

NOW INVITING
INSTRUCTIONS
FOR OUR
30 OCTOBER AUCTION

SuttonKersh



1ST FOR AUCTIONS

THURSDAY 11 SEPTEMBER 2014

commencing at 12pm prompt at

Marriott Hotel City Centre

One Queen Square Liverpool L1 1RH



www.suttonkersh.co.uk

LOCATION



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



AUCTION PROGRAMME 2014

AUCTION DATES

11 September
30 October
11 December

CLOSING DATES

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

Cathy Holt MNAEA

cathy.holt@suttonkersh.co.uk

for free advice or to arrange a free valuation

0870 873 1212

email: **auctions@suttonkersh.co.uk**

MERSEYSIDE'S LEADING AUCTION TEAM...



James Kersh
Bsc (Hons)
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Bsc (Hons)
Auctioneer



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AUCTIONEER'S PRE-SALE ANNOUNCEMENTS

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at suttonkersh.co.uk and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.

- 1 The auctioneer will offer all lots in the order as shown in the catalogue.
- 2 An addendum to the catalogue and Conditions of Sale is currently available for distribution in the auction room.
- 3 This addendum is an important document providing updates and corrections to the auction catalogue.
- 4 Sutton Kersh will always endeavour to inform prospective purchasers of changes that may have taken place after the catalogue was printed when such changes are brought to their attention.
- 5 Would prospective purchasers please ensure they have a copy of the auction catalogue and an addendum prior to bidding.
- 6 Prospective purchasers are deemed to have read the addendum whether they have done so or not.
- 7 You are bidding on the basis that you have checked the General Conditions of Sale, which are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot.
- 8 The Special Conditions of Sale together with the title documentation have been available for inspection at the auctioneer's office in the immediate period leading up to auction date.
- 9 You are bidding on the basis that you have made all necessary enquiries, particularly in respect of lots the auctioneer has not inspected or had initial sight of tenancy details, and have checked the General and Special Conditions of Sale and are satisfied that you fully understand their content.
- 10 If you have a question in respect of any of the lots within the catalogue would you please ask one of the Sutton Kersh representatives who will attempt to answer your question during the auction. The auctioneer will not answer any questions whilst the auction is proceeding.
- 11 Guide Prices shown in the catalogue are merely an approximation and the auctioneer's opinion only. They should not be regarded as anything more. (see definition of Guide Prices below)
- 12 The auctioneer will not describe each individual property in detail or elaborate on its features or finer points. He will merely state the address, lot number and a very brief description.
- 13 Please remember it is the bidder's duty to attract the auctioneer's attention.
- 14 Please bid clearly and do not delay.
- 15 At the fall of the hammer the successful bidder will be in a binding contract of sale. At this point, an auction runner will come to your place of bidding, take your name and address and details of your solicitor and will lead you to one of the contract tables in the auction room.

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. (see definition of Reserve Prices below)
- 20 Please note that purchasers will not be entitled to keys or access to properties until completion of the sale. If access is required it may be arranged through the auctioneers with the express permission of the vendor.
- 21 Sutton Kersh hold regular property auctions throughout the year.
- 22 Sutton Kersh operate a substantial dedicated mailing list free of charge to applicants. If you wish to be placed on the mailing list, please give your details to one of our representatives.

GUIDE PRICES & RESERVE PRICES

Guide Price

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer.

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

AUCTION RESULTS THURSDAY 17 JULY

LOT	PROPERTY	RESULT	PRICE
Lot	Address	Result	Price
1	184 Blackmoor Drive, Liverpool L12 3HB	Sold	£140,000
2	72 Longfellow Street, Liverpool L8 0QX	Sold	£34,750
3	7 Hampden Grove, Birkenhead, Merseyside CH42 5LL	Sold	£64,000
4	42 Lumley Street, Liverpool L19 1QZ	Available At	£105,000
5	121 Goodison Road, Liverpool L4 4EW	Sold Prior	
6	30 Rydal Street, Liverpool L5 6QS	Sold After	
7	21 Hall Lane, Walton, Liverpool L9 0EU	Sold Prior	
8	35 Richmond Park, Liverpool L6 5AA	Sold	£54,000
9	144 Fonthill Road, Liverpool L4 1QF	Sold	£36,250
10	Apartment 3, 31 Greenheys Road, Liverpool L8 0YH	Sold	£40,000
11	60 Pendennis Street, Liverpool L6 5AQ	Sold	£45,500
12	76 Melrose Road, Kirkdale, Liverpool L4 1RP	Sold	£35,750
13	150 Walton Village, Liverpool L4 6TN	Sold	£60,000
14	80 Pendennis Street, Liverpool L6 5AQ	Sold	£42,000
15	70 Benedict Street, Bootle, Merseyside L20 2EW	Sold Prior	
16	64 Elstead Road, Walton, Liverpool L9 6BE	Sold	£55,000
17	26 Callow Road, Liverpool L15 0HP	Sold Prior	
18	180 Smithdown Road, Liverpool L15 3JR	Available At	£90,000
19	195 Warbreck Moor, Liverpool L9 4RR	Sold Prior	
20	Flat 21, Kingfisher House, Pighue Lane, Liverpool L13 1DQ	Sold Prior	
21	12 Whitby Street, Liverpool L6 4DH	Available At	£45,000
22	7 Edge Grove, Liverpool L7 0HN	Sold Prior	
23	119 Picton Road, Wavertree, Liverpool L15 4LF	Available At	£90,000
24	Flat 5, Medbourne Court, Kirkby, Liverpool L32 6SN	Sold After	
25	2 Lulworth Road, Liverpool L25 3RA	Sold	£48,000
26	44 Hawthorne Road, Bootle, Merseyside L20 2DW	Sold	£35,000
27	Apts 1, 2 & 3, Betula Bank, 161 Liverpool Road, Southport, PR8 4NX	Sold After	
28	Land At 7, 9, 13 & 15 Fairfield Street, Liverpool L7 0JZ	Sold Prior	
29	7 Woodlands Square, Netherley, Liverpool L27 5RZ	Available At	£40,000
30	77a Stanley Street, Newton-Le-Willows, Merseyside WA12 9DP	Withdrawn	
31	112 Breck Road, Anfield, Liverpool L4 2RD	Withdrawn	
32	14 Wharton Street, Sherdley Road Industrial Estate, St. Helens, WA9 5AA	Sold Prior	
33	123 Crosby Road South, Liverpool L21 1ES	Sold Prior	
34	Flat 20, Medbourne Court, Kirkby, Liverpool L32 6SN	Sold	£30,000
35	32 Maskell Road, Liverpool L13 2AD	Sold After	
36	27 Guildford Street, Wallasey, Merseyside CH44 0BR	Sold	£48,000
37	138 Prescott Road, Fairfield, Liverpool L7 0JB	Sold Prior	
38	32 Pansy Street, Liverpool L5 7RS	Sold	£34,000
39	54 Dane Street, Liverpool L4 4DZ	Available At	£55,000
40	The Coach House, 2a Manning Road, Southport, Merseyside PR8 6AT	Sold Prior	
41	105-107 Boughton, Chester, Cheshire CH3 5BH	Sold	£189,000
42	The Melrose Abbey Public House, 331 Westminster Road, Liverpool L4 3TE	Sold	£55,000
43	4 Cavern Court, Liverpool L6 9JG	Sold After	
44	24 Moscow Drive, Liverpool L13 7DH	Sold After	
45	2 St. Asaph Grove, Bootle, Merseyside L30 1QR	Available At	£62,000
46	2 Woodlands Road, Huyton, Liverpool L36 4PH	Sold Prior	
47	311 Stanley Road, Kirkdale, Liverpool L5 7QF	Available At	£45,000
48	243 Walton Village, Liverpool L4 6TH	Available At	£60,000
49	51 Blantyre Road, Wavertree, Liverpool L15 3HT	Available At	£110,000
50	37 Millvale Street, Kensington, Liverpool L6 6BB	Postponed	
51	53 Ashfield, Liverpool L15 1EY	Available At	£130,000
52	45 Markfield Road, Bootle, Merseyside L20 5DT	Withdrawn	
53	26 Aspen Grove, Toxteth, Liverpool L8 0ST	Withdrawn	

54	102a Ford Road, Wirral, Merseyside CH49 0TQ	Available At	£45,000
55	1 Sankey Street, Liverpool L1 5EA	Available At	£1,275,000
56	118 Picton Road/1a Picton Crescent, Wavertree, Liverpool L15 4LJ	Available At	£175,000
57	89 Ashbourne Crescent, Liverpool L36 4JJ	Sold Prior	
58	21 Andrew Street, Liverpool L4 4DS	Available At	£55,000
59	4 Croxteth Grove, Liverpool L8 0RX	Available At	£300,000
60	Flat 4 Huddleston Close, Wirral, Merseyside CH49 8JP	Sold After	
61	35 Arnside Road, Edge Hill, Liverpool L7 5QB	Available At	£45,000
62	68 Alwyn Street, Liverpool L17 7DY	Sold Prior	
63	73 Longfield Road, Litherland, Liverpool L21 8LA	Sold After	
64	Flat 36 Woolton Mews, 21 Quarry Street, Liverpool L25 6EZ	Sold	£40,000
65	Plot 1, Land To The South Of Hinderton Road, Birkenhead, CH41 9AB	Withdrawn	
66	Plot 14, Land To The South Of Hinderton Road, Birkenhead, CH41 9AB	Withdrawn	
67	Plot 15, Land To The South Of Hinderton Road, Birkenhead, CH41 9AB	Withdrawn	
68	Plot 16, Land To The South Of Hinderton Road, Birkenhead, CH41 9AB	Withdrawn	
69	Plot 18, Land To The South Of Hinderton Road, Birkenhead, CH41 9AB	Withdrawn	
70	Plot 20, Land To The South Of Hinderton Road, Birkenhead, CH41 9AB	Withdrawn	
71	Plot 22, Land To The South Of Hinderton Road, Birkenhead, CH41 9AB	Withdrawn	
72	Plot 23, Land To The South Of Hinderton Road, Birkenhead, CH41 9AB	Withdrawn	
73	284a Smithdown Road, Liverpool L15 5AJ	Sold After	
74	7 Orrell Lane, Liverpool L9 8BU	Sold	£45,000
75	8 Derby Lane, Old Swan, Liverpool L13 3DL	Available At	£75,000
76	18 Hero Street, Bootle, Merseyside L20 2HA	Sold	£35,000
77	50 Newman Street, Liverpool, L4 1RJ	Sold	£37,000
78	121 East Lancashire Road, Liverpool L11 3DN	Sold After	
79	62 Regent Road, Kirkdale, Liverpool L5 9SY	Sold Prior	
80	148 Park Road South, Newton-Le-Willows, Merseyside WA12 8QD	Sold Prior	
81	26 Ivy Leigh, Liverpool L13 7ER	Sold After	
82	3 Cavern Court, Liverpool L6 9JG	Sold After	
83	27 Bell Street, Liverpool L13 2DP	Sold	£45,000
84	63 Chatsworth Avenue, Liverpool L9 3AY	Sold	£70,000
85	39 Ferndale Road, Wavertree, Liverpool L15 3JY	Sold After	
86	67 Chatsworth Avenue, Liverpool L9 3AY	Sold	£70,000
87	446a Stanley Road, Bootle, Merseyside L20 5AE	Sold Prior	
88	Melbourne, 58 Burscough Road, Ormskirk, Lancashire L39 2XF	Sold	£122,000
89	115 Moscow Drive, Liverpool L13 7DG	Sold	£60,000
90	68 Harrowby Road, Birkenhead, Merseyside CH42 7HU	Sold Prior	
91	36 Stamford Street, Liverpool L7 2PT	Sold Prior	
93	231 Beckwith Street, Birkenhead, Merseyside CH41 4HW	Postponed	
94	35-37 Victoria Road, Birkenhead, Merseyside CH42 0LN	Postponed	
95	67 Esher Road, Liverpool L6 6DE	Sold	£47,000
96	128 Alwyn Street, Liverpool L17 7DY	Sold After	
97	69 Albany Road, Kensington, Liverpool L7 8RQ	Sold	£77,500
98	27 Britannia Avenue, Liverpool L15 2JE	Sold	£49,000
99	39/41 Lodge Lane, Liverpool L8 0QE	Sold	£160,000
100	42-42a Breckfield Road North, Liverpool L5 4NH	Sold Prior	
101	3 Olive Grove, Huyton, Liverpool L36 9TX	Sold Prior	
102	16, 18, 20 & 20a Esk Street, Liverpool L20 8JT	Available At	£95,000
103	17 Macdonald Street, Liverpool L15 1EJ	Sold Prior	
104	87 Fincham Road, Liverpool L14 9NH	Postponed	
105	34 Lindale Road, Liverpool L7 0JS	Sold Prior	
106	12 Mayfair Close, Anfield, Liverpool L6 5JS	Available At	£30,000

TOTAL REALISATION = £4,290,250

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

LIST B – EVIDENCE OF RESIDENCE

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	

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

Signed Date

on behalf of Sutton Kersh

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

ORDER OF SALE THURSDAY 11 SEPTEMBER

FORSALE BY PUBLIC AUCTION UNLESS SOLD PRIOR OR WITHDRAWN [CLICK ON THE ADDRESS TO TAKE YOU TO THE LOT](#)

1	23 Hartington Road, West Derby, Liverpool L12 8QN	£65,000–£70,000
2	73 Cranborne Road, Liverpool L15 2HY	£80,000+
3	169/169a Westminster Road, Liverpool L4 4LR	£25,000+
4	18 Lingfield Road, Liverpool L14 3LA	£100,000+
5	69 Hinton Street, Fairfield, Liverpool L6 3AP	£35,000+
6	199–201 Walton Village, Liverpool L4 6TQ	£70,000+
7	84 Gainsborough Road, Liverpool L15 3HX	£80,000+
8	33 Langtry Close, Liverpool L4 1UZ	£45,000+
9	95 Holt Road, Liverpool L7 2PL	£50,000+
10	77 Benedict Street, Bootle, Merseyside L20 2EL	£35,000–£40,000
11	12 Regency Court, Rock Lane West, Birkenhead CH42 1NG	£40,000+
12	170 Woolfall Crescent, Huyton, Liverpool L36 2NQ	£40,000+
13	109 Calgarth Road, Liverpool L36 3UE	£50,000–£55,000
14	6 Smollett Street, Bootle, Merseyside L20 4PT	£30,000–£35,000
15	14 Balmoral Road, Fairfield, Liverpool L6 8NE	£150,000+
16	Apartment 4 Priory Court, Ellison Grove, Liverpool L36 9GE	£50,000+
17	16, 18, 20 & 20a Esk Street, Liverpool L20 8JT	£80,000+
18	8 Royal Court, 30–44 Rock Lane West, Birkenhead CH42 1NF	£40,000+
19	15 Lingard Court, 7 Owen Drive, Liverpool L24 1YL	£50,000+
20	1 Weaver Street, Liverpool L9 1EH	£35,000–£40,000
21	51 Grange Avenue North, West Derby, Liverpool L12 9LJ	£100,000+
22	102a Ford Road, Wirral, Merseyside CH49 0TQ	£40,000+
23	14 Viola Street, Bootle, Liverpool L20 7DR	£45,000+
24	271 Hawthorne Road, Bootle, Merseyside L20 3AP	£45,000–£50,000
25	Flat 1, 13 Beech Street, Liverpool L7 0EU	£20,000–£25,000
26	12 Mayfair Close, Anfield, Liverpool L6 5JS	£25,000–£30,000
27	16 Livingston Drive, Sefton Park, Liverpool L17 4LR	£150,000+
28	Flat 2, 120 Bedford Street South, Liverpool L7 7DA	£65,000+
29	87 Fincham Road, Liverpool L14 9NH	£45,000–£50,000
30	7 Woodlands Square, Netherley, Liverpool L27 5RZ	£35,000+
31	35 Arnside Road, Edge Hill, Liverpool L7 5QB	£40,000–£45,000
32	16 Viola Street, Bootle, Liverpool L20 7DR	£45,000+
33	Apt 8 Grassendale Court, Grassendale Road, Liverpool L19 0LY	£40,000–£45,000
34	36 Ashley Street, Birkenhead, Merseyside CH42 3YB	£45,000–£50,000
35	Strawberry Fields View, Lower Lee Lodge, Beaconsfield Road L25 6EE	£275,000+
36	Apt 6 Grassendale Court, Grassendale Road, Liverpool L19 0LY	£40,000–£45,000
37	50 Picton Road, Wavertree, Liverpool L15 4LH	£20,000–£25,000
38	4 Freeman Street, Birkenhead, Merseyside CH41 1BR	£80,000–£100,000
39	64 Langdale Road, Liverpool L15 3LB	£125,000+
40	Concorde House Development, Charnley Road, Blackpool FY1 4PP	£175,000+
41	43 Helena Road, St Helens, Merseyside WA9 4JH	£100,000+
42	47 Coral Avenue, Liverpool L36 2PZ	£55,000+
43	116–118 North Hill Street, Liverpool L8 8AG	£75,000+
44	69 Nimrod Street, Liverpool L4 4DU	£40,000–£45,000
45	9b Sandown Lane, Liverpool L15 8HY	£85,000+
46	51 Eastbourne Road, Liverpool L9 0JE	£60,000–£65,000
47	438 Queens Drive, West Derby, Liverpool L13 0AR	£55,000+
48	56 Webb Street, Liverpool L7 4JW	£40,000–£45,000
49	Apt 10 Grassendale Court, Grassendale Road, Liverpool L19 0LY	£40,000–£45,000
50	12 Suburban Road, Liverpool L6 0BP	£45,000+
51	16 Peveril Street, Walton, Liverpool L9 1ES	£25,000–£30,000
52	Incefield House, Ince Green Lane, Nr Wigan, Greater Manchester WN3 4RJ	£110,000+
53	264 Anfield Road, Anfield, Liverpool L4 0TJ	£70,000+
54	24 High Street, Wavertree, Liverpool L15 8HE	£250,000+
55	243 Walton Village, Liverpool L4 6TH	£55,000+

ORDER OF SALE THURSDAY 11 SEPTEMBER

56	12 Page Moss Parade, Liverpool L36 2PA	£65,000+
57	141 Mount Road, Birkenhead CH45 9JS	£65,000+
58	42 Lumley Street, Liverpool L19 1QZ	£100,000+
59	Hamilton Chambers, 18 Hamilton Square, Birkenhead, Merseyside CH41 6AX	£185,000-£195,000
60	33 Moore Street, Bootle, Merseyside L20 4SF	£30,000-£35,000
61	30 Hawthorne Road, Bootle, Merseyside L20 2DN	£30,000-£35,000
62	11 Norwood Grove, Liverpool L6 5JU	£40,000-£45,000
63	45 Sandway Crescent, Liverpool L11 2SN	£45,000-£50,000
64	3 Antonio Street, Bootle, Merseyside L20 2EY	£30,000-£35,000
65	Flat 5, Medbourne Court, Kirkby, Liverpool L32 6SN	£25,000-£30,000
66	9a Sandown Lane, Liverpool L15 8HY	£85,000+
67	82 Aldwark Road, Liverpool L14 0NQ	£40,000-£45,000
68	104 Huyton House Road, Liverpool L36 2PQ	£40,000-£45,000
69	25 Duke Street, Liverpool L1 5AP	£120,000+
70	69/69a Woodchurch Road, Birkenhead, Merseyside CH42 9LQ	£55,000-£65,000
71	99 Beatrice Street, Bootle, Merseyside L20 2EG	£40,000-£45,000
72	4 Rossini Street, Liverpool L21 4NS	£30,000-£35,000
73	25 Dundonald Street, Birkenhead, Merseyside CH41 0AH	£35,000+
74	16 Suburban Road, Liverpool L6 0BP	£40,000-£45,000
75	15 Longfield Road, Liverpool L21 8LA	£30,000-£35,000
76	Flat 36 Woolton Mews, 21 Quarry Street, Liverpool L25 6EZ	£30,000-£35,000
77	12 Whitby Street, Liverpool L6 4DH	£40,000-£45,000
78	16 Empress Road, Liverpool L7 8SD	£75,000+
79	2 Nicholson Street, St Helens, Merseyside WA9 2DR	£30,000+
80	34 Naples Road, Wallasey, Merseyside CH44 7HL	£20,000-£25,000
81	20 Margaret Road, Walton, Liverpool L4 3RY	£35,000-£40,000
82	29 Battenberg Street, Liverpool L7 8RS	£55,000-£60,000
83	56 Pendennis Street, Liverpool L6 5AQ	£35,000-£40,000
84	47 Galloway Street, Liverpool L7 6PD	£25,000-£30,000
85	Apt 5 Prince Of Wales Building, Lord Street, Southport, Merseyside PR8 1QB	£50,000+
86	Land & Building at Ritchie Avenue, Liverpool L9 9BE	£45,000+
87	57 Derby Road, Birkenhead, Merseyside CH42 7HA	£55,000+
88	5 Critchley Road, Speke, Liverpool L24 7RN	£60,000+
89	94 Longreach Road, Liverpool L14 0NW	£50,000+
90	104 Bardsay Road, Liverpool L4 5SQ	Sold Prior
91	127/127a Knowsley Road, Bootle, Liverpool L20 4NJ	£35,000-£40,000
92	65 Viola Street, Bootle, Merseyside L20 7DR	£30,000-£35,000
93	5 Tynwald Hill, Liverpool L13 7DN	Sold Prior
94	41 Hawthorne Road, Bootle, Liverpool L20 2DQ	£35,000-£40,000
95	23 Carter Street, Liverpool L8 1XY	£60,000-£65,000
96	44 Marie Curie Avenue, Bootle, Merseyside L30 5RY	£35,000-£40,000
97	2 Briardale Road, Wallasey, Merseyside CH44 7AU	£40,000+
98	175 County Road, Walton, Liverpool L4 3QL	£50,000-£60,000
99	39 Sheil Road, Liverpool L6 3AB	£40,000+
100	12 Talton Road, Wavertree, Liverpool L15 0HS	£60,000+
101	3 Townsend Lane, Anfield, Liverpool L6 0AX	£70,000+
102	61 Lorne Street, Liverpool L7 0JP	£135,000+
103	66 Glamis Road, Tuebrook, Liverpool L13 8DI	£40,000 - £45,000
104	16 Killburn Street, Liverpool L21 8HW	£40,000+
105	9 Pennington Road, Litherland, Liverpool L21 8HY	£25,000 - £30,000
106	444 Stanley Road, Bootle, Merseyside L20 5AE	£45,000+

ORDER OF SALE BY TYPE

COMMERCIAL INVESTMENT

- 17 16, 18, 20 & 20a Esk Street, Liverpool L20 8JT
- 30 7 Woodlands Square, Netherley, Liverpool L27 5RZ
- 56 12 Page Moss Parade, Liverpool L36 2PA
- 69 25 Duke Street, Liverpool L1 5AP
- 70 69/69a Woodchurch Road, Birkenhead, Merseyside CH42 9LQ
- 86 Land & Building at Ritchie Avenue, Liverpool L9 9BE
- 98 175 County Road, Walton, Liverpool L4 3QL
- 101 3 Townsend Lane, Anfield, Liverpool L6 0AX

DEVELOPMENT OPPORTUNITIES

- 40 Concorde House Development, Charnley Road, Blackpool FY1 4PP
- 52 Incefield House, Ince Green Lane, Nr Wigan, Greater Manchester WN3 4RJ

RESIDENTIAL INVESTMENT

- 2 73 Cranborne Road, Liverpool L15 2HY
- 4 18 Lingfield Road, Liverpool L14 3LA
- 8 33 Langtry Close, Liverpool L4 1UZ
- 11 12 Regency Court, Rock Lane West, Birkenhead CH42 1NG
- 13 109 Calgarth Road, Liverpool L36 3UE
- 18 8 Royal Court, 30-44 Rock Lane West, Birkenhead CH42 1NF
- 20 1 Weaver Street, Liverpool L9 1EH
- 22 102a Ford Road, Wirral, Merseyside CH49 0TQ
- 26 12 Mayfair Close, Anfield, Liverpool L6 5JS
- 27 16 Livingston Drive, Sefton Park, Liverpool L17 4LR
- 28 Flat 2, 120 Bedford Street South, Liverpool L7 7DA
- 31 35 Arside Road, Edge Hill, Liverpool L7 5QB
- 33 Apt 8 Grassendale Court, Grassendale Road, Liverpool L19 0LY
- 34 36 Ashley Street, Birkenhead, Merseyside CH42 3YB
- 36 Apt 6 Grassendale Court, Grassendale Road, Liverpool L19 0LY
- 42 47 Coral Avenue, Liverpool L36 2PZ
- 45 9b Sandown Lane, Liverpool L15 8HY
- 46 51 Eastbourne Road, Liverpool L9 0JE
- 48 56 Webb Street, Liverpool L7 4JW
- 49 Apt 10 Grassendale Court, Grassendale Road, Liverpool L19 0LY
- 50 12 Suburban Road, Liverpool L6 0BP
- 62 11 Norwood Grove, Liverpool L6 5JU
- 63 45 Sandway Crescent, Liverpool L11 2SN
- 66 9a Sandown Lane, Liverpool L15 8HY
- 68 104 Huyton House Road, Liverpool L36 2PQ
- 74 16 Suburban Road, Liverpool L6 0BP
- 78 16 Empress Road, Liverpool L7 8SD
- 82 29 Battenberg Street, Liverpool L7 8RS
- 88 5 Critchley Road, Speke, Liverpool L24 7RN
- 91 127/127a Knowsley Road, Bootle, Liverpool L20 4NJ
- 95 23 Carter Street, Liverpool L8 1XY
- 96 44 Marie Curie Avenue, Bootle, Merseyside L30 5RY
- 102 61 Lorne Street, Liverpool L7 0JP

VACANT COMMERCIAL

- 3 169/169a Westminster Road, Liverpool L4 4LR
- 6 199-201 Walton Village, Liverpool L4 6TQ
- 9 95 Holt Road, Liverpool L7 2PL
- 19 15 Lingard Court, 7 Owen Drive, Liverpool. L24 1YL
- 24 271 Hawthorne Road, Bootle, Merseyside L20 3AP
- 37 50 Picton Road, Wavertree, Liverpool L15 4LH
- 38 4 Freeman Street, Birkenhead, Merseyside CH41 1BR
- 43 116-118 North Hill Street, Liverpool L8 8AG
- 47 438 Queens Drive, West Derby, Liverpool L13 0AR
- 55 243 Walton Village, Liverpool L4 6TH
- 57 141 Mount Road, Birkenhead CH45 9JS
- 59 Hamilton Chambers, 18 Hamilton Square, Birkenhead, Merseyside CH41 6AX

VACANT RESIDENTIAL

- 1 23 Hartington Road, West Derby, Liverpool L12 8QN
- 5 69 Hinton Street, Fairfield, Liverpool L6 3AP
- 7 84 Gainsborough Road, Liverpool L15 3HX
- 10 77 Benedict Street, Bootle, Merseyside L20 2EL
- 12 170 Woolfall Crescent, Huyton, Liverpool L36 2NQ
- 14 6 Smollett Street, Bootle, Merseyside L20 4PT
- 15 14 Balmoral Road, Fairfield, Liverpool L6 8NE
- 16 Apartment 4 Priory Court, Ellison Grove, Liverpool L36 9GE
- 21 51 Grange Avenue North, West Derby, Liverpool L12 9LJ
- 23 14 Viola Street, Bootle, Liverpool L20 7DR
- 25 Flat 1, 13 Beech Street, Liverpool L7 0EU
- 29 87 Fincham Road, Liverpool L14 9NH
- 32 16 Viola Street, Bootle, Liverpool L20 7DR
- 35 Strawberry Fields View, Lower Lee Lodge, Beaconsfield Road L25 6EE
- 39 64 Langdale Road, Liverpool L15 3LB
- 41 43 Helena Road, St Helens, Merseyside WA9 4JH
- 44 69 Nimrod Street, Liverpool L4 4DU
- 51 16 Peveril Street, Walton, Liverpool L9 1ES
- 53 264 Anfield Road, Anfield, Liverpool L4 0TJ
- 54 24 High Street, Wavertree, Liverpool L15 8HE
- 58 42 Lumley Street, Liverpool L19 1QZ
- 60 33 Moore Street, Bootle, Merseyside L20 4SF
- 61 30 Hawthorne Road, Bootle, Merseyside L20 2DN
- 64 3 Antonio Street, Bootle, Merseyside L20 2EY
- 65 Flat 5, Medbourne Court, Kirkby, Liverpool L32 6SN
- 67 82 Aldwark Road, Liverpool L14 0NQ
- 71 99 Beatrice Street, Bootle, Merseyside L20 2EG
- 72 4 Rossini Street, Liverpool L21 4NS
- 73 25 Dundonald Street, Birkenhead, Merseyside CH41 0AH
- 75 15 Longfield Road, Liverpool L21 8LA

- 76 Flat 36 Woolton Mews, 21 Quarry Street, Liverpool L25 6EZ
- 77 12 Whitby Street, Liverpool L6 4DH
- 79 2 Nicholson Street, St Helens, Merseyside WA9 2DR
- 80 34 Naples Road, Wallasey, Merseyside CH44 7HL
- 81 20 Margaret Road, Walton, Liverpool L4 3RY
- 83 56 Pendennis Street, Liverpool L6 5AQ
- 84 47 Galloway Street, Liverpool L7 6PD
- 85 Apt 5 Prince Of Wales Building, Lord Street, Southport, Merseyside PR8 1QB
- 87 57 Derby Road, Birkenhead, Merseyside CH42 7HA
- 89 94 Longreach Road, Liverpool L14 0NW
- 90 104 Bardsay Road, Liverpool L4 5SQ
- 92 65 Viola Street, Bootle, Merseyside L20 7DR
- 93 5 Tynwald Hill, Liverpool L13 7DN
- 94 41 Hawthorne Road, Bootle, Liverpool L20 2DQ
- 97 2 Briardale Road, Wallasey, Merseyside CH44 7AU
- 99 39 Sheil Road, Liverpool L6 3AB
- 100 12 Talton Road, Wavertree, Liverpool L15 0HS

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**72 Sparrow Hall Road, Liverpool L9 6BU****2 BED MODERN SEMI**

A 2 bed roomed modern semi detached property currently let by way of an Assured Shorthold Tenancy at a rental of £6,120 per annum. The property benefits from gardens front and rear and driveway.

**51 Garden Lodge Grove, Liverpool L27 7AJ****TERRACED HOUSE**

A 3 bed roomed terraced property currently let by way of an Assured Shorthold tenancy producing £6,300 per annum. The property benefits from double glazing, central heating, front and rear gardens and driveway.

**16 Ranworth Square, Liverpool L11 3DG****MID TOWN HOUSE**

A 3 bed roomed mid town house benefitting from double glazing, central heating, off road parking and gardens. The property is currently let on an Assured Shorthold Tenancy producing £5,400 per annum.

**65 Daley Road, Liverpool L21 7QG****MID TOWN HOUSE**

A 3 bed roomed mid town house benefitting from double glazing, central heating and gardens. The property is currently let by way of Assured Shorthold Tenancy producing £5,700 per annum.

**370a & b Marsh Lane, Bootle, Merseyside L20 9BX****2 x STUDIO FLATS**

A three storey mid terrace property converted to provide 1 x 1 bed flat and 1 x 2 bed flat benefiting from double glazing and central heating. Both flats are both currently let by way of Assured Shorthold Tenancies at a rental of £8,640 per annum.

**368a & b Marsh Lane, Bootle, Merseyside L20 9BX****2 x STUDIO FLATS**

A three storey mid terrace property converted to provide 1 x studio flat and 1 x 2 bed flat benefiting from double glazing and central heating. Both flats are both currently let by way of Assured Shorthold Tenancies at a rental of £10,200 per annum.

**47 Acresgate Court, Liverpool L25 4UF****FLAT**

A 2 bed roomed first floor flat currently let by way of an Assured Shorthold Tenancy at a rental of £5,100 per annum.



27 Wadham Road, Liverpool L20 2DA

TERRACED

A 3 bedroomed middle terraced property benefiting from double glazing and central heating. The property is let by way of Assured Shorthold Tenancy producing £5,400 per annum.



36 Downing Road, Liverpool L21 0JQ

TERRACED

A 3 bedroomed terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £4,800.00 per annum.



18 Newark Street, Liverpool L4 3RP

TERRACED

A 2 bedroomed mid terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £4,800 per annum.



38 Gilmartin Grove, Liverpool L6 IEG

FLAT

A 1 bedroomed third floor flat currently let by way of an Assured Shorthold Tenancy producing £5,940 per annum. The property benefits from double glazing.



15 Kellit Road, Liverpool L15 OER

END TERRACED

A 2 bedroomed end terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £5,100.00 per annum. The property benefits from double glazing and central heating.

ADDRESS	POSTCODE	RENT PCM	RENAT PA	ACCOMMODATION	NOTES
47 Acresgate Court	L25 4UF	£425	£5,100	Flat – GF main entrance hallway FF Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/w.c. Outside communal gardens and parking garage	Service Charge £850pa
65 Daley Road	L21 7QG	£475	£5,700	Mid town house GF Living room, Kitchen/Diner FF 3 Bedrooms, Bathroom/w.c. Outside Gardens Front & rear, driveway	
36 Downing Road	L21 0JQ	£400	£4,800	Terraced GF hall, 2 reception rooms, Kitchen FF 3 Bedrooms/ Bathroom/w.c. Outside rear yard	
51 Garden Lodge Grove	L27 7AJ	£525	£6,300	Terraced, GF hall, through living room, kitchen, wc FF 3 bedrooms, bathroom/wc	
38 Gilmartin Grove	L6 IEG	£495	£5,940	Flat – GF main entrance hallway TF Hall, Open plan Lounge/Kitchen, 1 Bedrooms, Bathroom/w.c. Outside allocated parking and communal gardens	Service Charge £902pa
15 Kellit Road	L15 OER	£425	£5,100	End Terraced – GF living room, dining room, kitchen, bathroom/wc FF 2 bedrooms	
368a & 368b Marsh Lane	L20 3BX	£850	£10,200	2 x Studio Flats – 368a GF Living room/Bedroom, Kitchen, w.c. and walk in shower Outside shared garden to the rear, 368b Flat – FF Living Room, Kitchen SF 2 Bedrooms, Bathroom/w.c. Outside shared garden to the rear	
370a & 370b Marsh Lane	L20 9BX	£720	£8,640	2x Studio Flats – GF Living room, bedroom, kitchen, w.c. and walk in shower Outside shared garden to the rear, Flat – FF Living Room, Kitchen SF 2 Bedrooms, Bathroom/w.c. Outside shared garden to the rear	
18 Newark Street	L4 3RP	£400	£4,800	Terraced GF hall, Living room, Dining room, Kitchen FF 2 Bedrooms/ Bathroom/w.c. Outside rear yard	
16 Ranworth Square	L11 3DG	£450	£5,400	Mid town house GF Hall, 2 Living rooms, Kitchen FF 3 Bedrooms, Bathroom, Separatw.c. Outside Gardens Front & rear, driveway	
72 Sparrow Hall Road	L9 6BU	£510	£6,120	2 bed modern semi, GF Living room, Kitchen, Hallway FF 2 Bedrooms, Bathroom, Gardens front and rear, Driveway	
27 Wadham Road	L20 2DA	£450	£5,400	Terraced GF Hall, Living Room, Dining Room, Kitchen FF 3 Bedrooms/ Bathroom/w.c. Outside rear yard	
Total Rent		£6,125	£73,500		

All enquiries **0151 207 6315**

Cathy Holt MNAEA cathy.holt@suttonkersh.co.uk **James Kersh** Bsc (Hons) MRICS james@suttonkersh.co.uk

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 **GREGORY ABRAMS
DAVIDSON^{LLP}
SOLICITORS**

LOT

1

23 Hartington Road, West Derby, Liverpool L12 8QN

VACANT RESIDENTIAL

GUIDE PRICE £65,000-£70,000



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Not to scale. For identification purposes only

A vacant three bedroomed middle terrace property benefiting from double glazing. Following a full upgrade and refurbishment the property would be suitable for occupation, resale or investment purposes.

Situated Between Eaton Road and Town Row in a very popular and well established residential location within close proximity to West Derby Village, local schooling and approximately 4 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC.

Outside Rear Yard.

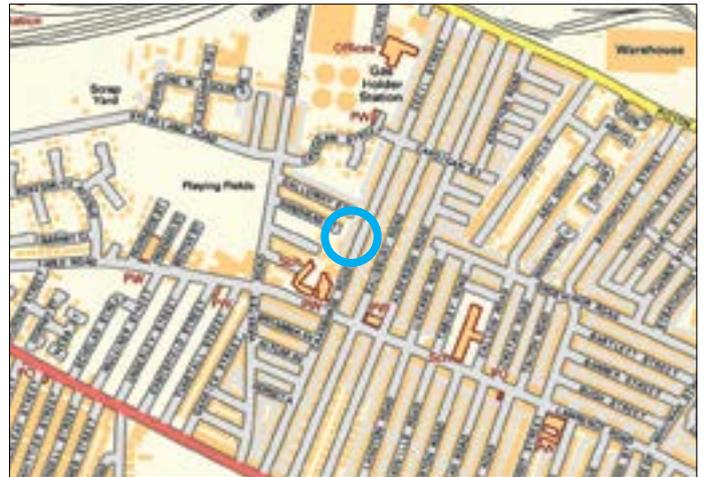
Ground Floor Hall, Lounge, Dining Room, Kitchen.

ON THE INSTRUCTIONS OF LPA RECEIVERS

LOT
2**73 Cranborne Road, Liverpool L15 2HY**

RESIDENTIAL INVESTMENT

GUIDE PRICE £80,000+



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Not to scale. For identification purposes only

A three bedroomed end of terrace property benefiting from double glazing and central heating. The property is in excellent condition throughout and is currently let fully furnished to four students by way of an Assured Shorthold Tenancy producing £15,000 per annum.

Situated Fronting Cranborne Road off Picton Road and Lawrence Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

First Floor Three Letting Rooms, Bathroom/WC

Outside Yard to the rear.

EPC Rating E

Ground Floor Hall, one Letting room with ensuite shower/WC, Communal Lounge, Kitchen

LOT
3**169/169a Westminster Road, Liverpool L4 4LR**
VACANT COMMERCIAL

GUIDE PRICE £25,000+



A three storey middle terraced property comprising a ground floor retail unit together with a two bedroomed self-contained flat to the first and second floors accessed via a separate front entrance. The property has suffered from fire/smoke damage and is in need of repair and modernisation.



Not to scale. For identification purposes only

Situated Fronting Westminster Road in an established residential location approximately 2 miles from Liverpool city centre.

Ground Floor Sales Area, WC.

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

Outside Yard to the rear.

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LOT
4**18 Lingfield Road, Liverpool L14 3LA**
RESIDENTIAL INVESTMENT

GUIDE PRICE £100,000+



A three bedroomed semi-detached property benefitting from double glazing, central heating, front and rear gardens and off road parking. The property is in good order throughout. We are advised 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 Thomas Lane in a very popular and well established residential location within close proximity to Broadgreen Hospital and a short distance from Old Swan and Knotty Ash amenities, schooling and approximately 3 miles from Liverpool city centre.

First Floor Three Bedrooms, Shower Room/WC.

Outside Gardens front and rear. Driveway.

Ground Floor Hall, Through Lounge, Kitchen.

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LOT
5

69 Hinton Street, Fairfield, Liverpool L6 3AP
VACANT RESIDENTIAL

GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

A vacant two bedroomed middle terraced property suitable for investment purposes, benefiting from double glazing and central heating (boiler removed).

Situated Hinton Street runs directly off Prescott Road with access via Sheil Road within a densely populated residential area close to local amenities along Prescott Road and Kensington.

Outside Rear yard.

Ground Floor Through Lounge, Kitchen, Bathroom/WC.

First Floor Two Bedrooms.

LOT
6

199–201 Walton Village, Liverpool L4 6TQ
VACANT COMMERCIAL

GUIDE PRICE £70,000+



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Not to scale. For identification purposes only

A vacant double fronted retail unit, together with first floor offices and ancillary accommodation, suitable for a variety of uses subject to the necessary planning permission. The property has been extensively modernised including electric roller shutters, air conditioning, fire alarm system.

Situated The property is situated fronting Walton Village within a mixed retail and residential area within easy reach of local amenities and approximately 4 miles from Liverpool city centre.

Disabled WC.

First Floor
Front Office 1 18.8m² (202sq ft)
Front Office 2 38.7m² (414sq ft)
Rear Office 19m² (205sq ft)
Shower Room, WC.

Ground Floor
Sales Area 71.5m² (770sqft)
Kitchen 10.3m² (111sq ft)
Store 6.6m² (71sq ft)
Rear Office 15m² (161sq ft)

Outside Rear Yard.

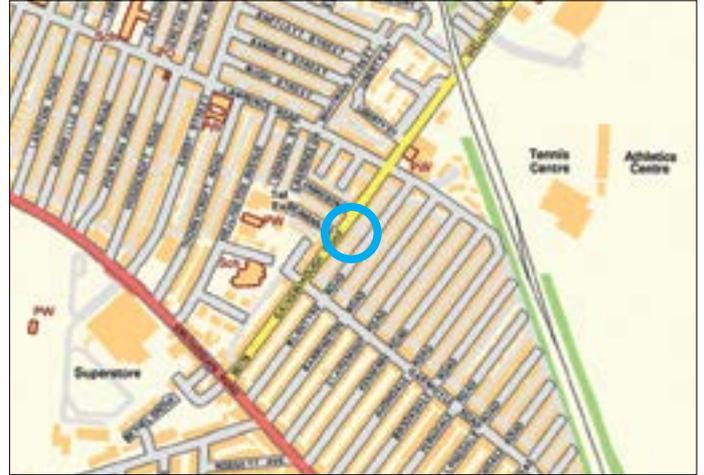
EPC Rating E

LOT
7**84 Gainsborough Road, Liverpool L15 3HX**
VACANT RESIDENTIAL

GUIDE PRICE £80,000+



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



Not to scale. For identification purposes only

Situated Fronting Gainsborough Road at its junction with Garmoyne Road in a popular residential location within walking distance to Smithdown Road amenities and approximately 2.5 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC.

Outside Rear Yard.

Ground Floor Hall, Front Living Room, Open Plan Kitchen/Dining Room.

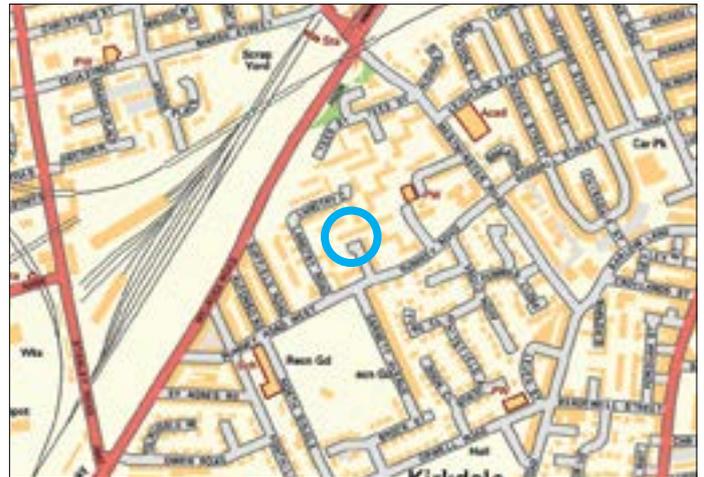
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LOT
8**33 Langtry Close, Liverpool L4 1UZ**
RESIDENTIAL INVESTMENT

GUIDE PRICE £45,000+



A three bedroomed mid-town house benefiting from double glazing and central heating. The property is currently let by way of Assured Shorthold Tenancy producing £4,380 per annum.



Not to scale. For identification purposes only

Situated Off Langtry Road which in turn is off Rumney Road in a very popular and well established residential location within close proximity to local amenities approximately 2 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC.

Outside Garden to the rear.

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

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LOT
9**95 Holt Road, Liverpool L7 2PL**
VACANT COMMERCIAL

GUIDE PRICE £50,000+



Not to scale. For identification purposes only

A vacant three storey mixed use property comprising a ground floor retail unit together with a self-contained two bedroomed flat above accessed via the rear and benefiting from double glazing and central heating. When fully let the potential annual rental income being in excess of £9,000.

Situated Fronting Holt Road within easy access to Kensington amenities and approximately 1 mile from Liverpool city centre.

Outside Yard to the rear.

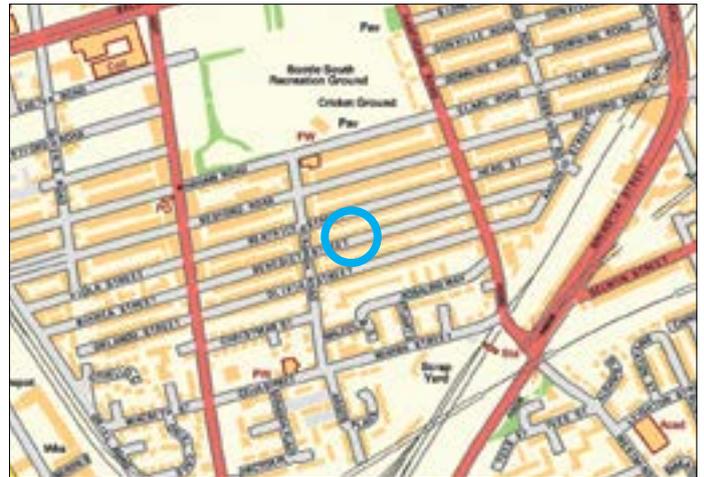
Ground Floor Shop Main Sales Area, Rear Room, WC

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

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LOT
10**77 Benedict Street, Bootle, Merseyside L20 2EL**
VACANT RESIDENTIAL

GUIDE PRICE £35,000-£40,000



Not to scale. For identification purposes only

A vacant two bedroom middle terraced property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate investment purposes.

Situated Benedict Street runs between Stanley Road and Hawthorne Road within a popular residential area approximately 4 miles from Liverpool city centre.

Outside Rear Yard.

Ground Floor Through Lounge, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

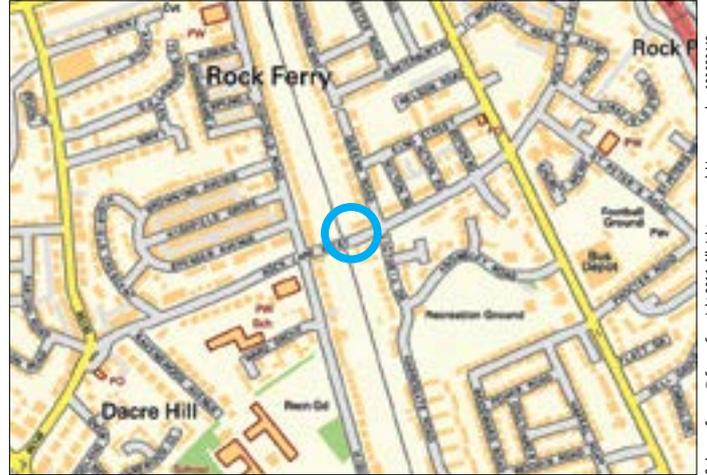
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LOT
11**12 Regency Court, Rock Lane West, Birkenhead CH42 1NG**
RESIDENTIAL INVESTMENT

GUIDE PRICE £40,000+



A two bedroomed first floor apartment currently let by way of an Assured Shorthold Tenancy producing £5,220 per annum. The property is in good order throughout and benefits from double glazing and central heating, new fitted kitchen and decoration.



Not to scale. For identification purposes only

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.

First Floor Flat

Hall, Open Plan Lounge/Kitchen, two Bedrooms, Bathroom/WC.

Outside Communal Gardens & Parking.

Ground Floor Main Entrance Hallway.

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LOT
12**170 Woolfall Crescent, Huyton, Liverpool L36 2NQ**
VACANT RESIDENTIAL

GUIDE PRICE £40,000+



A two bedroomed mid-town house benefitting from central heating and front and rear gardens. The property is need of refurbishment and would be suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

Situated Off Huyton House Road in an established and popular residential location within easy access to local amenities and approximately 4 miles from Liverpool city centre.

Outside Gardens front and rear

Ground Floor Lounge, Kitchen, Bathroom/WC

First Floor Two Bedrooms

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LOT
13**109 Calgarth Road, Liverpool L36 3UE**
RESIDENTIAL INVESTMENT

GUIDE PRICE £50,000–£55,000



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Not to scale. For identification purposes only

A three bedroomed end town house benefiting from double glazing, central heating, front and rear gardens and off road parking. The property is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum.

Situated Off Woolfall Heath Avenue just off Seth Powell Way in a popular and well established residential location within close proximity to local amenities and approximately 6 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Gardens Front and Rear. Driveway

Ground Floor Hall, Lounge, Kitchen

LOT
14**6 Smollett Street, Bootle, Merseyside L20 4PT**
VACANT RESIDENTIAL

GUIDE PRICE £30,000–£35,000



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Not to scale. For identification purposes only

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

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

Outside Yard to the rear.

EPC Rating D

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

First Floor Two Bedrooms.

LOT
15**14 Balmoral Road, Fairfield, Liverpool L6 8NE**
VACANT RESIDENTIAL

GUIDE PRICE £150,000+



Not to scale. For identification purposes only

A three storey semi-detached property converted to provide five one- and one two-bedroomed flats. The property benefits from double glazing. There are radiators and pipes in place however there are no boilers. The property would be suitable for investment purposes and when fully let the potential annual rental income is in excess of £25,000.

Situated Off Prescott Road in a popular and well established residential location within close proximity to local amenities, Newsham Park and approximately 3 miles from the Liverpool city centre.

Ground Floor Main Entrance, Hallway
Flat 1 Hall, Living Room, Kitchen, Bedroom, Bathroom/WC
Flat 2 Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC

First Floor

Flat 3 Lounge, Kitchen, Bedroom, Bathroom, Separate WC
Flat 4 Open Plan Lounge/Kitchen, two Bedrooms, Bathroom/WC

Outside Gardens front and rear. Driveway

Second Floor

Flat 5 Lounge, Kitchen, Bedroom, Bathroom/WC
Flat 6 Lounge, Kitchen, Bedroom, Bathroom/WC

LOT
16**Apartment 4 Priory Court, Ellison Grove, Liverpool L36 9GE**
VACANT RESIDENTIAL

GUIDE PRICE £50,000+



Not to scale. For identification purposes only

A one bedroomed ground floor purpose built self-contained apartment in a very sheltered housing complex. The property benefits from double glazing, central heating and off road parking. There is an age restriction of 55 plus and we have been advised that the monthly service charge is approximately £500.00. The property also benefits from 24 hour alarm call system, daily checks, communal lounge and dining area, and laundry room.

Situated Off Archway Road (B5199) in a popular and well established residential location within close proximity to Huyton Town Centre and local transport links.

Ground Floor Hall, Bedroom (with walk in wardrobe), Lounge, Kitchen, Bathroom/WC, Cloakroom.

Outside Communal Gardens and Parking.

ON BEHALF OF MORTGAGEES (NOT IN POSSESSION)

LOT
17

16, 18, 20 & 20a Esk Street, Liverpool L20 8JT
COMMERCIAL INVESTMENT

GUIDE PRICE £80,000+



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Not to scale. For identification purposes only

The property comprises a single storey garage/workshop. There are tenants in occupation however we do not have details of the tenancy or rental income.

Situated On the corner of Forth Street in the Bootle area of Liverpool approximately 0.5 miles from Liverpool city centre.

Ground Floor Workshop/Garage.

Note A buyer's premium of £750+VAT will be payable on this lot.

LOT
18

8 Royal Court, 30–44 Rock Lane West, Birkenhead CH42 1NF
RESIDENTIAL INVESTMENT

GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

A two bedroomed first floor apartment currently let by way of an Assured Shorthold Tenancy producing £5,220 per annum. The property is in good order throughout and benefits from double glazing and central heating, newly fitted kitchen and decoration.

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.

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

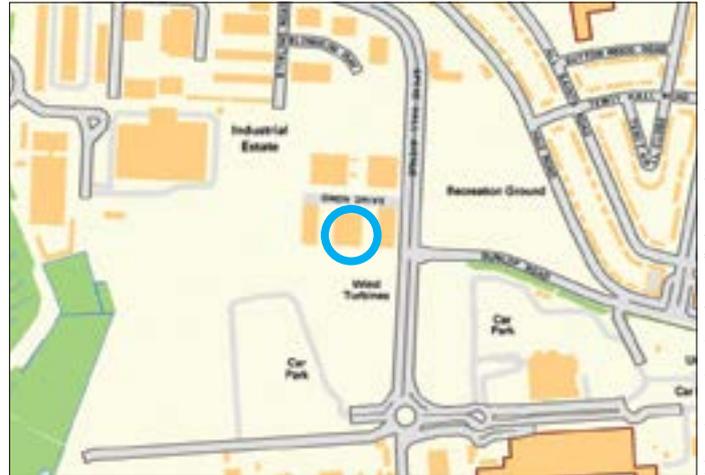
Outside Communal Gardens & Parking.

Ground Floor Main Entrance Hallway.

LOT
19

15 Lingard Court, 7 Owen Drive, Liverpool. L24 1YL
VACANT COMMERCIAL

GUIDE PRICE £50,000+



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The property comprises a mid-terraced industrial unit of steel portal frame construction with full height brick and blockwork elevations to three walls and with a lower level brick and blockwork wall to the front elevation with metal clad sheeting to the eaves. The property benefits from steel roller shutter access and two car parking spaces and an area for loading to the front of the unit. The property would be suitable for a number of uses, subject to any relevant planning consents.

Situated On a prominent position close to the entrance to the Skypark Industrial Estate accessed off Speke Hall Avenue and within

only approximately 500 yards of Liverpool John Lennon Airport. The estate benefits from excellent road links throughout the region

Not to scale. For identification purposes only

lying within easy reach of Speke Boulevard (A561) which provides access to Liverpool city centre lying within approximately 7 miles to the South together with the A5300 Knowsley Expressway which links the property with both the M57, M62 and national motorway network.

toilet and wash facilities. 109.3m² (1,177sq ft)

Outside Two car parking spaces and an area for loading to the front of the unit.

VAT The property is registered for VAT.

Accommodation
Open plan workshop space,

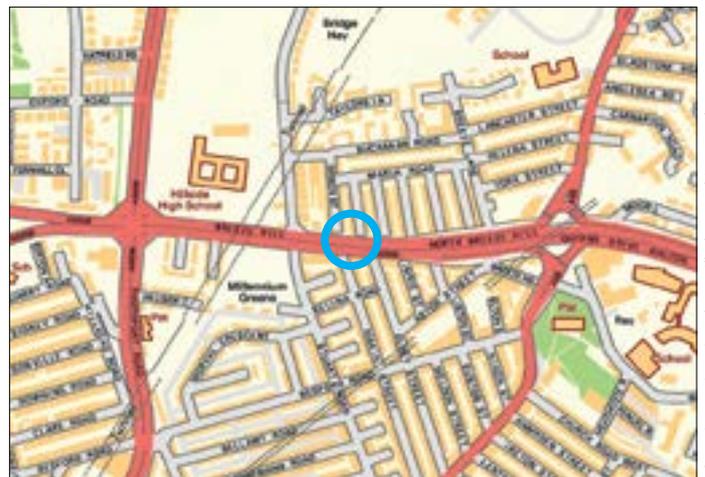
Joint Agents
Mason Owen



LOT
20

1 Weaver Street, Liverpool L9 1EH
RESIDENTIAL INVESTMENT

GUIDE PRICE £35,000-£40,000



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A two bedroom end of terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,694.00 per annum.

Not to scale. For identification purposes only

Situated Off Maria Road which is just off Breeze Hill (A5058) in a popular and well established residential location within close proximity to local amenities.

Ground Floor Lounge, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Outside Rear Yard.

LOT
21**51 Grange Avenue North, West Derby, Liverpool L12 9LJ**
VACANT RESIDENTIAL

GUIDE PRICE £100,000+



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Not to scale. For identification purposes only

A three bedroomed extended semi-detached property suitable for occupation or investment purposes. The property benefits from double glazing, central heating, gardens front and rear and off road parking. There is also potential to extend to first floor level on the existing extension.

Situated Off Grange Avenue which in turn is off Yew Tree Lane in an established and popular residential location within close proximity to good schooling and a short distance to west Derby Village.

First Floor Three Bedrooms, Bathroom/WC

Outside Gardens front and rear, Driveway.

Ground Floor Hall, Lounge, Dining room, Living Room, Kitchen/Diner, WC

LOT
22**102a Ford Road, Wirral, Merseyside CH49 0TQ**
RESIDENTIAL INVESTMENT

GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

A two bedroom first floor flat currently let by way of an Assured Shorthold Tenancy producing £5,400.00 per annum. The property has been recently refurbished and benefits from front and rear access with the main door fronting onto Ford Road high street and separate rear access from the kitchen to back yard. The property is held on a lease for a term of 999 years from 15th December 2005 at a peppercorn ground rent.

Situated Fronting Ford Road close to its junction with Arrowse Park Road (A551) in a popular and well established residential location within close proximity to local amenities.

Outside Rear Yard.

EPC Rating G

Accommodation

Main Entrance Hallway, Lounge/Diner, Kitchen (with porch to rear stairs), two Bedrooms, Bathroom/WC.

LOT
23**14 Viola Street, Bootle, Liverpool L20 7DR**
VACANT RESIDENTIAL**GUIDE PRICE £45,000+**

A three bedroom end terraced property benefitting from central heating and double glazing. The property is in good condition and would be suitable for investment purposes with a potential annual rental income of £6000.00.



Not to scale. For identification purposes only

Situated Off Stanley Road in an established residential area approximately 2 miles from Liverpool city centre.

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

First Floor Three Bedrooms

Outside Yard

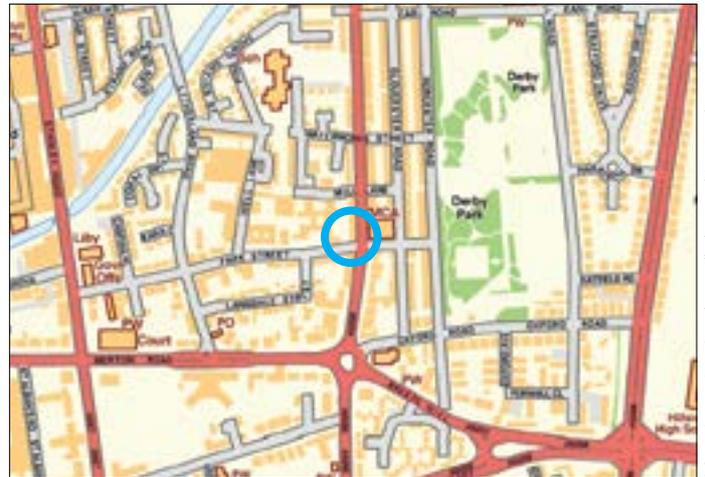
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LOT
24**271 Hawthorne Road, Bootle, Merseyside L20 3AP**
VACANT COMMERCIAL**GUIDE PRICE £45,000–£50,000**

A two storey mixed use property comprising a ground floor retail unit together with a self-contained flat above. The ground floor unit was until recently used as a Cafe and is now vacant and suitable for a number of uses, subject to any relevant planning consents. The first floor flat is vacant. When fully let the potential annual rental income being in excess of £8000 per annum.

Situated The property is located on the westerly side of Hawthorne Road, in the Bootle area approximately ½ 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



Not to scale. For identification purposes only

leads westwards to Liverpool North Docks and Seaforth Container Terminal. Alternatively eastwards to the M57 and M58 motorway junction at Switch Island. The immediate surrounding area is predominantly residential although there are sporadic commercial occupiers on Hawthorne Road within the immediate area.

Ground Floor Shop Main Sales Area, Kitchen.

First Floor Accessed via a separate entrance at the rear

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

Outside Yard to the rear. WC

EPC Rating Shop C Flat E

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LOT
25**Flat 1, 13 Beech Street, Liverpool L7 0EU**
VACANT RESIDENTIAL**GUIDE PRICE £20,000–£25,000**

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Not to scale. For identification purposes only

A spacious one bedroomed flat arranged over ground and lower ground floors benefiting from double glazing and central heating. The property will be sold fully furnished to include all white goods and would be suitable for immediate occupation or investment purposes.

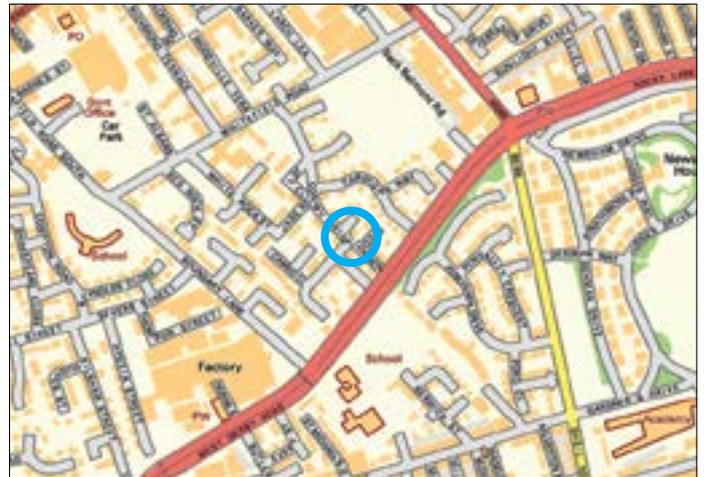
Situated Off Prescott Road/ Kensington in a popular residential location within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

Outside Shared Garden and Driveway.

Ground Floor Main Entrance Hallway.

Flat Utility Room, Bedroom.

Lower Ground Floor Kitchen, Lounge, Bathroom/WC, Store Room.

LOT
26**12 Mayfair Close, Anfield, Liverpool L6 5JS**
RESIDENTIAL INVESTMENT**GUIDE PRICE £25,000–£30,000**

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Not to scale. For identification purposes only

A purpose built first floor studio flat benefiting from double glazing and electric heating and communal gardens and parking. The property is currently let by way of an Assured Shorthold Tenancy producing £4,800.00 per annum.

Situated Off Conwy Drive and West Derby Road in a popular and well established residential location within close proximity to local amenities approximately 3 miles from Liverpool city centre.

First Floor Flat Lounge/Bedroom, Dressing Room, Shower/WC, Kitchen.

Outside Communal Gardens and parking.

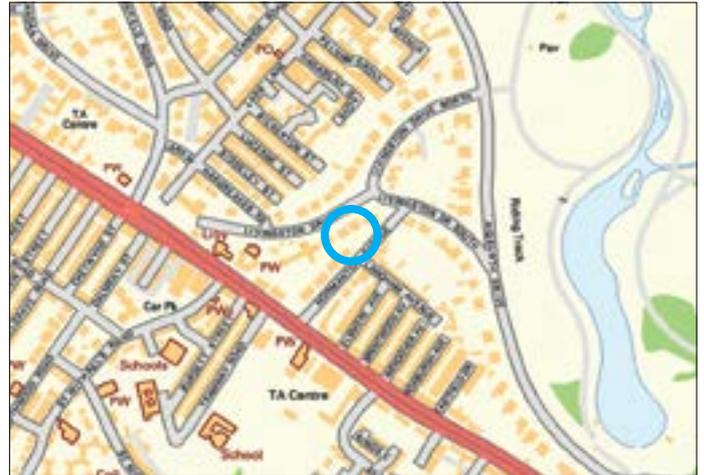
Ground Floor Main Entrance Hallway

LOT
27**16 Livingston Drive, Sefton Park, Liverpool L17 4LR**
RESIDENTIAL INVESTMENT

GUIDE PRICE £150,000+



A three bedroomed double fronted semi-detached property benefiting from double glazing, central heating, and good sized front and rear gardens. The property is currently let by way of an Assured Shorthold tenancy at a rental of £7,800 per annum. There is potential to extend the property to the side and rear, subject to any necessary planning consents.



Not to scale. For identification purposes only

Situated Off Aigburth Drive just off Lark Lane in a very popular and well established residential location within walking distance to the popular Lark Lane amenities and Sefton Park.

First Floor Three Bedrooms, Bathroom/WC

Outside Good sized front and rear gardens.

Ground Floor Hall, Front Living room, Rear Living Room, Kitchen, WC

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LOT
28**Flat 2, 120 Bedford Street South, Liverpool L7 7DA**
RESIDENTIAL INVESTMENT

GUIDE PRICE £65,000+



A one bedroom basement flat which is currently let by way of an Assured Shorthold Tenancy producing £4,800.00 per annum and benefits from central heating.



Not to scale. For identification purposes only

Situated Fronting Bedford Street South which is off Upper Parliament Street (A562) in a popular and well established residential location within close proximity to local amenities.

Basement Flat

Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

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LOT
29**87 Fincham Road, Liverpool L14 9NH**
VACANT RESIDENTIAL**GUIDE PRICE £45,000–£50,000**

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Not to scale. For identification purposes only

A three bedroomed middle town house suitable for occupation or investment purposes. The property is in good condition and benefits from double glazing, central heating, gardens and off road parking.

Situated Just off Finch Lane in an established and popular residential location within easy access to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Outside Gardens, Driveway.

Ground Floor Lounge, Kitchen/ Dining Area, Bathroom with Walk in Shower, Separate WC

First Floor Three Bedrooms.

LOT
30**7 Woodlands Square, Netherley, Liverpool L27 5RZ**
COMMERCIAL INVESTMENT**GUIDE PRICE £35,000+**

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Not to scale. For identification purposes only

The property comprises a ground floor retail unit trading as a Newsagents and is currently let by way of a 20 year lease with 15 years remaining at a rental of £5,200.00 per annum with 3 yearly rent reviews, the next being due November 2015. The property benefits from electric steel roller shutters.

Situated Fronting Woodlands Square within a parade of shops just off Wood Lane and within close proximity to Belle Vale Shopping Centre.

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

LOT
31**35 Arnside Road, Edge Hill, Liverpool L7 5QB**
RESIDENTIAL INVESTMENT**GUIDE PRICE £40,000-£45,000**

A two bedroomed end of terrace property which is currently let by way of an Assured Shorthold Tenancy producing £5,720.00 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

Situated Off Durning Road (A5089) close to its junction with Edge Lane in a popular and well established residential location within close proximity to local amenities.

Outside Rear Yard.

EPC Rating C

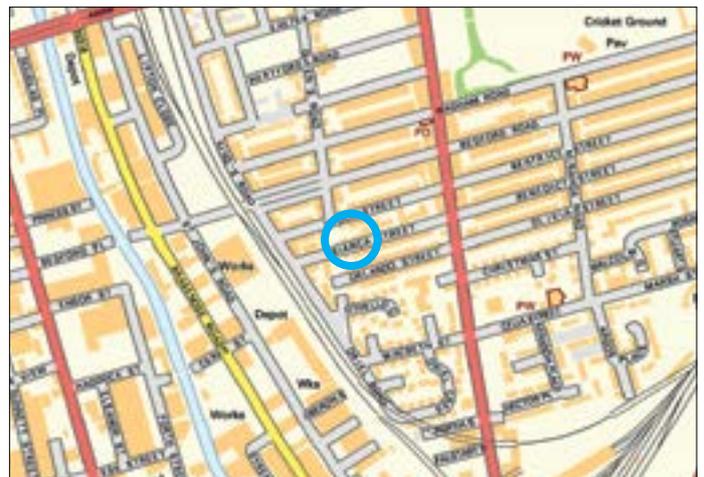
Ground Floor Lounge/Diner, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

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LOT
32**16 Viola Street, Bootle, Liverpool L20 7DR**
VACANT RESIDENTIAL**GUIDE PRICE £45,000+**

A three bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential annual rental income of £6,000.



Not to scale. For identification purposes only

Situated Off Stanley Road in an established residential location approximately 2 miles from Liverpool city centre

Ground Floor Hall, Through Living Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

Outside Yard

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LOT
33**Apt 8 Grassendale Court, Grassendale Road, Liverpool L19 0LY**

RESIDENTIAL INVESTMENT

GUIDE PRICE £40,000–£45,000

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Not to scale. For identification purposes only

A purpose built first floor one bedroomed flat which has been let by way of an Assured Shorthold Tenancy at a rental of £400.00pcm since February 2011. The property benefits from double glazing, economy 7 heating and communal gardens.

Situated Off Grassendale Road which in turn is off Aigburth Road in a popular and well established residential location.

Outside Communal Gardens.

Ground Floor Main Entrance Hallway.

First Floor Flat

Hall, Open Plan Living Room/Bedroom, Kitchen, Shower Room/WC

LOT
34**36 Ashley Street, Birkenhead, Merseyside CH42 3YB**

RESIDENTIAL INVESTMENT

GUIDE PRICE £45,000–£50,000

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Not to scale. For identification purposes only

A three bedroom middle terrace property benefiting from central heating. The property has been let by way of an Assured Shorthold Tenancy since 2008 producing £5,520.00 per annum.

Situated Just off Old Chester Road (B5149) which is off Bedford Road (B5172) in a popular and well established residential location within close proximity to local amenities.

Outside Rear Yard.

Ground Floor Lounge, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

LOT
35**Strawberry Fields View, Lower Lee Lodge, Beaconsfield Road L25 6EE****VACANT RESIDENTIAL****GUIDE PRICE £275,000+**

Sutton Kersh are delighted to offer for sale the rare opportunity to purchase this bespoke beautifully presented 18th century sandstone character lodge situated within the heart of this leafy South Liverpool suburb located directly opposite and offering exclusive views of the ever popular and world renowned Strawberry Field Gates. The property benefits from double glazing, central heating and gardens and is suitable for immediate occupation or investment purposes.

Situated In a sought after location fronting Beaconsfield Road with fantastic views overlooking the famous Strawberry Fields gates. Beaconsfield Road can be accessed from Menlove Avenue close to Calderstones Park or via Woolton Hill and Blackwood Avenue.

Ground Floor Vestibule, Lounge, Dining Room, Rear Dining Room, Kitchen, WC.

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

Outside Gardens.



Not to scale. For identification purposes only



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LOT
36**Apt 6 Grassendale Court, Grassendale Road, Liverpool L19 0LY**

RESIDENTIAL INVESTMENT

GUIDE PRICE £40,000–£45,000

Not to scale. For identification purposes only

A purpose built ground floor one bedroomed flat which has been let by way of an Assured Shorthold Tenancy at a rental of £400.00pcm since September 2009. The property benefits from double glazing, economy 7 heating and communal gardens.

Situated Off Grassendale Road which in turn is off Aigburth Road in a popular and well established residential location.

Ground Floor Main Entrance
Hallway.

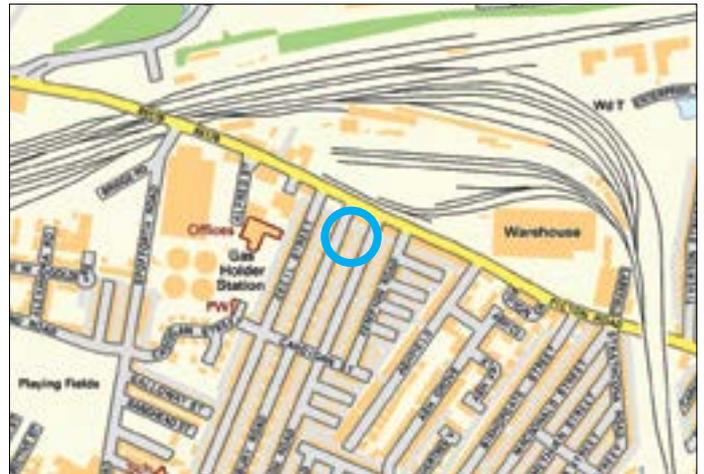
Flat Hall, Open Plan Living Room/
Bedroom, Kitchen, Shower Room/
WC

Outside Communal Gardens.

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LOT
37**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 £1,200.00 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.

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LOT
38

4 Freeman Street, Birkenhead, Merseyside CH41 1BR

VACANT COMMERCIAL

GUIDE PRICE £80,000-£100,000



Not to scale. For identification purposes only

A two storey commercial property which is currently being used as a Door Show Room and benefits from gas heating and electric roller shutters. To the first floor there are five rooms which would be suitable to let as bedsits following refurbishment and benefiting from double glazing and central heating. The property would be suitable for a variety of uses subject to the necessary consents. To the side of the property there is land with ample customer parking.

Situated In a prominent position fronting Freeman Street on the corner of Corporation Road/Rendel Street within close proximity to Wirral College and Egerton Dock.

First Floor accessed via side entrance Landing, 5 Rooms, Shower/WC x 2, Separate WC.

Outside Land/Carpark

Ground Floor Main Sales Area, Kitchen, WC.

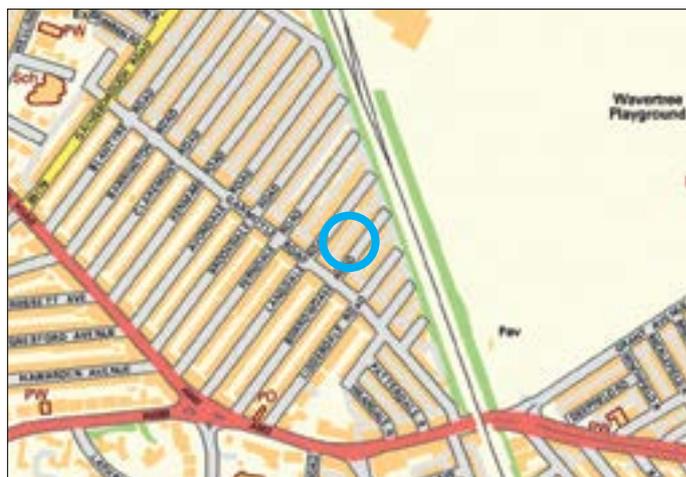
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LOT
39

64 Langdale Road, Liverpool L15 3LB

VACANT RESIDENTIAL

GUIDE PRICE £125,000+



Not to scale. For identification purposes only

A good sized four bedroomed middle terrace property benefiting from majority double glazing and central heating. Following refurbishment the property would be suitable for occupation or student investment purposes.

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

First Floor Four Bedrooms, Bathroom/WC.

Outside Rear Yard.

Ground Floor Vestibule, Hall, Front Living Room, Rear Dining Room, Morning Room, Kitchen.

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LOT
40**Concorde House Development, Charnley Road, Blackpool FY1 4PP**
DEVELOPMENT OPPORTUNITIES**GUIDE PRICE £175,000+**

A vacant freehold mixed use property within Blackpool town centre comprising a former retail warehouse which benefits from planning permission for external alterations and use of premises, as altered as three ground floor retail units (Use Class A1) and 15 self-contained flats to the upper floors including ancillary gymnasium to the basement level, formation of roof garden, private and communal terraces to all upper floors, associated car parking, and refuse & cycle stores. We are advised the vendor has had full drawings prepared which are available to inspect at the Auctioneers Office to convert the property to provide 30 one-bedroom apartments however potential purchasers should make their own enquiries.

Situated Fronting Charnley Road which connects onto Coronation Street within walking distance to Blackpool town centre.

Accommodation

Basement 223.5m² (2,513sq ft)

Ground Floor

Open plan Warehouse/Retail space
341.0m² (3,670sq ft)

First Floor

Nine two bedroom flats (including two duplex)
91,007m² (10,839sq ft)

Second Floor

Nine two bedroom flats 794.0m² (8,547sq ft)

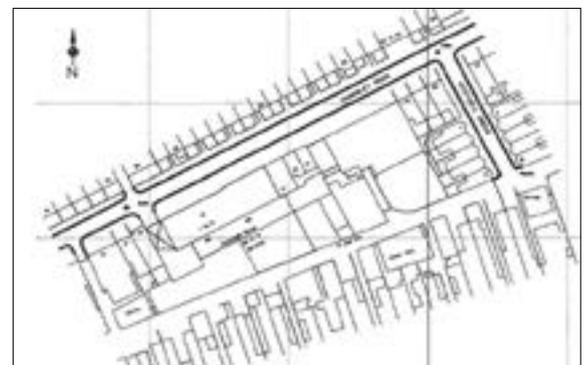
Total 2,365m² (25,569sq ft)

Planning

Blackpool Council Planning Application 13/0265.
http://openlylocal.com/planning_applications/3516641-Planning-Application-13-0265-CONCORDE-HOUSE-CHARNLEY-ROAD-

Joint Agent

Robert Pinkus
Contact: Danny Pinkus MRICS
danny@pinkus.co.uk



Not to scale. For identification purposes only

LOT
41**43 Helena Road, St Helens, Merseyside WA9 4JH**
VACANT RESIDENTIAL

GUIDE PRICE £100,000+



A three bedroomed detached property benefiting from double glazing and central heating, front and rear gardens, garage with driveway and off road parking. The property would be suitable for occupation, investment or re-sale purposes.



Not to scale. For identification purposes only

Situated Fronting Helena Road within close proximity to St Helens Junction train station.

Second Floor Loft conversion – one further bedroom.

Ground Floor Porch entrance, Hallway, Through Lounge, Dining room, Kitchen.

Outside Front and rear gardens, garage with driveway and off road parking.

First Floor Three Bedrooms, Bathroom/WC

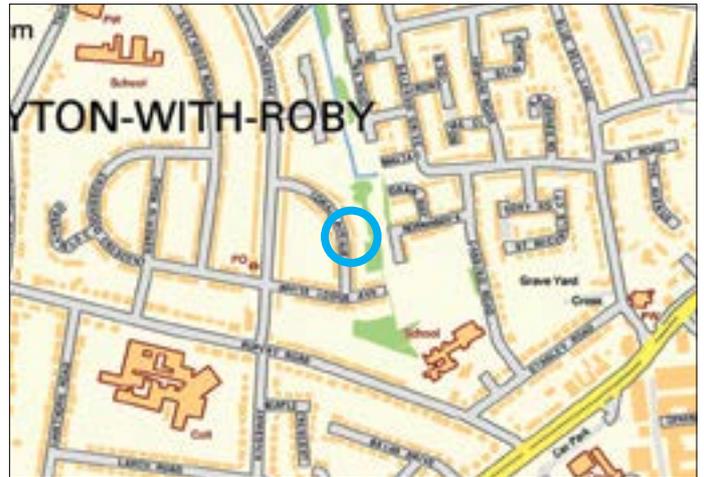
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LOT
42**47 Coral Avenue, Liverpool L36 2PZ**
RESIDENTIAL INVESTMENT

GUIDE PRICE £55,000+



A three bedroomed mid terraced property benefiting from double glazing, central heating, off road parking and front and rear gardens. The property is currently let by way of an Assured Periodic Tenancy producing £6,032 per annum.



Not to scale. For identification purposes only

Situated Off Kingsway in a popular residential location within easy access to Huyton Village and approximately 5 miles from Liverpool city centre.

Outside Front and Rear Gardens. Driveway

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

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LOT
43**116–118 North Hill Street, Liverpool L8 8AG**
VACANT COMMERCIAL**GUIDE PRICE £75,000+**

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Not to scale. For identification purposes only

A pair of two storey middle terraced properties comprising two ground floor retail units together with two self-contained flats above. The property benefits from steel roller shutters and double glazing. The properties would be suitable for a number of uses subject to any relevant planning consents.

Situated Fronting North Hill Street just off Admiral Street in a popular location approximately 2 miles from Liverpool city centre.

First Floor
Flats 1 & 2 Hall, Living Room, Kitchen, Bathroom/WC, two Bedrooms. Hall, Living Room, Kitchen, Bathroom/WC, one Bedroom.

Ground Floor
Shops Main Sales Area, Rear Room, WC

Outside Rear Yard.

LOT
44**69 Nimrod Street, Liverpool L4 4DU**
VACANT RESIDENTIAL**GUIDE PRICE £40,000–£45,000**

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Not to scale. For identification purposes only

A two bedroom mid terraced property benefitting from double glazing and central heating. The property is in good order throughout and suitable for immediate occupation or rental purposes.

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.

Outside Rear yard

EPC Rating D

Ground Floor Lounge, Kitchen/Diner, Bathroom/WC

First Floor Two Bedrooms

LOT
45**9b Sandown Lane, Liverpool L15 8HY**
RESIDENTIAL INVESTMENT

GUIDE PRICE £85,000+



A two bedroom semi-detached property currently let by way of an Assured Shorthold Tenancy producing £5,760.00 per annum. The property is in good order throughout and benefits from double glazing and central heating and communal forecourt.



Not to scale. For identification purposes only

Situated Set back off Sandown Lane just off the High Street in a very popular residential location within close proximity to Picton Road amenities and approximately 2.5 miles from Liverpool city centre.

Outside Communal Forecourt.

Ground Floor Hall, Open Plan Lounge/Kitchen, WC.

First Floor Two Bedrooms, Bathroom/WC.

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LOT
46**51 Eastbourne Road, Liverpool L9 0JE**
RESIDENTIAL INVESTMENT

GUIDE PRICE £60,000–£65,000



A three bedroom middle terraced property benefiting from double glazing and central heating. The property is in very good order throughout and currently let by way of an Assured Shorthold Tenancy producing £6,292 per annum.



Not to scale. For identification purposes only

Situated Off Warbreck Moor in a popular and well established residential location close to Walton Vale and local amenities and approximately 6 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

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LOT
47**438 Queens Drive, West Derby, Liverpool L13 0AR**
VACANT COMMERCIAL

GUIDE PRICE £55,000+



Not to scale. For identification purposes only

A vacant single storey end terrace retail unit which would be suitable for a variety of uses subject to the necessary consents. Internally the property benefits from kitchen & WC facilities, gas, water and electric supply, and exterior security roller shutters.

Situated Fronting Queens Drive at its junction with Stonecroft. Close approximately 4 miles from Liverpool city centre.

Accommodation

Main Sales Area, Rear Room,
Kitchen, WC 63.2m² (681sq ft)

Outside Rear Yard.

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LOT
48**56 Webb Street, Liverpool L7 4JW**
RESIDENTIAL INVESTMENT

GUIDE PRICE £40,000–£45,000



Not to scale. For identification purposes only

A one-bedroomed modern semi-detached property currently let by way of an Assured Shorthold Tenancy producing £3,960.00 per annum. The property benefits from gardens.

Situated On an estate of similar properties just off Smithdown Road in an established and popular residential location within walking distance to local amenities and approximately 2 miles from Liverpool city centre.

First Floor Bedroom, Bathroom/
WC.

Outside Gardens front and rear.

Ground Floor Vestibule, Lounge,
Kitchen.

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LOT
49**Apt 10 Grassendale Court, Grassendale Road, Liverpool L19 0LY**

RESIDENTIAL INVESTMENT

GUIDE PRICE £40,000–£45,000

A purpose built second floor one bedroomed flat which is currently let by way of an Assured Shorthold Tenancy at a rental of £400.00 pcm since March 2013. The property benefits from double glazing, economy 7 heating and communal gardens.



Not to scale. For identification purposes only

Situated Off Grassendale Road which in turn is off Aigburth Road in a popular and well established residential location.

Outside Communal Gardens.

Ground Floor Main Entrance Hallway.

Second Floor Flat

Hall, Open Plan Living Room/Bedroom, Kitchen, Shower Room/WC

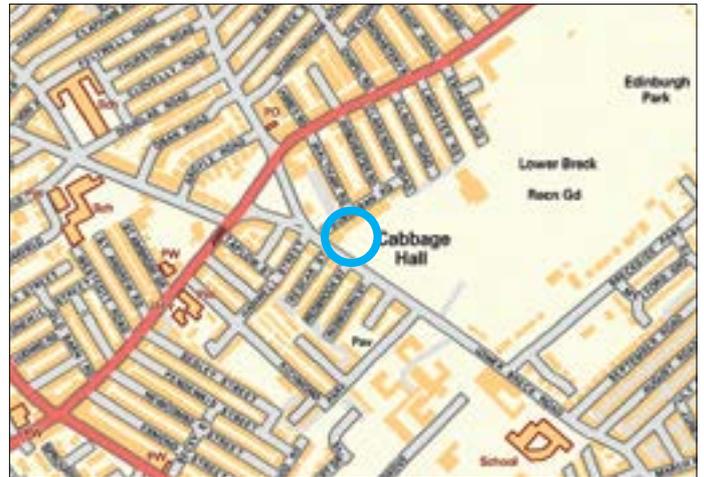
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LOT
50**12 Suburban Road, Liverpool L6 0BP**

RESIDENTIAL INVESTMENT

GUIDE PRICE £45,000+

A mid terraced property split into two self-contained flats. The property is in good order throughout and the flats are both currently let by way of an Assured Shorthold Tenancy producing a total of £6,120 per annum. The property benefits from central heating.



Not to scale. For identification purposes only

Situated Just off Townsend Lane in a popular residential location close to local amenities and approximately 3 miles from Liverpool city centre.

First Floor Flat

Living Room, Kitchen, Bedroom, Shower Room/WC

Outside Yard to the rear.

Ground Floor Flat

Living Room, Kitchen, Bedroom, Bathroom/WC

EPC Rating Ground Floor Flat – F

First Floor Flat – D

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LOT 51 **16 Peveril Street, Walton, Liverpool L9 1ES**
VACANT RESIDENTIAL

GUIDE PRICE £25,000-£30,000



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Not to scale. For identification purposes only

A two bedroomed middle terrace property benefitting from double glazing. Following refurbishment and modernisation the property would be suitable for investment purposes.

Situated Off Maria Road just off Breeze Hill and Rice Lane in an established residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Outside Yard

Ground Floor Lounge, Kitchen

First Floor Two Bedrooms, Bathroom/WC

LOT 52 **Incefield House, Ince Green Lane, Nr Wigan, Greater Manchester WN3 4RJ**
DEVELOPMENT OPPORTUNITIES

GUIDE PRICE £110,000+



Not to scale. For identification purposes only

A freehold substantial detached property arranged over basement, ground, first and second floors which has previously been used as a health clinic with office accommodation. The property would be suitable for a variety of uses, including further development within the car park area, subject to the necessary consents. We are advised the vendor has submitted plans to convert the building to provide 10 self-contained flats and drawings are available for inspection at the Auctioneers Offices.

Accommodation
Basement Not Inspected.

Second Floor
 Four Rooms, Kitchen, Shower Room/WC and Bathroom/WC
 164.71m² (1,773sq ft)

Ground Floor
 Reception Area, seven Rooms, four WCs
 176.32m² (1,898sq ft)

Total 5,444sq ft.

First Floor
 Five Rooms, Kitchen, two WCs, Store
 164.71m² (1,773sq ft)

Outside Surface car parking to the side of the premises

Situated On the north side of Ince Green Lane at its junction with High Street in a popular and well established location within close proximity to Wigan town centre.

LOT
53**264 Anfield Road, Anfield, Liverpool L4 0TJ**
VACANT RESIDENTIAL**GUIDE PRICE £70,000+**

A good sized six bedroomed middle terraced property which has been refurbished to include double glazing, central heating, new kitchen and bathroom fittings and carpeting. The property would be suitable to use as a HMO investment or family occupation.



Not to scale. For identification purposes only

Situated Fronting Anfield Road in an established residential location within a stone's throw to Liverpool Football Club, local amenities and approximately 2 miles from Liverpool city centre.

Second Floor Two further Bedrooms

Outside Yard to the rear.

EPC Rating E

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

First Floor Four Bedrooms, Bathroom/WC, Walk in Shower

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LOT
54**24 High Street, Wavertree, Liverpool L15 8HE**
VACANT RESIDENTIAL**GUIDE PRICE £250,000+**

A vacant three storey five bedroomed double fronted Victorian Town House in need of a full refurbishment scheme. The property benefits from central heating and would be suitable to provide good sized family accommodation. The property previously had planning permission to provide three two-bedroomed apartments and would be suitable for redevelopment, subject to any necessary planning consents. There is a large rear garden with potential to provide off road parking.



Not to scale. For identification purposes only

Situated Fronting The High Street (B5178) in a popular and well established location within close proximity to local amenities, Picton Sports Centre, Schooling and approximately 3 miles from Liverpool city centre.

First Floor Four Rooms.

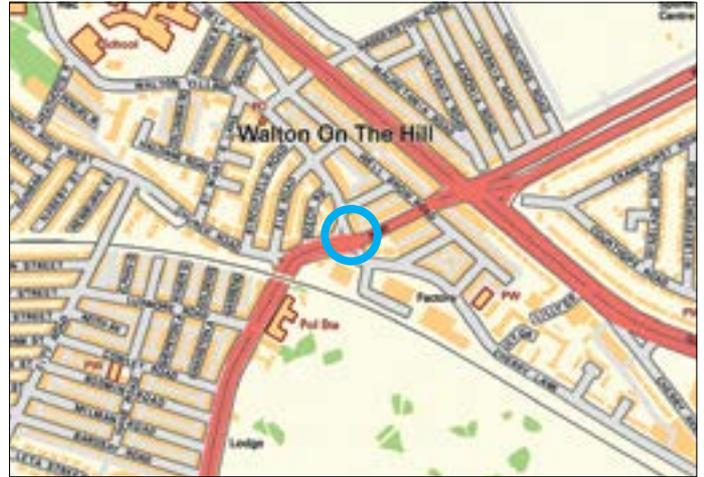
Second Floor Two Rooms, Bathroom/WC.

Outside Large Rear Garden.

Cellar Not Inspected.

Ground Floor Hall, four Rooms, Kitchen, Shower Room/WC.

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LOT
55**243 Walton Village, Liverpool L4 6TH**
VACANT COMMERCIAL**GUIDE PRICE £55,000+**

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Not to scale. For identification purposes only

A three storey middle terraced property consisting of a ground floor retail unit which until recently was used a bath showroom together with a spacious three bedroomed flat arranged over the ground and first floors accessed via a separate front entrance. The property benefits from double glazing, electric central heating and electric steel roller shutter. The property could be used for a number of uses subject to any relevant consents. When fully let the potential annual rental income being in excess of £10,000.

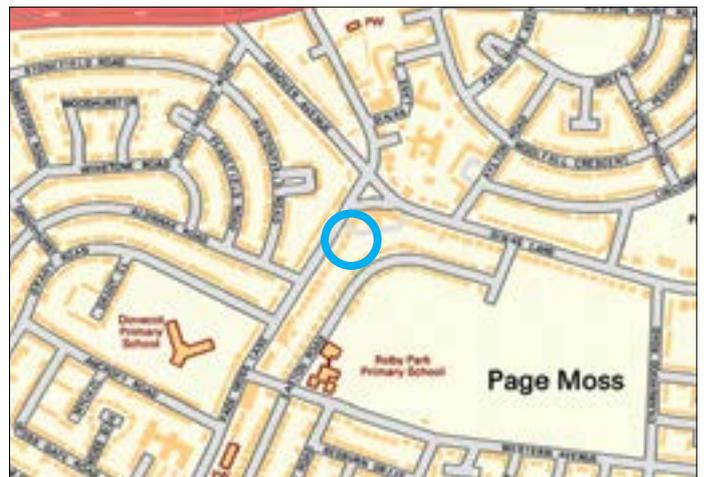
Situated Fronting Walton Village just off Walton Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 4 miles from Liverpool city centre.

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

Second Floor Two Further Bedrooms.

Outside Yard to the rear.

Ground Floor Shop Main Sales Area, two Rear Rooms, WC.

LOT
56**12 Page Moss Parade, Liverpool L36 2PA**
COMMERCIAL INVESTMENT**GUIDE PRICE £65,000+**

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Not to scale. For identification purposes only

A three storey end of terrace mixed use property consisting of a ground floor retail unit together with a three bedroomed flat above accessed via its own separate front entrance. The ground floor retail unit is currently let at a rental of £4,160 per annum. The property benefits from double glazing, central heating and side garage. The potential annual income when fully let would be in excess of £8500.00.

Situated Off Page Moss Lane on a busy main road position in a popular and well established location.

Outside Rear covered yard, Side garage.

EPC Rating Flat 12a – E

Ground Floor Main Sales area, rear room, Kitchen/WC

First Floor Bedroom, Living Room, Kitchenette, Bathroom/WC

Second Floor Two Bedrooms.

LOT
57**141 Mount Road, Birkenhead CH45 9JS**
VACANT COMMERCIAL**GUIDE PRICE £65,000+**

Not to scale. For identification purposes only

A three storey end terrace mixed use property comprising a ground floor retail unit together with three bedroom living accommodation above. The property would be suitable for conversion to provide two self-contained flats or a good sized four bedroomed house, subject to any relevant planning consents. Most of the properties on the block have done this. The property benefits from partial double glazing, central heating and steel roller shutters.

Situated Fronting Mount Road just off Montpellier Crescent in a well-established location within close proximity to New Brighton Train Station and the Marine Promenade.

First Floor Lounge, two Bedrooms, Bathroom/WC

Second Floor Two further Bedrooms.

Cellar Not Inspected.

Outside Rear Yard.

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

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LOT
58**42 Lumley Street, Liverpool L19 1QZ**
VACANT RESIDENTIAL**GUIDE PRICE £100,000+**

Not to scale. For identification purposes only

A vacant three bedroom middle terrace property benefiting from double glazing and central heating. Following repair and modernisation the property would be suitable for investment, occupation or re-sale purposes.

Situated Off Garston Old Road and Bowden Street in a popular and well established residential location within close proximity to local amenities and schooling.

Outside Rear Yard.

Ground Floor Hall, two Reception Rooms, Kitchen.

First Floor Three Bedrooms, Bathroom, Separate WC.

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LOT
59**Hamilton Chambers, 18 Hamilton Square, Birkenhead, Merseyside CH41 6AX**
VACANT COMMERCIAL**GUIDE PRICE £185,000–£195,000**

An attractive sandstone faced four storey period Grade II listed building. Internally the property comprises office suites which benefit from high ceilings, sash windows, perimeter heating, category II lighting and decorative coving. The property would be suitable for a variety of uses subject to the necessary consents.

Situated On Hamilton Square at its junction with Argyle Street within Wirral's main commercial centre, close to Queensway Tunnel which provides easy access to Liverpool city centre. The immediate surrounding area provides a wide mix of residential houses and apartments, industrial workspace and retail premises.

Lower Ground Floor	67.53m ² (726.91sq ft)
Upper Ground Floor	64.21m ² (691.17sq ft)
First Floor	62.64m ² (674.27sq ft)
Second Floor	54.99m ² (591.93sq ft)
Third Floor	63.87m ² (687.51sq ft)
Total	313.24m ² (3,371.79sq ft)



Not to scale. For identification purposes only

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ON BEHALF OF A HOUSING ASSOCIATION

LOT
60**33 Moore Street, Bootle, Merseyside L20 4SF**
VACANT RESIDENTIAL**GUIDE PRICE £30,000–£35,000**

A vacant two bedroomed mid 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 Knowsley Road in a popular and well established residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Hall, two reception rooms, kitchen.

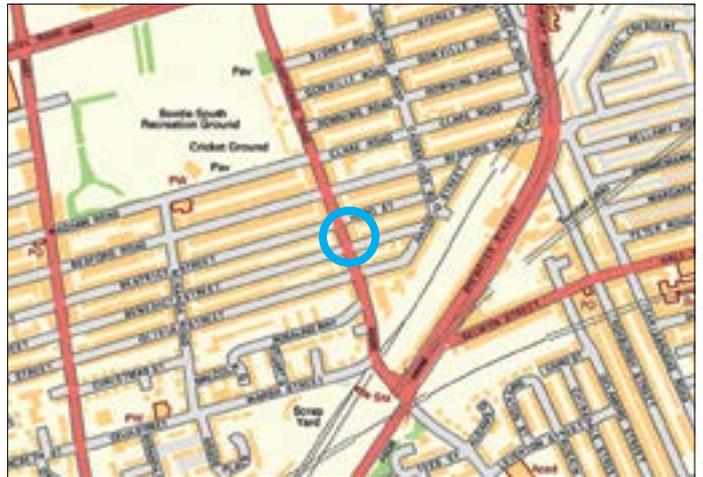
First Floor Two bedrooms, bathroom/WC

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ON BEHALF OF A HOUSING ASSOCIATION

LOT
61**30 Hawthorne Road, Bootle, Merseyside L20 2DN**
VACANT RESIDENTIAL**GUIDE PRICE £30,000–£35,000**

A vacant three bedroomed mid terrace property. Following repair and modernisation the property would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated Fronting Hawthorne Road in an established residential location approximately 3 miles from Liverpool city centre.

Ground Floor Hall, two reception rooms, kitchen, bathroom/WC

First Floor Three bedrooms.

Outside Yard to the rear.

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LOT
62**11 Norwood Grove, Liverpool L6 5JU**
RESIDENTIAL INVESTMENT**GUIDE PRICE £40,000–£45,000**

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Not to scale. For identification purposes only

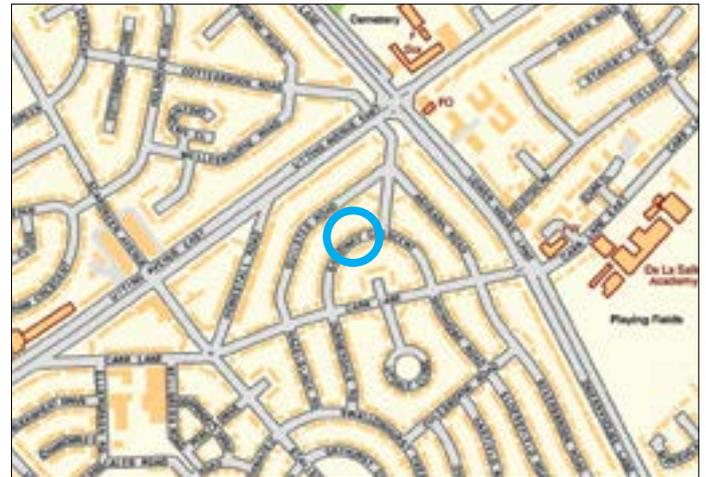
A modern one bedroom quasi semi-detached property currently let by way of an Assured Shorthold Tenancy producing £4,200.00 per annum. The property benefits from central heating, gardens front & rear and off road parking.

Situated Off West Derby Road (A5049) in a popular and well established residential location within walking distance to Tuebrook amenities and Newsham Park.

Outside Driveway & Gardens.

Ground Floor Lounge, Kitchen.

First Floor Bedroom, Bathroom/WC.

LOT
63**45 Sandway Crescent, Liverpool L11 2SN**
RESIDENTIAL INVESTMENT**GUIDE PRICE £45,000–£50,000**

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Not to scale. For identification purposes only

A three bedroom mid-town house benefitting from double glazing, central heating front and rear gardens and off road parking. The property is currently let by way of an Assured Shorthold Tenancy producing £6,760 per annum.

Situated Off Carr Lane in a popular and well established residential location approximately 6 miles from Liverpool city centre.

Outside Gardens front and rear, Driveway.

Ground Floor Hall, Lounge, Kitchen

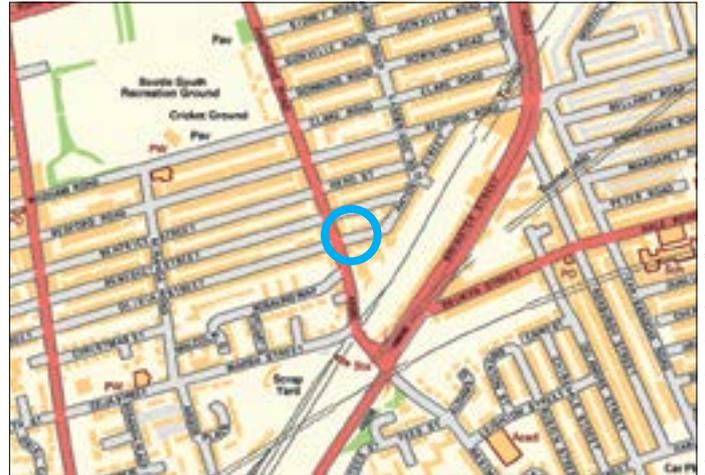
First Floor Three Bedrooms, Bathroom/WC

ON BEHALF OF A HOUSING ASSOCIATION

LOT
64

3 Antonio Street, Bootle, Merseyside L20 2EY
VACANT RESIDENTIAL

GUIDE PRICE £30,000–£35,000



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

Not to scale. For identification purposes only

Situated Off Hawthorne Road and Bedford Road in an established and popular residential location within close proximity to local amenities, Hugh Baird College and is approximately 4 miles from Liverpool city centre.

First Floor Two bedrooms, bathroom/WC.

Outside Yard to the rear.

EPC Rating E

Ground Floor Hall, lounge, dining room, kitchen.

LOT
65

Flat 5, Medbourne Court, Kirkby, Liverpool L32 6SN
VACANT RESIDENTIAL

GUIDE PRICE £25,000–£30,000



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A second floor two bedroomed apartment suitable for occupation or investment purposes following refurbishment. The property benefits from double glazing, a secure entry system, communal gardens with off road parking.

Not to scale. For identification purposes only

Situated Off Gaywood Avenue Just off Bewley Drive within close proximity to Kirkby Shopping Centre.

Outside Communal Gardens and Parking

EPC Rating C

Ground Floor Main Entrance Hallway

Flat Hall, Lounge opening to modern kitchen/Diner, two Bedrooms, Bathroom/WC

LOT
66**9a Sandown Lane, Liverpool L15 8HY**
RESIDENTIAL INVESTMENT**GUIDE PRICE £85,000+**

Not to scale. For identification purposes only

A two bedroomed semi-detached property currently let by way of an Assured Shorthold Tenancy producing £5,760.00 per annum. The property is in good order throughout and benefits from double glazing, central heating and communal forecourt.

Situated Set back off Sandown Lane just off the High Street in a very popular residential location within close proximity to Picton Road amenities and approximately 2.5 miles from Liverpool city centre.

Outside Communal Forecourt.

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

First Floor Two Bedrooms, Bathroom/WC.

ON BEHALF OF A HOUSING ASSOCIATION

LOT
67**82 Aldwark Road, Liverpool L14 0NQ**
VACANT RESIDENTIAL**GUIDE PRICE £40,000-£45,000**

Not to scale. For identification purposes only

A vacant three bedroomed mid-town house benefiting from double glazing and central heating. Following refurbishment the property would be suitable for occupation or investment purposes.

Situated Off Page Moss Lane in a popular and well established residential location approximately 5 miles from Liverpool city centre.

EPC Rating D

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

First Floor Three Bedrooms.

Outside Garden to the front and the rear.

LOT
68**104 Huyton House Road, Liverpool L36 2PQ**
RESIDENTIAL INVESTMENT**GUIDE PRICE £40,000–£45,000**

A three bedroomed end town house currently let by way of an Assured Shorthold Tenancy producing £4,751.76 per annum. The property benefits from front, side and rear gardens.



Not to scale. For identification purposes only

Situated Off Page Moss Lane off Liverpool Road in a popular residential location within close proximity to local amenities.

Outside Gardens front, side and rear.

Ground Floor Hall, two Reception Rooms, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

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LOT
69**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 WC, Kitchen, Storeroom.

Ground Floor Shop Main sales area.

EPC Rating D

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LOT
70**69/69a Woodchurch Road, Birkenhead, Merseyside CH42 9LQ****COMMERCIAL INVESTMENT****GUIDE PRICE £55,000–£65,000**

Not to scale. For identification purposes only

A three storey corner property comprising a ground floor retail unit currently let by way of an Assured Shorthold Tenancy producing £4,800 per annum. To the first floor via a separate side entrance there is an office which could be converted to provide a one bedroomed self-contained flat, subject to any necessary planning consents. To the second floor there is a one bedroomed self-contained flat. The upper floors require repair and modernisation. The property benefits from central heating.

Situated Fronting Woodchurch Road on the corner of Briardale Road on a busy main road position.

Second Floor Open plan Lounge/ Kitchen, Bedroom, Bathroom/WC

Ground Floor

Retail Unit Main Sales Area, Kitchen, WC, Rear Room

Outside Yard to the rear.

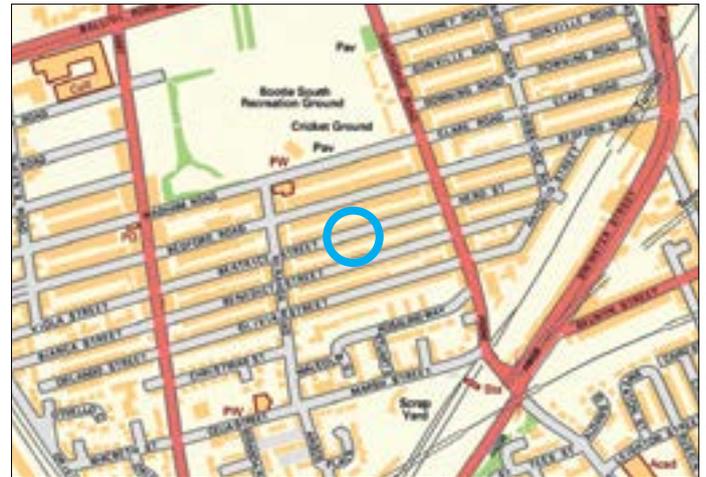
Joint Agent

Edward Symmons

First Floor Two Rooms, Kitchen, WC



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LOT
71**99 Beatrice Street, Bootle, Merseyside L20 2EG****VACANT RESIDENTIAL****GUIDE PRICE £40,000–£45,000**

Not to scale. For identification purposes only

A two bedroomed mid terrace property benefiting from double glazing and central heating. The property is good order throughout and suitable for investment purposes with a potential annual rental income of £5,400.00.

Situated Off Stanley Road in an established location within easy reach of local amenities and approximately 3 miles from Liverpool city centre.

Outside Yard to the rear.

EPC Rating D

Ground Floor Hall, Through Living Room, Kitchen

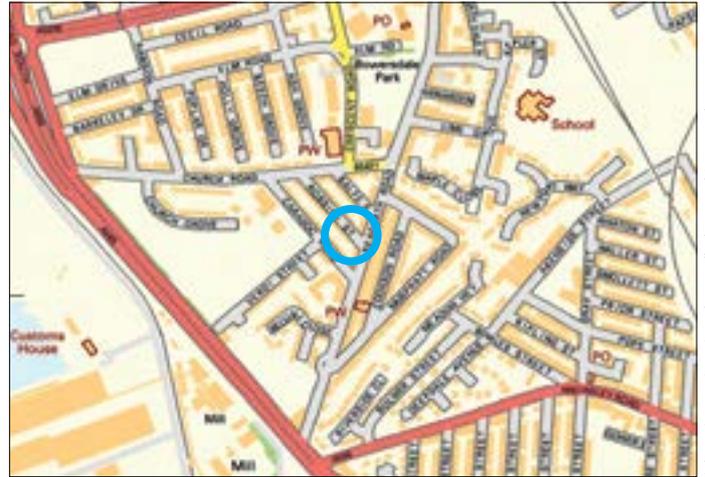
First Floor Two Bedrooms, Bathroom/WC

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ON BEHALF OF A HOUSING ASSOCIATION

LOT
72**4 Rossini Street, Liverpool L21 4NS**
VACANT RESIDENTIAL**GUIDE PRICE £30,000–£35,000**

A vacant two bedroomed mid 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 Between Seaforth Road and Church Road in a popular and well established residential location, approximately 4 miles from Liverpool city centre.

Outside Yard to the rear.

EPC Rating C

Ground Floor Hall, two reception rooms, kitchen

First Floor Two bedrooms, bathroom/WC

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LOT
73**25 Dundonald Street, Birkenhead, Merseyside CH41 0AH**
VACANT RESIDENTIAL**GUIDE PRICE £35,000+**

A two bedroom mid terrace property benefiting from double glazing and central heating. The property would be suitable for investment purposes.



Not to scale. For identification purposes only

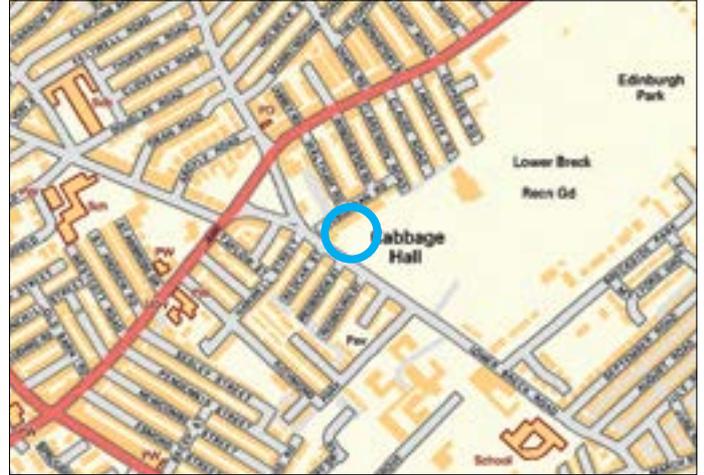
Situated Off Laird Street in a popular and well established residential location within close proximity to local amenities.

Ground Floor Hall, Lounge, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear.

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LOT
74**16 Suburban Road, Liverpool L6 0BP**
RESIDENTIAL INVESTMENT**GUIDE PRICE £40,000–£45,000**

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Not to scale. For identification purposes only

A three bedroomed mid terraced property benefiting from double glazing and gas central heating. The property is in good order throughout and currently let by way of an Assured Shorthold Tenancy producing £5,040 per annum.

Situated Just off Townsend Lane in a popular residential location close to local amenities and approximately 3 miles from Liverpool city centre.

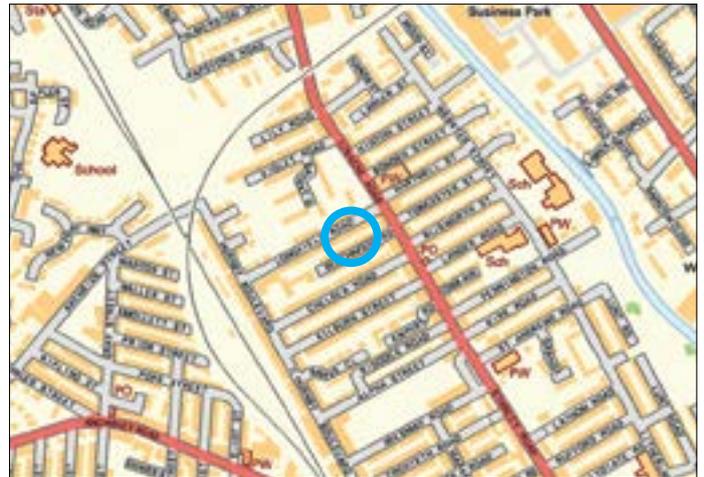
Outside Yard to the rear.

EPC Rating D

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

First Floor Three Bedrooms, Bathroom/WC.

ON BEHALF OF A HOUSING ASSOCIATION

LOT
75**15 Longfield Road, Liverpool L21 8LA**
VACANT RESIDENTIAL**GUIDE PRICE £30,000–£35,000**

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Not to scale. For identification purposes only

A vacant two bedroomed mid terrace property benefiting from double glazing. Following repair and modernisation the property would be suitable for investment purposes.

Situated Off Linacre Road (A567) in an established location within close proximity to local amenities and approximately 3.5 miles from Liverpool city centre.

EPC Rating G

Ground Floor Lounge, kitchen, bathroom/WC

First Floor Two bedrooms

Outside Yard to the rear.

LOT
76**Flat 36 Woolton Mews, 21 Quarry Street, Liverpool L25 6EZ**

VACANT RESIDENTIAL

GUIDE PRICE £30,000–£35,000

Not to scale. For identification purposes only

A one-bedroomed second floor purpose built retirement apartment in need of a full upgrade and refurbishment scheme. The property benefits from secure entry system, communal gardens and parking, a communal lounge, laundry room and guest room.

We have been advised that there is an age restriction of 55 for both purchaser and resident and there is no on site Manager.

Situated in a sought after location off Quarry Street in the Heart of Woolton Village and within close proximity to Allerton Road amenities.

Outside Communal Gardens and Parking

Note

Evidence of age must be provided upon exchange.

Ground Floor Main Entrance
Hallway

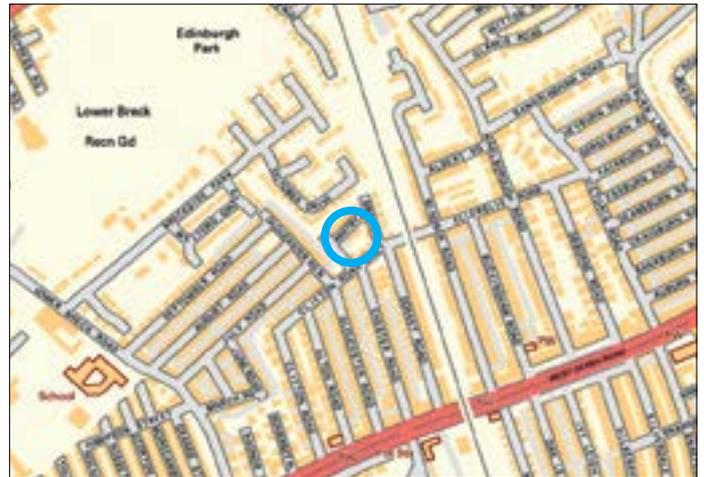
Second Floor Flat

Hall, Lounge, Kitchen, Bedroom,
Bathroom/WC

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LOT
77**12 Whitby Street, Liverpool L6 4DH**

VACANT RESIDENTIAL

GUIDE PRICE £40,000–£45,000

Not to scale. For identification purposes only

A vacant two bedroomed middle terrace property suitable for immediate investment purposes with a potential annual rental income of £5,400.00. The property has been refurbished and benefits from double glazing and central heating.

Situated Just off Clifton Road East within easy access to Tuebrook amenities approximately 3 miles from Liverpool city centre.

EPC Rating C

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

First Floor Two Bedrooms.

Outside Rear Yard.

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LOT
78**16 Empress Road, Liverpool L7 8SD**
RESIDENTIAL INVESTMENT**GUIDE PRICE £75,000+**

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Not to scale. For identification purposes only

A three bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing £4,680.00 per annum. The property benefits from double glazing and central heating.

Situated Off Kensington High Street in an established residential location approximately 1.5 miles from Liverpool city centre.

First Floor Three Bedrooms, Wetroom/WC

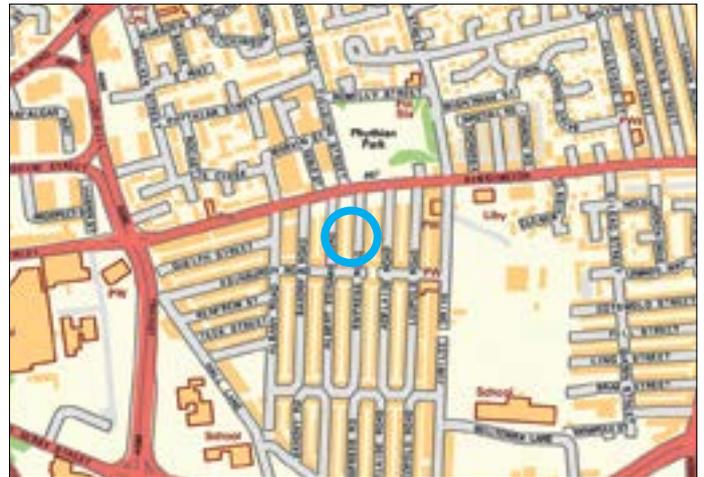
Outside Rear yard.

Cellar

Not inspected.

Ground Floor Hall, Through Living Room, Kitchen.

ON BEHALF OF A HOUSING ASSOCIATION

LOT
79**2 Nicholson Street, St Helens, Merseyside WA9 2DR**
VACANT RESIDENTIAL**GUIDE PRICE £30,000+**

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Not to scale. For identification purposes only

A two bedroomed end terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes following refurbishment and modernisation.

Situated Off Broad Oak Road (A572) in an established residential location within close proximity to local amenities.

Ground Floor Through Living Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

Outside Rear garden.

LOT
80**34 Naples Road, Wallasey, Merseyside CH44 7HL**
VACANT RESIDENTIAL**GUIDE PRICE £20,000–£25,000**

A vacant two bedroomed middle terrace property in need of a full upgrade and refurbishment scheme. The property would be suitable for investment purposes or resale.



Not to scale. For identification purposes only

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

Ground Floor Hall, Lounge, Dining Room, Kitchen.

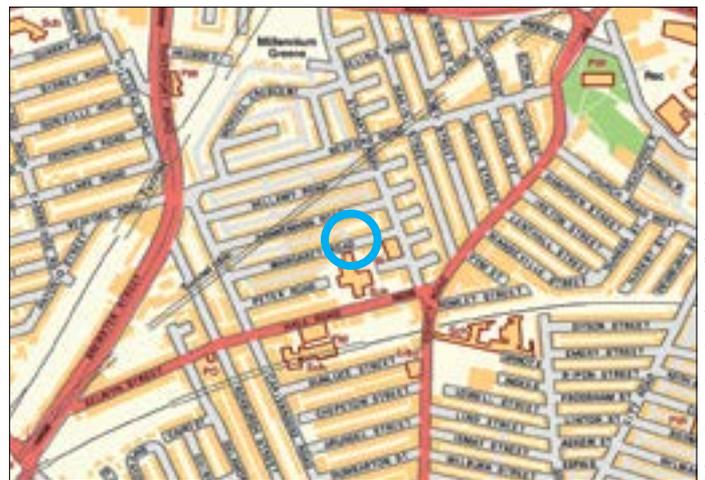
First Floor Two Bedrooms, Bathroom/WC.

Outside Rear Yard.

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LOT
81**20 Margaret Road, Walton, Liverpool L4 3RY**
VACANT RESIDENTIAL**GUIDE PRICE £35,000–£40,000**

A three bedroomed middle terraced property in need of a full upgrade and refurbishment scheme following which would be suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

Situated Off Carisbrooke Road within close proximity to County Road amenities and approximately 2 miles from Liverpool city centre.

EPC Rating F

Ground Floor Hall, Lounge, Dining room, Kitchen.

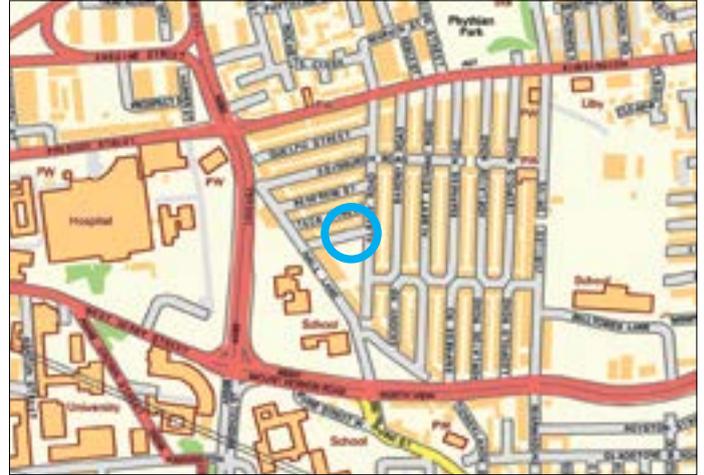
First Floor Three Bedrooms, Wetroom/WC

Outside Rear yard.

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LOT
82**29 Battenberg Street, Liverpool L7 8RS**
RESIDENTIAL INVESTMENT

GUIDE PRICE £55,000–£60,000



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Not to scale. For identification purposes only

A two bedroomed middle terraced property benefiting from central heating and double glazing. The property is currently let by way of an Assured Shorthold Tenancy producing £3,640.00 per annum.

Situated Off Albany Road which in turn is off Kensington High Street in an established and popular residential location approximately 1.5 miles from Liverpool city centre.

Outside Rear yard.

Ground Floor Through Reception Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

LOT
83**56 Pendennis Street, Liverpool L6 5AQ**
VACANT RESIDENTIAL

GUIDE PRICE £35,000–£40,000



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Not to scale. For identification purposes only

A two bedroomed middle terraced property benefitting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes.

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

First Floor Two Bedrooms, Bathroom/WC

Outside Yard

Cellar Not inspected

Joint Agents
Bakewell & Horner

Ground Floor Hall, Lounge, Dining Room, Breakfast/Kitchen



ON BEHALF OF A HOUSING ASSOCIATION

LOT
84

47 Galloway Street, Liverpool L7 6PD
VACANT RESIDENTIAL

GUIDE PRICE £25,000-£30,000



A two bedroomed middle terraced property benefitting 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 Spofforth Road which in turn is off Picton Road in an established residential location approximately 3 miles from Liverpool city centre.

Ground Floor Living Room, Kitchen, Bathroom/WC

First Floor Two Bedrooms.

Outside Rear yard.

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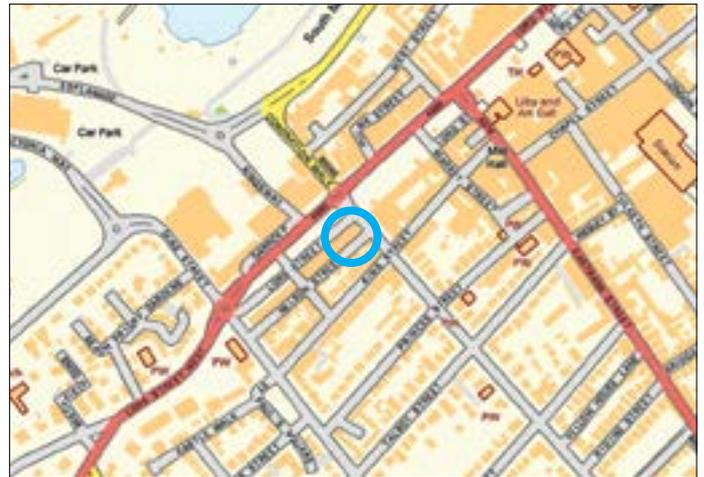
LOT
85

Apt 5 Prince Of Wales Building, Lord Street, Southport, Merseyside PR8 1QB
VACANT RESIDENTIAL

GUIDE PRICE £50,000+



A one-bedroomed second floor self-contained apartment benefitting from double glazing, central heating and intercom door entry system. The property would be suitable for occupation or investment purposes.



Not to scale. For identification purposes only

Situated Fronting Lord Street (A565) on a prominent main road position within close proximity to local amenities, Southport town centre with Southport Marine Lake and golf course close by.

Outside Rear yard.

Joint Agents
Hesketh



Ground Floor Communal entrance.

Second Floor Lounge, Kitchen, Bedroom, Shower room/WC

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LOT
86

Land & Building at Ritchie Avenue, Liverpool L9 9BE
COMMERCIAL INVESTMENT

GUIDE PRICE £45,000+



Not to scale. For identification purposes only

Situated On the corner of Ritchie Avenue and Sandy Lane in a well established location.

A single storey commercial unit currently let by way of an FR&I 12 month lease producing £6,000.00 per annum. The property currently trades as a car garage and benefits from a front forecourt and steel roller shutters. The property could possibly be suitable for redevelopment to demolish the existing building and provide residential dwellings subject to any necessary planning consents.

ON BEHALF OF A HOUSING ASSOCIATION

LOT
87

57 Derby Road, Birkenhead, Merseyside CH42 7HA
VACANT RESIDENTIAL

GUIDE PRICE £55,000+



Not to scale. For identification purposes only

Situated On a prominent main road position fronting Derby Road within easy access of local amenities.

Outside Rear yard.

EPC Rating D

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

Ground Floor Vestibule, Front Living room, Rear Living Room, Kitchen, WC

First Floor Four Bedrooms, Bathroom/WC

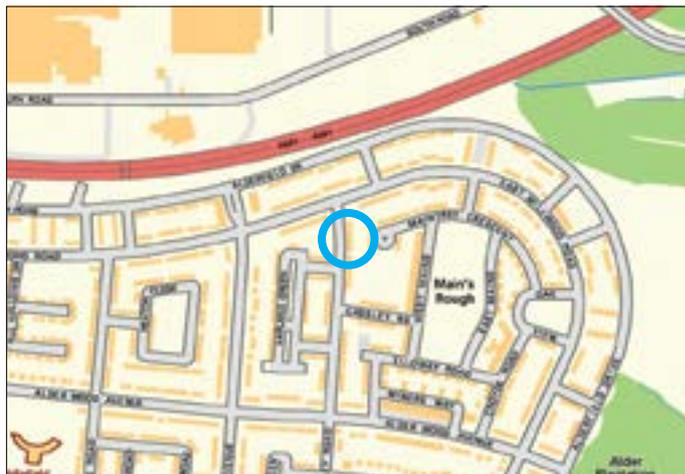
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LOT
88**5 Critchley Road, Speke, Liverpool L24 7RN**
RESIDENTIAL INVESTMENT

GUIDE PRICE £60,000+



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



Not to scale. For identification purposes only

Situated Off Alderwood Avenue which in turn is off East Millwood Road in an established residential location within close proximity to schooling and Speke Retail Park.

Outside Gardens front and rear, Driveway

Ground Floor Hall, Lounge, Kitchen

First Floor Three Bedrooms, Bathroom/WC

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LOT
89**94 Longreach Road, Liverpool L14 0NW**
VACANT RESIDENTIAL

GUIDE PRICE £50,000+



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



Not to scale. For identification purposes only

Situated Off Adcote Road which in turn is off Pilch Lane in an established and popular residential location within easy access to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Outside Front and rear gardens, Driveway.

Ground Floor Porch entrance, Hall, Lounge, Kitchen, Bathroom/WC

First Floor Three Bedrooms.

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LOT
90**104 Bardsay Road, Liverpool L4 5SQ**
VACANT RESIDENTIAL

GUIDE PRICE £40,000–£45,000

**SOLD PRIOR**

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

Not to scale. For identification purposes only

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

EPC Rating D

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

First Floor Two bedrooms

Outside Yard to the rear

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LOT
91**127/127a Knowsley Road, Bootle, Liverpool L20 4NJ**
RESIDENTIAL INVESTMENT

GUIDE PRICE £35,000–£40,000



A three storey mid terrace property converted to provide two self-contained flats. The ground floor benefits from double glazing and there is central heating to both flats. The first floor flat is currently let by way of an assured Shorthold Tenancy producing £4,800 per annum. When fully let the potential annual rental income potential is £9,600.

Not to scale. For identification purposes only

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

First Floor

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

Second Floor Two further bedrooms.

Ground Floor Main Entrance, Hallway.

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

Outside Yard to the rear.

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LOT
92**65 Viola Street, Bootle, Merseyside L20 7DR**
VACANT RESIDENTIAL**GUIDE PRICE £30,000-£35,000**

A two bedroom end terraced property benefitting from double glazing and gas central heating. The property is in good order and is ideal for rental purposes.



Not to scale. For identification purposes only

Situated Off Stanley Road in an established residential area approximately 2 miles from Liverpool city centre.

Joint Agents
Lyons Estates

LYONS ESTATES

Ground Floor Hall, Lounge, Dining Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

EPC Rating E

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LOT
93**5 Tynwald Hill, Liverpool L13 7DN**
VACANT RESIDENTIAL**GUIDE PRICE £50,000+**

A three bedroomed semi-detached property benefitting from double glazing, central heating, gardens and off road parking. Following an upgrade and modernisation the property would be suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

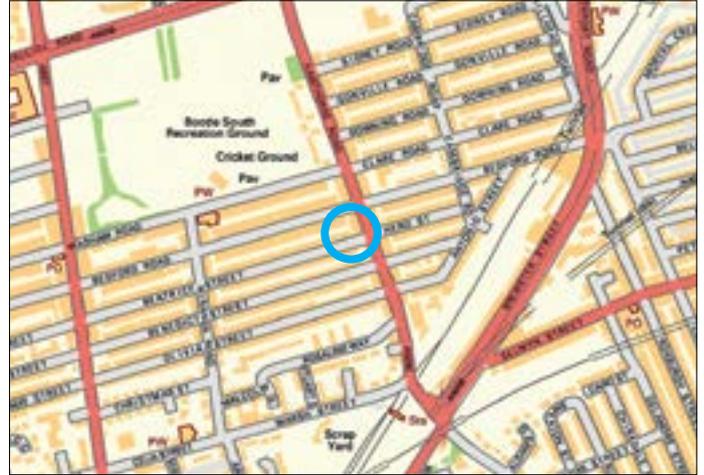
Situated Off Green Lane in an established and popular residential location within close proximity to Old Swan and Tuebrook amenities, schooling and approximately 3 miles from Liverpool city centre.

Outside Gardens Front & Rear, Driveway.

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

First Floor Three Bedrooms.

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LOT
94**41 Hawthorne Road, Bootle, Liverpool L20 2DQ**
VACANT RESIDENTIAL**GUIDE PRICE £35,000–£40,000**

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Not to scale. For identification purposes only

A three storey dormer style middle terraced property comprising a ground floor retail unit together with a two bed roomed flat above which is accessed via a separate front entrance. The property has recently been refurbished and benefits from double glazing, central heating and electric steel roller shutters. When fully let the potential annual rental income being in excess of £9300.00. The property would be suitable for a number of uses, subject to any relevant planning consents.

Situated Fronting Hawthorne Road in an established location approximately 3 miles from Liverpool city centre.

Second Floor Bedroom, Bathroom/WC

Outside Yard to the rear.

Ground Floor Shop Main Sales Area.

First Floor Flat Lounge, Kitchen, 1 Bedroom.

LOT
95**23 Carter Street, Liverpool L8 1XY**
RESIDENTIAL INVESTMENT**GUIDE PRICE £60,000–£65,000**

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Not to scale. For identification purposes only

A modern four bedroomed semi-detached property benefiting from double glazing, central heating, gardens and off road parking. The property is in good condition throughout. We are advised the property is currently let by way of an Assured Shorthold Tenancy producing £9,600.00 per annum.

Situated Off Upper Stanhope Street which is in turn is off Princes Road in an established location approximately 1 mile from Liverpool city centre and universities.

Outside Gardens, Driveway.

Ground Floor Hall, Lounge, Breakfast/Kitchen, WC

First Floor Four Bedrooms, Bathroom/WC

LOT
96**44 Marie Curie Avenue, Bootle, Merseyside L30 5RY**
RESIDENTIAL INVESTMENT**GUIDE PRICE £35,000–£40,000**

A two bedroomed purpose built ground floor flat currently let by way of an Assured Shorthold Tenancy producing £4,680.00 per annum. The property is in good order and benefits from double glazing, central heating, communal gardens and off road parking.



Not to scale. For identification purposes only

Situated Just off Browns Lane in a popular and well established residential location within close proximity to local shops, schooling and public transport links.

Outside Communal Gardens and Parking.

Ground Floor Communal Entrance.

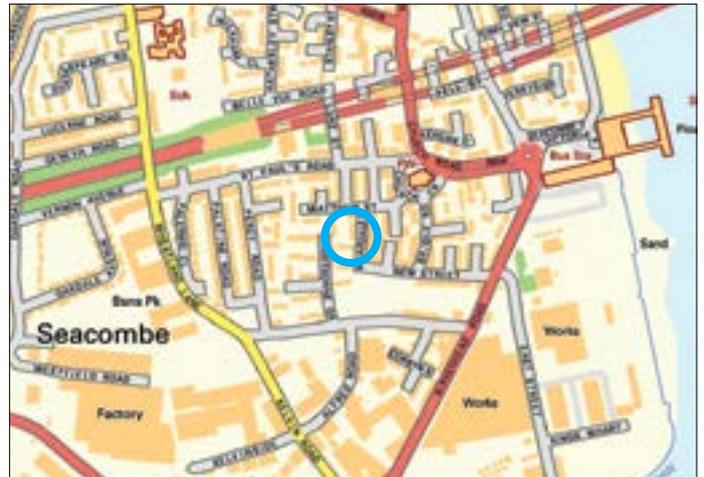
Flat Lounge, Kitchen, two Bedrooms, Bathroom/WC.

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ON BEHALF OF A HOUSING ASSOCIATION

LOT
97**2 Briardale Road, Wallasey, Merseyside CH44 7AU**
VACANT RESIDENTIAL**GUIDE PRICE £40,000+**

A three 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 Birkenhead Road (A554) within close proximity to local amenities.

Ground Floor Through Living room, Kitchen/Diner, Bathroom/WC

First Floor Three Bedrooms.

Outside Rear yard.

EPC Rating D

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LOT
98**175 County Road, Walton, Liverpool L4 3QL**
COMMERCIAL INVESTMENT

GUIDE PRICE £50,000-£60,000



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Not to scale. For identification purposes only

A three storey commercial property providing a ground floor shop benefiting from steel roller shutters together with a three bedroom flat over the first and second floors benefiting from double glazing and central heating and accessed via its own separate front entrance. The ground floor is currently let producing £4,320.00. The first floor is vacant and following refurbishment would be suitable for investment purposes. The potential annual rental income being in excess of £9,120.00.

Situated Fronting County Road on a busy main position approximately 2.5 miles from Liverpool city centre.

Second Floor Two Bedrooms, Bathroom/WC.

Outside Yard to the rear.

Ground Floor

Shop Main Sales Area, Rear Room, Kitchen, WC.

First Floor

Flat Hall, Lounge, Kitchen, Bedroom.

LOT
99**39 Sheil Road, Liverpool L6 3AB**
VACANT RESIDENTIAL

GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

A vacant three storey end terrace property which has been converted to provide one one-bedroomed and one two-bedroomed flat. The property would be suitable for investment purposes following repair and modernisation and benefits from part double glazing and central heating.

Situated Off Prescot Road in a popular and well established residential location within close proximity to Newsham Park and approximately 2 miles from Liverpool city centre.

First and Second Floor

Flat 2 Hall, Living Room, Kitchen, two Bedrooms, Bathroom/WC.

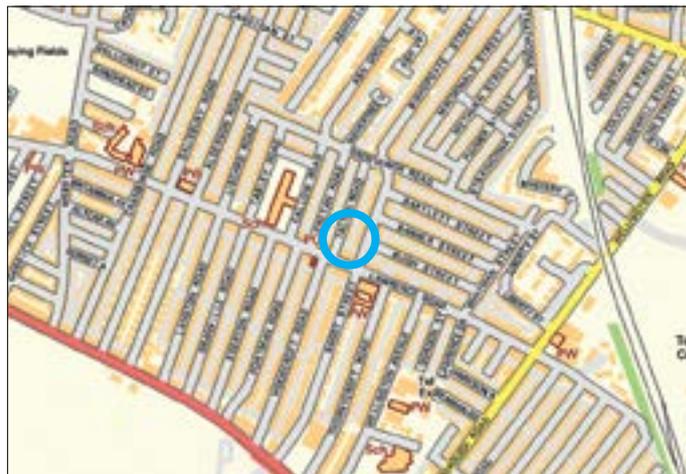
Outside Yard to the rear.

Ground Floor Communal Entrance Hallway.

Flat 1 Hall, Living Room, Kitchen, Bedroom, Bathroom/WC.

LOT
100**12 Talton Road, Wavertree, Liverpool L15 0HS**
VACANT RESIDENTIAL**GUIDE PRICE £60,000+**

A vacant three bedroomed middle terraced property benefiting from double glazing and central heating. The property has recently been fully refurbished and would be suitable for immediate occupation or investment purposes.



Not to scale. For identification purposes only

Situated Off Lawrence Road in a popular and well established residential area within close proximity to Smithdown Road and local amenities and approximately 2 miles from Liverpool city centre.

Outside Yard to the rear.

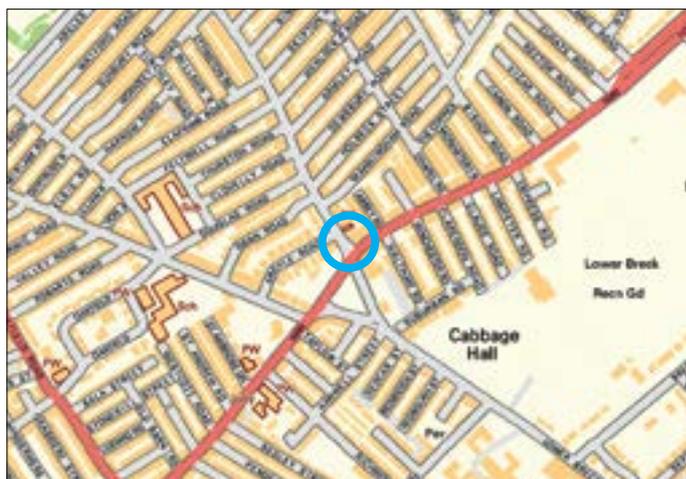
Ground Floor Hall, Lounge, Kitchen, Bathroom/WC.

First Floor Three Bedrooms.

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LOT
101**3 Townsend Lane, Anfield, Liverpool L6 0AX**
COMMERCIAL INVESTMENT**GUIDE PRICE £70,000+**

A three storey middle terraced property providing a ground floor retail unit currently trading as a Pizza Parlour together with two self contained units above and one one-bedroomed flat. The property is currently producing £8,160.00 per annum. At the time of our inspection 2 of the units were vacant. The potential annual income when fully let being in excess of £13,500.00 per annum.



Not to scale. For identification purposes only

Situated Fronting Townsend Lane close to its junction with Priority Road approximately 2 miles from Liverpool city centre.

Studio 2 Living room/Bedroom Kitchen, Shower room/WC

Second Floor
Flat 3 Living room, Kitchen, Bedroom, Bathroom/W.C

Ground Floor

Shop Single shop unit, front sales area, storage and WC

Outside Rear Yard.

First Floor

Studio 1 Living room/Bedroom, Kitchen, Shower room/WC

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LOT **102** **61 Lorne Street, Liverpool L7 0JP**
RESIDENTIAL INVESTMENT

GUIDE PRICE £135,000+



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Not to scale. For identification purposes only

A three storey semi detached property converted to provide five self contained units. The property benefits from double glazing, central heating and is fully let producing £15,600.00 per annum.

Situated The property is located off Prescott Road close to local amenities and within easy access to Liverpool city centre.

First Floor

Studio 3 Lounge/Bedroom, Kitchen, Shower room/WC

Studio 4 Lounge/Bedroom, Kitchen, Shower room/WC

Ground Floor

Studio 1 Lounge/Bedroom, Kitchen, Shower room/WC

Studio 2 Lounge/Bedroom, Kitchen, Shower room/WC

Second Floor

Studio 5 Lounge/Bedroom, Kitchen, Shower room/WC

Outside Rear yard.

LOT **103** **66 Glamis Road, Tuebrook, Liverpool L13 8DI**
VACANT RESIDENTIAL

GUIDE PRICE - £40,000 - £45,000



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Not to scale. For identification purposes only

An extended two bedroomed end of terrace property which benefits from double glazing and central heating. Following refurbishment the property would be suitable for occupation or investment purposes.

Situated Off Knoclaid Road which is a continuation of Portrush Street in an established residential location within easy reach of Tuebrook amenities, schooling and approximately 2.5 miles from Liverpool City Centre.

Outside Yard

Ground Floor Lounge, Kitchen/Diner, Bathroom/WC

First Floor Two Bedrooms

LOT
104**16 Kilburn Street, Liverpool L21 8HW**
VACANT RESIDENTIAL**GUIDE PRICE - £40,000+**

An extended 2 bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes.



Not to scale. For identification purposes only

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

Outside Rear Yard.

Ground Floor Lounge, Dining Room, Extended Kitchen.

First Floor 2 Bedrooms, Bathroom/W.C. With walk in shower.

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LOT
105**9 Pennington Road, Litherland, Liverpool L21 8HY**
VACANT RESIDENTIAL**GUIDE PRICE - £25,000 - £30,000**

A 2 bedroomed middle terraced property in need of a full upgrade and refurbishment scheme. The property would be suitable for investment purposes.



Not to scale. For identification purposes only

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

Ground Floor Lounge, Dining Room, Kitchen.

First Floor 2 Bedrooms, Bathroom/W.C.

Outside Rear yard.

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LOT
106**444 Stanley Road, Bootle, Merseyside L20 5AE**
VACANT RESIDENTIAL**GUIDE PRICE - £45,000+**

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Not to scale. For identification purposes only

A 3 storey middle terraced property converted to provide 3 self contained flats. The property is in need of a full upgrade and refurbishment scheme following which would be suitable for investment purposes.

The potential annual income being in excess of £12,000 per annum.

Situated Fronting Stanley Road (A567) close to it's junction with Marsh Lane (A5098) over looking North Park in a popular and well established residential location within close proximity to local amenities.

Ground Floor Main entrance hallway

First Floor

Flat 2 Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C

Second Floor
Flat 3 Lounge, Kitchen, Bedroom, Bathroom/W.C

Outside Rear yard.

Now accepting instructions
for our 30 October auction
Closing date 20 September

James Kersh BSc Hons MRICS
james@suttonkersh.co.uk

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

0870 873 1212

NOTES

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:

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

Important notice

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

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

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

GLOSSARY

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

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

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

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

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

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

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

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

Auction The AUCTION advertised in the CATALOGUE.

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

Auctioneers The AUCTIONEERS at the AUCTION.

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

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

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

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

Condition One of the AUCTION CONDUCT CONDITIONS or SALES CONDITIONS.

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

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

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

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

General conditions That part of the SALE CONDITIONS so headed,

including any extra GENERAL CONDITIONS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

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

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

AUCTION CONDUCT CONDITIONS

A1 Introduction

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

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

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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

A5 The contract

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

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

A5.3 YOU must before leaving the AUCTION:

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

A5.4 If you do not we may either:

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

A5.5 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 CHATELLETS 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:

<p>G1.10 (a) the DOCUMENTS, whether or not the BUYER has read them; and (b) the physical CONDITION of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.</p> <p>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.</p> <p>G2. Deposit G2.1 The amount of the deposit is the greater of: (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and (b) 10% of the PRICE (exclusive of any VAT on the PRICE).</p> <p>G2.2 The deposit (a) must be paid in pounds sterling by cheque or banker's draft drawn on an APPROVED FINANCIAL INSTITUTION (or by any other means of payment that the AUCTIONEERS may accept); and (b) is to be held as stakeholder unless the AUCTION CONDUCT CONDITIONS provide that it is to be held as agent for the SELLER.</p> <p>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.</p> <p>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.</p> <p>G2.5 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.</p> <p>G3. Between contract and completion G3.1 Unless the SPECIAL CONDITIONS state otherwise, the SELLER is to insure the LOT from and including the CONTRACT DATE to COMPLETION and: (a) produce to the BUYER on request all relevant insurance details; (b) pay the premiums when due; (c) if the BUYER so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy; (d) at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser; (e) unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance (to the extent not already paid by the BUYER or a tenant or other third party) for the period from and including the CONTRACT DATE to COMPLETION.</p> <p>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.</p> <p>G3.3 Section 47 of the Law of Property Act 1925 does not apply.</p> <p>G3.4 Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.</p> <p>G4. Title and identity G4.1 Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection except in relation to any matter that occurs after the CONTRACT DATE.</p> <p>G4.2 If any of the DOCUMENTS is not made available before the AUCTION the following provisions apply: (a) The BUYER may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION. (b) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold. (c) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant document. (d) If title is in the course of registration, title is to consist of certified copies of: (i) the application for registration of title made to the land registry; (ii) the DOCUMENTS accompanying that application; (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and (iv) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration DOCUMENTS to the BUYER. (e) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.</p> <p>G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide): (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any CONDITION or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.</p> <p>G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.</p>	<p>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.</p> <p>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.</p> <p>G5. Transfer G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS: (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.</p> <p>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.</p> <p>G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.</p> <p>G6. Completion G6.1 Completion is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700. G6.2 The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest. G6.3 Payment is to be made in pounds sterling and only by: (a) direct TRANSFER to the SELLER'S conveyancer's client account; and (b) the release of any deposit held by a stakeholder.</p> <p>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.</p> <p>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.</p> <p>G6.6 Where applicable the CONTRACT remains in force following COMPLETION.</p> <p>G7. Notice to complete G7.1 The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence. G7.2 The person giving the notice must be READY TO COMPLETE. G7.3 If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has: (a) terminate the CONTRACT; (b) claim the deposit and any interest on it if held by a stakeholder; (c) forfeit the deposit and any interest on it; (d) resell the LOT; and (e) claim damages from the BUYER.</p> <p>G7.4 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has: (a) terminate the CONTRACT; and (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.</p> <p>G8. If the contract is brought to an end If the CONTRACT is lawfully brought to an end: (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.</p> <p>G9. Landlord's licence G9.1 Where the LOT is or includes leasehold land and licence to assign is required this CONDITION G9 applies. G9.2 The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires. G9.3 The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained. G9.4 The SELLER must: (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and (b) enter into any authorised guarantee agreement properly required. G9.5 The BUYER must: (a) promptly provide references and other relevant information; and (b) comply with the landlord's lawful requirements. G9.6 If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the licence has not been obtained the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before licence is obtained. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.</p> <p>G10. Interest and apportionments G10.1 If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the PRICE (less any deposit paid) from the AGREED COMPLETION DATE up to and including the ACTUAL COMPLETION DATE. G10.2 Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must pay to the BUYER after COMPLETION any sum to which</p>	<p>the BUYER is entitled that the SELLER subsequently receives in cleared funds.</p> <p>G10.3 Income and outgoings are to be apportioned at ACTUAL COMPLETION DATE unless: (a) the BUYER is liable to pay interest; and (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; (c) in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.</p> <p>G10.4 Apportionments are to be calculated on the basis that: (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made; (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.</p> <p>G11. Arrears Part 1 Current rent G11.1 "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding COMPLETION. G11.2 If on COMPLETION there are any arrears of current rent the BUYER must pay them, whether or not details of those arrears are given in the SPECIAL CONDITIONS. G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to arrears of current rent.</p> <p>Part 2 Buyer to pay for arrears G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of arrears. G11.5 The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the SPECIAL CONDITIONS. G11.6 If those arrears are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those arrears.</p> <p>Part 3 Buyer not to pay for arrears G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS: (a) so state; or (b) give no details of any arrears. G11.8 While any arrears due to the seller remain unpaid the buyer must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy; (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require; (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order; (e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.</p> <p>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.</p> <p>G12. Management G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES. G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION. G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and: (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability; (b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.</p> <p>G13. Rent deposits G13.1 This CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other document under which the rent deposit is held. G13.2 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions. G13.3 Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: (a) observe and perform the SELLER'S covenants and CONDITIONS in the rent deposit deed and indemnify the SELLER in respect of any breach; (b) give notice of assignment to the tenant; and (c) give such direct covenant to the tenant as may be required by the rent deposit deed.</p> <p>G14. VAT G14.1 Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.</p>
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- G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.
- G15. Transfer as a going concern**
- G15.1 Where the SPECIAL CONDITIONS so state:
- (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and
 - (b) this CONDITION G15 applies.
- G15.2 The SELLER confirms that the SELLER
- (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and
 - (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.
- G15.3 The BUYER confirms that:
- (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
 - (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;
 - (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
 - (d) it is not buying the LOT as a nominee for another person.
- G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:
- (a) of the BUYER'S VAT registration;
 - (b) that the BUYER has made a VAT OPTION; and
 - (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.
- G15.5 The BUYER confirms that after COMPLETION the BUYER intends to:
- (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and
 - (b) collect the rents payable under the TENANCIES and charge VAT on them
- G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:
- (a) the SELLER'S conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;
 - (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
 - (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.
- G16. Capital allowances**
- G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.
- G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
- G16.4 The SELLER and BUYER agree:
- (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
 - (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.
- G17. Maintenance agreements**
- G17.1 The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.
- G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.
- G18. Landlord and Tenant Act 1987**
- G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.
- G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.
- G19. Sale by practitioner**
- G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
- G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
- G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability.
- G19.4 The LOT is sold:
- (a) in its condition at COMPLETION;
 - (b) for such title as the SELLER may have; and
 - (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.
- G19.5 Where relevant:
- (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the document of appointment and the PRACTITIONER'S acceptance of appointment; and
 - (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
- G20. TUPE**
- G20.1 If the SPECIAL CONDITIONS state "There are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.
- G20.2 If the SPECIAL CONDITIONS do not state "There are no employees to which TUPE applies" the following paragraphs apply:
- (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
 - (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees.
 - (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the Transferring Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.
 - (d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION.
- G21. Environmental**
- G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.
- G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT. The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.
- G22. Service Charge**
- G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.
- G22.2 No apportionment is to be made at COMPLETION in respect of service charges.
- G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:
- (a) service charge expenditure attributable to each TENANCY;
 - (b) payments on account of service charge received from each tenant;
 - (c) any amounts due from a tenant that have not been received;
 - (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.
- G22.4 In respect of each TENANCY, if the service charge account shows that:
- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to the excess when it provides the service charge account;
 - (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the BUYER must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the SELLER within five BUSINESS DAYS of receipt in cleared funds; but in respect of payments on account that are still due from a tenant CONDITION G11 (arrears) applies.
- G22.5 In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.
- G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
- (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and
 - (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.
- G23. Rent reviews**
- G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.
- G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but must not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.
- G23.3 Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.
- G23.4 The SELLER must promptly:
- (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
 - (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.
- G23.5 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.
- G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as arrears.
- G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.
- G24. Tenancy renewals**
- G24.1 This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- G24.2 Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
- G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.
- G24.4 Following COMPLETION the BUYER must:
- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
 - (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
 - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
- G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.
- G25. Warranties**
- G25.1 Available warranties are listed in the SPECIAL CONDITIONS.
- G25.2 Where a warranty is assignable the SELLER must:
- (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
 - (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.
- G25.3 If a warranty is not assignable the SELLER must after COMPLETION:
- (a) hold the warranty on trust for the BUYER; and
 - (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.
- G26. No assignment**
- The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.
- G27. Registration at the Land Registry**
- G27.1 This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:
- (a) procure that it becomes registered at Land Registry as proprietor of the LOT;
 - (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
 - (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2 This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:
- (a) apply for registration of the TRANSFER;
 - (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and
 - (c) join in any representations the SELLER may properly make to Land Registry relating to the application.
- G28. Notices and other communications**
- G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.
- G28.2 A communication may be relied on if:
- (a) delivered by hand; or
 - (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
 - (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.
- G28.3 A communication is to be treated as received:
- (a) when delivered, if delivered by hand; or
 - (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.
- G28.4 A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.
- G29. Contracts**
- (Rights of Third Parties) Act 1999 No one is intended to have any benefit under the CONTRACT pursuant to the Contract (Rights of Third Parties) Act 1999.

EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

- 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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