

Now inviting instructions  
for 9 April auction

# SuttonKersh

1<sup>st</sup>  
for

# Auctions



**PROPERTY AUCTION SALE**  
**WEDNESDAY 12 FEBRUARY 2014**

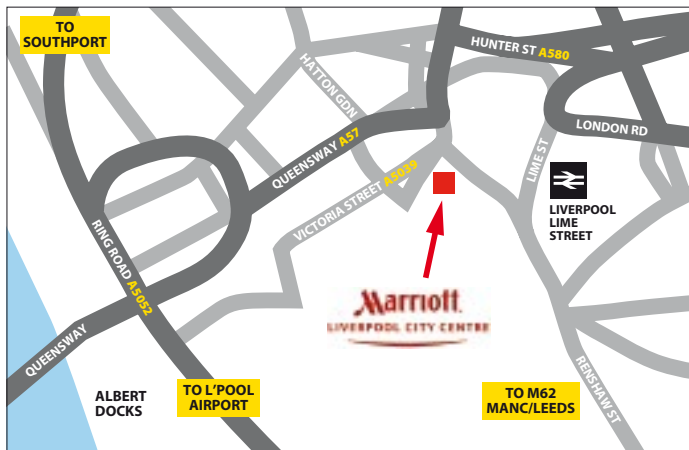
commencing at 12pm prompt at

Marriott Hotel, City Centre

One Queen Square, Liverpool L1 1RH

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

# LOCATION



**MARRIOTT HOTEL  
CITY CENTRE  
ONE QUEEN SQUARE  
LIVERPOOL L1 1RH**

**VENUE  
MARRIOTT  
HOTEL  
CITY  
CENTRE**

## AUCTION PROGRAMME 2014

### AUCTION DATES

12 February  
9 April  
3 June  
17 July  
11 September  
30 October  
11 December

### CLOSING DATES

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**

## CONTACT

**James Kersh BSc Hons MRICS**

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

**Cathy Holt MNAEA**

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

for free advice or to arrange a free valuation

**0870 873 1212**

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

## MERSEYSIDE'S LEADING AUCTION TEAM...



**Cathy Holt MNAEA**

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

**Katie Donohue  
Bsc (Hons) MNAVA**

Auction Administrator  
[katie@suttonkersh.co.uk](mailto:katie@suttonkersh.co.uk)

**James Kersh Bsc  
(Hons) MRICS**

Director

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

**Andrew Binstock  
Bsc (Hons)**

Auctioneer

**Alexa Taylor**

Auction Administrator  
[alexa@suttonkersh.co.uk](mailto:alexa@suttonkersh.co.uk)

**Ashleigh Moore MNAVA**

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

# 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 £3,000 whichever is the greater. Please note we will not accept cash deposits under any circumstances.
- 16 We only accept deposit cheques on the basis that there are adequate funds in the account on which the cheque is drawn. We reserve the right to take any action as appropriate against a purchaser whose cheque is not honored on first presentation.
- 17 A successful purchaser will also be required to pay a Buyer's Administration charge of £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

#### Allerton /South Liverpool

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

#### City Centre

Tel: 0151 236 2332  
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Liverpool L2 3PQ

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18 West Derby Village  
Liverpool L12 5HW

### Auctions

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2 Cotton Street  
Liverpool L3 7DY

### Commercial and Professional Services

**Commercial**  
Tel: 0151 207 9339  
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2 Cotton Street  
Liverpool L3 7DY

### Surveys & Valuations

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Fax: 0151 207 9933  
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### Mortgages

Tel: 0151 280 0407  
Fax: 0151 734 4504  
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Liverpool L18 1LN

### Property Management

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

### Lettings

Tel: 0151 207 5923  
Fax: 0151 207 6316  
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Liverpool L18 1LG

### City

Tel: 0151 207 5923  
Fax: 0151 207 6316  
30-32 Exchange Street East,  
Liverpool L2 3PQ



# AUCTION RESULTS THURSDAY 12 DECEMBER

LOT	PROPERTY	RESULT	PRICE
1	184 Blackmoor Drive, Liverpool L12 3HB	Withdrawn	
2	25 Goschen Street, Old Swan, Liverpool L13 2BP	Sold	£38,000
3	29 Redruth Avenue, St. Helens, Merseyside WA11 9EY	Sold	£75,000
4	116 Devonfield Road, Liverpool L9 3BH	Sold Prior	
5	104 Bardsay Road, Liverpool L4 5SQ	Postponed	
6	1 Emery Street, Liverpool L4 5UY	Sold	£36,500
7	50 Walton Vale, Liverpool L9 2BU	Sold Prior	
8	139 Laird Street, Birkenhead, Merseyside CH41 0AA	Available At	£55,000
9	15 Garages At Neville Road, Wallasey, Merseyside CH44 2AR	Sold	£48,000
10	2 Cemetery Cottage, Sterrix Lane, Liverpool L21 0DD	Sold After	
11	17 Hatton Garden, Liverpool L3 2FE	Postponed	
12	271 Hawthorne Road, Bootle, Merseyside L20 3AP	Available At	£65,000
13	49/49a Seaforth Road, Liverpool L21 3TX	Available At	£60,000
14	32 & 34 Picton Road, Wavertree, Liverpool L15 4LH	Sold Prior	
15	280 Anfield Road, Liverpool L4 0TJ	Available At	£70,000
16	7 Smollett Street, Bootle, Merseyside L20 4PT	Sold After	
17	20 St. Andrew Road, Liverpool L4 2RJ	Sold	£34,000
18	70/70a Prescott Road, Fairfield, Liverpool, L7 0JA	Withdrawn	
19	23 Wellington Road, New Brighton, Wallasey CH45 2ND	Withdrawn	
20	2a Hornby Boulevard, Bootle, Merseyside L21 8HG	Sold After	
21	18 Lulworth Avenue, Waterloo, Liverpool L22 7RT	Sold	£90,000
22	145 Laird Street, Birkenhead, Merseyside CH41 0AA	Available At	£60,000
23	43 Scotton Street, Liverpool L6 4AS	Sold	£33,500
24	48 Hanford Avenue, Liverpool L9 3BN	Sold	£61,250
25	343a Aigburth Road, Liverpool L17 0BL	Sold Prior	
26	48 Waterloo Road, Waterloo, Liverpool L22 1RF	Sold After	
27	35 Cotswold Grove, St. Helens, Merseyside WA9 2JD	Sold	£37,000
28	19 Graham Street, St. Helens, Merseyside WA9 1LX	Sold	£36,000
29	23 Cotswold Grove, St. Helens, Merseyside WA9 2JD	Sold	£46,000
30	85 Silkstone Street, St. Helens, Merseyside WA10 4PB	Sold	£50,000
31	7 Orrell Lane, Liverpool L9 8BU	Available At	£52,500
32	35 Highfield Road, Walton, Liverpool L9 1AS	Available At	£57,500
33	50 Picton Road, Wavertree, Liverpool L15 4LH	Available At	£25,000
34	150 Albion Street, St. Helens, Merseyside WA10 2HA	Sold	£47,500
35	17 Sandbrook Way, Southport, Merseyside PR8 3RN	Sold	£25,000
36	74 Lawrence Road, Liverpool L15 0EG	Available At	£40,000
37	132 Brynn Street, St. Helens, Merseyside WA10 1HX	Sold	£50,000
38	134 Peel Road, Bootle, Merseyside L20 4LB	Sold	£56,000
39	123 Alderson Road, Liverpool L15 1HH	Sold	£70,000
40	61 Harebell Street, Liverpool L5 7RL	Sold	£32,500
41	51 Sandy Road, Seaforth, Liverpool L21 1AD	Sold After	
42	Mainland House, 395 Stanley Road, Bootle, Merseyside L20 3EF	Sold After	
43	Land At 38 Coleridge Street, Kensington, Liverpool L6 6BT	Sold	£31,000
44	65 York Road, Huyton, Liverpool L36 1UZ	Sold After	
45	21 Graham Street, St. Helens, Merseyside WA9 1LX	Sold	£38,000
46	32 Borrowdale Road, Liverpool L15 3LE	Sold After	
47	17 Beech Park, West Derby, Liverpool L12 1LP	Sold Prior	
48	172 Driveway, Whiston, Prescot, Merseyside L35 3TT	Sold After	
49	73 Makin Street, Liverpool L4 5QE	Sold Prior	
50	141 & 141a Brighton Street, Wallasey, Merseyside CH44 8DT	Available At	£30,000
51	38/40 Bank Road, Bootle, Merseyside L20 4AU	Sold	£100,000
52	39/39a Beech Road, Birkenhead, Merseyside CH42 0JJ	Postponed	
53	Richmond House, 168 Richmond Row, Liverpool L3 3BL	Sold Prior	
54	Land Adjacent To 8 Osborne Road, Tuebrook, Liverpool L13 8At	Available At	£22,000



55	36 August Road, Liverpool L6 4DF	<b>Sold After</b>	
56	The Mill House, 137 Alderwood Avenue, Speke, Liverpool, L24 7Rb	<b>Withdrawn</b>	
57	1 Chepstow Street, Liverpool L4 3RE	<b>Sold Prior</b>	
58	Flat 4, 14a Walton Park, Liverpool L9 1EZ	<b>Sold</b>	£40,000
59	1 Tudor Road, Birkenhead, Merseyside CH42 5Ph	<b>Sold</b>	£41,500
60	262 Aigburth Road, Liverpool L17 9PJ	<b>Postponed</b>	
61	23 Thomas Street, Runcorn, Cheshire WA7 1Bu	<b>Sold</b>	£47,000
62	262-266 Smithdown Road, Liverpool L15 5AH	<b>Sold</b>	£361,500
63	104 Hurst Street, Widnes, Cheshire WA8 0EF	<b>Sold</b>	£37,000
64	Plots 1 & 2 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	<b>Sold</b>	£140
65	Plots 3 & 4 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	<b>Sold</b>	£150
66	Plots 5 & 6 To The South Of Wrenthorpe Road, Wakefield WF2 0Ty	<b>Sold</b>	£150
67	Plots 7 & 8 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	<b>Sold</b>	£150
68	Plots 9, 10 & 11 To The South Of Wrenthorpe Road, Wakefield WF2 0Ty	<b>Sold</b>	£150
69	33 Ash Street, Bootle, Liverpool L20 3EY	<b>Sold</b>	£43,000
70	212 Huyton Lane, Liverpool, L36 1TQ	<b>Sold Prior</b>	
71	115 Roe Lane, Southport, Merseyside PR9 7PG	<b>Sold</b>	£284,000
72	25 Pond Green Way, St. Helens, Merseyside WA9 3SD	<b>Sold After</b>	
73	96 Salisbury Road, Wavertree, Liverpool L15 2Hu	<b>Sold Prior</b>	
74	Apartment 1, 27 Lilley Road, Liverpool L7 0LP	<b>Sold</b>	£15,000
75	193/193a Walton Road, Liverpool L4 4AJ	<b>Sold After</b>	
76	39 Oxford Road, Huyton, Liverpool L36 1XF	<b>Sold</b>	£65,500
77	39 Grosvenor Road, Wavertree, Liverpool L15 0EY	<b>Sold</b>	£54,000
78	Hollystead House, 14 Old Mill Lane, Wavertree, Liverpool L15 8Ln	<b>Sold</b>	£397,000
79	43 Rickman Street, Liverpool L4 1RL	<b>Sold After</b>	
80	147 Albert Edward Road, Liverpool L7 8SA	<b>Sold</b>	£89,000
81	18 Queens Road, Birkenhead, Merseyside CH42 1QY	<b>Available At</b>	£125,000
82	4a Ling Street, Liverpool L7 2QF	<b>Sold</b>	£15,500
83	323 Prescott Road, Old Swan, Liverpool L13 3BS	<b>Sold After</b>	
84	5, 7 & 9 Horsfall Street, Liverpool L8 6RU	<b>Withdrawn</b>	
85	65 Mossville Road, Liverpool L18 7JN	<b>Sold After</b>	
86	34 Coniston Street, Liverpool L5 6QZ	<b>Sold</b>	£32,000
87	29a/B Bond Street, Leigh, Lancashire WN7 1AG	<b>Sold</b>	£62,000
88	181 Albion Street, St. Helens, Merseyside WA10 2Ha	<b>Sold</b>	£47,000
89	33 Rocky Lane, Anfield, Liverpool L6 4BA	<b>Sold After</b>	
90	60 Sheil Road, Liverpool L6 3AE	<b>Sold</b>	£69,500
91	30 Bankville Road, Birkenhead, Merseyside CH42 6PI	<b>Sold</b>	£61,000
92	29 Heydale Road, Allerton, Liverpool L18 5JG	<b>Sold Prior</b>	
93	2 Scorton Street, Liverpool L6 4AS	<b>Sold</b>	£40,500
94	Flat 9 Ainsley House, 5 Cearns Road, Prenton, Merseyside CH43 1XF	<b>Sold After</b>	
95	43 St. Andrews Road, Blundellsands, Liverpool L23 8UA	<b>Postponed</b>	
96	469 Rice Lane, Liverpool L9 8AP	<b>Available At</b>	£80,000
97	18 Huntley Road, Liverpool L6 3AJ	<b>Sold</b>	£86,000
98	1 Alexandra Mount, Liverpool L21 7PN	<b>Sold After</b>	
99	5 Tynwald Hill, Liverpool L13 7DN	<b>Postponed</b>	
100	20 Antonio Street, Bootle, Merseyside L20 2EY	<b>Sold After</b>	
101	Flat 2 Huddleston Close, Wirral, Merseyside CH49 8JP	<b>Sold</b>	£36,750
102	121-123 Oakfield Road, Liverpool L4 0UE	<b>Available At</b>	£75,000
103	1 Camp Road, Liverpool L25 7TS	<b>Available At</b>	£150,000
104	2 Camp Road, Liverpool L25 7TS	<b>Available At</b>	£150,000

**TOTAL REALISATION = £5,371,740**

# 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 **WEDNESDAY 12 FEBRUARY**

## FOR SALE BY PUBLIC AUCTION UNLESS SOLD PRIOR OR WITHDRAWN

1	16 -18 Pomona Street, Liverpool L3 5TL	<b>£140,000+</b>
2	132 Belmont Road, Anfield, Liverpool L6 5BJ	<b>£70,000+</b>
3	32 Sheil Road, Liverpool L6 3AE	<b>£60,000+</b>
4	15 Regency Court, Rock Lane West, Birkenhead, Merseyside CH42 1NG	<b>£30,000-£35,000</b>
5	21 Callington Close, Liverpool L14 8XP	<b>£25,000+</b>
6	4 Hall Lane, Huyton, Liverpool L36 6AZ	<b>£60,000+</b>
7	32 Borrowdale Road, Liverpool L15 3LE	<b>£150,000+</b>
8	312 Hawthorne Road, Bootle, Liverpool L20 9AU	<b>£35,000+</b>
9	78 Hahnemann Road, Liverpool L4 3SA	<b>£50,000+</b>
10	Land Adjacent To 36 Patten Street, Birkenhead, Merseyside CH41 8DN	<b>£20,000-£25,000</b>
11	133 Pennard Avenue, Liverpool L36 3SH	<b>£50,000+</b>
12	6 Richmond Terrace, Liverpool L6 5EA	<b>£165,000+</b>
13	29 Jean Walk, Fazakerley, Liverpool L10 4YB	<b>£50,000+</b>
14	65 Peel Road, Bootle, Merseyside L20 4RN	<b>£25,000+</b>
15	1 & 3 Smollett Street, Bootle, Merseyside L20 4PT	<b>£35,000+</b>
16	254/254a Picton Road, Wavertree, Liverpool L15 4LP	<b>£90,000+</b>
17	103-105 Allerton Road, Mossley Hill, Liverpool L18 2DD	<b>££225,000+</b>
18	12 Whitby Street, Liverpool L6 4DH	<b>£25,000+</b>
19	355b Aigburth Road, Liverpool L17 0BP	<b>£65,000+</b>
20	29 Smollett Street, Bootle, Merseyside L20 4PT	<b>£35,000+</b>
21	1-3 Radnor Place, Liverpool L6 4BD	<b>£200,000-£225,000</b>
22	Birch House, 97 Green Lane, Mossley Hill, Liverpool L18 2EP	<b>£650,000+</b>
23	130 Belmont Road, Anfield, Liverpool L6 5BJ	<b>£80,000+</b>
24	137 Peel Road, Bootle, Merseyside L20 4LB	<b>£30,000-£35,000</b>
25	37 Park Avenue, Eccleston Park, Prescot, Merseyside L34 2QY	<b>£250,000-£275,000</b>
26	74 Lawrence Road, Liverpool L15 0EG	<b>£35,000-£40,000</b>
27	35 Ennismore Road, Old Swan, Liverpool L13 2AR	<b>£35,000+</b>
28	114 Bridge Road, Litherland, Liverpool L21 8NT	<b>£50,000+</b>
29	Land At 2 Dorset Road, Liverpool L6 4DX	<b>£10,000+</b>
30	112 Lauriston Road, Liverpool L4 9SZ	<b>£55,000-£60,000</b>
31	23 Hayfield Street, Liverpool L4 0RU	<b>£35,000-£40,000</b>
32	20 Bridge Street, Bootle, Merseyside L20 8AL	<b>£100,000+</b>
33	129 Scargreen Avenue, Liverpool L11 3AZ	<b>£55,000+</b>
34	443/443A Smithdown Road, Liverpool L15 3JL	<b>£160,000+</b>
35	60-62 Pendle Drive, Liverpool L21 0HZ	<b>£90,000+</b>
36	102 Picton Road, Wavertree, Liverpool L15 4LH	<b>£70,000+</b>
37	57 Eccleston Street, Prescot, Merseyside L34 5QH	<b>£55,000+</b>
38	59 Eccleston Street, Prescot, Merseyside L34 5QH	<b>£45,000-£50,000</b>
39	451 Woolton Road, Woolton, Liverpool L25 4SZ	<b>£250,000+</b>
40	5 Longview Drive, Liverpool L36 6DY	<b>£35,000-£40,000</b>
41	60 Picton Road, Wavertree, Liverpool L15 4LH	<b>£70,000+</b>
42	104 Bardsay Road, Liverpool L4 5SQ	<b>£40,000-£45,000</b>
43	5 April Grove, Liverpool L6 4BU	<b>£35,000-£40,000</b>
44	Seaforth Castle, Seaforth Road, Liverpool L21 4LF	<b>£50,000+</b>
45	8 Brackendale Avenue, Liverpool L9 0JT	<b>£60,000+</b>
46	695 West Derby Road, Liverpool L13 0BH	<b>£150,000-£175,000+</b>
47	543 West Derby Road, Liverpool L13 8AA	<b>£35,000+</b>
48	50 Picton Road, Wavertree, Liverpool L15 4LH	<b>£20,000-£25,000</b>
49	92 Boundary Road, Huyton, Liverpool L36 0SW	<b>£50,000-£60,000</b>
50	56 Windsor Road, Liverpool L13 8BD	<b>£75,000+</b>
51	37 Nimrod Street, Liverpool L4 4DU	<b>£30,000+</b>
52	21 Peel Road, Bootle, Merseyside L20 4RL	<b>£30,000+</b>
53	23 Mount Avenue, Bootle, Merseyside L20 6DT	<b>£60,000-£65,000</b>
54	49 Musker Drive, Bootle, Merseyside L30 2PF	<b>£45,000+</b>

ORDER OF SALE

WEDNESDAY 12 FEBRUARY

55	109 Oakfield Road, Walton, Liverpool L4 0UE	£25,000–£30,000
56	1 Sefton Street, Litherland, Liverpool L21 7PB	£100,000–£110,000
57	271 Hawthorne Road, Bootle, Merseyside L20 3AP	£60,000+
58	73 Oak Leigh, Liverpool L13 7EN	£40,000+
59	26 Lower Breck Road, Liverpool L6 4BZ	£65,000+
60	22 Hall Drive, Wirral, Merseyside CH49 1RN	£125,000+
61	54 Bodmin Road, Liverpool L4 5SW	£20,000+
62	29 Phythian Close, Liverpool L6 9JJ	£50,000+
63	60 Croxteth Avenue, Liverpool L21 6NB	£40,000+
64	Former Anfield Road Police Station, 115 Anfield Road/2 Harrow Road/1 Clapham Road L4 0TL	£150,000+
65	58 Violet Road, Liverpool L21 6NZ	£25,000+
66	15 Oakfield Road, Walton, Liverpool L4 2QE	£35,000+
67	1 & 3 Linacre Road, Liverpool L21 8NJ	£80,000+
68	50 Green Street (99 Limekiln Lane), Liverpool L5 8YF	£100,000–£125,000
69	32 Brooke Close, Southport, Merseyside PR9 7TF	£75,000+
70	25 Palace Road, Liverpool L9 4SL	£30,000+
71	25 Duke Street, Liverpool L1 5AP	£120,000+
72	127 Moscow Drive, Liverpool L13 7DQ	£65,000+
73	30 Brandreth Close, Rainhill, Prescot, Merseyside L35 4QS	£50,000+
74	51 Hornby Boulevard, Liverpool L21 8HE	£35,000+
75	355a Aigburth Road, Liverpool L17 0BP	£55,000+
76	483 Woolton Road, Woolton, Liverpool L25 4SZ	£250,000+
77	13 Croxteth Avenue, Liverpool L21 6NA	£50,000+
78	7 & 7a/7b Warbreck Moor, Liverpool L9 4RN	£90,000+
79	105 Thirlmere Road, Everton, Liverpool L5 6PR	£40,000+
80	408 Stanley Road, Bootle, Merseyside L20 5AB	£75,000+
81	28 Pilch Lane, Liverpool L14 7QB	£45,000+
82	14 Minver Road, Liverpool L12 4XD	£55,000+
83	54 Emery Street, Liverpool L4 5UZ	£30,000+
84	24 Miranda Road, Bootle, Merseyside L20 2EE	£25,000+
85	39/39a Beech Road, Birkenhead, Merseyside CH42 0JJ	£90,000+
86	78 Queens Drive, Newton Le Willows WA12 0LX	£80,000–£90,000
87	35 Bedford Road, Liverpool L4 5PS	£50,000+
88	34 Beechway, Maghull, Liverpool L31 1HP	£65,000+
89	87 Snowberry Road, Liverpool L14 8XR	£35,000+
90	209 Warbreck Moor, Liverpool L9 4RR	£95,000+
91	68 Violet Road, Liverpool L21 6NZ	£30,000+
92	77 Milman Road, Liverpool L4 5SJ	£45,000+
93	33 Pope Street, Bootle, Merseyside L20 4PH	£25,000+
94-99	Plots 13–24 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	NIL RESERVE
100	56 Violet Road, Liverpool L21 6NZ	£25,000+
101	21 Church Avenue, Liverpool L9 4SG	£80,000+
102	16 Emery Street, Liverpool L4 5UZ	£30,000+
103	2 Rossini Street, Liverpool L21 4NS	£25,000+
104	90 Crosswood Crescent, Liverpool L36 2QG	£45,000+
105	Former Queen Victoria Public House, 57 Rice Lane, Liverpool L9 1AD	£75,000+
106	100 Thirlmere Road, Everton, Liverpool L5 6PR	£35,000+
107	39 Milner Road, Liverpool L17 0AB	£85,000+
108	116 Allerford Road, Liverpool L12 4YJ	£50,000+
109	50 Beechwood Road, Litherland, Liverpool L21 8JZ	£35,000–£40,000
110	Former Stoneycroft Church, Greenfield Road, Liverpool L13 3BN	£140,000+
111	37 Baycliff Road, Liverpool L12 6QS	£50,000+
112	28 Gordon Road, Seaforth, Liverpool L21 1DW	£80,000+
113	56 Cardigan Street, Liverpool L15 1HA	£65,000+
114	98 Wellington Road, Wavertree, Liverpool L15 4JN	£65,000+
115	Units 1, 2, 3, 4, 5 Citygate, Oldham Street, Liverpool L1 2SU	£350,000+
116	Wavertree House, 143 & 145 Lawrence Road, Liverpool L15 0EF	£500,000–£550,000

# ORDER OF SALE BY TYPE

## RESIDENTIAL INVESTMENT

- 3 32 Sheil Road, Liverpool L6 3AE
- 8 312 Hawthorne Road, Bootle, Liverpool L20 9AU
- 12 6 Richmond Terrace, Liverpool L6 5EA
- 15 1 & 3 Smollett Street, Bootle, Merseyside L20 4PT
- 20 29 Smollett Street, Bootle, Merseyside L20 4PT
- 21 1-3 Radnor Place, Liverpool L6 4BD
- 23 130 Belmont Road, Anfield, Liverpool L6 5BJ
- 39 451 Woolton Road, Woolton, Liverpool L25 4SZ
- 50 56 Windsor Road, Liverpool L13 8BD
- 62 29 Phythian Close, Liverpool L6 9JJ
- 67 1 & 3 Linacre Road, Liverpool L21 8NJ
- 68 50 Green Street (99 Limekiln Lane), Liverpool L5 8YF
- 76 483 Woolton Road, Woolton, Liverpool L25 4SZ
- 85 39/39a Beech Road, Birkenhead, Merseyside CH42 0JJ
- 109 50 Beechwood Road, Litherland, Liverpool L21 8JZ
- 112 28 Gordon Road, Seaforth, Liverpool L21 1DW
- 113 56 Cardigan Street, Liverpool L15 1HA

## VACANT RESIDENTIAL

- 2 132 Belmont Road, Anfield, Liverpool L6 5BJ
- 4 15 Regency Court, Rock Lane West, Birkenhead, Merseyside CH42 1NG
- 5 21 Callington Close, Liverpool L14 8XP
- 6 4 Hall Lane, Huyton, Liverpool L36 6AZ
- 7 32 Borrowdale Road, Liverpool L15 3LE
- 9 78 Hahnemann Road, Liverpool L4 3SA
- 11 133 Pennard Avenue, Liverpool L36 3SH
- 13 29 Jean Walk, Fazakerley, Liverpool L10 4YB
- 14 65 Peel Road, Bootle, Merseyside L20 4RN
- 18 12 Whitby Street, Liverpool L6 4DH
- 19 355b Aigburth Road, Liverpool L17 0BP
- 24 137 Peel Road, Bootle, Merseyside L20 4LB
- 27 35 Ennismore Road, Old Swan, Liverpool L13 2AR
- 28 114 Bridge Road, Litherland, Liverpool L21 8NT
- 30 112 Lauriston Road, Liverpool L4 9SZ
- 31 23 Hayfield Street, Liverpool L4 0RU
- 33 129 Scargreen Avenue, Liverpool L11 3AZ
- 35 60-62 Pendle Drive, Liverpool L21 0HZ
- 42 104 Bardsay Road, Liverpool L4 5SQ
- 43 5 April Grove, Liverpool L6 4BU
- 45 8 Brackendale Avenue, Liverpool L9 0JT
- 46 695 West Derby Road, Liverpool L13 0BH
- 49 92 Boundary Road, Huyton, Liverpool L36 0SW
- 51 37 Nimrod Street, Liverpool L4 4DU

- 52 21 Peel Road, Bootle, Merseyside L20 4RL
- 53 23 Mount Avenue, Bootle, Merseyside L20 6DT
- 54 49 Musker Drive, Bootle, Merseyside L30 2PF
- 55 109 Oakfield Road, Walton, Liverpool L4 0UE
- 56 1 Sefton Street, Litherland, Liverpool L21 7PB
- 58 73 Oak Leigh, Liverpool L13 7EN
- 59 26 Lower Breck Road, Liverpool L6 4BZ
- 60 22 Hall Drive, Wirral, Merseyside CH49 1RN
- 61 54 Bodmin Road, Liverpool L4 5SW
- 63 60 Croxteth Avenue, Liverpool L21 6NB
- 65 58 Violet Road, Liverpool L21 6NZ
- 66 15 Oakfield Road, Walton, Liverpool L4 2QE
- 69 32 Brooke Close, Southport, Merseyside PR9 7TF
- 70 25 Palace Road, Liverpool L9 4SL
- 72 127 Moscow Drive, Liverpool L13 7DQ
- 73 30 Brandreth Close, Rainhill, Prescot, Merseyside L35 4QS
- 74 51 Hornby Boulevard, Liverpool L21 8HE
- 75 355a Aigburth Road, Liverpool L17 0BP
- 77 13 Croxteth Avenue, Liverpool L21 6NA
- 79 105 Thirlmere Road, Everton, Liverpool L5 6PR
- 81 28 Pilch Lane, Liverpool L14 7QB
- 82 14 Minver Road, Liverpool L12 4XD
- 83 54 Emery Street, Liverpool L4 5UZ
- 84 24 Miranda Road, Bootle, Merseyside L20 2EE
- 86 78 Queens Drive, Newton Le Willows WA12 0LX
- 87 35 Bedford Road, Liverpool L4 5PS
- 88 34 Beechway, Maghull, Liverpool L31 1HP
- 89 87 Snowberry Road, Liverpool L14 8XR
- 90 209 Warbreck Moor, Liverpool L9 4RR
- 91 68 Violet Road, Liverpool L21 6NZ
- 92 77 Milman Road, Liverpool L4 5SJ
- 93 33 Pope Street, Bootle, Merseyside L20 4PH
- 100 56 Violet Road, Liverpool L21 6NZ
- 101 21 Church Avenue, Liverpool L9 4SG
- 102 16 Emery Street, Liverpool L4 5UZ
- 103 2 Rossini Street, Liverpool L21 4NS
- 104 90 Crosswood Crescent, Liverpool L36 2QG
- 106 100 Thirlmere Road, Everton, Liverpool L5 6PR
- 107 39 Milner Road, Liverpool L17 0AB
- 108 116 Allerford Road, Liverpool L12 4YJ
- 111 37 Baycliff Road, Liverpool L12 6QS
- 116 Wavertree House, 143 & 145 Lawrence Road, Liverpool L15 0EF

## COMMERCIAL INVESTMENT

- 16 254/254a Picton Road, Wavertree, Liverpool L15 4LP
- 17 103-105 Allerton Road, Mossley Hill, Liverpool L18 2DD
- 34 443/443A Smithdown Road, Liverpool L15 3JL
- 36 102 Picton Road, Wavertree, Liverpool L15 4LH
- 37 57 Eccleston Street, Prescot, Merseyside L34 5QH
- 41 60 Picton Road, Wavertree, Liverpool L15 4LH
- 57 271 Hawthorne Road, Bootle, Merseyside L20 3AP
- 71 25 Duke Street, Liverpool L1 5AP
- 115 Units 1, 2, 3, 4, 5 Citygate, Oldham Street, Liverpool L1 2SU

## VACANT COMMERCIAL

- 32 20 Bridge Street, Bootle, Merseyside L20 8AL
- 26 74 Lawrence Road, Liverpool L15 0EG
- 38 59 Eccleston Street, Prescot, Merseyside L34 5QH
- 40 5 Longview Drive, Liverpool L36 6DY
- 47 543 West Derby Road, Liverpool L13 8AA
- 48 50 Picton Road, Wavertree, Liverpool L15 4LH
- 78 7 & 7a/7b Warbreck Moor, Liverpool L9 4RN
- 105 Former Queen Victoria Public House, 57 Rice Lane, Liverpool L9 1AD
- 114 98 Wellington Road, Wavertree, Liverpool L15 4JN

## LAND

- 10 Land Adjacent To 36 Patten Street, Birkenhead, Merseyside CH41 8DN
- 29 Land At 2 Dorset Road, Liverpool L6 4DX

## DEVELOPMENT OPPORTUNITY

- 1 16 -18 Pomona Street, Liverpool L3 5TL
- 22 Birch House, 97 Green Lane, Mossley Hill, Liverpool L18 2EP
- 25 37 Park Avenue, Eccleston Park, Prescot, Merseyside L34 2QY
- 44 Seaforth Castle, Seaforth Road, Liverpool L21 4LF
- 64 Former Anfield Road Police Station, 115 Anfield Road/2 Harrow Road/1 Clapham Road L4 0TL
- 80 408 Stanley Road, Bootle, Merseyside L20 5AB
- 110 Former Stoneycroft Church, Greenfield Road, Liverpool L13 3BN

## LAND WITH POTENTIAL

- 94-99 Plots 13-24 To The South Of Wrenthorpe Road, Wakefield WF2 0TY



# SUTTON KERSH ENJOYS BUMPER AUCTION YEAR

Sutton Kersh is celebrating after finishing 2013 as Merseyside's number one property auctioneer.

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It is the 8th consecutive year that the firm has outperformed the competition, selling nearly 30% more lots than its three nearest rivals combined.

At the seven auctions held during 2013 Sutton Kersh sold 604 (84%) of the 718 lots offered, generating proceeds of over £39,300,000. This compares favourably to 2012 in which 521 (89%) of the 584 lots sold, producing proceeds of just under £29,000,000.

Cathy Holt, Auction Manageress at Sutton Kersh said: 'It was an exceptional year, highlighted by the fact that we attracted 23% more lots than in 2012 and increased the income generated by over £10,000,000.

'The growth in the number of lots year on year shows that more and more vendors are choosing us as the auction firm they can rely on to dispose of property quickly, whilst achieving favourable prices.'

There was healthy interest in all types of stock, including vacant and tenanted residential, commercial, land and development opportunities. Large attendances at all the auctions along with competitive bidding ensured that many lots exceeded their advertised guide prices.

Mrs Holt said: 'It was a case of standing room only at the majority of our sales. Not only had investors turned out in large numbers, they came with the intention to



buy which shows that property remains the investment vehicle of choice.

'With the economy showing further signs of recovery we are looking forward to our 2014 auction schedule with real confidence.'

Sutton Kersh has seven auctions planned for 2014 which will take place at the Liverpool City Centre Marriott Hotel on February 12, April 9, June 4, July 17, September 11, October 30 and December 11.

Full details and closing dates for entries are available at [www.suttonkersh.co.uk/auctions-property](http://www.suttonkersh.co.uk/auctions-property)



# the **property Buzz**

Issue 09

## THE ONLY WAY IS UP

**With the New Year well underway it is a good time to reflect on what 2014 might have in store for the local property market.**

Current average prices in Liverpool stand at £143,757 which is 5.44% (£7,417) up on 12 months ago. That's according to the Zed-Index, which gives average property values in a specific area based on property website Zoopla current estimates.

For Merseyside as a whole the average house price is now £141,684, representing a year on year increase of 4.78% (£6,459).

Commentators have had a field day speculating on the factors behind the up turn. There is no doubt the Help to Buy scheme has attracted new buyers and with a further roll out of the scheme in

the early part of this year that is likely to continue.

Alex Dixon, Director of the Allerton Road branch of Sutton Kersh said: 'Help to Buy has certainly energised the market, as has general improvements in the economy which has given buyers more confidence and made lenders less risk averse.'

'The local market is buoyant and our current enquiry levels are up by 30% on the same period last year. We anticipate prices to increase by between 4% and 8% in the next 12 months based on current values.'

'However, the real barometer of a recovering market is the growth in transactions, which means there are more opportunities to buy. In November 2013 the figure nationally was 110,000, which

# SuttonKersh

*Latest news and views from Liverpool's leading independent estate agency chain*



represented an increase of 23.5% on November 2012. If transactions continue to rise, values will look after themselves.'

**To take advantage of the current property market, talk to Sutton Kersh now.**

### YOU BET WE CAN LET



**It took Senior Valuer, Carol Corran just eight hours to let a two bedroom apartment on Ivanhoe Road, close to Sefton Park.**

**Carol said: 'I received the instruction at 10:00am and had the details on our website by 12 noon. An enquiry came in almost immediately and I met the tenant at 5:00pm. By 6:00pm everything was completed at the advertised rent of £675 pcm.'**

**The landlord said: 'I can't thank Carol enough and would encourage any other landlords with property to let to get in touch with Sutton Kersh without delay.'**

**The specialist lettings team at Sutton Kersh has recently relocated to new premises on Allerton Road, following a period of sustained growth.**

**'The new office provides a great environment for both staff and customers and the prominent location next to the Halifax means we are enjoying high levels of footfall,' said Carol.**

**If you are a landlord with property to let or a tenant looking for rental accommodation call Sutton Kersh Lettings now on 0151 482 2594.**

### WHAT A YEAR!

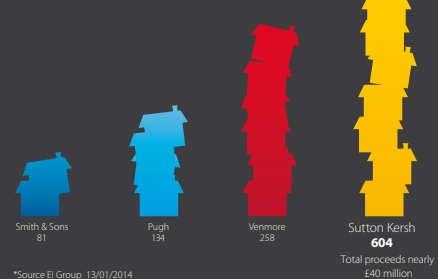
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'There was healthy interest in all types of stock, including vacant and tenanted residential, commercial, land and development opportunities. Large attendances at all the auctions along with competitive bidding ensured that many lots exceeded their advertised guide prices.'

**TOTAL PROPERTIES SOLD IN 2013 BY MERSEYSIDE AUCTIONEERS\***



**The next Sutton Kersh auction is on Wednesday 12 February at the Liverpool City Centre Marriott Hotel, starting at 12 noon.**

**If you are looking to sell a property quickly talk to Sutton Kersh Auctions now on 0151 207 6315.**

### FEATURED PROPERTY



**211 Booker Avenue, Calderstones, Liverpool L18 9TA  
Price: £595,000**

A beautiful five bedroom detached residence presented to an exceptional standard close to Calderstones Park. Accommodation includes a sensational family dining kitchen, formal dining room and an attractive conservatory. EPC-D  
**Viewing highly recommended.  
Call 0151 734 0666**

## THE PARAMOUNT, LIVERPOOL



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- Full maintenance and management companies in place

\* Currently planning granted for 440 units, extra 34 units subject to planning



The Paramount



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LOT

1

## 16 -18 Pomona Street, Liverpool L3 5TL

### DEVELOPMENT OPPORTUNITY

GUIDE PRICE £140,000+



A two storey end of terrace property benefitting from Planning permission which was granted in January 2013 to change the use to mixed development comprising A1 (Retail) and A3 (Restaurant and deli) on ground floor together with 7 student rooms to first and second floors. Planning reference number 12F/2222.



Not to scale. For identification purposes only

**Situated** The premises are located fronting Pomona Street close to its junction with Mount Pleasant and the outskirts of Liverpool City Centre. The immediate surrounding area consists of a number of buildings forming part of Liverpool John Moores University and Liverpool University. Liverpool Metropolitan Cathedral is also within short distance, as is Lime Street Railway station.

**Ground Floor** Main workshop/ Storage area in two parts.

**First Floor** Accommodation

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LOT

2

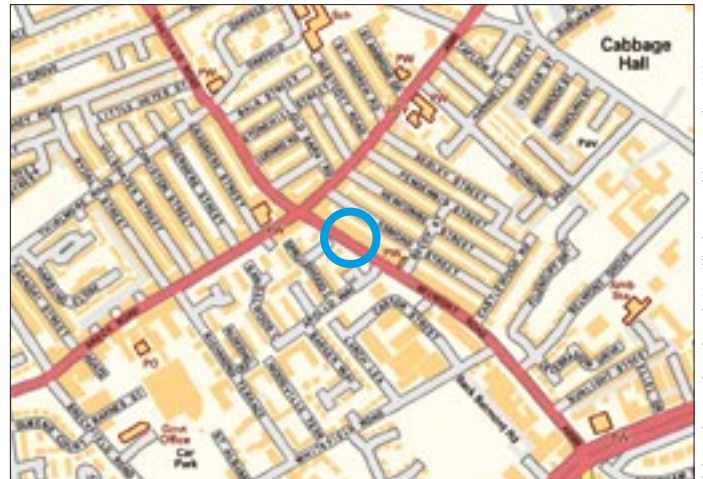
## 132 Belmont Road, Anfield, Liverpool L6 5BJ

### VACANT RESIDENTIAL

GUIDE PRICE £70,000+



A vacant three storey middle terraced property converted to provide 3 self-contained flats. The property benefits from double glazing, however, is in need of repair and modernisation after which would be suitable for investment purposes. When fully let the potential annual rental income is in excess of £12,000 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Belmont Road within close proximity to Anfield Football Club and Stanley Park with good transport links and shopping facilities.

#### Ground Floor

Main entrance hallway

**Flat 1** Lounge, Bedroom, Kitchen, Bathroom/WC.

#### First Floor

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

#### Second Floor

**Flat 3** Lounge, Bedroom, Kitchen, Bathroom/WC.

**Outside** Yard to the rear.

**EPC Rating** F

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LOT

3

## 32 Sheil Road, Liverpool L6 3AE RESIDENTIAL INVESTMENT

GUIDE PRICE £60,000+



Not to scale. For identification purposes only

A three storey end of terrace property converted to provide 5 self-contained units. At the time of our inspection two of the flats were currently let by way of Assured Shorthold Tenancies producing £7,200 per annum. The property benefits from double glazing. Following repair and modernisation the potential annual rental income is in excess of £15,000.

**Situated** Fronting Sheil Road at its junction with Prescot Road/Kensington High Street in a popular residential location a short distance from Liverpool City Centre.

### Ground Floor

Main entrance hallway  
**Flat 1** Open plan Lounge/Kitchen, Bedroom, Shower/W.C

**Flat 2** Lounge/Bedroom, Kitchen, Bathroom/W.C

### First Floor

**Flat 3** Lounge, Bedroom, Kitchen, Shower room/W.C

**Flat 4** Lounge/Kitchen/Bedroom, Shower room/W.C

### Second Floor

**Flat 5** Lounge, Kitchen, Bedroom, Bathroom/W.C

**Outside** Yard to the rear.

LOT

4

## 15 Regency Court, Rock Lane West, Birkenhead, Merseyside CH42 1NG VACANT RESIDENTIAL

GUIDE PRICE £30,000-£35,000



Not to scale. For identification purposes only

A vacant first floor 2 bedroomed apartment benefiting from double glazing, central heating, intercom system and communal gardens and parking. The property has been newly decorated and is in good order throughout and would be suitable for occupation or investment purposes.

**Situated** On Rock Lane West close to its junction with Queens Road in a popular and well established residential location within close proximity to local amenities and transport links.

**Ground Floor** Main Entrance Hall.

**First Floor Flat** Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C.



**Outside** Communal Gardens and Parking.



**EPC Rating** B



LOT  
5**21 Callington Close, Liverpool L14 8XP**  
VACANT RESIDENTIAL**GUIDE PRICE £25,000+**

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



Not to scale. For identification purposes only

**Situated** Fronting Callington Close between Snowberry Road and Southdean Road in a popular and well established residential location.

**First Floor** 3 Bedrooms.

**Outside** Front & Rear Gardens.

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

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LOT  
6**4 Hall Lane, Huyton, Liverpool L36 6AZ**  
VACANT RESIDENTIAL**GUIDE PRICE £60,000+**

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



Not to scale. For identification purposes only

**Situated** Off Huyton Hey Road and Wilson Road in a popular and well established residential location within close proximity for Schooling and Huyton Village.

**First Floor** 3 Bedrooms, Bathroom/W.C.

**Outside** Garden to the rear

**EPC Rating** E

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

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LOT  
7

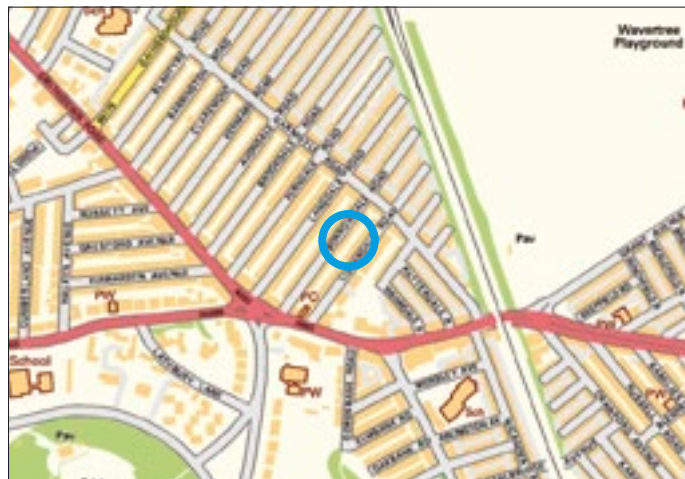
## 32 Borrowdale Road, Liverpool L15 3LE

### VACANT RESIDENTIAL

GUIDE PRICE £150,000+



A vacant 4 bedroomed double fronted middle terraced property which following a full upgrade and refurbishment scheme would be suitable for family occupation, student investment, hmo for 6/7 tenants or resale. When fully let to 7 students the potential annual rental income is in excess of £18,000.



Not to scale. For identification purposes only

**Situated** Between Smithdown Road and Garmoye Road in a very popular residential location within easy reach of Sefton Park, local amenities, schooling and approximately 3.5 miles from Liverpool City Centre.

**Ground Floor** Hall, 2 Front Reception Rooms, Dining Room, Kitchen.

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

**Second Floor** 1 Further Room with potential to convert back into 2 rooms.

**Outside** Yard to the Rear.

**EPC Rating** F

LOT  
8

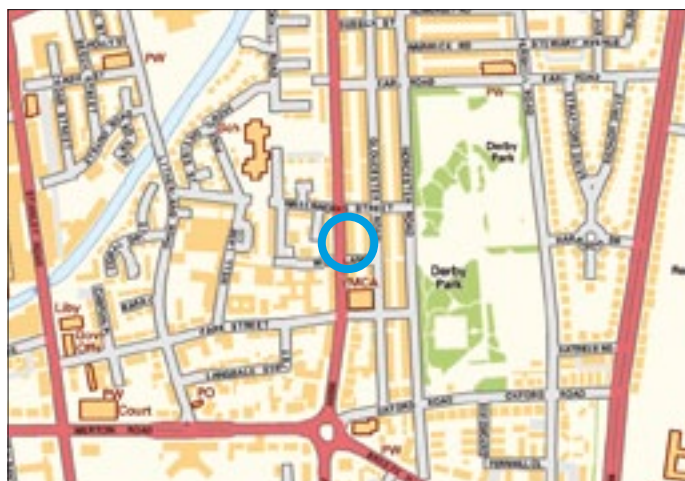
## 312 Hawthorne Road, Bootle, Liverpool L20 9AU

### RESIDENTIAL INVESTMENT

GUIDE PRICE £35,000+



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.



Not to scale. For identification purposes only

**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** Hall, Through Living Room, Kitchen.

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

**Outside** Yard to the Rear.

**EPC Rating** D



LOT  
9

## 78 Hahnemann Road, Liverpool L4 3SA VACANT RESIDENTIAL

GUIDE PRICE £50,000+



A vacant three bedroomed middle town house benefiting from double glazing and a rear garden. The property and would be suitable for occupation or investment purposes.



Not to scale. For identification purposes only

**Situated** Fronting Hahnemann Road between Stuart Road and Carisbrook Road in a popular and well established residential location within easy reach of County Road amenities.

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

**Outside** Front Forecourt and Rear Paved Garden.

**EPC Rating** E

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

LOT  
10

## Land Adjacent To 36 Patten Street, Birkenhead, Merseyside CH41 8DN LAND

GUIDE PRICE £20,000-£25,000



A cleared site suitable for re-development to provide a pair of 3 bedroomed semi-detached properties or apartments subject to any necessary planning consents.



Not to scale. For identification purposes only

**Situated** Fronting Patten Street just off Corporation Road in an established and popular residential location within easy reach of local amenities.

LOT  
11

## 133 Pennard Avenue, Liverpool L36 3SH

### VACANT RESIDENTIAL

GUIDE PRICE £50,000+



A 3 bedroomed middle town house property benefiting from double glazing, central heating and gardens. The property is currently let by way of an Assured Shorthold Tenancy producing £6,600 per annum.



Not to scale. For identification purposes only

**Situated** Off Woodfall Heath Avenue in an established residential location.

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

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

**Second Floor** Loft Conversion.

**Outside** Garden to the Rear.

**EPC Rating** E

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LOT  
12

## 6 Richmond Terrace, Liverpool L6 5EA

### RESIDENTIAL INVESTMENT

GUIDE PRICE £165,000+



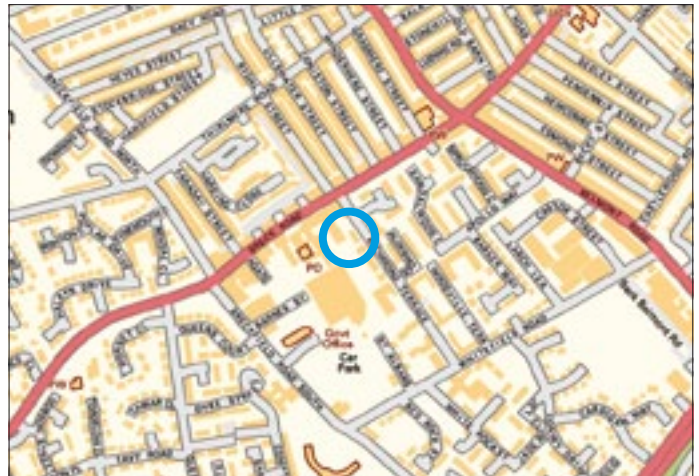
A substantial three storey semi-detached property converted to provide 5 x 1 bedroomed self-contained flats. The property benefits from double glazing, central heating and off road parking. At the time of our inspection the property was fully let producing £23,500 per annum.

**Situated** In a popular residential location off Breck Road convenient for all local amenities and approximately 2.5 miles from Liverpool city centre.

#### Ground Floor

Main Entrance Hallway

**Flat 1** Lounge, Kitchen, Bedroom, Bathroom/WC.



Not to scale. For identification purposes only

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

#### First Floor

**Flat 3** Lounge, Kitchen, Bedroom, Bathroom/WC.

#### Second Floor

**Flat 4** Lounge, Kitchen, Bedroom, Bathroom/WC. **Flat 5** Lounge, Kitchen, Bedroom, Bathroom/WC.

**Outside** Rear Yard, Parking for several cars.

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LOT  
**13**

## 29 Jean Walk, Fazakerley, Liverpool L10 4YB

### VACANT RESIDENTIAL

**GUIDE PRICE £50,000+**



A 3 bedroomed middle town house benefiting from double glazing, central heating, garage to the rear and gardens. Following refurbishment the property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Fronting Elizabeth Road which in turn is off Field Lane accessed via Valley Road (A506) in a popular and well established residential location.

**Outside** Rear Garden, Garage and Off Road Parking.

**Ground Floor** Lounge, Kitchen.

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

## ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**14**

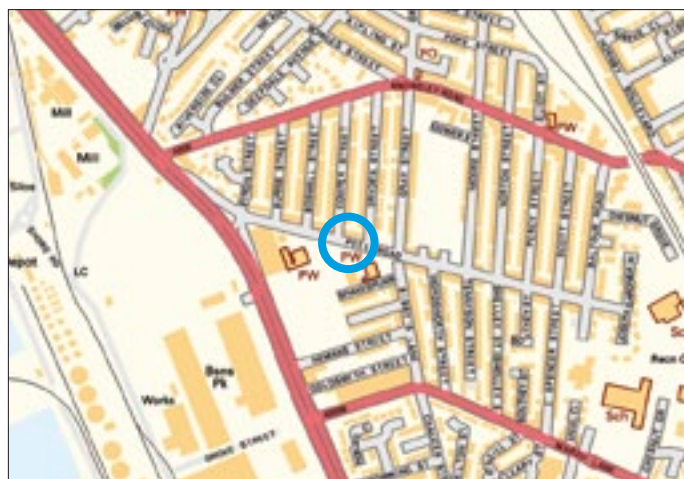
## 65 Peel Road, Bootle, Merseyside L20 4RN

### VACANT RESIDENTIAL

**GUIDE PRICE £25,000+**



A 2 bedroomed middle terraced property benefiting from double glazing. The property is in need of repair and modernisation.



Not to scale. For identification purposes only

**Situated** Fronting Peel Road in an established residential location within easy reach of local amenities, Bootle New Strand and approximately 5 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms, Bathroom/WC.

**Outside** Rear yard.

**Ground Floor** Vestibule, Living room Rear Living room, Kitchen/Breakfast room.

LOT  
**15**

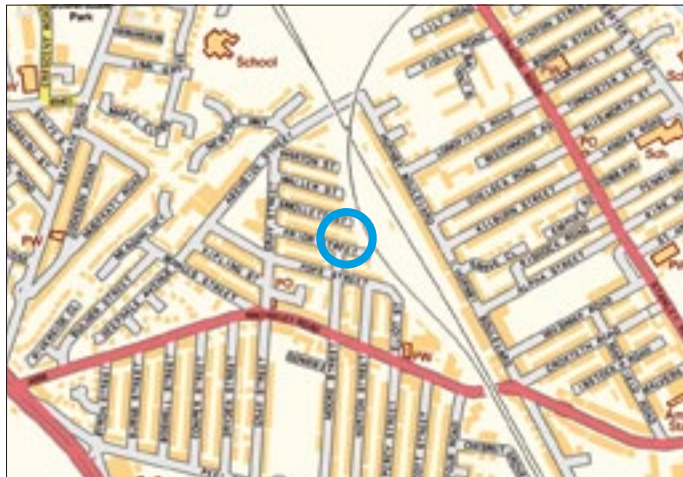
## 1 & 3 Smollett Street, Bootle, Merseyside L20 4PT

### RESIDENTIAL INVESTMENT

**GUIDE PRICE £35,000+**



A 2 bedroomed end terrace property benefiting from double glazing and central heating and a garage. The property is currently let on an Assured shorthold tenancy at a rental income of £5,980 per annum, the tenant has been in occupation since the 19th January 2011.



Not to scale. For identification purposes only

**Situated** Off Gray Road which in turn is off Knowsley Road in an established residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool City Centre.

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

**First Floor** Two bedrooms, WC

**Outside** Rear yard, garage. Known as 1 Smollett Street.

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LOT  
**16**

## 254/254a Picton Road, Wavertree, Liverpool L15 4LP

### COMMERCIAL INVESTMENT

**GUIDE PRICE £90,000+**



A three storey mixed use middle terraced property consisting of a ground floor retail unit which has been trading as an Opticians for over 50 years and would be suitable for a number of uses subject to the relevant contents. The property also includes a 3 bedroomed flat above. The shop is currently let producing £9,600 per annum although we have been advised it will be vacant from 31st March 2014. The flat is currently let on an Assured Shorthold tenancy producing £6,240pa. The current total annual rental income being in excess of £15,840pa.



Not to scale. For identification purposes only

**Situated** Fronting Picton Road in a popular residential location within the Wavertree area of Liverpool approximately 3 miles from Liverpool city centre.

**First Floor Flat (rear entrance)** Lounge, bathroom/WC, Kitchen

**Second Floor** 3 bedrooms, WC

**Ground Floor**

**Shop** Main sales area, rear room, WC

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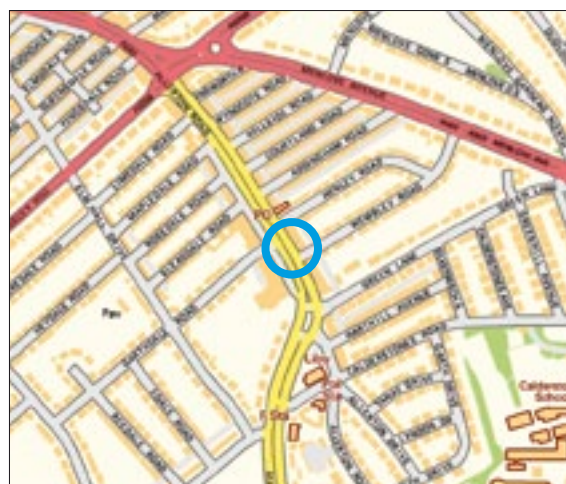


A high street restaurant investment currently producing £26,500pa. The premises comprise a ground floor bar/serve area with various internal seating, tables and chairs for approximately 20 seats/ corners with rear kitchen preparation area. The first floor provides an open plan restaurant capacity for approximately 50 covers and staff/storage room and ladies/gents toilets. The premises are fully fitted and refurbished and currently let to Manic Promotions Limited on a 10 year lease from the 24th May 2011 at a rent payable of £26,500 per annum with 5 yearly rent reviews.

**Situated** On Allerton Road within a well established suburban shopping area. There are a number of restaurants and bar premises in Allerton Road including Fung Lok, La Scala, Lefteris Taverna, The Other Place, La Bussola, Augergine Cafe, Costa Coffee. Allerton Road services the surrounding residential population of Mossley Hill, Childwall, Woolton and Allerton. Allerton Road also provides a main arterial route to Liverpool city centre linking with Queens Drive at the A5058 and Smithdown Road (A562) and South Liverpool.

**Note** We are advised that the tenant has exercised the option to break with effect from April 2014.

**EPC Rating** C



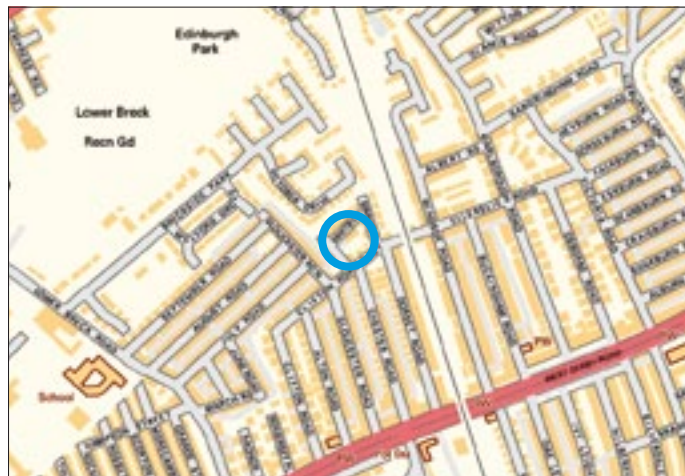
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NO	PRESENT LEASE	ACCOMMODATION	LEASE TERM	CURRENT RENT	NOTES
103-105	Manic Promotions Ltd	Ground Floor: Restaurant /Bar Area, kitchen 70.22m <sup>2</sup> (755.84 sq.ft)  First Floor: Restaurant Area, store, staff room 116.52m <sup>2</sup> (1254.21 sq.ft)	From 24th May 2011 on a 10 year lease with 5 yearly rent reviews.	£26,500 pa	There is a personal guarantee for the duration of the lease and a rent deposit deed is held for the first 3 years of the term at a one quarter rental.
Current rent reserved				£26,500pa	

LOT  
18**12 Whitby Street, Liverpool L6 4DH**  
VACANT RESIDENTIAL**GUIDE PRICE £25,000+**

A 2 bedroomed middle terraced property benefiting from double glazing and central heating. The property is in need of refurbishment.



Not to scale. For identification purposes only

**Situated** Whitby Street is situated just off Clifton Road East in a popular residential location, within close proximity to local shopping amenities, and is approximately 4 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms.

**Outside** Raer yard.

**EPC Rating** C

**Ground Floor** Vestibule, Living Room, Rear Hall, Kitchen/Breckfast room, Bathroom/W.C

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LOT  
19**355b Aigburth Road, Liverpool L17 0BP**  
VACANT RESIDENTIAL**GUIDE PRICE £65,000+**

A vacant 2 bedroomed first floor apartment arranged over two floors benefiting from double glazing and central heating. The property is in good order throughout and suitable for immediate occupation or investment purposes.



Not to scale. For identification purposes only

**Situated** In the heart of Aigburth conveniently located for all shops, amenities and Otterspool Promenade.

**Second Floor** Open Plan Lounge/ Kitchen, Bedroom. 1 Further Bedroom Above.

**Outside** Shared Yard.

**First Floor** Hall, Bathroom/WC

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LOT  
20

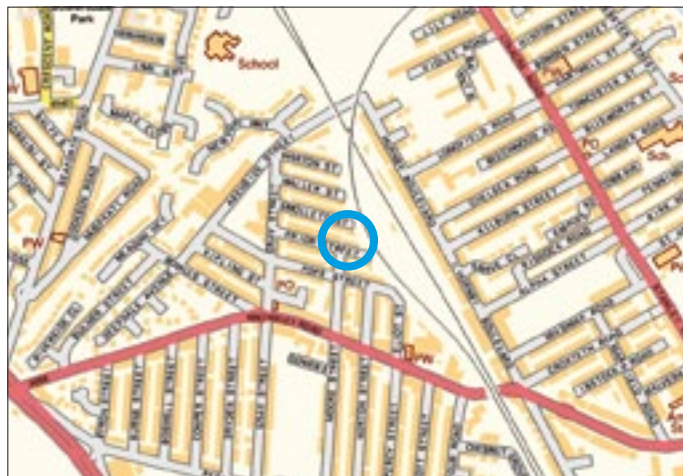
## 29 Smollett Street, Bootle, Merseyside L20 4PT

### RESIDENTIAL INVESTMENT

GUIDE PRICE £35,000+



A 2 bedroomed mid terrace property benefiting from central heating and partial double glazing. The property is currently let by way of an Assured Shorthold tenancy at a rental income of £5,720 per annum.



Not to scale. For identification purposes only

**Situated** Off Gray Road which in turn is off Knowsley Road in an established residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool City Centre.

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

**First Floor** Two bedrooms

**Outside** Yard to the rear

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LOT  
21

## 1-3 Radnor Place, Liverpool L6 4BD

### RESIDENTIAL INVESTMENT

GUIDE PRICE £200,000-£225,000



A pair of three storey dormer style semi-detached properties with basements which have been converted to provide 8x2 bedroomed self-contained flats. We are advised that 6 of the flats are currently let on Assured Shorthold Tenancies producing an annual rental income of in excess of £26,680. When fully let the potential annual rental income being in excess of £35,000. The flats benefit from double glazing, central heating and communal gardens.

**Situated** Off West Derby Road in a popular residential location within easy access to Tuebrook Amenities, Newsham Park and approximately 3 miles from Liverpool City Centre.

#### 1 Radnor Place Ground Floor

Main Entrance Hallway  
**Flat 1** Hall, Lounge, Kitchen/Diner, 2 Bedrooms, Bathroom/WC - Vacant



Not to scale. For identification purposes only

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

**First Floor Flat 3** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

**Flat 4** Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

**3 Radnor Place  
Ground Floor** Main Entrance Hallway

**Flat 1** Hall, Lounge, Kitchen/Diner, 2 Bedrooms, Bathroom/WC

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

**First Floor Flat 3** Hall, Lounge, Kitchen, Bedrooms, Bathroom/WC

**Flat 4** Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

**Outside** Communal Gardens.

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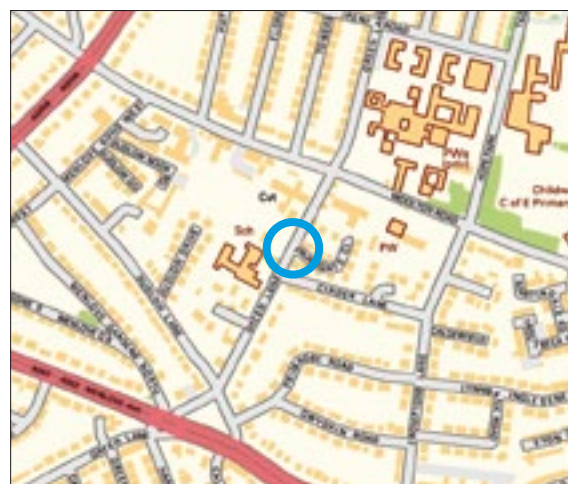
A prime freehold residential development site with the benefit of planning permission to demolish the existing building to erect 9 x 3 bedroomed apartments. The site provides an existing two storey period property within a rectangular shaped site extending to approximately 0.69 acre (2800m<sup>2</sup>). There is also potential for revision of the existing planning, subject to obtaining the necessary consents, to provide either detached dwellings or mews dwellings. Details of the alternative layouts are available on request from the auctioneers.

**Situated** In a popular residential area along Green Lane close to the junction of Woolton Road. Calderstone Park, Allerton Road shopping district, and public and private schools are all within a short distance of the site. The land and buildings are located within South Liverpool off Woolton Road which in turn connects to Queens Drive (A5058) and has good motorway links to the M62. The site is also within walking distance of Mosley Hill railway station which connects

to Liverpool City Centre, which is approximately 5 miles away.

**Outside** Underground car parking for 15 cars.

**Planning** Planning permission was granted on 26th April 2012 (Planning ref: 110/2909)

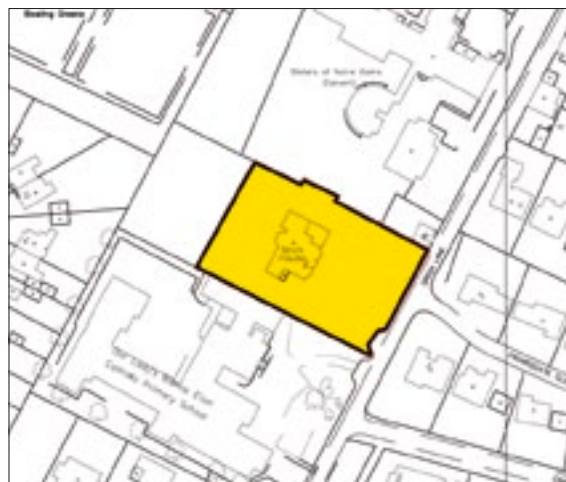


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FLOOR	NO	ACCOMMODATION	AREA (GIA) APPROX AND FOR GUIDANCE PURPOSES ONLY
Ground Floor	Apartment 1	3 bedrooms, ensuite, Bathroom, Kitchen, Living room	119.78m <sup>2</sup>
	Apartment 2	3 bedrooms, ensuite, Bathroom, Kitchen, Living room	119.78m <sup>2</sup>
	Apartment 3	3 bedrooms, ensuite, Bathroom, Kitchen, Living room	158m <sup>2</sup>
First Floor	Apartment 4	3 bedrooms, ensuite, Bathroom, Kitchen, Living room	133.8m <sup>2</sup>
	Apartment 5	3 bedrooms, ensuite, Bathroom, Kitchen, Living room	167.6m <sup>2</sup>
	Apartment 6	3 bedrooms, ensuite, Bathroom, Kitchen, Living room	158m <sup>2</sup>
Second Floor	Apartment 7	3 bedrooms, ensuite, Bathroom, Kitchen, Living room	121.5m <sup>2</sup>
	Apartment 8	3 bedrooms, ensuite, Bathroom, Kitchen, Living room	131.26m <sup>2</sup>
	Apartment 9	3 bedrooms, ensuite, Bathroom, Kitchen, Living room	126.33m <sup>2</sup>





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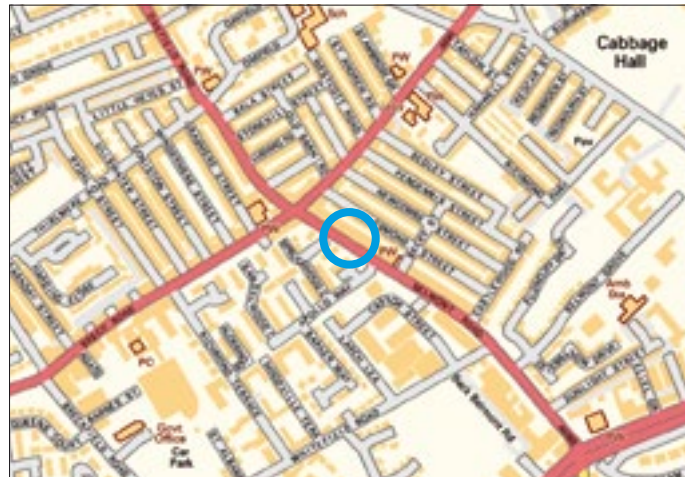


LOT  
**23**

## 130 Belmont Road, Anfield, Liverpool L6 5BJ

### RESIDENTIAL INVESTMENT

**GUIDE PRICE £80,000+**



Not to scale. For identification purposes only

A three storey middle terraced property converted to provide 3 self-contained flats. Two of the flats are currently let by way of Assured Shorthold Tenancies at a rental of £8580.00 per annum. The property benefits from double glazing. When fully let the potential annual rental income is in excess of £12,500.

**Situated** Fronting Belmont Road within close proximity to Anfield Football Club and Stanley Park with good transport links and shopping facilities.

#### Ground Floor

Main entrance hallway

**Flat 1** Lounge, Bedroom, Kitchen, Bathroom/WC.

#### First Floor

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

#### Second Floor

**Flat 3** Lounge, Bedroom, Kitchen, Bathroom/WC.

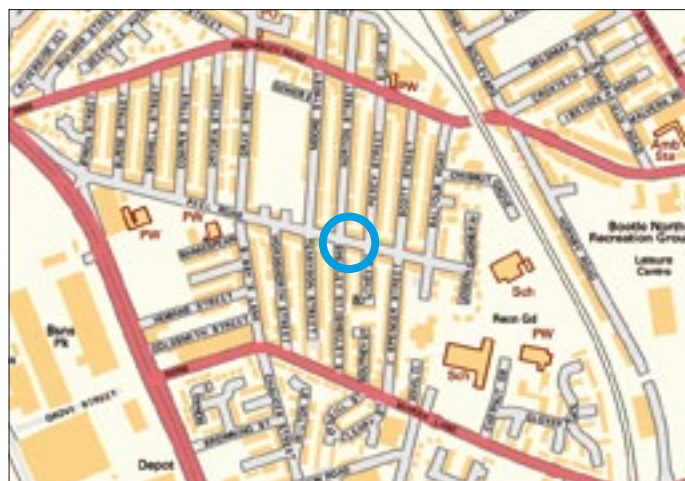
**Outside** Yard to the rear.

LOT  
**24**

## 137 Peel Road, Bootle, Merseyside L20 4LB

### VACANT RESIDENTIAL

**GUIDE PRICE £30,000–£35,000**



Not to scale. For identification purposes only

A vacant three bedroomed middle terraced property benefiting from central heating and majority double glazing. Following minor refurbishment the property would be suitable for investment purposes.

**Situated** Fronting Peel Road in an established residential location within easy reach of local amenities, Bootle New Strand and approximately 5 miles from Liverpool City Centre.

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

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

**Outside** Rear Yard.





A 5 bedroomed detached family residence sat on a good sized plot which requires a full refurbishment scheme. The property benefits from outline planning permission (App No. P/2012/0591) to erect two 4 bedroomed detached dwellings following the demolition of the existing property.

**Situated** In a sought after residential location in Eccleston Park convenient for local amenities including Eccleston Park Station and a short distance to Prescot and St. Helens.

**Ground Floor** Porch Entrance hallway, cloaks/WC, 3 Reception Rooms, kitchen, Utility Room.

**First Floor** 5 bedrooms, bathroom/WC

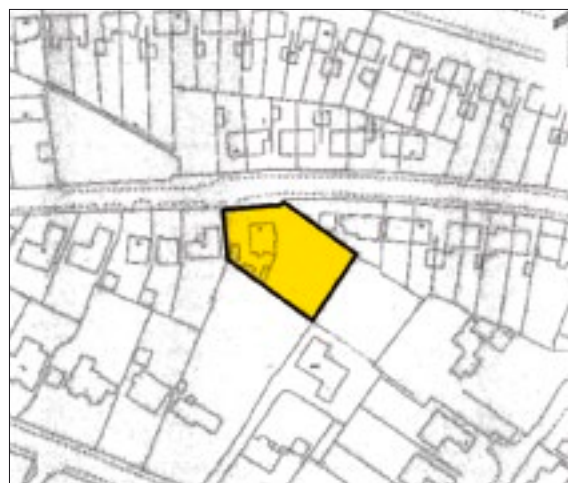
**Outside** Driveway, front, side and large rear gardens with outhouse, detached garage

**Note** The vendor has previously advised of the presence of Japanese Knotweed within cartilage of the property. This has now been treated and a certificate is available to confirm treatment.

**Joint Agents**

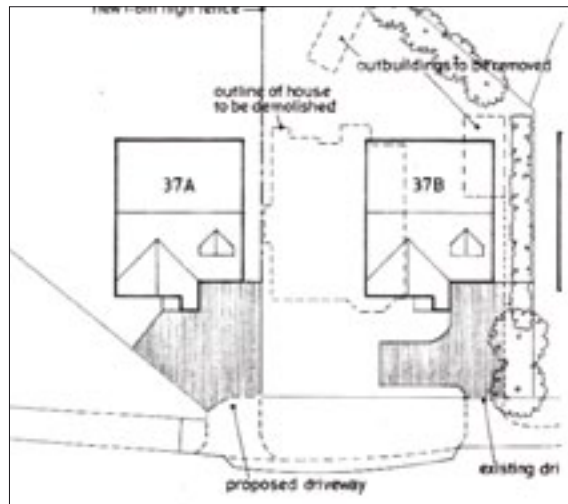
JB & B Leach

**JB&B LEACH**



Not to scale. For identification purposes only

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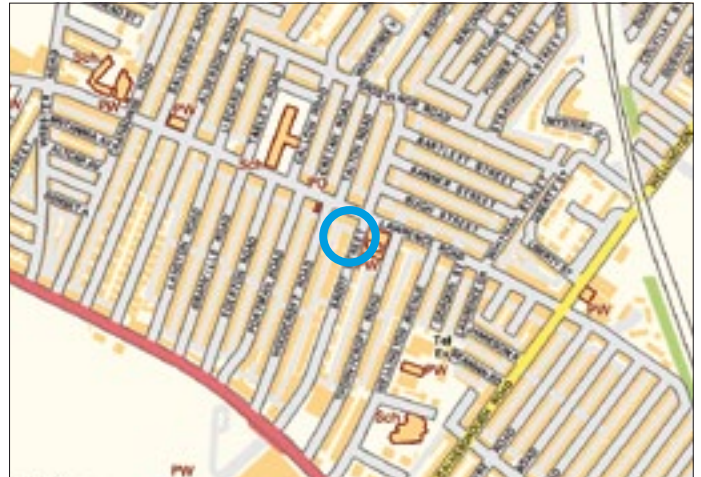




LOT  
**26**

**74 Lawrence Road, Liverpool L15 0EG**  
VACANT COMMERCIAL

**GUIDE PRICE £35,000–£40,000**



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Not to scale. For identification purposes only

A freehold, vacant ground floor lock up retail unit suitable for a number of uses, subject to the relevant consents. The property benefits from steel roller shutters. The upper floors have been sold on a long lease paying an annual ground rent of £150 per annum.

**Situated** Fronting Lawrence Road on a busy main road position off Gainsborough Road approximately 3 miles from Liverpool City Centre.

**Ground Floor**

**Shop** Main sales area, rear room, WC.

**Outside** Yard to the rear.

LOT  
**27**

**35 Ennismore Road, Old Swan, Liverpool L13 2AR**  
VACANT RESIDENTIAL

**GUIDE PRICE £35,000+**



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Not to scale. For identification purposes only

A vacant 3 bedroomed end of terrace property benefiting from double glazing and central heating. Following repair and modernisation the property would be suitable for investment purposes.

**Situated** Fronting Ennismore Road which is off Prescott Road in a popular and well established residential location.

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

**Outside** Yard to the Rear.

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

LOT  
**28**

## 114 Bridge Road, Litherland, Liverpool L21 8NT

### VACANT RESIDENTIAL

**GUIDE PRICE £50,000+**



A double fronted 3 bedroomed end of terrace property benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential annual rental income of £6000.



Not to scale. For identification purposes only

**Situated** fronting Bridge Road close to the junction with Linacre Road within easy reach of local amenities, schooling and approximately 5 miles from Liverpool City Centre

**First Floor** 3 bedrooms, Bathroom/ WC

**Outside** Yard to the rear.

**Ground Floor** Hall, lounge, dining room, kitchen, utility room.

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LOT  
**29**

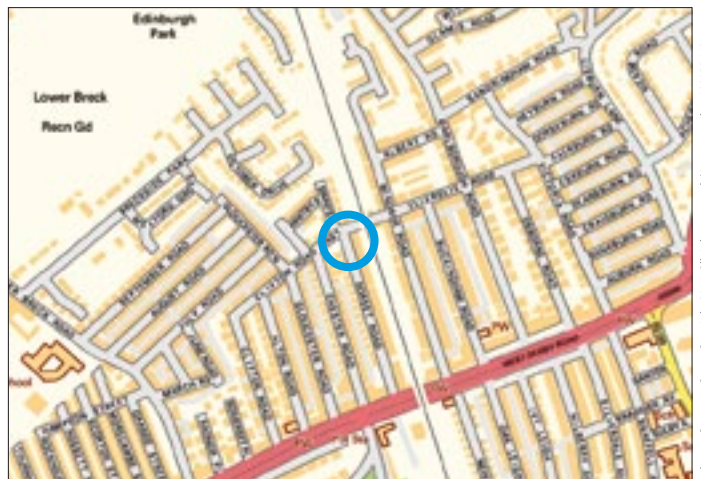
## Land At 2 Dorset Road, Liverpool L6 4DX

### LAND

**GUIDE PRICE £10,000+**



A cleared site with an area of 142m<sup>2</sup>. 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.



Not to scale. For identification purposes only

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

**Planning** Ref: 11F/0587

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LOT  
30

## 112 Lauriston Road, Liverpool L4 9SZ

VACANT RESIDENTIAL

GUIDE PRICE £55,000–£60,000



A vacant 3 Bedroomed semi-detached property benefiting from double glazing, central heating and front and rear gardens. Following refurbishment the property would be suitable for occupation, investment or resale purposes.



Not to scale. For identification purposes only

**Situated** Off Walton Hall Avenue and Queens Drive in the L4 area of Liverpool, this is a popular and established residential location offering easy access to local amenities.

**First Floor** 3 Bedrooms, Bathroom/W.C.

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

**EPC Rating** D

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

LOT  
31

## 23 Hayfield Street, Liverpool L4 0RU

VACANT RESIDENTIAL

GUIDE PRICE £35,000–£40,000



A 2 bedroomed terraced property benefiting from double glazing and central heating. The property is newly refurbished and suitable for immediate occupation or investment purposes.



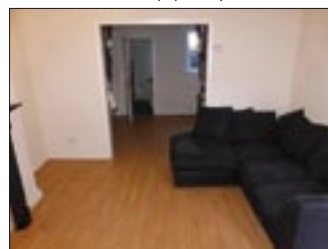
Not to scale. For identification purposes only

**Situated** The property is located off Walton Breck Road close to Liverpool Football Club approximately 2 miles from Liverpool City Centre.

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

**First Floor** 2 Bedrooms, Bathroom/W.C.

**Outside** Yard to the rear



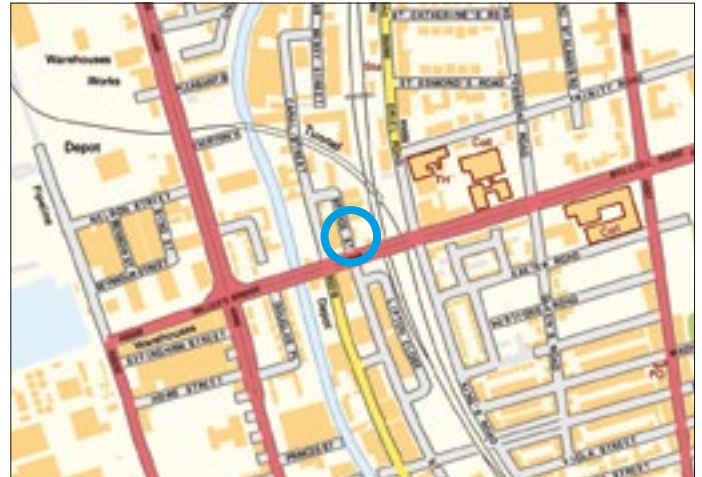
**EPC Rating** D

LOT  
**32**

## 20 Bridge Street, Bootle, Merseyside L20 8AL

### VACANT COMMERCIAL

**GUIDE PRICE £100,000+**



Not to scale. For identification purposes only

Land and buildings comprising a two storey red brick building, railway arch storage, and hard surfaced storage yard area. The red brick building has been fitted to a shell state and benefits from concrete floors, relatively newly surfaced flat roof and mains electricity and water supply. The railway arch can be accessed via an electric security roller shutter and benefits from concrete floors, electric strip lighting and mains electricity supply.

**Situated** Fronting onto Bridge Street and are immediately adjacent to Millers Bridge within a well established industrial area approximately 4 miles from

Liverpool City Centre. Nearby Derby Road (A565) provides excellent links to Liverpool City Centre, The Port of Liverpool and the local motorway network via Princess Way (A5036).

#### Accommodation

Total Site Area:  
1,361m<sup>2</sup> (0.33 acre)  
Main Building GIA:  
162m<sup>2</sup> (1,743 sq.ft)  
Railway Arch:  
148m<sup>2</sup> (1,595 sq.ft)

#### EPC Rating D

**Tenure** The premises are held by way of a long lease for a term of 99 years from the 22nd February 1979 at a ground rent of £4,500 per annum.

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LOT  
**33**

## 129 Scargreen Avenue, Liverpool L11 3AZ

### VACANT RESIDENTIAL

**GUIDE PRICE £55,000+**



Not to scale. For identification purposes only

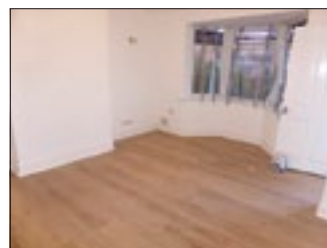
A 3 bedroomed end town house property benefiting from double glazing, central heating, front and rear gardens and driveway. The property has been recently refurbished and is suitable for immediate occupation or investment purposes.

**Situated** Off East Lancashire Road and Utting Avenue in an established residential location approximately 5 miles from Liverpool City Centre.

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

**First Floor** 3 Bedrooms.

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



#### EPC Rating G

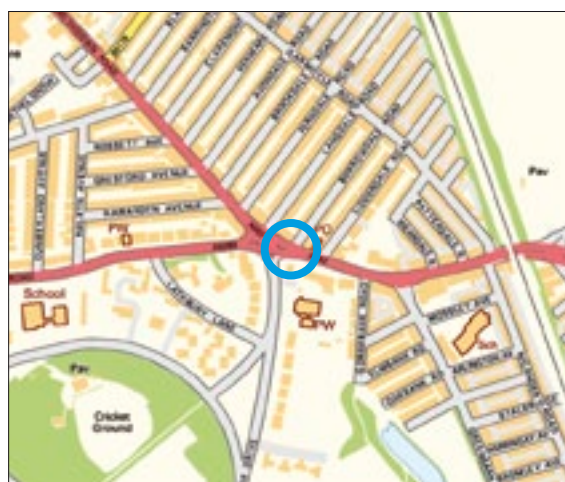
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The property comprises a ground floor hot food takeaway / restaurant and is let to an individual T/A Khan's for a term of 15-years from 2008 at a rent of £12,000 pa subject to a 3-year rent review pattern and is excluded from protection of the Landlord & Tenant Act 1954. The upper floors are currently let on an individual AST basis.

**Situated** The property fronts on to Smithdown Road (A562) close to the intersection with Ullet Road (A5089) on an established retail parade. Liverpool city centre is approximately 2 miles to the North West. The end of the M62 motorway is approximately 1½ miles to the north east. The property is located in a densely populated student location.



Not to scale. For identification purposes only



Not to scale. For identification purposes only

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ADDRESS	TENANT	LEASE START	LEASE EXPIRY	RENT	ERV
443 Smithdown Rd	Ajmal Khan			£12,000	£12,000
Rm 1 443a Smithdown Rd	Adrienna Blog	13/01/14	12/07/14	£3840.00	£3900
Rm 2 443a Smithdown Rd	Vacant				£3900
Rm 3 443a Smithdown Rd	Antonia Kiss	13/01/14	12/07/14	£3840.00	£3900
Rm 4 443a Smithdown Rd	Hanna Dymond	25/10/13	24/04/14	£3900.00	£3900
Rm 5 443a Smithdown Rd	Vacant				£3900
<b>TOTAL</b>				<b>£23,580</b>	<b>£31,500</b>



LOT  
**35**

## 60-62 Pendle Drive, Liverpool L21 0HZ

### VACANT RESIDENTIAL

**GUIDE PRICE £90,000+**



Not to scale. For identification purposes only

A good sized 6 bedroomed mid-town house property previously two houses converted into one. The property is in very good condition benefitting from double glazing, central heating, modern good sized kitchen, new carpeting, 3 bathrooms and large rear garden with parking. The property is suitable for immediate occupation or investment purposes. Viewing is strongly recommended.

**Situated** On an estate of similar properties off Gorsey Lane (B5422) in an established residential location.

**Ground Floor** Hall, 3 Reception Rooms, Large Kitchen, Utility Room, Shower/WC.



**First Floor** 6 Bedrooms (1 with en-suite Shower), Bathroom/WC.



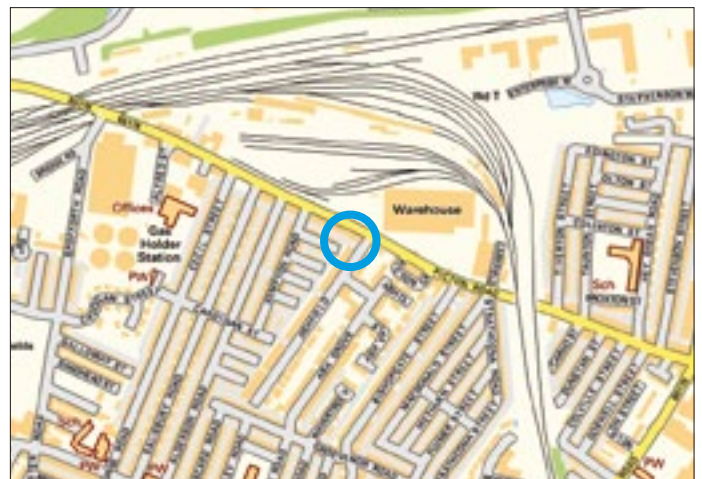
**Outside** Gardens and rear parking.

LOT  
**36**

## 102 Picton Road, Wavertree, Liverpool L15 4LH

### COMMERCIAL INVESTMENT

**GUIDE PRICE £70,000+**



Not to scale. For identification purposes only

A three storey middle terraced property comprising of a ground floor retail unit trading as a pizza parlour together with a 3 bedroomed flat above. The flat is accessed via a separate entrance. The whole property is let on a 9 year lease from producing £8,400 per annum.

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

**Second Floor** 3 Bedrooms.

**Outside** Yard to the rear

**Ground Floor**  
**Shop** Main Sales Area, Kitchen/Prep Room, Rear Room.

**EPC Rating** C

**First Floor**  
**Flat** - Living Room, Dining Room, Kitchen, Shower Room/W.C.

LOT  
**37**

**57 Eccleston Street, Prescot, Merseyside L34 5QH**  
**COMMERCIAL INVESTMENT**

**GUIDE PRICE £55,000+**



A two storey commercial unit currently let producing £7,500 per annum. The property benefits from electric steel roller shutters.



Not to scale. For identification purposes only

**Situated** Fronting Eccleston Street in the town centre close to local amenities and good transport links.

**Ground Floor**

**Shop** Main sales area, storage cupboard.

**First Floor**

1 Room above, Kitchen, W.C.

LOT  
**38**

**59 Eccleston Street, Prescot, Merseyside L34 5QH**  
**VACANT COMMERCIAL**

**GUIDE PRICE £45,000–£50,000**



A ground floor middle terraced retail unit which would be suitable for a number of uses, subject to the relevant consents. The property benefits from electric roller shutters.



Not to scale. For identification purposes only

**Situated** Fronting Eccleston Street in the town centre close to local amenities and good transport links.

**Ground Floor**

**Shop** Main sales area, Kitchen, W.C.





A semi-detached 5 bedroomed family residence which has been extended and improved to a high standard. The property benefits from double glazing, central heating and front and rear gardens with a driveway providing off road parking and a garage. The property is currently let by way of a 6 month Assured Shorthold Tenancy commencing 13th September 2013 (expires March 2014) at a rental of £1,500 per calendar month.

**Situated** The property is situated on the left hand side of Woolton Road when travelling from the junction with Blackwood Avenue/Gateacre Park Drive travelling towards Gateacre Brow. This desirable location is well placed for a wide range of amenities which are readily available at the historic Woolton Village. The Village offers a good selection of amenities including superstores, shops, restaurants, bars, places of worship and health centres. There is good schooling across all age ranges and a strong local transport service. Recreation facilities can be enjoyed at Reynolds Park, Woolton Woods/Camp Hill and Calderstones Park. Major road and motorway links are close by bringing Liverpool city centre and many further conurbations to within easy reach

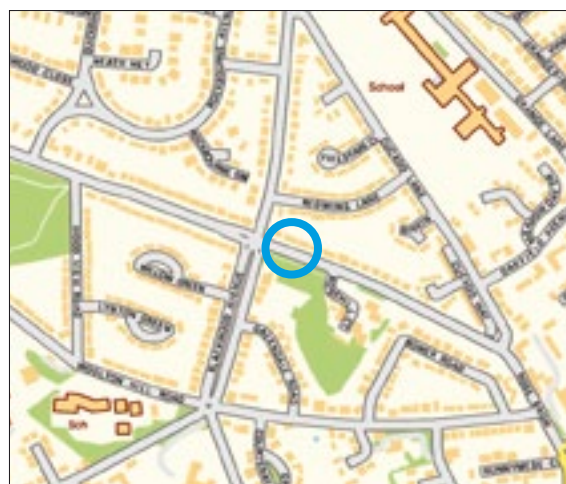
**Ground Floor** Reception hall, wc, 2 reception rooms, Kitchen/dining room, spacious conservatory/family room.

**First Floor** 3 bedrooms and an attractive family bathroom, separate wc.

**Second Floor** 2 further bedrooms, Dressing room, Shower room/W.C.

**Outside** Accessed via attractive and impressive wrought iron gates and driveway which has been block paved for easy maintenance and car parking, Garage. The rear garden is accessed via several steps to a good sized flagged patio area, a lawn and attractive shrub and herbaceous borders.

**EPC Rating** D



Not to scale. For identification purposes only





LOT  
40

## 5 Longview Drive, Liverpool L36 6DY VACANT COMMERCIAL

GUIDE PRICE £35,000-£40,000



Not to scale. For identification purposes only

A ground floor lock up shop situated within a mid terrace two storey building. The premises comprises a former retail shop unit and benefits from electric steel roller shutters and central heating. The property would be suitable for a number of uses, subject to the relevant consents.

**Situated** Fronting Longview Drive close to its junction with Huyton Lane within easy access to Huyton Town Centre and motorway networks.

**Ground Floor** Main sales area, Kitchen/Diner, Storeroom, W.C.

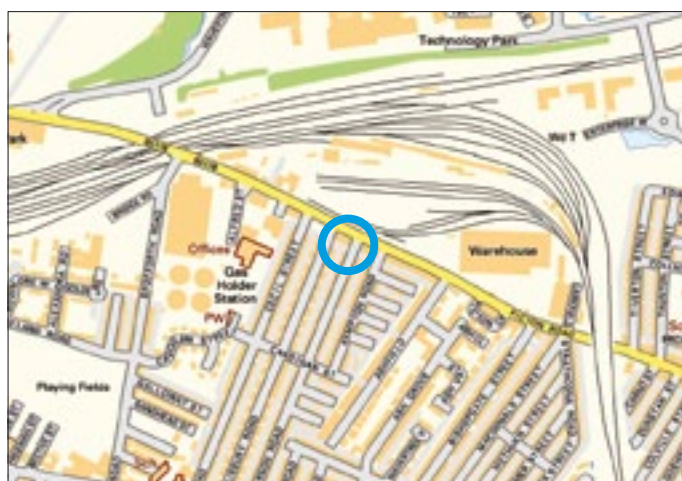


EPC Rating E

LOT  
41

## 60 Picton Road, Wavertree, Liverpool L15 4LH COMMERCIAL INVESTMENT

GUIDE PRICE £70,000+



Not to scale. For identification purposes only

A three storey corner property comprising of a ground floor retail unit together with a 1 bedroomed flat and a studio to the upper floors. The shop is currently let by way of a 3 year at a rental of £2080.00 per annum. The flats are both currently let by way of Assured Shorthold Tenancies producing £6,370 per annum. The annual rental income being in excess of £8,450. The property benefits from steel roller shutters.

**Situated** Fronting Picton Road on the corner of Alderson Road on a prominent busy main road position approximately 3 miles from Liverpool City Centre.

**First/Second Floor Flat** Hall, Living Room, Kitchen, Bedroom, Bathroom/W.C. Studio - Living Room/Bedroom, Kitchen, Bathroom/W.C.

**Ground Floor Shop** Main Sales Area, Rear Room/ kitchen/W.C.

**Outside** Yard to the rear.

LOT  
**42**

**104 Bardsay Road, Liverpool L4 5SQ**  
VACANT RESIDENTIAL

**GUIDE PRICE £40,000–£45,000**



Not to scale. For identification purposes only

A 2 bedroomed mid terrace property benefiting from central heating. The property is in good order throughout and suitable for immediate occupation or investment.

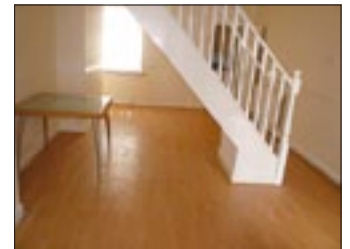
**Situated** Off Walton Lane in a popular residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool City Centre

**First Floor** Two bedrooms

**Outside** Yard to the rear

**EPC Rating** D

**Ground Floor** Vestibule, lounge/diner, kitchen, bathroom/WC



LOT  
**43**

**5 April Grove, Liverpool L6 4BU**  
VACANT RESIDENTIAL

**GUIDE PRICE £35,000–£40,000**



Not to scale. For identification purposes only

A 3 bedroomed middle terraced property benefiting from central heating. Following refurbishment and modernisation the property would be suitable for occupation, resale or investment.

**Situated** Just off Lower Breck Road in a popular and well established residential location within easy reach of local amenities and approximately 3 miles from Liverpool City Centre.

**First Floor** 3 Bedrooms, Shower room/W.C.

**Outside** Yard to the rear.

**EPC Rating** D

**Ground Floor** Hall, Through Living room, Kitchen.



LOT  
44

## Seaforth Castle, Seaforth Road, Liverpool L21 4LF

### DEVELOPMENT OPPORTUNITY

**GUIDE PRICE £50,000+**



A three storey substantial corner former public house which has been subject to fire damage throughout. The property benefits from full planning permission to convert the existing into 9 x 1 bedroomed self-contained flats. When fully renovated we are advised by the vendor when the property is fully the potential annual income could be in excess of £52,000.



Not to scale. For identification purposes only

**Situated** At the junction of Seaforth (B5421) and Rossini Street within a predominantly residential location, approximately 2 miles south of Crosby and 4 miles north of Liverpool City Centre.

**Planning** Sefton Council. Planning application number S/2012/0967 Plans are available for inspection in the auctioneers office.

**EPC Rating** F

**Outside** Rear yard.

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LOT  
45

## 8 Brackendale Avenue, Liverpool L9 0JT

### VACANT RESIDENTIAL

**GUIDE PRICE £60,000+**



A 3 bedroomed middle terraced property which would be suitable for occupation, resale or investment purposes. The property benefits from double glazing, central heating and new carpets.



Not to scale. For identification purposes only

**Situated** Off Wyresdale Road which in turn is off Warbreck Moor in an established and popular residential location within easy reach of local amenities, schooling and approximately 4 miles from Liverpool City Centre.

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

**Outside** Yard to the rear.

**EPC Rating** D

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

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LOT  
**46****695 West Derby Road, Liverpool L13 0BH**  
VACANT RESIDENTIAL**GUIDE PRICE £150,000-£175,000+**

A 4 bedroomed grade II listed double fronted detached property being of historic and architectural interest dating back to the 1600's and in a conservation area. The property was originally constructed as a farm house and until recently occupied as a family home. The property would be suitable for occupation, resale or investment purposes following a scheme of refurbishment and modernisation. The property benefits from central heating and is sat on a good sized plot of land. There is also scope to extend subject to any necessary planning consents.

**Situated** Fronting West Derby Road close to the junction with Muirhead Avenue in the Tuebrook

district with amenities and schooling being close by.



Not to scale. For identification purposes only

**Ground Floor** Hall, 3 Rooms, Kitchen, Shower Room/WC, Boiler Room.

**First Floor** 4 bedrooms.

**Outside** Large rear and side gardens and driveway

**EPC Rating** E

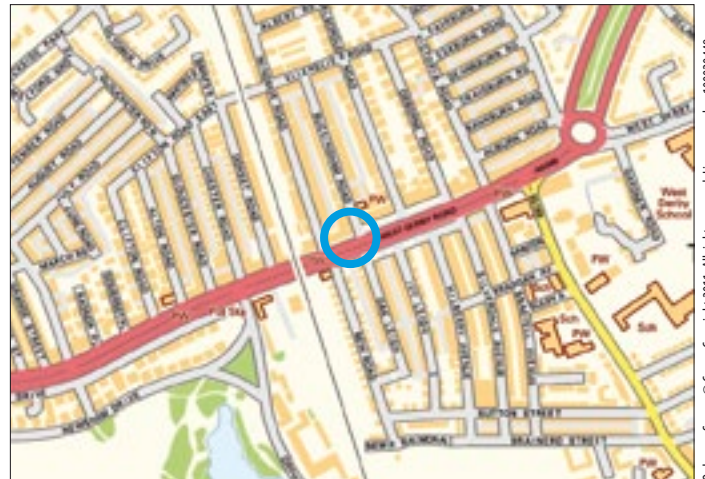
**Note** Please note the Auctioneer



will charge a buyer's premium of £750 plus vat on this Lot.

LOT  
**47****543 West Derby Road, Liverpool L13 8AA**  
VACANT COMMERCIAL**GUIDE PRICE £35,000+**

A three storey mixed use property comprising of a ground floor retail unit together with two floors of ancillary accommodation above. The property benefits from electric steel roller shutters, alarm, storage heaters and double glazing and would be suitable for a variety of uses subject to the relevant consents.



Not to scale. For identification purposes only

**Situated** Fronting West Derby Road close to its junction with Green Lane and Muirhead Avenue approximately 4 miles from Liverpool city centre.

**Second Floor** 1 Room (not inspected).

**Outside** Yard to the rear

**Ground Floor** Shop

Main Sales Area, Kitchen, WC.

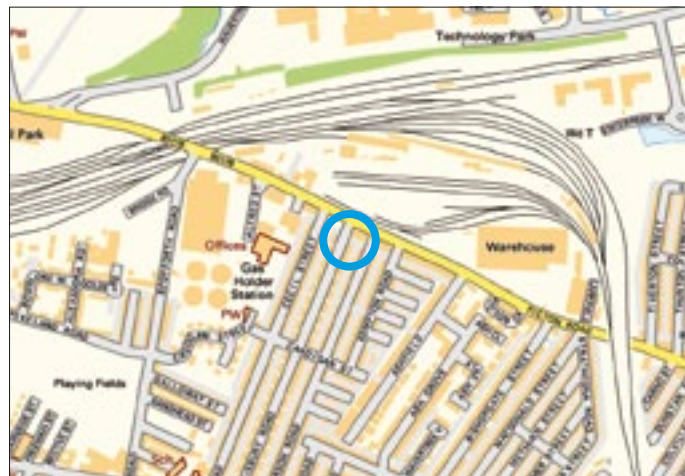
**First Floor** 1 Room (not inspected).

LOT  
**48**

## 50 Picton Road, Wavertree, Liverpool L15 4LH

VACANT COMMERCIAL

**GUIDE PRICE £20,000–£25,000**



Not to scale. For identification purposes only

A Freehold ground floor lock up retail unit suitable for a number of uses, subject to the relevant consents. The property benefits from steel roller shutters and an alarm. There is an advertising hoarding included in the sale producing £1,200 per annum. The upper floors have been sold on a long lease paying an annual ground rent of £150 per annum.

**Situated** This property is situated on Picton Road within the Wavertree area of Liverpool approximately 3 miles from Liverpool city centre. The immediate area is in use as residential and a popular student housing area. The property occupies a corner position along Picton Road which is a busy road though the Wavertree area linking the city centre with the ring road

### Ground Floor

**Shop** Main Sales Area with a Kitchenette and shower to the rear.

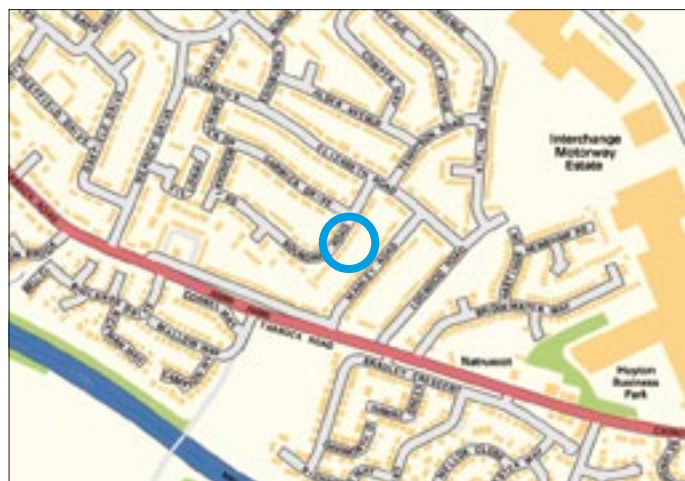
**Outside** Yard to the rear.

LOT  
**49**

## 92 Boundary Road, Huyton, Liverpool L36 0SW

VACANT RESIDENTIAL

**GUIDE PRICE £50,000–£60,000**



Not to scale. For identification purposes only

A 3 bedroomed semi-detached property benefiting from double glazing, coal fired central heating, gardens to the front and rear and driveway. The property would be suitable for occupation or investment purposes.

**Situated** Off Elizabeth Road just off Tarbock Road in an established residential location within close proximity to Huyton Town Centre and approximately 5 miles from Liverpool City Centre.

**First Floor** Three bedrooms and WC

**Outside** Gardens front and rear and driveway.

**EPC Rating** B

**Ground Floor** Hall, through lounge/dining room, kitchen and bathroom.



LOT  
**50**

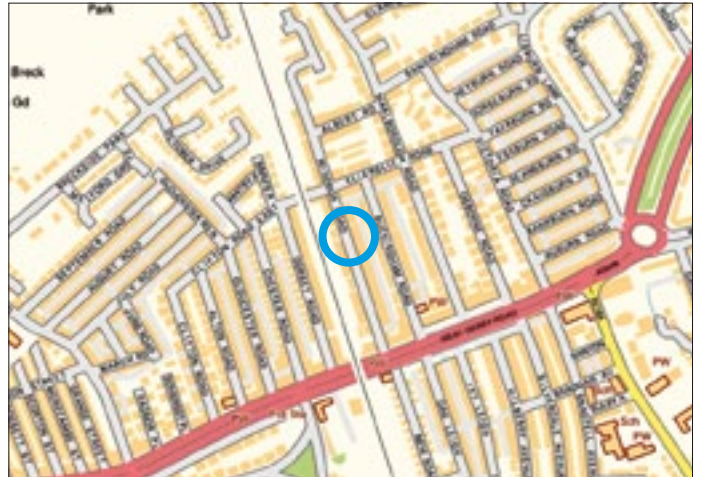
## 56 Windsor Road, Liverpool L13 8BD

### RESIDENTIAL INVESTMENT

**GUIDE PRICE £75,000+**



A three storey mid terrace property converted to provide 3 self-contained flats producing an annual rental income of £12,000. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Off West Derby Road in the Tuebrook District within easy reach of local amenities, and approximately 3 miles from Liverpool City Centre.

**Ground Floor** Main Entrance Hallway **Flat 1** Hall, Living Room, Kitchen, Bedroom, Bathroom/WC

#### First Floor

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

#### Second Floor

**Flat 3** Hall, Living Room, Kitchen, Bedroom, Bathroom/WC

**Outside** Yard to the rear

### ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**51**

## 37 Nimrod Street, Liverpool L4 4DU

### VACANT RESIDENTIAL

**GUIDE PRICE £30,000+**



A 2 bedroomed middle terraced property benefiting from double glazing and central heating. The property is in need of repair and modernisation.



Not to scale. For identification purposes only

**Situated** between County Road and Goodison Road in an established residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool City Centre.

**Ground Floor** Living room, Rear hall, Bathroom/W.C, Kitchen/breakfast room.

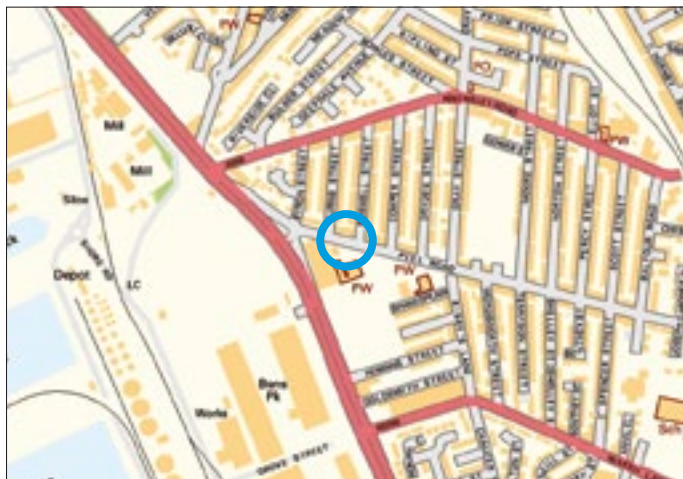
**First Floor** 2 Bedrooms.

**Outside** Rear yard.

**EPC Rating** D

LOT  
**52****21 Peel Road, Bootle, Merseyside L20 4RL**  
VACANT RESIDENTIAL**GUIDE PRICE £30,000+**

A 3 bedroomed middle terraced property benefiting from double glazing and central heating. The property is in need of repair and modernisation.



Not to scale. For identification purposes only

**Situated** Just off Imrose Road close to Knowsley Road amenities.

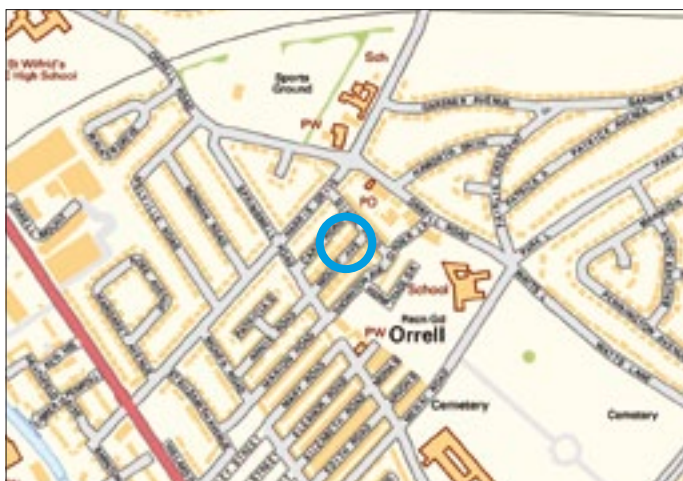
**Ground Floor** Vestibule, Hall, Front Living room, Rear Living room, Kitchen/Breakfast room.

**First Floor** 3 Bedrooms, Bathroom/W.C.

**Outside** Rear yard.

LOT  
**53****23 Mount Avenue, Bootle, Merseyside L20 6DT**  
VACANT RESIDENTIAL**GUIDE PRICE £60,000–£65,000**

A good sized 4 bedroomed semi-detached property benefiting from part double glazing and central heating. Following repair and modernisation the property would be suitable for occupation, investment or resale purposes.



Not to scale. For identification purposes only

**Situated** The property is situated fronting Mount Avenue off Springwell Road in a popular residential location within close proximity to local amenities and schooling.

**First Floor** 4 Bedrooms and bathroom/WC

**Outside** Yard to the rear.

**EPC Rating** E

**Ground Floor** Hall, front lounge, dining room, morning room, kitchen



LOT  
**54**

## 49 Musker Drive, Bootle, Merseyside L30 2PF

### VACANT RESIDENTIAL

**GUIDE PRICE £45,000+**



A vacant 3 bedroomed mid-town house benefiting from double glazing, central heating, front and rear gardens and off road parking. The property would be suitable for occupation or investment purposes following repair and modernisation.



Not to scale. For identification purposes only

**Situated** Between Sterrix Lane and Simon's Croft which in turn are off Gorsey Lane in an established residential location within close proximity to local amenities and schooling.

**Outside** Gardens front and rear. Driveway.

**EPC Rating** E

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

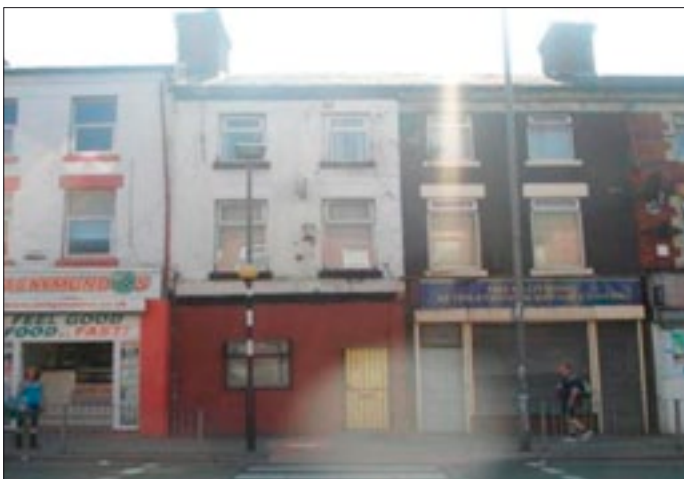
**First Floor** 3 Bedrooms, Bathroom/W.C.

LOT  
**55**

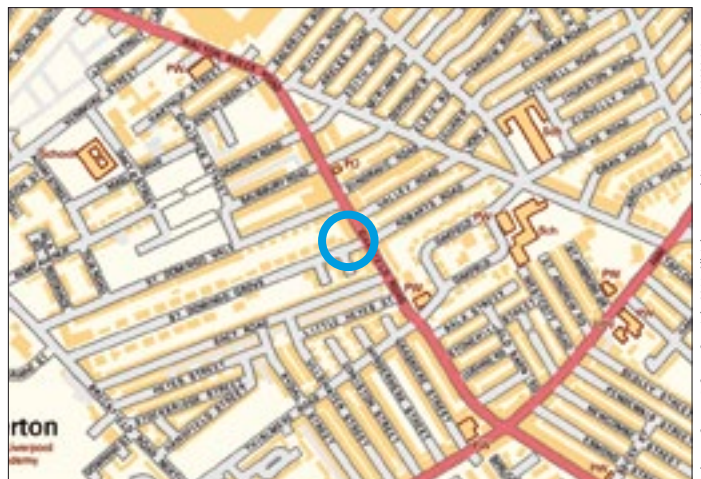
## 109 Oakfield Road, Walton, Liverpool L4 0UE

### VACANT RESIDENTIAL

**GUIDE PRICE £25,000-£30,000**



A three storey mid terrace property converted to provide 1x1 and 1x3 bedroomed self-contained flats in need of repair and modernisation. The property benefits from double glazing and central heating. When fully let the potential annual rental income being in excess of £9,500.



Not to scale. For identification purposes only

**Situated** Fronting Oakfield Road between Walton Breck Road and Breck Road. In close proximity to Liverpool Anfield Football Club and Stanley Park with good transport links and shopping facilities.

**Flat 1** 1 bedroom, Living room, Kitchen, Bathroom/W.C.

**First Floor and second floors**  
**Flat 2** Hall, 3 bedrooms, Living room, Kitchen, Bathroom/W.C.

**Basement** Not inspected

**Outside** Yard to the rear.

**Ground Floor**  
Main Entrance hallway

**EPC Rating** E

LOT  
**56**

## 1 Sefton Street, Litherland, Liverpool L21 7PB

VACANT RESIDENTIAL

GUIDE PRICE £100,000–£110,000



A quirky 2/3 bedroomed detached property dating back to 1861 and known as Lift Bridge House. The property would be suitable for occupation or investment purposes and benefits from double glazing, central heating and a side garden with canal views.

**Situated** Off Church Road overlooking the Leeds and Liverpool Canal and a short distance from Liverpool City Centre.

**Ground Floor** Hall, Lounge,

Kitchen, Dining room, Wet room, Study/Bedroom.

**First Floor** 2 Bedrooms, Shower room/W.C.

**Outside** Side garden, block paved



Not to scale. For identification purposes only

courtyard, double gates onto canal side and mooring area. 2/3 permanent parking bay area's.

**EPC Rating** E



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LOT  
**57**

## 271 Hawthorne Road, Bootle, Merseyside L20 3AP

COMMERCIAL INVESTMENT

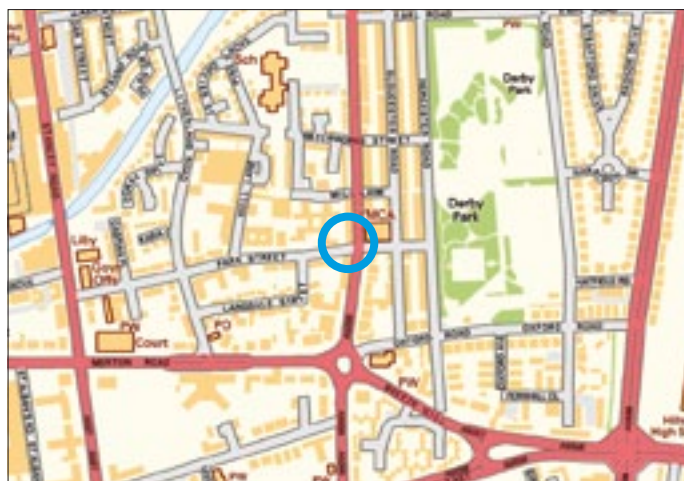
GUIDE PRICE £60,000+



A two storey mixed use property comprising of a ground floor retail unit together with a self contained flat above. The ground floor unit is currently let as a Cafe by way of a 6 month lease producing £5200.00 per annum. The first floor flat is currently let by way of an Assured Shorthold Tenancy at a rental of £4940.00 per annum. The annual rental income being in excess of £10,000 per annum.

**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



Not to scale. For identification purposes only

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.

**Ground Floor**  
**Shop** Main Sales Area, Kitchen.

**First Floor**

Accessed via a separate entrance at the rear

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

**Outside** Yard to the rear. WC

**EPC Rating**

**Shop** C  
**Flat** E

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LOT  
**58****73 Oak Leigh, Liverpool L13 7EN**  
VACANT RESIDENTIAL**GUIDE PRICE £40,000+**

A 3 bed roomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** In a cul-de-sac off West Derby Road approximately 4 miles from Liverpool City Centre.

**First Floor** 3 Bedrooms.

**Outside** Rear Yard.

**Ground Floor** Hall, Front Living room, Rear Living room, Kitchen, Rear Hall, Bathroom/W.C.

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LOT  
**59****26 Lower Breck Road, Liverpool L6 4BZ**  
VACANT RESIDENTIAL**GUIDE PRICE £65,000+**

A three storey end of terraced property converted to provide 1 x 1 bed roomed flat and 1 x 4 bed roomed maisonette. The property is in good order throughout and benefits from double glazing and central heating. The property is suitable for immediate investment with a potential rental income of approximately £10,000 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Lower Breck Road which is off West Derby road in a popular and well established residential location approximately 2 miles from Liverpool City Centre.

**First Floor**

**Flat 2** Hall, Breakfast/Kitchen, Lounge, Dining Room/Bedroom.

**Second Floor**

3 Bedrooms.

**Outside** Yard to Rear.

**Ground Floor**

Main Entrance Hallway.

**Flat 1** Hall, Lounge, Bedroom, Shower Room/WC, Kitchen.

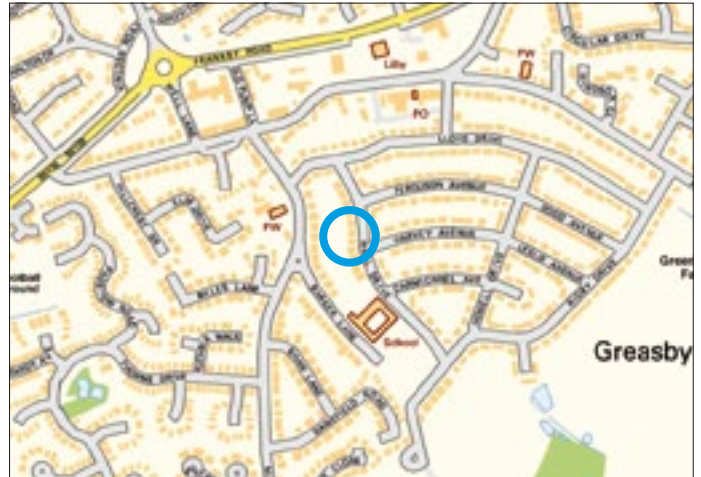
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LOT  
**60**

## 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.

**First Floor** 3 Bedrooms, Bathroom/W.C.

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

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



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LOT  
**61**

## 54 Bodmin Road, Liverpool L4 5SW

### VACANT RESIDENTIAL

**GUIDE PRICE £20,000+**



Not to scale. For identification purposes only

A vacant 2 bedroomed mid terrace property which following repair and modernisation would be suitable for occupation, resale or investment purposes.

**Situated** Off Walton Road in a popular and well established residential location within easy access to County Road amenities, Everton Football Club and approximately 2.5 miles from Liverpool City Centre.

**First Floor** Two bedrooms and bathroom/WC

**Outside** Yard to the rear.

**EPC Rating** D

**Ground Floor** Hall, through living room and kitchen

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LOT  
**62**

## 29 Phythian Close, Liverpool L6 9JJ

### RESIDENTIAL INVESTMENT

**GUIDE PRICE £50,000+**



A 3 bedroomed end town house property benefiting from double glazing, central heating, gardens and off road parking. The property is currently let by way of an Assured Shorthold Tenancy producing £6552.00.



Not to scale. For identification purposes only

**Situated** On an estate of similar property off Farnworth Street within close proximity to local amenities, schooling and approximately 2.5 miles from Liverpool City Centre.

**First Floor** 3 Bedrooms, Bathroom/ W.C.

**Outside** Gardens front and rear, Driveway.

**Ground Floor** Porch entrance, Hall, Lounge, Dining room, Kitchen.

## ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**63**

## 60 Croxteth Avenue, Liverpool L21 6NB

### VACANT RESIDENTIAL

**GUIDE PRICE £40,000+**



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



Not to scale. For identification purposes only

**Situated** Fronting Croxteth Avenue close to its junction with Palmerston Drive in a popular and well established residential location.

**Outside** Yard to the rear

**EPC Rating** E

**Ground Floor** Hall, front living room, rear living room, kitchen/ breakfast room

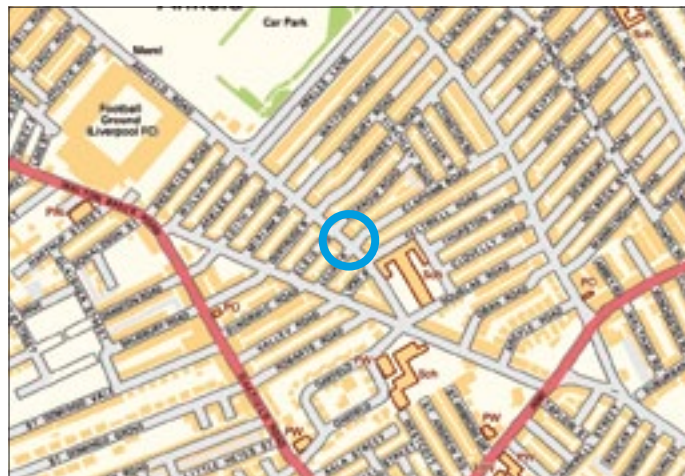
**First Floor** Three bedrooms, bathroom/WC

LOT  
**64**

## Former Anfield Road Police Station, 115 Anfield Road/2 Harrow Road/1 Clapham Road L4 0TL

### DEVELOPMENT OPPORTUNITY

**GUIDE PRICE £150,000+**



Not to scale. For identification purposes only

A substantial two storey plus basement detached property suitable for residential redevelopment into flats/hmo purposes subject to any necessary planning consents. The property is in need of a full upgrade and refurbishment scheme.

**Situated** Fronting Anfield Road between Harrow Road and Clapham Road in an established residential location within walking distance to Liverpool Football Club and local amenities. Approximately 3 miles from Liverpool City Centre.

**Floor Area**  
**Basement** 58 m<sup>2</sup> GIA  
**Ground Floor** 328m<sup>2</sup> GIA  
**First Floor** 325m<sup>2</sup> GIA  
**Total** 711m<sup>2</sup> GIA  
**Basement** - Not inspected

**Ground Floor** Main Entrance, Hallway, Front office/Reception. Central area of building, rear of reception – not inspected, understood to be 3 original police cells. Left hand side of building - 2 Offices, Store room, Communal Kitchen/Diner, Office, 1 Room, Shower room, staircase to basement. Right hand side of building – Storeroom, office, meeting room, kitchen, courtyard, rear living quarters not inspected

**First Floor** 1 Large room, Open plan/Kitchen, 2 x W/C, 2 Rooms, Further 4 Rooms.

**Outside** Yard

**Fees** The purchaser is to be responsible for the council's legal and surveyor's fees at 3% of the sale price with a minimum of £1500.

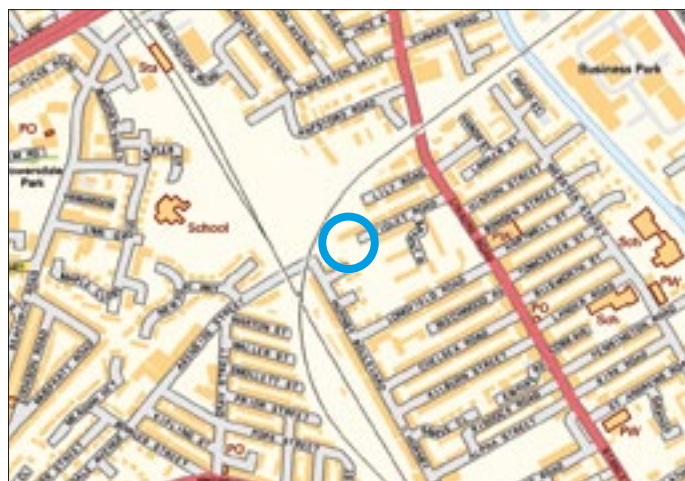
## ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**65**

## 58 Violet Road, Liverpool L21 6NZ

### VACANT RESIDENTIAL

**GUIDE PRICE £25,000+**



Not to scale. For identification purposes only

A 3 bedroomed middle terraced property benefiting from central heating. The property is in need of a full upgrade and refurbishment scheme.

**Situated** In a cul-de-sac off Linacre Road within close proximity to local shopping facilities and transport links.

**First Floor** 3 Bedrooms, Bathroom/ W.C.

**Outside** Yard to the rear.

**Ground Floor** Entrance hall, Front Living Room, Rear Living room, Kitchen.



LOT  
**66****15 Oakfield Road, Walton, Liverpool L4 2QE**  
VACANT RESIDENTIAL**GUIDE PRICE £35,000+**

A 2 storey 4 bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes following refurbishment.



Not to scale. For identification purposes only

**Situated** Close to the junction with Breck Road, on a busy local road within close proximity to local shopping facilities.

**Second Floor** Landing, Through Bedroom.

**Outside** Rear yard.

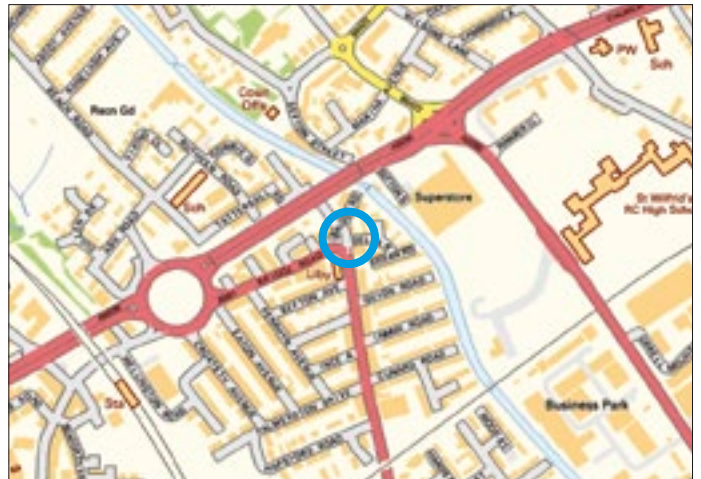
**Ground Floor** Entrance hall, Cloaks/W.C, 2 Living rooms, Kitchen/Breckfast room.

**First Floor** 3 Bedrooms, Bathroom/W.C.

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LOT  
**67****1 & 3 Linacre Road, Liverpool L21 8NJ**  
RESIDENTIAL INVESTMENT**GUIDE PRICE £80,000+**

A modern detached property providing 2 x 2 bedroomed self-contained flats. The property benefits from double glazing and central heating. One of the flats are currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum. The potential annual rental income being in excess of £10,800 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Linacre Road at its junction with Bridge Road in an established residential location within close proximity to local amenities and approximately 5 miles from Liverpool City Centre.

**First Floor**  
**Flat 3** - Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

**Outside** Yard to the side.

**EPC Rating** C

**Ground Floor**

**Flat 1** - Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

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LOT  
**68**

**50 Green Street (99 Limekiln Lane), Liverpool L5 8YF**

**RESIDENTIAL INVESTMENT**

**GUIDE PRICE £100,000–£125,000**



A substantial three storey property converted to provide 1 x 3 bedroomed and 2 x 2 bedroomed flats. The property benefits from double glazing, electric heaters, wifi, an envirovent system, intercom system and private gated access with parking for 3 cars. We are advised all of the flats are currently let by way of Assured Shorthold Tenancies producing £15,080

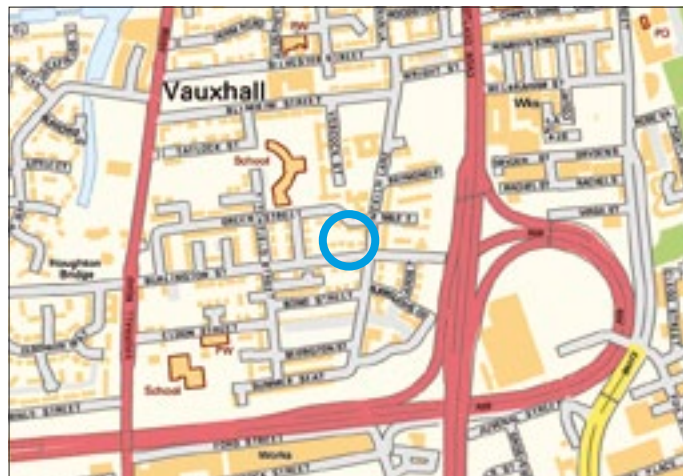
**Situated** Off Silvester Street which in turn is off Vauxhall Road approximately 1.5 miles from Liverpool City Centre.

**Basement** Not inspected.

**Ground Floor**

Main entrance hallway

**Flat 1** Hall, Lounge, 3 Bedrooms, (ensuite shower), Kitchen, Bathroom/W.C. Patio



Not to scale. For identification purposes only

**First Floor**

**Flat 2** Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C. Patio.

**Second Floor**

**Flat 3** Hall, Open plan Lounge / Kitchen, 2 Bedrooms, Bathroom/W.C. Patio.

**Outside** Communal Yard/Parking for 4 cars

**EPC Rating** F



**ON BEHALF OF A HOUSING ASSOCIATION**

LOT  
**69**

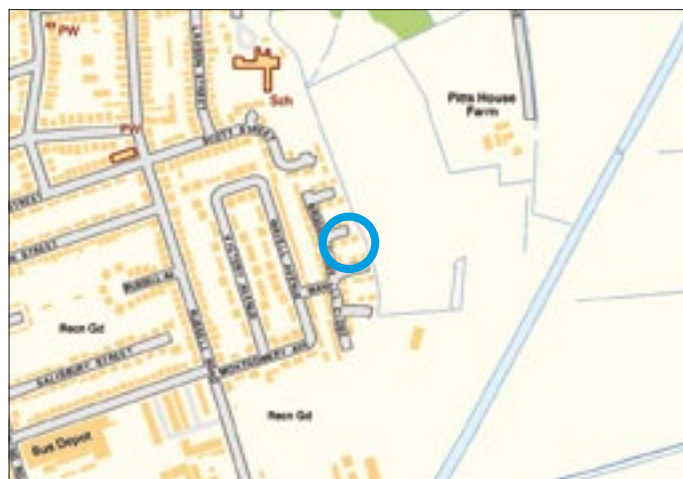
**32 Brooke Close, Southport, Merseyside PR9 7TF**

**VACANT RESIDENTIAL**

**GUIDE PRICE £75,000+**



A vacant two bedroomed semi-detached property benefiting from central heating. Following refurbishment the property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Wavell Avenue in a popular and established residential location.

**Outside** Small Garden to Front, Driveway to Side, Garden Area to Rear.

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

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



LOT  
70**25 Palace Road, Liverpool L9 4SL**  
VACANT RESIDENTIAL**GUIDE PRICE £30,000+**

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



Not to scale. For identification purposes only

**Situated** Off Warbreck Avenue which is off Warbreck Moor in a popular and well established residential location.

**First Floor** 2 Bedrooms, Bathroom/ WC.

**Outside** Rear Yard.

**Ground Floor** Hall, Front Living Room, Rear Living Room, Kitchen/ Breakfast Room.

LOT  
71**25 Duke Street, Liverpool L1 5AP**  
COMMERCIAL INVESTMENT**GUIDE PRICE £120,000+**

A ground floor retail investment unit producing £13,000 per annum. The property is currently let by way of a 20 year lease with 18 years unexpired.



Not to scale. For identification purposes only

**Situated** Fronting Duke Street on the corner off Campbell Street within walking distance to the Liverpool One Shopping centre.

**Basement** W.C, Kitchen, Storeroom.

**First Floor**  
**Shop** Main sales area.

LOT  
**72**

## 127 Moscow Drive, Liverpool L13 7DQ

VACANT RESIDENTIAL

**GUIDE PRICE £65,000+**



A vacant 5 bedroomed middle terraced property which following refurbishment would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Queens Drive in a popular and well established residential location within easy access to local amenities.

**Second Floor** 2 Bedrooms.

**Outside** Rear Yard.

**EPC Rating** F

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

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

### ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**73**

## 30 Brandreth Close, Rainhill, Prescot, Merseyside L35 4QS

VACANT RESIDENTIAL

**GUIDE PRICE £50,000+**



A vacant 2 bedroomed mid-town house benefiting from double glazing. Following repair and modernisation the property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Rainhill Road which in turn is off Warrington Road (A57) in a popular and well established residential location.

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

**Outside** Front & Rear Gardens.

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



LOT  
**74**

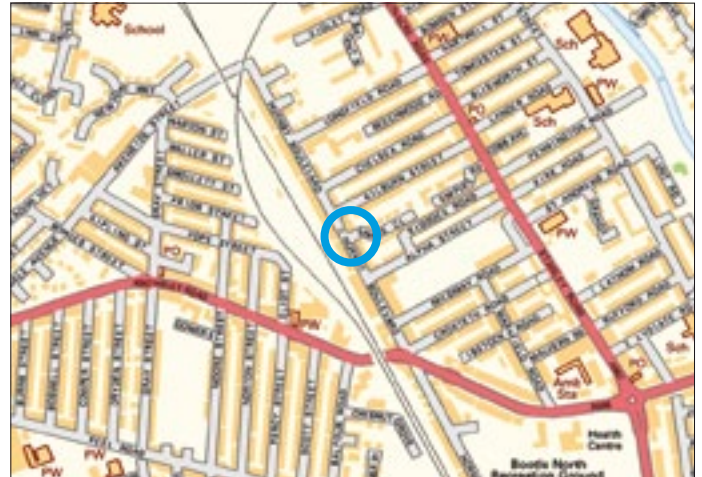
## 51 Hornby Boulevard, Liverpool L21 8HE

VACANT RESIDENTIAL

**GUIDE PRICE £35,000+**



A vacant 3 bedroomed extended middle terraced property benefiting from central heating. Following repair and modernisation the property would be suitable for occupation or investment purposes.



Not to scale. For identification purposes only

**Situated** Just off Knowsley Road in an established residential location within easy reach of local amenities.

**First Floor** 3 Bedrooms.

**Outside** Yard to Rear.

**Ground Floor** Hall, 2 Living Rooms, Kitchen/Diner, Bathroom/WC.

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LOT  
**75**

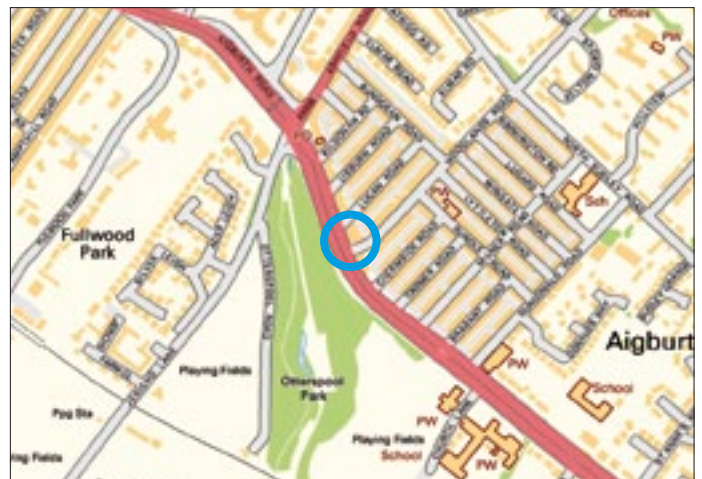
## 355a Aigburth Road, Liverpool L17 0BP

VACANT RESIDENTIAL

**GUIDE PRICE £55,000+**



A vacant 1 bedroomed ground floor apartment over two floors benefiting from double glazing and central heating. The property is in good order and suitable for immediate occupation or investment purposes.



Not to scale. For identification purposes only

**Situated** In the heart of Aigburth conveniently located for all shops, amenities and Otterspool Promenade.

**First Floor** Lounge/Diner, Bedroom.

**Outside** Shared Yard.

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

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A semi-detached 4 bedroom, family residence which has been extended and improved to a high standard. The property benefits from double glazing, central heating and front and rear gardens with a driveway providing off road parking. The property is currently let by way of an Assured Shorthold Tenancy commencing 15th August 2013 (expires August 2014) at a rental of £15,000 per annum.

**Situated** On Woolton Road within an established South Liverpool suburb. The surrounding district is mature and established and a number of amenities are offered locally including popular schooling covering all age ranges and faith groups in addition to a selection of local shopping facilities available at Woolton Road. Recreation ground and open space can be enjoyed at a number of locations including the Blackwood which is situated within walking distance or alternatively at Calderstones Park which is only a short car journey away. A wide range of shopping facilities are available at nearby Woolton Village which also offers a wide selection of restaurants and wine bars in addition to a local cinema. Alternatively, Allerton Road offers a comprehensive range of amenities including both local and superstore shopping. Public transport services are available in the area and a comprehensive local road network brings Liverpool city centre to within easy reach.

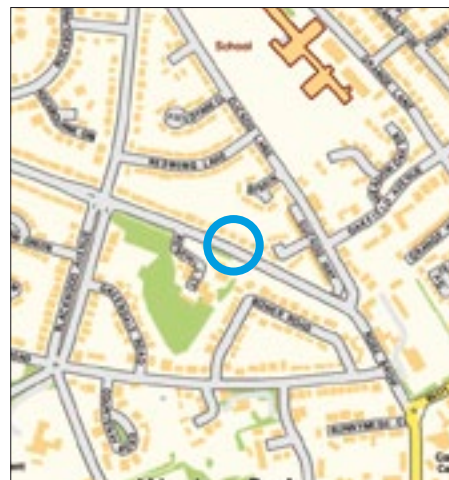
**Ground Floor** entrance hall, cloakroom/wc, lounge, dining room, modern fitted kitchen and spacious conservatory/family room to the ground floor.

**First Floor** 3 bedrooms and an attractive family bathroom/wc.

**Second Floor** 1 further bedroom/study

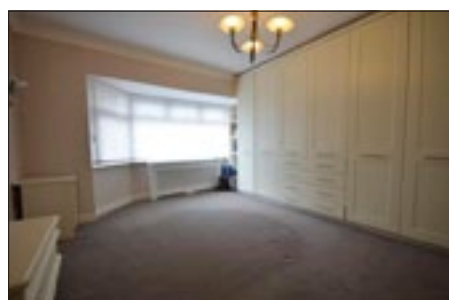
**Outside** To the front of the property there are wrought iron gates and walled frontage with hedgerow behind, external lighting, gate to side, block paved driveway providing off road parking. To the rear there is an extensive timber decked patio area with steps leading to a generous sized lawn, mature, established and well stocked borders, timber shed, further timber decked patio area, water laid on, external lighting.

**EPC Rating** D



Not to scale. For identification purposes only

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LOT  
**77**

## 13 Croxteth Avenue, Liverpool L21 6NA VACANT RESIDENTIAL

**GUIDE PRICE £50,000+**



A 3 bedroomed mid terrace property benefiting from double glazing and central heating. The property would be suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

**Situated** Off Wellington Road which is off Seaforth Road and Church Road roundabout (A5036). In an established residential location within close proximity to Seaforth and Litherland Railway Station.

**First Floor** 3 bedrooms and bathroom/WC

**Outside** Yard to the rear.

**Ground Floor** Hall, through living room and kitchen.

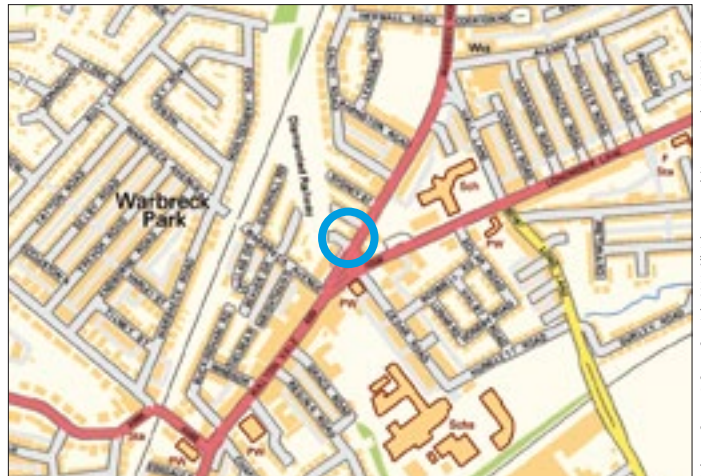
LOT  
**78**

## 7 & 7a/7b Warbreck Moor, Liverpool L9 4RN VACANT COMMERCIAL

**GUIDE PRICE £90,000+**



A pair of three storey dormer style mixed use properties comprising of two ground floor retail shop units together with self-contained residential accommodation to the first and second floors which is currently accessed via an external staircase. The properties would be suitable for a number of uses, subject to the relevant consents.



Not to scale. For identification purposes only

**Situated** in close proximity to Walton Vale and Longmoor Lane. The immediate surrounding area consists of residential housing and commercial premises.

**First Floor** Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

**Outside** Yard to the rear.

**Ground Floor**

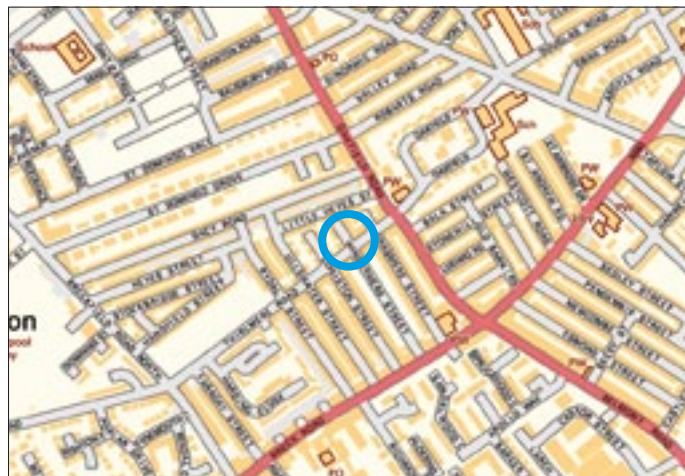
**Shop No 7** - 414 sq ft

**Shop No 7a** - 247 sq ft

**EPC Rating** F

LOT  
**79****105 Thirlmere Road, Everton, Liverpool L5 6PR**  
**VACANT RESIDENTIAL****GUIDE PRICE £40,000+**

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



Not to scale. For identification purposes only

**Situated** Fronting Thirlmere Road which is off Oakfield Road in an established and popular residential location approximately 2.5 miles from Liverpool City Centre.

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

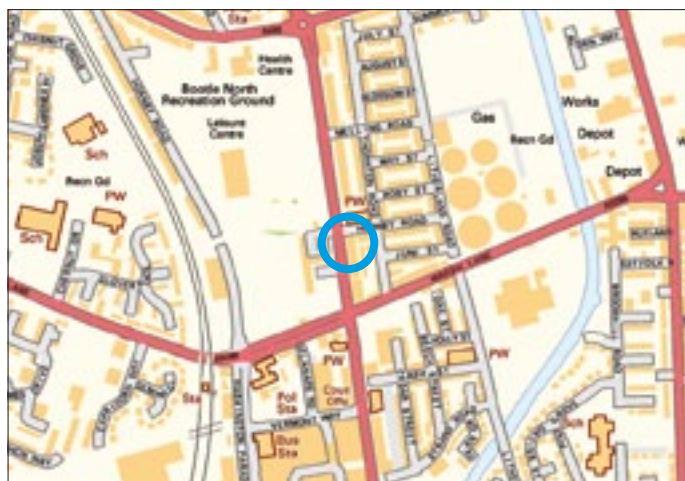
**Outside** Rear Yard.

**Ground Floor** Hall, Front Living Room, Rear Living Room, Kitchen/Breakfast Room.

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LOT  
**80****408 Stanley Road, Bootle, Merseyside L20 5AB**  
**DEVELOPMENT OPPORTUNITY****GUIDE PRICE £75,000+**

A substantial three storey plus basement corner building currently arranged as office accommodation. The property benefits from central heating and a security system. The property would be suitable for a number of uses to include residential redevelopment into flats or HMO purposes, subject to any necessary planning consents.



Not to scale. For identification purposes only

**Situated** Fronting Stanley Road at the corner of Hornby Road close to Marsh Lane in a prominent position within close proximity to excellent transport routes and other local amenities.

3 Rooms, Kitchen. Disables W.C., Storeroom.

**First Floor** 3 Rooms, Kitchen, Ladies and Gentleman's W.C's

**Second Floor** 3 Rooms, 2 Storerooms.

**Outside** Rear Yard

**Basement - Separate rear entrance**  
2 rooms

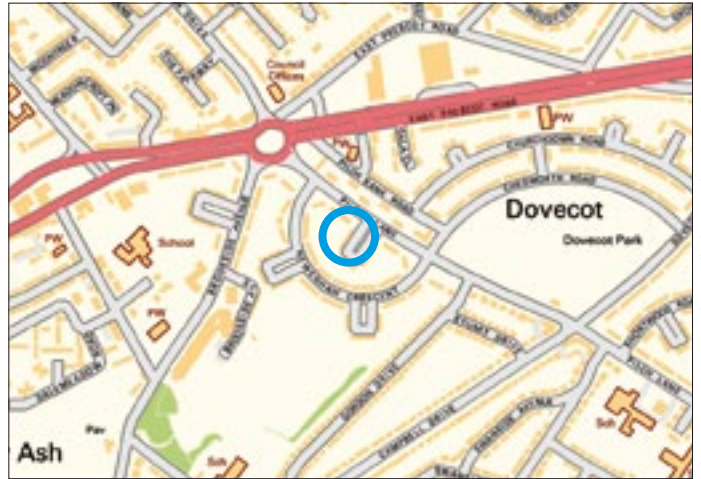
**Ground Floor** Reception room,

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LOT  
**81****28 Pilch Lane, Liverpool L14 7QB**  
VACANT RESIDENTIAL**GUIDE PRICE £45,000+**

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



Not to scale. For identification purposes only

**Situated** Off East Prescot Road in a popular and well established residential location within close proximity to local amenities.

**First Floor** 3 Bedrooms, Shower Room/WC.

**Outside** Garden to Front & Side.

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

LOT  
**82****14 Minver Road, Liverpool L12 4XD**  
VACANT RESIDENTIAL**GUIDE PRICE £55,000+**

A 3 bedroomed end terraced property benefiting from double glazing and front and rear gardens. The property is in need of a full upgrade and refurbishment scheme.



Not to scale. For identification purposes only

**Situated** Close to Melwood Drive and West Derby Village approximately 6 miles from Liverpool City Centre.

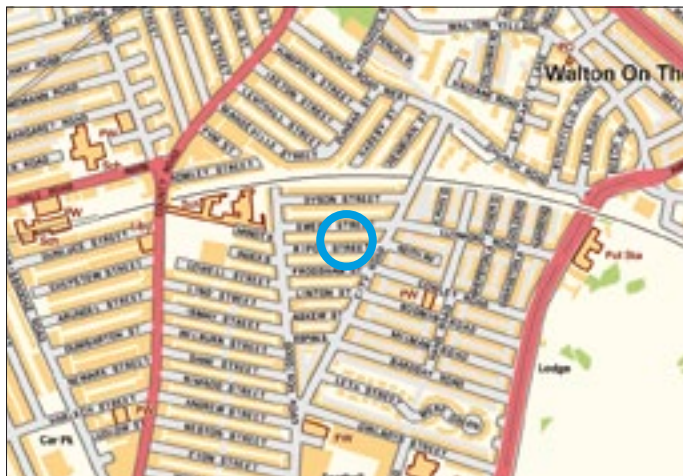
**First Floor** 3 Bedrooms, Bathroom, Separate W.C.

**Outside** Front and rear garden.

**Ground Floor** Hall, Front Living room, Rear Living room, Kitchen/Breakfast room.

LOT  
**83****54 Emery Street, Liverpool L4 5UZ**  
VACANT RESIDENTIAL**GUIDE PRICE £30,000+**

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



Not to scale. For identification purposes only

**Situated** Off City Road within close proximity to County Road shopping facilities, approximately 2 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms.

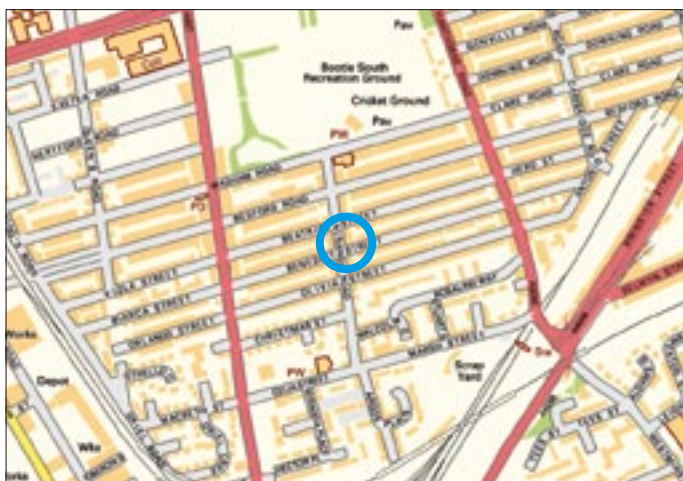
**Outside** Rear Yard.

**EPC Rating** C

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

LOT  
**84****24 Miranda Road, Bootle, Merseyside L20 2EE**  
VACANT RESIDENTIAL**GUIDE PRICE £25,000+**

A 3 bedroomed middle terraced property benefiting from central heating. The property is in need of a full refurbishment scheme.



Not to scale. For identification purposes only

**Situated** between Stanley Road and Hawthorne Road in a popular residential location

**Outside** Rear yard.

**EPC Rating** D

**Ground Floor** Hall, Front Living room, Rear Living room, Kitchen, Rear hall, Bathroom/WC.

**First Floor** 3 Bedrooms.



LOT  
**85**

## 39/39a Beech Road, Birkenhead, Merseyside CH42 0JJ

### RESIDENTIAL INVESTMENT

**GUIDE PRICE £90,000+**



An end terraced property converted to provide 2 x 2 bed roomed self-contained flats. The property is in good order and benefits from double glazing, central heating, rear garden and off road driveway. One of the flats is currently let by way of an Assured Shorthold Tenancy producing £5,100.00 per annum.



Not to scale. For identification purposes only

**Situated** Off Dingle Road which in turn is off Borough Road in a popular and well established residential location within close proximity to Hamilton Square Shopping Centre.

#### First Floor

**39a** Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C.

**Outside** Rear Garden, Outhouse and Front Driveway.

#### Ground Floor

**39** Hall, 2 Bedrooms, Open plan Kitchen/Lounge, Bathroom/WC

#### EPC Rating

No 39 - D No 39a - D

LOT  
**86**

## 78 Queens Drive, Newton Le Willows WA12 0LX

### VACANT RESIDENTIAL

**GUIDE PRICE £80,000-£90,000**



A 3 bed roomed semi-detached property benefiting from double glazing, central heating, conservatory, front and rear gardens and off road parking. The property would be suitable for occupation, investment purposes or resale.



Not to scale. For identification purposes only

**Situated** Fronting Queens Drive just off Ashton Road in an established and popular residential location within close proximity to Hope Academy.

**Second Floor** 1 Further bedroom above.

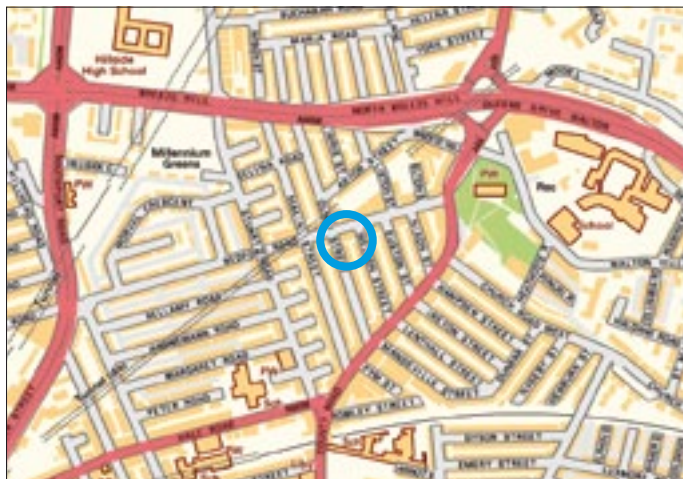
**Outside** Gardens front and rear, driveway and garage.

**Ground Floor** Living room, kitchen, utility room, conservatory, WC

**First Floor** Three bedrooms, bathroom/WC with walk in shower.

LOT  
**87****35 Bedford Road, Liverpool L4 5PS**  
VACANT RESIDENTIAL**GUIDE PRICE £50,000+**

A vacant 4 bedroomed middle terrace property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off County Road in an established residential location within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

**Second Floor** 2 Bedrooms.

**Outside** Rear Yard.

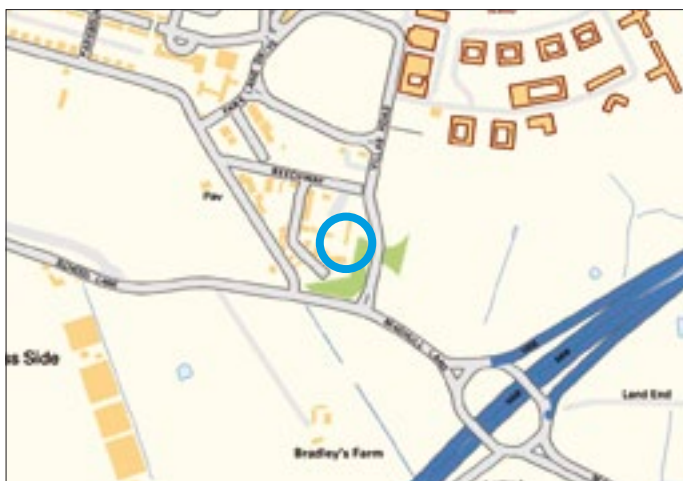
**EPC Rating** D

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

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

LOT  
**88****34 Beechway, Maghull, Liverpool L31 1HP**  
VACANT RESIDENTIAL**GUIDE PRICE £65,000+**

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



Not to scale. For identification purposes only

**Situated** Off Park Lane which is off School Lane in a popular and well established residential location.

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

**Outside** Gardens Front & Rear.

**Ground Floor** Hall, Through Living Room, Front Living Room, Kitchen, Rear Hall with Cloaks/WC.



LOT  
89**87 Snowberry Road, Liverpool L14 8XR**  
VACANT RESIDENTIAL**GUIDE PRICE £35,000+**

A 3 bedroomed middle terraced property in need of a full refurbishment scheme.



Not to scale. For identification purposes only

**Situated** In a cul-de-sac off Princess Drive within close proximity to West Derby amenities.

**First Floor** 3 Bedrooms.

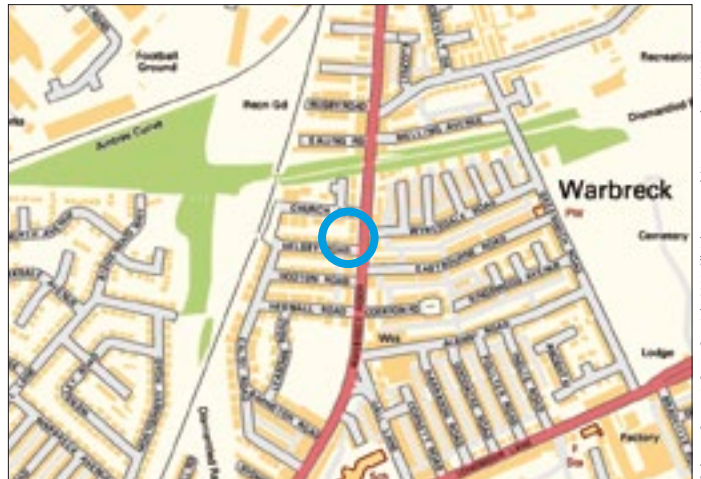
**Outside** Yard to the rear.

**Ground Floor** Entrance hall, Living room, Kitchen/Breakfast room, Rear Hall, Bathroom/W.C.

**EPC Rating** G

LOT  
90**209 Warbreck Moor, Liverpool L9 4RR**  
VACANT RESIDENTIAL**GUIDE PRICE £95,000+**

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.



Not to scale. For identification purposes only

**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.



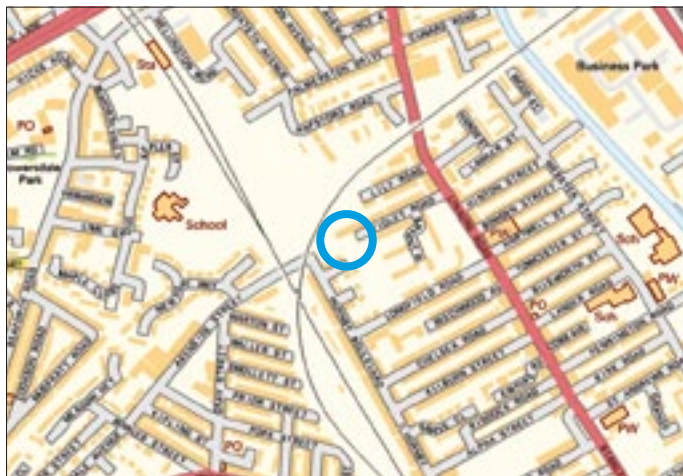
**Situated** Fronting Warbreck Moor in a popular and well established residential location within close proximity to Walton Vale amenities

and approximately 5 miles from Liverpool City Centre.

**Cellar** Not inspected.

LOT  
91**68 Violet Road, Liverpool L21 6NZ**  
VACANT RESIDENTIAL**GUIDE PRICE £30,000+**

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



Not to scale. For identification purposes only

**Situated** In a cul-de-sac off Linacre Road within close proximity to local shopping facilities and transport links.

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

**Outside** Rear Yard.

**Ground Floor** Hall, Kitchen/Breakfast Room, Through Living Room.

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LOT  
92**77 Milman Road, Liverpool L4 5SJ**  
VACANT RESIDENTIAL**GUIDE PRICE £45,000+**

A 3 bedroomed end of terraced property currently let by way of an Assured Shorthold Tenancy producing £ per annum. We are advised the property will be vacant prior to completion. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Off Walton Lane (A580) in an established and popular residential location within close proximity to County Road amenities, schooling and approximately 3 miles from Liverpool City Centre.

**First Floor** 3 Bedrooms.

**Outside** Yard to the rear.

**EPC Rating** E

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

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LOT  
**93**

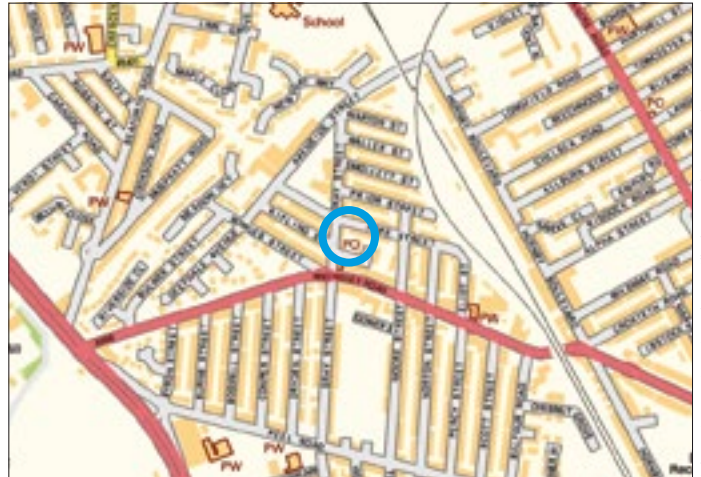
## 33 Pope Street, Bootle, Merseyside L20 4PH

### VACANT RESIDENTIAL

**GUIDE PRICE £25,000+**



A 2 bedrooomed middle terraced property in need of a full upgrade and refurbishment scheme. The property benefits from central heating. The property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Gray Street which in turn is off Knowsley Road in a popular and well established residential location within close proximity to local amenities.

**First Floor** 2 Bedrooms.

**Outside** Yard to the rear.

**EPC Rating** C

**Ground Floor** Hall, Lounge, Dining room, Kitchen, Bathroom/W.C.

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LOT  
**94-99**

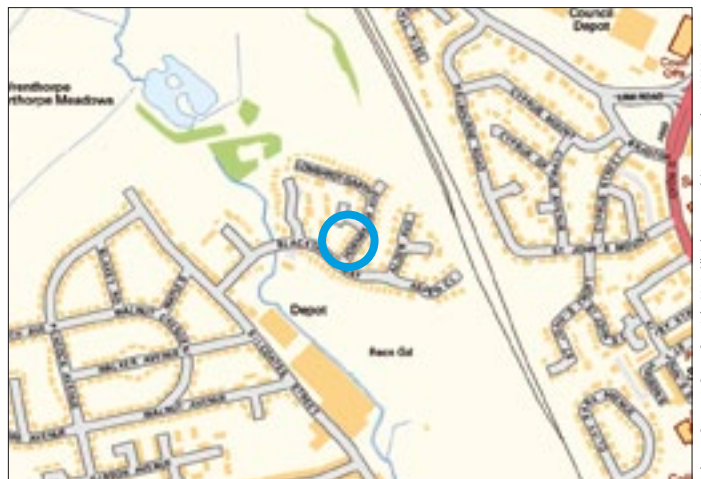
## Plots 13-24 To The South Of Wrenthorpe Road, Wakefield WF2 0TY

### LAND WITH POTENTIAL

**GUIDE PRICE-NIL RESERVE**



12 vacant freehold adjoining plots of land to be offered as 6 separate lots (each lot consisting of 2 plots of land). The land would be suitable for a variety of different uses subject to any necessary planning consents, however potential purchasers should make their own enquiries.



Not to scale. For identification purposes only

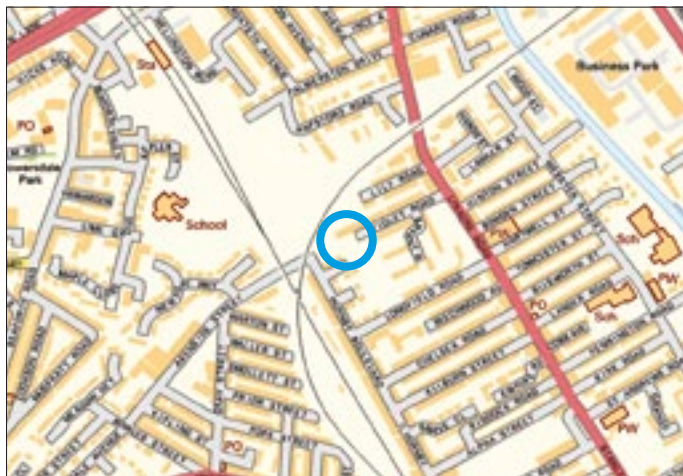
**Situated** The land is located just past Fox Lane, to the north of Hornbeam Avenue and Alder Avenue in Wakefield south of Leeds facing the very busy Leeds to Wakefield Train Lines. Transport links for Wakefield include road networks of the M1 and M62 Motorways.

**Note** On completion the buyer will be responsible to pay a contribution towards the sellers legal fees and auctioneers fees, Please refer to the special conditions.

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LOT  
**100****56 Violet Road, Liverpool L21 6NZ**  
VACANT RESIDENTIAL**GUIDE PRICE £25,000+**

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



Not to scale. For identification purposes only

**Situated** Off Linacre Road within close proximity to Bootle Strand shopping centre.

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

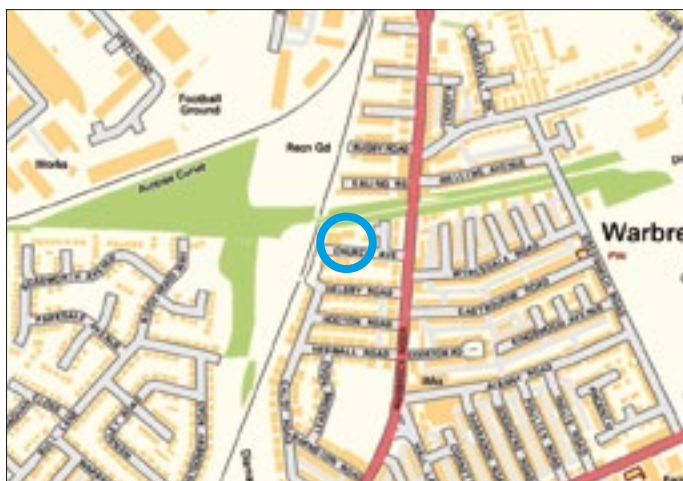
**Outside** Yard to the rear

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

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LOT  
**101****21 Church Avenue, Liverpool L9 4SG**  
VACANT RESIDENTIAL**GUIDE PRICE £80,000+**

A 4 bedroomed semi-detached property which following a full upgrade and refurbishment scheme would be suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

**Situated** Off Warbreck Moor (A59) close to Walton Vale, local amenities and within close proximity to Aintree Race Course in a well established and popular residential location.

**Second Floor** 1 further bedroom above

**Outside** Gardens front and rear, driveway.

**Ground Floor** Hall, 3 reception rooms and kitchen

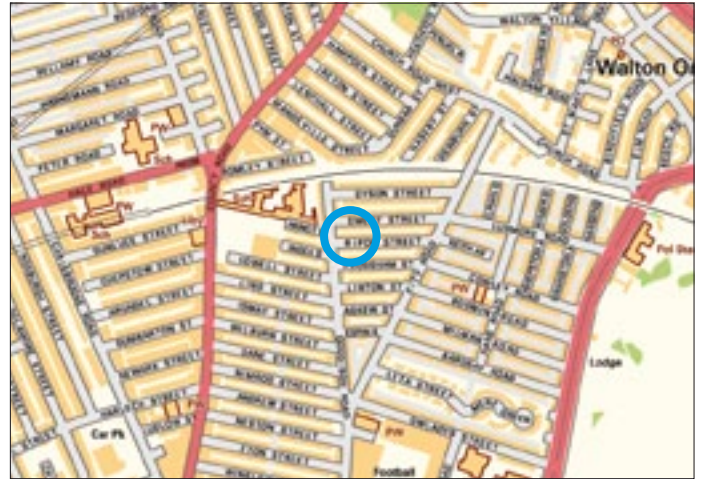
**First Floor** Three bedrooms, bathroom/WC

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LOT  
**102****16 Emery Street, Liverpool L4 5UZ**  
VACANT RESIDENTIAL**GUIDE PRICE £30,000+**

A 2 bedroomed middle terraced property benefiting from double glazing and central heating. The property is in need of refurbishment and modernisation.



Not to scale. For identification purposes only

**Situated** Off City Road within close proximity to County Road shopping facilities, approximately 2 miles from Liverpool City Centre.

**Outside** Rear Yard.

**EPC Rating** C

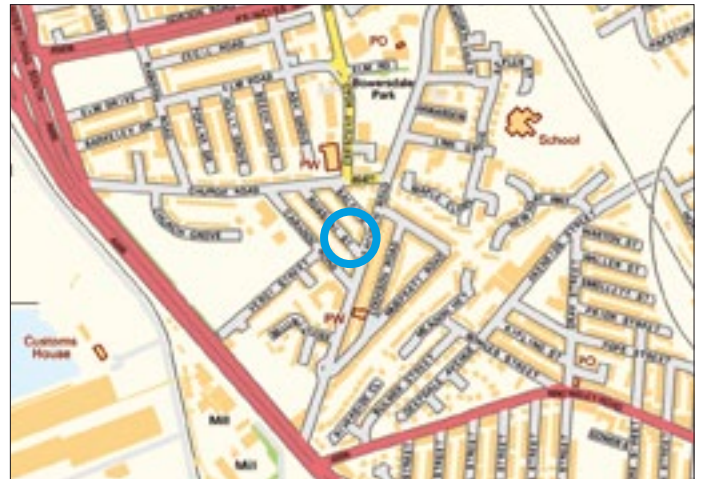
**Ground Floor** Vestibule, Living room, Kitchen, Rear Hall, Bathroom/W.C.

**First Floor** 2 Bedrooms.

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LOT  
**103****2 Rossini Street, Liverpool L21 4NS**  
VACANT RESIDENTIAL**GUIDE PRICE £25,000+**

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



Not to scale. For identification purposes only

**Situated** Situated between Seaforth Road and Church Road in a popular and well established residential location.

**First Floor** 2 Bedrooms, Bathroom/WC.

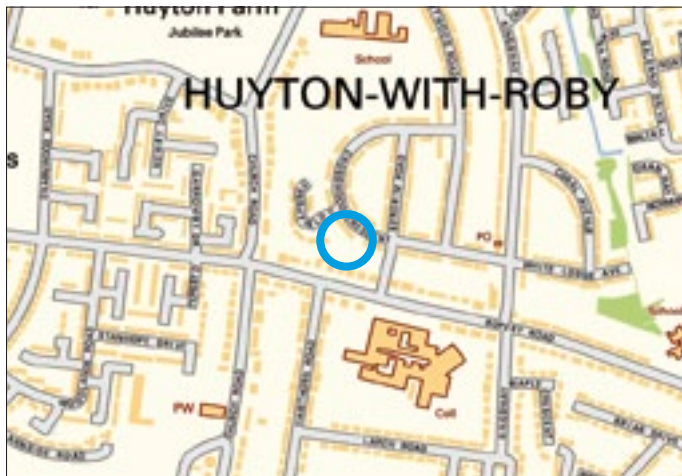
**Outside** Rear Yard.

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

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LOT  
**104****90 Crosswood Crescent, Liverpool L36 2QG**  
VACANT RESIDENTIAL**GUIDE PRICE £45,000+**

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



Not to scale. For identification purposes only

**Situated** Off Greenwood Road which is off Kingsway in a popular and well established residential location.

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

**Outside** Front Garden & Parking.

**Ground Floor** Hall, Front Living Room, Rear Living Room, Kitchen, Porch.

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LOT  
**105****Former Queen Victoria Public House, 57 Rice Lane, Liverpool L9 1AD**  
VACANT COMMERCIAL**GUIDE PRICE £75,000+**

A three storey corner property comprising of a former public house with two floors of accommodation above. The property would be suitable for continued use or redevelopment subject to any necessary planning consents.



Not to scale. For identification purposes only

**Situated** Within a prominent corner position on Rice Lane and York Street, close to its junction of Queens Drive. Approximately 3 miles from Liverpool City Centre.

**First Floor** 3 Bedrooms, lounge, kitchen

**Second Floor** Not inspected

**Outside** Yard to the rear.

**Ground Floor** Pool area, lounge bar

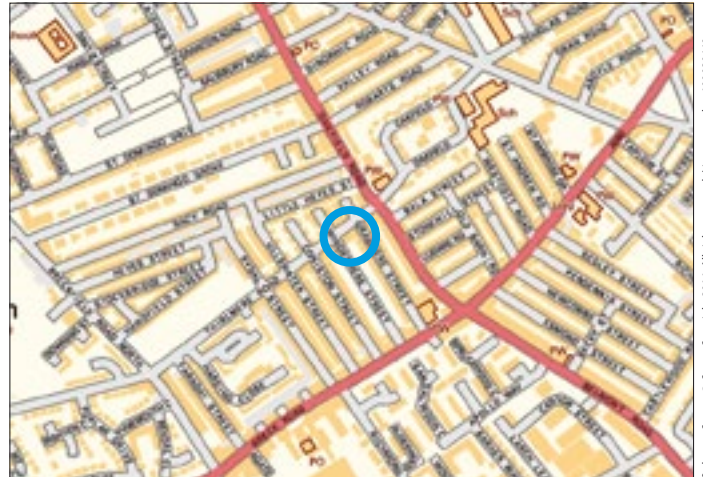
**EPC Rating** C

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LOT  
**106****100 Thirlmere Road, Everton, Liverpool L5 6PR**  
VACANT RESIDENTIAL**GUIDE PRICE £35,000+**

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



Not to scale. For identification purposes only

**Situated** Fronting Thirlmere Road which is off Oakfield Road in an established and popular residential location approximately 2.5 miles from Liverpool City Centre.

**Second Floor** 2 Bedrooms.

**Outside** Rear Yard.

**EPC Rating** C

**Ground Floor** Vestibule, Front Living Room, Rear Living Room, Kitchen.

**First Floor** 2 Bedrooms, Bathroom/WC.

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LOT  
**107****39 Milner Road, Liverpool L17 0AB**  
VACANT RESIDENTIAL**GUIDE PRICE £85,000+**

A 3 bedroomed mid terraced property which following a full upgrade and refurbishment scheme would be suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

**Situated** Off Aigburth Road in a very popular residential location within close proximity to Aigburth Vale amenities, schooling, Sefton Park and approximately 4 miles from Liverpool City Centre.

**First Floor** 3 Bedrooms, Bathroom/wc

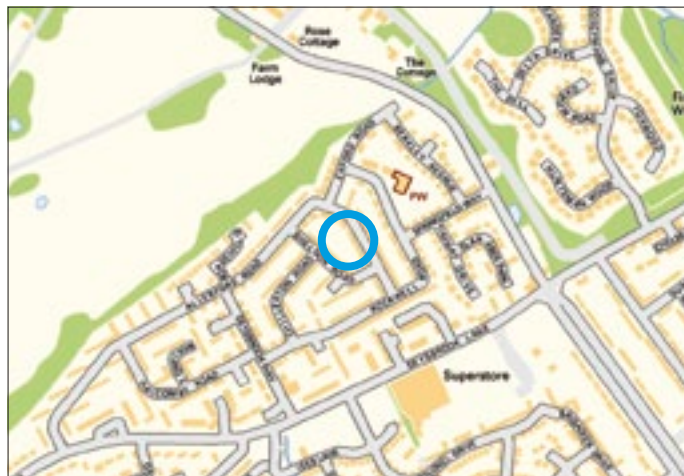
**Outside** Yard to the rear

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

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LOT  
**108****116 Allerford Road, Liverpool L12 4YJ**  
VACANT RESIDENTIAL**GUIDE PRICE £50,000+**

A vacant 3 bedroomed middle terrace property. The property benefits from central heating and following refurbishment would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Melwood Drive close to West Derby Village in an established residential location approximately 5 miles from Liverpool City Centre.

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

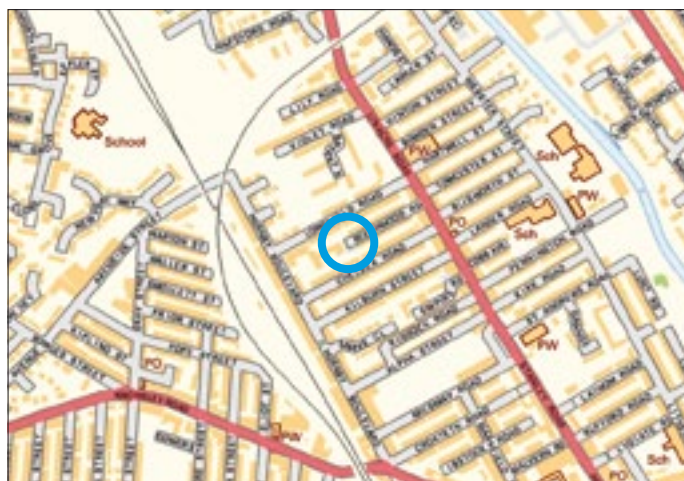
**Outside** Front & Rear Gardens.

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

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LOT  
**109****50 Beechwood Road, Litherland, Liverpool L21 8JZ**  
RESIDENTIAL INVESTMENT**GUIDE PRICE £35,000–£40,000**

A 2 bedroomed end of terraced property suitable for investment purposes. The property has recently been let by way of an Assured Shorthold Tenancy producing £4680.00 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Off Linacre Road in a popular residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms, Bathroom/W.C.

**Outside** Yard to the rear.

**Ground Floor** Through Lounge, Kitchen, Utility Room.

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A substantial detached mainly sandstone church building weathered beneath pitched roof covered in slate. The main front section is single storey with a two storey block set back from the highway. There is a walled boundary leading to a small landscaped area with tarmac circulation area for access purposes either side of the main building and a council owned car park adjoining the site. The property would be suitable for possible redevelopment, subject to any necessary planning consents.

**Situated** The property is situated on Greenfield Road directly off Prescott Road in Old Swan. Greenfield Road provides a well established residential area of mixed two and three storey terraced and semi-detached dwellings. The busy shopping district and commercial centre of Old Swan is less than 1/2 mile to the east of the property.

**Ground Floor**  
**Sanctuary** 261.6m<sup>2</sup> (2816 sq.ft)  
**Main church** 216m<sup>2</sup> (2325 sq.ft)  
**Offices** 26.2m<sup>2</sup> (282 sq.ft)

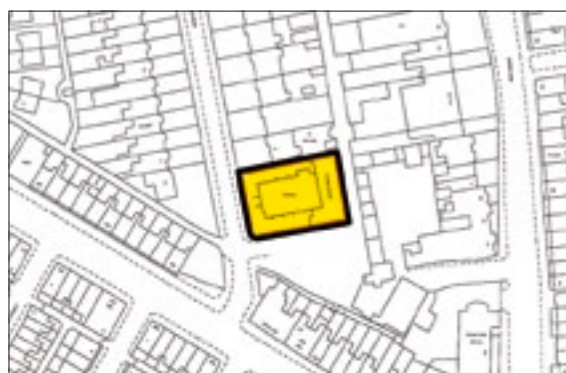
**First Floor**  
120m<sup>2</sup> (1296 sq.ft)

**Outside** Gardens.



Not to scale. For identification purposes only

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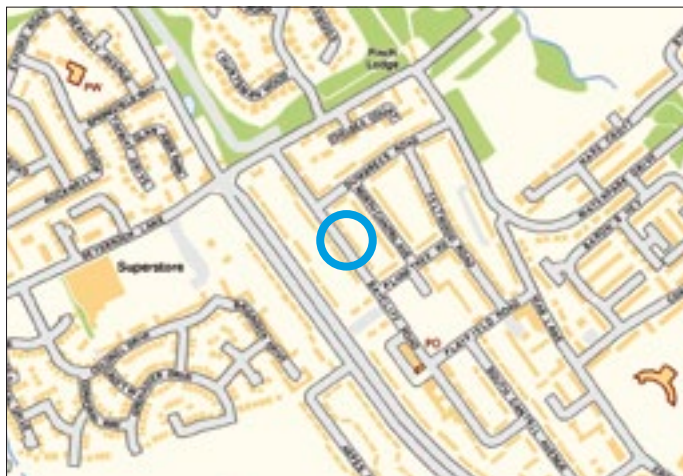


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LOT  
**111****37 Baycliff Road, Liverpool L12 6QS**  
VACANT RESIDENTIAL**GUIDE PRICE £50,000+**

A vacant 3 bedroomed mid terrace property, benefiting from central heating, double glazing and gardens to the front and rear. Following refurbishment the property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Fronting Baycliff Road which in turn is off Princess Drive close to West Derby Village in an established residential location approximately 5 miles from Liverpool City Centre.

**First Floor** Three bedrooms, bathroom and separate WC

**Outside** Gardens to the front and rear

**EPC Rating** C

**Ground Floor** Hall, living room, dining room, kitchen

LOT  
**112****28 Gordon Road, Seaforth, Liverpool L21 1DW**  
RESIDENTIAL INVESTMENT**GUIDE PRICE £80,000+**

A substantial three storey 8 bedroomed end of terrace property in need of a full upgrade and refurbishment scheme. The property would be suitable as an HMO Investment or conversion to provide 6x1 bedroomed flats, subject to any necessary planning consents. The property benefits from gardens and off road parking.



Not to scale. For identification purposes only

**Situated** Just off Princess Way in an established and popular residential location within close proximity to Crosby and Waterloo amenities and approximately 4 miles from Liverpool City Centre.

**Second Floor** 4 Rooms, Bathroom/ WC

**Outside** Gardens and Driveway. Outhouse.

**Note** We have not inspected the property internally and all information has been supplied by the vendor.

**Ground Floor** Hall, 4 Rooms, Kitchen.

**First Floor** Landing, 4 Rooms, Bathroom/WC.



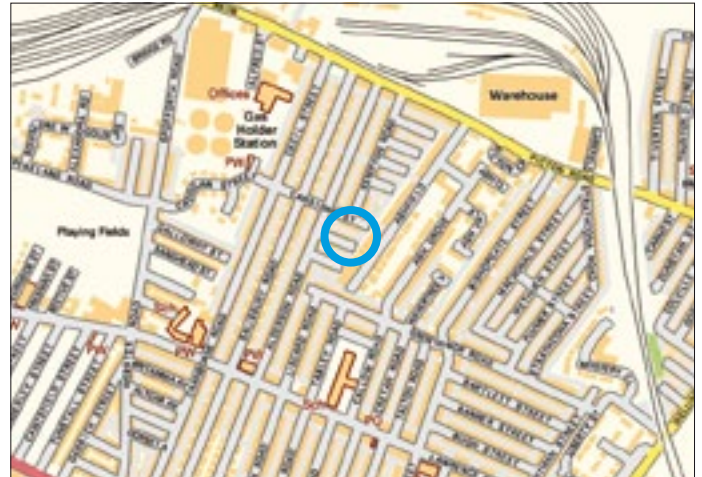
LOT  
**113**

**56 Cardigan Street, Liverpool L15 1HA**  
RESIDENTIAL INVESTMENT

**GUIDE PRICE £65,000+**



A 3 bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing £7200.00 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Off Alderson Road which in turn is off Picton Road and Smithdown Road in an established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

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

**Outside** Yard to the rear.

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

LOT  
**114**

**98 Wellington Road, Wavertree, Liverpool L15 4JN**  
VACANT COMMERCIAL

**GUIDE PRICE £65,000+**



A two storey dormer style middle terraced property comprising of a ground floor retail unit together with a 2 bedroomed flat above via a separate entrance. The property would be suitable for a number of uses, subject to the relevant consents. The property benefits from double glazing.



Not to scale. For identification purposes only

**Situated** Fronting Wellington Road adjacent to Picton Sports Centre in a popular residential location with close proximity to Picton Road and Smithdown Road amenities and approximately 3 miles from Liverpool City Centre.

**First Floor** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

**Second Floor** One Further Bedroom

**Outside** Yard to the rear.

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

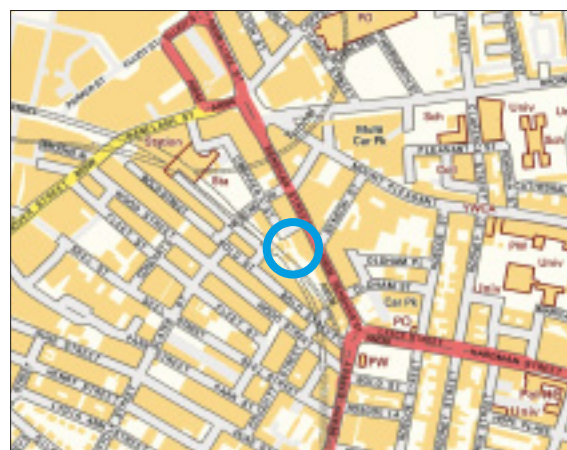




A commercial investment property comprising of 5 ground floor units producing in excess of £53,800 per annum (13% yield). The units are let to two tenants who are currently running a well established bar and restaurant on a FRI Lease which expires in 2051. We are advised the tenant's have made major improvements at a cost of approximately £400,000.

We are advised the total area is approximately 7000 sq ft. Floors plans will be available at the Auctioneers Offices.

**Situated** Just off Roscoe Street which in turn is off Leece Street in Liverpool Town Centre.



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UNIT	LEASE DATE	TENANT	TERM	RENT	RENT REVIEW	SERVICE CHARGE	INSURANCE PROVISIONS	REPAIR	OTHER RELEVANT MATTERS
1 & 2	5 November 2008	Bernham Limited	26 January 2051	£35,000	26 January 2015 and then every 5 years in line with open market values	Fair proportion of maintenance expenses as defined in lease	Fair proportion of cost of maintaining building	Internal FRI	Plan attached
3 & 4	21 November 2011	Bernham Limited	26 January 2051	£15,300	Every 5 years in line with open market values	Fair proportion of maintenance expenses as defined in lease	Fair proportion of cost of maintaining building	Internal FRI	Plan attached. Security of tenure has been excluded. The lease is registrable at the Land Registry but has been registered. The seller's solicitor does not know the reason for this. The lease is contracted out of the Landlord and Tenant Act 1954.
5	16 July 2012	Dayo Ijagbemi	15 July 2015	£3,500	None	Fair proportion of maintenance expenses as defined in lease	Fair proportion of cost of maintaining building	Internal FRI	Plan attached. Security of tenure has been excluded. The lease is contracted out of the Landlord & Tenant Act 1954





Wavertree a block of 11 vacant spacious apartments all benefitting from gas central heating comprising 6 x three bedroom, 1 x four bedroom and 4 x two bedroom apartments. The apartments potential rental income is £5,200 p.c.m once fully let. Also included in the sale are two telecommunication mast's with Vodafone on a lease which expires on the 28/5/14 (this is due for renewal) producing an income of £8000 + vat p.a. O2 on a lease which expires on the 2/9/21 (10 yr lease) rental income £8000 + vat p.a. The total potential annual rental income being in excess of £78,000. We are advised the total area is approximately 7000 sq ft. Floors plans will be available at the Auctioneers Offices.

**Situated** Fronting Lawrence Road on the corner of Wellington Road in a densely populated suburb of Wavertree within easy reach of Smithdown Road and Picton Road amenities and approximately 3 miles from Liverpool City Centre.

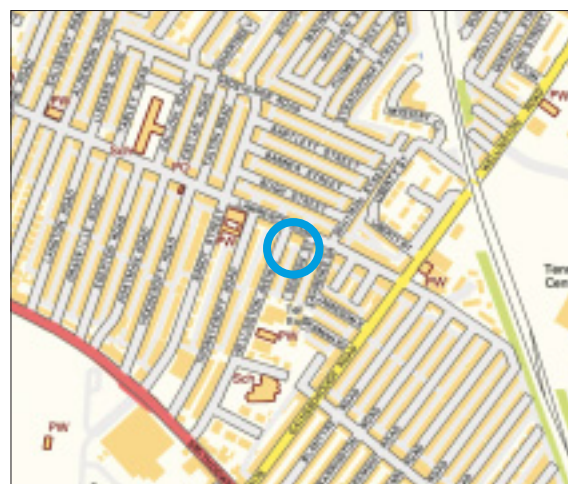
**Ground Floor** Flats 1, 2 and 3 (2x3 bed and 1x4) each comprising Living Room, Kitchen, Bathroom/WC

**First Floor** Flats 4, 5, 6 & 7 (2x2 bed and 2x3) each comprising Living Room, Kitchen, Bathroom/WC

**Second Floor** Flats 8, 9, 10, & 11 (2x2 bed and 2x3) each comprising Living Room, Kitchen, Bathroom/WC

**Outside** Yard

**Note** We have not carried out an internal inspection. All details have been supplied by the vendor and prospective bidders should make their own enquiries.



Not to scale. For identification purposes only

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# TERMS AND CONDITIONS FOR PROXY OR TELEPHONE BIDDERS

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

- 1 For those who are unable to attend the auction the proxy bidding form should be used in order to submit a maximum bid to the Auctioneer. This bid will not be called upon prior to the time of offering the particular lot for which the bid has been made. A prospective buyer should fill in the appropriate telephone bidding form or proxy bidding form in the catalogue and should ensure that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective.
- 2 Maximum bids must be for an exact figure and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective buyer.
- 3 All proxy and telephone bidding completed forms must be delivered to the auctioneer with the appropriate deposit cheque not less than 48 hours prior to the start of the auction at which the property the subject of the bid is to be sold. A cheque or banker's draft in the sum of 10% of the maximum bid or £3,000 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.
- 4 Any alteration to the proxy or telephone bid or withdrawal must be in writing and be received in writing and be received by the auctioneer prior to commencement of the auction.
- 5 The auctioneer, in accepting proxy bids, acts as agent for the prospective buyer and the prospective buyer shall be considered to have authorised the auctioneer on the basis of the terms and conditions set out in this auction catalogue, all relevant conditions of sale and any amendments to the auction catalogue. In the event of the prospective buyer's bid being successful, the auctioneer is authorised by the prospective buyer to sign any memorandum or contract relating to the property concerned.
- 6 The auctioneer accepts no liability for any bid not being made on behalf of the prospective buyer and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
- 7 In the event that another bidder makes a bid equal to the maximum bid the prospective buyer is prepared to make, the auctioneer reserves the right to accept the bid of any bidder attending the auction in person or through an agent.
- 8 The auctioneer accepts no responsibility for failure of telecommunications in respect of a telephone bid, or any delays in the postal system if a proxy bidding form is sent through the post.
- 9 If the prospective buyer wishes to attend the auction and bid in person, he or she shall notify the auctioneer who will then no longer bid. Such notification must be in writing and received by the auctioneer prior to commencement of the auction.
- 10 Prospective bidders should check with the auctioneer's office immediately prior to the auction to ensure there are no changes to the published terms and conditions.
- 11 Successful/unsuccessful bids will be notified to the prospective buyer within 24 hours of the conclusion of the auction sale.
- 12 Should the property be knocked down to the proxy bidder by the Auctioneer at a figure which is less than the maximum bid price on the form, the whole of the deposit supplied with the form will still be cashed and will count towards the purchase price sold.
- 13 Proxy bidders are deemed to be making their bid with full knowledge of and in accordance with the Common Auction Conditions, Extra Conditions and Special Conditions of Sale and the Important Notice for Prospective Buyers in the catalogue..
- 14 Proxy bidders are also deemed to have knowledge of any Addendum sheet which may be issued prior to or at the auction sale. Proxy bidders are advised to telephone the Auctioneer's offices before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
- 15 The proxy bidder authorises the Auctioneer or any duly authorised partner or employee of Sutton Kersh as the prospective purchaser's agent to sign the Memorandum of Sale or Sale Contract incorporating any addendum at or after the auction.
- 16 Proxy or telephone bidding forms should be sent to Mr J Kersh MRICS, Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY.



# PROXY BIDDING FORM

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

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

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

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

Cheque for 10% deposit (£3,000 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 (£3,000 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 no .....Fax no .....

Person acting .....

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

**I have read the Common Auction Conditions, Extra Conditions and Special Conditions of Sale. I accept that it is my responsibility to check for any amendments or addendum notes which may be read out by the auctioneer on the auction day. I authorise the auctioneer to sign the Memorandum of Sale on my behalf and I recognise that I will then be the fully bound purchaser of the property referred to above and must complete this transaction within the time specified in the Conditions of Sale.**

Signed by prospective purchaser .....

Date .....

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

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

Date of signing .....

**Once you have completed this form please send to:**

**Auction Department, Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY**



# 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

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

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

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

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

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

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

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

## G1. The lot

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

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

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

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

- (a) matters registered or capable of registration as local land charges;
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
- (c) notices, orders, demands, proposals and requirements of any competent authority;
- (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
- (e) rights, easements, quasi-easements, and wayleaves;
- (f) outgoing and other liabilities;
- (g) any interest which overrides, within the meaning of the Land Registration Act 2002;
- (h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and
- (i) anything the SELLER does not and could not reasonably know about.

G1.5 Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.

G1.6 The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.

G1.7 The LOT does not include any tenant's or trade fixtures or fittings.

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

G1.9 The BUYER buys with full knowledge of:

	<ul style="list-style-type: none"> <li>• (a) the DOCUMENTS, whether or not the BUYER has read them; and</li> <li>• (b) the physical CONDITION of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.</li> </ul>		
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.		
<b>G2. Deposit</b>			
G2.1	The amount of the deposit is the greater of: <ul style="list-style-type: none"> <li>• (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and</li> <li>• (b) 10% of the PRICE (exclusive of any VAT on the PRICE).</li> </ul>	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.
G2.2	The deposit <ul style="list-style-type: none"> <li>• (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</li> <li>• (b) is to be held as stakeholder unless the AUCTION CONDUCT CONDITIONS provide that it is to be held as agent for the SELLER.</li> </ul>	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.
G2.3	Where the AUCTIONEERS hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.	<b>G5. Transfer</b>	
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.	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS: <ul style="list-style-type: none"> <li>• (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and</li> <li>• (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.</li> </ul>
G2.5	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	G5.2	If the SELLER remains liable in any respect in relation to the LOT (or a TENANCY) following COMPLETION the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
<b>G3. Between contract and completion</b>		G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
G3.1	Unless the SPECIAL CONDITIONS state otherwise, the SELLER is to insure the LOT from and including the CONTRACT DATE to COMPLETION and: <ul style="list-style-type: none"> <li>• (a) produce to the BUYER on request all relevant insurance details;</li> <li>• (b) pay the premiums when due;</li> <li>• (c) if the BUYER so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;</li> <li>• (d) at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser;</li> <li>• (e) unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and</li> <li>• (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance (to the extent not already paid by the BUYER or a tenant or other third party) for the period from and including the CONTRACT DATE to COMPLETION.</li> </ul>	<b>G6. Completion</b>	
G3.2	No damage to or destruction of the LOT nor any deterioration in its CONDITION, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.	G6.1	Completion is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.
G3.3	Section 47 of the Law of Property Act 1925 does not apply. Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.	G6.2	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest.
G3.4		G6.3	Payment is to be made in pounds sterling and only by: <ul style="list-style-type: none"> <li>• (a) direct TRANSFER to the SELLER'S conveyancer's client account; and</li> <li>• (b) the release of any deposit held by a stakeholder.</li> </ul>
<b>G4. Title and identity</b>		G6.4	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER'S conveyancer's client account.
G4.1	Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection except in relation to any matter that occurs after the CONTRACT DATE.	G6.5	If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.
G4.2	If any of the DOCUMENTS is not made available before the AUCTION the following provisions apply: <ul style="list-style-type: none"> <li>• (a) The BUYER may raise no requisition on or objection to any of the DOCUMENTS that is made available before the AUCTION.</li> <li>• (b) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.</li> <li>• (c) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant document.</li> <li>• (d) If title is in the course of registration, title is to consist of certified copies of:</li> <li>• (i) the application for registration of title made to the land registry;</li> <li>• (ii) the DOCUMENTS accompanying that application;</li> <li>• (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and</li> <li>• (iv) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration DOCUMENTS to the BUYER.</li> <li>• (e) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.</li> </ul>	G6.6	Where applicable the CONTRACT remains in force following COMPLETION.
G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide): <ul style="list-style-type: none"> <li>• (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and</li> <li>• (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any CONDITION or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property. The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.</li> </ul>	<b>G7. Notice to complete</b>	
G4.4		G7.1	The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence. <p>The person giving the notice must be READY TO COMPLETE.</p> <p>If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:</p> <ul style="list-style-type: none"> <li>• (a) terminate the CONTRACT;</li> <li>• (b) claim the deposit and any interest on it if held by a stakeholder;</li> <li>• (c) forfeit the deposit and any interest on it;</li> <li>• (d) resell the LOT; and</li> <li>• (e) claim damages from the BUYER.</li> </ul>
		G7.2	
		G7.3	If the BUYER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has: <ul style="list-style-type: none"> <li>• (a) terminate the CONTRACT; and</li> <li>• (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.</li> </ul>
		<b>G8. If the contract is brought to an end</b>	
			If the CONTRACT is lawfully brought to an end: <ul style="list-style-type: none"> <li>• (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and</li> <li>• (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.</li> </ul>
		<b>G9. Landlord's licence</b>	
		G9.1	Where the LOT is or includes leasehold land and licence to assign is required this CONDITION G9 applies.
		G9.2	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
		G9.3	The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained.
		G9.4	The SELLER must: <ul style="list-style-type: none"> <li>• (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and</li> <li>• (b) enter into any authorised guarantee agreement properly required.</li> </ul>
		G9.5	The BUYER must: <ul style="list-style-type: none"> <li>• (a) promptly provide references and other relevant information; and</li> <li>• (b) comply with the landlord's lawful requirements.</li> </ul>
		G9.6	If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the licence has not been obtained the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before licence is obtained. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
		<b>G10. Interest and apportionments</b>	
		G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the PRICE (less any deposit paid) from the AGREED COMPLETION DATE up to and including the ACTUAL COMPLETION DATE.
		G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must pay to the BUYER after COMPLETION any sum to which
			the BUYER is entitled that the SELLER subsequently receives in cleared funds.
		G10.3	Income and outgoings are to be apportioned at ACTUAL COMPLETION DATE unless: <ul style="list-style-type: none"> <li>• (a) the BUYER is liable to pay interest; and</li> <li>• (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER;</li> </ul> <p>• in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.</p>
		G10.4	Apportionments are to be calculated on the basis that: <ul style="list-style-type: none"> <li>• (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;</li> <li>• (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and</li> <li>• (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.</li> </ul>
		<b>G11. Arrears</b>	
		<b>Part 1 Current rent</b>	
		G11.1	"Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding COMPLETION.
		G11.2	If on COMPLETION there are any arrears of current rent the BUYER must pay them, whether or not details of those arrears are given in the SPECIAL CONDITIONS.
		G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to arrears of current rent.
		<b>Part 2 Buyer to pay for arrears</b>	
		G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of arrears.
		G11.5	The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the SPECIAL CONDITIONS.
		G11.6	If those arrears are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those arrears.
		<b>Part 3 Buyer not to pay for arrears</b>	
		G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS: <ul style="list-style-type: none"> <li>• (a) so state; or</li> <li>• (b) give no details of any arrears.</li> </ul>
		G11.8	While any arrears due to the seller remain unpaid the buyer must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy; (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require; (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order; (e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.
		G11.9	Where the SELLER has the right to recover arrears it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.
		<b>G12. Management</b>	
		G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
		G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
		G12.3	The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and: <ul style="list-style-type: none"> <li>• (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;</li> <li>• (b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and</li> <li>• (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.</li> </ul>
		<b>G13. Rent deposits</b>	
		G13.1	This CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.
		G13.2	If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions.
		G13.3	Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: <ul style="list-style-type: none"> <li>• (a) observe and perform the SELLER'S covenants and CONDITIONS in the rent deposit deed and indemnify the SELLER in respect of any breach;</li> <li>• (b) give notice of assignment to the tenant; and</li> <li>• (c) give such direct covenant to the tenant as may be required by the rent deposit deed.</li> </ul>
		<b>G14. VAT</b>	
		G14.1	Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.



G14.2	Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.	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.
<b>G15. Transfer as a going concern</b>			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.	<b>G21. Environmental</b> G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide. G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT. The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.	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.	<b>G22. Service Charge</b> G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions. G22.2 No apportionment is to be made at COMPLETION in respect of service charges. G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing: • (a) service charge expenditure attributable to each TENANCY; • (b) payments on account of service charge received from each tenant; • (c) any amounts due from a tenant that have not been received; • (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.	<b>G25. Warranties</b> G25.1 Available warranties are listed in the SPECIAL CONDITIONS. G25.2 Where a warranty is assignable the SELLER must: • (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and • (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.
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. 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.	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		<b>G26. No assignment</b> The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.
G15.6	If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then: • (a) the SELLER'S conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT; • (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and • (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.		<b>G27. Registration at the Land Registry</b> G27.1 This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable: • (a) procure that it becomes registered at Land Registry as proprietor of the LOT; • (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and • (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
<b>G16. Capital allowances</b>			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.		<b>G28. Notices and other communications</b> G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers. G28.2 A communication may be relied on if: • (a) delivered by hand; or • (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or • (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.
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.		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.		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.		<b>G29. Contracts</b> (Rights of Third Parties) Act 1999 No one is intended to have any benefit under the CONTRACT pursuant to the Contract (Rights of Third Parties) Act 1999.
<b>G17. Maintenance agreements</b>			
G17.1	The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.	<b>G23. Rent reviews</b> G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined. G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed. G23.3 Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.	
G17.2	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.	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.	
<b>G18. Landlord and Tenant Act 1987</b>			
G18.1	This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.	G23.5 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it. G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds. G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as arrears.	
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.	
<b>G19. Sale by practitioner</b>		<b>G24. Tenancy renewals</b> G24.1 This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act. G24.2 Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings. G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER	
G19.1	This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.		
G19.2	The PRACTITIONER has been duly appointed and is empowered to sell the LOT.		
G19.3	Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability.		
G19.4	The LOT is sold: • (a) in its condition at COMPLETION; • (b) for such title as the SELLER may have; and • (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.		
G19.5	Where relevant: • (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the document of appointment and the PRACTITIONER'S acceptance of appointment; and • (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.		
G19.6	The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.		
<b>G20. TUPE</b>			
G20.1	If the SPECIAL CONDITIONS state "There are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.		
G20.2	If the SPECIAL CONDITIONS do not state "There are no employees to which TUPE applies" the following paragraphs apply: • (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the		

## EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

- The Deposit**
  - GENERAL CONDITIONS A5.5a shall be deemed to be deleted and replaced by the following:  
A5.5a. The Deposit: a) must be paid to the AUCTIONEERS by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)  
b) is to be held as stakeholder save to the extent of the AUCTIONEERS' fees and expenses which part of the deposit shall be held as agents for the SELLER
- Buyer's Administration Charge**
  - Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £400 plus VAT upon exchange of contracts to the Auctioneer.
- Extra Auction Conduct Conditions**
  - Despite any special CONDITION to the contrary the minimum deposit we accept is £3,000 (or the total PRICE, if less). A special CONDITION may, however, require a higher minimum deposit.

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### Surveys & Valuations

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