

NOW INVITING  
INSTRUCTIONS  
FOR OUR  
4 JUNE AUCTION

# SuttonKersh

# 1<sup>ST</sup> FOR AUCTIONS

**THURSDAY 16 APRIL 2015**

commencing at 12pm prompt at

Crowne Plaza Liverpool

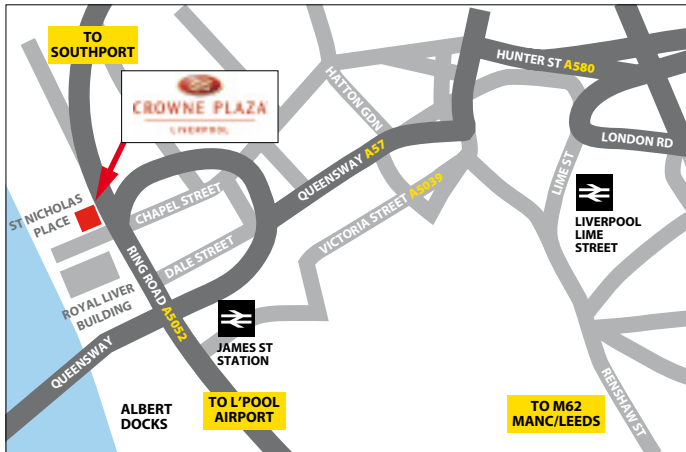
2 St Nicholas Place Pier Head Liverpool L3 1QW

PLEASE  
NOTE  
CHANGE  
OF VENUE  
FOR THIS  
SALE



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

# LOCATION



**CROWNE PLAZA**  
**2 ST NICHOLAS PLACE**  
**PIER HEAD**  
**LIVERPOOL L3 1QW**  
**TEL: 0151 243 8000**

## AUCTION PROGRAMME 2015

### AUCTION DATES

Thursday 12 February  
 Thursday 16 April  
 Thursday 4 June  
 Thursday 16 July  
 Thursday 10 September  
 Thursday 22 October  
 Thursday 10 December

### CLOSING DATES

16 January  
 20 March  
 8 May  
 19 June  
 14 August  
 25 September  
 13 November

## ENTRIES ARE INVITED FROM OWNERS OR THEIR AGENTS

Please speak to Cathy Holt or Tony Webber on **0151 207 6315**

Or email [cathy.holt@suttonkersh.co.uk](mailto:cathy.holt@suttonkersh.co.uk)  
[tony.webber@suttonkersh.co.uk](mailto:tony.webber@suttonkersh.co.uk)

# MERSEYSIDE'S LEADING AUCTION TEAM...



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



**Cathy Holt**  
**MNAEA**  
 Joint Head of Auctions  
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**Tony Webber**  
**FRICS**  
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**Andrew Binstock**  
**Bsc (Hons)**  
 Auctioneer

### CONTACT

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

**Tony Webber FRICS** [tony.webber@suttonkersh.co.uk](mailto:tony.webber@suttonkersh.co.uk)

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

for free advice or to arrange a free valuation

**0870 873 1212**

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



**Katie Donohue**  
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**Paul Holt**  
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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](http://suttonkersh.co.uk) and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.

- 1 The auctioneer will offer all lots in the order as shown in the catalogue.
- 2 An addendum to the catalogue and Conditions of Sale is currently available for distribution in the auction room.
- 3 This addendum is an important document providing updates and corrections to the auction catalogue.
- 4 Sutton Kersh will always endeavour to inform prospective purchasers of changes that may have taken place after the catalogue was printed when such changes are brought to their attention.
- 5 Would prospective purchasers please ensure they have a copy of the auction catalogue and an addendum prior to bidding.
- 6 Prospective purchasers are deemed to have read the addendum whether they have done so or not.
- 7 You are bidding on the basis that you have checked the General Conditions of Sale, which are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot.
- 8 The Special Conditions of Sale together with the title documentation have been available for inspection at the auctioneer's office in the immediate period leading up to auction date.
- 9 You are bidding on the basis that you have made all necessary enquiries, particularly in respect of lots the auctioneer has not inspected or had initial sight of tenancy details, and have checked the General and Special Conditions of Sale and are satisfied that you fully understand their content.
- 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 Cathy Holt or Tony Webber 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 £500 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 12 FEBRUARY

LOT	PROPERTY	RESULT	PRICE
1	237 Grange Road, Birkenhead, Merseyside CH41 2PH	Sold	£132,000
2	16 Lea Road, Wallasey, Merseyside CH44 0DU	Sold Prior	—
3	23 Carter Street, Liverpool L8 1XY	Withdrawn	—
4	92 Hawthorne Road, Bootle, Merseyside L20 9JX	Postponed	—
5	14 Bessbrook Road, Aigburth, Liverpool L17 0BX	Sold Prior	—
6	7 Dencourt Road, Liverpool L11 2UG	Sold	£50,500
7	60 Birkenhead Road, Wallasey, Merseyside CH44 7BY	Withdrawn	—
8	7 Greenside Avenue, Wavertree, Liverpool L15 8JU	Available At	£110,000
9	15 Curate Road, Liverpool L6 0BZ	Sold After	—
10	The Gatehouse, Viscount Centre, Gaskill Road, Liverpool L24 9GS	Available At	£20,000
11	27 Gwydir Street, Liverpool L8 3TJ	Available At	£55,000
12	8 The Coppice, Liverpool L4 2XA	Sold	£43,500
13	The Beresford Arms, 158 Beresford Road, Liverpool L8 4SQ	Sold Prior	—
14	6/8 Garmoyle Road, Liverpool L15 3HW	Sold Prior	—
15	49 Thomson Road, Liverpool L21 1AN	Sold	£85,000
16	51 Thomson Road, Liverpool L21 1AN	Sold	£85,000
17	197 Townsend Avenue, Norris Green, Liverpool L11 5AF	Sold Prior	—
18	49 Holmes Street, Liverpool L8 0RJ	Postponed	—
19	106 Aigburth Road, Aigburth, Liverpool L17 7BP	Sold	£115,000
20	159 Moscow Drive, Liverpool L13 7DL	Sold Prior	—
21	20 Hampden Road, Birkenhead, Merseyside CH42 5LH	Postponed	—
22	80 Cockburn Street, Liverpool L8 4SF	Sold After	—
23	1 Cascade Road, Hunts Cross Village, Liverpool L24 9LH	Sold After	—
24	Flat 5, Medbourne Court, Kirkby, Liverpool L32 6SN	Available At	£28,000
25	35 Richmond Park, Liverpool L6 5AA	Sold Prior	—
26	24 Bardsay Road, Liverpool L4 5SG	Sold	£42,000
27	5 Garages At Enfield Street, St. Helens, Merseyside WA10 3UL	Available At	£12,500
28	16 Brick Street, Newton-Le-Willows, Merseyside WA12 9PN	Withdrawn	—
29	23 Walton Vale, Liverpool L9 4RE	Available At	£75,000
30	9 Lathom Road, Southport, Merseyside PR9 0JP	Sold Prior	—
31	7 Cascade Road, Hunts Cross Village, Liverpool L24 9LH	Sold After	—
32	14 Balmoral Road, Fairfield, Liverpool L6 8NE	Sold Prior	—
33	39 Garmoyle Road, Liverpool L15 3HW	Withdrawn	—
34	11 Dentwood Street, Liverpool L8 9SR	Available At	£55,000
35	16 Hawthorne Road, Bootle, Merseyside L20 2DN	Sold	£34,500
36	113 Gwladys Street, Liverpool L4 5RW	Available At	£50,000
37	Land To The Rear Of 1-29 Kingfield Road, Liverpool L9 3AL	Available At	£40,000
38	The Garages, 2 The Park, Liverpool L36 5SX	Available At	£40,000
39	10 Hornby Boulevard, Liverpool L21 8HG	Sold	£43,500
40	77 Marlborough Road, Tuebrook, Liverpool L13 8EA	Withdrawn	—
41	Flat 1, 17 Newsham Drive, Liverpool L6 7UG	Available At	£65,000
42	16 Morecambe Street, Liverpool L6 4AU	Sold Prior	—
43	Flat 1, 19 Sandon Street, Toxteth, Liverpool L8 7NS	Sold Prior	—
44	118a-122b Seabank Road, Wallasey, Merseyside CH45 1HF	Sold	£65,000
45	Flat 20, Medbourne Court, Kirkby, Liverpool L32 6SN	Available At	£28,000
46	8 Preston Grove, Liverpool, L6 4AH	Available At	£65,000
47	39 Holmrook Road, Liverpool L11 3AG	Sold Prior	—

48	619 Smithdown Road, Liverpool L15 5AG	<b>Sold Prior</b>	—
49	10 Ellet Grove, Liverpool L6 4AB	<b>Sold</b>	£70,000
50	40 Warrington Lane, Wigan, Lancashire WN1 3RT	<b>Sold After</b>	—
51	23 Douglas Road, Liverpool L4 2RG	<b>Sold</b>	£50,000
52	18 Bardsay Road, Liverpool L4 5SG	<b>Sold</b>	£46,500
53	6 Emery Street, Liverpool L4 5UZ	<b>Sold After</b>	—
Lot	Address	<b>Result</b>	Price
54	56 Shelley Street, Bootle, Merseyside L20 4LQ	<b>Sold</b>	£36,000
55	55 Wordsworth Street, Bootle, Merseyside L20 4JN	<b>Sold After</b>	—
56	23 Carr Close, Liverpool L11 4UA	<b>Sold</b>	£46,000
57	3 Longfield Road, Liverpool L21 8LA	<b>Sold</b>	£41,000
58	The Wellington Vaults, Mill Street, Liverpool L8 4RF	<b>Sold Prior</b>	—
59	60 Holmes Street, Liverpool L8 0RJ	<b>Sold</b>	£40,000
60	50 Hornby Boulevard, Liverpool L21 8Hg	<b>Sold Prior</b>	—
61	9 Ling Street, Liverpool L7 2QE	<b>Sold</b>	£64,000
62	76 Holmes Street, Liverpool L8 0RJ	<b>Sold</b>	£41,000
63	97 Marsh Lane, Bootle, Merseyside L20 4JB	<b>Sold After</b>	—
64	24 York Road, Maghull, Liverpool L31 5NL	<b>Sold</b>	£87,500
65	Plot J, Land To The South Hinderton Road, Birkenhead, Merseyside CH41 9AB	<b>Sold</b>	£15
66	Plot K, Land To The South Hinderton Road, Birkenhead, Merseyside CH41 9AB	<b>Sold</b>	£15
67	Plot L, Land To The South Hinderton Road, Birkenhead, Merseyside CH41 9AB	<b>Sold</b>	£15
68	Plot M, Land To The South Hinderton Road, Birkenhead, Merseyside CH41 9AB	<b>Sold</b>	£15
69	Plot N, Land To The South Hinderton Road, Birkenhead, Merseyside CH41 9AB	<b>Sold</b>	£25
70	Plot O, Land To The South Hinderton Road, Birkenhead, Merseyside CH41 9AB	<b>Sold</b>	£60
71	Plot P, Land To The South Hinderton Road, Birkenhead, Merseyside CH41 9AB	<b>Sold</b>	£150
72	Plot Q, Land To The South Hinderton Road, Birkenhead, Merseyside CH41 9AB	<b>Sold</b>	£200
73	47 A&B Owen Street, St. Helens, Merseyside WA10 3DN	<b>Sold After</b>	—
74	27 Hope Street, Liverpool L1 9BQ	<b>Sold Prior</b>	—
75	153 Moscow Drive, Liverpool L13 7DL	<b>Sold Prior</b>	—
76	84 Kensington/2 Albany Road, Liverpool L7 8XB	<b>Available At</b>	£80,000
77	28 Winchester Road, Liverpool L6 0BR	<b>Sold Prior</b>	—
78	58a Moss Lane, Orrell Park, Liverpool L9 8AN	<b>Sold After</b>	—
79	75 Bartlett Street, Liverpool L15 0HN	<b>Sold</b>	£55,000
80	146 Olivia Street, Bootle, Merseyside L20 2ET	<b>Sold</b>	£52,500
81	14 Moss Lane, Orrell Park, Liverpool L9 8AJ	<b>Sold Prior</b>	—
82	296 Smithdown Road, Liverpool L15 5AJ	<b>Sold Prior</b>	—
83	21 Queens Drive, Wavertree, Liverpool L15 7NA	<b>Sold</b>	£175,000
84	694 Liverpool Road, Platt Bridge, Wigan, Lancashire WN2 5BB	<b>Withdrawn</b>	—
85	188 Brighton Street, Wallasey, Merseyside CH44 8DY	<b>Withdrawn</b>	—
86	34 Torrisholme Road, Liverpool L9 6AT	<b>Sold After</b>	—
87	4 Lynholme Road, Liverpool L4 2XB	<b>Available At</b>	£40,000
88	26 Huskisson Street, Liverpool L8 7LR	<b>Sold</b>	£374,000
89	11 Strathmore Road, Newsham Park, Liverpool L6 7UD	<b>Available At</b>	£60,000
90	312 Hawthorne Road, Bootle, Liverpool, L20 9AU	<b>Sold</b>	£45,000

**TOTAL REALISATION = £4,783,245**

**BIDDER'S REGISTRATION AND IDENTIFICATION FORM**

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

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

**Bidder:**

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

Address .....

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

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

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

**Bidder's solicitor:**

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

Address .....

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

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

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

**FOR SUTTON KERSH OFFICE USE ONLY: Identification documentation seen (one from each list)****LIST A – PHOTOGRAPHIC EVIDENCE OF IDENTITY**

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

**LIST B – EVIDENCE OF RESIDENCE**

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

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

on behalf of Sutton Kersh

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

**ORDER OF SALE THURSDAY 16 APRIL****FORSALE BY PUBLIC AUCTION UNLESS SOLD PRIOR OR WITHDRAWN [CLICK ON THE ADDRESS TO TAKE YOU TO THE LOT](#)**

1	47 Eastdale Road, Liverpool L15 4HW	<b>£60,000–£65,000</b>
2	31 Orwell Road, Liverpool L4 1RG	<b>£45,000+</b>
3	92 Hawthorne Road, Bootle, Merseyside L20 9JX	<b>£40,000+</b>
4	4 Lynholme Road, Liverpool L4 2XB	<b>£35,000–£40,000</b>
5	11 Strathmore Road, Newsham Park, Liverpool L6 7UD	<b>£10,000–£20,000</b>
6	41a Guernsey Road, Liverpool L13 6RN	<b>£80,000+</b>
7	112–114 Holt Road, Liverpool L7 2PR	<b>£160,000+</b>
8	27 Gwydir Street, Liverpool L8 3TJ	<b>£45,000+</b>
9	56–70 Conwy Drive, Liverpool L6 5JP	<b>£100,000+</b>
10	64 Claremont Road, Wavertree, Liverpool L15 3HL	<b>£95,000+</b>
11	348 Marsh Lane, Bootle, Merseyside L20 9BX	<b>£45,000+</b>
12	542–546 Prescot Road, Old Swan, Liverpool L13 3DB	<b>£150,000+</b>
13	22 Judges Drive, Newsham Park, Liverpool L6 7UB	<b>£135,000+</b>
14	98 Wellington Road, Wavertree, Liverpool L15 4JN	<b>£80,000+</b>
15	Harlech Castle, 63 County Road, Walton, Liverpool L4 3QD	<b>£70,000+</b>
16	71a & 75a Borough Road, Wallasey, Merseyside CH44 6NB	<b>£175,000–£200,000</b>
17	84 Kensington/2 Albany Road, Liverpool L7 8XB	<b>£65,000+</b>
18	142 Lawrence Road, Liverpool L15 0EQ	<b>£100,000+</b>
19	51–53 Breck Road, Anfield, Liverpool L4 2QS	<b>£130,000+</b>
20	7 Greenside Avenue, Wavertree, Liverpool L15 8JU	<b>£90,000+</b>
21	48 Suffield Road, Liverpool L4 1UL	<b>£35,000–£40,000</b>
22	25 Blessington Road, Liverpool L4 0RZ	<b>£35,000+</b>
23	14 Lynholme Road, Liverpool L4 2XB	<b>£40,000–£45,000</b>
24	115 Blue Bell Lane, Huyton, Liverpool L36 7SA	<b>£40,000+</b>
25	219 Knowsley Road, Bootle, Merseyside L20 4NW	<b>£25,000+</b>
26	53 Newcombe Street, Liverpool L6 5AN	<b>£35,000+</b>
27	24 Scorton Street, Tuebrook, Liverpool L6 4AT	<b>£35,000–£40,000</b>
28	4/6 Rawlins Street, Fairfield, Liverpool L7 0JF	<b>£100,000+</b>
29	1 Lansdown, West Derby, Liverpool L12 7LQ	<b>£200,000+</b>
30	26 St. Andrew Road, Liverpool L4 2RJ	<b>£40,000+</b>
31	28 St. Andrew Road, Liverpool L4 2RJ	<b>£40,000+</b>
32	127/129 County Road, Walton, Liverpool L4 3QF	<b>£150,000+</b>
33	30 Rydal Street, Liverpool L5 6QS	<b>£45,000+</b>
34	59–61 Holt Road, Liverpool L7 2PW	<b>£135,000+</b>
35	Apt 11, Brookside Court, 48 Shaw Lane, Prescot, Merseyside L35 5AE	<b>£40,000–£45,000</b>
36	154b College Road, Crosby, Liverpool L23 3DP	<b>£110,000+</b>
37	179 Poulton Road, Wallasey, Merseyside CH44 9DG	<b>£80,000+</b>
38	International Social Club, 151 Prescot Road, Fairfield, Liverpool L7 0LD	<b>£175,000+</b>
39	125 Blue Bell Lane, Huyton, Liverpool L36 7SA	<b>£40,000+</b>
40	62 Priory Road, Liverpool L4 2RZ	<b>£90,000–£100,000</b>
41	504 & 506 Stanley Road, Bootle, Merseyside L20 5AF	<b>£220,000+</b>
42	151 Knowsley Road, Bootle, Merseyside L20 4NJ	<b>£110,000+</b>
43	Flat 1, 17 Newsham Drive, Liverpool L6 7UG	<b>£50,000–£55,000</b>
44	502 Stanley Road, Bootle, Merseyside L20 5AF	<b>£110,000+</b>
45	9 Withnell Close, Old Swan, Liverpool L13 4DD	<b>£100,000+</b>
46	9a & 9b Sandown Lane, Liverpool L15 8HY	<b>£130,000+</b>
47	79 Hinton Street, Fairfield, Liverpool L6 3AP	<b>£35,000–£40,000</b>
48	72 St. Domingo Vale, Liverpool L5 6RW	<b>£95,000+</b>
49	67 Dorset Road, Anfield, Liverpool L6 4DU	<b>£45,000–£50,000</b>
50	The Gatehouse, Viscount Centre, Gaskill Road, Liverpool L24 9GS	<b>£16,500+</b>
51	60 Derby Lane, Stoneycroft, Liverpool L13 3DN	<b>£40,000–£45,000</b>
52	61 Lorne Street, Liverpool L7 0JP	<b>£135,000+</b>
53	11 Seafield Road, Wirral, Merseyside CH62 1EQ	<b>£55,000–£60,000</b>
54	32 Bowden Street, Liverpool L21 8LL	<b>£40,000–£45,000</b>
55	17 Cross Street, Prescot, Merseyside L34 6JE	<b>£60,000+</b>
56	143 Queens Drive, Walton, Liverpool L4 6SG	<b>£120,000+</b>
57	9 Croxteth Road, Bootle, Liverpool L20 5EA	<b>£45,000+</b>
58	11 Collin Road, Prenton, Merseyside CH43 7SR	<b>£50,000+</b>
59	7 Peel Road, Bootle, Merseyside L20 4RL	<b>£40,000–£45,000</b>
60	7 Alverstone Road, Allerton, Liverpool L18 1HB	<b>£120,000+</b>
61	The Wirral Hotel, 13 Bebington Road, New Ferry, Wirral CH6 5BE	<b>£260,000–£280,000</b>
62	Apt 23, Mayfair Court, Prenton, Merseyside CH43 5XP	<b>£60,000+</b>
63	19b Warwick Road, Liverpool L36 1UU	<b>£30,000–£35,000</b>

# ORDER OF SALE THURSDAY 16 APRIL

64	Apt 26, Brookside Court, 48 Shaw Lane, Prescot, Merseyside L35 5AE	<b>£40,000–£45,000</b>
65	336 Warrington Road, Rainhill, Prescot, Merseyside L35 9JA	<b>£135,000+</b>
66	86 Arthur Street, Birkenhead, Merseyside CH41 4JB	<b>£40,000–£45,000</b>
67	90 Arthur Street, Birkenhead, Merseyside CH41 4JB	<b>£35,000–£40,000</b>
68	20 Balliol Road, Bootle, Merseyside L20 3AB	<b>£165,000+</b>
69	94 Arthur Street, Birkenhead, Merseyside CH41 4JB	<b>£40,000–£45,000</b>
70	134 Queens Drive, Walton, Liverpool L4 6XD	<b>£90,000+</b>
71	32 Byron Street, Bootle, Merseyside L20 4RH	<b>£45,000–£50,000</b>
72	34 Elm Drive, Seaforth, Liverpool L21 4NA	<b>£60,000+</b>
73	86 Cambridge Road, Seaforth, Liverpool L21 1EZ	<b>£65,000+</b>
74	54 Castlewood Road, Liverpool L6 5AL	<b>£25,000+</b>
75	249 Lower Breck Road, Liverpool L6 0AE	<b>£55,000+</b>
76	6 Holmes Street, Liverpool L8 0RJ	<b>£40,000–£45,000</b>
77	24 Tudor Street, Liverpool L6 6AQ	<b>£35,000–£40,000</b>
78	1 Anglesea Road, Liverpool L9 1EA	<b>£80,000+</b>
79	10 Hampstead Road, Liverpool L6 8NG	<b>£150,000+</b>
80	438–440 Park Road, Tuebrook, Liverpool L8 9RF	<b>£90,000+</b>
81	96 Arthur Street, Birkenhead, Merseyside CH41 4JB	<b>£35,000–£40,000</b>
82	12 Edenfield Crescent, Liverpool L36 6DS	<b>£120,000+</b>
83–87	Plots 1, 2, 3, 4 and 5 Land to the rear of 93–95 Hinderton Road, Birkenhead CH41 9AB	<b>Nil Reserve</b>
88	Land adjoining 6 Back Westminster Road, Liverpool L4 4PG	<b>Nil Reserve</b>
89	23 Carter Street, Liverpool L8 1XY	<b>£65,000–£70,000</b>
90	385 Smithdown Road, Liverpool L15 3JJ	<b>£110,000+</b>
91	16 Croxteth Road, Liverpool L8 3SG	<b>£400,000+</b>
92	46 Oak Leigh, Tuebrook, Liverpool L13 7EW	<b>£25,000–£30,000</b>
93	202 Townsend Lane, Clubmoor, Liverpool L13 9DN	<b>£60,000–£65,000</b>
94	28 Buckland Street, Aigburth, Liverpool L17 7DR	<b>£60,000–£65,000</b>
95	1 Sedley Street, Liverpool L6 5AE	<b>£35,000–£40,000</b>
96	Apartment 5 Cascade Road, Hunts Cross Village, Liverpool L24 9LH	<b>£65,000+</b>
97	Apt 10, Wallace Court, Wallace Drive/Longview, Huyton L36 1SY	<b>£50,000+</b>
98	142 Moscow Drive, Liverpool L13 7DL	<b>£100,000+</b>
99	23 Walton Vale, Liverpool L9 4RE	<b>£50,000–£55,000</b>
100	172 Smithdown Road/1 & 1a Rossett Avenue, Liverpool L15 3JR	<b>£350,000+</b>
101	14 Alroy Road, Liverpool L4 0RP	<b>£30,000+</b>
102	31–37 Warbreck Moor, Liverpool L9 4RW	<b>£170,000+</b>
103	15 Rutland Avenue, Sefton Park, Liverpool L17 2AE	<b>£225,000+</b>
104	12 Mayfair Close, Anfield, Liverpool L6 5JS	<b>£25,000–£30,000</b>
105	129/131 Prescot Road, Fairfield, Liverpool L7 0LB	<b>£175,000+</b>
106	4 Tynville Road, Liverpool L9 9BW	<b>£50,000–£55,000</b>
107	1 Dial Street, Liverpool L7 0EH	<b>£45,000–£50,000</b>
108	126 Dacy Road, Liverpool L5 6RZ	<b>£35,000+</b>
109	34 Harding Close, Liverpool L5 6SX	<b>£40,000+</b>
110	69 Newcombe Street, Liverpool L6 5AN	<b>£20,000–£25,000</b>
111	35 Rossett Street, Liverpool L6 4AN	<b>£30,000+</b>
112	48 Roxburgh Street, Liverpool L4 3SY	<b>£35,000+</b>
113	63 Tennyson Street, Bootle, Merseyside L20 4LE	<b>£25,000–£30,000</b>
114	5 Wendell Street, Liverpool L8 0RQ	<b>£35,000+</b>
115	8 Wendell Street, Liverpool L8 0RQ	<b>£15,000–£20,000</b>
116	6 Richmond Terrace, Liverpool L6 5EA	<b>£150,000+</b>
117	18 Russell Road/1 Shrewsbury Road, Garston, Liverpool L19 1RJ	<b>£75,000+</b>
118	The Garrick Snug, St. John Street, Birkenhead, Merseyside CH41 6HY	<b>£70,000+</b>
119	Land off Sefton Lane, Maghull, Liverpool L31 8BT	<b>£75,000+</b>
120	The Shamrock Bar, 90 Rice Lane, Liverpool L9 1DD	<b>£70,000+</b>
121	63 Oxtan Road, Birkenhead, Merseyside. CH41 2TL	<b>£30,000–£35,000</b>
122	13 Newsham Drive, Newsham Park, Liverpool L6 7UG	<b>£150,000+</b>
123	408–410 Prescot Road, Old Swan, Liverpool L13 3DA	<b>£120,000+</b>
124	7 Stopgate Lane, Walton, Liverpool L9 6AN	<b>£65,000+</b>
125	28 Canal Street, Bootle, Merseyside L20 8AH	<b>£100,000–£120,000</b>
126	Cadet House, 380 High Street, Connah's Quay, Deeside, Clwyd CH5 4AX	<b>£40,000–£45,000</b>
127	192 Bowring Park Road, Bowring Park, Liverpool L14 3NR	<b>£125,000+</b>
128	6 Cromwell Street, Widnes WA8 0QQ	<b>£120,000+</b>
129	Unit 5, Hurricane Court, Hurricane Drive, Speke, Liverpool L24 8RL	<b>£100,000–£120,000</b>
130	22 Hey Park, Huyton, Liverpool L36 6HR	<b>£40,000+</b>
131	Former Montgomery Resource Centre, Montgomery Road, Huyton L36 7UH	<b>£80,000+</b>
132	80 Dane Street, Liverpool L4 4DZ	<b>£40,000–£45,000</b>



# ORDER OF SALE BY TYPE

## COMMERCIAL INVESTMENT

- 12 542–546 Prescot Road, Old Swan, Liverpool L13 3DB
- 17 84 Kensington/2 Albany Road, Liverpool L7 8XB
- 19 51–53 Breck Road, Anfield, Liverpool L4 2QS
- 32 127/129 County Road, Walton, Liverpool L4 3QF
- 34 59–61 Holt Road, Liverpool L7 2PW
- 37 179 Poulton Road, Wallasey, Merseyside CH44 9DG
- 40 62 Priory Road, Liverpool L4 2RZ
- 51 60 Derby Lane, Stoneycroft, Liverpool L13 3DN
- 61 The Wirral Hotel, 13 Bebington Road, New Ferry, Wirral CH6 5BE
- 100 172 Smithdown Road/1 & 1a Rossett Avenue, Liverpool L15 3JR
- 102 31–37 Warbreck Moor, Liverpool L9 4RW
- 121 63 Oxton Road, Birkenhead, Merseyside. CH41 2TL
- 123 408–410 Prescot Road, Old Swan, Liverpool L13 3DA

## DEVELOPMENT OPPORTUNITY

- 38 International Social Club, 151 Prescot Road, Fairfield, Liverpool L7 0LD

## LAND

- 88 Land adjoining 6 Back Westminster Road, Liverpool L4 4PG
- 119 Land off Sefton Lane, Maghull, Liverpool L31 8BT
- 83–87 Plots 1, 2, 3, 4 and 5 Land to the rear of 93–95 Hinderton Road, Birkenhead CH41 9AB
- 131 Former Montgomery Resource Centre, Montgomery Road, Huyton L36 7UH

## RESIDENTIAL INVESTMENT

- 7 112–114 Holt Road, Liverpool L7 2PR
- 10 64 Claremont Road, Wavertree, Liverpool L15 3HL
- 14 98 Wellington Road, Wavertree, Liverpool L15 4JN
- 16 71a & 75a Borough Road, Wallasey, Merseyside CH44 6NB
- 18 142 Lawrence Road, Liverpool L15 0EQ
- 22 25 Blessington Road, Liverpool L4 0RZ
- 23 14 Lynholme Road, Liverpool L4 2XB
- 24 115 Blue Bell Lane, Huyton, Liverpool L36 7SA
- 26 53 Newcombe Street, Liverpool L6 5AN
- 27 24 Scorton Street, Tuebrook, Liverpool L6 4AT
- 30 26 St. Andrew Road, Liverpool L4 2RJ
- 31 28 St. Andrew Road, Liverpool L4 2RJ
- 35 Apt 11, Brookside Court, 48 Shaw Lane, Prescot, Merseyside L35 5AE
- 39 125 Blue Bell Lane, Huyton, Liverpool L36 7SA
- 41 504 & 506 Stanley Road, Bootle, Merseyside L20 5AF
- 42 151 Knowsley Road, Bootle, Merseyside L20 4NJ
- 44 502 Stanley Road, Bootle, Merseyside L20 5AF
- 46 9a & 9b Sandown Lane, Liverpool L15 8HY
- 47 79 Hinton Street, Fairfield, Liverpool L6 3AP
- 48 72 St. Domingo Vale, Liverpool L5 6RW
- 49 67 Dorset Road, Anfield, Liverpool L6 4DU
- 52 61 Lorne Street, Liverpool L7 0JP

- 53 11 Seafield Road, Wirral, Merseyside CH62 1EQ
- 54 32 Bowden Street, Liverpool L21 8LL
- 55 17 Cross Street, Prescot, Merseyside L34 6JE
- 56 143 Queens Drive, Walton, Liverpool L4 6SG
- 58 11 Collin Road, Prenton, Merseyside CH43 7SR
- 59 7 Peel Road, Bootle, Merseyside L20 4RL
- 64 Apt 26, Brookside Court, 48 Shaw Lane, Prescot, Merseyside L35 5AE
- 65 336 Warrington Road, Rainhill, Prescot, Merseyside L35 9JA
- 66 86 Arthur Street, Birkenhead, Merseyside CH41 4JB
- 67 90 Arthur Street, Birkenhead, Merseyside CH41 4JB
- 68 20 Balliol Road, Bootle, Merseyside L20 3AB
- 69 94 Arthur Street, Birkenhead, Merseyside CH41 4JB
- 70 134 Queens Drive, Walton, Liverpool L4 6XD
- 71 32 Byron Street, Bootle, Merseyside L20 4RH
- 72 34 Elm Drive, Seaforth, Liverpool L21 4NA
- 73 86 Cambridge Road, Seaforth, Liverpool L21 1EZ
- 75 249 Lower Breck Road, Liverpool L6 0AE
- 76 6 Holmes Street, Liverpool L8 0RJ
- 77 24 Tudor Street, Liverpool L6 6AQ
- 79 10 Hampstead Road, Liverpool L6 8NG
- 81 96 Arthur Street, Birkenhead, Merseyside CH41 4JB
- 82 12 Edenfield Crescent, Liverpool L36 6DS
- 89 23 Carter Street, Liverpool L8 1XY
- 93 202 Townsend Lane, Clubmoor, Liverpool L13 9DN
- 95 1 Sedley Street, Liverpool L6 5AE
- 96 Apartment 5 Cascade Road, Hunts Cross Village, Liverpool L24 9LH
- 103 15 Rutland Avenue, Sefton Park, Liverpool L17 2AE
- 104 12 Mayfair Close, Anfield, Liverpool L6 5JS
- 105 129/131 Prescot Road, Fairfield, Liverpool L7 0LB
- 107 1 Dial Street, Liverpool L7 0EH
- 116 6 Richmond Terrace, Liverpool L6 5EA
- 132 80 Dane Street, Liverpool L4 4DZ

## VACANT COMMERCIAL

- 15 Harlech Castle, 63 County Road, Walton, Liverpool L4 3QD
- 25 219 Knowsley Road, Bootle, Merseyside L20 4NW
- 36 154b College Road, Crosby, Liverpool L23 3DP
- 50 The Gatehouse, Viscount Centre, Gaskill Road, Liverpool L24 9GS
- 80 438–440 Park Road, Tuebrook, Liverpool L8 9RF
- 90 385 Smithdown Road, Liverpool L15 3JJ
- 99 23 Walton Vale, Liverpool L9 4RE
- 118 The Garrick Snug, St. John Street, Birkenhead, Merseyside CH41 6HY
- 120 The Shamrock Bar, 90 Rice Lane, Liverpool L9 1DD
- 125 28 Canal Street, Bootle, Merseyside L20 8AH
- 126 Cadet House, 380 High Street, Connah's Quay, Deeside, Clwyd CH5 4AX
- 128 6 Cromwell Street, Widnes WA8 0QQ
- 129 Unit 5, Hurricane Court, Hurricane Drive, Speke, Liverpool L24 8RL

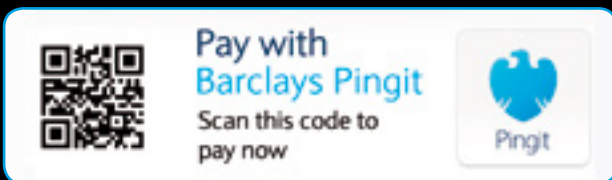
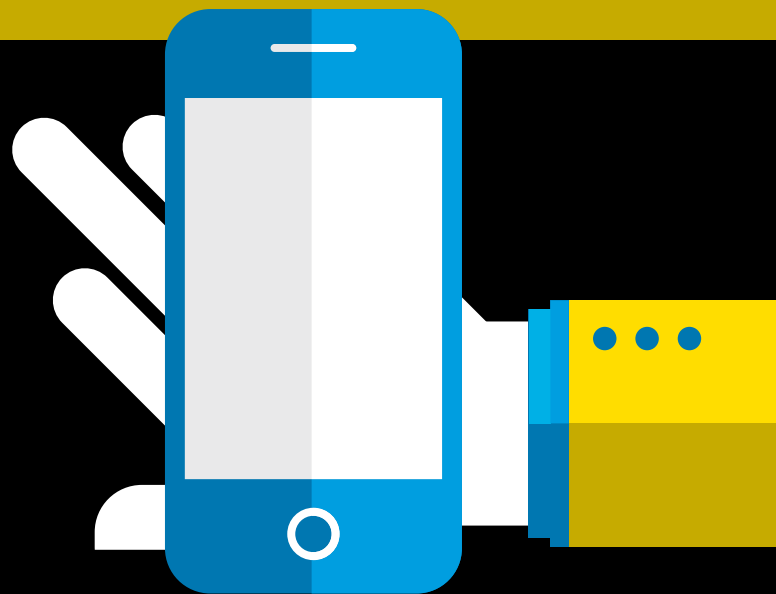
## VACANT RESIDENTIAL

- 1 47 Eastdale Road, Liverpool L15 4HW
- 2 31 Orwell Road, Liverpool L4 1RG
- 3 92 Hawthorne Road, Bootle, Merseyside L20 9JX
- 4 4 Lynholme Road, Liverpool L4 2XB
- 5 11 Strathmore Road, Newsham Park, Liverpool L6 7UD
- 6 41a Guernsey Road, Liverpool L13 6RN
- 8 27 Gwydir Street, Liverpool L8 3TJ
- 9 56–70 Conwy Drive, Liverpool L6 5JP
- 11 348 Marsh Lane, Bootle, Merseyside L20 9BX
- 13 22 Judges Drive, Newsham Park, Liverpool L6 7UB
- 20 7 Greenside Avenue, Wavertree, Liverpool L15 8JU
- 21 48 Suffield Road, Liverpool L4 1UL
- 28 4/6 Rawlins Street, Fairfield, Liverpool L7 0JF
- 29 1 Lansdown, West Derby, Liverpool L12 7LQ
- 33 30 Rydal Street, Liverpool L5 6QS
- 43 Flat 1, 17 Newsham Drive, Liverpool L6 7UG
- 45 9 Withnell Close, Old Swan, Liverpool L13 4DD
- 57 9 Croxteth Road, Bootle, Liverpool L20 5EA
- 60 7 Alverstone Road, Allerton, Liverpool L18 1HB
- 62 Apt 23, Mayfair Court, Prenton, Merseyside CH43 5XP
- 63 19b Warwick Road, Liverpool L36 1UU
- 74 54 Castlewood Road, Liverpool L6 5AL
- 78 1 Anglesea Road, Liverpool L9 1EA
- 91 16 Croxteth Road, Liverpool L8 3SG
- 92 46 Oak Leigh, Tuebrook, Liverpool L13 7EW
- 94 28 Buckland Street, Aigburth, Liverpool L17 7DR
- 97 Apt 10, Wallace Court, Wallace Drive/Longview, Huyton L36 1SY
- 98 142 Moscow Drive, Liverpool L13 7DL
- 101 14 Alroy Road, Liverpool L4 0RP
- 106 4 Tynville Road, Liverpool L9 9BW
- 108 126 Dacy Road, Liverpool L5 6RZ
- 109 34 Harding Close, Liverpool L5 6SX
- 110 69 Newcombe Street, Liverpool L6 5AN
- 111 35 Rossett Street, Liverpool L6 4AN
- 112 48 Roxburgh Street, Liverpool L4 3SY
- 113 63 Tennyson Street, Bootle, Merseyside L20 4LE
- 114 5 Wendell Street, Liverpool L8 0RQ
- 115 8 Wendell Street, Liverpool L8 0RQ
- 117 18 Russell Road/1 Shrewsbury Road, Garston, Liverpool L19 1RJ
- 122 13 Newsham Drive, Newsham Park, Liverpool L6 7UG
- 124 7 Stopgate Lane, Walton, Liverpool L9 6AN
- 127 192 Bowring Park Road, Bowring Park, Liverpool L14 3NR
- 130 22 Hey Park, Huyton, Liverpool L36 6HR

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**7, 8, 9, 10, 11, 12, 14, 15, 27, 28,  
36, 38 Carlett View, Garston  
(off St Marys Road),  
Liverpool L19 2NP**

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**12, 2 BEDROOM APARTMENTS  
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Tony Webber FRICS  
tony.webber@suttonkersh.co.uk  
Tel: 0151 207 6315



LOT  
**1**

**47 Eastdale Road, Liverpool L15 4HW**  
VACANT RESIDENTIAL

**\*GUIDE PRICE £60,000–£65,000**



Not to scale. For identification purposes only

A two bedroomed middle terraced property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for occupation, re-sale or investment purposes.

**Situated** Off Picton Road within close proximity to local amenities and schooling approximately 4 miles from Liverpool city centre.

**Outside**  
Yard.

**Ground Floor**

Hall, Through Living room/Dining room, Kitchen.

**First Floor**

Two Bedrooms, Storeroom, Bathroom/WC

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LOT  
**2**

**31 Orwell Road, Liverpool L4 1RG**  
VACANT RESIDENTIAL

**\*GUIDE PRICE £45,000+**



Not to scale. For identification purposes only

A two storey end of terraced property converted to provide two one-bedroomed self-contained flats. The property benefits from double glazing and central heating. When fully let the potential annual rental income being in excess of £9500.00.

**Situated** Off Stanley Road in an established residential location within easy access to local amenities and approximately 2.5 miles from Liverpool city centre.

**First Floor**

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

**Ground Floor**

Main Entrance Hallway

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

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LOT

3

**92 Hawthorne Road, Bootle, Merseyside L20 9JX**

VACANT RESIDENTIAL

\*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

A three storey four bedroomed middle terraced property benefiting from double glazing. Following repair and modernisation the property would be suitable for occupation, re sale or investment purposes.

**Situated** Fronting Hawthorne Road in an established location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

**First Floor**

Two Bedrooms, Cloakroom/WC, Bathroom/WC

**Second Floor**

Two Bedrooms.

**Outside**

Rear Yard, Outhouse.

**EPC Rating** E.

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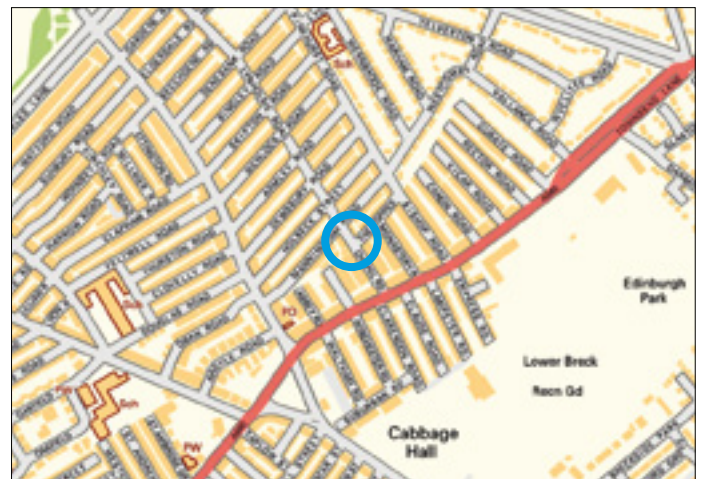
LOT

4

**4 Lynholme Road, Liverpool L4 2XB**

VACANT RESIDENTIAL

\*GUIDE PRICE £35,000–£40,000



Not to scale. For identification purposes only

A two bedroomed middle terraced property benefiting from double glazing. Following refurbishment the property would be suitable for occupation, resale or investment purposes.

**Situated** Off Townsend Lane within close proximity to local amenities and schooling approximately 3 miles from Liverpool city centre.

**Outside**

Yard to the rear.

**Ground Floor**

Lounge, Dining Room, Kitchen.

**First Floor**

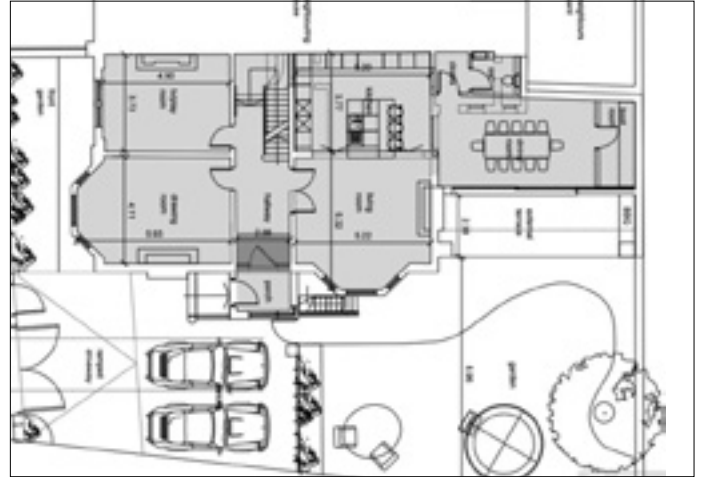
Two Bedrooms, Bathroom/WC

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LOT  
5**11 Strathmore Road, Newsham Park, Liverpool L6 7UD**

VACANT RESIDENTIAL

\*GUIDE PRICE £10,000-£20,000



Not to scale. For identification purposes only

A substantial three storey plus basement 7 bedroomed property which is in need of a full upgrade and refurbishment scheme. An application has been put forward to convert the property to provide 12 bedsits and is awaiting approval. The property is sold subject to a Long Leasehold with only 2 years remaining. Sale of the Freehold and of the right of way to the right hand side of the property to provide a garden has been agreed but not completed. The Council have given until 27th March to complete the purchase of the Freehold at £49,400 or the right to purchase at that price will be withdrawn. The property has recently undergone demolition work to the rear wall rear roof only and has just received a party wall notice, issued on 11/02/15.

**Situated** Off Denman Drive with views across Newsham Park in an established residential location approximately 3 miles from Liverpool city centre.

**First Floor**  
Five Rooms.

**Second Floor**  
Four Rooms.

**Basement**  
Not inspected.

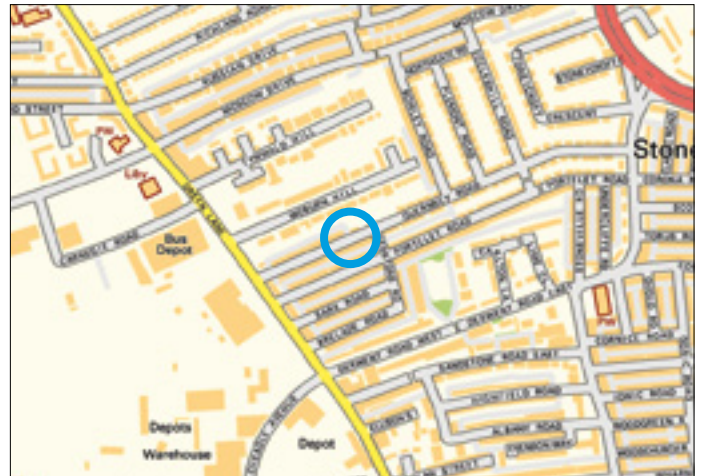
**Outside**  
Gardens to the side and rear

**Ground Floor**  
Four Rooms.

LOT  
6**41a Guernsey Road, Liverpool L13 6RN**

VACANT RESIDENTIAL

\*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

A two bedroomed detached character bungalow benefiting from double glazing, central heating, front and rear gardens. The property would be suitable for occupation, investment or re sale purposes.

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

to the side with the potential for a garage subject to any necessary planning consents.

**Ground Floor**  
Hallway, Through Lounge/Dining room, two Bedrooms, Shower room, Kitchen.

**EPC Rating** E

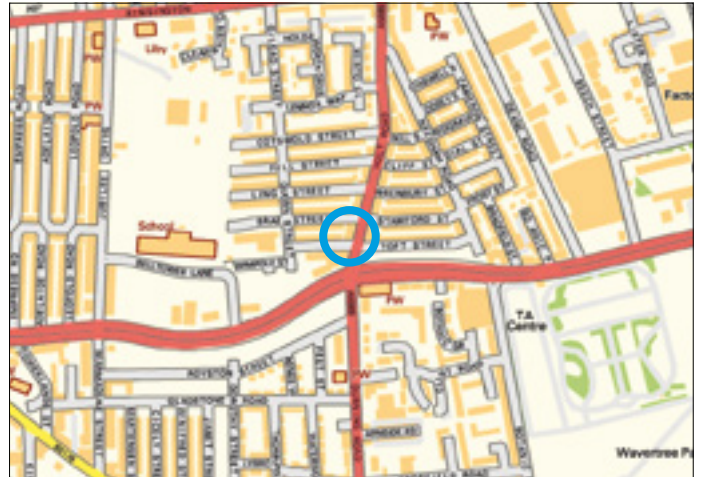
**Outside**  
Rear paved area, off street parking

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LOT  
**7**

**112-114 Holt Road, Liverpool L7 2PR**  
RESIDENTIAL INVESTMENT

**\*GUIDE PRICE £160,000+**



Not to scale. For identification purposes only

Improved and refurbished three storey middle terraced property converted to provide three two-bedroom flats and three one-bedroomed flats benefiting from double glazing and electric heating. The property has been refurbished and modernised and is currently let producing approximately £32,000 per annum.

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

- Ground Floor**  
Main Entrance, Hallway.  
**Flat 1** Lounge, two Bedrooms, Kitchen, Bathroom/WC.  
**Flat 2** Lounge, Bedroom, Kitchen, Bathroom/WC.

- First Floor**  
**Flat 3** Lounge, two Bedrooms, Kitchen, Bathroom/WC.  
**Flat 4** Lounge, two Bedrooms, Kitchen with fitted units and a built in oven and hob, Bathroom/WC and Shower.

**Outside**  
Rear yard.

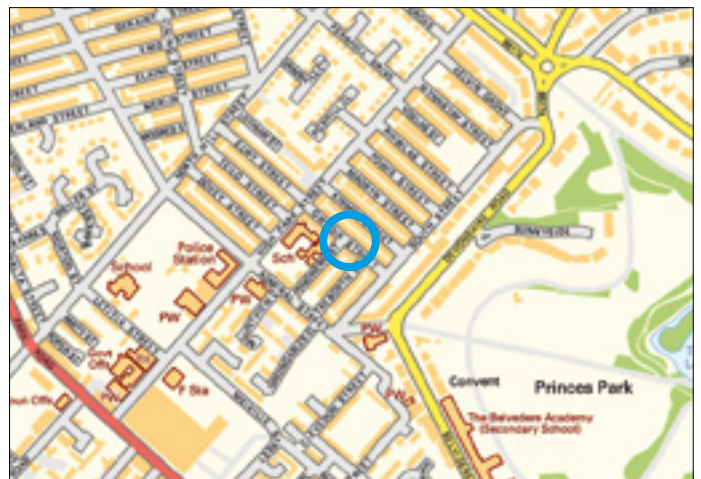
- Second Floor**  
**Flat 5** Lounge, Bedroom, Kitchen, Bathroom/WC.  
**Flat 6** Lounge, Bedroom, Kitchen, Bathroom/WC.

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LOT  
**8**

**27 Gwydir Street, Liverpool L8 3TJ**  
VACANT RESIDENTIAL

**\*GUIDE PRICE £45,000+**



Not to scale. For identification purposes only

A vacant two 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 £5400.00.

**Situated** Off High Park Street in an established residential location within close proximity to Princes Park and two 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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LOT  
9**56-70 Conwy Drive, Liverpool L6 5JP**  
VACANT RESIDENTIAL

\*GUIDE PRICE £100,000+



Not to scale. For identification purposes only

A vacant detached purpose built block arranged as eight studio flats. Suitable for redevelopment (subject to obtaining all relevant consents). The property comprises a detached purpose built block arranged to provide eight self-contained studio flats over ground and first floors. The property has been affected by fire damage and therefore requires a programme of refurbishment.

**Situated** The property is situated in the residential area of Fairfield approximately 2 miles from the shops and amenities of Liverpool city centre.

**Tenure**  
Freehold.

**Exterior**  
The property benefits from communal gardens and parking.

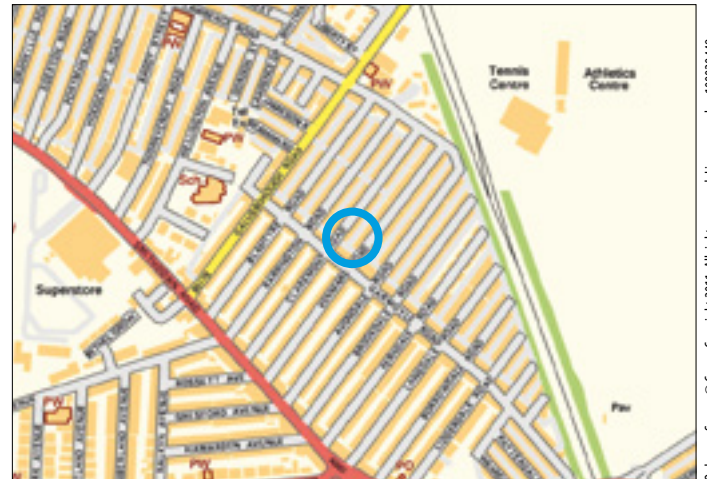
**Accommodation**

The property has not been internally inspected, however we understand each studio to comprise of: Studio Room, Kitchen, Shower Room with WC & Wash Basin

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LOT  
10**64 Claremont Road, Wavertree, Liverpool L15 3HL**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £95,000+



Not to scale. For identification purposes only

A middle terrace property currently let to four students producing an annual rental income of £15,168 from the 1st July. The property is in good order throughout and benefits from double glazing and gas central heating.

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

**First Floor**  
Three Letting Rooms, Bathroom/WC

**Outside**  
Rear Yard, Outhouse utility room.

**EPC Rating** D

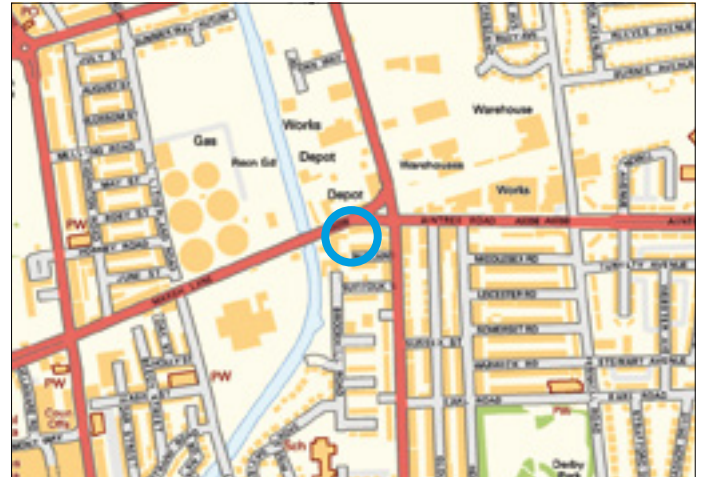
**Ground Floor**

Hall, Front Communal Living Room, Letting Room, Kitchen.

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LOT  
11**348 Marsh Lane, Bootle, Merseyside L20 9BX**  
VACANT RESIDENTIAL

\*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

A three storey middle terraced property converted to provide three one-bedroomed flats. Following repair and modernisation the property would be suitable for investment purposes. The potential annual rental income being in excess of £12,500.

**Situated** Fronting Marsh Lane at its junction with Hawthorne Road within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Main Entrance, Hallway.

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

**First Floor**

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

**Second Floor**

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

**Outside**

Rear Yard

LOT  
12**542-546 Prescot Road, Old Swan, Liverpool L13 3DB**  
COMMERCIAL INVESTMENT

\*GUIDE PRICE £150,000+



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Not to scale. For identification purposes only

A mixed commercial and residential investment opportunity comprising a tenanted shop let for 5 years from November 2014 with tenant break options at 18 and 36 months. Upward only rent review at 36 months. FRI terms. Current rent passing £8,000 per annum. Upper floors: two three bedroom, one two-bedroom and one one-bedroom self-contained flats benefitting from UVPC double glazing, electric wall heaters, intercom, electric and water meters. The ground and first floors of 542 have been sold off on a long lease. Currently two flats are occupied at a rental of approximately £7,800 per annum with the potential to increase to £17,880 when fully let. Approximate total gross annual income when fully let is £25,880 per annum.

**Situated** The property occupies a prominent site to the corner of Prescot Road and Batley Street on a busy main road and suburban trading location in the district of Old Swan approximately 2 miles east of Liverpool city centre.

**Ground Floor**544-546 Prescot Road  
Corner retail shop109.62m<sup>2</sup>  
(1,180sq ft)**First Floor**

**Flat 1** Two Bedroom Flat with Fitted Kitchen, Living Room, Bathroom.

**Flat 2** One Bedroom Flat.

**Second Floor**

**Flat 3** Three Bedroom Flat with Fitted Kitchen, Living Room, Bathroom.

**Flat 4** Three Bedroom Flat.

LOT  
**13****22 Judges Drive, Newsham Park, Liverpool L6 7UB**  
VACANT RESIDENTIAL**\*GUIDE PRICE £135,000+**

A freehold re-development opportunity comprising a substantial Victorian three storey semi-detached property which requires a full upgrade and refurbishment scheme. The property benefits from full planning permission to convert the existing building to provide five self-contained flats (three two-bedroom and two one-bedroom). The property benefits from gardens to the front and rear and off road parking.

**Situated** Fronting Judges Drive overlooking Newsham Park in an established and popular residential location approximately 2 miles from Liverpool city centre.

#### **Proposed Accommodation**

Planning permission granted under ref no: O5F-1402. Plans are available for inspection at the Auctioneer's Offices.



Not to scale. For identification purposes only

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LOT  
14**98 Wellington Road, Wavertree, Liverpool L15 4JN**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £80,000+



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Not to scale. For identification purposes only

A three storey dormer property providing three letting rooms which has recently been fully refurbished and benefits from double glazing and central heating. The property is in very good order throughout and currently let to 3 students producing an income of £11,436 per annum to include all bills let until 30th June 2016.

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

**First Floor**

Two Letting Rooms, Bathroom/WC.

**Second Floor**

Further Letting Room.

**Outside**

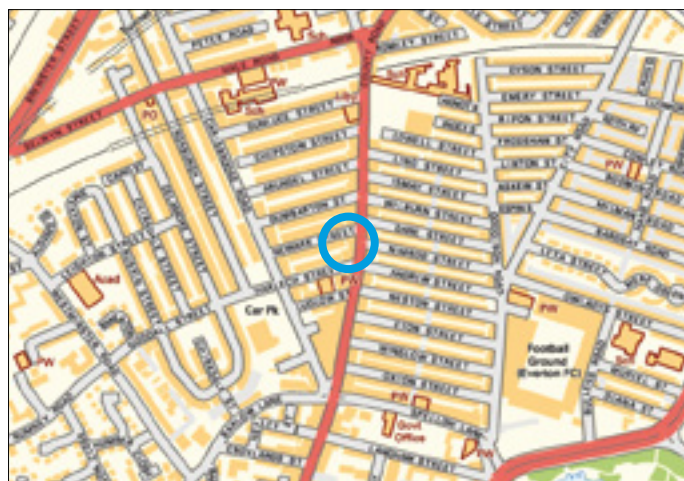
Rear Yard.

**Ground Floor**

Entrance Hall, Communal Lounge Through Dining Room, Modern Kitchen.

LOT  
15**Harlech Castle, 63 County Road, Walton, Liverpool L4 3QD**  
VACANT COMMERCIAL

\*GUIDE PRICE £70,000+



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Not to scale. For identification purposes only

A substantial three storey end of terrace property currently trading at Harlech Castle Public House and sold with vacant possession. The property comprises a ground floor bar area with cellar and to the upper floors there is six bedroom accommodation which is in need of refurbishment. Glass washers, TVs and ice machines will not be included in the sale.

**Ground Floor**

Bar Area, WCs.

**VAT**

VAT is applicable at the prevailing rate.

**First Floor**

Lounge, Kitchen, Office, two Bedrooms.

**Second Floor**

Kitchen, four Bedrooms, Bathroom/WC. Small roof Terrace

**Situated** Fronting County Road on the corner of Newark Street in a popular and well established location within close proximity to Liverpool and Everton Football

Clubs, and approximately 3 miles from Liverpool city centre.

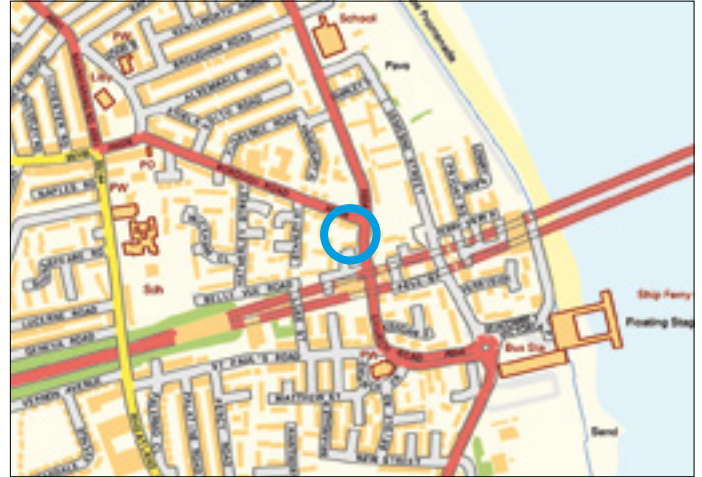
**Basement**

Beer Cellar and Store Rooms.

LOT  
16**71a & 75a Borough Road, Wallasey, Merseyside CH44 6NB**

RESIDENTIAL INVESTMENT

\*GUIDE PRICE £175,000-£200,000



Not to scale. For identification purposes only

A Freehold Investment Opportunity currently producing in excess of £32,000 per annum to include all the services. The property comprises of a pair of three storey terraced properties converted to provide 10 letting rooms. 71a Borough Road is currently let to six tenants and is fully HMO compliant and licensed. 75a Borough Road is currently let to four tenants and has the potential for an HMO Investment with the use of a further letting room. The property benefits from majority double glazing and central heating. We are advised that all the tenants are male, over 35 and long term.

**Situated** Fronting Borough Road in a popular residential location within close proximity to local amenities and schooling.

**75a/71a Ground Floor**  
Main Entrance Hallway.

**75a First/Second Floor**  
Shared Kitchen/Diner, Bathroom/WC, two Letting Rooms, Half

Landing to further Bathroom/WC, three Further Letting Rooms above.

**71a First/Second Floor**  
Communal Kitchen/Diner, Bathroom, Separate WC, Half Landing to two Letting Rooms, four Further Letting Rooms, shower/WC

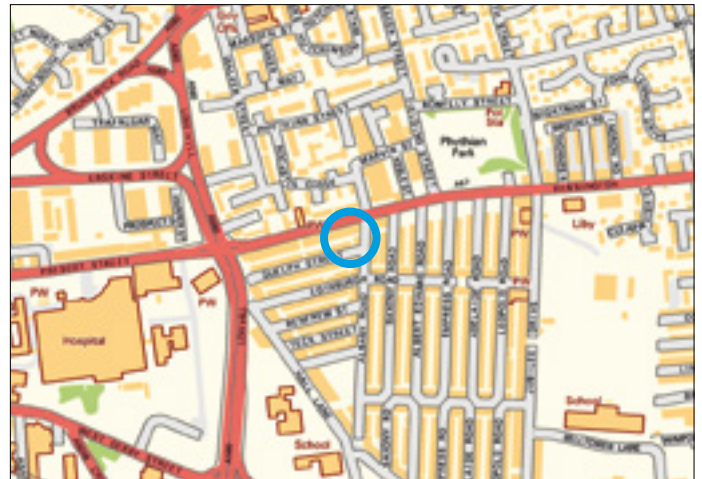
**Outside**  
Entrance and shared Decked/Yard area.

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LOT  
17**84 Kensington/2 Albany Road, Liverpool L7 8XB**

COMMERCIAL INVESTMENT

\*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

A three storey end of terraced mixed use property comprising a ground floor retail unit together with a self-contained flat above. The shop is 2 years into a 5 year lease from March 2013 at a rental of £4,800 per annum and the flat is vacant. The ground floor benefits from steel roller shutters.

**Situated** Fronting Kensington High Street on the corner of Albany Road in an established residential location a short distance from Liverpool city centre.

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

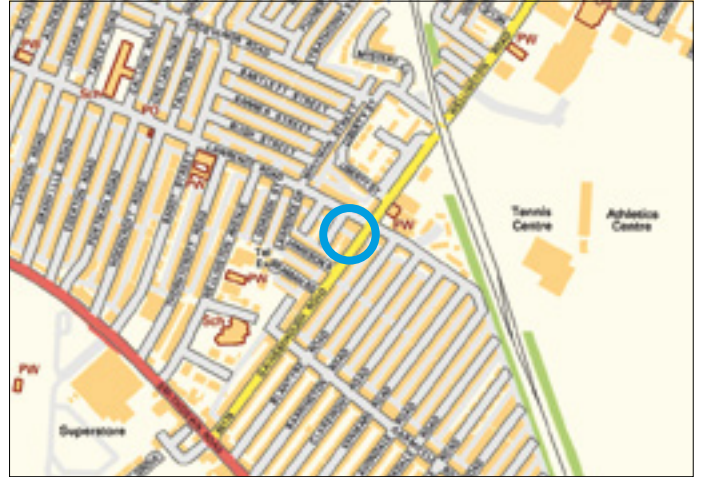
**First/Second Floor**  
**Flat** Lounge, Kitchen, Bathroom/WC, two Bedrooms.

**Outside**  
Yard to the rear.

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LOT  
18**142 Lawrence Road, Liverpool L15 0EQ**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £100,000+



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Not to scale. For identification purposes only

A two storey middle terraced property providing five letting rooms. The property is currently let to four students at an annual rental income of £12,220 to include all bills. When fully let the rental income being in excess of £15,500. The property is in good order and benefits from double glazing, central heating and fire and burglar alarm. We have been advised that the property complies with all current Category B HMO Government Regulations.

**Situated** Fronting Lawrence Road at its junction with Gainsborough Road in a popular and well established residential location within easy reach of local amenities and approximately 2.5 miles south of Liverpool city centre.

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

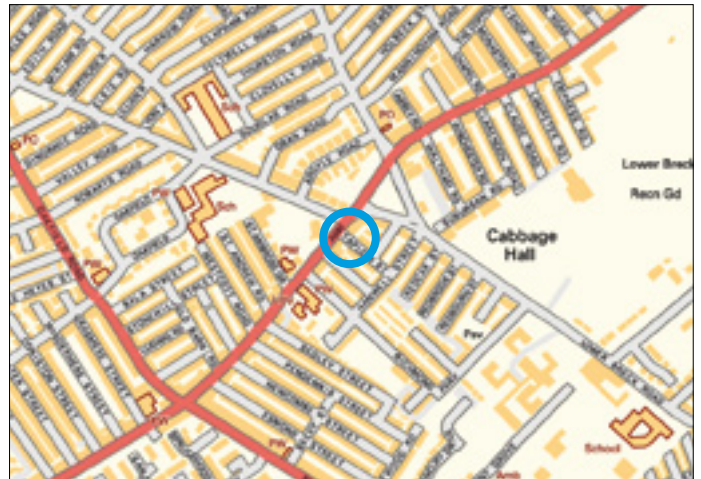
**Outside**  
Yard to the rear.

**EPC Rating** E

**Ground Floor**  
Main Entrance hallway, Letting Room, Communal Living Room, Communal Kitchen/Diner

LOT  
19**51-53 Breck Road, Anfield, Liverpool L4 2QS**  
COMMERCIAL INVESTMENT

\*GUIDE PRICE £130,000+



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Not to scale. For identification purposes only

A substantial double fronted three storey mixed use property suitable for investment and development. The property comprises a retail unit and one studio flat to the ground floor plus one two bedroomed flat and one three bedroomed flat to the upper floors. All tenanted flats have been modernised and include fitted kitchens. The ground floor retail unit is currently let on a lease for 15 years from 2008 producing £7,500 per annum. The flats are currently let producing approximately £11,400 per annum. Approximate current total annual income £18,900. There are two possible additional flats arranged over three floors in need of complete refurbishment.

**Situated** Fronting Breck Road at the junction with Taplow Street in the district of Anfield the property is in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

**Studio Flat 1** let at £200pcm (£2,400pa).

**First Floor** Three bedroom **Flat 2** let at £400pcm (£4,800pa).

**Second Floor** Two bedroom **Flat 3** let at £350pcm (£4,200pa). Plus various additional vacant rooms over three floors.

**Ground Floor**  
**Retail Unit, Store Room** Entrance from Taplow Street to the 3 flats.

LOT  
**20**

**7 Greenside Avenue, Wavertree, Liverpool L15 8JU**  
VACANT RESIDENTIAL

**\*GUIDE PRICE £90,000+**



A vacant three bedroomed cottage style end of terrace property benefiting from double glazing, central heating, fitted kitchen and front and rear gardens. The property would be suitable for occupation, resale or investment purposes.

**Situated** Off Picton High Street at its junction with Picton Clock and Childwall Road in a popular and well established residential location within close proximity to local amenities, Allerton Road Bars and Restaurants and approximately 4 miles from Liverpool city centre.

**Ground Floor**

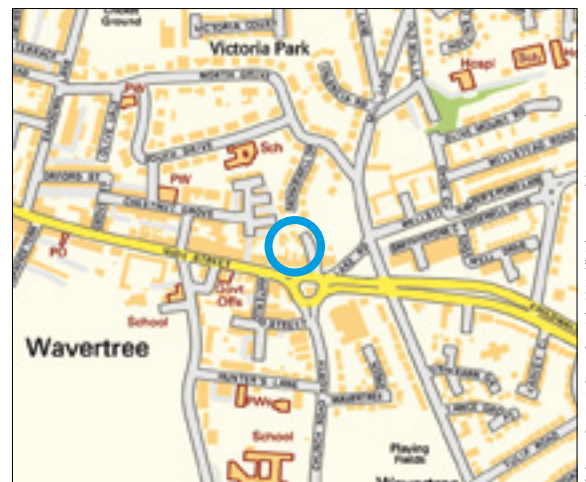
Open Plan Lounge, Dining Room, Kitchen.

**First Floor**

Three Bedrooms, Bathroom/WC.

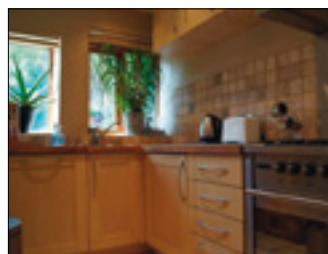
**Outside**

Front and Rear Gardens.



Not to scale. For identification purposes only

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LOT  
21**48 Suffield Road, Liverpool L4 1UL**  
VACANT RESIDENTIAL

\*GUIDE PRICE £35,000–£40,000



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Not to scale. For identification purposes only

A vacant three bedroomed middle terraced property benefitting from majority double glazing and central heating. The property is in good order throughout and suitable for immediate investment purposes.

**Situated** Off Melrose Road in a popular residential location approximately 2 miles from Liverpool city centre.

**Outside**  
Yard to the rear.

**EPC Rating** D

**Ground Floor**

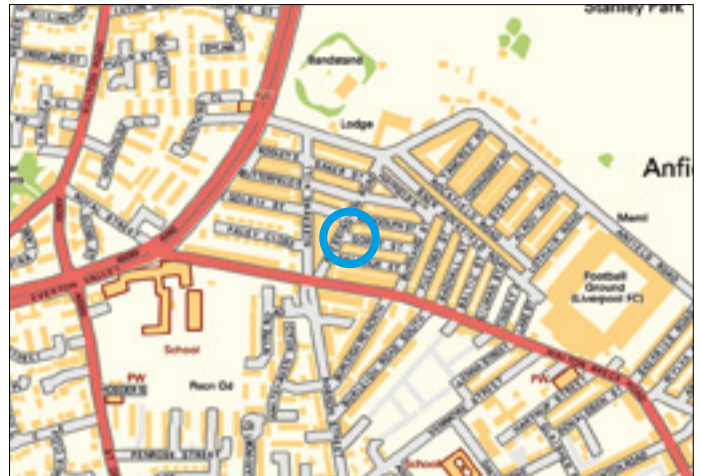
Hall, Through Living Room, Kitchen, Bathroom/WC

**First Floor**

Three Bedrooms.

LOT  
22**25 Blessington Road, Liverpool L4 0RZ**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

A two bedroomed mid terraced property benefitting from central heating. The property has been refurbished and modernised and is currently let by way of an Assured Shorthold Tenancy producing £4,800 per annum.

**Situated** Just off Walton Breck Road in a popular and well established residential location approximately 2 miles from Liverpool city centre.

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

**Outside**  
Rear yard.

**Basement**

Cellar Room.

**Ground Floor**

Lounge, Kitchen.



LOT  
**23****14 Lynholme Road, Liverpool L4 2XB**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £40,000–£45,000



A three bedroomed end of terraced property which is currently let by way of an Assured Shorthold Tenancy producing £400pcm (£4,800 per annum). The property has been refurbished and modernised and benefits from central heating and double glazing.



Not to scale. For identification purposes only

**Situated** To the corner of Lynholme Road and Holbeck Street approximately 3 miles from Liverpool city centre.

**Outside**  
Rear yard.

**Ground Floor**

Hall, Living Room, Bathroom/WC, Kitchen with fitted units built in oven and hob, Sitting Room

**First Floor**

Three Bedrooms.

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LOT  
**24****115 Blue Bell Lane, Huyton, Liverpool L36 7SA**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £40,000+



A three bedroomed mid-Town House currently let by way of a Regulated Tenancy at a rental of £3,216.00 per annum. The property benefits from double glazing, central heating, front driveway and gardens.



Not to scale. For identification purposes only

**Situated** Fronting Blue Bell Lane which in turn is off Huyton Lane within close proximity to local amenities, Huyton town centre, schooling and approximately 5 miles from Liverpool city centre.

**First Floor**  
Three Bedrooms.

**Outside**  
Front Driveway and gardens.

**Ground Floor**

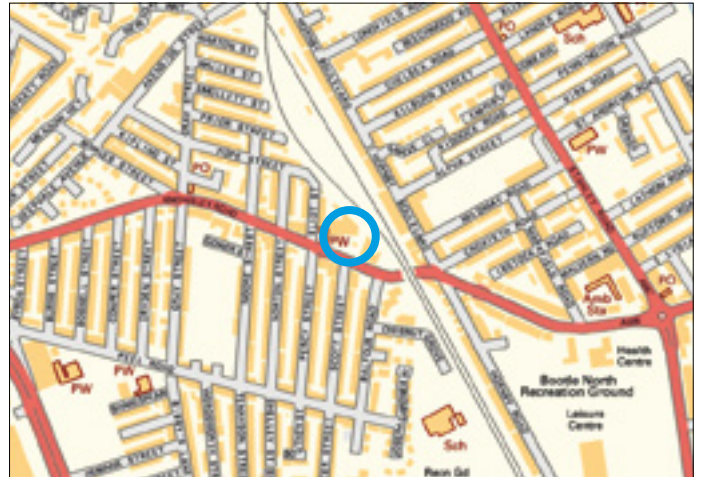
Lounge, Dining Room, Kitchen, Bathroom/WC

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LOT  
**25**

**219 Knowsley Road, Bootle, Merseyside L20 4NW**  
VACANT COMMERCIAL

**\*GUIDE PRICE £25,000+**



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Not to scale. For identification purposes only

A vacant retail unit with storage space to the upper floor. The first floor would be suitable for flat conversion with a separate entrance to the rear already in place subject to the necessary consents.

**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**

Front office	17.8m <sup>2</sup> (191.6sq ft)
Store	7.22m <sup>2</sup> (77.71sq ft)
Rear office	8.1m <sup>2</sup> (87.19sq ft)
Toilets	

**Ground floor**

Retail unit	18.7m <sup>2</sup> (201.29sq ft)
Rear store 1	12.69m <sup>2</sup> (136.59sq ft)
Rear store 2	13.95m <sup>2</sup> (150.16sq ft)
Kitchen	

LOT  
**26**

**53 Newcombe Street, Liverpool L6 5AN**  
RESIDENTIAL INVESTMENT

**\*GUIDE PRICE £35,000+**



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Not to scale. For identification purposes only

A two bedroomed end of terrace property currently let to a private tenant with an approximate income of £400pcm (£4,800 per annum). The property benefits from central heating and double glazing.

**Situated** Off Breck Road close to all the local amenities and approximately 2 miles from Liverpool city centre. Located to the corner of Becky Street.

**Outside**

Rear yard.

**Ground Floor**

Living Room, Kitchen

**First Floor**

Two Bedrooms, Bathroom/WC

LOT  
27**24 Scorton Street, Tuebrook, Liverpool L6 4AT**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £35,000-£40,000



A two bedroomed middle terrace property which is currently let at a rental of £420pcm (£5,040 per annum). The property benefits from central heating, double glazing and has recently been refurbished.



Not to scale. For identification purposes only

**Situated** Off Rocky Lane in a popular residential area within easy reach of the local amenities in Tuebrook and approximately 2 miles from Liverpool city centre.

**Outside**  
Rear yard.

**Ground Floor**

Living Room, Dining Area, Kitchen, Bathroom/WC

**First Floor**

Two Bedrooms

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LOT  
28**4/6 Rawlins Street, Fairfield, Liverpool L7 0JF**  
VACANT RESIDENTIAL

\*GUIDE PRICE £100,000+



A vacant two bedroomed detached property benefiting from a rear yard together with two single storey outbuildings. The property would be suitable for redevelopment purposes, subject to any necessary planning consents. Alternatively the property could be fully upgraded and suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

**Situated** Off Prescot Road (A57) in a popular and well established residential location within close proximity to local amenities and approximately 2.5 miles from Liverpool city centre.

**First Floor**  
Two Bedrooms.

**Outside**  
Rear Yard, two Outbuildings.

**EPC Rating** F

**Ground Floor**

Lounge, Dining Room, Kitchen, Bathroom/WC.

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LOT  
29**1 Lansdown, West Derby, Liverpool L12 7LQ**  
VACANT RESIDENTIAL

\*GUIDE PRICE £200,000+



A good sized four bedroomed modern double fronted detached property benefiting from double glazing, central heating, front and rear landscaped gardens and a detached garage. The property is in good order throughout and would be suitable for immediate occupation or investment purposes.

**Situated** Off Mill Lane in West Derby Village in a popular and well established residential location within close proximity to local schooling and shopping amenities.

**Ground Floor**

Entrance Porch and Hallway, Cloakroom/WC, Lounge, Dining Room with Fitted Breakfast Kitchen.

**First Floor**

Four Bedrooms (master with En Suite Shower Room), Bathroom/WC.

**Outside**

Front & Rear Landscaped Gardens, Detached Garage and Driveway.

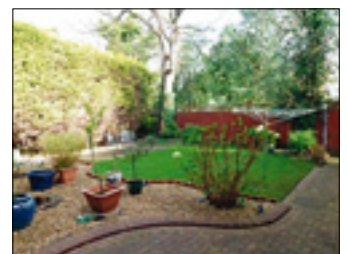
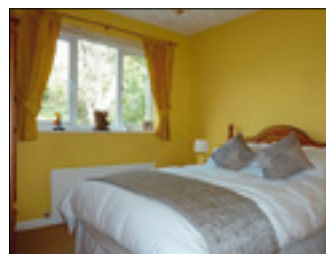
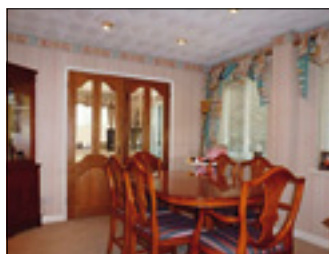
**Note**

Further internal photographs are available via email upon request.



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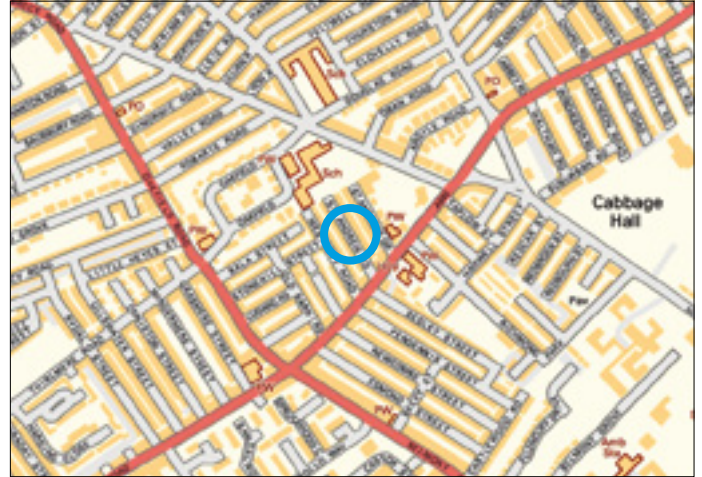


LOT  
30**26 St. Andrew Road, Liverpool L4 2RJ**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £40,000+



A three bedroomed middle terrace property which is currently let at a rental of £450pcm (£5,400 per annum approximately). The property benefits from central heating and partial double glazing.



Not to scale. For identification purposes only

**Situated** Located off Breck Road in a cul-de-sac convenient for local amenities and approximately 3 miles from Liverpool city centre.

**Basement**  
Cellar Rooms

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

**First Floor**  
Three Bedrooms

**Outside**  
Rear yard

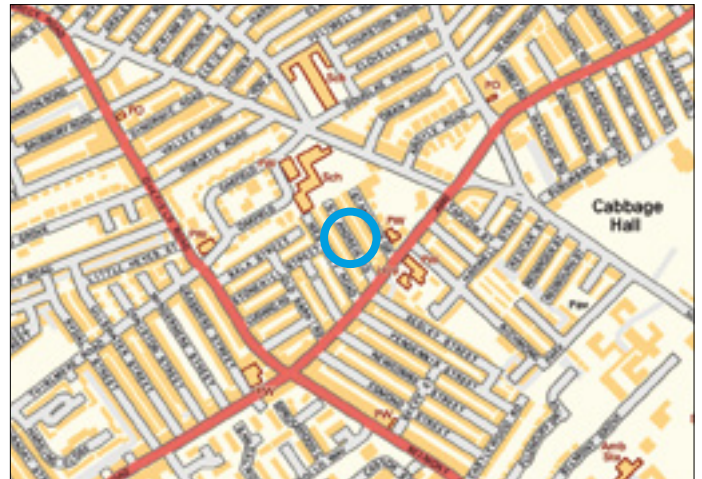
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LOT  
31**28 St. Andrew Road, Liverpool L4 2RJ**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £40,000+



A three bedroomed middle terrace property which is currently let at a rental of £450pcm (£5,400 per annum approximately). The property benefits from central heating.



Not to scale. For identification purposes only

**Situated** In a cul-de-sac location off Breck Road convenient for local amenities and approximately 3 miles from Liverpool city centre.

**Basement**  
Cellar Rooms

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

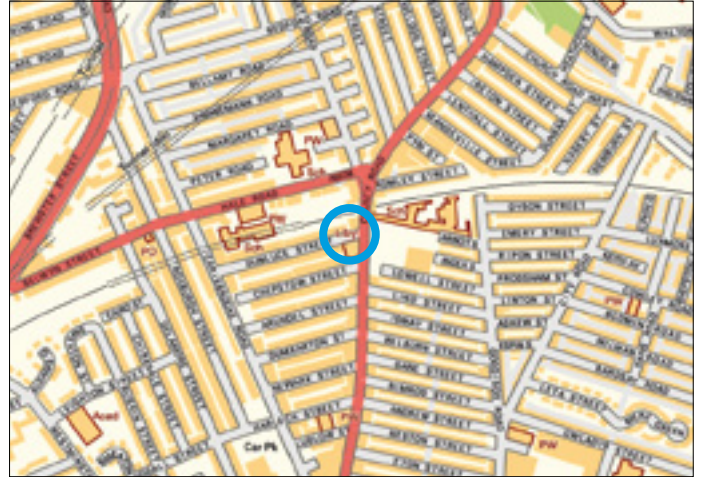
**First Floor**  
Three Bedrooms

**Outside**  
Rear yard

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LOT  
**32****127/129 County Road, Walton, Liverpool L4 3QF**  
COMMERCIAL INVESTMENT

\*GUIDE PRICE £150,000+



Not to scale. For identification purposes only

A substantial three storey end of terrace property comprising a ground floor double fronted retail unit together with four one-bedroomed self-contained flats above accessed via separate side entrance. The ground floor tenants are currently holding over at a rental of £775.00pcm and three of the flats are currently let by way of Assured Shorthold Tenancies producing £12,480 per annum. The property benefits from double glazing, central heating and steel roller shutters. The potential annual rental income when fully let being in excess of £26,000.

**Situated** Fronting County Road on the corner of Dunluce Street on a busy main road position opposite the Tesco Metro and approximately 3 miles from Liverpool city centre.

**First Floor**

Two flats each comprising a hall, living room, kitchen, bathroom, bedroom.

**Second Floor**

Two flats each comprising hall, living room, kitchen, bathroom, bedroom.

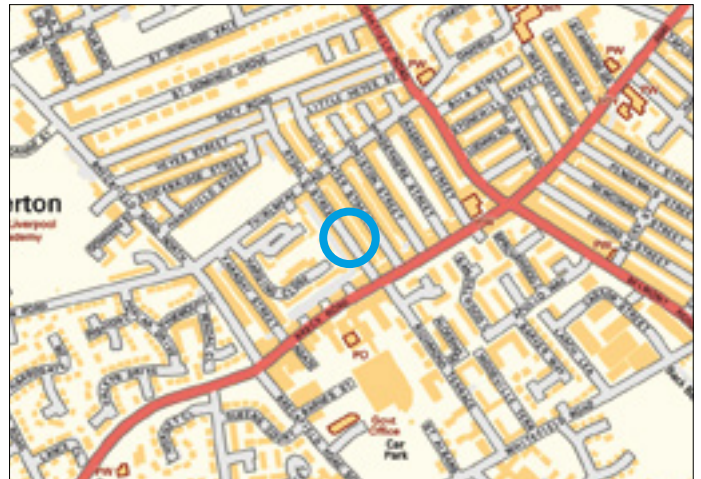
**Ground Floor**

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

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LOT  
**33****30 Rydal Street, Liverpool L5 6QS**  
VACANT RESIDENTIAL

\*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

A vacant two bedroomed mid terraced property benefiting from double glazing and central heating. The property has recently been refurbished and is suitable for immediate investment purposes. The potential annual rental income being in excess of £5400.00.

**Situated** Off Thirlmere Road and Breck Road within easy access to local amenities and approximately 3 miles from Liverpool city centre.

**Outside**

Yard to rear.

**EPC Rating D****Ground Floor**

Hall, Living Room, Dining Room, Kitchen, Wet Room/WC.

**First Floor**

Two Bedrooms, Bathroom/WC.

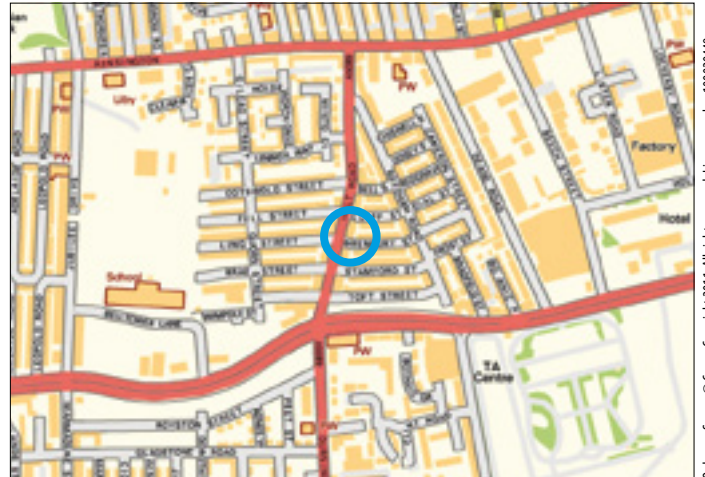
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LOT  
**34****59-61 Holt Road, Liverpool L7 2PW**  
COMMERCIAL INVESTMENT

\*GUIDE PRICE £135,000+



A substantial three storey double fronted end of terrace property comprising a ground floor retail unit together with two three-bedroomed flats above which are accessed via a separate side entrance. The property is in very good order throughout and benefits from double glazing, electric heating and electric steel roller shutters to the ground floor and gas central heating to the first/second floors. The ground floor shop is currently let as a Hairdressers/Beauty Salon on a 1 year lease (holding over) producing £6,600 per annum. The flats are both currently let to Students on Assured Shorthold Tenancies at a rental of £13,200 per annum. The total annual income being in excess of £19,800.



Not to scale. For identification purposes only

**Situated** Fronting Holt Road on the corner of Cliff Street on a busy main road position approximately 2 miles from Liverpool city centre.

**Ground Floor Shop – 61**

Hair Salon, two Beauty rooms, Staff Kitchen/Diner, WC

**Flat 61a****Ground Floor**

Kitchen, communal Lounge

**First Floor** Bathroom/WC, Laundry room, 1 Letting room

**Second Floor** Two Letting Rooms.

**First Floor 59a** Communal lounge, Kitchen, Bathroom/WC

**Second Floor** Three letting rooms (one en-suite)

**Outside** Yard to the rear.

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LOT  
**35****Apt 11, Brookside Court, 48 Shaw Lane, Prescot, Merseyside L35 5AE**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £40,000–£45,000



A two bedroomed top floor flat which is currently let by way of an Assured Shorthold Tenancy producing £5,100.00 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** The Brookside Court development is located at the corner of Shaw Lane and Brookside Road in the Prescot area and is approximately 8 miles from Liverpool city centre.

**Ground Floor**

Main Entrance Hallway.

**Flat** Hallway, Living Room open

to Fitted Kitchen, two Bedrooms, Bathroom/WC.

**Outside** Communal Parking.

**EPC Rating** C

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**LOT 36** **154b College Road, Crosby, Liverpool L23 3DP**  
**VACANT COMMERCIAL**

**\*GUIDE PRICE £110,000+**



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Not to scale. For identification purposes only

A three storey dormer style middle terraced property which currently provides ground floor office accommodation together with a two-/three-bedroomed flat to the upper floors. The ground floor would be suitable for a number of uses, subject to any relevant planning consents. We are advised that planning permission expired on the 5th March to convert the ground floor into a one bedroomed flat. The property benefits from double glazing, central heating, conservatory and a rear garden.

Club and Blundellsands & Crosby Railway Station.

**Ground Floor**

Main Entrance, Two Offices, Conservatory, Kitchen, Store/WC.

**First Floor**

**Flat** Hall, Lounge, Kitchen, Dining Room/Bedroom, Bedroom, Bathroom/WC with Walk in Shower.

**Second Floor**

1 Bedroom above.

**Outside** Rear Garden.



**Situated** Fronting College Road close to the junction with Coronation Road in a very popular

and well established residential location within close proximity to local amenities, Marine Football

**LOT 37** **179 Poulton Road, Wallasey, Merseyside CH44 9DG**  
**COMMERCIAL INVESTMENT**

**\*GUIDE PRICE £80,000+**



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Not to scale. For identification purposes only

Tenanted mixed commercial and residential investment property incorporating a ground floor retail unit plus two self-contained flats above with an approximate current annual income of £14,600. The retail unit is currently let to Jeanette's Barber Shop at a rental of £200pcm (£2,400pa), let to July 2015, renewal lease for 2 years, to July 2017 will be completed prior to auction. Flat 1 is let at £350pcm (£4,200 per annum). Flat 2 is let at £450pcm (£5,400 per annum) until 17th November 2015. The rents for the two flats are paid to the landlord by standing order.

**Situated** The property has a frontage to Poulton Road and lies approximately one mile from the Kingsway Tunnel linking to Liverpool city centre.

**Ground Floor**

Retail Unit 26.04m<sup>2</sup> (280sq ft)  
 Rear Room 13.8m<sup>2</sup> (148sq ft)  
 WC.

**Flat 1** One bedroom flat

**First Floor Flat 2** Kitchen with fitted units, built in oven and hob, central heating boiler, shower/WC, bedroom, living room.

**Second Floor** Attic bedroom

**Outside** Yard and Garage to the rear. We are advised the garage is currently let on an informal basis as a storage unit at a rent of £50 per week.



LOT  
**38****International Social Club, 151 Prescott Road, Fairfield, Liverpool L7 0LD****DEVELOPMENT OPPORTUNITY****\*GUIDE PRICE £175,000+**

A freehold substantial three storey plus cellar detached property suitable for residential redevelopment, subject to any necessary planning consents. The property has been trading as a Social Club for over 20 years together with a one bedroomed self contained flat on the top floor. The property benefits from central heating. The property is sat on a good sized corner plot with a total area of approximately 2058 sq yards (1,720m<sup>2</sup>).

**Situated** Fronting Prescott Road on the corner of Elm Vale in a popular and well established residential location within easy close proximity to local amenities, Newsham Park and approximately 3 miles from Liverpool city centre.

#### **Cellar**

Four rooms, Store Cupboard, which can provide access to the rear.

#### **Ground Floor**

Snooker Room, Main bar area with stage and dancefloor, Gents WC Half Landing – Ladies WC

#### **First Floor**

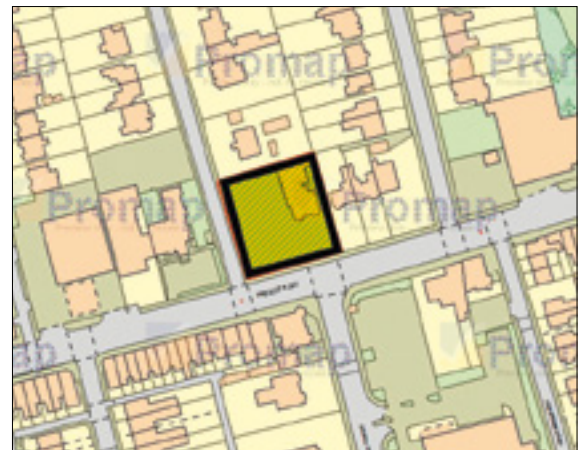
Ladies and Gents WCs, Lounge with Bar Area.

#### **Second Floor**

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

#### **Outside**

Large front and side carpark.



Not to scale. For identification purposes only

LOT  
**39**

**125 Blue Bell Lane, Huyton, Liverpool L36 7SA**  
RESIDENTIAL INVESTMENT

**\*GUIDE PRICE £40,000+**



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Not to scale. For identification purposes only

A three bedroomed end town house currently let by way of a Regulated Tenancy at a rental of £3216.00 per annum. The property benefits from double glazing, central heating and gardens.

**Situated** Fronting Blue Bell Lane which in turn is off Huyton Lane within close proximity to local amenities, Huyton town centre, Schooling and approximately 5 miles from Liverpool city centre.

**First Floor**  
Three Bedrooms.

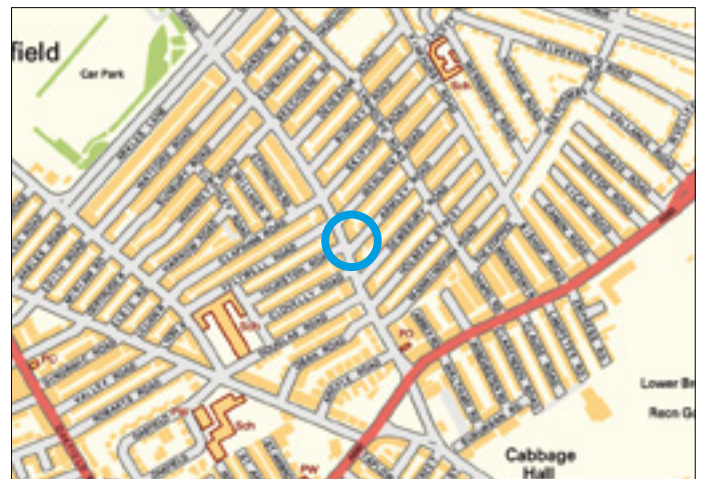
**Outside**  
Front and rear gardens.

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

LOT  
**40**

**62 Priory Road, Liverpool L4 2RZ**  
COMMERCIAL INVESTMENT

**\*GUIDE PRICE £90,000–£100,000**



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Not to scale. For identification purposes only

Mixed commercial and residential investment consisting of a tenanted retail unit let to a long standing tenant in occupation for approximately 16 years. Renewal lease for 12 months from December 2014 with internal repairing terms on a rent of £4,080 per annum plus two improved upper floor flats both let at £360pcm and benefitting from gas central heating. The approximate current gross annualised income is £12,720.

**Situated** A prominent site on a busy main road close to the junction with Armley Road. Close to Stanley Park, Everton Football Club and the proposed Liverpool Football Club redevelopment.

**First Floor**  
**Flat 1** Hall, Bathroom/WC, Kitchen with fitted units, Living Room, Bedroom

**Second Floor**  
**Flat 2** Living Room/Kitchen with fitted units and built in oven and hob, Bathroom/WC, Bedroom

**Outside** Rear yard with access to the upper floor flats

**Ground Floor**  
**Sales Shop** 27.87m<sup>2</sup> (300sq ft)  
Preparation Room 15.34m<sup>2</sup>  
(165.12sq ft)  
Kitchen, WC

LOT  
**41**

**504 & 506 Stanley Road, Bootle, Merseyside L20 5AF**  
RESIDENTIAL INVESTMENT

**\*GUIDE PRICE £220,000+**



Not to scale. For identification purposes only

A pair of three storey middle terraced properties converted to provide two one-bedroomed flats and seven self-contained flats. The property is fully let by way of Assured Shorthold Tenancies producing an annual rental income of in excess of £33,000 per annum. The property benefits from double glazing and central heating. There are four one-bedroomed flats in 504 and five one-bedroomed flats in 506 all with shower rooms.

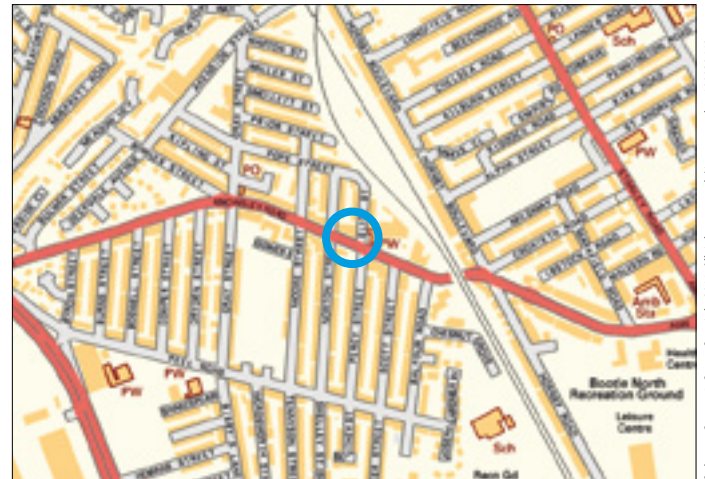
**Situated** Fronting Stanley Road opposite North Park in an established and popular residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool city centre.

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LOT  
**42**

**151 Knowsley Road, Bootle, Merseyside L20 4NJ**  
RESIDENTIAL INVESTMENT

**\*GUIDE PRICE £110,000+**



Not to scale. For identification purposes only

A substantial three storey end of terraced mixed use property comprising a ground floor retail unit together with five one-bedroomed flats above accessed via a separate side entrance. The flats are currently let by way of Assured Shorthold Tenancies at a rental of £18,780pa. The property has recently been refurbished throughout and benefits from double glazing and electric storage heaters.

**Flat 1** Lounge, Bedroom, Kitchen, Shower room/WC.

**Flat 5** Lounge, Kitchen, Bedroom, Shower room/WC.

**First Floor**

**Flat 2** Lounge, Kitchen, Bedroom, Shower room/WC.

**Outside**

Yard to the rear.

**Flat 3** Lounge, Kitchen, Bedroom, Shower room/WC.

**Second Floor**

**Flat 4** Lounge, Kitchen, Bedroom, Shower room/WC.

**Situated** Fronting Knowsley Road on the corner of Eliot Street

**Ground Floor**  
**Shop** unit, WC, Storeroom. 22.89m<sup>2</sup> (246.50sqft). Access from Eliot Street to the five flats.

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LOT  
**43****Flat 1, 17 Newsham Drive, Liverpool L6 7UG**  
VACANT RESIDENTIAL

\*GUIDE PRICE £50,000–£55,000



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Not to scale. For identification purposes only

A two bedroomed duplex apartment arranged over ground and lower ground floors within a three storey semi-detached property. The property benefits from double glazing, central heating, intercom system and parking and would be suitable for immediate occupation or investment purposes.

**Situated** Fronting Newsham Drive in Newsham Park in a popular residential location within easy access to Tuebrook amenities and approximately 3 miles from Liverpool city centre.

**Lower Ground Floor**

Two bedrooms one with en-suite shower/WC, Bathroom with walk in Shower.

**Outside**

Communal gardens to the front, Parking to the rear.

**Ground Floor**

Main entrance hallway.

**Flat** Hall, Lounge, Kitchen.

LOT  
**44****502 Stanley Road, Bootle, Merseyside L20 5AF**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £110,000+



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Not to scale. For identification purposes only

A three storey middle terraced property converted to provide four one-bedroomed self-contained flats and one studio flat. The property is fully let by way of Assured Shorthold Tenancies producing in excess of £20,000 per annum. The property benefits from double glazing, central heating and separate gas and electric meters.

**Situated** Fronting Stanley Road with views over North Park in an established and popular residential location within close proximity to local amenities, schooling

and approximately 5 miles from Liverpool city centre.

**Ground Floor**

Main Entrance Hallway

**Flat 1** Hall, Lounge/Kitchen, Bedroom, Shower room/WC

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

**First Floor**

**Flat 3** Hall, Lounge/Bedroom, Kitchen, Shower room/WC

**Flat 4** Hall, Lounge/Bedroom, Kitchen, Shower room/WC

**Second Floor**

**Flat 5** Lounge/Kitchen, Bedroom, Shower room/WC

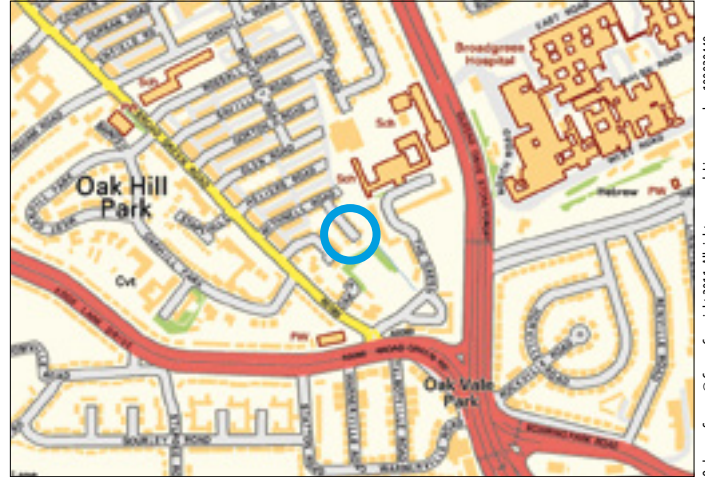
**Outside**

Yard to the rear

LOT  
**45**

**9 Withnell Close, Old Swan, Liverpool L13 4DD**  
VACANT RESIDENTIAL

**\*GUIDE PRICE £100,000+**



Not to scale. For identification purposes only

A vacant three bedroomed semi-detached property benefiting from double glazing, central heating and front & rear gardens. The property is in good order throughout and would be suitable for occupation, re-sale or investment purposes.

**Situated** Off Withnell Road which in turn is off Broadgreen Road (B5189) in a popular and well established residential location within close proximity to Old Swan amenities, schooling and approximately 4 miles from Liverpool city centre.

**First Floor**

Three Bedrooms, Bathroom/WC.

**Outside**

Front and rear gardens

**Ground Floor**

Hall, Lounge, Kitchen/Diner.

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LOT  
**46**

**9a & 9b Sandown Lane, Liverpool L15 8HY**  
RESIDENTIAL INVESTMENT

**\*GUIDE PRICE £130,000+**



Not to scale. For identification purposes only

A pair of two bedroomed modern semi-detached properties which are both currently let by way of Assured Shorthold Tenancies producing £11,520.00 per annum. The properties are in good order throughout and benefit from double glazing, central heating and communal forecourt.

**9B Sandown Lane**

**Ground Floor**

Hall, Open Plan Lounge/Kitchen, WC.

**Note**

If the properties are not sold as one lot, we will re-offer the properties as two individual lots immediately after.

**First Floor**

Two bedrooms, Bathroom/WC.

**Outside**

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.

**9A Sandown Lane**  
**Ground Floor**

Hall, Lounge/Diner, Kitchen, WC.

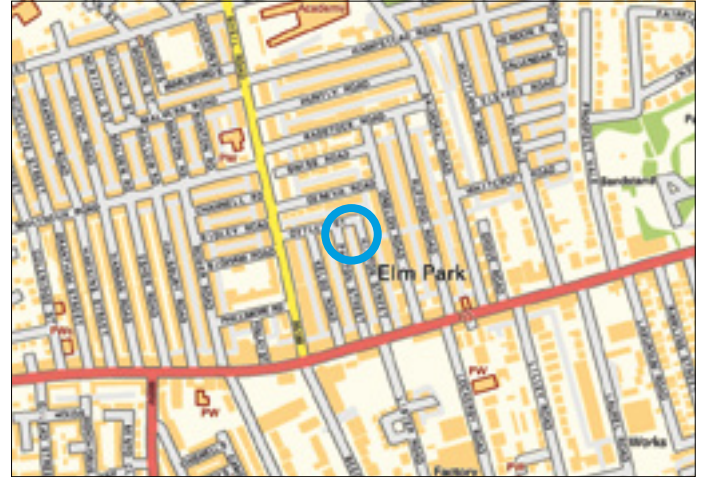
**First Floor**

Two Bedrooms, Bathroom/WC.

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LOT  
47**79 Hinton Street, Fairfield, Liverpool L6 3AP**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £35,000–£40,000



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Not to scale. For identification purposes only

A two bedroomed end of terrace property which is currently let by way of an Assured Shorthold Tenancy producing £5,400.00 per annum. The property benefits from double glazing and central heating.

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

**First Floor**

Two Bedrooms, Bathroom/WC.

**Outside**

Rear Yard.

**EPC Rating D****Ground Floor**

Through Living Room, Dining Kitchen.

LOT  
48**72 St. Domingo Vale, Liverpool L5 6RW**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £95,000+



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Not to scale. For identification purposes only

A three storey mid terraced property arranged to provide four one-bedroomed flats benefiting from double glazing and central heating. All flats are let to private tenants, furnished and have separate meters. The property has been fully refurbished and modernised and is currently let producing approximately £18,000 per annum.

**Situated** Off Oakfield Road in a popular and well established residential location within close proximity to local amenities and Liverpool Football Club approximately 2 miles from Liverpool city centre.

**First Floor**

One Bedroom Flat: Lounge, Double Bedroom, Kitchen with fitted units and built in oven and hob, Bathroom/WC and shower.

**Second Floor**

One bedroom flat.

**Outside**

Front Forecourt and Rear yard.

**Ground Floor**

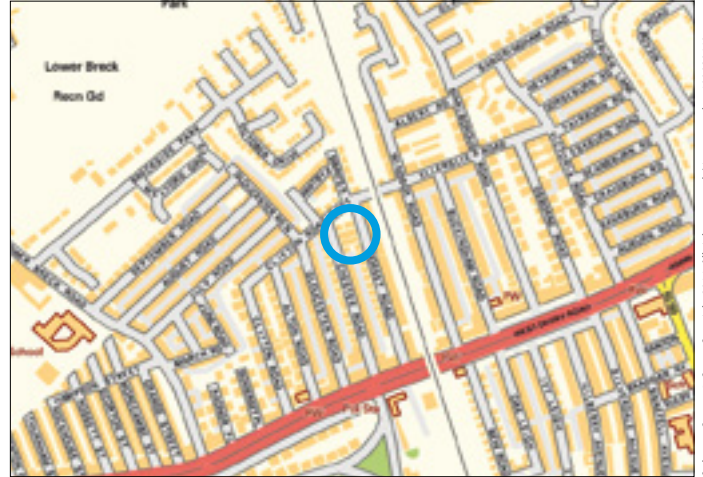
Main Entrance, Hallway. Two one bedroom flats.

LOT  
**49****67 Dorset Road, Anfield, Liverpool L6 4DU**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £45,000–£50,000



A two bedroomed semi-detached property which is currently let by way of an Assured Shorthold Tenancy producing £7,140.00 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Off West Derby Road in a popular and well established residential location approximately 2 miles from Liverpool city centre.

**Outside**  
Paved front garden area & rear yard.

**EPC Rating** D

**Ground Floor**

Vestibule, Through Living Room, Extended Rear Kitchen.

**First Floor**

Two Bedrooms, Bathroom/WC.

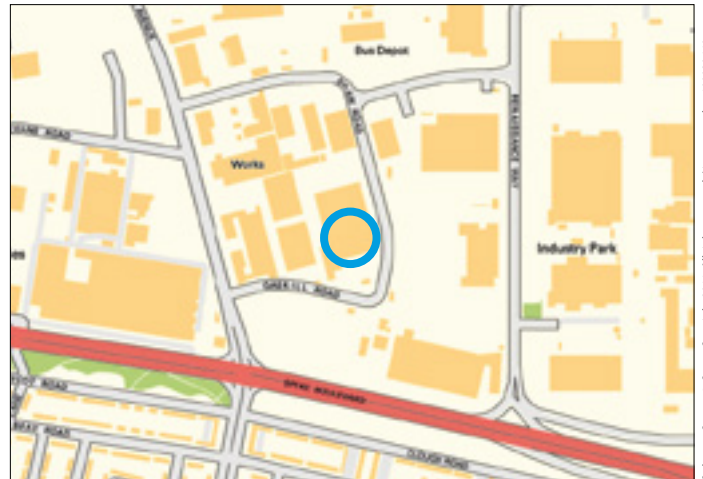
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LOT  
**50****The Gatehouse, Viscount Centre, Gaskill Road, Liverpool L24 9GS**  
VACANT COMMERCIAL

\*GUIDE PRICE £16,500+



A single storey detached office with kitchen and WC suitable for a number of uses, subject to any relevant planning consents. The property has in the past been used as an office and also a shop.



Not to scale. For identification purposes only

**Situated** Fronting Gaskill Road on the main entrance to the Viscount Centre Industrial Estate which in turn is Off Woodend Avenue in Speke.

**Ground Floor**

Porch Entrance, Main Sales/Office, WC, Kitchen

**Outside**

Off Road Parking.

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LOT  
**51**

**60 Derby Lane, Stoneycroft, Liverpool L13 3DN**  
COMMERCIAL INVESTMENT

**\*GUIDE PRICE £40,000-£45,000**



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Not to scale. For identification purposes only

A ground floor office investment property currently let by way of a 5 year lease until 2020 to Swan Lettings with a current passing rent of £400 per calendar month (£4800 per annum) rising to £425, £450 and £475 per calendar month as fixed rent reviews. The property is in good order throughout and benefits from double glazing and gas central heating.

**Situated** Derby Lane lies between Queens Drive, West Derby the A5058 and Prescot Road A57 within close proximity to local amenities including Old Swan and approximately 4 miles from Liverpool city centre.

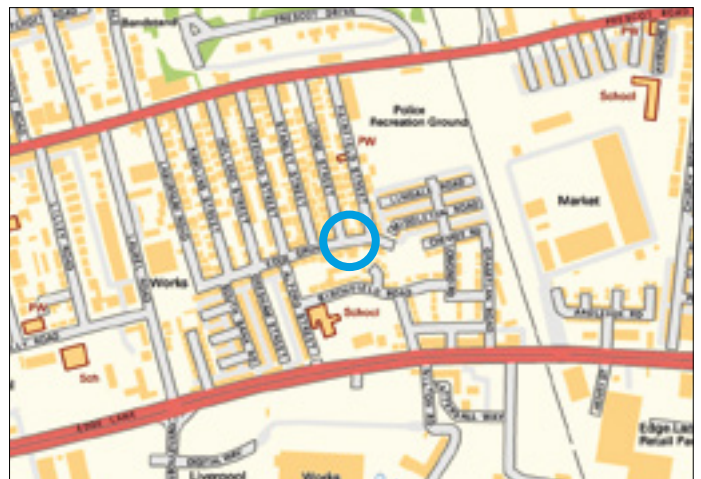
**Ground Floor**

Front Office	19.89m <sup>2</sup> (214.10 sqft)
Rear Office	12.89m <sup>2</sup> (138.75 sqft)
Bathroom/WC with shower	
Rear Office	9.42m <sup>2</sup> (101.39 sqft)

LOT  
**52**

**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 Prescot Road close to local amenities and within easy access to Liverpool city centre.

**First Floor**

<b>Studio 3</b>	Lounge/Bedroom, Kitchen, Shower room/WC
<b>Studio 4</b>	Lounge/Bedroom, Kitchen, Shower room/WC

**Ground Floor**

Main Entrance Hallway	
<b>Studio 1</b>	Lounge/Bedroom, Kitchen, Shower room/WC
<b>Studio 2</b>	Lounge/Bedroom, Kitchen, Shower room/WC

**Second Floor**

<b>Studio 5</b>	Lounge/Bedroom, Kitchen, Shower room/WC
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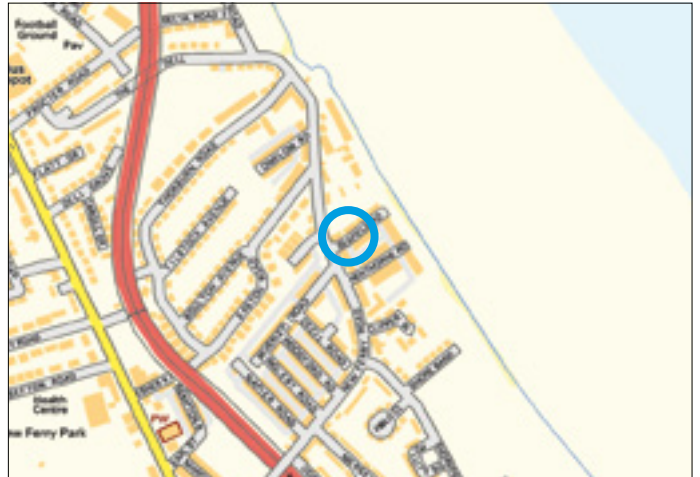
**Outside**

Rear yard.



LOT  
**53****11 Seafield Road, Wirral, Merseyside CH62 1EQ**  
RESIDENTIAL INVESTMENT**\*GUIDE PRICE £55,000–£60,000**

A part two storey part three storey middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £8,358.00 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Seafield Road is a cul-de-sac which slopes down from its junction with New Ferry Road to the Esplanade along the westerly shores of the River Mersey Estuary.

**Ground Floor**

Vestibule, Hall, Front Living Room, Rear Living Room, Kitchen, Understair WC.

**First Floor**

Two Bedrooms, Bathroom/WC.

**Second Floor**

Two Bedrooms.

**Outside**

Rear Yard.

**EPC Rating E**

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LOT  
**54****32 Bowden Street, Liverpool L21 8LL**  
RESIDENTIAL INVESTMENT**\*GUIDE PRICE £40,000–£45,000**

A two bedroomed middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £5,400.00 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Off Linacre Road within a popular and well established residential location approximately 4 miles from Liverpool city centre.

**Ground Floor**

Vestibule, Hall, two Living Rooms, Kitchen.

**First Floor**

Two Bedrooms, Bathroom/WC.

**Outside**

Rear Yard.

**EPC Rating E**

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LOT  
**55****17 Cross Street, Prescot, Merseyside L34 6JE**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

A three bedroomed end of terrace property which is currently let by way of an Assured Shorthold Tenancy producing £7,440.00 per annum. The property benefits from double glazing and central heating.

**Situated** Fronting Cross Street which is off St Helens Road in a popular and well established residential location within close proximity to Prescot centre.

**First Floor**  
Three Bedrooms.

**Outside**  
Side & Rear Yard.

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

**EPC Rating** E

LOT  
**56****143 Queens Drive, Walton, Liverpool L4 6SG**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £120,000+



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Not to scale. For identification purposes only

A five bedroomed semi-detached property which is currently let by way of an Assured Shorthold Tenancy producing £9,540.00 per annum.

**Situated** Fronting Queens Drive adjacent to Walton Hall Park in a popular and well established residential location within close proximity to local amenities.

**Outside**  
Rear Garden.

**EPC Rating** D

**Ground Floor**  
Three Reception Rooms, Kitchen, Utility Room.

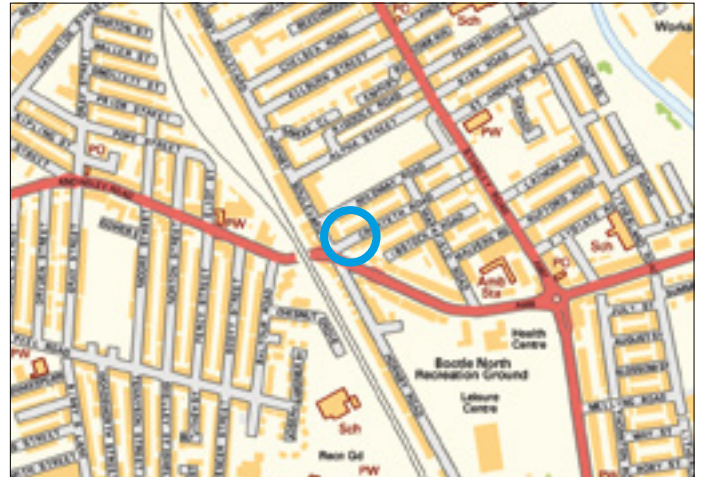
**First Floor**  
Five Bedrooms, two Bathrooms.

LOT  
**57****9 Croxteth Road, Bootle, Liverpool L20 5EA**  
VACANT RESIDENTIAL

\*GUIDE PRICE £45,000+



A vacant three bedroomed middle terraced property which has recently been refurbished to include new carpets and benefits from part double glazing. The property is suitable for investment purposes with a potential rental income of £6,000 per annum.



Not to scale. For identification purposes only

**Situated** Off Knowsley Road conveniently placed for access to local shops, bus routes and Bootle New Strand shopping centre approximately 4 miles from Liverpool city centre.

**Basement**  
Cellar store.

**Ground Floor**

Entrance Hall, Living room, Dining room, Kitchen with fitted units and built in oven and hob.

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Front forecourt and rear yard.

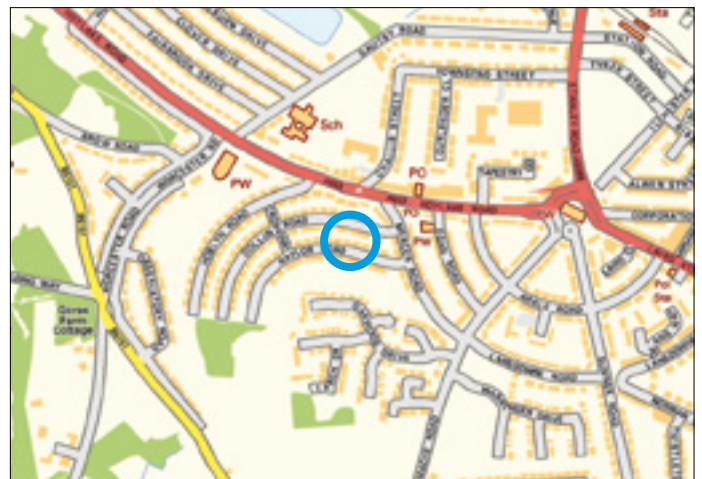
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LOT  
**58****11 Collin Road, Prenton, Merseyside CH43 7SR**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £50,000+



A four bedroomed end of terrace property which is currently let by way of an Assured Shorthold Tenancy producing £7,358.52 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Off Mercer Road which is off Hoylake Road (A553) in a popular and well established residential location within close proximity to local amenities.

**Ground Floor**

Entrance Hall, Through Living Room, Dining Kitchen, Bathroom, Separate WC.

**First Floor**

Three Bedrooms.

**Outside**

Front & Rear Yards.

**EPC Rating G**

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LOT  
**59****7 Peel Road, Bootle, Merseyside L20 4RL**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £40,000-£45,000



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Not to scale. For identification purposes only

A three bedroomed middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum. The property benefits from double glazing and central heating.

**Situated** Fronting Peel Road between its junctions with Burns Street and Byron Street within a popular and well established residential location and approximately 3 miles from Liverpool city centre.

**First Floor**  
Three Bedrooms.

**Outside**  
Rear Yard.

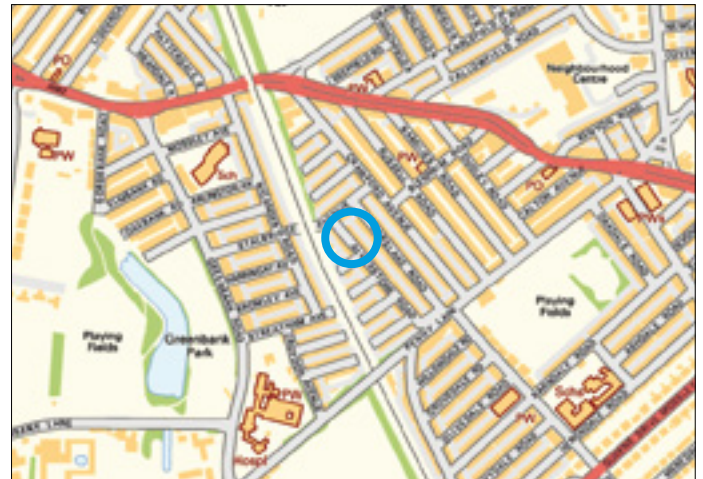
**EPC Rating** D

**Ground Floor**

Hallway, two Living Rooms, Kitchen, Ante Space, Bathroom/WC.

LOT  
**60****7 Alverstone Road, Allerton, Liverpool L18 1HB**  
VACANT RESIDENTIAL

\*GUIDE PRICE £120,000+



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Not to scale. For identification purposes only

A three bedroomed mid terraced property benefitting from double glazing, central heating, newly fitted kitchen and new carpets. The property has recently been refurbished throughout and would be suitable for immediate occupation or investment purposes.

**Situated** Fronting Alverstone Road close to its junction with Penny Lane in a well established and popular area within easy reach of Allerton Road amenities, schooling and approximately 3 miles from Liverpool city centre.

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

**Outside**  
Rear yard.

**Ground Floor**

Hall, Lounge, Dining Room, Kitchen, Utility Room.

LOT  
**61****The Wirral Hotel, 13 Bebington Road, New Ferry, Wirral CH6 5BE****COMMERCIAL INVESTMENT****\*GUIDE PRICE £260,000–£280,000**

Freehold Public House investment with manager's accommodation above. The property is currently let by way of a 10 year FR&I lease from November 2011 producing £39,000 per annum. We are advised that the tenants have been in occupation since 1994.



Not to scale. For identification purposes only

**Situated** Off New Chester Road, in a prominent town centre location within the main pedestrianised shopping area. Nearby occupiers include Co-Operative Store, Sayers, Rowlands Pharmacy, Lloyds Bank, Ladbrokes and a free car park. New Ferry is on the Wirral Peninsula approximately 3 miles south of Birkenhead and 15 miles north of Chester.

**Ground Floor**

Public Bar, Pool Room, WC's – approx 150m<sup>2</sup> (1,614sq ft).

**First Floor**

Manager's Accommodation accessed via separate side entrance (not inspected).

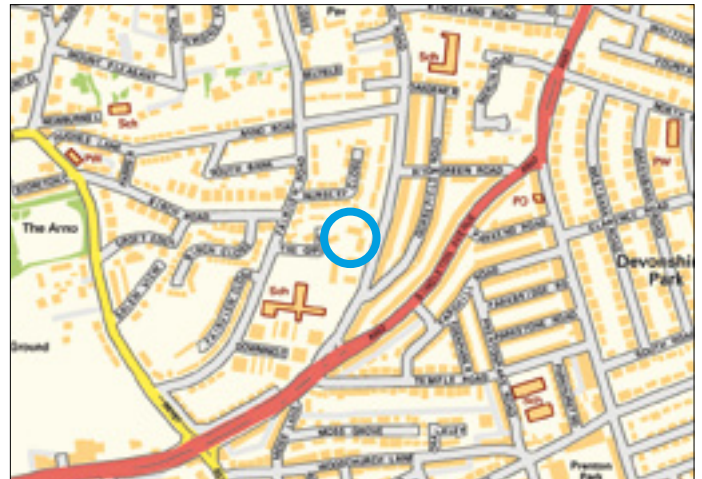
**Note**

VAT is not payable.

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LOT  
**62****Apt 23, Mayfair Court, Prenton, Merseyside CH43 5XP****VACANT RESIDENTIAL****\*GUIDE PRICE £60,000+**

A modern two bedroomed purpose built second floor apartment which benefits from double glazing, electric economy 7 heating, secure intercom system and communal parking and gardens. The property is in good order throughout and would be suitable for occupation or investment purposes with a potential income of £6300.00 per annum.



Not to scale. For identification purposes only

**Situated** Within The Grove which in turn is off Fairview Road and Woodchurch Road within close proximity to local amenities and schooling.

**Second Floor**

**Apartment** Entrance hall, Open plan Lounge/Kitchen, two Bedrooms, Bathroom/WC, Cloakroom.

**Ground Floor**

Main entrance hallway.

**Outside**

Communal gardens and parking.

**EPC Rating C**

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LOT  
**63****19b Warwick Road, Liverpool L36 1UU**  
VACANT RESIDENTIAL

\*GUIDE PRICE £30,000–£35,000



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Not to scale. For identification purposes only

**Ground Floor**

Main entrance hallway.

**Second Floor**

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

**Outside**

Communal gardens.

A one bedroomed second floor apartment suitable for investment purposes. The property is in good condition and benefits from double glazing, central heating, secure intercom entry system and communal gardens. The potential income when let being in excess of £4200.00 per annum.

LOT  
**64****Apt 26, Brookside Court, 48 Shaw Lane, Prescot, Merseyside L35 5AE**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £40,000–£45,000



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Not to scale. For identification purposes only

**Situated** The Brookside Court development is located at the corner of Shaw Lane and Brookside Road in the Prescot area and is approximately 8 miles from Liverpool city centre.

**Ground Floor**

Main Entrance Hallway.

**First Floor**

Hallway, Living Room, Kitchen, two Bedrooms, Bathroom/WC.

**Outside**

Communal Parking.

**EPC Rating** C

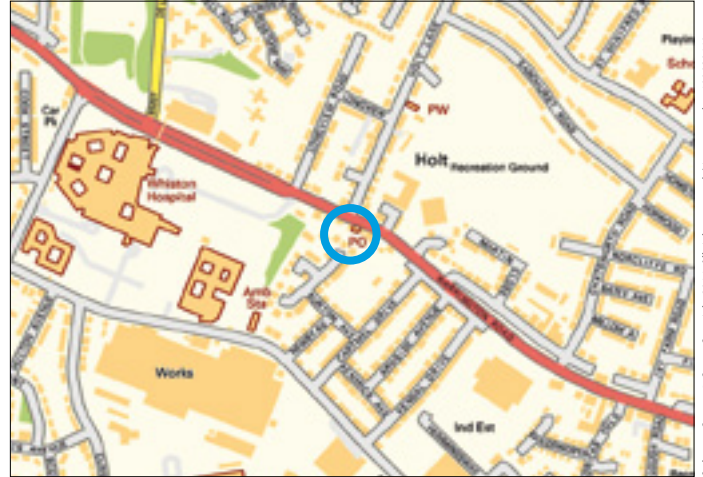
A two bedroomed middle floor flat which is currently let by way of an Assured Shorthold Tenancy producing £5,700.00 per annum. The property benefits from double glazing and central heating.

LOT  
**65**

**336 Warrington Road, Rainhill, Prescot, Merseyside L35 9JA**

**RESIDENTIAL INVESTMENT**

**\*GUIDE PRICE £135,000+**



Not to scale. For identification purposes only

A substantial extended semi detached property which has been converted to provide six letting rooms all with ensuite shower/WC. There is a communal lounge/diner and kitchen. The property has been fully refurbished throughout and benefits from double glazing, central heating, new kitchen and bathroom fittings and carpeting throughout. The property is fully let and producing an annual rental income of in excess of £23,000 to include bills.

**Situated** Fronting Warrington Road in an excellent position just a short walk from Whiston Hospital, Rainhill Station and local amenities.

**Outside**  
Large Rear Garden

**Ground Floor**  
Main Entrance Hallway, Communal Lounge/Diner, Kitchen, three Letting Rooms.

**First Floor**  
Three Letting Rooms.



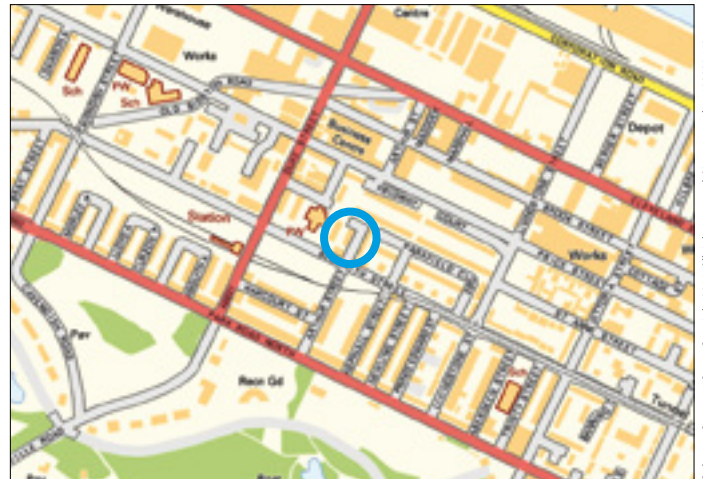
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LOT  
**66**

**86 Arthur Street, Birkenhead, Merseyside CH41 4JB**

**RESIDENTIAL INVESTMENT**

**\*GUIDE PRICE £40,000-£45,000**



Not to scale. For identification purposes only

A three bedroomed end of terrace property which is currently let by way of Assured Shorthold Tenancy £5,400.00 per annum. The property benefits from double glazing and central heating.

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

**Outside**  
Rear Yard.

**Ground Floor**  
Hallway, two Living Rooms, Kitchen, Bathroom/WC.

**First Floor**  
Three Bedrooms.

**EPC Rating G**

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LOT  
**67****90 Arthur Street, Birkenhead, Merseyside CH41 4JB**

RESIDENTIAL INVESTMENT

\*GUIDE PRICE £35,000-£40,000



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Not to scale. For identification purposes only

A two bedroomed middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £5,520.00 per annum. The property benefits from double glazing and central heating.

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

**Outside**

Rear Yard.

**EPC Rating** D**Ground Floor**

Hallway, two Living Rooms, Kitchen.

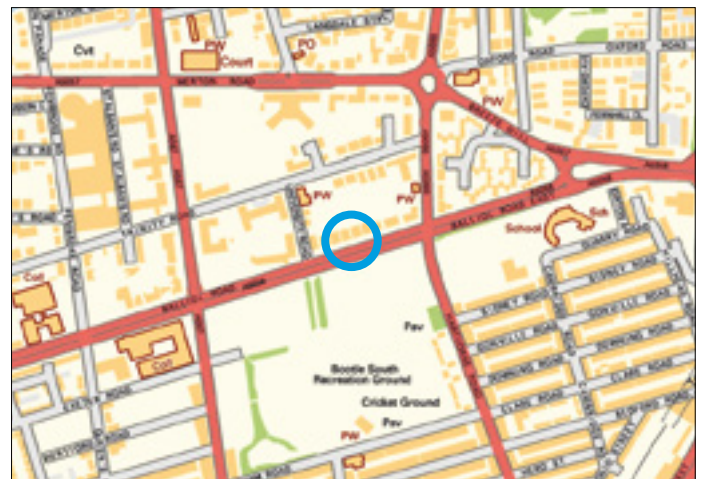
**First Floor**

Two Bedrooms, Bathroom/WC.

LOT  
**68****20 Balliol Road, Bootle, Merseyside L20 3AB**

RESIDENTIAL INVESTMENT

\*GUIDE PRICE £165,000+



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Not to scale. For identification purposes only

A three storey plus basement semi-detached property converted to provide three self-contained apartments (two two-bedroomed and one three-bedroomed). The property is currently fully let by way of Assured Shorthold Tenancies producing £18,000 per annum. The property is in good condition and benefits from double glazing, central heating, secure entry system and shared ample parking to the front and rear.

**Ground Floor**

Main entrance hallway.

**Flat C** Hall, Lounge, Dining room, Bedroom, Kitchen**Lower ground**

Bathroom/WC, two further Bedrooms one with en suite shower room/WC

**First Floor****Flat B** Hall, Open Plan Lounge/

Kitchen, two Bedrooms, Bathroom/WC

**Second Floor****Flat A** Hall, Open Plan Lounge/ Kitchen, two Bedrooms, Bathroom/WC Stairs to Mezzanine.**Outside**

Communal Yard, Shared ample Front and Rear Parking.

**Situated** Fronting Balliol Road in a popular and well established location within close proximity to local amenities, Hugh Baird College

and approximately 2 miles from Liverpool city centre.



LOT  
69

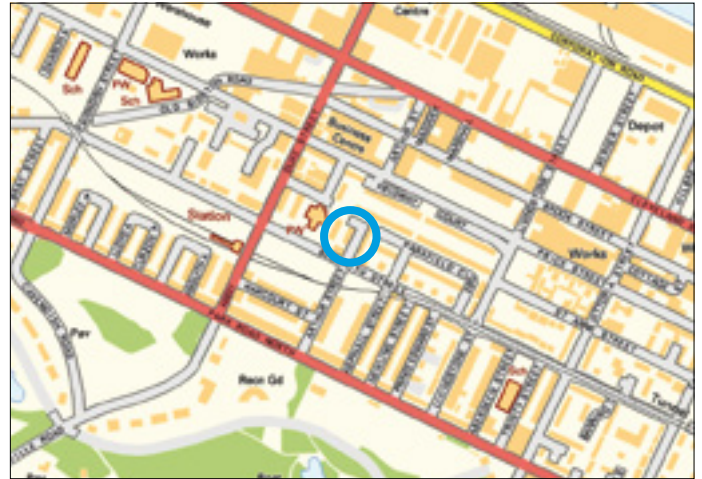
## 94 Arthur Street, Birkenhead, Merseyside CH41 4JB

RESIDENTIAL INVESTMENT

\*GUIDE PRICE £40,000-£45,000



A three bedroomed middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £5,520.00 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

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

**Outside**  
Rear Yard.

**EPC Rating** G

**Ground Floor**

Hallway, two Living Rooms, Kitchen, Bathroom/WC.

**First Floor**

Three Bedrooms.

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LOT  
70

## 134 Queens Drive, Walton, Liverpool L4 6XD

RESIDENTIAL INVESTMENT

\*GUIDE PRICE £90,000+



A five bedroomed middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £7,296.00 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Fronting Queens Drive close to its junction with Walton Lane and Walton Hall Avenue in a popular and well established residential location within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

Rear Living Room, Kitchen, Shower Room/WC.

**First Floor**

Four Bedrooms, Bathroom/WC.

**Converted Loft**

Bedroom with En-suite Washroom/WC and Walk-in Wardrobe.

**Ground Floor**

Vestibule, Hall, Front Living Room,

**Outside**  
Rear Yard.

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LOT  
71**32 Byron Street, Bootle, Merseyside L20 4RH**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £45,000–£50,000



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Not to scale. For identification purposes only

A three bedroomed middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £5,400.00 per annum. The property benefits from double glazing and central heating.

**Situated** Off Knowsley Road (A566) in a popular and well established residential location within close proximity to local amenities.

**Outside**  
Rear Yard.

**EPC Rating** D

**Ground Floor**

Hall, two Living Rooms, Kitchen.

**First Floor**

Two Bedrooms, Small Storeroom, Bathroom/WC.

LOT  
72**34 Elm Drive, Seaforth, Liverpool L21 4NA**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

A four bedroomed end of terrace property which is currently let by way of an Assured Shorthold Tenancy producing £7,560.00 per annum. The property benefits from double glazing and central heating.

**Situated** Off Rawson Road which is off Princess Way (A5036) in a popular and well established residential location within close proximity to local amenities.

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

**Outside**  
Rear Yard.

**EPC Rating** F

**Ground Floor**

Vestibule, Hall, two Living Rooms, Kitchen, Washroom/WC, Utility Room.

LOT  
**73****86 Cambridge Road, Seaforth, Liverpool L21 1EZ**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £65,000+



A four bedroomed end of terrace property which is currently let by way of an Assured Shorthold Tenancy producing £9,000.00 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Fronting Cambridge Road at its junction with Dewlands Road in a popular and well established residential location within close proximity to local amenities.

**Attic**

Two Bedrooms, Bathroom/WC.

**Outside**

Rear Yard.

**Ground Floor**

Hall, two Living Rooms, Kitchen.

**EPC Rating D****First Floor**

Three Bedrooms, Bathroom/WC.

LOT  
**74****54 Castlewood Road, Liverpool L6 5AL**  
VACANT RESIDENTIAL

\*GUIDE PRICE £25,000+



A vacant two bedroomed end of terrace property which following of repair and modernisation would be suitable for investment purposes. The property suffers from structural defects and will sell to cash buyers only.



Not to scale. For identification purposes only

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

**Outside**

Rear Yard.

**Ground Floor**

Hall, Front Lounge, Rear Living Room, Kitchen.

**First Floor**

Two Bedrooms, Bathroom/WC.

LOT  
**75****249 Lower Breck Road, Liverpool L6 0AE**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

A four bedroomed end of terrace property which is currently let by way of an Assured Shorthold Tenancy producing £7,140.00 per annum. The property benefits from central heating.

**Situated** Fronting Lower Breck Road at its junction with Redbourne Street in a popular and well established residential location within close proximity to local amenities.

**First Floor**

Three Bedrooms, Bathroom/WC.

**Outside**

Rear Yard.

**EPC Rating** F**Ground Floor**

Vestibule, Hall, two Living Rooms, Kitchen, Utility Room.

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LOT  
**76****6 Holmes Street, Liverpool L8 0RJ**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £40,000–£45,000



Not to scale. For identification purposes only

A two bedroomed middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £5,940.00 per annum. The property benefits from double glazing and central heating.

**Situated** Just off Smithdown Road in a popular and well established residential location within close proximity to local amenities.

**Outside**

Rear Yard.

**EPC Rating** D**Ground Floor**

Through Living Room, Kitchen, Bathroom/WC.

**First Floor**

Two Bedrooms.

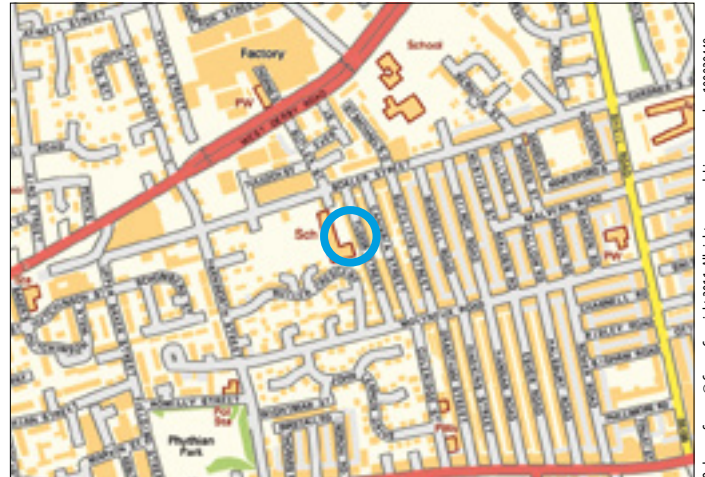
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LOT  
77**24 Tudor Street, Liverpool L6 6AQ**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £35,000-£40,000



A two bedroomed middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £4,800.00 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

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

**Outside**  
Rear Yard.

**EPC Rating** E

**Ground Floor**

Through Living Room, Kitchen, Bathroom/WC.

**First Floor**

Two Bedrooms.

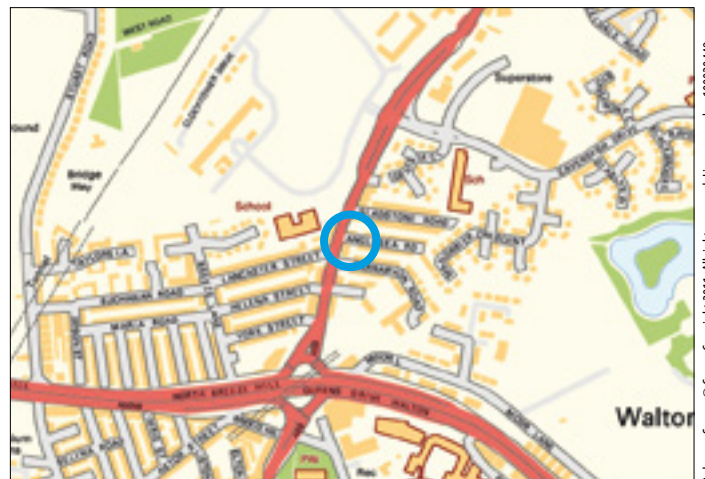
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LOT  
78**1 Anglesea Road, Liverpool L9 1EA**  
VACANT RESIDENTIAL

\*GUIDE PRICE £80,000+



A three storey corner property comprising a ground floor shop unit together with a four bedroomed self contained flat above. Following repair and modernisation the property would be suitable for investment purposes. The property benefits from steel roller shutters and double glazing. The property benefits from full planning permission to convert to provide five self contained bedroomed flats. Planning Reference No: 15F/0197



Not to scale. For identification purposes only

**Situated** Fronting Anglesea Road on the corner of Rice Lane in a popular and well established residential location.

**First Floor Flat**

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

**Second Floor**

Three Bedrooms, Shower Room/WC.

**Ground Floor**

**Shop** Main Sales Area

**Flat** Lounge, Kitchen/Diner (accessed via a separate entrance).

**Outside**  
Yard to the rear.

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**LOT 79** **10 Hampstead Road, Liverpool L6 8NG** **\*GUIDE PRICE £150,000+**  
**RESIDENTIAL INVESTMENT**



**SOLD PRIOR**

A three storey double fronted middle terraced property converted to provide five self contained flats (four one-bed and one two bed). The property benefits from double glazing, central heating and secure intercom system. At the time of our inspection three of the flats were let by way of Assured Shorthold Tenancies producing £14,700 per annum. When fully let the potential annual rental income is in excess of £24,000 per annum.

**Situated** Off Sheil Road within close proximity to Newsham Park, local amenities and approximately 3 miles from Liverpool city centre.

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

Not to scale. For identification purposes only

**Flat 2** Lounge, Kitchen/Diner, Bedroom, Bathroom/WC – £400pcm

**First Floor**

**Flat 3** Lounge, Bedroom, Kitchen, Shower Room/WC

**Flat 4** Lounge/Bedroom, Bathroom/WC, Kitchen – £360pcm

**Second Floor**

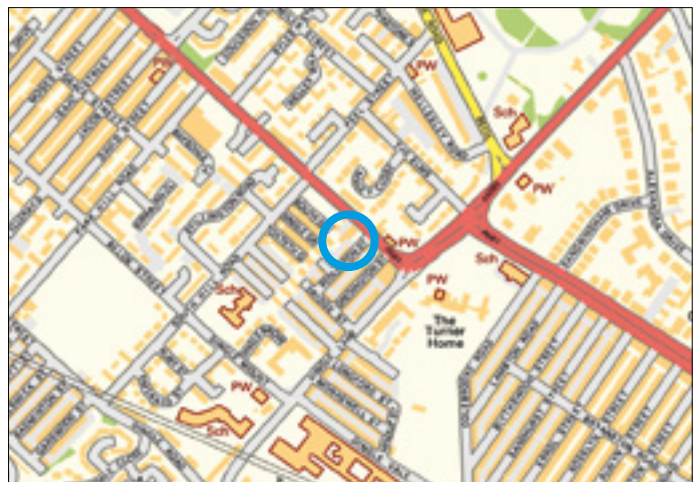
**Flat 5** Lounge, Kitchen, two Bedrooms, Shower Room/WC – £465pcm

**Outside**

Rear Yard

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**LOT 80** **438-440 Park Road, Tuebrook, Liverpool L8 9RF** **\*GUIDE PRICE £90,000+**  
**VACANT COMMERCIAL**



Not to scale. For identification purposes only

A vacant commercial building approximately 464.31m<sup>2</sup> (4,997.95sq ft) previously used as a car showroom and garage premises providing large open plan split level accommodation plus an additional garage and workshop. The property benefits from electric roller shutters and full display window frontage. The property would be suitable for a number of uses to include residential redevelopment subject to any necessary planning consents. Please note the land and hoarding is not included in the sale.

**Situated** fronting Park Road on the corner of Celestin Street in a popular and well established location within close proximity to Aigburth road amenities, Sefton park and approximately 2 miles from Liverpool city centre.

**Ground Floor**

Open plan accommodation with ancillary stores  
 Area: 269.97m<sup>2</sup> (2,906.02sq ft)

**Second Floor (Mezzanine Level)**

Open plan accommodation  
 Area: 194.34m<sup>2</sup> (2,091.92sq ft)

**Outside**

Garage/Workshop 87.74m<sup>2</sup>  
 (944.45sq ft)  
 With access from Kedleston Street

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LOT  
**81**

**96 Arthur Street, Birkenhead, Merseyside CH41 4JB**

RESIDENTIAL INVESTMENT

**\*GUIDE PRICE £35,000-£40,000**



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A two bedroomed middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £5,520.00 per annum. The property benefits from double glazing and central heating.

Not to scale. For identification purposes only

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

**Outside**  
Rear Yard.

**EPC Rating** F

**Ground Floor**  
Hallway, two Living Rooms, Kitchen.

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

LOT  
**82**

**12 Edenfield Crescent, Liverpool L36 6DS**

RESIDENTIAL INVESTMENT

**\*GUIDE PRICE £120,000+**



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A four bedroomed detached property which is currently let by way of an Assured Shorthold Tenancy producing £9,600.00 per annum. The property benefits from double glazing and central heating.

Not to scale. For identification purposes only

**Situated** In a cul-de-sac off Longview Drive in a popular and well established residential location within close proximity to local amenities.

**First Floor**  
Master Bedroom with En-suite Shower Room/WC, three Further Bedrooms, Bathroom/WC.

**Outside**  
Front & Rear Gardens, Integral Single Car Garage.

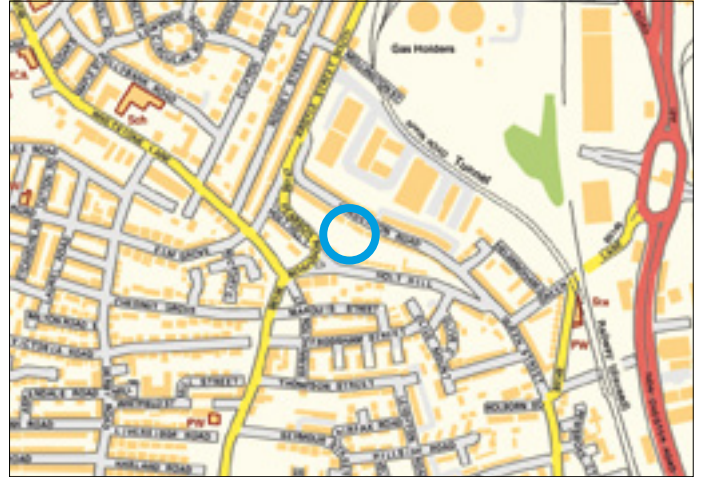
**EPC Rating** F

**Ground Floor**  
Hall, Cloakroom/WC, Kitchen, Interconnecting Living Room/ Dining Room.

LOTS  
**83-87**

**Plots 1, 2, 3, 4 and 5 Land to the rear of 93-95 Hinderton Road,  
Birkenhead CH41 9AB LAND**

**\*GUIDE PRICE NIL RESERVE**



Not to scale. For identification purposes only

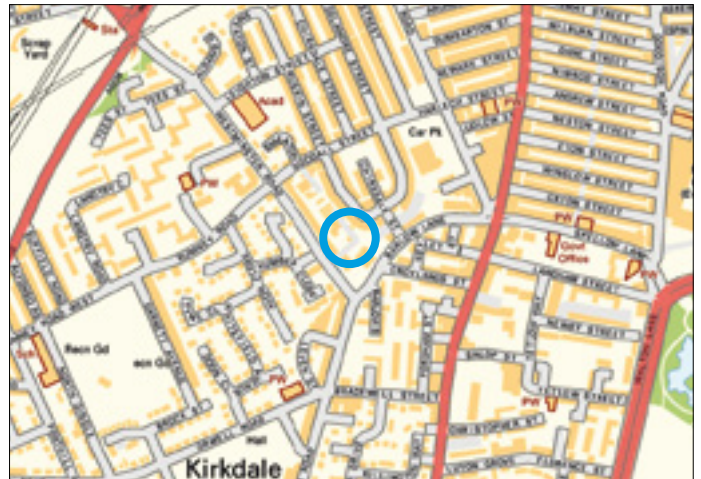
Five plots of land situated to the rear of various residential houses in Hinderton Road and Holt Hill, in the Tranmere district of Birkenhead. The plots will be offered as five separate lots. Please note there may have been some possible encroachment by local property owners on some parts of the land without the seller's knowledge or consent.

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LOT  
**88**

**Land adjoining 6 Back Westminster Road, Liverpool L4 4PG LAND**

**\*GUIDE PRICE NIL RESERVE**



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A vacant piece of land under title number MS610219. The land is adjoining 6 Back Westminster Road and may be suitable for different uses subject to any necessary consents.

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LOT  
**89**

**23 Carter Street, Liverpool L8 1XY**  
RESIDENTIAL INVESTMENT

**\*GUIDE PRICE £65,000-£70,000**



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.



Not to scale. For identification purposes only

**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

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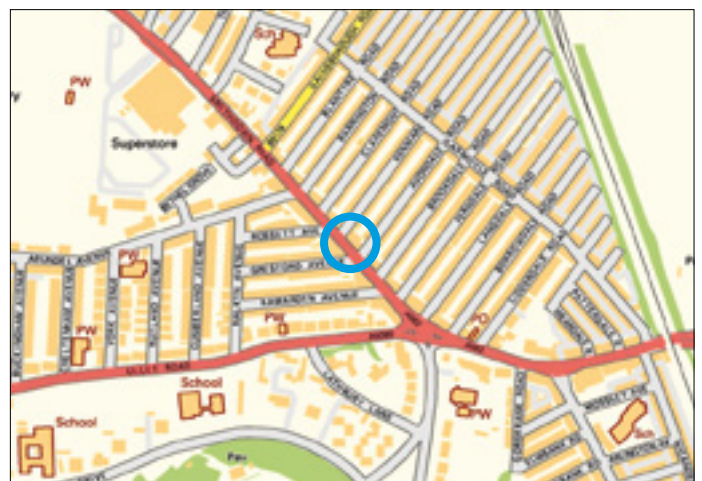
LOT  
**90**

**385 Smithdown Road, Liverpool L15 3JJ**  
VACANT COMMERCIAL

**\*GUIDE PRICE £110,000+**



A vacant three storey middle terraced property providing a ground floor retail unit together with living accommodation above. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Occupying a prominent frontage to Smithdown Road close to the junction with Kenmare Road in a busy parade of shops and trading location approximately 4 miles from Liverpool city centre.

**First Floor**  
Rear fire escape access to the living accommodation Lounge, Kitchen with fitted units and built in hob, Bathroom/WC

**Second Floor**  
Two double Bedrooms.

**Ground Floor**

**Sales Shop** 39.10m<sup>2</sup> (420.88sq ft)

**Store room** 7.70m<sup>2</sup> (82.88sq ft)

**Outside**  
Covered rear yard area.

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ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**91****16 Croxteth Road, Liverpool L8 3SG**  
VACANT RESIDENTIAL**\*GUIDE PRICE £400,000+**

A substantial three storey semi-detached property converted to provide 13 self-contained flats (four one- and eight two-bedroomed flats and one bedsit) with several carparking spaces. Following repair and modernisation the property would be suitable for investment purposes or possible resale. The potential annual rental income when fully let being in excess of £65,000. The property is situated in a conservation area.

**Situated** Fronting Croxteth Road at its junction with Sefton Park Road in an established and very popular residential location within easy reach of Sefton Park and Princes Park and approximately 2 miles from Liverpool city centre.

#### 16a Ground Floor

Main entrance hallway.

#### 16a First Floor

**Flat 7** Lounge, Kitchen, Bedroom, Bathroom/WC

**Flat 8** Lounge, Kitchen, Bedroom, Bathroom/WC

#### Second Floor

**Flat 12** Lounge, Kitchen, two Bedrooms, Bathroom/WC

**Flat 13** Lounge, Kitchen, two Bedrooms, Bathroom/WC

#### 16b – Ground Floor

Main entrance hallway.

**Flat 1** Hall, Lounge Kitchen, two Bedrooms, Bathroom/WC.

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

#### 16b – First Floor

**Flat 5** Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

**Flat 6** Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

#### 16b – Second Floor

**Flat 9** Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

**Flat 10** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

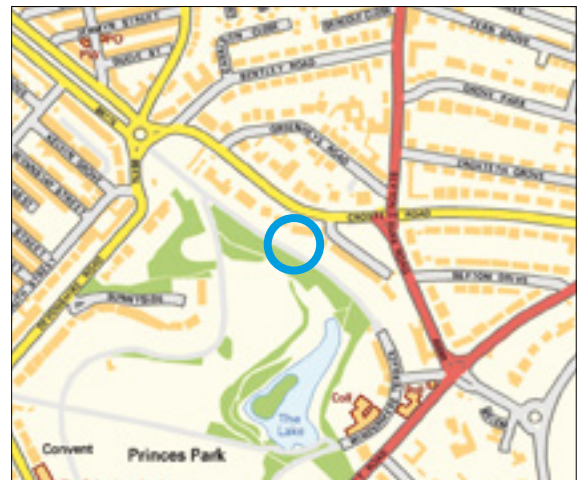
**Flat 11** Bedsit – Hall, Lounge/ Kitchen/Bedroom, Bathroom/WC. Rear access to

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

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

#### Outside

Front parking and rear Garden.



Not to scale. For identification purposes only



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LOT  
**92****46 Oak Leigh, Tuebrook, Liverpool L13 7EW**  
VACANT RESIDENTIAL**\*GUIDE PRICE £25,000–£30,000****SOLD PRIOR**

A three bedroomed middle terraced property benefitting from central heating. Following repair and modernisation the property would be suitable for occupation, resale or investment opportunity.

Not to scale. For identification purposes only

**Situated** Off West Derby Road in the Tuebrook District within easy reach of local amenities, schooling, Newsham Park and approximately 3 miles from Liverpool city centre.

**Outside**  
Yard to the rear.

**Ground Floor**

Hall, Through Living Room, Kitchen, Bathroom/WC

**First Floor**

Three Bedrooms

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LOT  
**93****202 Townsend Lane, Clubmoor, Liverpool L13 9DN**  
RESIDENTIAL INVESTMENT**\*GUIDE PRICE £60,000–£65,000**

A three bedroomed middle terrace property which has been improved and benefits from central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,512.00 per annum and we are advised that the tenant has been in occupation for approximately 7 years.

Not to scale. For identification purposes only

**Situated** Off Queens Drive in a popular and well established residential location within close proximity to local shopping amenities and transport links.

**Outside**  
Rear Yard.

**Ground Floor**

Hall, Lounge, Dining Room, Kitchen (with fitted units).

**First Floor**

Three Bedrooms, Bathroom/WC.

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LOT  
94**28 Buckland Street, Aigburth, Liverpool L17 7DR**

VACANT RESIDENTIAL

\*GUIDE PRICE £60,000–£65,000



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Not to scale. For identification purposes only

A vacant three bedroomed plus cellar middle terraced property which following a full upgrade and refurbishment scheme would be suitable for occupation, resale or investment purposes. The property will sell to a cash buyer only.

**Situated** off Aigburth Road in a very popular and well established residential location within close proximity to St. Michaels train station, Sefton Park and approximately 3 miles from Liverpool city centre.

**First Floor**

Three Bedrooms, Bathroom/WC.

**Outside**

Rear Yard.

**Ground Floor**

Hall, two Reception Rooms, Kitchen.

LOT  
95**1 Sedley Street, Liverpool L6 5AE**

RESIDENTIAL INVESTMENT

\*GUIDE PRICE £35,000–£40,000



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Not to scale. For identification purposes only

A two bedroomed end of terraced property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £4200.00 per annum.

**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.

**Outside**

Yard to the rear.

**EPC Rating E****Ground Floor**

Through Lounge, Kitchen

**First Floor**

Two Bedrooms, Bathroom/WC

LOT  
**96****Apartment 5 Cascade Road, Hunts Cross Village, Liverpool L24 9LH**

RESIDENTIAL INVESTMENT

\*GUIDE PRICE £65,000+

**SOLD PRIOR**

A three bedroomed first floor apartment within a popular modern development and currently let by way of an Assured Shorthold Tenancy producing £4320.00 per annum. The property benefits from double glazing, electric heating, secure intercom system and communal gardens and parking.

Not to scale. For identification purposes only

**Situated** Off Alderman Road which in turn is off Woodend Avenue in a popular and well established residential location close to local amenities, schooling, Liverpool John Lennon Airport and approximately 8 miles from Liverpool city centre.

**First Floor Flat**

Hall, Lounge/Diner, Kitchen, three Bedrooms, Bathroom/WC.

**Outside**

Communal Gardens and allocated parking.

**Ground Floor**

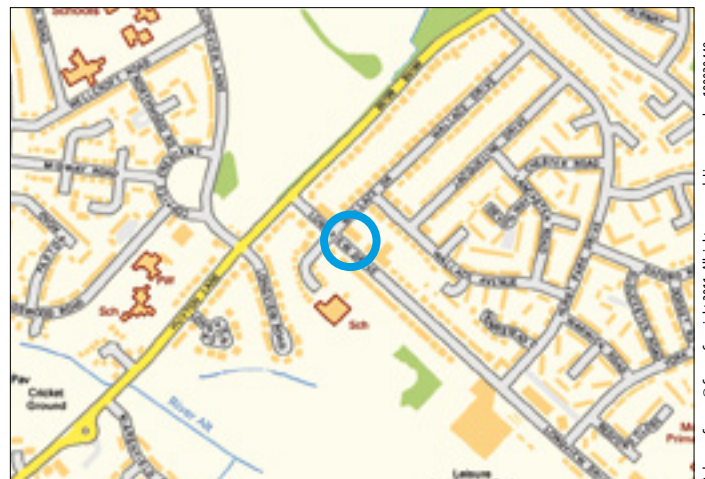
Main Entrance Hallway

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LOT  
**97****Apt 10, Wallace Court, Wallace Drive/Longview, Huyton L36 1SY**

VACANT RESIDENTIAL

\*GUIDE PRICE £50,000+



A two bedroomed second floor purpose built apartment benefiting from double glazing, underfloor heating, secure intercom system plus alarm, low energy lighting throughout and off road parking. The property is in good order throughout and suitable for immediate

Not to scale. For identification purposes only

occupation or investment. The property has until recently been let producing £6,300 per annum.

**Ground Floor**

Main Entrance hallway.

**Second Floor**

**Apt 10** Hall, Open Plan Lounge/ Kitchen, two double bedrooms, Bathroom/WC

**Outside**

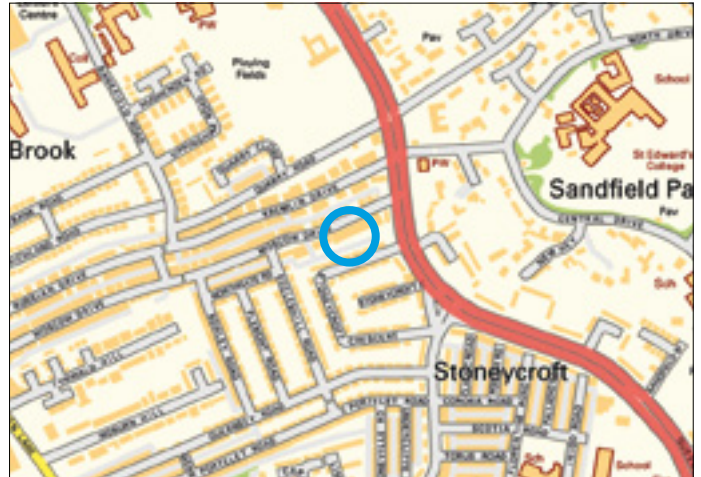
Communal Gardens and Parking.

**Situated** Fronting Longview Drive on the corner of Wallace Drive which is just off Huyton Lane in a popular residential location within close proximity to local amenities and Huyton town centre.

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**LOT 98** **142 Moscow Drive, Liverpool L13 7DL**  
**VACANT RESIDENTIAL**

**\*GUIDE PRICE £100,000+**



Not to scale. For identification purposes only

**First Floor**

Three double bedrooms and one single room, bathroom/WC.

**EPC Rating F**

**Second Floor**

Four further double bedrooms.

**Outside**

Garden, three outhouses (one including WC).  
 Garden area: approximately 5.57 x 2.32m (60 x 25ft)

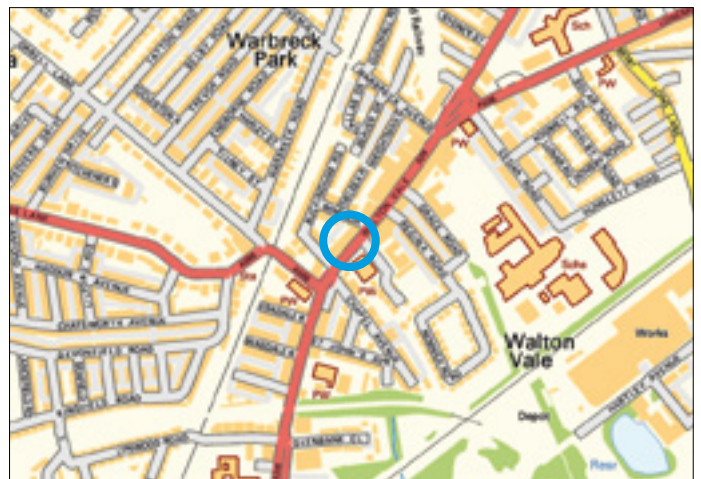
A period style three storey dormer style eight bedroomed (seven double and one single) middle terraced property benefiting from double glazing. The property would be suitable for occupation, investment or resale purposes with the possibility for HMO use, subject to consents.

**Situated** Off Queens Drive within close proximity to local amenities and schooling in a popular and well established location approximately 4 miles from Liverpool City Centre.

**Ground Floor**  
 Hall, lounge, dining room, morning room, working kitchen with fitted units and water heater.

**LOT 99** **23 Walton Vale, Liverpool L9 4RE**  
**VACANT COMMERCIAL**

**\*GUIDE PRICE £50,000-£55,000**



Not to scale. For identification purposes only

**Situated**

Fronting Walton Vale within a popular and well established location approximately 4 miles from Liverpool city centre.

**Second Floor**

Storage Space 42.1m<sup>2</sup> (453sq ft)

**Outside**

Rear Yard.

**Ground Floor**

Retail Unit 54.5m<sup>2</sup> (587sq ft)

**First Floor**

Storage Space 45.5m<sup>2</sup> (489sq ft)

A three storey middle terrace property comprising a ground floor retail unit together with storage space to the upper floors. The ground floor retail unit currently forms part of a larger double fronted retail shop and it is understood that the subject property will be made fully self contained prior to completion of any sale. The property would be suitable for a number of uses, subject to any relevant planning consents.

LOT  
**100****172 Smithdown Road/1 &1a Rossett Avenue, Liverpool L15 3JR**  
COMMERCIAL INVESTMENT

\*GUIDE PRICE £350,000+



A three storey mixed use investment property on a prominent corner location, comprising ground floor hot food takeaway T/A Hot N Tender, together with two independently accessed flats above (one four-bed and one five-bed). The ground floor and basement is let for a term of 13 years from 24th March 2011 to 2024 at an initial rent of £13,000 per annum (FR&I terms rent review in March 2015 and every 3rd year). The lease is full repairing and insuring with a contribution for 46.8% of "the cost of decorating, lighting, repairing, maintaining, cleansing, rebuilding and renewing all things the use of which is common to the property". There is a rent deposit held of £3,250 being three months rent. The flats are let by way of Assured Shorthold Tenancy agreements to eight students currently producing £32,243 per annum. The flats are separately metered and benefit from central heating. The Landlord pays building insurance plus a fixed allowance towards some utility costs for the first floor flat. The gross income is £45,243 per annum with potential to increase to approximately £49,000 per annum.

**Situated** The property occupies a prominent site to the corner of Smithdown Road and Rossett Avenue conveniently placed for local shops, bars, bus routes and the local Asda and Aldi Supermarkets. In the heart of a busy and vibrant student area with good access to town and universities.

#### Ground Floor & Basement

Hot Food Takeaway, Seating Area, Preparation Area, WC's (113.85m<sup>2</sup> /1,225.51 sq.ft GIA).  
Rear entrance to the second floor flat.

#### Part Ground and First Floor

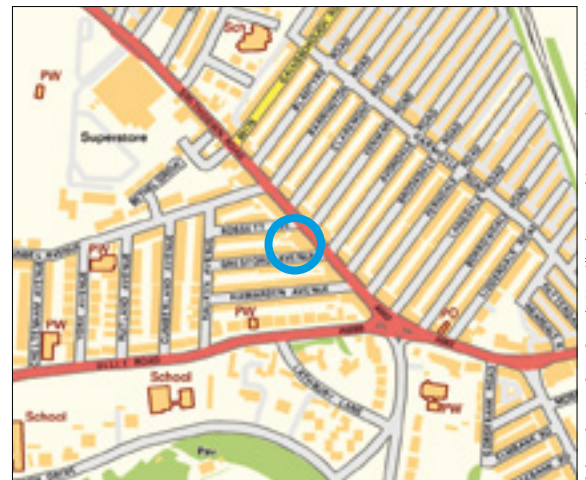
**Flat 1** Entrance Hall, Living Room with Dining Area and Fitted Kitchen (Units,

Built in Oven, Dishwasher and Washing Machine), 5 Bedrooms, Shower Room/WC, Bathroom/WC. Currently let to five students at £79 per week per student for 52 weeks. Total rent £20,540 per annum.

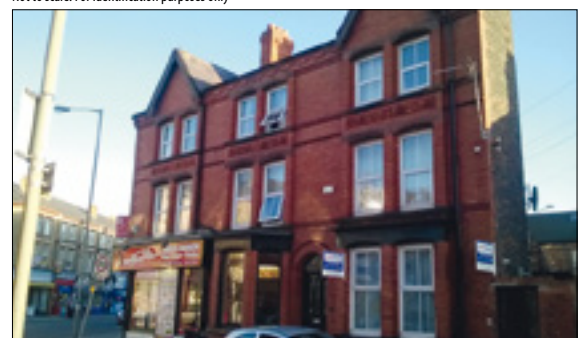
#### Second Floor

**Flat 1A** Entrance Hall, Living Room, Fitted Kitchen (Built in Oven, Washing Machine and Dishwasher), 4 Bedrooms, Shower Room/WC, Bathroom/WC. Currently let to three students at £83 per week per student for 47 weeks. Total rent £11,703 per annum.

Both flats benefit from double glazing and gas fired central heating.



Not to scale. For identification purposes only



#### Outside

Rear Yard.

IN LPA RECEIVERSHIP

LOT 101 14 Alroy Road, Liverpool L4 0RP  
VACANT RESIDENTIAL

\*GUIDE PRICE £30,000+



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Not to scale. For identification purposes only

A three storey mid terraced property arranged as three one-bedroomed flats benefiting from double glazing. The property is in need of a full upgrade and refurbishment scheme. Works have commenced and the property is back to bare brick and there are no fittings.

**Situated** Between Rockfield Road and Anfield Road, within close proximity to Liverpool Football Club and approximately 2 miles from Liverpool city centre.

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

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

**Ground Floor**  
Main entrance Hallway  
**Flat 1** Lounge, Kitchen, Bathroom/WC, Access to rear, Lower Ground Bedroom.

**Outside**  
Yard to the rear.

LOT 102 31-37 Warbreck Moor, Liverpool L9 4RW  
COMMERCIAL INVESTMENT

\*GUIDE PRICE £170,000+



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Not to scale. For identification purposes only

The property comprises a ground floor public house situated within a semi-detached building arranged over basement, ground and two upper floors. The property is currently let producing £33,800 per annum.

**Situated** Warbreck Moor is an established parade in the heart of Aintree within close proximity to Aintree Race Course. Transport links are provided by Aintree Rail Station.

**Outside**  
The property benefits from a front seating area and rear yard.

**Basement**  
Not inspected.

**Tenancy**  
The property is currently let for a term of 10 years at a rental of £650 per week.

**Ground Floor**  
Bar, Kitchen, Office, WC and wash Basin.



LOT  
**103****15 Rutland Avenue, Sefton Park, Liverpool L17 2AE**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £225,000+



Not to scale. For identification purposes only

A three storey semi detached property converted to provide five one-bedroomed flats. All the flats are in good condition and benefit from central heating. The property is currently fully let producing an income of £23,160 per annum.

**Situated** Off Ullet Road in a popular and well established residential location within close proximity to local amenities and within walking distance to Sefton Park. Approximately 4 miles from Liverpool city centre.

**Ground Floor**

Porch Entrance, Hall

**Flat 1** Open plan Lounge/  
Kitchen, Bathroom/WC, Bedroom –  
£400pcm

**Flat 2** Lounge, Kitchen, Bedroom,  
Bathroom/WC, Access to yard –  
£300pcm

**First Floor**

**Flat 3** Lounge, Kitchen, Bedroom  
with ensuite shower room/WC –  
£430pcm

**Flat 4** Lounge/Bedroom/Kitchen,  
Bathroom/WC – £325pcm

**Second Floor**

**Flat 5** Hall, Open Plan Lounge/  
Kitchen, Bedroom, Shower room/  
WC – £475pcm

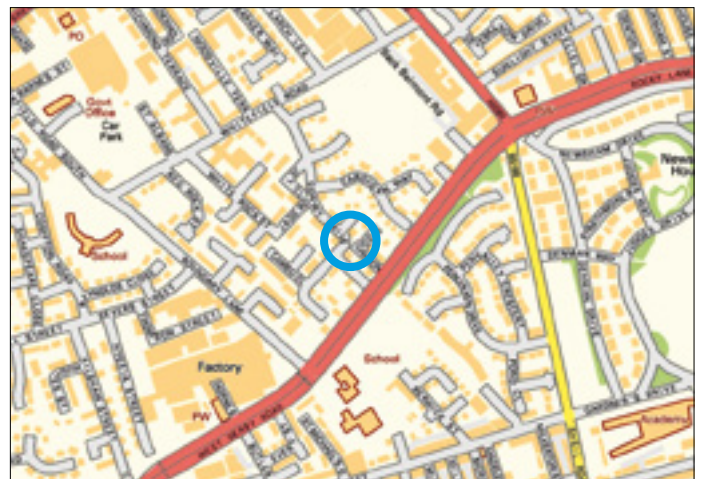
**Outside**

Rear Yard

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LOT  
**104****12 Mayfair Close, Anfield, Liverpool L6 5JS**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £25,000–£30,000



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 £4800.00 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.

**Ground Floor**

Main Entrance Hallway

**First Floor**

**Flat** Lounge/Bedroom, Dressing  
Room, Shower/WC, Kitchen.

**Outside**

Communal Gardens and parking.

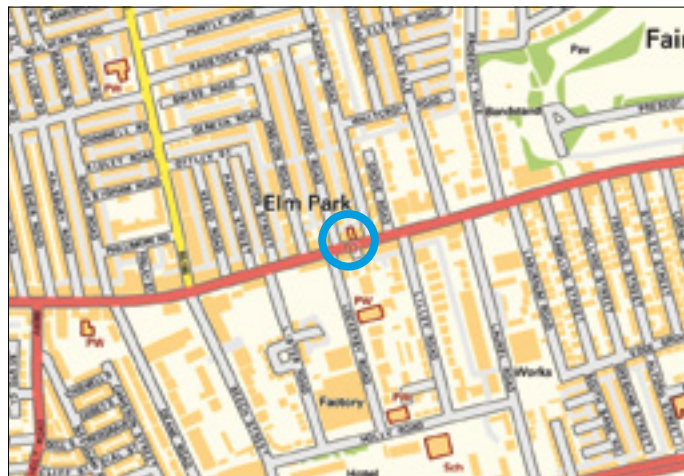
**EPC Rating** F.

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LOT  
**105**

**129/131 Prescot Road, Fairfield, Liverpool L7 0LB**  
RESIDENTIAL INVESTMENT

**\*GUIDE PRICE £175,000+**



Not to scale. For identification purposes only

A pair of three storey middle terraced properties converted to provide one double-fronted retail unit together with five one-bedroomed flats above. The property has recently undergone a full refurbishment scheme to include double glazing, electric storage heaters, newly fitted kitchens and bathrooms and is in very good condition. At the time of our inspection four of the flats were let producing an income of £25,476 per annum to include bills. The ground floor would be suitable for a number of uses, subject to any relevant planning consents. When fully let the potential income being in excess of £36,000 per annum.

**Situated** Fronting Prescot Road in within easy reach of local amenities an established residential location

and approximately 2.5 miles from Liverpool city centre.

**No 129 Ground floor Shop** Main Sales Area, Kitchen, WC

**First Floor Flat 2** Open Plan Lounge/Kitchen, Shower room, Bedroom.

**Second Floor Flat 4** Open Plan Lounge/Kitchen, Shower room, Bedroom.

**No 131 Ground Floor**

**Flat 1** Open Plan Lounge/Kitchen, Shower room, Bedroom.

**First Floor** Utility Room.

**Flat 3** Open Plan Lounge/Kitchen, Shower room, Bedroom.

**Second Floor Flat 5** Open Plan Lounge/Kitchen, Shower room, Bedroom.

**Outside** Rear Yard

BY ORDER OF THE COURT OF PROTECTION AND LIVERPOOL CITY COUNCIL

LOT  
**106**

**4 Tynville Road, Liverpool L9 9BW**  
VACANT RESIDENTIAL

**\*GUIDE PRICE £50,000–£55,000**



Not to scale. For identification purposes only

A three bedroomed end terraced property benefitting from double glazing and central heating. Following repair and modernisation the property would be suitable for occupation, resale or investment purposes.

**Situated** Off Longmoor Lane in a popular and well established residential location within close proximity to local amenities, Walton Vale amenities, schooling and approximately 5 miles from Liverpool city centre.

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

**First Floor** Three Bedrooms, Shower Room/WC

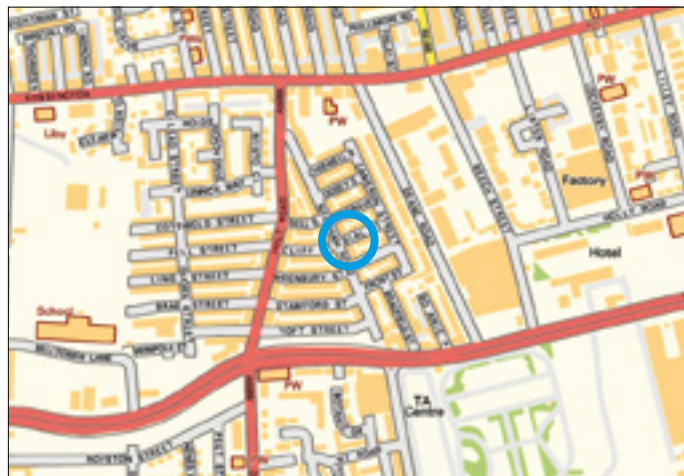
**Outside** Yard to the rear.

LOT  
**107****1 Dial Street, Liverpool L7 0EH**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £45,000–£50,000



A three bedroomed end of terrace property which is currently let by way of an Assured Shorthold Tenancy producing £5,400.00 per annum. The property benefits from central heating.



Not to scale. For identification purposes only

**Situated** Just off Edge Lane within a popular and well established residential location within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

**Ground Floor**

Hall, Front Living Room, Rear Living Room knocked through to inter-connect with the Kitchen.

**First Floor**

Three Bedrooms, Bathroom/WC.

**Outside**

Rear Yard.

**EPC Rating D**

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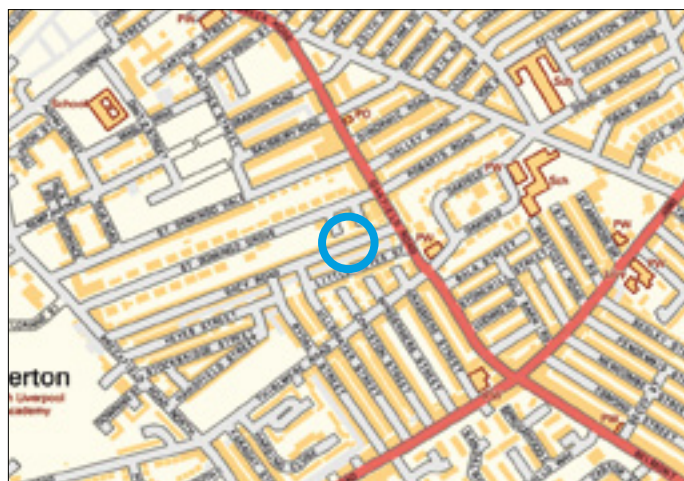
## ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**108****126 Dacy Road, Liverpool L5 6RZ**  
VACANT RESIDENTIAL

\*GUIDE PRICE £35,000+



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



Not to scale. For identification purposes only

**Situated** Off Oakfield Road (A580) within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

**Ground Floor**

Hall, Through Lounge, Kitchen.

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Rear Yard.

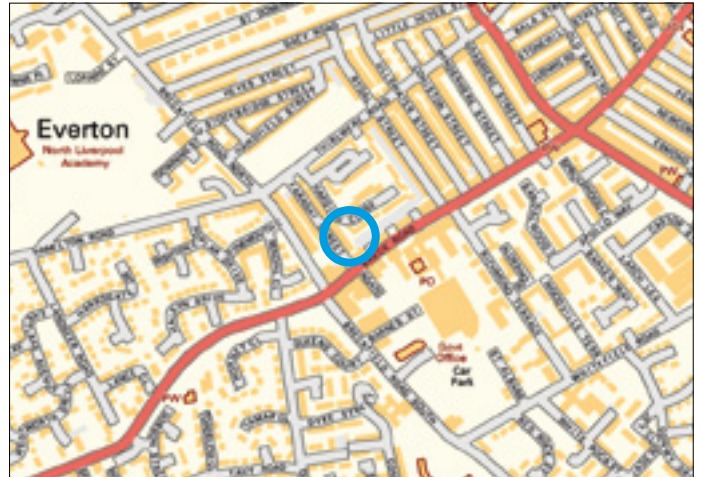
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ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**109**

**34 Harding Close, Liverpool L5 6SX**  
VACANT RESIDENTIAL

**\*GUIDE PRICE £40,000+**



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Not to scale. For identification purposes only

A four bedroomed detached property benefiting from double glazing and central heating and would be suitable for occupation or investment following refurbishment.

**Situated** Off Thirlmere Road within close proximity to Breck Road amenities and opposite Thirlmere Park.

**Outside**  
Rear yard, Driveway.

**Ground Floor**

Hall, Kitchen, Utility room, Dining room, Lounge, Shower room/WC, two Further rooms.

**First Floor**

Four Bedrooms, Bathroom/WC

ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**110**

**69 Newcombe Street, Liverpool L6 5AN**  
VACANT RESIDENTIAL

**\*GUIDE PRICE £20,000–£25,000**



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Not to scale. For identification purposes only

A vacant three bedroomed middle terraced property benefiting from partial double glazing and central heating. The property would be suitable for investment purposes following repair and modernisation.

**Situated** The property is situated off Breck Road in a popular residential area, approximately 3 miles from Liverpool city centre.

**Outside**  
Yard.

**Ground Floor**

Hall, Through Lounge/Diner, Kitchen, Bathroom/WC

**First Floor**

Three Bedrooms.

ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**111**

**35 Rossett Street, Liverpool L6 4AN**  
VACANT RESIDENTIAL

**\*GUIDE PRICE £30,000+**



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

Not to scale. For identification purposes only

**Situated** Off Lower Breck Road within close proximity to West Derby amenities, Newsham Park and approximately 3 miles from Liverpool city centre.

**Outside**  
Rear yard.

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

**First Floor**  
Two Bedrooms.

ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**112**

**48 Roxburgh Street, Liverpool L4 3SY**  
VACANT RESIDENTIAL

**\*GUIDE PRICE £35,000+**



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A two 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** Just off County Road in a popular and well established residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool city centre.

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

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

**Basement**  
Not inspected.

**Outside**  
Rear yard.

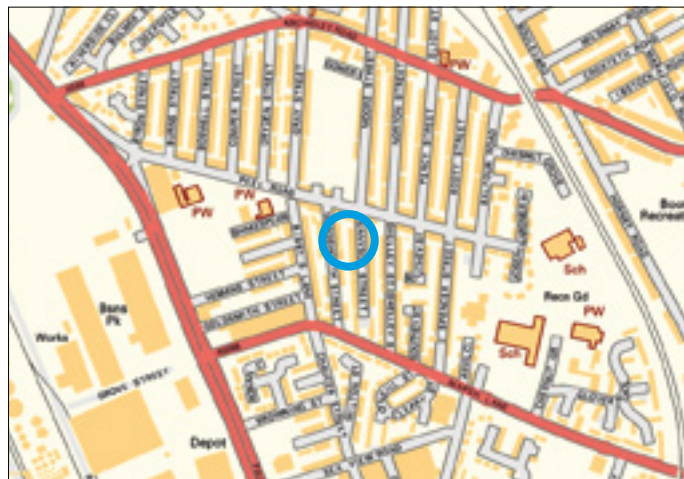
ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**113**

**63 Tennyson Street, Bootle, Merseyside L20 4LE**

VACANT RESIDENTIAL

**\*GUIDE PRICE £25,000-£30,000**



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Not to scale. For identification purposes only

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

**Situated** Just off Peel Road close to Knowsley Road and local amenities to include Bootle Strand Shopping Centre.

**Outside**  
Yard.

**Ground Floor**

Hall, Through Living room, Kitchen.

**First Floor**

Two Bedrooms, Bathroom/WC

ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**114**

**5 Wendell Street, Liverpool L8 0RQ**

VACANT RESIDENTIAL

**\*GUIDE PRICE £35,000+**



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Not to scale. For identification purposes only

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

**Situated** Off Parliament Street within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

**Outside**  
Rear yard.

**Ground Floor**

Vestibule, Front Living Room, Rear Living Room, Kitchen.

**First Floor**

Three Bedrooms, Bathroom/WC

ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**115**

**8 Wendell Street, Liverpool L8 0RQ**  
VACANT RESIDENTIAL

**\*GUIDE PRICE £15,000-£20,000**



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A two bedroomed middle terraced property benefiting from double glazing. The property has suffered fire and smoke damage throughout and is in need of full refurbishment.

Not to scale. For identification purposes only

**Situated** Off Smithdown Road within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

**Outside**  
Rear yard.

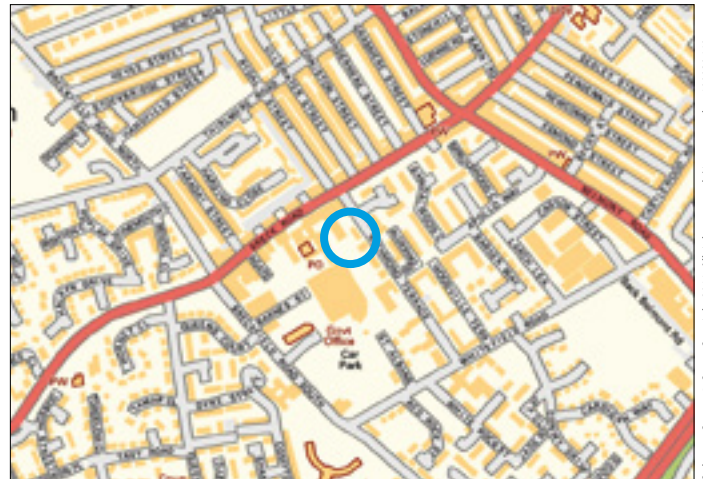
**Ground Floor**  
Lounge, Kitchen, Bathroom/WC

**First Floor**  
Two Bedrooms.

LOT  
**116**

**6 Richmond Terrace, Liverpool L6 5EA**  
RESIDENTIAL INVESTMENT

**\*GUIDE PRICE £150,000+**



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A substantial three storey semi-detached property converted to provide five one-bedroomed self-contained flats. The property benefits from double glazing, central heating and off road parking. At the time of our inspection one of the flats was let by way of an Assured Shorthold Tenancy at a rental of £4,706pa. When fully let the potential annual rental income is in excess of £23,500 per annum.

Not to scale. For identification purposes only

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

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

**Second Floor**  
**Flat 4** Lounge, Kitchen, Bedroom, Bathroom/WC.

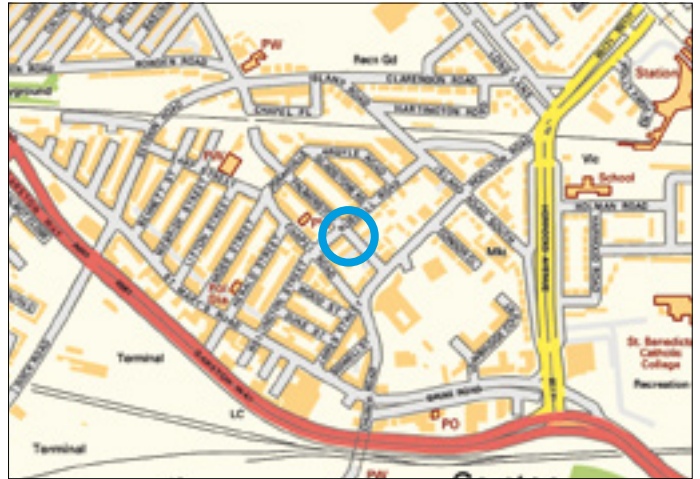
**Flat 5** Lounge, Kitchen, Bedroom, Bathroom/WC.

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

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

ON BEHALF OF A HOUSING ASSOCIATION

**LOT 117** **18 Russell Road/1 Shrewsbury Road, Garston, Liverpool L19 1RJ**  
**VACANT RESIDENTIAL** **\*GUIDE PRICE £75,000+**



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Not to scale. For identification purposes only

A three storey dormer style corner property providing a ground floor one bed roomed self contained flat together with a three-/four-bedroomed accommodation to the first and second floors, both accessed via separate entrances. The property would be suitable for HMO use or possible conversion to provide two flats or a large family home, subject to any necessary planning consents. The property is in need of refurbishment works. The ground floor benefits from double glazing and central heating.

and approximately 5 miles from Liverpool city centre.

**1 Shrewsbury Road Ground Floor**

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

**18 Russell Road Ground Floor**

Entrance Hallway.

**18 Russell Road First Floor**

Two Rooms, Kitchen/Diner, Bathroom/WC.

**Outside**

Yard to the rear.

**18 Russell Road Second Floor**

Two Rooms, Shower Room/WC.

**Situated** On the corner of Russell Road and Shrewsbury Road in a popular and well

established residential location within close proximity to Garston Village amenities, schooling

**LOT 118** **The Garrick Snug, St. John Street, Birkenhead, Merseyside CH41 6HY**  
**VACANT COMMERCIAL** **\*GUIDE PRICE £70,000+**



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Not to scale. For identification purposes only

A three storey middle terraced property currently trading as The Garrick Snug Public House and is fully functional on a daily basis. The property comprises a ground floor bar area with cellar. To the upper floors there is three bedroom accommodation which is in need of refurbishment. Glass washers, TVs and ice machines will not be included in the sale.

**Situated** Fronting St. John Street in a predominantly retail area close to Bower Road (A552) in the centre of Birkenhead.

**First Floor**

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

**Basement**

Beer cellar

**Second Floor**

Three Bedrooms.

**Ground Floor**

Bar Area, WCs.

**VAT**

VAT is applicable at the prevailing rate.



LOT  
**119****Land off Sefton Lane, Maghull, Liverpool L31 8BT**  
LAND

\*GUIDE PRICE £75,000+



A cleared level rectangular shaped parcel of land extending to approximately 0.25 hectares (0.63 acres). Currently laid as a grassed area.



Not to scale. For identification purposes only

**Situated** The land is located off Sefton Lane, the B5422, opposite Sefton Lane Industrial Estate. The site lies adjacent to Sefton Meadow Garden Centre and the Fun Factory. Nearby occupiers include the Former Cheshire Lions and Maghull waste transfer station. Much of the surrounding area is predominantly residential. Sefton Lane continues to Bridges Lane, to the west towards Thornton and Crosby and

east to Liverpool Road South and the A59.

**Town Planning**

The site does not benefit from any Planning Permission. Prospective bidders must make their own enquiries to the Local Planning Authority, telephone: 0151 922 4040.

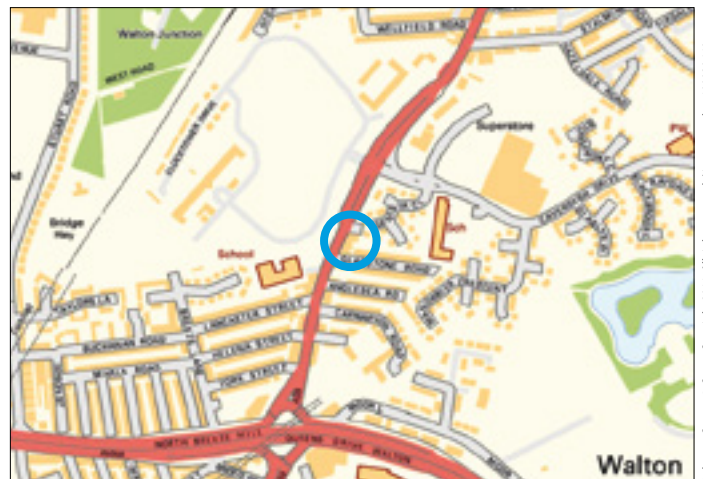
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LOT  
**120****The Shamrock Bar, 90 Rice Lane, Liverpool L9 1DD**  
VACANT COMMERCIAL

\*GUIDE PRICE £70,000+



A two storey end of terraced property which until recently traded as The Shamrock Bar. The property comprises a ground floor bar area with cellar. To the first floor there is accommodation which is in need of refurbishment to the first floor. There is a large private car park to the rear.



Not to scale. For identification purposes only

**Situated** Fronting Rice Lane close to its junction with Queens Drive and Breeze Hill in a popular and well established residential location.

**First Floor**

Living Room, Kitchen, two Bedrooms with En-Suites, Dressing Room, Bathroom.

**Ground Floor**

Bar Area, WCs, Staff Room, Games Area.

**Outside**

Car Park, Garage, Store Room.

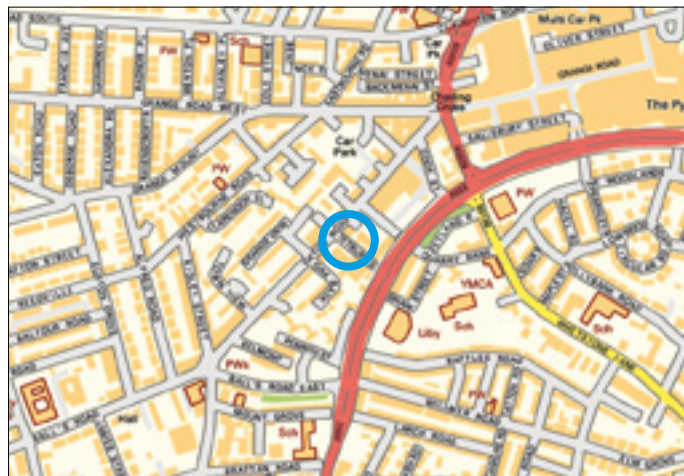
**VAT**

VAT is applicable at the prevailing rate.

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UPON THE INSTRUCTIONS OF THE MORTGAGEE NOT IN POSSESSION

**LOT 121** **63 Oxton Road, Birkenhead, Merseyside. CH41 2TL**  
**COMMERCIAL INVESTMENT** **\*GUIDE PRICE £30,000-£35,000**



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Mixed commercial and residential property close to Birkenhead town centre. Ground floor retail unit with residential upper floors. Not internally inspected by the Auctioneers.

Not to scale. For identification purposes only

**Situated** On a busy arterial route within approximately 200 yards of Birkenhead town centre. Close to various local traders in the immediate location.

**First Floor**  
Residential Accommodation (not inspected)

**Second Floor**  
Residential Accommodation (not inspected)

**Ground Floor**  
Sales Shop 51.8m<sup>2</sup> (557.58sq ft)  
Rateable value: £1,975

**LOT 122** **13 Newsham Drive, Newsham Park, Liverpool L6 7UG**  
**VACANT RESIDENTIAL** **\*GUIDE PRICE £150,000+**



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SOLD PRIOR

A Freehold substantial three storey plus basement, seven/eight bedroomed semi-detached property in need of a full upgrade and refurbishment scheme. The property benefits from front and rear gardens and off road parking. The property could be converted to provide four/five self-contained flats or a HMO Investment opportunity, subject to any necessary planning consents.

Not to scale. For identification purposes only

**Situated** Overlooking Newsham Park within easy access to Tuebrook amenities and approximately 3 miles from Liverpool city centre.

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

**Second Floor**  
Half Landing 1 room, three Rooms, Bathroom/WC

**Basement**  
Four Rooms, Bathroom/WC, Kitchen.

**Ground Floor**  
Hallway, Front Room, two Rear Rooms, Kitchen.

**Outside**  
Gardens front and rear, Off road Parking.

LOT  
**123**

**408-410 Prescot Road, Old Swan, Liverpool L13 3DA**  
COMMERCIAL INVESTMENT

**\*GUIDE PRICE £120,000+**



Not to scale. For identification purposes only

A three storey double fronted retail unit together with two duplex self contained flats above (one two-bedroom and one three-bedroom). The property is in good order throughout and benefits from double glazing, central heating and electric steel roller shutters. The ground floor is currently let by way of a three year lease at a rental of £6,000 per annum. The flats are vacant and suitable for immediate letting with a potential annual rental income of £12,600. When fully let the potential annual rental income being in excess of £18,600.

**Situated** Fronting Prescot Road close to its junction with Green Lane just a short distance to Old

Swan amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Retail Unit (Salt & Pepper Bar and Restaurant), Kitchen, Ladies and Gents WCs

**Second Floor**

**Flat 410a** Lounge, Bedroom

**Flat 408a** Two Further Bedrooms

**First Floor**

**Flat 410a** Hall, Bedroom, Kitchen, Bathroom/WC

**Flat 408a** Hall, Lounge, Bedroom, Kitchen, Bathroom/WC with Walk In Shower

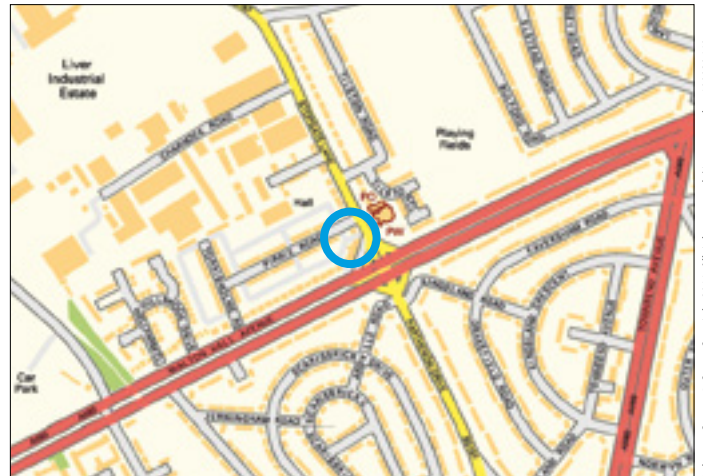
**Outside**

Yard to the rear.

LOT  
**124**

**7 Stopgate Lane, Walton, Liverpool L9 6AN**  
VACANT RESIDENTIAL

**\*GUIDE PRICE £65,000+**



Not to scale. For identification purposes only

A three bedroom semi detached property benefiting from double glazing, central heating, front and rear gardens. Following modernisation the property would be suitable for occupation, resale or investment purposes.

**Situated**

Fronting Stopgate Lane on the corner of Pirrie Road within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

**Outside**

Rear detached garage, garden, off road parking to the rear, front garden.

**Ground Floor**

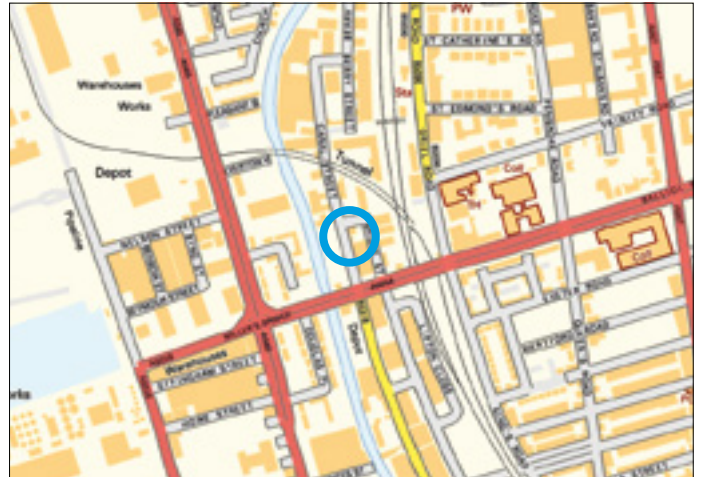
Hall, Lounge, Dining Room, Kitchen

**First Floor**

Three Bedrooms, Bathroom/WC

LOT **125** **28 Canal Street, Bootle, Merseyside L20 8AH**  
**VACANT COMMERCIAL**

**\*GUIDE PRICE £100,000–£120,000**



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Not to scale. For identification purposes only

The property provides a prominent detached two storey Freehold building, which formerly served as a public house. Trade counter and office accommodation with ancillary storage and kitchen and washroom facilities. Internally the accommodation benefits from gas central heating, UPVC double glazing and electric roller security shutters.

**Situated** The property is located on Canal Street to the corner of Bridge Street at the northern end of Bank Hall Industrial Estate. It is located approximately 2.5 miles north of Liverpool city centre.

**Basement**  
Storage Area

**Ground Floor**

Two Trade counters, Office, Storage, Kitchen and two WCs  
Separate entrance to the first floor

**Outside**

The adjoining yard area is held under a Long Leasehold title and is not included in the sale. The yard may however be available by separate negotiation.

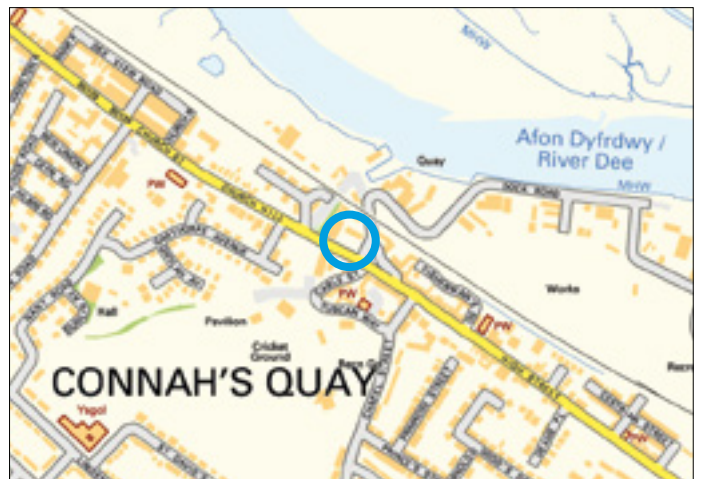
**First Floor**

Bathroom and Kitchen, Five Rooms

Total Net Internal Office Space:  
166.8m<sup>2</sup> (1,795sq ft)

LOT **126** **Cadet House, 380 High Street, Connah's Quay, Deeside, Clwyd CH5 4AX**  
**VACANT COMMERCIAL**

**\*GUIDE PRICE £40,000–£45,000**



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Not to scale. For identification purposes only

A vacant detached single storey former office unit situated in an enclosed gated site with car parking. The property would be suitable for a variety of commercial uses subject to any necessary planning consents.

**Situated** To the rear of 380 High Street and Territorial House, the former Royal Welch Fusiliers office building, within close proximity to Connah's Quay town centre and local amenities.

**Outside**

Enclosed gated site with visitor car parking.

**Note**

VAT at the prevailing rate is applicable to this lot.

**Ground Floor**

Office Unit with ancillary accommodation.

LOT  
**127**

**192 Bowring Park Road, Bowring Park, Liverpool L14 3NR**  
VACANT RESIDENTIAL

**\*GUIDE PRICE £125,000+**



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A vacant three bedroomed semi detached property benefiting from double glazing, off road parking, garage and front and rear gardens. Following modernisation the property would be suitable for occupation, investment or re-sale purposes.

Not to scale. For identification purposes only

**Situated** On Bowring Park Road in a popular residential location within close proximity to local shopping facilities, schooling and Belle Vale Shopping Parade.

**Outside** Driveway, garage and front and rear gardens.

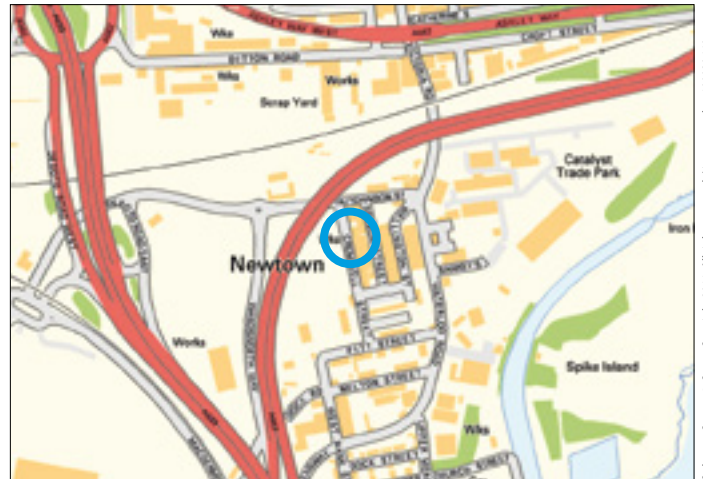
**Ground Floor**  
Hall, Lounge, Dining room, Kitchen

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

LOT  
**128**

**6 Cromwell Street, Widnes WA8 0QQ**  
VACANT COMMERCIAL

**\*GUIDE PRICE £120,000+**



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Brick built workshop and offices extending to approximately 538.82m<sup>2</sup> (5,800sq ft). We understand the vendor has recently fitted a Kingspan roof to the premises

Not to scale. For identification purposes only

**Situated** Cromwell Street is off Marsh Street leading to Wellington Street.

**Ground floor**  
Workshop and 4 offices

**Mezzanine**  
Storage

JOINT AGENTS MASON OWEN &amp; PARTNERS

LOT  
**129****Unit 5, Hurricane Court, Hurricane Drive, Speke, Liverpool L24 8RL****VACANT COMMERCIAL****GUIDE PRICE £100,000–£120,000**

The property comprises a semi detached two storey modern office building set within Hurricane Court, a new-build office development set within the established Liverpool International Business park. Internally, the unit provides open plan office accommodation on the ground floor, together with an attractive reception lobby including WCs and kitchen facility. To the first floor which has been sub divided by attractive glass partitions to provide a mixture of open plan offices and meeting rooms and board room. The offices are decorated to a high standard to include suspended ceilings incorporating LG3 recessed lighting, together with raised access floors, perimeter trunking and carpeting throughout. Heating is provided by a mixture of wall mounted electric heaters together with air conditioning cassettes, whilst fenestration is provided by UPVC double glazed windows to each elevation. Externally, the property benefits from 9No. Demised car parking spaces located within the surrounding court yard.

#### Situated

The property is located within Hurricane Court, benefitting from a central position within Liverpool International Business Park. Liverpool International Business Park is one of the North West's leading business locations being home to a number of high profile national occupiers such as HBOs, Littlewoods, DHL and Kier. Speke Boulevard (A561) is within close proximity providing access to Junction 6 of the M62 via the A5300 Knowsley Expressway. The area is well served by public transport with Merseyrail's Liverpool South Parkway station some 2 miles to the east whilst a number of bus routes run along the A561.

#### Ground Floor

open plan office accommodation, reception lobby including WCs and kitchen – 1,354 sq ft (125.8m<sup>2</sup>)

#### First Floor

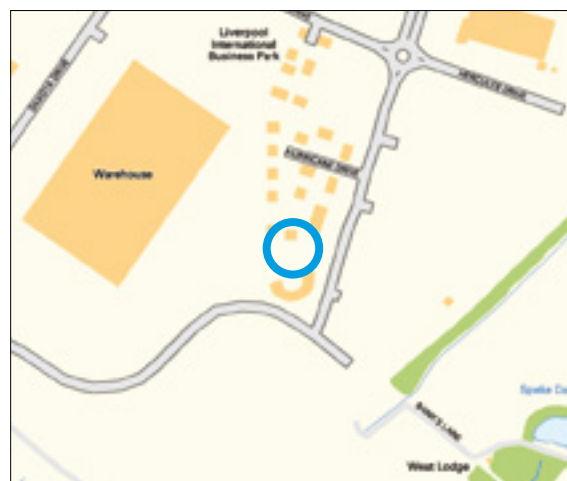
Open plan Offices/Meeting Rooms/Boardroom – 1,261 sq ft (117.2m<sup>2</sup>)

#### Outside

9 demised car parking spaces located within the surrounding court yard.

#### VAT

Is applicable at the prevailing rate.



Not to scale. For identification purposes only

**mason  
owen...**  
property consultants

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LOT  
**130****22 Hey Park, Huyton, Liverpool L36 6HR**  
VACANT RESIDENTIAL**GUIDE PRICE £40,000 +**

A 1 bedroomed purpose built first floor apartment suitable for occupation or investment purposes. The property is in good order and benefits from double glazing, central heating, secure intercom entry system, communal gardens and parking and garage. The potential annual rental income being in excess of £5000.00.



Not to scale. For identification purposes only

**Situated**

Fronting Seel Road within walking distance to Huyton shopping centre and schooling. Approximately 5 miles from Liverpool City Centre.

**First Floor**

**Flat** – Hall, Lounge, Bedroom, Kitchen, Bathroom/W.C.

**Outside**

Garage, Communal gardens, off road parking, Bin Store, and Shared Balcony.

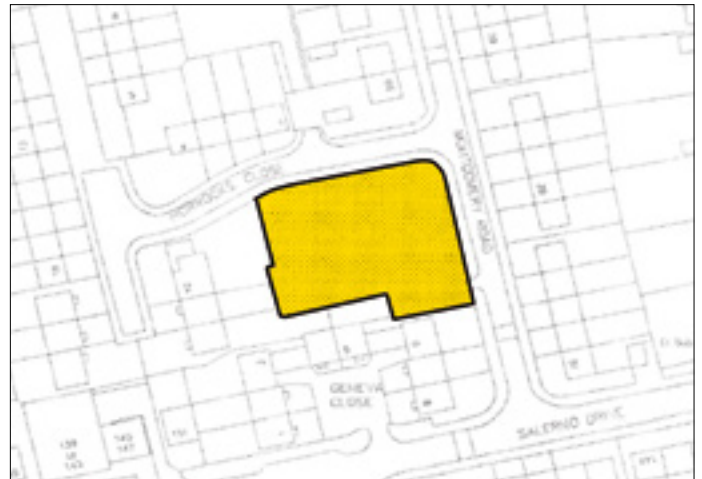
**Ground Floor**

Main Entrance hallway.

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LOT  
**131****Former Montgomery Resource Centre, Montgomery Road, Huyton L36 7UH**  
LAND**GUIDE PRICE £80,000+**

A cleared gated corner plot of land benefiting from full planning permission to erect 6 x 3 bedroomed town houses with associated carparking and vehicular access. Total area of 1,481m<sup>2</sup> (0.37 acre). We believe all main services are available, however, potential purchasers should rely on their own enquiries.



Not to scale. For identification purposes only

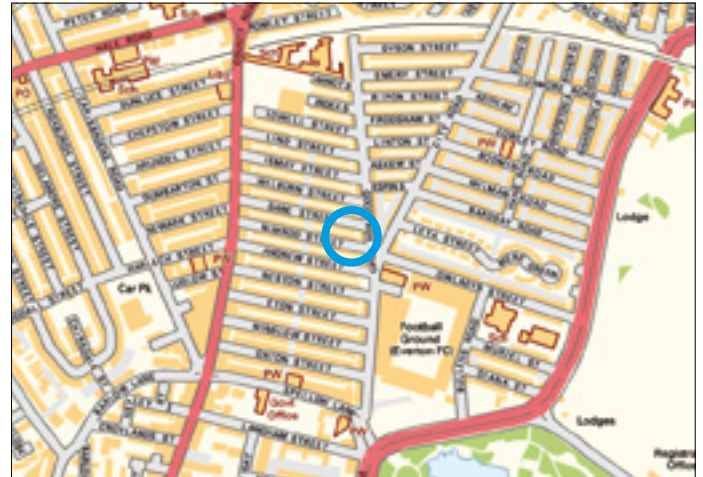
**Situated**

On the corner of Montgomery Road and Horrocks Close which in turn is just off Liverpool Road in a well established residential location within close proximity to Huyton Railway Station and Huyton Shopping Centre, schooling and approximately 5 miles from Liverpool City Centre.

**Planning**

Planning Application Reference Knowsley Council 14/00519/FUL.

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LOT  
**132****80 Dane Street, Liverpool L4 4DZ**  
£40,000–£45,000**RESIDENTIAL INVESTMENT**

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Not to scale. For identification purposes only

A 3 bedroomed end of terrace property which is currently let by way of an Assured Shorthold Tenancy producing £6,300.00 per annum. The property benefits from majority double glazing and central heating.

**Situated**

Off County Road and Goodison Road in a popular and well established location within close proximity to local amenities, Schooling, Everton Football Club and approximately 2.5 miles from Liverpool City Centre.

**Ground Floor**

Vestibule, Through Lounge/Dining Room, Kitchen.

**First Floor**

2 Bedrooms, Bathroom/WC

**Second Floor**

1 Further Bedroom.

**Outside**

Rear Yard.

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for our 4 June auction  
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**Cathy Holt** MNAEA  
cathy.holt@suttonkersh.co.uk

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tony.webber@suttonkersh.co.uk

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# NOTES

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# TERMS AND CONDITIONS FOR PROXY OR TELEPHONE BIDDERS

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

- 1 For those who are unable to attend the auction the proxy bidding form should be used in order to submit a maximum bid to the Auctioneer. This bid will not be called upon prior to the time of offering the particular lot for which the bid has been made. A prospective buyer should fill in the appropriate telephone bidding form or proxy bidding form in the catalogue and should ensure that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective.
- 2 Maximum bids must be for an exact figure and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective buyer.
- 3 All proxy and telephone bidding completed forms must be delivered to the auctioneer with the appropriate deposit cheque not less than 48 hours prior to the start of the auction at which the property the subject of the bid is to be sold. A cheque or banker's draft in the sum of 10% of the maximum bid or £3,000 whichever is the greater, is enclosed with the proxy or telephone bidding form. Cheques should be made payable to Sutton Kersh. Receipt of funds must be the day prior to the auction.  
Buyer's Administration Charge – The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of £500 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 £500 plusVAT 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:

.....

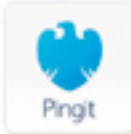
.....

Date of signing .....

**NOW ACCEPTING PAYMENT BY**



Pay with  
**Barclays Pingit**  
Scan this code to  
pay now



# 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 £500 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 .....

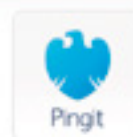
or person signing on purchaser's behalf. The signatory warrants that authority has been given by the bidder.

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****NOW ACCEPTING  
PAYMENT BY**

Pay with  
Barclays Pingit  
Scan this code to  
pay now







<p>G1.10 The BUYER is not to rely on the information contained in the PARTICULARS but may rely on the SELLER'S conveyancer's written replies to preliminary enquiries to the extent stated in those replies.</p> <p><b>G2. Deposit</b> 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><b>G3. Between contract and completion</b> 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><b>G4. Title and identity</b> 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. 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><b>G5. Transfer</b> 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><b>G6. Completion</b> 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.</p> <p>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.</p> <p>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><b>G7. Notice to complete</b> 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><b>G8. If the contract is brought to an end</b> 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><b>G9. Landlord's licence</b> G9.1 Where the LOT is or includes leasehold land and licence to assign is required this CONDITION G9 applies. G9.2 The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires. G9.3 The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained.</p> <p>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.</p> <p>G9.5 The BUYER must: • (a) promptly provide references and other relevant information; and • (b) comply with the landlord's lawful requirements.</p> <p>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><b>G10. Interest and apportionments</b> G10.1 If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the PRICE (less any deposit paid) from the AGREED COMPLETION DATE up to and including the ACTUAL COMPLETION DATE. G10.2 Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must pay to the BUYER after COMPLETION any sum to which</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; • 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><b>G11. Arrears</b> <b>Part 1 Current rent</b> G11.1 "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding COMPLETION. G11.2 If on COMPLETION there are any arrears of current rent the BUYER must pay them, whether or not details of those arrears are given in the SPECIAL CONDITIONS. G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to arrears of current rent.</p> <p><b>Part 2 Buyer to pay for arrears</b> G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of arrears. G11.5 The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the SPECIAL CONDITIONS. G11.6 If those arrears are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those arrears.</p> <p><b>Part 3 Buyer not to pay for arrears</b> G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS: • (a) so state; or • (b) give no details of any arrears. G11.8 While any arrears due to the seller remain unpaid the buyer must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy; (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require; (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order; (e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11. G11.9 Where the SELLER has the right to recover arrears it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.</p> <p><b>G12. Management</b> G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES. G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION. G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and: • (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><b>G13. Rent deposits</b> G13.1 This CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other document under which the rent deposit is held. G13.2 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions. G13.3 Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: • (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><b>G14. VAT</b> G14.1 Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.</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; and
  - (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.
- G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.
- G22. Service Charge**
- G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.
- G22.2 No apportionment is to be made at COMPLETION in respect of service charges.
- G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:
- (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 (arrear) 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 may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.
- G23.3 Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.
- G23.4 The SELLER must promptly:
- (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
  - (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.
- G23.5 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.
- G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as arrears.
- G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.
- 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) relate the SELLER with an official copy of the register providing 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.

- 1. The Deposit**
  - 1.1 GENERAL CONDITIONS A5.5a shall be deemed to be deleted and replaced by the following:  
A5.5a. The Deposit: a) must be paid to the AUCTIONEERS by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)  
b) is to be held as stakeholder save to the extent of the AUCTIONEERS' fees and expenses which part of the deposit shall be held as agents for the SELLER
- 2. Buyer's Administration Charge**
  - 2.1 Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £500 plus VAT upon exchange of contracts to the Auctioneer.
- 3. Extra Auction Conduct Conditions**
  - 3.1 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.
- 4. Searches**

On completion the Buyer shall pay to the Seller, in addition to the purchase price, the cost incurred by the Seller in obtaining the Searches included in the Auction Pack.

## COMMERCIAL PROPERTY AND PROFESSIONAL SERVICES

### Auctions – Liverpool

2 Cotton Street  
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Tel: 0151 207 6315  
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### Commercial Property

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### Mortgages

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Tel: 0151 280 0407  
mortgages@suttonkersh.co.uk

### Block Management

6 Cotton Street  
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### Auctions – London

3 Belgrave Gardens  
St Johns Wood  
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Tel: +44(0)20 7625 9007  
info@auctionhouselondon.co.uk

### Building Surveying

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

### Surveys & Valuations

2 Cotton Street  
Liverpool L3 7DY  
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## RESIDENTIAL LETTINGS & ESTATE AGENCY SERVICES

### Residential Lettings Head Office

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### Residential Lettings City Centre

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### City Centre

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