Not to scale. For identification purposes only

A vacant 3 bedroomed mid town house benefiting from double glazing and front & rear gardens. The property would be suitable for occupation or investment purposes following refurbishment.

Situated

Off Brown's Lane in a popular and well established residential location within close proximity to schools, shops and transport links.

Ground Floor

Porch, Hall, Lounge, Kitchen/Diner.

First Floor

3 Bedrooms, Bathroom/WC.

Outside

Gardens Front & Rear.

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LOT

10

3a Windsor Road, Tuebrook, Liverpool L13 8BA**VACANT COMMERCIAL**Guide price **£25,000–£30,000**

Not to scale. For identification purposes only

The premises consist of a two storey workshop building of traditional brick construction under a slate pitch roof. The property was previously used for the purpose of a vehicle repair garage, and would be suitable for a variety of uses subject to necessary consents.

Situated

Off Windsor Road close to its junction with West Derby Road, approximately 3 miles east of Liverpool city centre. The immediate surrounding area

consists of residential terraced housing and mixed residential / commercial premises fronting onto West Derby Road.

Ground Floor

Ground Floor Gross Internal Area:

118m² (1273 sq. ft.)

Mezzanine Gross Internal Area:

69m² (743 sq. ft.)

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LOT
11

23 Wellington Road, New Brighton, Wallasey CH45 2ND

VACANT RESIDENTIAL

Guide price **£190,000 +**



Not to scale. For identification purposes only

A substantial three storey 6 bedroomed dormer style semi-detached property benefitting from double glazing and central heating. The property has been used in the past as a B&B and would be suitable for continued use or conversion to provide a 6 bedroomed family home.

Situated

in a sought after location off Rowson Street which in turn is off Marine Promenade with views over the estuary and walking distance to all amenities.

Ground Floor

Hallway, 4 rooms (3 ensuite), kitchen/utility room, Shower Room/ WC

First Floor

4 rooms (3 Ensuite)

Second Floor

2 rooms (ensuite)

Outside

Gardens front and rear.



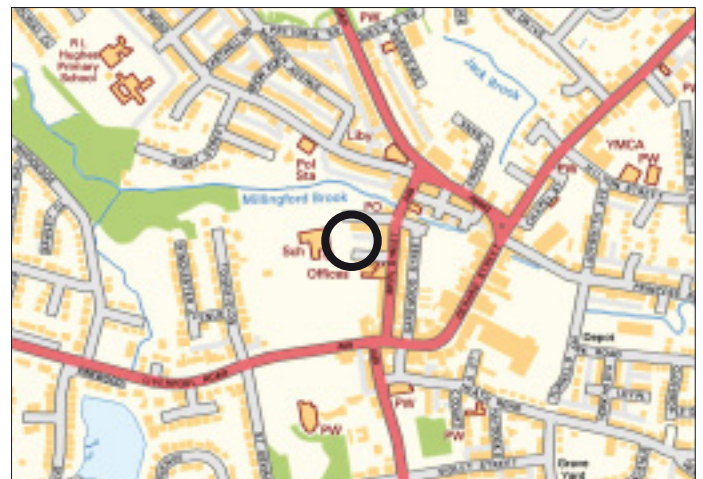
On Behalf of the LPA Receivers

LOT
12

15 Millingford Grove, Ashton-in-makerfield, Wigan, Lancashire WN4 9BA

VACANT RESIDENTIAL

Guide price **£45,000 +**



Not to scale. For identification purposes only

A vacant 2 bedroomed mid-town house benefiting from double glazing, central heating and gardens to the front & rear. The property would be suitable for occupation or investment purposes.

Situated

Off Bryn Street which in turn is off Wigan Road in a popular and well established residential location within close proximity to Bryn Railway Station and other local amenities.

Ground Floor

Through Living Room, Kitchen, Bathroom/WC.

First Floor

2 Bedrooms.

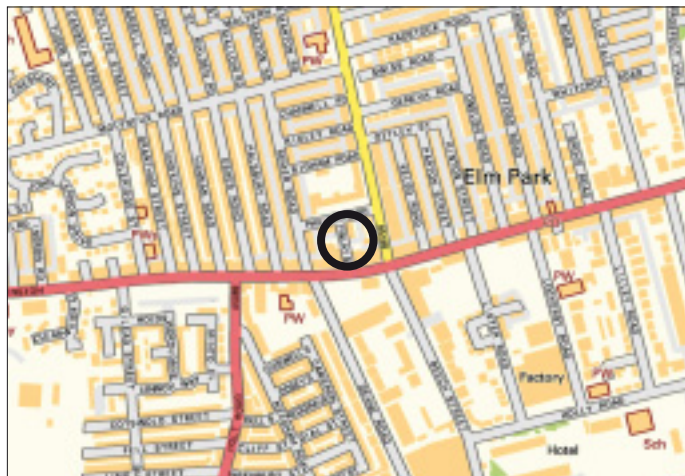
Outside

Gardens Front & Rear.

LOT
13

12 Finlay Street, Liverpool L6 6DP RESIDENTIAL INVESTMENT

Guide price **£40,000–£45,000**



Not to scale. For identification purposes only

A 2/3 bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £5,520 per annum.

Situated

Just off Sheil Road and Kensington High Street in a popular residential location within walking distance to local amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, 2 Reception rooms, Kitchen.

First Floor

3 Bedrooms, Bathroom/W.C.

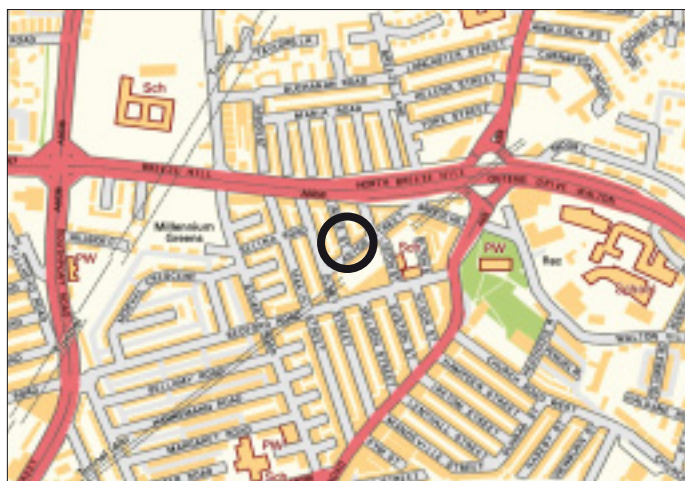
Outside

Yard to the rear.

LOT
14

2 Imrie Street, Walton, Liverpool L4 5RS VACANT RESIDENTIAL

Guide price **£35,000 +**



Not to scale. For identification purposes only

A 2 bedroomed end terraced property benefiting from partial double glazing and central heating. The property would be suitable for investment purposes.

Situated

Off Astor Street just off County Road in a popular residential location within easy reach to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, Through Living Room, Kitchen

First Floor

2 Bedrooms, Bathroom/wc with walk in shower

Outside

yard to the rear



A residential redevelopment opportunity with planning permission to convert the former school into 6 flats and convert the existing coach house into a self-contained dwelling. The property comprises a substantial detached former school arranged over lower ground, ground, first and second floors. The overall site area is 0.30 ha (0.73ac) or thereabouts and comprises gardens and a former coach house.

Situated

The property is situated within a designated conservation area fronting Palmerston Road between Drewell Road and Lyndhurst Road, with the popular and affluent area of Mossley Hill South Liverpool, close to many local amenities.

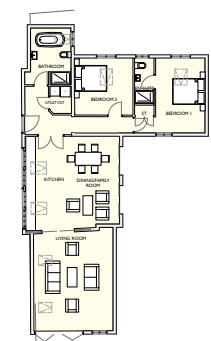
Planning

Planning permission was granted on 31st October 2011 by Liverpool City Council (Planning ref:11F/0237), to alter and convert the former school into 6no self-contained flats, convert the existing coach house into 1no self-contained dwelling and reconfigure the car parking area. Permission was also granted on 22nd May 2012 to vary condition 12 (ref 12F/0974). Plans are available from the auctioneers office.



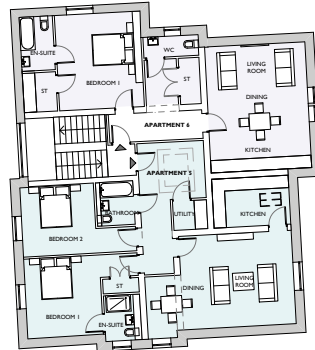
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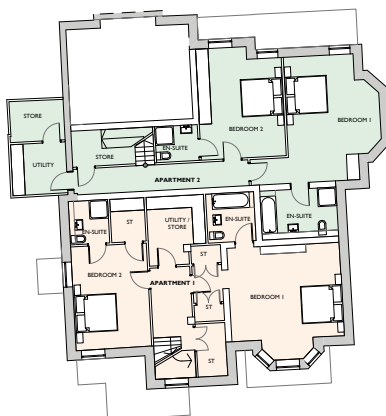




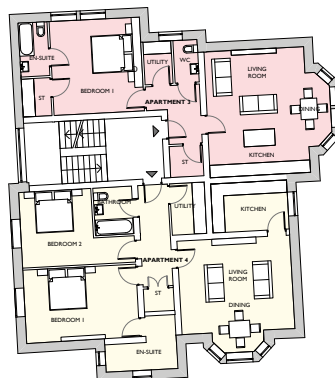
GROUND FLOOR PLAN



SECOND FLOOR PLAN



LOWER GROUND FLOOR PLAN



FIRST FLOOR PLAN



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

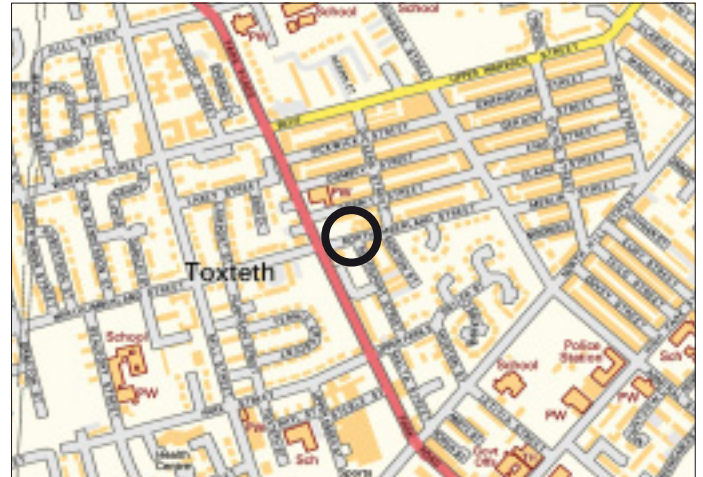


NORTH ELEVATION

LOT
16

115-117 Northumberland Street, Liverpool L8 8AY
VACANT RESIDENTIAL

Guide price **£80,000 +**



Not to scale. For identification purposes only

A 3 bedroomed semi-detached property benefitting from double glazing, central heating and alarm system. The property would be suitable for immediate occupation or investment purposes. Also included in the sale is a warehouse/workshop benefitting from electric roller shutters which would be suitable for a number of uses, subject to the relevant consents.

Situated

Off Park Road in a popular and well established residential location approximately 2.5 miles from Liverpool City Centre.

Second Floor

1 further bedroom above.

Outside

Yard/Parking/Workshop with mezzanine floor.

Ground Floor

Hall, Lounge, Dining room, Kitchen.

First Floor

2 Bedrooms, Bathroom/W.C.

LOT
17

29 Pen-y-llan Street, Connahs Quay, Flintshire CH5 4UW
VACANT RESIDENTIAL

Guide price **£45,000–£50,000**



Not to scale. For identification purposes only

A two storey 3 bedroomed end terraced property benefitting from central heating. The property would be suitable for investment purposes.

Situated

Situated on Pen-y-llan Street which is a continuation of High Street and forms the main road running from Shotton through Connah's Quay and links with the A548 which is the main road running into Flint in North Wales. The premises are set

within the heart of Connah's Quay close to the local shops, public transport and schools including Deeside College of Further Education.

Ground Floor

Entrance Hall, Dining/Kitchen, Lounge, Dining Room, Utility/Laundry Room, Bathroom/WC

First Floor

2 Bedrooms, Bathroom/WC

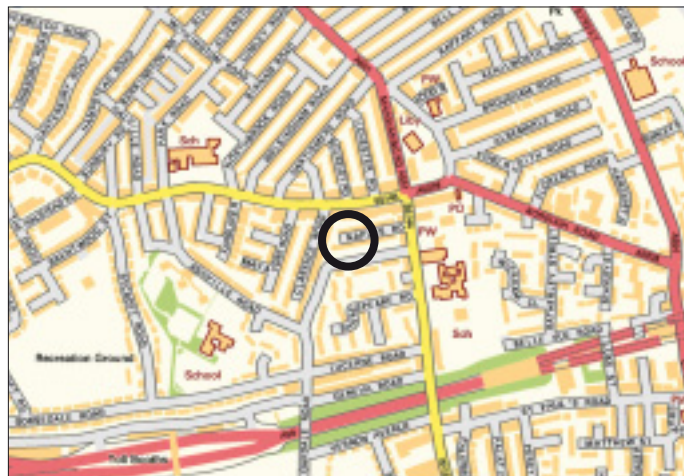
Outside

Rear Yard.

LOT
18

30 Naples Road, Wallasey CH44 7HL
VACANT RESIDENTIAL

Guide price **£30,000–£35,000**



Not to scale. For identification purposes only

A 2 bedroomed middle terraced property benefiting from central heating. Following repair and modernisation the property would be suitable for investment purposes.

Situated

Off Wheatland Lane in a cul de sac within easy access to local amenities in a popular residential location.

First Floor

2 Bedrooms, Bathroom/W.C.

Outside

Yard to the rear, Outhouse.

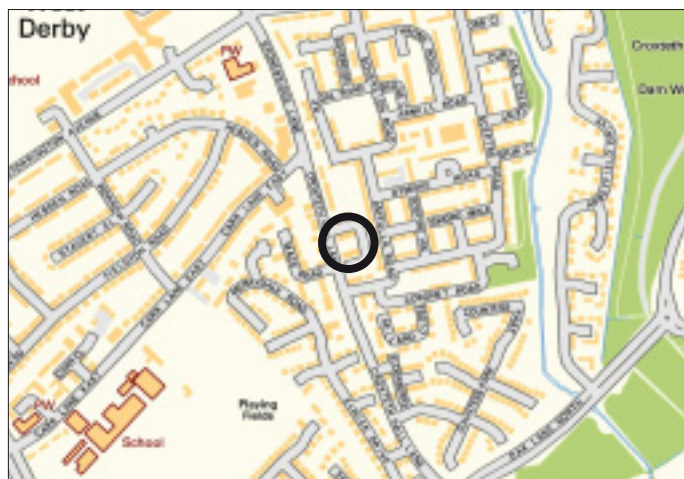
Ground Floor

Hall, Lounge, Dining room, Kitchen.

LOT
19

41a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX
RESIDENTIAL INVESTMENT

Guide price **£20,000–£25,000**



Not to scale. For identification purposes only

A 2 bedroomed purpose built flat currently let by way of an Assured Shorthold Tenancy producing £6500 per annum. The property benefits from double glazing, electric amptec central heating, an intercom system and communal gardens and parking.

Situated

Fronting Croxteth Hall Lane which in turn is off East Lancashire Road (A580) in an established residential location.

Ground Floor

Main entrance, hallway

First Floor

Flat – Hall, lounge, kitchen

Second Floor

3 Bedrooms, Bathroom/WC.

Outside

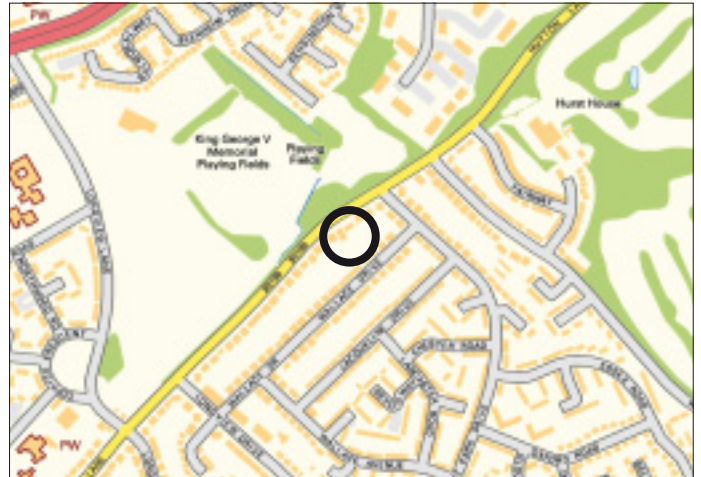
Communal Gardens and parking.

LOT
20

212 Huyton Lane, Liverpool L36 1TQ

VACANT RESIDENTIAL

Guide price **£125,000 +**



Not to scale. For identification purposes only

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

Situated

Fronting Huyton Lane at its junction with Hurst Park Drive in a popular and well established residential location within a short distance

to Huyton village amenities and schooling.

Ground Floor

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

First Floor

3 Bedrooms, Bathroom/W.C and walk in shower.

Outside

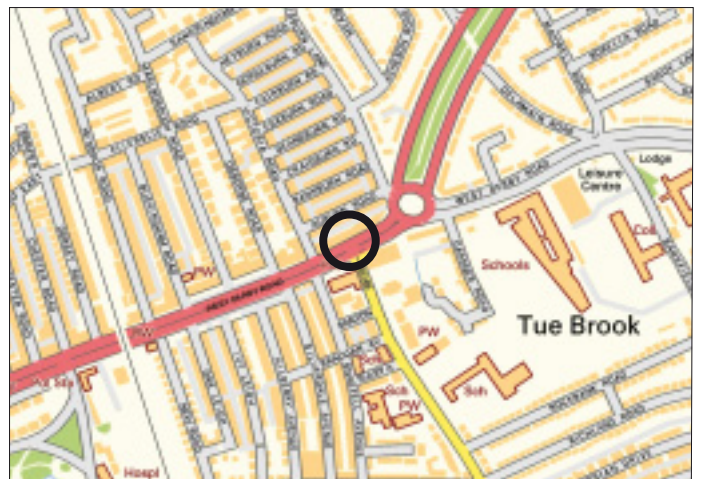
Front and rear gardens. Driveway. Garage.

LOT
21

635 West Derby Road, Liverpool L13 8AG

VACANT COMMERCIAL

Guide price **£50,000 +**



Not to scale. For identification purposes only

A vacant three storey mixed use middle terrace property comprising of ground floor retail unit together with a 2 bedroomed flat above. The ground floor retail unit was previously used for the purposes of a Butchers and has been fitted for this purpose. The upper floors can be accessed via an internal staircase or a separate entrance to the rear. The property would be suitable for a variety of uses subject to the necessary consents.

Situated

Fronting West Derby Road close to its junction with Green Lane and

Muirhead Avenue approximately 4 miles from Liverpool city centre.

Ground Floor

Shop, Preparation Room with Large Walk in Freezer, Kitchen – 54.2m² (583 sq.ft)

Outside

Yard to the Rear.

First Floor

Hall, Lounge, Kitchen, Bathroom, Dining Room.

Second Floor

2 Rooms.

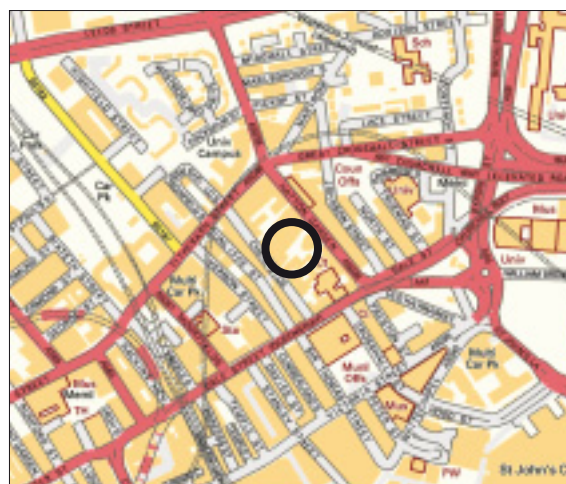


City Centre retail/office investment currently producing £18,000pa (inclusive of service charge). The premises comprises a self contained ground floor shop currently trading as a Cafe, together with self contained first floor air conditioned meeting room and kitchen. There is a single car parking space within the basement car park included in the sale.

Situated

The subject premises are located on Hatton Garden within a vibrant part of Liverpool city centre between Dale Street and Tithebarn Street. The surrounding area is a mixture of commercial and residential accommodation with numerous retail amenities available along nearby Dale Street whilst Church Street and Liverpool ONE are within a 10 minute walk.

The area is well served by local transport networks with both Moorfields and Lime Street Merseyrail Stations and Queens Square Bus Station within close proximity.



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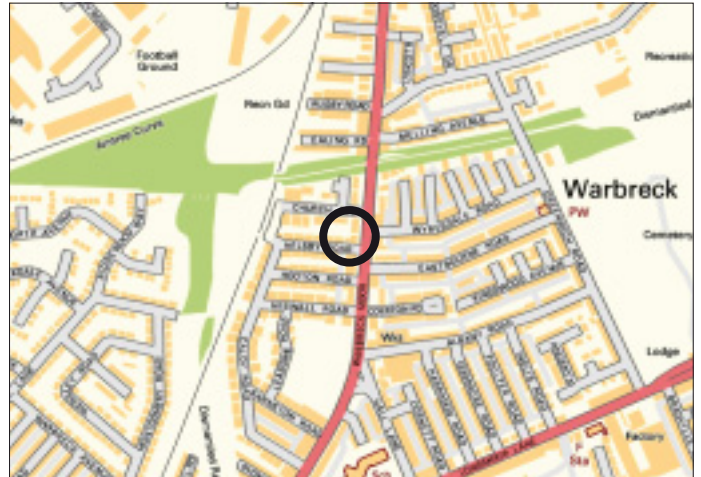
UNIT	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION
Ground Floor	Mrs A Evans T/A Cafe Seventeen	TBC	10 years	£10,000pa	TBC
First Floor	Shepherd	124.86sqm (1344 sqft)	3 years from 1st October 2013 on internal repairing & insuring terms.	£8,000pa including £2000pa for service charge	1st October 2016

LOT
23

209 Warbreck Moor, Liverpool L9 4RR

VACANT RESIDENTIAL

Guide price **£95,000 +**



Not to scale. For identification purposes only

A substantial double fronted semi-detached property sat on a good sized corner plot which following a full upgrade and modernisation scheme would be suitable for resale, HMO investment purposes or possible flat conversion, subject to any necessary planning consents. The property benefits from central heating and front and rear gardens.

Situated

Fronting Warbreck Moor in a popular and well established residential location within close proximity to Walton Vale amenities and approximately 5 miles from Liverpool City Centre.

Cellar

Not inspected.

Ground Floor

Main entrance hallway, Kitchen, W.C, 5 Rooms.

First Floor

Kitchen, W.C, Bathroom, 2 Rooms.

Second Floor

2 Further Rooms.

Outside

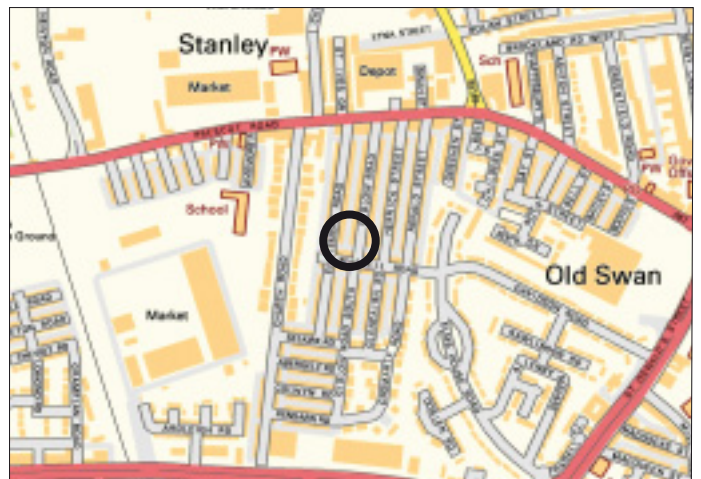
Gardens front, side and rear.

LOT
24

70 Gidlow Road, Liverpool L13 2AW

RESIDENTIAL INVESTMENT

Guide price **£50,000 +**



Not to scale. For identification purposes only

A 3 bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing £5,720 per annum. The property benefits from central heating and majority double glazing.

Situated

Off Prescott Road close to its junction with Green Lane in a popular and well established residential location within easy reach of Old Swan and Tuebrook

Amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, Living Room, Open Plan Kitchen/Diner, Bathroom/WC.

First Floor

3 Bedrooms.

Outside

Yard to the rear.

LOT
25

6 Delamore Place, Liverpool L4 3TD

VACANT RESIDENTIAL

Guide price **£40,000–£45,000**



Not to scale. For identification purposes only

A vacant two bedroomed middle terraced property benefitting from double glazing and central heating. The property is in good order and would be suitable for occupation or investment purposes.

Situated

Just Off County Road accessed via Selwyn Street in a popular residential location within easy access to local amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor

Lounge, dining room, kitchen, bathroom/WC

First Floor

Two bedrooms

Outside

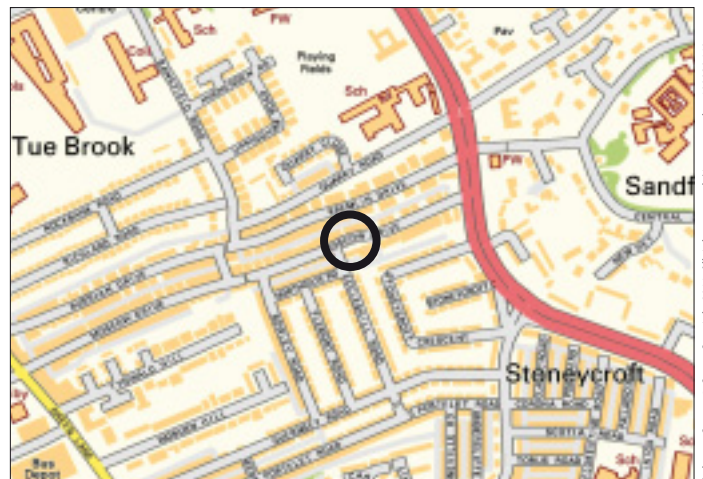
Yard to the rear

LOT
26

135 Moscow Drive, Liverpool L13 7DQ

VACANT RESIDENTIAL

Guide price **£60,000–£65,000**



Not to scale. For identification purposes only

A vacant 5 bedroomed end terrace property benefitting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes.

Situated

Off Queens Drive in a popular residential location within close proximity to local shopping and schooling amenities.

Ground Floor

Entrance Hall, Lounge, Rear Lounge, Cloak Room/Office, Kitchen/Diner, Utility Room.

First Floor

4 Bedrooms, Bathroom/WC.

Second Floor

1 Bedroom and Loft Conversion.

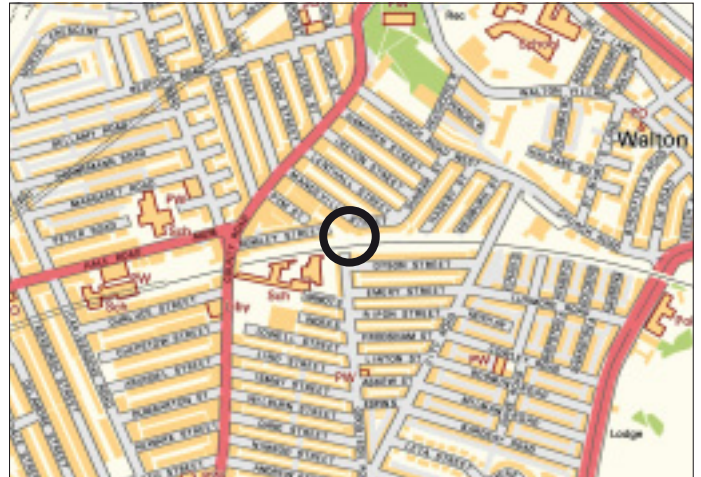
Outside

Yard to the Rear.

LOT
27

46 Mandeville Street, Liverpool L4 5TL
RESIDENTIAL INVESTMENT

Guide price **£40,000 +**



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Not to scale. For identification purposes only

A 5 bedroomed middle terrace property benefiting from new double glazing and central heating. The property is currently let on an Assured Shorthold Tenancy at a rental income of £6,500 per annum.

Situated

Off County Road in an established and popular residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool City Centre.

Ground Floor

Hall, 3 Reception Rooms, Kitchen, Bathroom/WC.

First Floor

4 Bedrooms, Box Room, Bathroom and Separate WC.

Second Floor

1 Room Above.

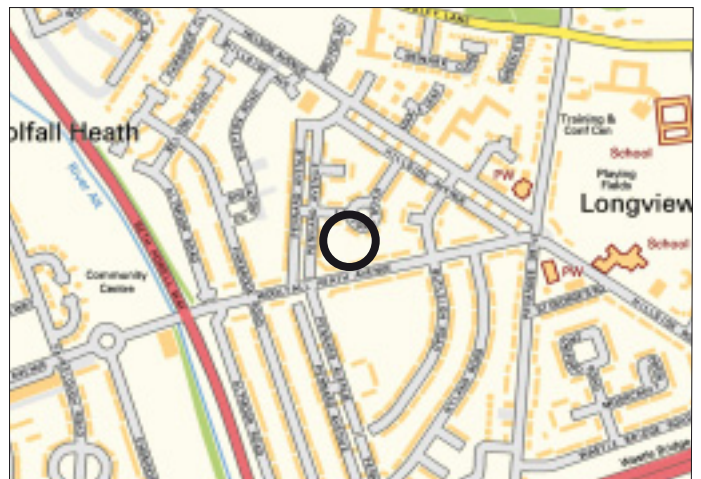
Outside

Yard to the rear.

LOT
28

14 Layford Road, Huyton, Liverpool L36 3SR
VACANT RESIDENTIAL

Guide price **£40,000–£45,000**



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Not to scale. For identification purposes only

A 3 bedroomed middle town house benefiting from double glazing, central heating and a large rear garden. The property would be suitable for investment purposes.

Situated

Just off Woolfall Heath Avenue in an established residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Kitchen/Diner.

First Floor

3 Bedrooms, Bathroom/WC.

Outside

Gardens Front & Rear.



The property provides a part three/two storey semi-detached building with rear single storey workshop / office accommodation. The property would be suitable for a number of uses and the potential to convert to residential/multi occupancy subject to the any necessary planning consents. The internal accommodation is decorated to a good standard and benefits from part suspended ceilings, LG3 compliant lighting, part carpet/laminate flooring, some compartmental trunking, emergency lighting and perimeter heating. The single storey workshop / garage to the rear fronting onto Gloucester Road is currently configured to provide a large workshop, storage facility with ancillary kitchen, office WC facilities. The property benefits from forecourt parking to the front elevation for approximately 4 vehicles with rear security roller shutters, keycode internal entry system and intercom to the main entrance. The second floor is currently let on a licence at a licence fee of £220pcm.

Situated

The property is located on the westerly side of Hawthorne Road, in the Bootle area approximately 1/2 mile west of Bootle town centre and 4 miles north of Liverpool City Centre. Hawthorne Road (A5090) is a busy arterial route leading northwards from Kirkdale and linking with the A5036 at Litherland, which in turn leads westwards to Liverpool North Docks and Seaforth Container Terminal. Alternatively eastwards to the M57 and M58 motorway junction at Switch Island. The immediate surrounding area is predominantly residential although there are sporadic commercial occupiers on Hawthorne Road within the immediate area.

Hawthorne Road

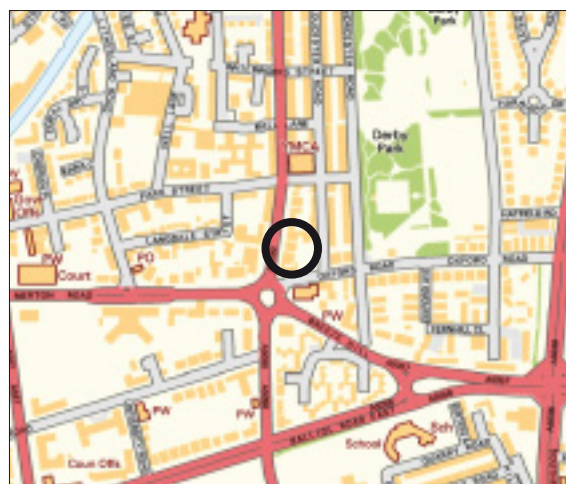
Ground Floor Offices: 51.2m² (552 sq.ft)
First Floor Offices: 68.9m² (742 sq.ft)
Second Floor: 48.8m² (525 sq.ft)
Total Net Internal Area: 178.1m² (1917 sq.ft)

Gloucester Road

Workshop: 140.6m² (1514 sq.ft)
Offices / Board Room: 91.1m² (981 sq.ft)
Total Net Internal Area: 231.7m² (2495 sq.ft)

Outside

forecourt parking to the front elevation for approximately 4 vehicles.



Not to scale. For identification purposes only

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LOT
30

Land Adjacent To 19 Roughwood Drive, Liverpool L33 9TY

DEVELOPMENT LAND

Guide price **£5,000 +**



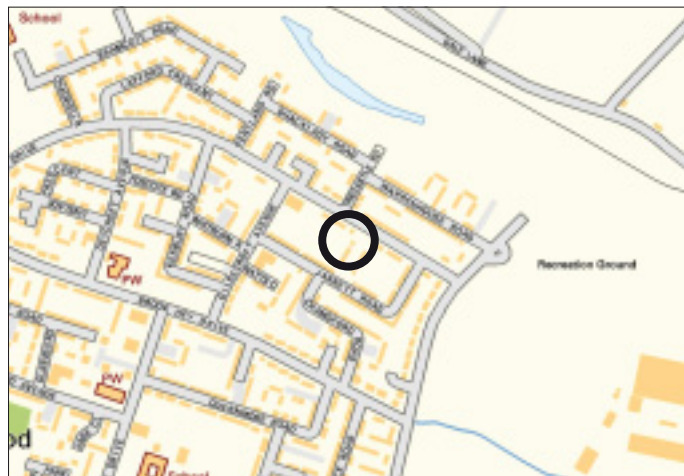
A cleared site extending to approximately 427.6m² suitable for redevelopment subject to any necessary planning consents.

Situated

Fronting Roughwood Drive which in turn is off Simonswood Lane in an established residential location within close proximity to Kirkby Town Centre.

Services

We believe all main services are available, however, potential purchasers should make their own enquiries.



Not to scale. For identification purposes only

Costs

The purchaser will be responsible to pay the Council's Surveyors and legal fees being 4% of the gaval price, subject to a minimum of £600.00



Knowsley Council



Not to scale. For identification purposes only

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LOT
31

1 Alexandra Mount, Liverpool L21 7PN

VACANT RESIDENTIAL

Guide price **£100,000–£125,000**



A substantial three storey dormer style semi-detached property plus basement converted to provide 3 self-contained flats. The property is in need of a full refurbishment scheme and benefits from central heating, gardens and a driveway.

Situated

Fronting Alexandra Mount on the corner off Sefton Road in a very popular and well established residential location within easy reach of local amenities, schooling

and approximately 5 miles from Liverpool City Centre.



Not to scale. For identification purposes only

Basement

(Not inspected)

Ground Floor

Main Entrance Hallway.

Flat 1 – Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

First Floor

Flat 2 – Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Second Floor

Flat 3 – Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Outside

Gardens front and rear. Driveway.

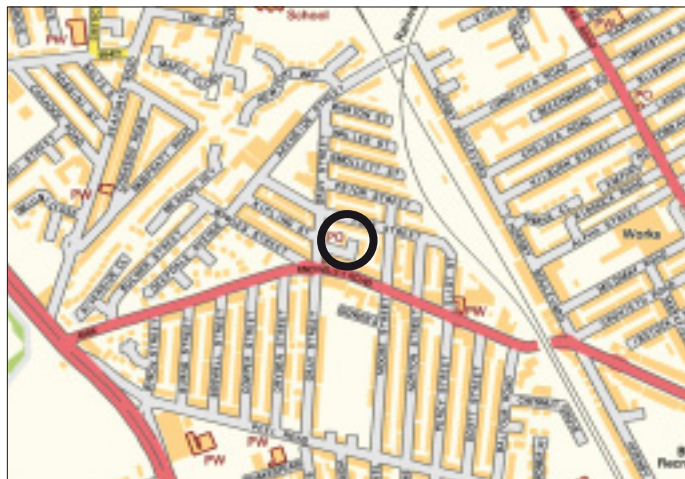
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LOT
32

23 Pope Street, Bootle, Merseyside L20 4PH

VACANT RESIDENTIAL

Guide price **£30,000–£35,000**



Not to scale. For identification purposes only

A 2 bedroomed middle terrace property benefiting from double glazing and central heating. The property would be suitable for investment purposes.

Situated

Off Grey Street off Knowsley Road in a popular and well established residential location within close proximity to local amenities.

Ground Floor

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

First Floor

2 Bedrooms.

Outside

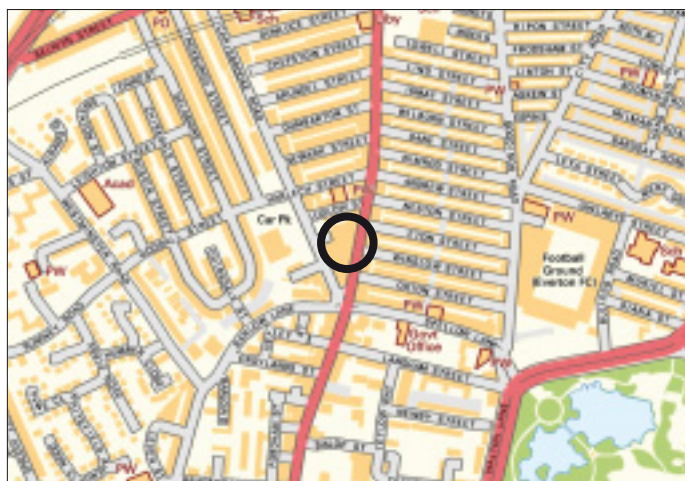
Yard to the Rear.

LOT
33

31 County Road, Liverpool L4 3QA

COMMERCIAL INVESTMENT

Guide price **£70,000 +**



Not to scale. For identification purposes only

A three storey middle terraced property comprising of a ground floor shop unit with two floors of storage above. The shop is currently let as an Newsagents by way of a 18 year lease from May 2009 producing £12,000 per annum with 3 yearly rent reviews. The ground floor benefits from steel roller shutters.

Situated

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

Ground Floor

Shop – Main Sales area, Kitchen, W.C.

First Floor & Second Floor

Accommodation – not inspected

Outside

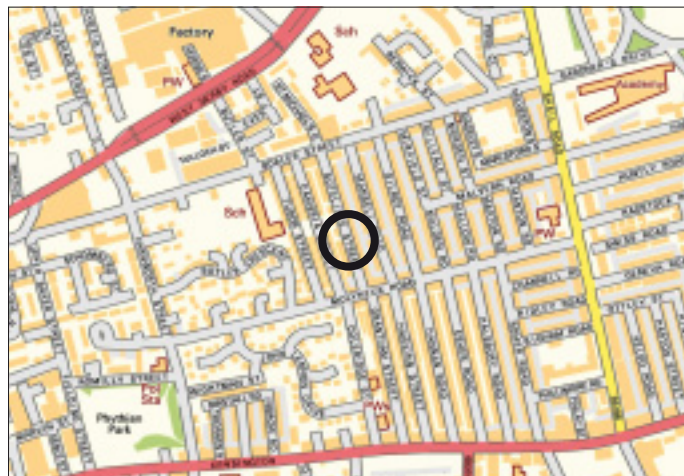
Yard to the rear.

LOT
34

45 Sutcliffe Street, Liverpool L6 6AS

RESIDENTIAL INVESTMENT

Guide price **£40,000–£45,000**



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Not to scale. For identification purposes only

A 3 bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum. The property benefits from double glazing and central heating.

Situated

Off Boaler Street in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, Through Living Room, Kitchen, Bathroom/WC.

First Floor

3 Bedrooms, WC.

Outside

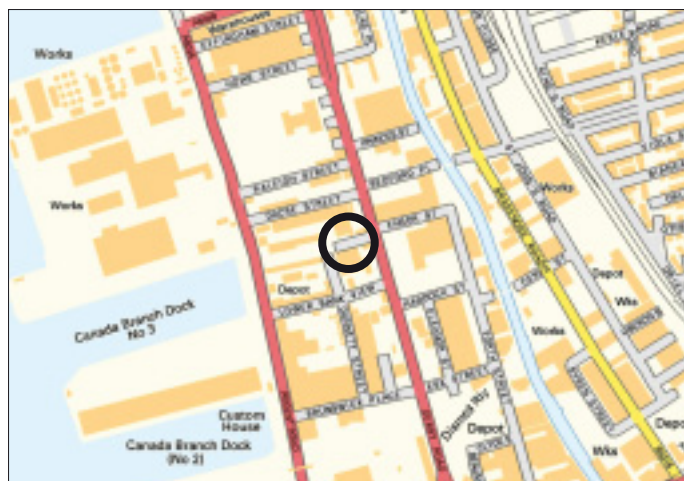
Yard to the Rear.

LOT
35

2-4 Lodwick Street, Liverpool L20 8LU

VACANT COMMERCIAL

Guide price **£90,000 +**



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Not to scale. For identification purposes only

A vacant industrial unit providing clear warehouse space. The property benefits from concrete floors, translucent roof panels, three phase electricity supply and ample office, canteen and WC facilities. There is a walled and gated yard area to the front of the main unit which provides access to the main warehouse via chain operated roller shutters and also to a separate self-contained two-storey office building. The adjacent landsite is bounded on all sides by palisade steel fencing and also benefits from self-contained gated access via Lodwick Street.

Situated

on Derby Road between its junction with Millers Bridge and Bankfield/Bankhall Street within a well established industrial and trade counter location. Derby Road runs parallel with A5036 Regent Road within the main North Docks providing a vibrant distribution network connected with the Liverpool Mersey.

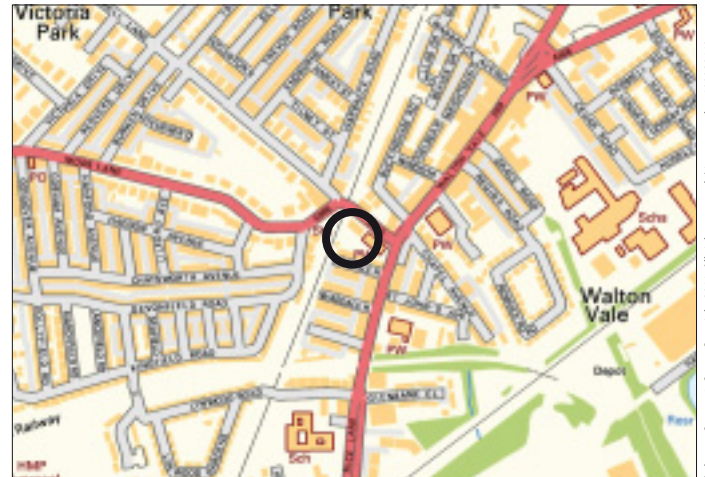
Accommodation

Warehouse: 658.66m² (7,090 sq.ft)
Internal Offices: 60.39m² (650 sq.ft)
Mezzanine Storage: 47.85m² (515 sq.ft)
Self Contained Offices: 68.61m² (1,815 sq.ft)
Adjacent Landsite: 0.20 acre approx.

LOT
36

7 Orrell Lane, Liverpool L9 8BU VACANT RESIDENTIAL

Guide price **£50,000 +**



Not to scale. For identification purposes only

A vacant 3 bedroomed middle terrace property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes.

Situated

Fronting Orrell Lane just off Walton Vale in a popular and well established residential location within close proximity to Walton Vale amenities and Orrell Park railway station.

Ground Floor

Hall, Through Living Room, Kitchen.

First Floor

3 Bedrooms, Wet Room/WC.

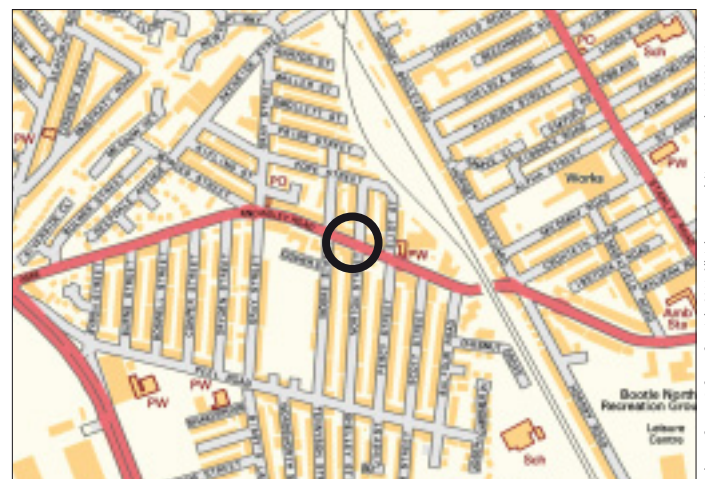
Outside

Yard to the Rear.

LOT
37

133 Knowsley Road, Bootle, Merseyside L20 5DQ VACANT MIXED USE

Guide price **£30,000–£35,000**



Not to scale. For identification purposes only

A Three storey middle terraced mixed use property comprising of a ground floor retail unit together with a 3 bedroomed flat above. The property benefits from steel roller shutters. Following repair and modernisation the property would be suitable for a number of uses, subject to any necessary planning consents.

Situated

Fronting Knowsley Road on a busy main road position approximately 5 miles from Liverpool City Centre.

Ground Floor

Shop – Main Sales Area, Rear Room, WC

First/Second Floor

Flat – Hall, Lounge, Kitchen, 3 Bedrooms, Bathroom/WC

Outside

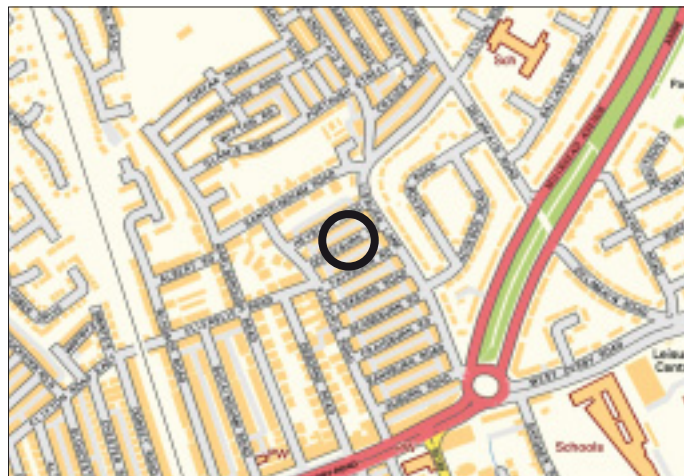
Yard to the rear.

LOT
38

23 Gorseburn Road, Liverpool L13 8BS

RESIDENTIAL INVESTMENT

Guide Price **£55,000+**



Not to scale. For identification purposes only

A 3 bedroomed middle terrace property currently let by way of an Assured Shorthold Tenancy producing £6,600 per annum. The property benefits from double glazing and would be suitable for investment purposes.

Situated

Off Lisburn Lane in a popular and well established residential location within close proximity to local amenities.

Ground Floor

Entrance Hall, Lounge, Dining Room, Kitchen.

First Floor

3 Bedrooms, Bathroom/WC.

Outside

Yard to the Rear.

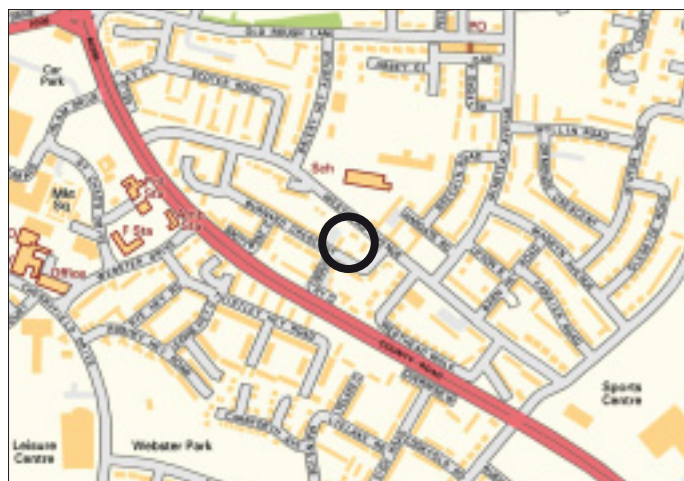
On Behalf of Knowsley Council

LOT
39

Land Adjacent To 63 Westhead Avenue, Liverpool L33 0XF

LAND WITH POTENTIAL

Guide price **£5,000 +**



Not to scale. For identification purposes only

A cleared site extending to approximately 363m² suitable for redevelopment subject to any necessary planning consents.

Situated

Fronting Westhead Avenue between Simonswood Lane and County Road (A5208) within close proximity to Kirkby Town Centre.

purchasers should make their own enquiries.

Costs

The purchaser will be responsible to pay the Council's Surveyors and legal fees being 4% of the gaval price, subject to a minimum of £600.00

Services

We believe all main services are available, however, potential



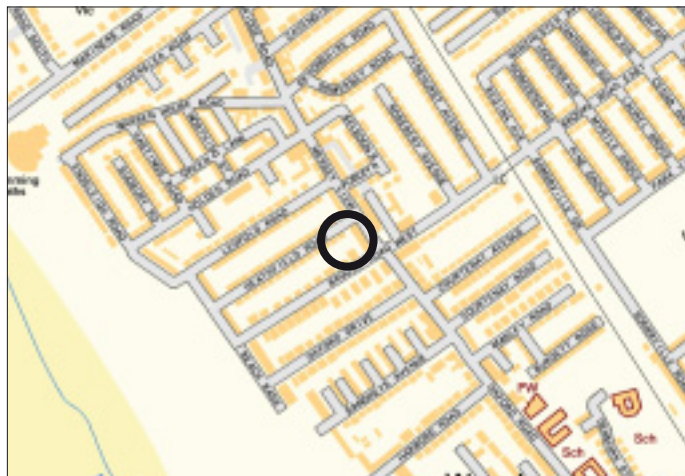
Not to scale. For identification purposes only

LOT
40

17 Mersey View, Brighton-le-sands, Liverpool L22 6QA

VACANT COMMERCIAL

Guide price **£50,000 +**



Not to scale. For identification purposes only

A ground floor lock up shop previously used as a newsagents and suitable for a number of uses, subject to the relevant consents. The property benefits from suspending ceiling and electric steel roller shutters.

Situated

Fronting Mersey View in a very popular residential location within easy access to Waterloo Amenities and approximately 5 miles north of Liverpool City Centre.

Ground Floor

Shop – Main sales area, Rear room, W.C, Kitchen.

On Behalf of Knowsley Council

LOT
41

Land Between 9 & 19 Wingate Road, Kirkby, Liverpool L33 6UG

DEVELOPMENT LAND

Guide price **£5,000 +**



Not to scale. For identification purposes only

Two cleared sites extending to approximately 252.6m² and 279.4m² suitable for redevelopment subject to any necessary planning consents.

Situated

off Brook Hey Drive which in turn is off Roughwood Drive in an established residential location within close proximity to Kirkby Town Centre.

Services

We believe all main services are available however potential purchasers should make their own enquiries.

Costs

The purchaser will be responsible to pay the Council's Surveyors and legal fees being 4% of the gaval price, subject to a minimum of £600.00



LOT
42

62 Bridge Road, Litherland, Liverpool L21 6PH
VACANT MIXED USE

Guide price **£25,000 +**



A vacant mixed use premises comprising of a ground floor retail unit, together with a 2 bedroomed flat above. The property is in need of a full upgrade and refurbishment scheme, following which would be suitable for a variety of uses subject to the relevant consents.

Situated

In an attractive parade of shops fronting Bridge Road close to the busy junction of Church Road and Princess Way.

Ground Floor

Sales area, Rear storage/ancillary space/w.c.



Not to scale. For identification purposes only

First Floor

Lounge, Kitchen, Bathroom, Bedroom, stairs to further attic bedroom.

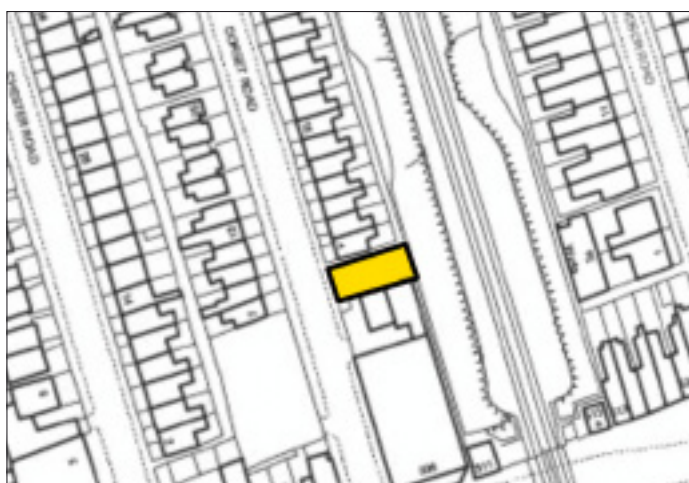
Outside

Yard to the rear.

LOT
43

Land At 2 Dorset Road, Tuebrook, Liverpool L6 4DX
BUILDING PLOT

Guide price **£10,000–£15,000**



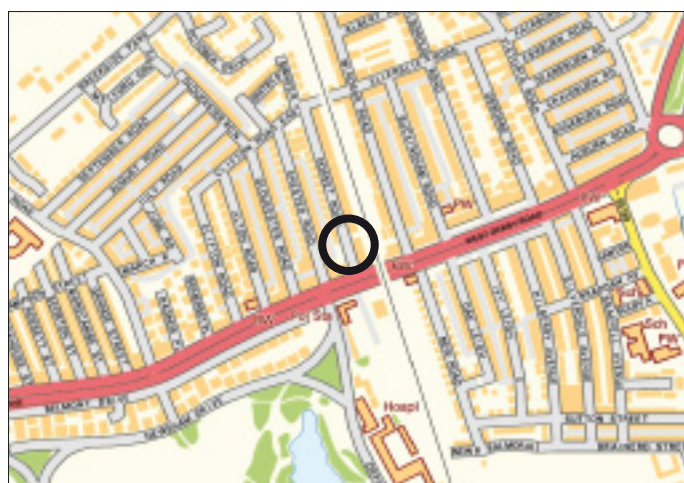
A cleared site with an area of 142m². The site benefits from full planning permission to erect a 5 bedroomed detached house. The lessee is required to develop the site before February 2014. Subject to the site being satisfactorily developed the lessee will have the option to acquire the freehold for £1.00.

Situated

Off West Derby Road in the Tuebrook District approximately 2 miles from Liverpool City Centre.

Planning

Ref: 11F/0587



Not to scale. For identification purposes only

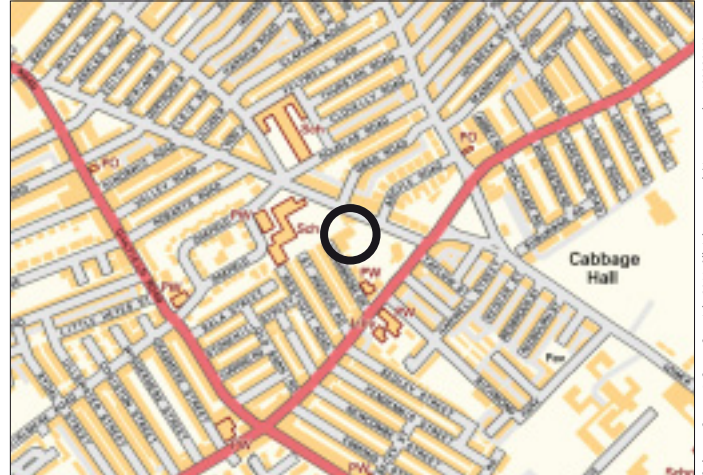


LOT
44

348 Walton Breck Road, Liverpool L4 2RP

RESIDENTIAL INVESTMENT

Guide price **£85,000 +**



Not to scale. For identification purposes only

A substantial double fronted end of terraced property providing a 2 bedroomed ground floor flat together with a 4/5 bedroomed maisonette on the first and second floors via a separate side entrance. The property has recently been refurbished and benefits from double glazing and central heating. The property is currently let to 4 students with the potential to let to 6 by way of Assured Shorthold Tenancies until June 2014 producing £15,600 per annum to include all services. The second floor 2 letting rooms require decoration & carpeting. When fully let the potential annual rental income being in excess of £20,000.

Situated

Fronting Walton Breck Road just off Breck Road in a popular residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool City Centre.

First Floor

348a – Hall, Shower Room/WC, Kitchen, 2 Letting Rooms.

Second Floor

Communal Lounge, 2 Letting Rooms.

Ground Floor – 348

Hall, Communal Lounge/Kitchen, Bathroom/WC, 2 Letting Rooms.

Outside

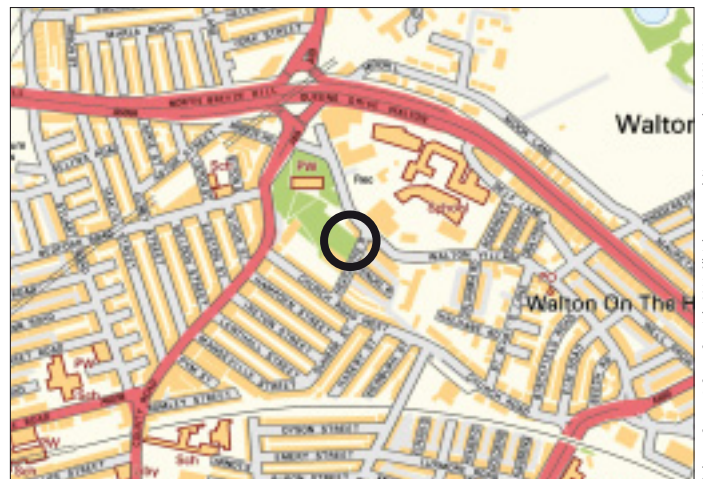
Yard to the Rear.

LOT
45

12 Walton Village, Liverpool L4 6TJ

VACANT RESIDENTIAL

Guide price **£50,000 +**



Not to scale. For identification purposes only

A 4 bedroomed three storey middle terraced property benefitting from double glazing, central heating and two bathrooms. Following an upgrade and refurbishment the property would be suitable for occupation, resale or investment purposes. The property could also be converted to provide 3 self contained flats, subject to any necessary planning consents.

Situated

Fronting Walton Village just off County Road in an established and popular residential location

within easy reach of local amenities, schooling and approximately 4 miles from Liverpool City Centre.

First Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

2 Bedrooms, Bathroom/WC.

Second Floor

2 Further Bedrooms, Bathroom/WC.

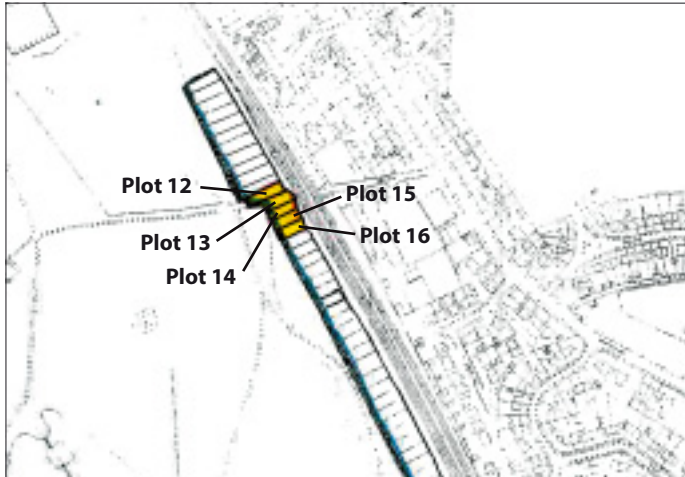
Outside

Yard to the Rear.

LOT
46-50

Plot 12, 13, 14, 15, 16 To The South Of Wrenthorpe Road, Wakefield WF2 0TY

Guide price NIL – RESERVE



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Not to scale. For identification purposes only

Wakefield include road networks of the M1 and M62 Motorways.

Note

On exchange the buyer will need to pay a buyers administration fee of £550+VAT.

5 vacant freehold adjoining plots of land which form part of a 4.17 acre site to be offered as individual lots. The land would be suitable for a variety of different uses subject to any necessary planning consents to include possible mobile telephone masts or advertising hoardings, however potential purchasers should make their own enquiries. The plots have right of way over adjoining land by foot on the footpath shown in blue at all times day or night.

Situated

The land is located to the north of Hornbeam Avenue and Alder

Avenue in Wakefield south of Leeds facing the very Leeds to Wakefield Train Lines. Transport links for

LOT

51

Land At 80 Grafton Street, Liverpool L8 5SD

LAND WITH POTENTIAL

Guide price **£45,000–£50,000**



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Not to scale. For identification purposes only

A cleared site extending to approximately 250m² offered with the benefit of planning permission to erect an 8metre high Industrial/Warehouse building with mezzanine floor (Use Class B1). Plans are available in the auctioneers office (Liverpool City Council Application No: 12F/0637).

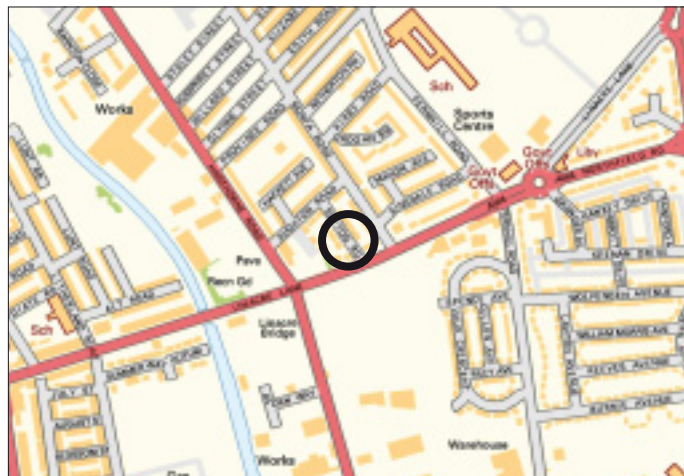
Situated

Fronting Grafton Street with double gated access just off Upper Parliament Street within walking distance to Liverpool City Centre.

LOT
52

10 Sefton Road, Bootle, Merseyside L20 6DB
VACANT RESIDENTIAL

Guide price **£40,000 +**



Not to scale. For identification purposes only

A 3 bedroomed mid town house benefiting from double glazing, central heating, gardens front and rear. Following refurbishment the property would be suitable for occupation, resale or investment purposes.

Situated

Off Linacre Lane (A566) in an established residential location approximately 4 miles from Liverpool City Centre.

Ground Floor

Lounge, Kitchen/Diner, Utility room.

First Floor

3 bedrooms, Bathroom/W.C.

Outside

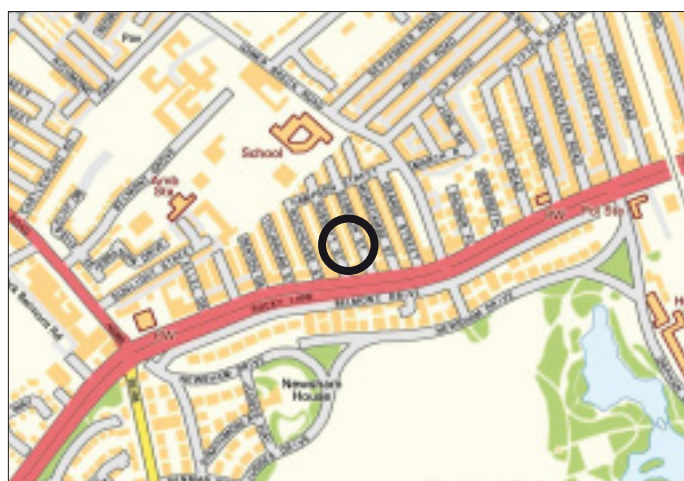
Gardens front and rear.

On Behalf of a Housing Association

LOT
53

23 Scorton Street, Liverpool L6 4AS
VACANT RESIDENTIAL

Guide price **£27,000 +**



Not to scale. For identification purposes only

A vacant 2 bedroomed middle terrace property benefiting from double glazing and central heating. Following refurbishment would be suitable for investment purposes.

Situated

Off Rocky Lane in a popular residential location within easy reach of Tuebrook Amenities, schooling and approximately 2 miles from Liverpool City Centre.

Ground Floor

Vestibule, front living room, kitchen/breakfast room, bathroom/wc.

First Floor

Two bedrooms.

Outside

Yard to the rear.

LOT
54

25 Crowther Street, St. Helens, Merseyside WA10 4NH

VACANT RESIDENTIAL

Guide price **£25,000 +**



A vacant 2 bedroomed middle terrace property which following repair and modernisation would be suitable for investment purposes. The property benefits from central heating.

Situated

Between St. Georges Road and Doulton Street in a popular and well established residential location within close proximity to local amenities.

Ground Floor

Front Living Room, Rear Living Room, Kitchen, Ante Space, Bathroom/WC.

First Floor

2 Bedrooms.



Not to scale. For identification purposes only

Outside

Yard to the Rear.

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LOT
55

Unit 9, Bridle Way, Bootle, Merseyside L30 4UA

VACANT COMMERCIAL

Guide price **£15,000 +**

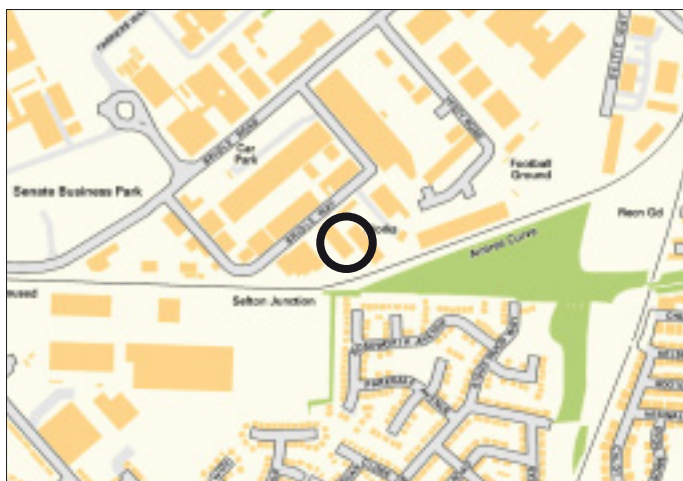


The premises consist of a single storey warehouse building with ancillary office accommodation. Internally the property is arranged in three bays providing roller shutter doors. The office accommodation which is situated to the front of the warehouse building benefits from carpeted floors, suspended ceilings, recessed fluorescent strip lighting and wc facilities.

Situated

The premises are situated on Bridle Way close to its junction with Bridle Road and in close proximity to

both Dunningsbridge Road (A5036) and Ormskirk Road (A59). The premises benefits from excellent transport links with both the M57



Not to scale. For identification purposes only

and M58 motorways and Aintree train station situated within 1 mile. The immediate surrounding area is primarily industrial in nature and consists of occupiers such as Assist Recruitment, AGR Electrical Supplies and Merseyside Fire & Rescue Service.

Ground Floor

Warehouse GIA: 845m² (9,091 sq.ft)
Offices NIA: 99m² (1,064 sq.ft)

Total Area: 944m² (10,155 sq.ft)

Tenure

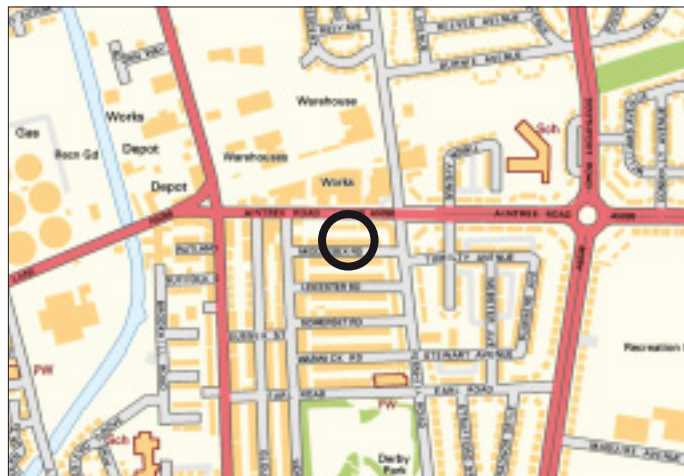
The premises are held by way of two separate Long Leases.

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LOT
56

44 Aintree Road, Bootle, Merseyside L20 9DN
VACANT RESIDENTIAL

Guide price **£50,000 +**



Not to scale. For identification purposes only

A vacant 3 bedroomed mid town house which following repair and modernisation would be suitable for occupation, resale or investment purposes. The property benefits from front and rear gardens.

Situated

Fronting Aintree Road close to its junction with Hawthorne Road in a popular residential location approximately 5 miles from Liverpool City Centre.

Ground Floor

Hall, Lounge, dining room and kitchen

First Floor

Three bedrooms and bathroom/WC

Outside

Gardens front and rear

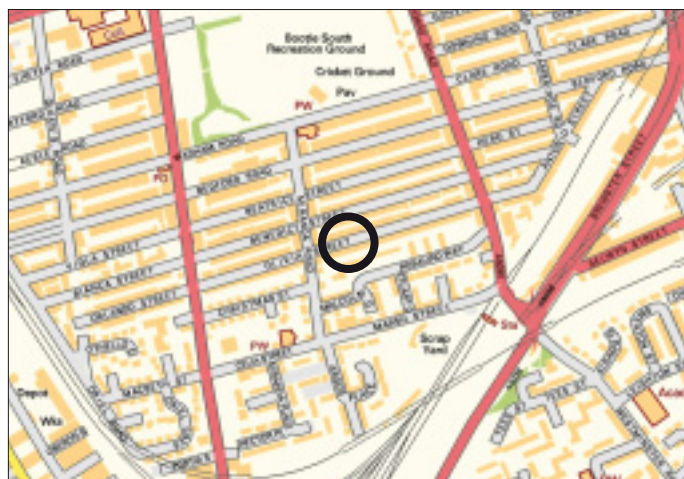
SMITH NICHOLAS

On Behalf of a Housing Association

LOT
57

75 Olivia Street, Bootle, Merseyside L20 2ER
VACANT RESIDENTIAL

Guide price **£25,000 +**



Not to scale. For identification purposes only

A vacant 2 bedroomed middle terrace property which following refurbishment would be suitable for investment purposes. The property benefits from double glazing and central heating.

Situated

Off Stanley Road in a popular residential location within easy reach of local amenities and approximately 2 miles from Liverpool City Centre.

Ground Floor

Hall, Front Living Room, Rear Living Room, Kitchen/Breakfast Room.

First Floor

2 Bedrooms, Bathroom/WC.

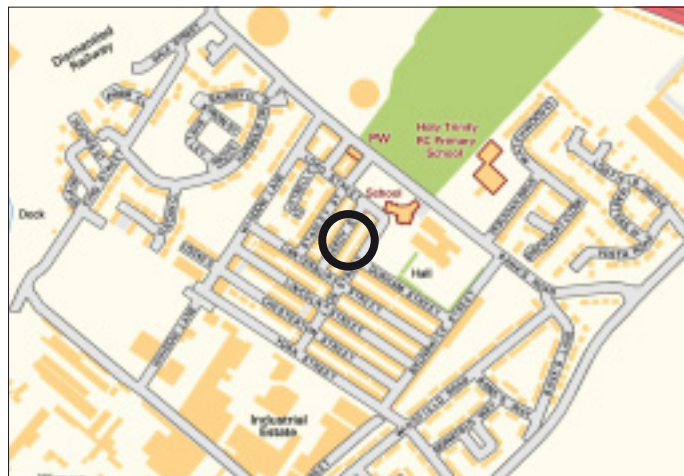
Outside

Yard to the Rear.

LOT
58

17 Hardy Street, Garston, Liverpool L19 8LL
VACANT RESIDENTIAL

Guide price **£35,000–£40,000**



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A vacant 2 bedroomed end of terrace property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for occupation or investment purposes.

Situated

Off Canterbury Street which in turn is off Window Lane in a popular and well established residential location within close proximity to Garston Village amenities.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

2 Bedrooms, Box Room/Office, Bathroom/WC.

Outside

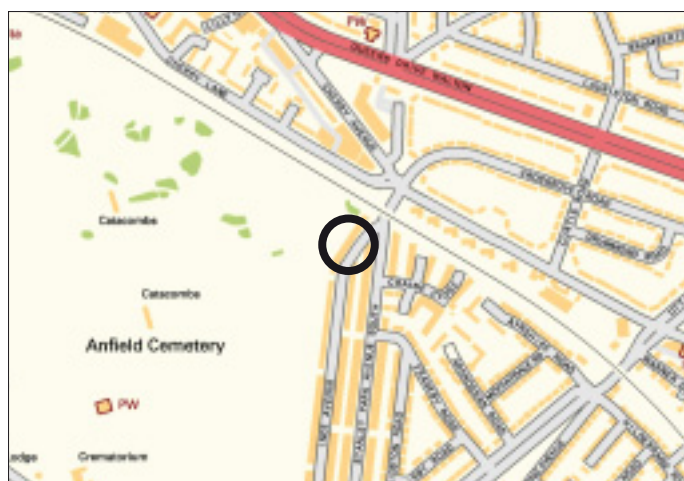
Outhouse and Yard to the Rear.

Not to scale. For identification purposes only

LOT
59

247 Ince Avenue, Anfield, Liverpool L4 7UU
RESIDENTIAL INVESTMENT

Guide Price **£50,000+**



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A 3 bedroomed middle terrace property which is currently let by way of Shorthold Tenancy producing £5,538 per annum.

Situated

Fronting Ince Avenue close to it's junction with Cherry Lane in a popular and well established residential location within close proximity to local amenities.

Ground Floor

Entrance Hall, Lounge, Dining Room, Kitchen.

First Floor

3 Bedrooms, Bathroom/WC.

Outside

Yard to the Rear.

Not to scale. For identification purposes only

LOT
60

61 Harebell Street, Liverpool L5 7RL
VACANT RESIDENTIAL

Guide price **£35,000 +**



Not to scale. For identification purposes only

A 3 bedroomed end terrace property benefiting from central heating and double glazing with a modern kitchen and bathroom. The property is suitable for immediate occupation or investment purposes.

Situated

Harebell street is located directly off Stanley Road in the Kirkdale area of Liverpool. There is good local shopping close by and easy access by public transport to the city centre and outskirts of the city.

Ground Floor

Hall, Living room, dining/kitchen, bathroom/WC

First Floor

Three bedrooms

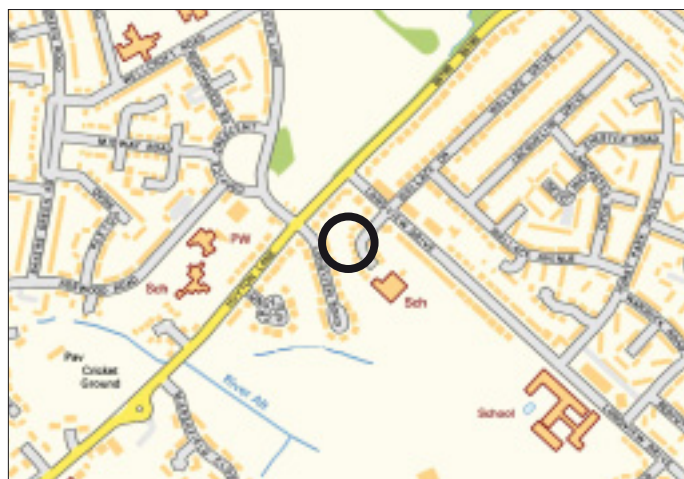
Outside

Yard to the rear and on street parking to the front.

LOT
61

10 Edenfield Crescent, Liverpool L36 6DS
VACANT RESIDENTIAL

Guide Price **£90,000+**



Not to scale. For identification purposes only

A modern 4 bedroomed detached property which following a full refurbishment would be suitable for occupation, resale or investment purposes. The property benefits from front and rear gardens, off road parking and garage.

Situated

Off Longview Drive which in turn is off Huyton Lane within close proximity to local shopping and schooling amenities.

Ground Floor

Living Room, Kitchen, WC.

First Floor

4 Bedrooms, Bathroom/WC.

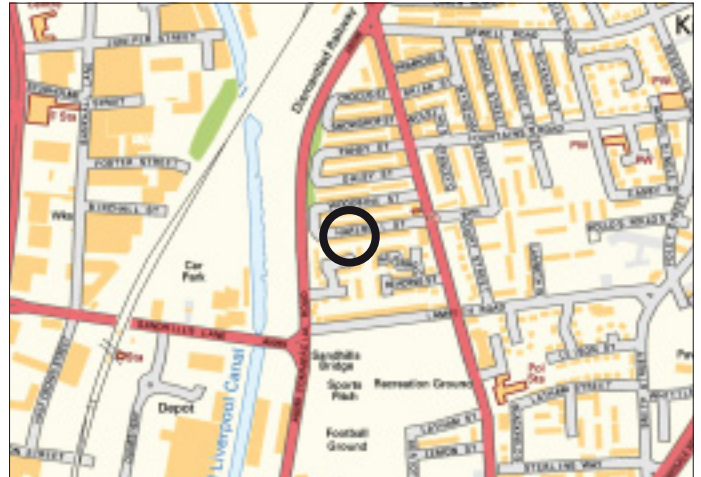
Outside

Driveway, Garage, Rear Garden.

LOT
62

23 Harebell Street, Liverpool L5 7RL
VACANT RESIDENTIAL

Guide price **£30,000 +**



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Not to scale. For identification purposes only

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

Situated

Off Stanley Road in a popular residential location within easy access of local amenities and a short distance from Liverpool City Centre.

Ground Floor

Hall, 2 Living rooms, kitchen and bathroom/WC

First Floor

Three bedrooms

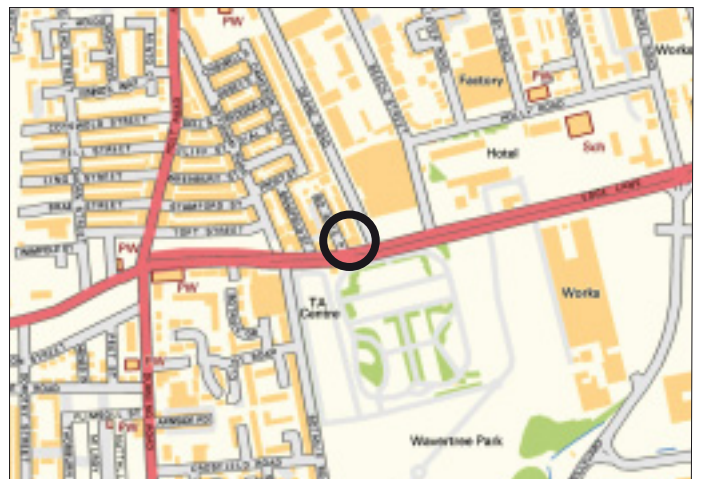
Outside

Yard to the rear.

LOT
63

82 Deane Road, Liverpool L7 0ET
RESIDENTIAL INVESTMENT

Guide price **£50,000+**



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Not to scale. For identification purposes only

A 3 bedroomed end terrace property currently let by way of an Assured Shorthold Tenancy producing £390pcm.

Situated

The property is situated between Edge Lane and Kensington High Street in an established residential location approximately 2 miles East of Liverpool city centre.

Ground Floor

Hall, Living Room, Kitchen, Bathroom/WC.

First Floor

3 Bedrooms.

Outside

Yard to the Rear.

LOT
64

99b Webster Road, Liverpool L7 4LG
VACANT COMMERCIAL

Guide price **£20,000**



Not to scale. For identification purposes only

A two storey Warehouse/Workshop which in the past has been used for storage and a garage. The property would be suitable for a number of uses, subject to the relevant consents. We are advised by the vendor that all main services are available.

Situated

Securely located behind Webster Road accessed via the alley way in a popular residential location within easy reach of Smithdown Road amenities.

Ground Floor

Warehouse/Workshop

First Floor

Mezzanine floor with new roof and velux roof windows.



LOT
65

42 Snowdrop Street, Liverpool L5 7RT
VACANT RESIDENTIAL

Guide price **£30,000 +**



Not to scale. For identification purposes only

A vacant 2 bedroomed middle terrace property benefiting from double glazing and central heating. The property would be suitable for investment purposes.

Situated

Off Stanley Road (A567) within close proximity to local amenities and approximately 2 miles from Liverpool City Centre

First Floor

Two bedrooms and bathroom/WC

Outside

Yard to the rear.

Ground Floor

Hall, Two living rooms, kitchen



A modern 2 bedroomed purpose built second floor apartment currently let by way of an Assured Shorthold Tenancy producing £5,100 per annum. The property is in good order throughout and benefits from double glazing, central heating, secure entry system and communal gardens and parking.

Situated

Off Rock Lane West at its junction with Queens Road within close proximity to local amenities and transport links.

Ground Floor

Main Entrance Hallway

Second Floor

Flat – Hall, Lounge, Kitchen/diner, 2 Bedrooms, Bathroom/WC

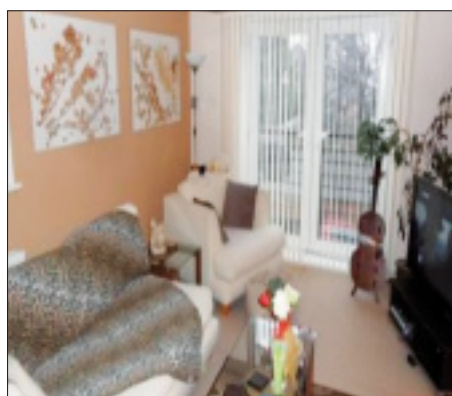
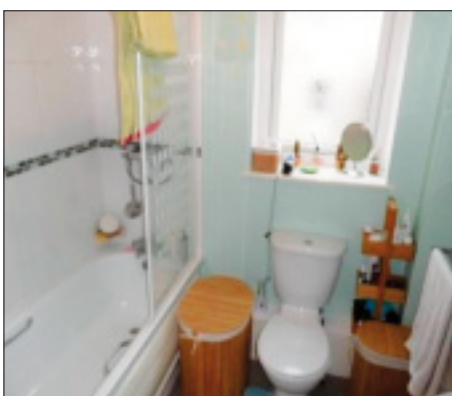
Outside

Communal Gardens and Secure Off Road Parking.



Not to scale. For identification purposes only

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LOT
67

192/194 Longmoor Lane, Liverpool L9 0EL
COMMERCIAL INVESTMENT

Guide price **£70,000 +**



A two storey double fronted middle terraced mixed use property comprising of a ground floor shop unit together with a flat above. The property is fully let to William Hill on a 20 year FRI Lease commencing 2007 at a rental of £6300.00 per annum. We have been advised by the vendor that a rent review of £10,000 per annum is under negotiation.

Situated

Fronting Longmoor Lane (A506)
on a busy main road position and
within walking distance of Walton
Vale Amenities.

Ground Floor

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

A map of a residential area with a black circle highlighting a specific location. The map shows streets, buildings, and landmarks like a cemetery and a factory. The highlighted location is on a street labeled 'WILSON ROAD'. Other streets visible include 'BETTER ROAD', 'WILSON ROAD', 'BETTER ROAD', 'WILSON ROAD', 'BETTER ROAD', 'WILSON ROAD', 'BETTER ROAD', 'WILSON ROAD', 'BETTER ROAD', 'WILSON ROAD'. Landmarks include 'Cemetery', 'Lodge', 'Factory', 'WILSON ROAD', 'BETTER ROAD', 'WILSON ROAD', 'BETTER ROAD', 'WILSON ROAD', 'BETTER ROAD', 'WILSON ROAD'. A black circle is drawn on the map, highlighting a specific location on Wilson Road.

Not to scale. For identification purposes only

First Floor

Flat – Lounge Kitchen, Bathroom/
W.C.

Second Floor

2 Bedrooms.

Outside

Yard to the rear.

Note

An internal inspection has not

been undertaken nor have we seen sight of the tenancy agreement. All information has been supplied by the vendor.

LOT
68

178 Queens Drive, Mossley Hill, Liverpool L18 1JW
VACANT RESIDENTIAL

Guide price **£100,000 +**

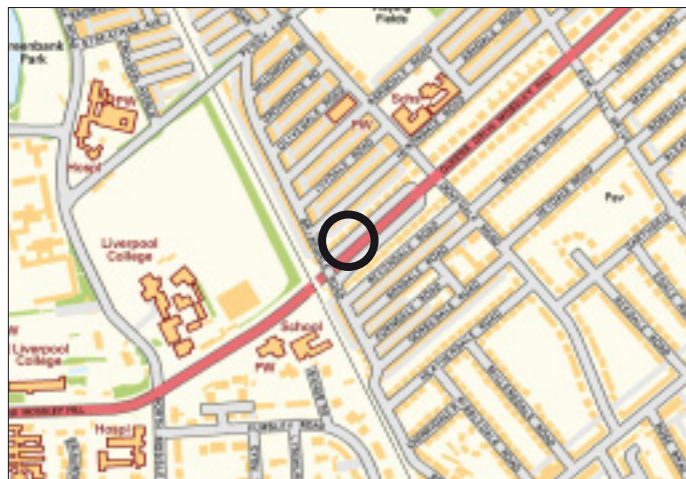


A vacant 3 bedroomed semi-detached property which following a full upgrade and refurbishment scheme would be suitable for occupation, resale or investment purposes. The property benefits from front and rear gardens and on street parking. There is potential to extend the property at the rear.

Situated

Set back fronting Queens Drive close to it's junction with Dovedale Road in a very popular and well established residential location

within easy reach of Allerton Road amenities, schooling and approximately 4 miles South of Liverpool City Centre.



Not to scale. For identification purposes only

Ground Floor

Hall, 2 Reception Rooms, Kitchen.

First Floor

3 Bedrooms, Bathroom/WC

Outside

Gardens front and rear.



A freehold property comprising of 2 steel framed glass fronted car showrooms with metal cladding to roof and part block/studded internal walls fronting onto Knowsley Road with vehicle access between the 2 units leading to additional garage workshops to the rear. The property would be suitable for a number of uses and possible redevelopment, subject to any necessary planning consents.

Situated

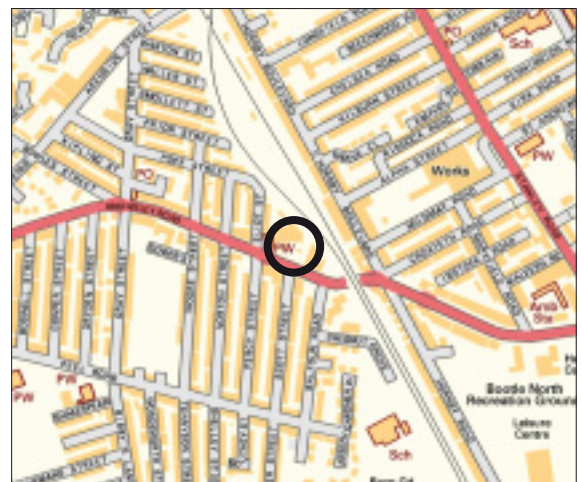
The property occupies a prominent position on Knowsley Road which links directly to Rimrose Road/Crosby Road South A566 and is within +/- 0.5 miles to Bootle retail centre.

Accommodation

Modern Showroom +/- 797.12 Sq M/ 8,580 Sq ft
Showroom +/- 572.75 Sq M/ 6,165 Sq ft
Workshop +/- 787.54 Sq M/ 8,477 Sq ft
Site Area +/- 0.368 hectares/ 0.91 acres

Joint Auctioneers

David Currie & Co



Not to scale. For identification purposes only

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LOT
70

43 Rickman Street, Liverpool L4 1RL
VACANT RESIDENTIAL

Guide price **£35,000–£40,000**



Not to scale. For identification purposes only

A 2 bedroomed end of terrace property benefiting from new carpeting, double glazing and central heating. The gable end has recently been rendered. The property is in good order throughout and would be suitable for immediate investment purposes.

Situated

Off Orwell Road in an established and popular residential location within close proximity to local amenities and approximately 2 miles from Liverpool City Centre.

Ground Floor

Hall, through living room, Kitchen.

First Floor

2 Bedrooms, Bathroom/W.C.

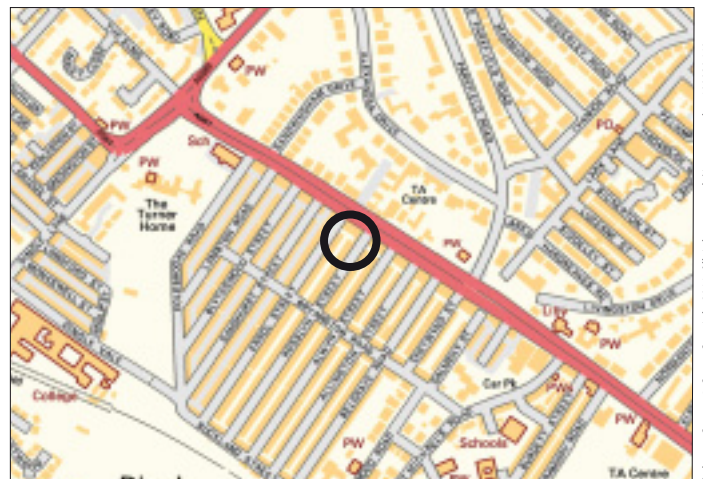
Outside

Yard to the rear.

LOT
71

106 Aigburth Road, Aigburth, Liverpool L17 7BP
VACANT COMMERCIAL

Guide price **£100,000–£125,000 +**



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
72**Units 4 & 5, 19 Aintree Road, Bootle, Merseyside L20 9DL**
COMMERCIAL INVESTMENTGuide price **£85,000 +**

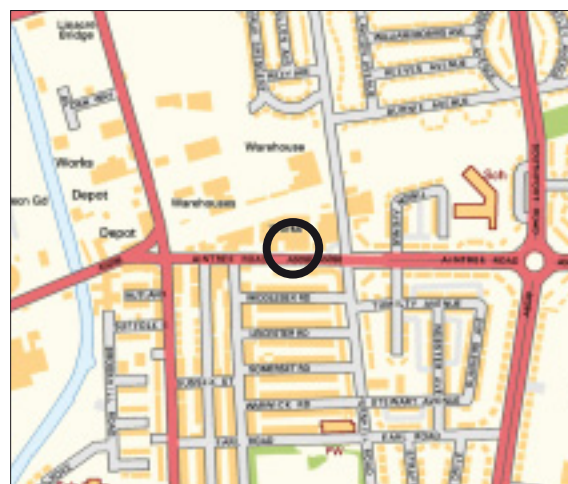
Industrial premises occupied under a tenancy at will. The premises comprise two separate warehouse/workshop buildings. Unit 4 is an end terrace two storey building providing a mixture of showroom/workshop accommodation to the ground floor and office accommodation to the first floor. Unit 5 provides single storey workshop accommodation which is currently used as a vehicle repair workshop. The overall premises benefits from a middle yard area accessed via Aintree Road, which could be used for loading/car parking purposes.

Situated

Fronting Aintree Road (A5098) close to its junction with Hawthorne Road, approximately 1 mile east of Bootle town centre. Aintree Road itself leads into Marsh Lane to the west which in turn provides access to Derby Road (A565), and Hornby Road to the east which leads to Rice Lane (A59).

Tenancy

Unit 5 is currently let on tenancy at will (no formal agreement exists). We are verbally informed the rent payable is £500.00 pcm, however, no rent is currently being received. The tenants indicate that they will be vacating the premises on 1st November 2013.



Not to scale. For identification purposes only

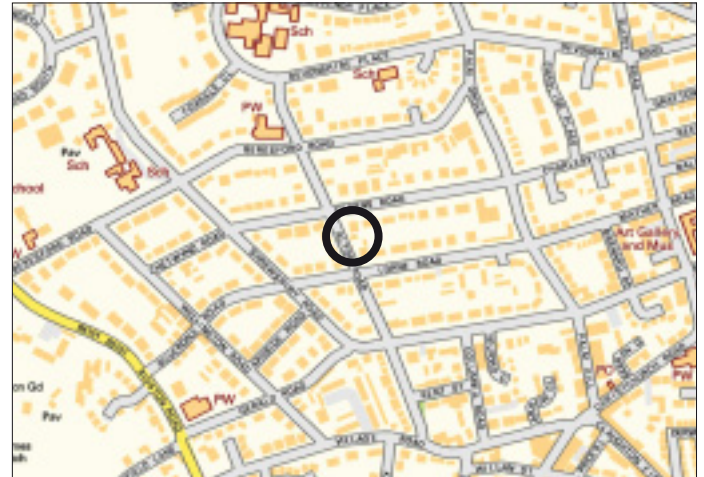
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LOT
73

Flat 9 Ainsley House, 5 Cearns Road, Prenton, Merseyside CH43 1XF

VACANT RESIDENTIAL

Guide price **£20,000–£25,000**



Not to scale. For identification purposes only

A vacant 2 bedroomed garden flat which following a full refurbishment scheme would be suitable for occupation or investment purposes.

Situated

between Palm Grove and Alton Road in a popular and well established residential location within close proximity to local amenities.

First Floor

Entrance Hallway.

Flat

Reception Room, Kitchen, 2 Bedrooms, Bathroom/WC.

Outside

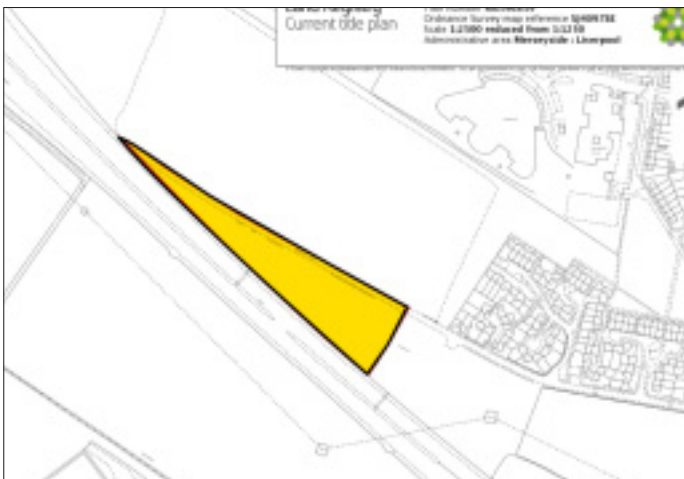
Communal Gardens and Parking.

LOT
74

Land Off Ribblers Lane, Liverpool L32 7RH

LAND WITH POTENTIAL

Guide price **£1,000 +**



Not to scale. For identification purposes only

A triangular piece of woodland extending to approximately 1.543 hectares (3.814 acres) in greenbelt.

Situated

Past 182 Ribblers Lane onto the public footpath which is included within the title. Ribblers Lane is off Moorgate Road close to the East Lancashire Road and the M57 motorway.



A former Health Centre comprising of a reception area, waiting room and several consultation/treatment rooms. The property benefits from car parking to the rear. We are advised the pharmacy to the front is held under separate ownership and is currently on the market for sale. The property would be suitable for a number of uses to include possible residential development, subject to any necessary planning consents.

Situated

On a major link road between the densely populated North Birkenhead and the Queensway Tunnel leading into Liverpool City Centre. Retailers along Laird Street including Aldi, Co-Op and KFC.

Accommodation

Ground Floor reception area 50.04m² (538 sqft)

Waiting Room 57.63m² (620 sqft)

Offices 229.04m² (2,465 sqft)

Total 353.94m² (3,810 sqft)

First Floor

Offices 56.12m² (604 sqft)

Outside

Rear Carparking



Not to scale. For identification purposes only

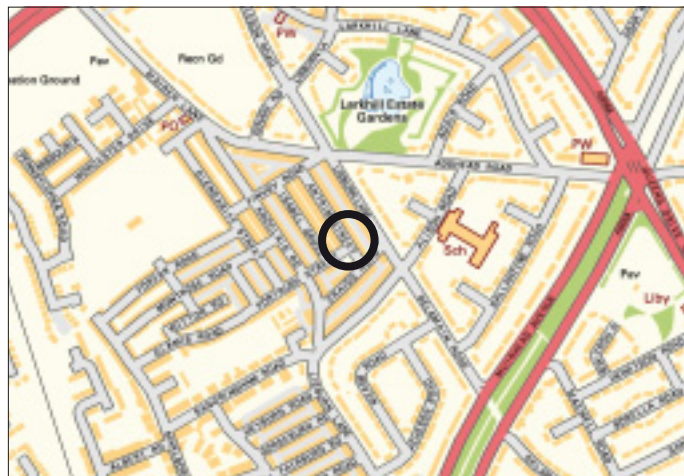
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LOT
76

18 Antrim Street, Liverpool L13 8DF

VACANT RESIDENTIAL

Guide price **£55,000 +**



Not to scale. For identification purposes only

A vacant 3 bedroomed middle terrace property benefiting from central heating. Following refurbishment the property would be suitable for occupation, resale or investment purposes.

Situated

Fronting Antrim Street which is off Finvoy Road in a popular and well established residential location approximately 4 miles from Liverpool city centre and

within close proximity to Tuebrook amenities.

Ground Floor

Hall, Living Room, Rear Living Room, Kitchen.

First Floor

3 Bedrooms, Bathroom/WC.

Outside

Yard to the Rear.

LOT
77

Land on The South East Side Of Keybank Road, Liverpool L12 5JH

LAND WITH POTENTIAL

Guide price **£5,000–£10,000**



A freehold site extending to approximately 8,900 sq.ft (826m²) which is currently used for car parking.

Situated

Close to the junction of Keybank Road and Walney Road in an established residential location.

LOT
78

35-39 North Road, St. Helens, Merseyside WA10 2TW
VACANT MIXED USE

Guide Price **£80,000+**



A vacant former restaurant together with two bedroom living accommodation on the first floor. The property comprises a part two storey part single storey corner terraced property with the ground floor fitted as a restaurant with kitchen, and customer WC's on the first floor. The remainder of the first floor comprises a residential flat.

Situated

The property is situated at the corner of North Road and Mill Street close to St. Helens Town Centre.

Ground Floor

Main Restaurant Area & Bar
135m² (1453 sq.ft) approx
Function Room/Restaurant
32.65m² (351 sq.ft) approx
Kitchens - 39m² (420 sq.ft) approx



Not to scale. For identification purposes only

First Floor

Male & Female Customer WC's.

Residential Flat

2 Bedrooms, 2 Living Rooms,
Kitchen, Utility/Store, Study/Office,
Bathroom/WC.

Outside

Rear Yard, Outbuildings/Storage.

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LOT
79

99 Esmond Street, Liverpool L6 5AY
VACANT RESIDENTIAL

Guide price **£30,000–£35,000**



A vacant 2 bedrooomed middle terrace property which benefits from central heating and partial double glazing. Following refurbishment the property would be suitable for investment purposes.

Situated

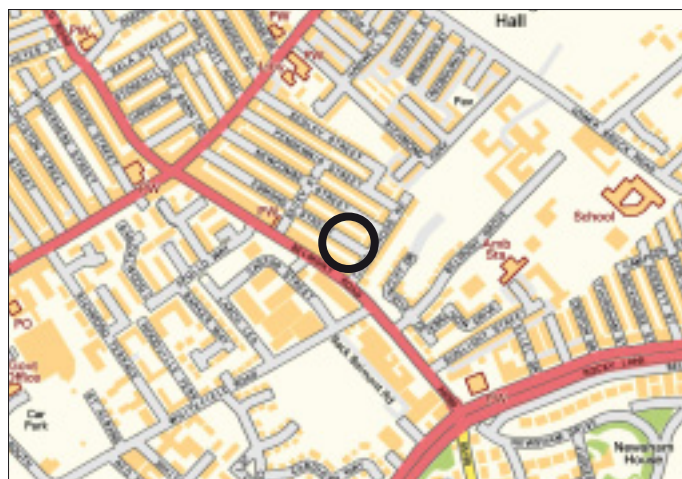
Off Breck Road within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

2 Bedrooms, Bathroom/WC.



Not to scale. For identification purposes only

Outside

Yard to the Rear.

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LOT
80

16 Northfield Road, Bootle, Merseyside L20 0AF
VACANT RESIDENTIAL

Guide price **£30,000 +**



Not to scale. For identification purposes only

A 3 bedroomed end town house which has suffered severe fire damage and is in need of a full upgrade and refurbishment scheme. The property benefits from front and rear gardens and off road parking.

Situated

Fronting Northfield Road at the Fernhill Road junction in a popular and well established residential location.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

3 Bedrooms, Bathroom with separate WC.

Outside

Gardens Front & Rear and Driveway.

On Behalf of a Housing Association

LOT
81

17 Scorton Street, Liverpool L6 4AS
VACANT RESIDENTIAL

Guide price **£27,000 +**



Not to scale. For identification purposes only

A vacant 2 bedroomed middle terrace property benefitting from double glazing and central heating. The property would be suitable for investment purposes following refurbishment.

Situated

Off Rocky Lane in a popular residential location within easy reach of Tuebrook Amenities, schooling and approximately 2 miles from Liverpool City Centre.

Ground Floor

Vestibule, Front Living Room, Kitchen/Breakfast Room, Bathroom/ WC.

First Floor

2 Bedrooms.

Outside

Yard to the rear.

LOT
82

11 Bebington Road, Wirral CH62 5BE
VACANT RESIDENTIAL

Guide price **£25,000–£30,000**



Not to scale. For identification purposes only

The property provides a two storey mid terraced ground floor retail premises which has been occupied by the current tenant for a number of years and who are holding over and paying a current rental of £6,000 per annum on an Internal Repairing basis. There is no access to the upper floor. The property requires a programme of refurbishment and repair, the upper floors have not been occupied for a number of years and there are signs of roof leaks etc.

Situated

Located within a central position in a pedestrianised area of New Ferry

with a number of local and regional occupiers within the immediate vicinity.

Ground Floor

Main Sales Area, Rear Room, Kitchen, WC

First Floor

No Access

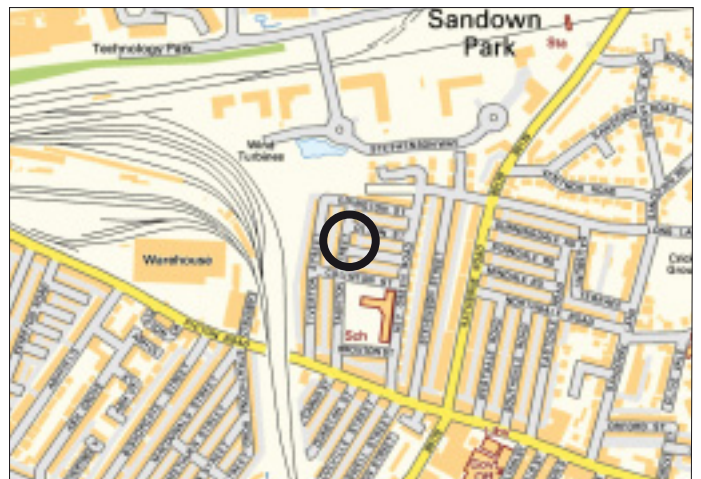
Outside

Yard to the rear.

LOT
83

24 Taunton Street, Liverpool L15 4ND
VACANT RESIDENTIAL

Guide price **£55,000 +**



Not to scale. For identification purposes only

A 3 bedroomed end of terraced property which following repair and modernisation would be suitable for occupation, resale or student investment purposes.

Situated

Off Picton Road in a popular and well established residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool City Council.

Ground Floor

Hall, 2 Reception rooms, Kitchen/ Diner.

First Floor

3 Bedrooms, Bathroom/W.C.

Outside

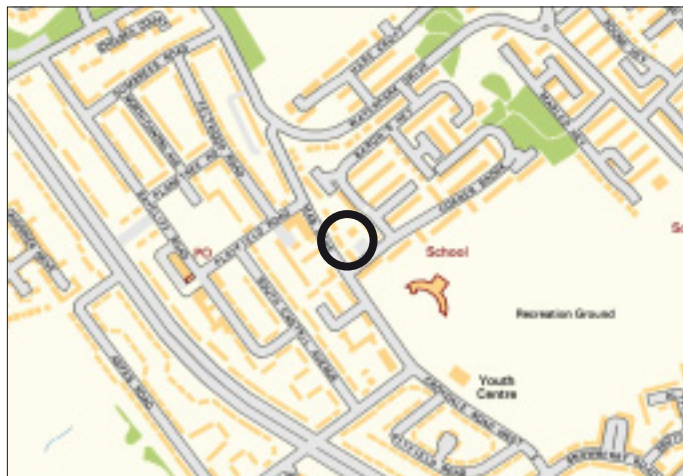
Yard to the rear.

LOT
84

4a Corner Brook, Liverpool L28 0QG

VACANT RESIDENTIAL

Guide price **£45,000 +**



Not to scale. For identification purposes only

A 2 bedroomed modern semi-detached bungalow suitable for immediate occupation or investment. The property is in very good order throughout and benefits from double glazing, central heating, front and rear gardens and off road parking.

Situated

In a Cul de Sac just off Mab Lane in an established residential location.

Accommodation

Hall, Open Plan Lounge/Kitchen, 2 Bedrooms, Bathroom/WC

Outside

Gardens front and rear. Driveway



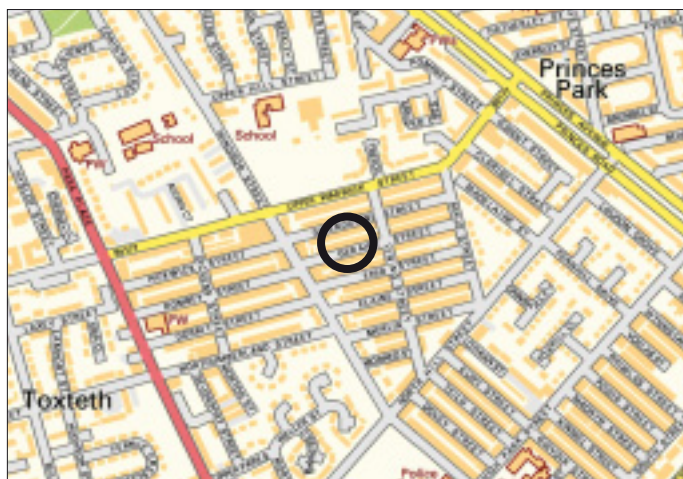
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LOT
85

32 Gwendoline Street, Liverpool L8 8EY

VACANT RESIDENTIAL

Guide price **£20,000 +**



Not to scale. For identification purposes only

A vacant 2 bedroomed middle terrace property in need of repair and modernisation.

Situated

Off Windsor Road which in turn is off Park Road in an established residential location approximately 2.5 miles from Liverpool City Centre.

First Floor

2 Bedrooms, Bathroom/W.C.

Outside

Yard to the rear.

Ground Floor

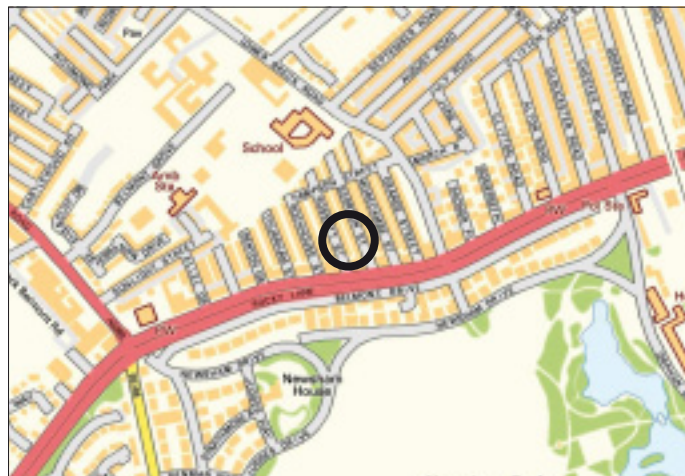
Hall, Through Living Room, Kitchen.

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LOT
86

24 Scorton Street, Liverpool L6 4AS
VACANT RESIDENTIAL

Guide price **£25,000 +**



Not to scale. For identification purposes only

Outside

Yard to the rear.

A 2 bedroomed mid terraced property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes.

Situated

Off Rocky Lane in a popular residential location within easy reach of Tuebrook Amenities, schooling and approximately 2 miles from Liverpool City Centre.

Ground Floor

Front Living room, Rear Living Room, Bathroom/wc, kitchen.

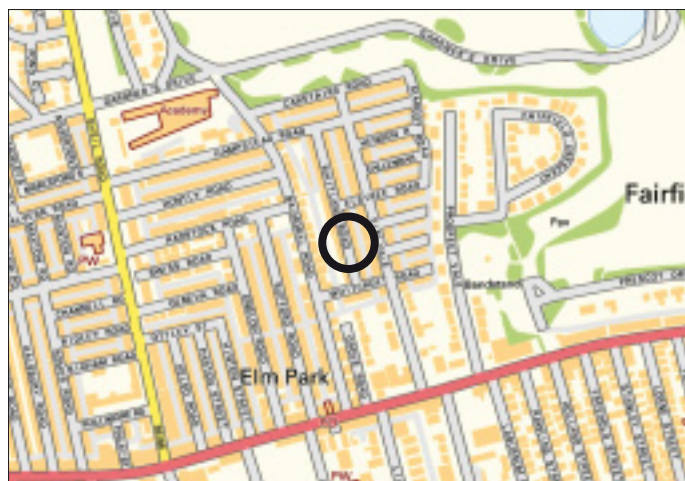
First Floor

Two bedrooms

LOT
87

32 Whitland Road, Liverpool L6 8NR
VACANT RESIDENTIAL

Guide price **£45,000 +**



Not to scale. For identification purposes only

Outside

Yard to the rear.

A vacant 3 bedroomed middle terraced property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for occupation or investment purposes.

Situated

Just off Elm Vale which in turn is off Prescot Road in a popular residential location within easy reach of local amenities, schooling and approximately 2.5 miles from Liverpool City Centre.

Ground Floor

Hall, 2 Living Rooms, Breakfast room/Kitchen

First Floor

3 Bedrooms, Shower room/W.C

LOT
88

11 Airlie Grove, Liverpool L13 8DY

VACANT RESIDENTIAL

Guide Price **£50,000+**



Not to scale. For identification purposes only

A vacant 3 bedroomed end of terrace property benefiting from double glazing. Following refurbishment the property would be suitable for investment purposes.

Situated

Off Marlborough Road in a popular and well established residential location within close proximity to local amenities.

First Floor

3 Bedrooms, Bathroom/WC.

Outside

Yard to the Rear.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

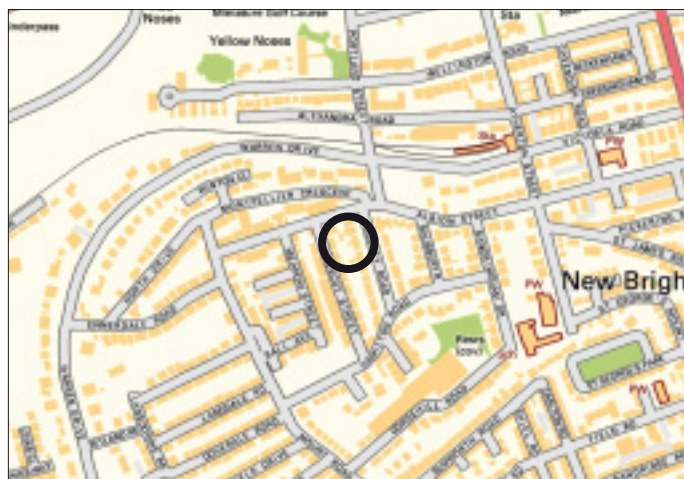
On Behalf of LPA Receivers

LOT
89

69 Albion Street/1 Dudley Road, Wallasey, Merseyside CH45 9JP

DEVELOPMENT SITE

Guide price **£100,000–£150,000**



Not to scale. For identification purposes only

A cleared development site suitable for a variety of uses subject to the necessary planning consents. The site benefits from planning permission to build 11 new apartments (planning reference APP/11/00044).

Situated

The property is prominently situated at the corner of Albion Street and Dudley Road. The area is predominantly residential and overlooks Liverpool Bay and is

approximately 1 mile from New Brighton Town Centre.



Not to scale. For identification purposes only

LOT
90

8 Crocus Street, Liverpool L5 7RU VACANT RESIDENTIAL

Guide price **£25,000–£30,000**



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Not to scale. For identification purposes only

A vacant 3 bedroomed mid terrace property in need of repair and modernisation after which would be suitable for investment purposes.

Situated

Directly off Stanley Road in a popular location approximately 2 miles north from Liverpool City Centre.

Ground Floor

Entrance Hall, Living room, Kitchen/diner, Bathroom/W.C.

First Floor

3 Bedrooms.

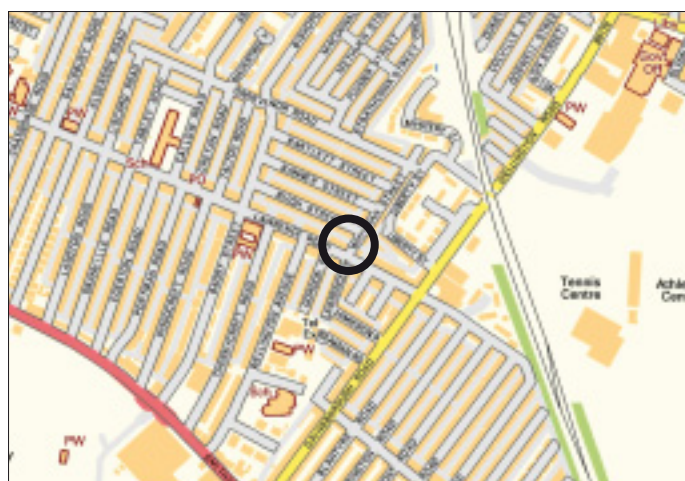
Outside

Yard to the rear.

LOT
91

82/82a Bligh Street, Liverpool L15 0HF VACANT COMMERCIAL

Guide price **£60,000 +**



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Not to scale. For identification purposes only

A vacant mixed use property comprising a ground floor lock up shop together with a self-contained 3 bedroomed house.

Situated

The property is situated at the corner of Bligh Street and Whitman Street within a densely populated residential area close to local amenities along Picton and Lawrence Road.

Ground Floor – 82A Bligh Street

Shop Sales Area – 18.17m² (196 sq ft)

82 Bligh Street Ground Floor

Lounge, Kitchen First Floor – 3 Bedrooms, Bathroom.

Outside

Rear Yard.

Joint Agents

GVA



LOT
92

2 The Parade, Northway, Wavertree, Liverpool L15 7JU
VACANT RESIDENTIAL

Guide price **£40,000+**



A vacant two storey middle terraced property benefiting from planning permission to convert the ground floor retail unit into a 1 bedroomed self contained flat. To the upper floors there are 2 self contained flats. The property is in need of repair and modernisation.

Situated

fronting The Parade Off Northway in an established residential location approximately 3 miles from Liverpool City Centre.

Ground Floor

Lock up shop (possibly a flat)

First Floor

2 Self contained flats (no kitchen and bathrooms)



Not to scale. For identification purposes only

Outside

Yard to the rear.

Note

We have not inspected the property. Planning Ref No: 08F/2611

LOT
93

12 Crocus Street, Liverpool L5 7RU
RESIDENTIAL INVESTMENT

Guide price **£20,000+**



A 2 bedroomed mid terrace property currently let by way of a regulated tenancy producing an annual rental income of £2,280.

Situated

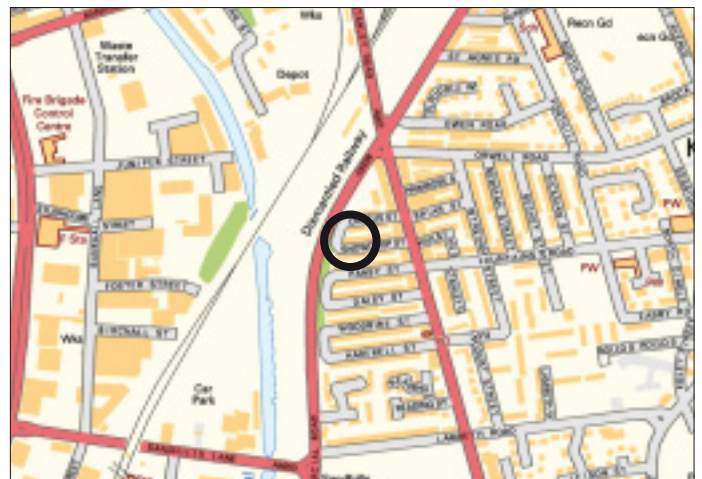
Directly off Stanley Road in a popular location approximately 2 miles north from Liverpool City Centre.

First Floor

2 Bedrooms, Bathroom/WC

Outside

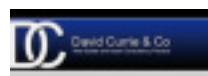
yard to the rear.



Not to scale. For identification purposes only

Joint Auctioneers

David Currie & Co



LOT
94

30 Crocus Street, Liverpool L5 7RU

VACANT RESIDENTIAL

Guide price **£20,000 +**



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Not to scale. For identification purposes only

A vacant 2 bedroomed mid terrace property in need of repair and modernisation after which would be suitable for investment purposes.

Situated

Directly off Stanley Road in a popular location approximately 2 miles north from Liverpool City Centre.

First Floor

2 Bedrooms, bathroom/WC.

Outside

yard to the rear.

Note

We have not internally inspected the property.

Joint Auctioneers

David Currie & Co



Ground Floor

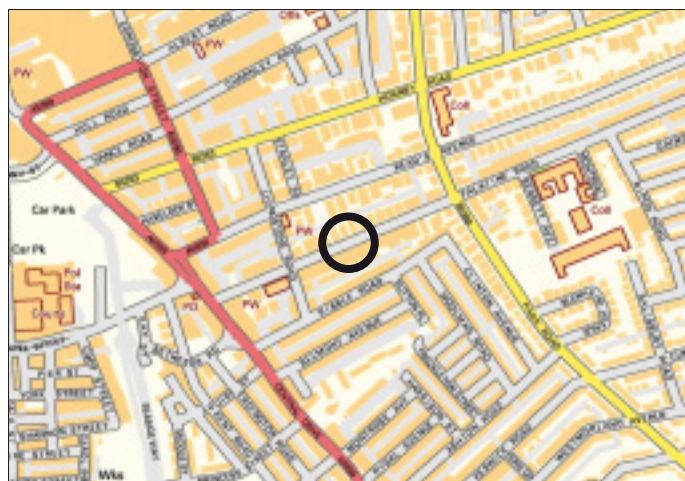
Living Room, Dining room, Kitchen.

LOT
95

60 Palatine Road, Blackpool FY1 4BY

VACANT RESIDENTIAL

Guide price **£30,000+**



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Not to scale. For identification purposes only

A substantial former bed & breakfast arranged over 3 floors and in need of a full upgrade and refurbishment scheme. The property would be suitable for a number of uses or possible redevelopment, subject to any necessary planning consents. Situated Between Park Road and Central Drive in a popular location within easy reach of the Promenade.

Joint Auctioneers

David Currie & Co



LOT
96

38 Corwen Road, Liverpool L4 7TL

VACANT RESIDENTIAL

Guide price **£65,000 +**



Not to scale. For identification purposes only

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

Situated

In a popular residential location between Hildebrand Road and Hilary Road with easy access to local amenities including schools, shopping and public transport.

Ground Floor

Porch, hall, lounge, dining room, kitchen

First Floor

3 bedrooms, bathroom/wc

Outside

Front and Rear Gardens, Driveway

LOT
97

Flat 4 Huddleston Close, Wirral, Merseyside CH49 8JP

RESIDENTIAL INVESTMENT

Guide price **£40,000+**



Not to scale. For identification purposes only

A one bedroomed ground floor flat benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental income of £4,680 per annum.

Situated

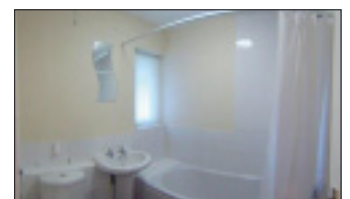
Just off Grass Wood Road and Hoole Road in an established and popular residential location providing easy access to local shops, Arrowe Park Hospital and the M53 Motorway.

Ground Floor

Main Entrance Hallway Flat - Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Outside

front and Rear Communal gardens.



LOT
98

57/57a Duke Street, St. Helens, Merseyside WA10 2JF
MIXED USE INVESTMENT

Guide Price - **£50,000+**



Not to scale. For identification purposes only

A two storey end terrace mixed use property comprising of a ground floor retail unit together with a self contained flat above accessed via a separate entrance. The property is let on a 10 year lease with 2 years remaining producing £8,100 per annum.

Situated

Fronting Duke Street at its junction with Hamer Street in a primarily retail area within St. Helens Town Centre.

Ground Floor

Retail Sales Area: 27.15m² (292 sq.ft)
Service Area: 30.96m² (333 sq.ft)
Kitchen: 5.07m² (55 sq.ft)

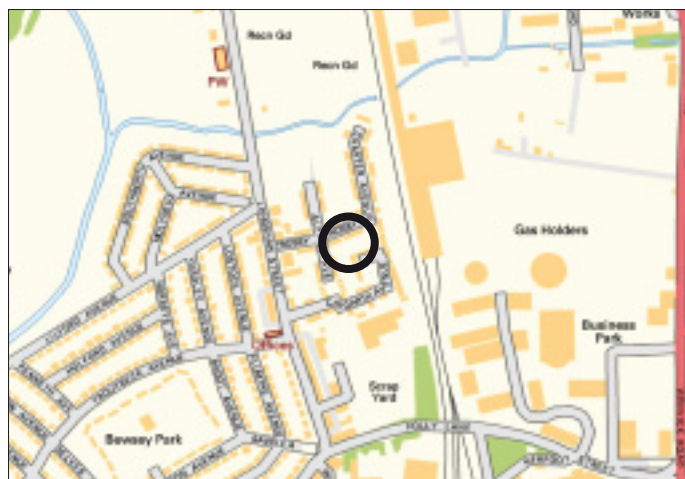
First Floor Flat

(Accessed via Hamer Street) -
Landing, Lounge, 2 Bedrooms,
Kitchen, Bathroom/WC.

LOT
99

23 Crosby Avenue, Warrington WA5 5DL
RESIDENTIAL INVESTMENT

Guide price **£40,000–£45,000**



Not to scale. For identification purposes only

A 3 bedroomed town house property currently let by way of a Regulated Tenancy producing £3,562 per annum. The property benefits from double glazing, driveway and gardens.

Situated

Off Longshaw Street in an established residential location.

First Floor

3 Rooms.

Outside

Driveway and Gardens.

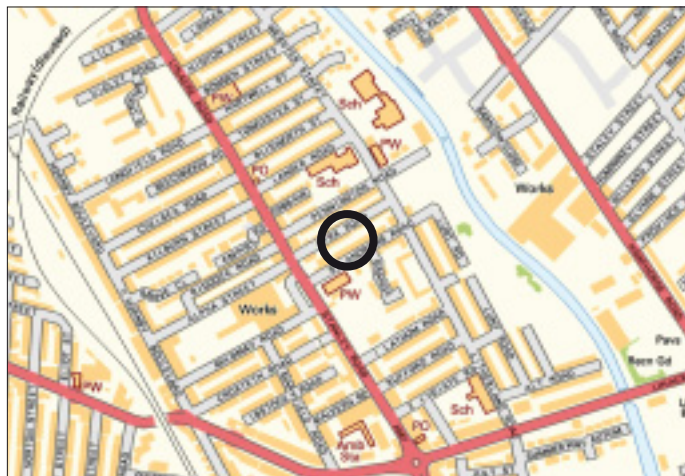
Ground Floor

1 Room, Kitchen, Bathroom/W.C., Vestibule, Rear Porch.

LOT
100

32 Kirk Road, Liverpool L21 8HX
VACANT RESIDENTIAL

Guide Price **£30,000+**



Not to scale. For identification purposes only

A vacant 2 bedroomed end terraced property benefiting from double glazing. The property would be suitable for investment purposes subject to some modernisation.

Situated

Off Linacre Road, approximately 4 miles from Liverpool City Centre.

First Floor

Two bedrooms and bathroom

Outside

Yard to the rear.

Ground Floor

Hall, living room, Kitchen

Note

We have not done an internal inspection on the property all details provided by the vendor.

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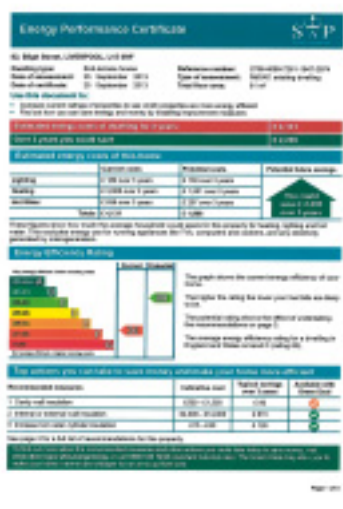


*Excludes contribution by buyer as per auction special conditions. All fees are exclusive of VAT, disbursements and any mortgage related charges. Does not apply to sale of commercial property or lots where more than one property is being sold. EAD Solicitors LLP is authorised and regulated by the Solicitors Regulation Authority (487037).



EPC Appendix

Lot 91



Lot 91



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

- 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.
- 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.
- 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 £400 plus 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.
- 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.
- 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.

- 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.
- 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.
- 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.
- 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.
- 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.
- Successful/unsuccessful bids will be notified to the prospective buyer within 24 hours of the conclusion of the auction sale.
- 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.
- 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..
- 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.
- 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.
- 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 £400 plus 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 £400 plus 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 noFax 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 disappplied 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"> • (a) the DOCUMENTS, whether or not the BUYER has read them; and • (b) the physical CONDITION of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it. 	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"> • (a) the BUYER is liable to pay interest; and • (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; • in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.
G2. Deposit	The amount of the deposit is the greater of: <ul style="list-style-type: none"> • (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and • (b) 10% of the PRICE (exclusive of any VAT on the PRICE). 	G5. Transfer	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS: <ul style="list-style-type: none"> • (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and • (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER. 	G10.4	Apportionments are to be calculated on the basis that: <ul style="list-style-type: none"> • (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made; • (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and • (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
G2.1	The deposit	G5.1	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.	G11. Arrears	Part 1 Current rent
G2.2	<ul style="list-style-type: none"> • (a) must be paid in pounds sterling by cheque or banker's draft drawn on an APPROVED FINANCIAL INSTITUTION (or by any other means of payment that the AUCTIONEERS may accept); and • (b) is to be held as stakeholder unless the AUCTION CONDUCT CONDITIONS provide that it is to be held as agent for the SELLER. 	G5.2	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.	G5.3	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. Completion	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.	G6.1	Payment is to be made in pounds sterling and only by: <ul style="list-style-type: none"> • (a) direct TRANSFER to the SELLER'S conveyancer's client account; and • (b) the release of any deposit held by a stakeholder. 	Part 2 Buyer to pay for arrears	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of arrears.
G3. Between contract and completion	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"> • (a) produce to the BUYER on request all relevant insurance details; • (b) pay the premiums when due; • (c) if the BUYER so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy; • (d) at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser; • (e) unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and • (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance (to the extent not already paid by the BUYER or a tenant or other third party) for the period from and including the CONTRACT DATE to COMPLETION. 	G6.2	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	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.
G3.1	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.	G6.3	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	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.
G3.2	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.	G6.4	Where applicable the CONTRACT remains in force following COMPLETION.	Part 3 Buyer not to pay for arrears	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS: <ul style="list-style-type: none"> • (a) so state; or • (b) give no details of any arrears.
G3.3		G7. Notice to complete	The person giving the notice must be READY TO COMPLETE.	G11.6	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.
G3.4		G7.1	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"> • (a) terminate the CONTRACT; • (b) claim the deposit and any interest on it if held by a stakeholder; • (c) forfeit the deposit and any interest on it; • (d) resell the LOT; and • (e) claim damages from the BUYER. 	G11.7	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. Title and identity	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"> • (a) terminate the CONTRACT; and • (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder. 	G12. Management	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
G4.1	If any of the DOCUMENTS is not made available before the AUCTION the following provisions apply: <ul style="list-style-type: none"> • (a) The BUYER may raise no requisition or on objection to any of the DOCUMENTS that is made available before the AUCTION. • (b) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold. • (c) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant document. • (d) If title is in the course of registration, title is to consist of certified copies of: • (i) the application for registration of title made to the land registry; • (ii) the DOCUMENTS accompanying that application; • (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and • (iv) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration DOCUMENTS to the BUYER. • (e) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER. 	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.	G12.1	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"> • (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability; • (b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and • (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.
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"> • (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and • (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any CONDITION or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property. The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.	G9. Landlord's licence	Where the LOT is or includes leasehold land and licence to assign is required this CONDITION G9 applies. 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.
G4.3		G9.1	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 manage the LOT in accordance with its standard management policies pending COMPLETION. 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"> • (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability; • (b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and • (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.
G4.4		G9.2	The SELLER must: <ul style="list-style-type: none"> • (a) promptly provide references and other relevant information; and • (b) comply with the landlord's lawful requirements. 	G13. Rent deposits	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.
		G9.3	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.	G13.1	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.
		G10. Interest and apportionments	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.	G13.2	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"> • (a) observe and perform the SELLER'S covenants and CONDITIONS in the rent deposit deed and indemnify the SELLER in respect of any breach; • (b) give notice of assignment to the tenant; and • (c) give such direct covenant to the tenant as may be required by the rent deposit deed.
		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	G14. VAT	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.
		G10.2			

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.	BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.	reasonably directs in relation to it.
G15. Transfer as a going concern			Following COMPLETION the BUYER must:
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.	• (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.	• (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.
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.	G21. Environmental G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide. G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT. The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.	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.
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.	G22. Service Charge G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions. G22.2 No apportionment is to be made at COMPLETION in respect of service charges. G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing: • (a) service charge expenditure attributable to each TENANCY; • (b) payments on account of service charge received from each tenant; • (c) any amounts due from a tenant that have not been received; • (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.	G25. Warranties G25.1 Available warranties are listed in the SPECIAL CONDITIONS. G25.2 Where a warranty is assignable the SELLER must: • (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and • (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.
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.	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.	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.
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		G26. No assignment The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.
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.		G27. Registration at the Land Registry G27.1 This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable: • (a) procure that it becomes registered at Land Registry as proprietor of the LOT; • (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and • (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
G16. Capital allowances			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.
G16.1	This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.	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.	G28. Notices and other communications G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers. G28.2 A communication may be relied on if: • (a) delivered by hand; or • (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or • (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.
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.	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.	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.
G16.3	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.	G23. Rent reviews G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined. G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.	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.
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.	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.	G29. Contracts (Rights of Third Parties) Act 1999 No one is intended to have any benefit under the CONTRACT pursuant to the Contract (Rights of Third Parties) Act 1999.
G17. Maintenance agreements			
G17.1	The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.	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.	
G17.2	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.	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.	
G18. Landlord and Tenant Act 1987		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.	
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.	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.	
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.	G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.	
G19. Sale by practitioner		G24. Tenancy renewals G24.1 This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.	
G19.1	This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.	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.	
G19.2	The PRACTITIONER has been duly appointed and is empowered to sell the LOT.	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	
G19.3	Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability.		
G19.4	The LOT is sold: • (a) in its condition at COMPLETION; • (b) for such title as the SELLER may have; and • (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.		
G19.5	Where relevant: • (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the document of appointment and the PRACTITIONER'S acceptance of appointment; and • (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.		
G19.6	The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.		
G20. TUPE			
G20.1	If the SPECIAL CONDITIONS state "There are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.		
G20.2	If the SPECIAL CONDITIONS do not state "There are no employees to which TUPE applies" the following paragraphs apply: • (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the		

Commercial Property and Professional Services

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