

NOW INVITING
INSTRUCTIONS
FOR OUR
3 NOVEMBER AUCTION

SuttonKersh



1ST FOR AUCTIONS

Thursday 15 September 2016

Commencing at 12 noon prompt at

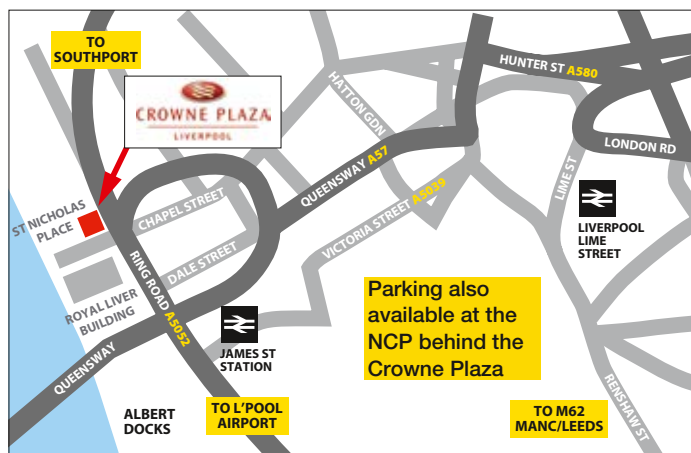
Crowne Plaza 2 St Nicholas Place

Pier Head Liverpool L3 1QW



www.suttonkersh.co.uk

Location



Crowne Plaza
2 St Nicholas Place
Pier Head
Liverpool L3 1QW
Tel: 0151 243 8000

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

Please speak to Cathy Holt on
0151 207 6315

Or email cathy.holt@suttonkersh.co.uk

Auction programme 2016

AUCTION DATES

11th February
31st March
26th May
14th July
15th September
3rd November
15th December

CLOSING DATES

15th January
4th March
29th April
17th June
19th August
7th October
18th November

Auction programme 2017

AUCTION DATES

9th February
29th March
25th May
12th July
14th September
2nd November
14th December

CLOSING DATES

13th January
3rd March
28th April
16th June
18th August
6th October
17th November

Merseyside's leading auction team...



James Kersh BSc (Hons) MRICS
Director
james@suttonkersh.co.uk



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Associate Director
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Auctioneer



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CONTACT

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for free advice or to arrange a free valuation

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Auctioneer's pre-sale announcements

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

1 The auctioneer will offer all lots in the order as shown in the catalogue.

2 An addendum to the catalogue and Conditions of Sale is currently available for distribution in the auction room.

3 This addendum is an important document providing updates and corrections to the auction catalogue.

4 Sutton Kersh will always endeavour to inform prospective purchasers of changes that may have taken place after the catalogue was printed when such changes are brought to their attention.

5 Would prospective purchasers please ensure they have a copy of the auction catalogue and an addendum prior to bidding.

6 Prospective purchasers are deemed to have read the addendum whether they have done so or not.

7 You are bidding on the basis that you have checked the General Conditions of Sale, which are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot.

8 The Special Conditions of Sale together with the title documentation have been available for inspection at the auctioneer's office in the immediate period leading up to auction date.

9 You are bidding on the basis that you have made all necessary enquiries, particularly in respect of lots the auctioneer has not inspected or had initial sight of tenancy details, and have checked the General and Special Conditions of Sale and are satisfied that you fully understand their content.

10 If you have a question in respect of any of the lots within the catalogue would you please ask one of the Sutton Kersh

representatives who will attempt to answer your question during the auction. The auctioneer will not answer any questions whilst the auction is proceeding.

11 Guide Prices shown in the catalogue are merely an approximation and the auctioneer's opinion only. They should not be regarded as anything more. (see definition of Guide Prices below)

12 The auctioneer will not describe each individual property in detail or elaborate on its features or finer points. He will merely state the address, lot number and a very brief description.

13 Please remember it is the bidder's duty to attract the auctioneer's attention.

14 Please bid clearly and do not delay.

15 At the fall of the hammer the successful bidder will be in a binding contract of sale. At this point, an auction runner will come to your place of bidding, take your name and address and details of your solicitor and will lead you to one of the contract tables in the auction room.

Identification details (details of which are available from Sutton Kersh staff) will be required from you. Please make sure that you have the required documentation readily available. If in doubt, please contact Cathy Holt 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 (unless stated otherwise within the property description in the catalogue) 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 14 July

LOT	PROPERTY	RESULT	PRICE
1	268 Stanley Road, Bootle, Merseyside L20 3ER	Sold	£108,000
2	49 Greenleaf Street, Liverpool L8 0RA	Sold	£38,000
3	108 Aigburth Road, Aigburth, Liverpool L17 7BP	Sold Prior	—
4	13 Lorne Street, Liverpool L7 0JP	Sold	£70,000
5	37 Dalemeadow Road, Knotty Ash, Liverpool L14 5PL	Sold Prior	—
6	5 Norwich Road, Liverpool L15 9HL	Sold	£225,000
7	Flat 2, 24 Tapestry Gardens, Birkenhead, Merseyside CH41 7BQ	Sold Prior	—
8	2 Grange Street, Liverpool L6 4AZ	Sold	£36,500
9	Flat 3, 14d Walton Park Mansions, Walton Park, Liverpool L9 1EZ	Sold	£43,000
10	114 Bridge Road, Litherland, Liverpool L21 8NT	Sold	£51,750
11	Land Behind Littlewood Lodge, Deysbrook Lane, West Derby, L12 0HA	Available At	£20,000
12	22 St. Andrew Road, Liverpool L4 2RJ	Sold	£30,750
13	49 Scorton Street, Liverpool L6 4AS	Sold	£39,000
14	42 St. Andrew Road, Liverpool L4 2RJ	Sold	£25,000
15	Flat 5, 4 Greenheys Road, Liverpool L8 0SX	Sold Prior	—
16	25 Harebell Street, Liverpool L5 7RL	Available At	£40,000
17	Unit 1 Indigo Works, Oil Sites Road, Ellesmere Port CH65 4EY	Sold	£65,000
18	Flats 1, 2 & 4, 22 Croxteth Grove, Liverpool L8 0RX	Sold	£120,000
19	Flats 3 & 5, 22 Croxteth Grove, Liverpool L8 0RX	Sold	£60,000
20	323 – 323a East Prescott Road, Liverpool L14 2DD	Withdrawn	—
21	1 Chetwynd Road, Prenton, Merseyside CH43 2JJ	Sold After	—
22	162 Kensington, Liverpool L7 8XE	Available At	£75,000
23	128 Moore Street, Bootle, Merseyside L20 4PL	Sold	£38,000
24	72 Longfellow Street, Liverpool L8 0QX	Sold	£48,000
25	197 Wargrave Road, Newton-Le-Willows, Merseyside WA12 8JT	Available At	£55,000
26	57 Mersey Road, Widnes, Cheshire WA8 0DS	Sold After	—
27	17 Bridgewater Street, Runcorn, Cheshire WA7 1LH	Sold	£49,000
28	138–140 Prescott Road, St. Helens, Merseyside WA10 3TY	Available At	£300,000
29	26 Harebell Street, Liverpool L5 7RP	Sold	£40,000
30	5 Wulstan Street, Liverpool L4 1RA	Sold	£40,500
31	475 Rice Lane, Liverpool L9 8AP	Sold Prior	—
32	56–70 Conwy Drive, Liverpool L6 5JP	Sold	£128,000
33	Flat A, 11 Derwent Road West, Liverpool L13 6QP	Available At	£30,000
34	13 Townsend Lane, Anfield, Liverpool L6 0AX	Sold	£16,000
35	28 Walton Hall Avenue, Liverpool L4 6UF	Available At	£80,000
36	52 Violet Road, Liverpool L21 6NZ	Sold Prior	—
37	50 Rector Road, Liverpool L6 0BY	Sold	£45,000
38	12/5 Social Club, Rusland Road, Liverpool L32 6QW	Available At	£150,000
39	308 Park Road, Toxteth, Liverpool L8 4QY	Withdrawn	—
40	25 Fairfield Street, Liverpool L7 0JY	Available At	£75,000
41	54 Thirlmere Road, Everton, Liverpool L5 6PP	Available At	£44,000
42	65 Rodney Street, Birkenhead, Merseyside CH41 2RQ	Sold	£47,000
43	20 Rydal Street, Liverpool L5 6QS	Sold	£45,000
44	81 High Street, Wavertree, Liverpool L15 8HF	Sold Prior	—
45	22 The Promenade, Southport, Merseyside PR8 1QU	Available At	£400,000
46	14 Faraday Street, Liverpool L5 6PL	Sold	£45,000
47	11 Randolph Street, Liverpool L4 0SA	Sold	£28,000
48	62 Coniston Street, Liverpool L5 6QZ	Available At	£47,500
49	23 Snowberry Road, Liverpool L14 8XN	Sold	£58,000
50	182 Prescott Road, Fairfield, Liverpool L7 0JD	Sold Prior	—
51	86 Grosvenor Road, Wavertree, Liverpool L15 0HB	Sold	£50,000
52	Coedle, Red Wharf Bay, Pentraeth, Gwynedd LL75 8RJ	Available At	£550,000
53	11 Wulstan Street, Liverpool L4 1RA	Available At	£43,000
54	115/117 Windsor Street/Corner Of Gwendoline Street, Liverpool L8 8EF	Sold	£66,000

55	13 & 15 Froghall Lane, Warrington WA2 7JL	Available At	£300,000
56	92 Antonio Street, Bootle, Merseyside L20 2EU	Available At	£50,000
57	3 Garages & Land At Chapel Avenue, Liverpool L9 2BY	Sold	£10,250
58	555 East Prescott Road, Liverpool L14 2EG	Sold	£57,000
59	34 Sergrim Road, Liverpool L36 2QD	Sold	£69,500
60	Apt 3, 72 Canning Street, Liverpool L8 7NR	Sold After	—
61	Plot 25, Land At Watling Street, Hints, Tamworth, Staffordshire B78 3DF	Withdrawn	—
62	Plot 26, Land At Watling Street, Hints, Tamworth, Staffordshire B78 3DF	Withdrawn	—
63	Plot 27, Land At Watling Street, Hints, Tamworth, Staffordshire B78 3DF	Withdrawn	—
64	Plot 28, Land At Watling Street, Hints, Tamworth, Staffordshire B78 3DF	Withdrawn	—
65	Plot 29, Land At Watling Street, Hints, Tamworth, Staffordshire B78 3DF	Withdrawn	—
66	Plot 30, Land At Watling Street, Hints, Tamworth, Staffordshire B78 3DF	Withdrawn	—
67	Plot 31, Land At Watling Street, Hints, Tamworth, Staffordshire B78 3DF	Withdrawn	—
68	Plot 32, Land At Watling Street, Hints, Tamworth, Staffordshire B78 3DF	Withdrawn	—
69	Plot 33, Land At Watling Street, Hints, Tamworth, Staffordshire B78 3DF	Withdrawn	—
70	Plot 34, Land At Watling Street, Hints, Tamworth, Staffordshire B78 3DF	Withdrawn	—
71	Plot 35, Land At Watling Street, Hints, Tamworth, Staffordshire B78 3DF	Withdrawn	—
72	Plot 36, Land At Watling Street, Hints, Tamworth, Staffordshire B78 3DF	Withdrawn	—
73	143 Hall Lane, Kensington, Liverpool L7 8TF	Sold Prior	—
74	33 Greenleaf Street, Liverpool L8 0RA	Sold	£38,000
75	1 Croxdale Road, Liverpool L14 8XX	Sold	£50,000
76	18a Windsor Street, Liverpool L8 1XF	Sold	£54,000
77	The Midden Public House, 93 Rydal Street, Liverpool L5 6QR	Available At	£70,000
78	45 Moore Street, Bootle, Merseyside L20 4SE	Sold	£33,500
79	25 Wharnccliffe Road, Old Swan, Liverpool L13 3ED	Sold	£69,000
80	1 Arrowe View, Arrowe Park Road, Wirral, Merseyside CH49 0UR	Sold	£63,000
81	98 Wykeham Street, Liverpool L4 1QY	Sold	£35,000
82	11 Briar Street, Liverpool L4 1RB	Sold Prior	—
83	50 Oak Leigh, Liverpool L13 7EN	Sold	£46,000
84	18 Bligh Street, Liverpool L15 0HF	Sold	£43,000
85	1a Diana Street, Liverpool L4 5RX	Sold Prior	—
86	1a Dorset Avenue, Liverpool L15 2JA	Sold After	—
87	183–185 Rawson Road, Liverpool L21 1HN	Available At	£30,000
88	49 County Road, Walton, Liverpool L4 3QA	Sold Prior	—
89	5, 7 & 9 Horsfall Street, Liverpool L8 6RU	Withdrawn	—
90	59 Glengariff Street, Tuebrook, Liverpool L13 8DW	Sold	£54,500
91	90 Oxford Road, Waterloo, Liverpool L22 7RF	Available At	£220,000
92	Apt 56, 71 Sefton Street, Toxteth, Liverpool L8 6UD	Available At	£120,000
93	73a Stanley Road, Liverpool L20 7BZ	Sold Prior	—
94	22 Wendell Street, Liverpool L8 0RQ	Sold After	—
95	84 Chirkdale Street, Liverpool L4 3SQ	Sold After	—
96	26 St. Domingo Vale, Liverpool L5 6RW	Sold After	—
97	35 Somerford Road, Liverpool L14 0ND	Sold	£55,000
98	145 Laird Street, Birkenhead, Merseyside Ch41 0AA	Available At	£60,000
99	4 Springbank Road, Liverpool L4 2QR	Sold	£45,000
100	54 Sutton Street, Liverpool L13 7EL	Sold Prior	—
101	45 Botanic Road, Liverpool L7 5PX	Sold Prior	—
102	29a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX	Sold	£30,500
103	16 Ferny Brow Road, Wirral, Merseyside CH49 8EE	Sold	£70,000
104	17/17a/19 Holt Road, Liverpool L7 2PL	Postponed	—
105	62 Priory Road, Liverpool L4 2RZ	Withdrawn	—
106	30 Garmoye Road, Liverpool L15 3HW	Sold After	—

Total Realisation = 4,116,751

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 15 September

For sale by public auction unless sold prior or withdrawn

1	17 Templeton Road, Platt Bridge, Wigan, Lancashire WN2 5PB	£25,000-£30,000
2	45 Harebell Street, Liverpool L5 7RL	£35,000+
3	11 St. Andrew Road, Liverpool L4 2RJ	£20,000+
4	13 Templeton Road, Platt Bridge, Wigan, Lancashire WN2 5PB	£25,000-£30,000
5	10 Edge Lane, Edge Hill, Liverpool L7 1QX	£250,000+
6	52 Grant Avenue, Liverpool L15 5AY	£135,000+
7	197 Wargrave Road, Newton-le-Willows, Merseyside WA12 8JT	£50,000+
8	57 Oak Leigh, Tuebrook, Liverpool L13 7EN	£40,000-£45,000
9	31 High Street/2a Grove Street, Wavertree, Liverpool L15 8HU	£125,000+
10	14 Ridley Road, Liverpool L6 6DN	£45,000+
11	369 Borough Road, Birkenhead, Merseyside CH42 0HA	£40,000+
12	39 Marlborough Road, Tuebrook, Liverpool L13 8AU	£60,000+
13	67 Rhodesia Road, Liverpool L9 9BS	£45,000+
14	99 & 99a Marsh Lane, Bootle, Merseyside L20 4JB	£65,000+
15	19 Heron Street, Pendlebury, Swinton, Manchester M27 4DJ	£65,000+
16	23 Heron Street, Pendlebury, Swinton, Manchester M27 4DJ	£75,000+
17	19a Heron Street, Pendlebury, Swinton, Manchester M27 4DJ	£65,000+
18	40 Bain Street, Swinton, Manchester M27 5AE	£325,000+
19	16 Warwick Street, Pendlebury, Swinton, Manchester M27 6DX	£325,000+
20	6 Raymond Street, Pendlebury, Swinton, Manchester M27 6DT	£325,000+
21	53 Raymond Street, Pendlebury, Swinton, Manchester M27 6DT	£325,000+
22	125 Station Road, Pendlebury, Swinton, Manchester M27 6BU	£60,000+
23	125a Station Road, Pendlebury, Swinton, Manchester M27 6BU	£60,000+
24	Merchants Quay, 361 Ellerman Road, Liverpool L3 4FH	£90,000+
25	344 Binns Road, Liverpool L13 1DD	£80,000-£85,000
26	54 Canning Street, Liverpool L8 7NR	£450,000+
27	63 Huyton Lane, Liverpool L36 7XF	£125,000+
28	61 Lorne Street, Liverpool L7 0JP	£125,000+
29	54 Thirlmere Road, Everton, Liverpool L5 6PP	£40,000+
30	35 Caldý Road, Liverpool L9 4RZ	£100,000+
31	Hambledon View, Clerk Hill Road, Whalley, Clitheroe, Lancashire BB7 9DR	£350,000+
32	The Abattoir Clerk Hill Road, Whalley, Clitheroe, Lancashire BB7 9DR	POA
33	9 Snowdrop Street, Liverpool L5 7RT	£30,000+
34	29 Sandbrook Way, Southport, Merseyside PR8 3RN	£30,000+
35	Coedle, Red Wharf Bay, Pentraeth, Gwynedd LL75 8RJ	£400,000+
36	11 Third Avenue, Fazakerley, Liverpool L9 9DR	£50,000+
37	The Midden Public House, 93 Rydal Street, Liverpool L5 6QR	£60,000-£65,000
38	30 Harper Road, Liverpool L9 1DP	£55,000+
39	432 Prescott Road, Old Swan, Liverpool L13 3DA	£80,000-£90,000
40	15 Sandon Street, Toxteth, Liverpool L8 7NS	£325,000+
41	63 Kirk Road, Liverpool L21 8HU	£40,000+
42	7 Newburn Street, Liverpool L4 5TU	£40,000+
43	The Regency, 19-21 Derby Lane, Old Swan, Liverpool L13 6QA	£325,000+
44	41 Galloway Street, Liverpool L7 6PD	£30,000-£35,000
45	14 Redcar Street, Liverpool L6 0AJ	£25,000-£30,000
46	25 Poulter Road, Liverpool L9 0HJ	£70,000-£75,000
47	25 Fairfield Street, Liverpool L7 0JY	£70,000+
48	73 Holmes Street, Liverpool L8 0RH	£35,000+
49	11 Wulstan Street, Liverpool L4 1RA	£35,000-£40,000
50	213 County Road, Walton, Liverpool L4 5PE	£55,000+
51	69 Max Road, Liverpool L14 4BQ	£45,000+
52	11 Russian Drive, Liverpool L13 7BS	£100,000+
53	Apt 5 Medbourne Court, Liverpool L32 6SN	£25,000+
54	95 Methuen Street, Liverpool L15 1EQ	£55,000+
55	9-11 Legh Road, Haydock, St. Helens, Merseyside WA11 0EN	£75,000-£85,000
56	202 Market Street, Newton-le-Willows, Merseyside WA12 9DG	£85,000+
57	29 Cranborne Road, Liverpool L15 2HX	£65,000+
58	11 Galloway Street, Liverpool L7 6PD	£30,000-£35,000
59	501 West Derby Road, Liverpool L6 4BW	£65,000-£70,000
60	164 County Road, Walton, Liverpool L4 5PH	£40,000+
61	15 Parkinson Road, Liverpool L9 1DL	£45,000+
62	81-83 Lisburn Lane, Tuebrook, Liverpool L13 9AF	£150,000+
63	10 Grosvenor Road, Wavertree, Liverpool L15 0HA	£40,000-£45,000
64	47 Garages in South Liverpool and Huyton	£275,000+
65	Prince Of Wales, 155-157 Rice Lane, Liverpool L9 1AF	£50,000+
66	72 Egerton Road, Liverpool L15 2HW	£40,000-£50,000
67	Apartment 2, Brantwood Court, Park Avenue, Southport PR9 9LT	£110,000+
68	27 Stavert Close, Liverpool L11 9AH	£40,000-£50,000
69	16 Wendell Street, Liverpool L8 0RQ	£30,000-£35,000



Reich Insurance Brokers Ltd in partnership with Sutton Kersh...

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E: david.cramp@reichinsurance.co.uk

SuttonKersh

70	241–245 Stanley Road, Kirkdale, Liverpool L5 7QD	£150,000+
71	2 Bentinck Place, Birkenhead, Merseyside CH41 4DR	£35,000+
72	Apartment 3, Brantwood Court, Park Avenue, Southport PR9 9LT	£110,000+
73	83, 83a and 83b High Street, Wavertree, Liverpool L15 8HF	£300,000+
74	68 Dewsbury Road, Liverpool L4 2XG	£40,000–£50,000
75	32 Leopold Road, Kensington, Liverpool L7 8SP	£85,000+
76	54–58 Breck Road, Anfield, Liverpool L4 2QS	£150,000+
77	8 Grosvenor Road, Wavertree, Liverpool L15 0HA	£55,000–£60,000
78	56 Leopold Road, Kensington, Liverpool L7 8SR	£80,000+
79	162 Kensington, Liverpool L7 8XE	£70,000+
80	43 Scorton Street, Liverpool L6 4AS	£40,000–£45,000
81	80 Wendell Street, Liverpool L8 0RQ	£40,000+
82	Apartment 5, Brantwood Court, Park Avenue, Southport PR9 9LT	£110,000+
83	Apartment 7, Brantwood Court, Park Avenue, Southport PR9 9LT	£110,000+
84	90 Grosvenor Road, Wavertree, Liverpool L15 0HB	£50,000+
85	3 Townsend Lane, Anfield, Liverpool L6 0AX	£60,000+
86	46/46a Kremlin Drive, Liverpool L13 7BZ	£80,000+
87	23 Esmond Street, Liverpool L6 5AY	£45,000+
88	64 Seaforth Road, Seaforth, Liverpool L21 4LF	£20,000–£25,000
89	107 Moscow Drive, Liverpool L13 7DG	£85,000+
90	60 Geraint Street, Liverpool L8 8HQ	£40,000–£45,000
91	Apt 20 Medbourne Court, Liverpool L32 6SN	£25,000+
92	16 Alverstone Road, Liverpool L18 1HD	£90,000+
93	272 Walton Breck Road, Liverpool L4 0SX	£40,000–£50,000
94	19 Hunters Lane, Wavertree, Liverpool L15 8HL	£400,000+
95	115 Olney Street, Liverpool L4 5QN	£40,000–£45,000
96	3 Worcester Avenue, Old Swan, Liverpool L13 9AZ	£120,000+
97	51/51a Broadway, Liverpool L11 1BY	£50,000–£60,000
98	16 Darrel Drive, Liverpool L7 4LW	£25,000+
99	12 Halebank Court, Halebank Road, Widnes, Cheshire WA8 8ND	£35,000+
100	6 Shaftesbury Terrace, Liverpool L13 3BD	£40,000–£45,000
101	60 St. Domingo Vale, Liverpool L5 6RW	£40,000+
102	77 Churchill Avenue, Southport, Merseyside PR9 9PX	£50,000+
103	61 Coniston Street, Liverpool L5 6QY	£20,000–£25,000
104	182 Prescott Road, Fairfield, Liverpool L7 0JD	£35,000–£40,000
105	52 City Quay, Ellerman Road, Liverpool L3 4FB	£85,000+
106	40 Rockhouse Street, Liverpool L6 4AP	£35,000–£40,000
107	96 Holt Road, Liverpool L7 2PR	£60,000+
108	62 Coniston Street, Liverpool L5 6QZ	£40,000–£45,000
109	5 Golden Grove, Liverpool L4 5SX	£40,000–£45,000
110	Apt 56, 71 Sefton Street, Toxteth, Liverpool L8 6UD	£100,000+
111	34 Westcott Road, Liverpool L4 2RF	£30,000+
112	55 Crawford Avenue, Mossley Hill, Liverpool L18 1DL	£80,000+
113	Pods 9, 10, 11 & 16, Suite 12 Unit B, Goodlass Road L24 9HU	£15,000+
114	4 Wyresdale Road, Liverpool L9 0JS	£90,000–£100,000
115	Fiorenzo Cazari Hotel & Nightclub, 25–27 East Parade, Rhyl LL18 3AG	£450,000–£475,000
116	55 Stalisfield Avenue, Liverpool L11 2UN	£45,000+
117	Earle Road United Reformed Church, Earle Road, Liverpool L7 6HE	£75,000–£100,000
118	90 Oxford Road, Waterloo, Liverpool L22 7RF	£185,000+
119	142 Bedford Street South, Liverpool L7 7DB	£350,000+
120	138 Bedford Street South, Liverpool L7 7DB	£350,000+
121	62 Cambridge Road, Seaforth, Liverpool L21 1EY	£135,000+
122	4b Hereford Road, Seaforth, Liverpool L21 1EQ	£30,000–£35,000
123	73 Strathcona Road, Liverpool L15 1EA	£40,000–£45,000
124	17 Balfe Street, Seaforth, Liverpool L21 4NR	£30,000–£35,000
125	202 Stanley Road, Bootle, Merseyside L20 3EP	£325,000–£350,000
126	Land at Junction of Winster Drive & Scafell Walk, Liverpool L27 5RH	£5,000+
127	4 Oxford Avenue, Bootle, Merseyside L20 9HR	£160,000+
128	3 Ilford Avenue, Crosby, Liverpool L23 7YE	£180,000+
129	38 Gladstone Road, Seaforth, Liverpool L21 1DQ	£175,000+
130	29 Pine Close, Huyton, Liverpool L36 3RR	£70,000+
131	105 Cholmondeley Street, Widnes, Cheshire WA8 0EL	£40,000–£50,000
132	3 St. Davids Road, Anfield, Liverpool L4 2RH	£25,000–£30,000
133	34 Wendell Street, Liverpool L8 0RQ	£20,000–£25,000
134	57 Bedford Road, Bootle, Merseyside L20 7DN	£35,000–£40,000
135	93 Peel Road, Bootle, Merseyside L20 4JU	£25,000–£30,000
136	108 Hornby Boulevard, Liverpool L21 8HG	£35,000–£40,000
137	8 Boswell Street, Bootle, Merseyside L20 4RP	£35,000–£40,000
138	87 Stockbridge Street, Liverpool L5 6PA	£30,000+
139	6 Ash Street, Bootle, Merseyside L20 3HA	£35,000–£40,000
140	30 Hornby Boulevard, Liverpool L21 8HG	£35,000–£40,000
141	4 Stockbridge Place, Liverpool L5 6PD	£25,000–£30,000
142	123 Webster Road, Liverpool L7 4LG	£45,000+
143	103 Wavertree Nook Road, Liverpool L15 7LG	£110,000*

*Guide prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to auction. Unless stated otherwise, each lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the lot during the auction). We expect the reserve will be set within the guide range or no more than 10% above a single figure guide.

Order of sale **by type**

COMMERCIAL INVESTMENT

9	31 High Street/2a Grove Street, Wavertree, Liverpool L15 8HU	46	25 Poulter Road, Liverpool L9 0HJ	48	73 Holmes Street, Liverpool L8 0RH
11	369 Borough Road, Birkenhead, Merseyside CH42 0HA	52	11 Russian Drive, Liverpool L13 7BS	49	11 Wulstan Street, Liverpool L4 1RA
37	The Midden Public House, 93 Rydal Street, Liverpool L5 6QR	57	29 Cranborne Road, Liverpool L15 2HX	51	69 Max Road, Liverpool L14 4BQ
50	213 County Road, Walton, Liverpool L4 5PE	63	10 Grosvenor Road, Wavertree, Liverpool L15 0HA	53	Apt 5 Medbourne Court, Liverpool L32 6SN
55	9-11 Legh Road, Haydock, St. Helens, Merseyside WA11 0EN	71	2 Bentinck Place, Birkenhead, Merseyside CH41 4DR	54	95 Methuen Street, Liverpool L15 1EQ
56	202 Market Street, Newton-le-willows, Merseyside WA12 9DG	72	Apartment 3, Brantwood Court, Park Avenue, Southport PR9 9LT	58	11 Galloway Street, Liverpool L7 6PD
59	501 West Derby Road, Liverpool L6 4BW	81	80 Wendell Street, Liverpool L8 0RQ	61	15 Parkinson Road, Liverpool L9 1DL
62	81-83 Lisburn Lane, Tuebrook, Liverpool L13 9AF	82	Apartment 5, Brantwood Court, Park Avenue, Southport PR9 9LT	66	72 Egerton Road, Liverpool L15 2HW
64	47 Garages in South Liverpool and Huyton	83	Apartment 7, Brantwood Court, Park Avenue, Southport PR9 9LT	67	Apartment 2, Brantwood Court, Park Avenue, Southport PR9 9LT
70	241-245 Stanley Road, Kirkdale, Liverpool L5 7QD	94	19 Hunters Lane, Wavertree, Liverpool L15 8HL	68	27 Stavert Close, Liverpool L11 9AH
73	83, 83a and 83b High Street, Wavertree, Liverpool L15 8HF	98	16 Darrel Drive, Liverpool L7 4LW	69	16 Wendell Street, Liverpool L8 0RQ
76	54-58 Breck Road, Anfield, Liverpool L4 2QS	109	5 Golden Grove, Liverpool L4 5SX	74	68 Dewsbury Road, Liverpool L4 2XG
79	162 Kensington, Liverpool L7 8XE	112	55 Crawford Avenue, Mossley Hill, Liverpool L18 1DL	75	32 Leopold Road, Kensington, Liverpool L7 8SP
85	3 Townsend Lane, Anfield, Liverpool L6 0AX	114	4 Wyresdale Road, Liverpool L9 0JS	77	8 Grosvenor Road, Wavertree, Liverpool L15 0HA
104	182 Prescott Road, Fairfield, Liverpool L7 0JD	116	55 Stalisfield Avenue, Liverpool L11 2UN	78	56 Leopold Road, Kensington, Liverpool L7 8SR
115	Fiorenzo Cazari Hotel & Nightclub, 25-27 East Parade, Rhyl LL18 3AG	119	142 Bedford Street South, Liverpool L7 7DB	80	43 Scorton Street, Liverpool L6 4AS
125	202 Stanley Road, Bootle, Merseyside L20 3EP	120	138 Bedford Street South, Liverpool L7 7DB	84	90 Grosvenor Road, Wavertree, Liverpool L15 0HB
		121	62 Cambridge Road, Seaforth, Liverpool L21 1EY	86	46/46a Kremlin Drive, Liverpool L13 7BZ
		122	4b Hereford Road, Seaforth, Liverpool L21 1EQ	87	23 Esmond Street, Liverpool L6 5AY
		123	73 Strathcona Road, Liverpool L15 1EA	89	107 Moscow Drive, Liverpool L13 7DG
		129	38 Gladstone Road, Seaforth, Liverpool L21 1DQ	90	60 Geraint Street, Liverpool L8 8HQ

DEVELOPMENT OPPORTUNITIES

31	Hambledon View, Clerk Hill Road, Whalley, Clitheroe, Lancashire BB7 9DR
32	The Abattoir Clerk Hill Road, Whalley, Clitheroe, Lancashire BB7 9DR
35	Coedle, Red Wharf Bay, Pentraeth, Gwynedd LL75 8RJ
43	The Regency, 19-21 Derby Lane, Old Swan, Liverpool L13 6QA
65	Prince Of Wales, 155-157 Rice Lane, Liverpool L9 1AF
117	Earle Road United Reformed Church, Earle Road, Liverpool L7 6HE
118	90 Oxford Road, Waterloo, Liverpool L22 7RF

LAND

126	Land at Junction of Winster Drive & Scafell Walk, Liverpool L27 5RH
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RESIDENTIAL INVESTMENT

5	10 Edge Lane, Edge Hill, Liverpool L7 1QX
13	67 Rhodesia Road, Liverpool L9 9BS
15	19 Heron Street, Pendlebury, Swinton, Manchester M27 4DJ
16	23 Heron Street, Pendlebury, Swinton, Manchester M27 4DJ
17	19a Heron Street, Pendlebury, Swinton, Manchester M27 4DJ
18	40 Bain Street, Swinton, Manchester M27 5AE
19	16 Warwick Street, Pendlebury, Swinton, Manchester M27 6DX
20	6 Raymond Street, Pendlebury, Swinton, Manchester M27 6DT
21	53 Raymond Street, Pendlebury, Swinton, Manchester M27 6DT
22	125 Station Road, Pendlebury, Swinton, Manchester M27 6BU
23	125a Station Road, Pendlebury, Swinton, Manchester M27 6BU
25	344 Binns Road, Liverpool L13 1DD
28	61 Lorne Street, Liverpool L7 0JP
34	29 Sandbrook Way, Southport, Merseyside PR8 3RN
40	15 Sandon Street, Toxteth, Liverpool L8 7NS

VACANT COMMERCIAL

7	197 Wargrave Road, Newton-le-Willows, Merseyside WA12 8JT
14	99 & 99a Marsh Lane, Bootle, Merseyside L20 4JB
39	432 Prescott Road, Old Swan, Liverpool L13 3DA
60	164 County Road, Walton, Liverpool L4 5PH
88	64 Seaforth Road, Seaforth, Liverpool L21 4LF
107	96 Holt Road, Liverpool L7 2PR
113	Pods 9, 10, 11 & 16, Suite 12 Unit B, Goodlass Road L24 9HJ

VACANT RESIDENTIAL

1	17 Templeton Road, Platt Bridge, Wigan, Lancashire WN2 5PB	97	51/51a Broadway, Liverpool L11 1BY
2	45 Harebell Street, Liverpool L5 7RL	99	12 Halebank Court, Halebank Road, Widnes, Cheshire WA8 8ND
3	11 St. Andrew Road, Liverpool L4 2RJ	100	6 Shaftesbury Terrace, Liverpool L13 3BD
4	13 Templeton Road, Platt Bridge, Wigan, Lancashire WN2 5PB	101	60 St. Domingo Vale, Liverpool L5 6RW
6	52 Grant Avenue, Liverpool L15 5AY	102	77 Churchill Avenue, Southport, Merseyside PR9 9PX
8	57 Oak Leigh, Tuebrook, Liverpool L13 7EN	103	61 Coniston Street, Liverpool L5 6QY
10	14 Ridley Road, Liverpool L6 6DN	105	52 City Quay, Ellerman Road, Liverpool L3 4FB
12	39 Marlborough Road, Tuebrook, Liverpool L13 8AU	106	40 Rockhouse Street, Liverpool L6 4AP
24	Merchants Quay, 361 Ellerman Road, Liverpool L3 4FH	108	62 Coniston Street, Liverpool L5 6QZ
26	54 Canning Street, Liverpool L8 7NR	110	Apt 56, 71 Sefton Street, Toxteth, Liverpool L8 6UD
27	63 Huyton Lane, Liverpool L36 7XF	111	34 Westcott Road, Liverpool L4 2RF
29	54 Thirlmere Road, Everton, Liverpool L5 6PP	124	17 Balfe Street, Seaforth, Liverpool L21 4NR
30	35 Caldly Road, Liverpool L9 4RZ	127	4 Oxford Avenue, Bootle, Merseyside L20 9HR
33	9 Snowdrop Street, Liverpool L5 7RT	128	3 Ilford Avenue, Crosby, Liverpool L23 7YE
36	11 Third Avenue, Fazakerley, Liverpool L9 9DR	130	29 Pine Close, Huyton, Liverpool L36 3RR
38	30 Harper Road, Liverpool L9 1DP	131	105 Cholmondeley Street, Widnes, Cheshire WA8 0EL
41	63 Kirk Road, Liverpool L21 8HU	132	3 St. Davids Road, Anfield, Liverpool L4 2RH
42	7 Newburn Street, Liverpool L4 5TU	133	34 Wendell Street, Liverpool L8 0RQ
44	41 Galloway Street, Liverpool L7 6PD	134	57 Bedford Road, Bootle, Merseyside L20 7DN
45	14 Redcar Street, Liverpool L6 0AJ	135	93 Peel Road, Bootle, Merseyside L20 4JU
47	25 Fairfield Street, Liverpool L7 0JY	136	108 Hornby Boulevard, Liverpool L21 8HG
		137	8 Boswell Street, Bootle, Merseyside L20 4RP
		138	87 Stockbridge Street, Liverpool L5 6PA
		139	6 Ash Street, Bootle, Merseyside L20 3HA
		140	30 Hornby Boulevard, Liverpool L21 8HG
		141	4 Stockbridge Place, Liverpool L5 6PD
		142	123 Webster Road, Liverpool L7 4LG
		143	103 Wavertree Nook Road, Liverpool L15 7LG

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LOT

1

ON BEHALF OF A HOUSING ASSOCIATION

17 Templeton Road, Platt Bridge, Wigan, Lancashire WN2 5PB

*GUIDE PRICE £25,000-£30,000



- **Two bed end town house. Double glazing. Central heating. Front and rear gardens.**

Description A two bedroomed end town house benefiting from double glazing, central heating and front and rear gardens. Following modernisation the property would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated Off Liverpool Road at its roundabout with Sherwood Way in a popular location within easy reach to local amenities and Wigan town centre.

Outside Front and rear gardens.

EPC Rating E

Ground Floor Vestibule, Lounge, Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

LOT

2

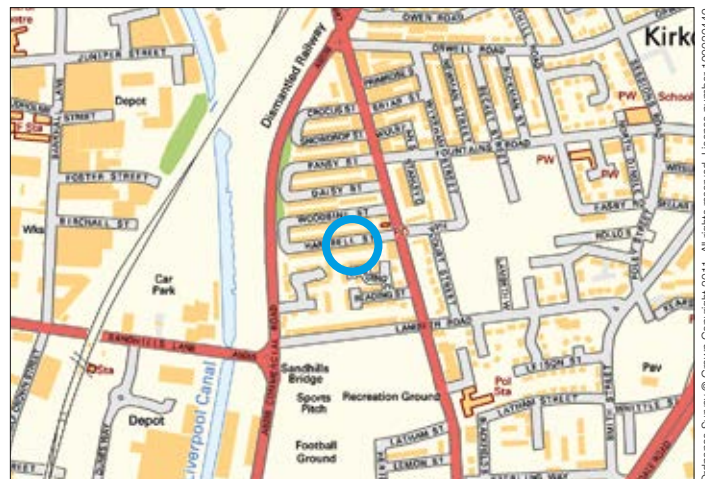
45 Harebell Street, Liverpool L5 7RL

*GUIDE PRICE £35,000+



- **Three bed mid terrace. Double glazing. Central heating.**

Description A three bedroomed mid terrace property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for investment purposes with a potential rental income of £6,000 per annum.



Not to scale. For identification purposes only

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

Outside Yard to the rear.

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

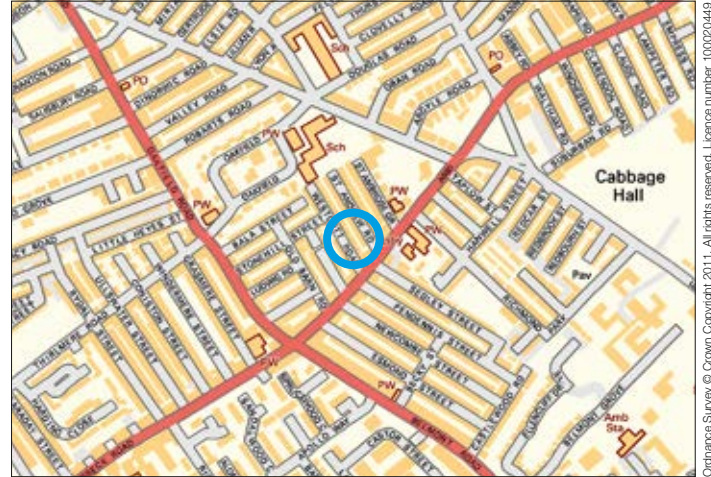
First Floor Three Bedrooms

LOT

3

11 St. Andrew Road, Liverpool L4 2RJ

*GUIDE PRICE £20,000+



Not to scale. For identification purposes only

- **A three bed mid terrace. In need of full upgrade and refurbishment scheme.**

Description A spacious three bedroomed middle terrace property in need of a full upgrade and refurbishment scheme. The property would be suitable for occupation, resale or investment purposes.

Situated Off Breck Road in an established residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool city centre.

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

Outside Yard to rear

Basement Not inspected.

Ground Floor Hall, Lounge, Dining room, Kitchen

LOT

4

ON BEHALF OF A HOUSING ASSOCIATION

13 Templeton Road, Platt Bridge, Wigan, Lancashire WN2 5PB

*GUIDE PRICE £25,000-£30,000



Not to scale. For identification purposes only

- **Two bed mid town house. Double glazing. Central heating. Front and rear gardens.**

Description A two bedroomed mid town house benefiting from double glazing, central heating and front and rear gardens. Following modernisation the property would be suitable for investment purposes.

Situated Off Liverpool Road at its roundabout with Sherwood Way in a popular location within easy reach to local amenities and Wigan town centre.

Outside Front and rear gardens.

EPC Rating E

Ground Floor Vestibule, Lounge, Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

LOT
5**10 Edge Lane, Edge Hill, Liverpool L7 1QX**
***GUIDE PRICE £250,000+**

- **Nine bedroomed HMO investment property currently producing a rental income of £23,400 per annum. Potential income when fully let is £39,780 per annum.**

Description A substantial four storey Grade II Listed end town house providing a nine bedroomed HMO Investment property currently producing a rental income of £23,400 per annum. There is potential to increase the rent when fully let to 9 students at £85.00 p/w producing a rental income of approximately £39,780 per annum. The property is currently let to 6 students by way of a 12 month Assured Shorthold Tenancy from 1st September 2016. The property benefits from central heating, two kitchens and two bathrooms. The property is fully HMO compliant.

Situated Fronting Edge Lane in a Conservation Area within walking distance of the Liverpool Universities, Royal Liverpool University Hospital and Liverpool City Centre.

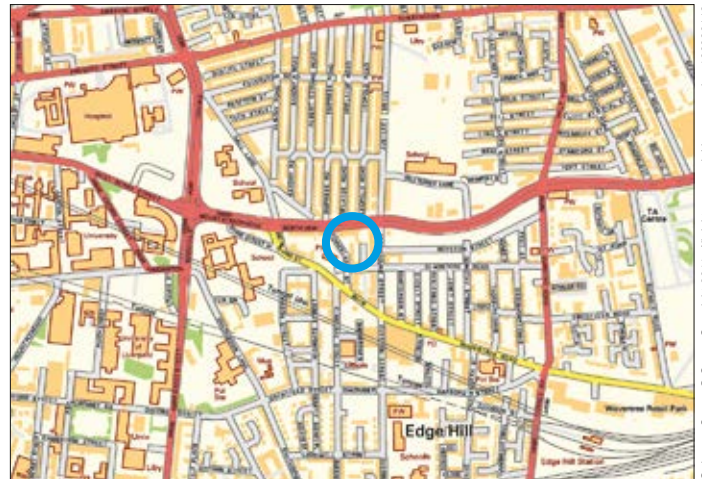
Ground Floor Main Entrance Hallway, Communal Lounge, Dining Room, Kitchen, Shower Room/WC.

First Floor Four Letting Rooms.

Second Floor Two Letting Rooms, Kitchen, Bathroom/WC.

Third Floor Three Letting Rooms.

Outside Yard to the rear.



Not to scale. For identification purposes only

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LOT

6

52 Grant Avenue, Liverpool L15 5AY***GUIDE PRICE £135,000+**

Not to scale. For identification purposes only

- **Four bed end terrace. Double glazing. Central heating.**

Description A four bedroomed end of terrace property benefiting from double glazing, central heating and two bathrooms. The property would be suitable for occupation or investment purposes for 4/5 students. There is also the potential to provide a further bedroom with a loft extension, subject to any consents. The potential rental income being in excess of £22,000 per annum.

Situated Fronting Grant Avenue in a sought after location overlooking The Mystery Park within easy access to Allerton Road amenities, Blue Coat school and 5 miles from Liverpool city centre.

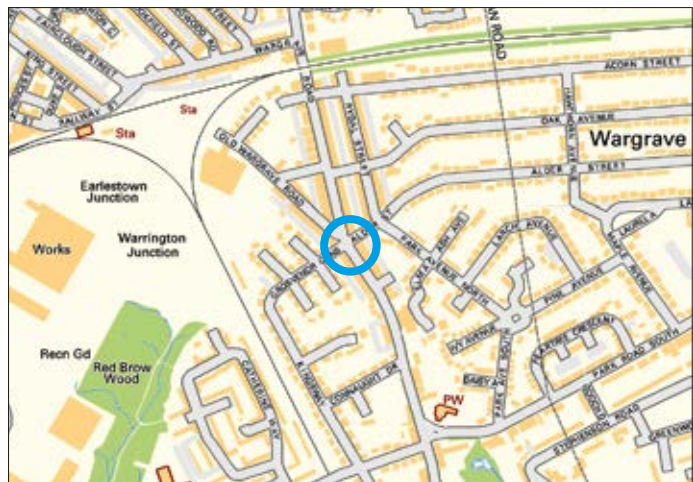
First Floor Four Bedrooms, Bathroom/WC

Outside Yard to rear.

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

LOT

7

197 Wargrave Road, Newton-le-Willows, Merseyside WA12 8JT***GUIDE PRICE £50,000+**

Not to scale. For identification purposes only

- **A mixed use corner property. Double glazing. Central heating. Roller shutters.**

Description A mixed use two storey corner property comprising a ground floor retail unit together with first floor accommodation above accessed via a separate rear entrance. The property would be suitable for a number of uses, to include conversion to residential use, subject to gaining the necessary consents. The property benefits from double glazing and electric roller shutters.

Situated Fronting Wargrave Road at its junction with Alder Street in Newton-le-Willows town centre. Wargrave Road lies off Crow Lane West which in turn provides access to Junction 23 of the M6 Motorway.

First Floor Various accommodation in a shell condition

Outside Yard to the rear

Joint Agents

Lambert Smith Hampton

Ground Floor Retail Unit Open Plan Sales Area, Store Room, WC Net Internal Area: 629 sq ft



LOT

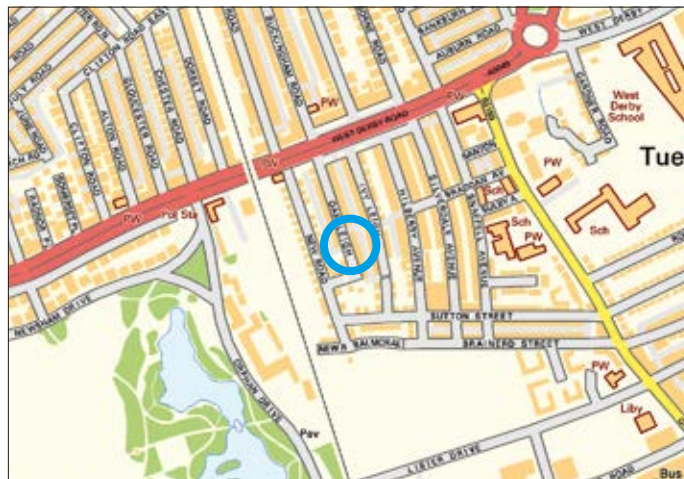
8

ON BEHALF OF A HOUSING ASSOCIATION

57 Oak Leigh, Tuebrook, Liverpool L13 7EN***GUIDE PRICE £40,000–£45,000**

- **Three bed terrace property. Double glazing. Central heating.**

Description A three bedroomed mid terrace property benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £6,000.00 per annum.



Not to scale. For identification purposes only

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

Outside Forecourt to the Front and Yard to the Rear.

EPC Rating C

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

First Floor Three Bedrooms

LOT

9

31 High Street/2a Grove Street, Wavertree, Liverpool L15 8HU***GUIDE PRICE £125,000+**

- **Mixed use investment producing £8,400.00 per annum with potential to increase to £20,000 per annum. Double glazing. Central heating. Electric roller shutters.**

Description A substantial three storey mixed use corner property comprising a ground floor retail unit together with two one-bedroomed self contained flats above, accessed via a separate side entrance. To the rear there is a retail unit and separate room which was previously let as a Beauty Parlour. The retail units are currently vacant and would be suitable for a number of uses (stc). The flats are both let by way of Assured Shorthold Tenancies producing £8,400.00pa. The property benefits from double glazing, central heating and electric roller shutters.



Not to scale. For identification purposes only

Situated Fronting the High Street on the corner of Grove Street in a popular and well established residential location within close proximity to local amenities, Schooling and transport links.

First Floor Flat 1 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Second Floor Flat 2 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Ground Floor Shop Main Sales Area, rear room/wash basin Rear Retail Unit, two Rooms, WC, Separate Room with its own access.

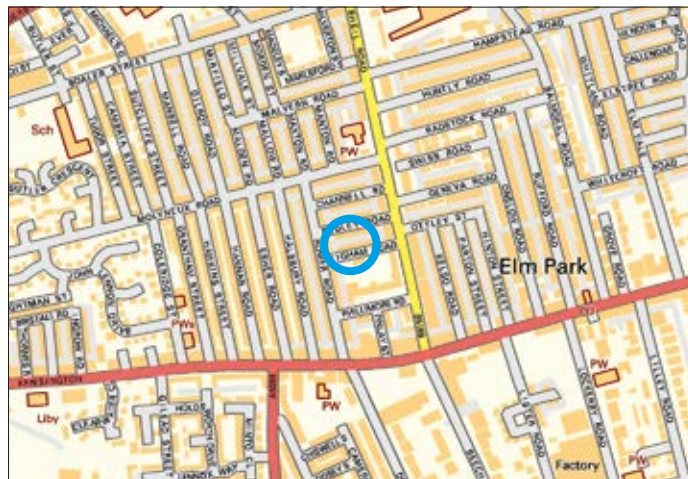
LOT

10

ON BEHALF OF A HOUSING ASSOCIATION

14 Ridley Road, Liverpool L6 6DN

*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

- **Three bed terraced property. Double glazing. Central heating.**

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

Situated Off Sheil Road in a popular residential location within easy reach of local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

Outside Rear yard.

Ground Floor Vestibule, Hall, Through Lounge/Dining room, Kitchen.

First Floor Three Bedrooms, Shower Room/WC

LOT

11

369 Borough Road, Birkenhead, Merseyside CH42 0HA

*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- **Retail unit with flat above producing £5,800 benefitting from double glazing and central heating.**

Description A two storey middle terrace property consisting of a retail unit currently trading as a shoe repair shop at a nominal rental of £1,040.00 per annum. To the upper floor there is a two bedroomed flat accessed via a separate rear entrance which is currently let by way of an Assured Shorthold Tenancy producing £4,740.00 per annum. The property benefits from double glazing and central heating.

Situated The property is situated on Borough Road at its junction with Willmer Road within close proximity to The Pyramid Shopping Centre.

Outside Rear Yard, WC.

EPC Rating D

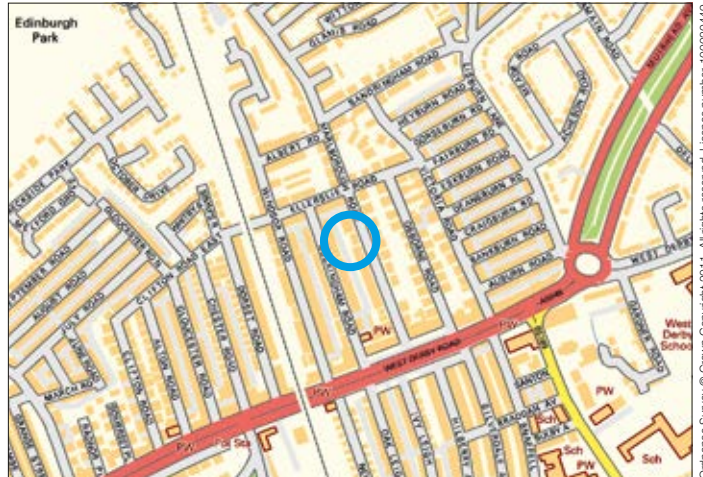
Ground Floor Shop Main Sales Area, Kitchen.

First Floor Flat Hall, Living Room, Kitchen, two Bedrooms, Bathroom/WC. Utility Room.

LOT
12**39 Marlborough Road, Tuebrook, Liverpool L13 8AU*****GUIDE PRICE £60,000+**

- **Three bedroom end terrace. Double glazing. Central heating. Front and rear gardens.**

Description A vacant three bedroomed end terrace property benefiting from double glazing, central heating and front and rear gardens. Following modernisation the property would be suitable for investment purposes.



Not to scale. For identification purposes only

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

First Floor Three Bedrooms, Bathroom/WC

Outside Gardens front and rear.

EPC Rating D

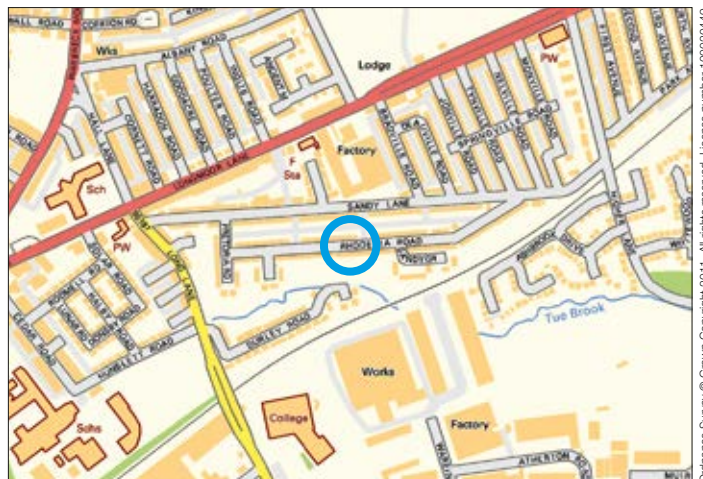
Basement Cellar

Ground Floor Vestibule, Hall, Lounge, Dining Room, Morning Room, Kitchen

LOT
13**67 Rhodesia Road, Liverpool L9 9BS*****GUIDE PRICE £45,000+**

- **Residential investment producing £3,702 per annum. Double glazing. Gardens.**

Description A three bedroomed town house property currently let by way of a Regulated Tenancy which is producing £3,702 per annum. The property benefits from gardens and double glazing.



Not to scale. For identification purposes only

Situated Off Sandy Lane which in turn is off Higher Lane and Long Lane in a popular and well established residential location.

EPC Rating F

Ground Floor One Room, Kitchen, Bathroom/WC

First Floor Three Rooms.

Outside Gardens.

LOT

14

99 & 99a Marsh Lane, Bootle, Merseyside L20 4JB

*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

- **Mixed use investment with potential income of £10,000 per annum. Double glazing. Central heating.**

Description A three storey mixed use property comprising a ground floor retail unit together with a two bedroomed self contained flat to the first and second floors. The property has recently been fully refurbished and benefits from double glazing, central heating, newly fitted kitchen and bathroom and new carpets and wooden flooring. The property is in very good condition and would be suitable for immediate investment purposes. The potential rental income when fully let is in excess of £10,000 per annum.

Situated Fronting Marsh Lane in a popular and well established residential location within easy reach to local amenities and approximately 4 miles from Liverpool city centre.

Ground Floor Shop Main sales area, Rear room, Kitchen, WC.

First Floor Flat Lounge, Kitchen, Bathroom/WC.

Second Floor Two Bedrooms.

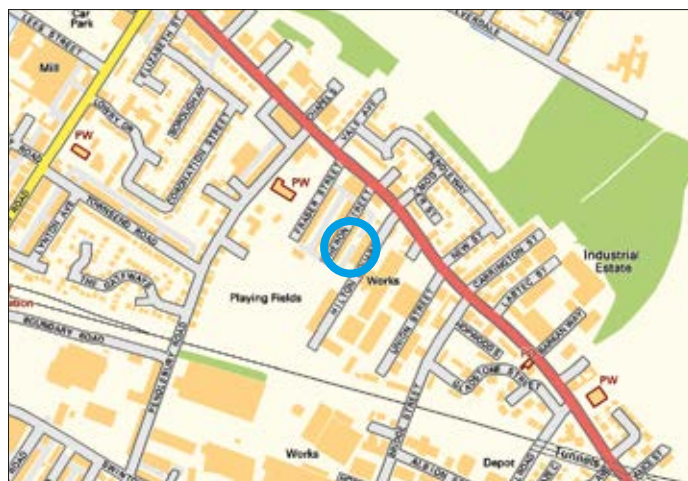
Outside Yard to the rear, Access to flat.

LOT

15

19 Heron Street, Pendlebury, Swinton, Manchester M27 4DJ

*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

- **Residential investment producing £6,120 per annum. Double glazing. Central heating.**

Description A two bedroom ground floor apartment currently tenanted by an Assured Shorthold Tenancy producing £6,120 per annum. The property benefits from double glazing and central heating.

Situated Off Bolton Road (the A666) in a popular and well established residential location close to Swinton town centre with easy access to local amenities and transport services.

Ground Floor Hall, Kitchen/ Diner, two Bedrooms, Bathroom/ WC

Note The tenants have been there for several years and there is potential to increase the rent.

Joint Agents
Bridgfords



LOT
16**23 Heron Street, Pendlebury, Swinton, Manchester M27 4DJ*****GUIDE PRICE £75,000+**

- **Residential investment producing £5,040 per annum.**
Double glazing. Central heating.

Description A three bedroomed terraced property currently let by way of an Assured Shorthold Tenancy which is producing £5,040 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

Situated Off Bolton Road (the A666) in a popular and well established residential location close to Swinton town centre with easy access to local amenities and transport services.

Outside Rear Yard

Note The tenants have been there for several years and there is potential to increase the rent.

Joint Agents

Bridgfords

bridgfords

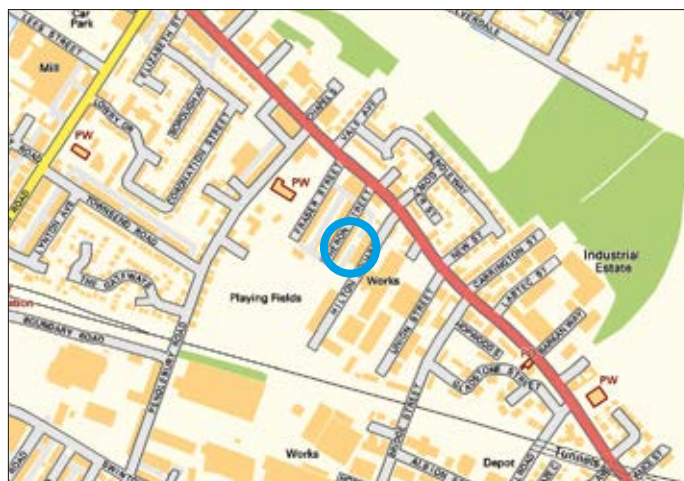
Ground Floor Entrance Hall, Lounge, Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

LOT
17**19a Heron Street, Pendlebury, Swinton, Manchester M27 4DJ*****GUIDE PRICE £65,000+**

- **Residential investment producing £5,880 per annum.**
Double glazing. Central heating.

Description A two bedroom first floor apartment currently tenanted by an Assured Shorthold Tenancy producing £5,880 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

Situated Off Bolton Road (the A666) in a popular and well established residential location close to Swinton town centre with easy access to local amenities and transport services.

First Floor Flat Hallway, Open Plan Lounge/Diner/Kitchen, two Bedrooms, Bathroom/WC

Joint Agents

Bridgfords

bridgfords

Ground Floor Communal Entrance Hallway

LOT
18**LOTS 18, 19, 20 & 21 ARE TO BE OFFERED AS ONE LOT AND WILL NOT BE SOLD SEPARATELY****40 Bain Street, Swinton, Manchester M27 5AE*****GUIDE PRICE FOR ALL 4 LOTS £325,000+**

Not to scale. For identification purposes only

- Residential investment producing £5,520 per annum. Double glazing. Central heating.**

Description A two bedroom mid terrace currently let by way of an Assured Shorthold Tenancy producing a rental of £5,520 per annum. The property benefits from double glazing and central heating.

Situated Off Chorley Road (the A6) in a popular and well established residential location

close to Swinton town centre with easy access to local amenities and transport services.

Ground Floor Living Room, Dining Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

Outside Rear Yard

Note The tenants have been there for several years and there is potential to increase the rent.

Joint Agents
Bridgfords

Note Lots 18, 19, 20 & 21 are to be offered as one lot and will not be sold separately

LOT
19**LOTS 18, 19, 20 & 21 ARE TO BE OFFERED AS ONE LOT AND WILL NOT BE SOLD SEPARATELY****16 Warwick Street, Pendlebury, Swinton, Manchester M27 6DX*****GUIDE PRICE FOR ALL 4 LOTS £325,000+**

Not to scale. For identification purposes only

- Residential investment producing £5,520 per annum. Double glazing. Central heating.**

Description A two bedroom terraced property currently let by way of an Assured Shorthold Tenancy which is producing £5,520 per annum. The property benefits from double glazing and central heating.

Situated Off Cromwell Road which is in turn off Station Road (the B5231) in a popular and well established residential location close to Swinton town

centre with easy access to local amenities and transport services.

Ground Floor Living Room, Kitchen/Diner

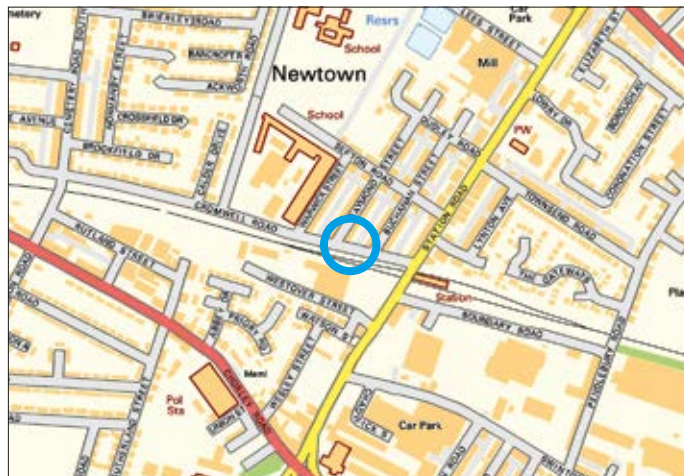
First Floor Two Bedrooms, Bathroom/WC

Outside Rear Yard

Note The tenants have been there for several years and there is potential to increase the rent.

Joint Agents
Bridgfords

Note Lots 18, 19, 20 & 21 are to be offered as one lot and will not be sold separately

LOT
20**LOTS 18, 19, 20 & 21 ARE TO BE OFFERED AS ONE LOT AND WILL NOT BE SOLD SEPARATELY****6 Raymond Street, Pendlebury, Swinton, Manchester M27 6DT*****GUIDE PRICE FOR ALL 4 LOTS £325,000+**

Not to scale. For identification purposes only

- Residential investment producing £5,520 per annum.**
Double glazing. Central heating.

Description A two bedroom terrace currently let by way of an Assured Shorthold Tenancy producing £5,520 per annum. The property benefits from double glazing and central heating.

Situated Off Cromwell Road which is in turn off Station Road (the B5231) in a popular and well established residential location close to Swinton town

centre with easy access to local amenities and transport services.

Ground Floor Living Room, Kitchen/Diner

First Floor Two Bedrooms, Bathroom/WC

Joint Agents
Bridgfords

bridgfords

Outside Rear Yard

Note The tenants have been there for several years and there is potential to increase the rent.

Note Lots 18, 19, 20 & 21 are to be offered as one lot and will not be sold separately

LOT
21**LOTS 18, 19, 20 & 21 ARE TO BE OFFERED AS ONE LOT AND WILL NOT BE SOLD SEPARATELY****53 Raymond Street, Pendlebury, Swinton, Manchester M27 6DT*****GUIDE PRICE FOR ALL 4 LOTS £325,000+**

Not to scale. For identification purposes only

- Residential investment producing £5,700 per annum.**
Double glazing. Central heating.

Description A three bedroom terrace currently let by way of an Assured Shorthold Tenancy producing a rental of £5,700 per annum. The property benefits from double glazing, central heating and rear garden.

Situated Off Cromwell Road which is in turn off Station Road (the B5231) in a popular and well established residential

location close to Swinton town centre with easy access to local amenities and transport services.

Ground Floor Hall, Living Room, Kitchen/Diner

Joint Agents
Bridgfords

bridgfords

First Floor Three Bedrooms, Bathroom/WC

Outside Rear Garden

Note The tenants have been there for several years and there is potential to increase the rent.

Note Lots 18, 19, 20 & 21 are to be offered as one lot and will not be sold separately

LOT
22**125 Station Road, Pendlebury, Swinton, Manchester M27 6BU*****GUIDE PRICE £60,000+**

Not to scale. For identification purposes only

- **Residential investment producing £5,880 per annum. Double glazing. Central heating.**

Description A two bedroom ground floor apartment currently tenanted by way of an Assured Shorthold Tenancy producing a rental of £5,880 per annum. The property benefits from double glazing and central heating.

Situated Off Bolton Road (the A666) in a popular and well established residential location close to Swinton town centre with easy access to local amenities and transport services.

Outside Communal gardens

Note The tenants have been there for several years and there is potential to increase the rent.

Joint Agents

Bridgfords



Ground Floor Main Entrance Hallway

Flat Lounge/Kitchen, two Bedrooms, Bathroom/WC

LOT
23**125a Station Road, Pendlebury, Swinton, Manchester M27 6BU*****GUIDE PRICE £60,000+**

Not to scale. For identification purposes only

- **Residential investment producing £4,800 per annum. Double glazing. Central heating.**

Description A two bedroom first floor duplex apartment currently tenanted by way of an Assured Shorthold Tenancy producing a rental of £4,800 per annum. The property benefits from double glazing and central heating.

Ground Floor Communal Entrance Hallway

Note The tenants have been there for several years and there is potential to increase the rent to £5,880.

Joint Agents

Bridgfords



First Floor Flat Living Room, Bathroom/WC, Bedroom, Kitchen

Second Floor Further Bedroom

Outside Communal gardens

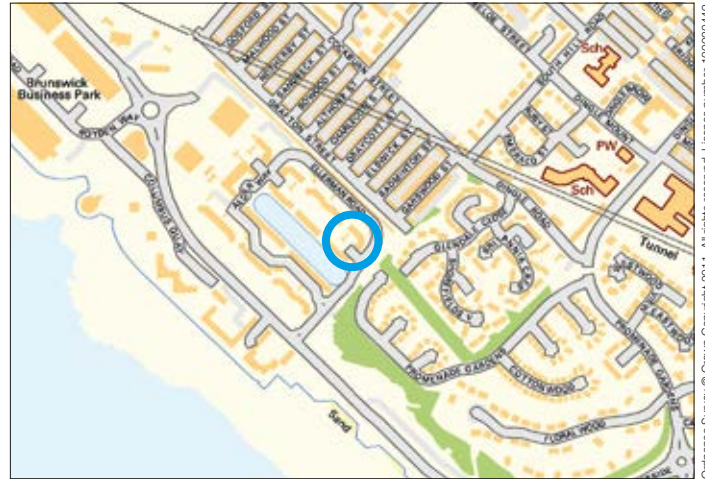
Situated Off Bolton Road (the A666) in a popular and well established residential location

close to Swinton town centre with easy access to local amenities and transport services.

LOT
24

Merchants Quay, 361 Ellerman Road, Liverpool L3 4FH

*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

- **Vacant top floor two bedroom apartment. Fully furnished. Double glazing. Secure security intercom system. Central heating. Secure car parking space.**

Description A vacant well presented two bedroomed top floor apartment situated within the City Quay Development. The property is in good order throughout, is fully furnished and benefits from double glazing, secure security intercom system, central heating and a secure car parking space. There is 987 years left remaining on the lease. The property would be suitable for occupation or investment purposes.

Situated Part of the City Quay development in a prominent position on the River Mersey. The Otterspool Promenade is close by and Liverpool city centre is approximately 2 miles away.

Third Floor Flat Entrance Hall, Open Plan Living/Dining Area/Kitchen, two Bedrooms, Bathroom/WC

Outside Secure car parking space plus additional visitor's spaces.

Ground Floor Communal Entrance

LOT
25

344 Binns Road, Liverpool L13 1DD

*GUIDE PRICE £80,000-£85,000



Not to scale. For identification purposes only

- **Three bed end town house producing £6,000pa. Double glazing. Central heating. Front and rear gardens.**

Description A three bedroom end town house benefiting from double glazing, central heating and front and rear gardens. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £6,000 per annum.

Situated Off Rathbone Road within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Outside Front and rear gardens.

Ground Floor Vestibule, Lounge, Kitchen/Diner.

First Floor Three Bedrooms, Bathroom/WC.

LOT

26

54 Canning Street, Liverpool L8 7NR

*GUIDE PRICE £450,000+



- **Five self contained apartments. Recently refurbished.**
Potential income £42,600pa.

Description A good sized 3 storey plus basement middle terraced property comprising five one-bedroomed self contained apartments benefiting from double glazing and central heating. The property has currently undergone a full refurbishment scheme however fixtures and fittings are still required to some of the flats prior to occupation. The potential annual income when fully let is approximately £42,600 per annum.

Situated On the south side of Canning Street between Bedford Street South and Catherine Street in a sought after location in the Georgian Quarter within walking distance to local amenities, Liverpool University and Liverpool city centre.

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

Outside Communal yard

Basement Flat 1 Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC

Ground Floor Main Entrance

Flat 2 Bedroom, Kitchen, Lounge, Bathroom/WC

First Floor Flat 3 Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC

Second Floor Flat 4 Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC



Not to scale. For identification purposes only

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LOT
27

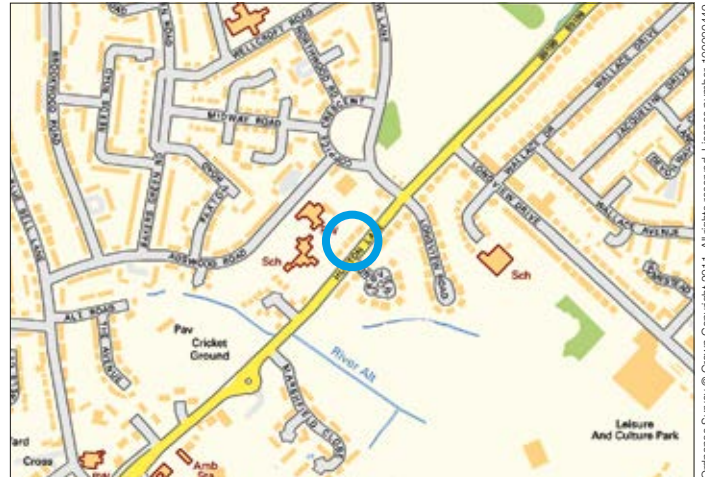
63 Huyton Lane, Liverpool L36 7XF

*GUIDE PRICE £125,000+



- **Five bed semi detached. Double glazing. Central heating. Front and rear gardens. Driveway.**

Description A double fronted five bedroomed semi detached property benefiting from double glazing, Central heating, Front and rear gardens and driveway. Following upgrade and refurbishment the property would be suitable for occupation, re sale or investment purposes.



Not to scale. For identification purposes only

Situated Fronting Huyton Lane within walking distance to Huyton town centre amenities and approximately 8 miles from Liverpool city centre.

Outside Gardens front and rear, Driveway.

EPC Rating E

Ground Floor Hall, two Front Lounges, Dining room, Kitchen, WC, Utility Room, Rear room.

First Floor Five Bedrooms, Bathroom, separate WC

LOT
28

61 Lorne Street, Liverpool L7 0JP

*GUIDE PRICE £125,000+



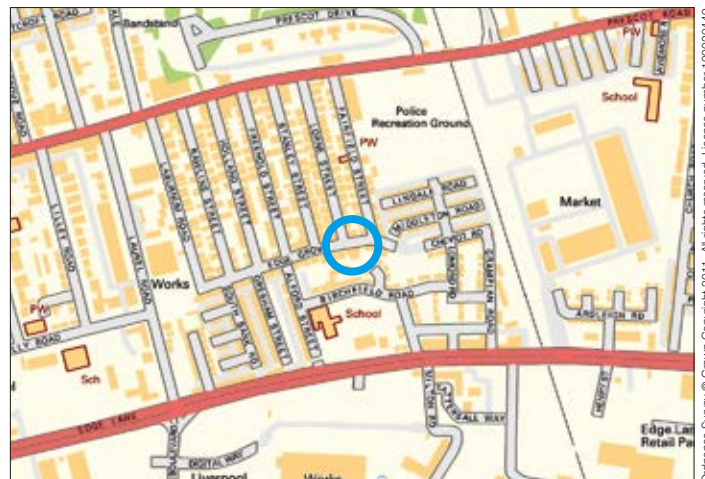
- **Three storey semi detached. Producing £15,600 per annum. Double glazing. Central heating.**

Description 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 per annum.

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

Ground Floor Main Entrance Hallway

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



Not to scale. For identification purposes only

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

Outside Rear yard.

EPC Rating G

First Floor Studio 3 Lounge/Bedroom, Kitchen, Shower Room/WC

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

Second Floor Studio 5 Lounge/Bedroom, Kitchen, Shower Room/WC

LOT

29

ON BEHALF OF A HOUSING ASSOCIATION

54 Thirlmere Road, Everton, Liverpool L5 6PP

*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- **Vacant two bed mid terrace. Double glazing. Central heating.**

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

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

Outside Yard to the rear.

Ground Floor Vestibule, Through Lounge, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

LOT

30

35 Caldy Road, Liverpool L9 4RZ

*GUIDE PRICE £100,000+



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Not to scale. For identification purposes only

- **Four bed semi detached. Double glazing. Central heating. Front garden. Driveway.**

Description A good sized four bedroomed semi detached property benefitting from double glazing, central heating, a front garden and driveway. Following refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes.

Situated Off Warbreck Moor in a very popular and well established residential location within easy access to local amenities, schooling and approximately 5 miles north of Liverpool city centre.

First Floor Four Bedrooms, Bathroom/WC

Outside Front Garden, Driveway

Note Completion time will be 14 days from the date of exchange.

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

LOT
31**Hambledon View, Clerk Hill Road, Whalley, Clitheroe,
Lancashire BB7 9DR*****GUIDE PRICE £350,000+**

- **Four bedroom detached farmhouse with land. Residential development opportunity.**

Description A residential development opportunity subject to renewal of the expired planning permission. The property comprises a four bedroomed detached farmhouse in need of some modernisation together with adjacent land site approximately 0.13ha (0.32 acres). The land site has previously benefitted from planning permission for the erection of one dwelling following the demolition of the existing farm building. The planning permission includes development of the adjacent abattoir which also has planning permission for one dwelling but the abattoir is not included in this sale.

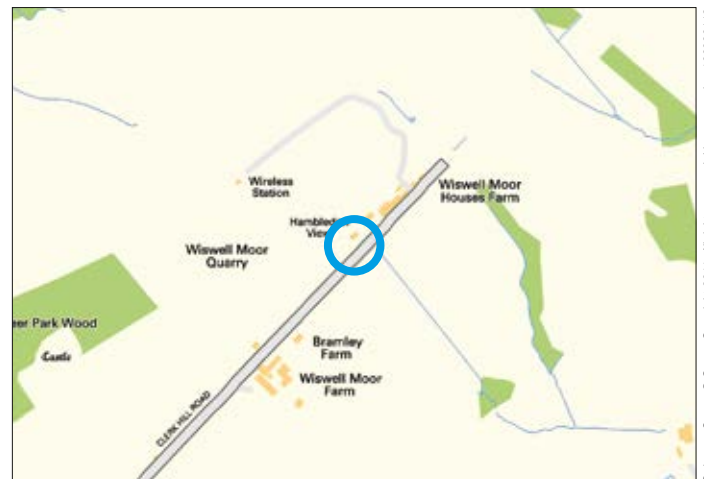
Situated The premises are located close to Whalley and the village of Wiswell within the Ribble Valley, an area of outstanding natural beauty within easy distance of Preston, Manchester and Liverpool.

Ground Floor Hall, three Reception Rooms, Kitchen, Utility Room.

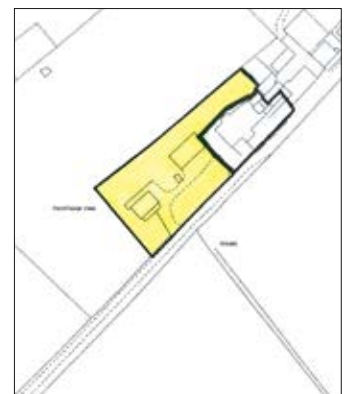
First Floor Master Bedroom with Ensuite Shower Room/WC, three Bedrooms, Bathroom/WC.

Note Planning Outline planning permission was granted on appeal on 8th March 2013 by Ribble Valley Borough Council. Appeal ref: APP/T2350/A/12/218816 in reference to; Planning application: 3/2012/0477 dated 9th May 2012, for the erection of two residential

dwellings following the demolition of the existing abattoir which is adjacent to the subject land. For the indicative purposes the site being sold is edged yellow on the plan however prospective purchasers must refer to the legal pack to confirm the exact extent of the correct boundaries.



Not to scale. For identification purposes only



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LOT

32

ON BEHALF OF LPA RECEIVERS

The Abattoir Clerk Hill Road, Whalley, Clitheroe, Lancashire BB7 9DR

*GUIDE PRICE POA



- **Former abattoir site which extends to approximately 3,100sq ft/288m². Suitable for a number of uses to include residential, subject to any consents.**

Description Former abattoir site which extends to approximately 3,100sq ft/288m². The property comprises a range of detached, blockwork, brickwork and stone single storey buildings which have been converted to provide an operational abattoir including, chill room, loading dock, incinerator and plant room. The site would be suitable for a number of uses to include residential redevelopment, subject to any necessary planning consents.

Situated In a rural location at the end of Clerkhill Road approximately 7 miles north of Blackburn and 2 miles east of Clitheroe and within easy distance of Preston, Manchester and Liverpool.

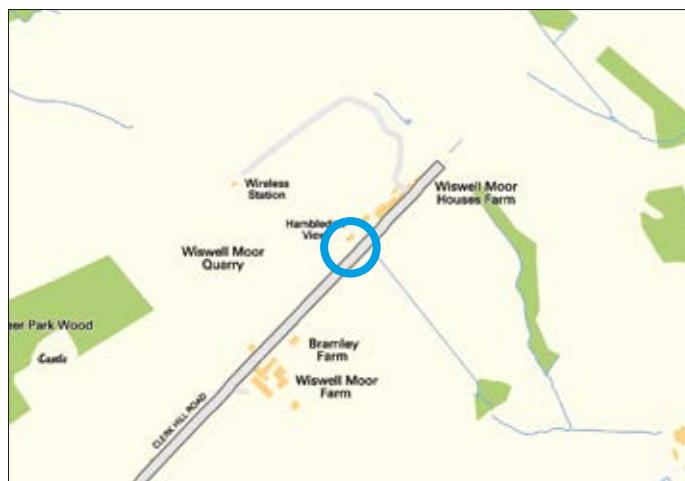
Ground Floor Abattoir Lairage 60m² (646sq ft)
Workshop 211m² (2,271sq ft)
Office 17m² (183sq ft)

Outside Lorry wash area, loading bay, side yard and outside race.

Planning Outline planning permission was granted on appeal on 8th March 2013 by Ribbles Valley Borough Council. Appeal ref: APP/T2350/A/12/218816 in reference to: Planning application: 3/2012/0477 dated 9th May 2012, for the erection of two residential

dwellings following the demolition of the existing abattoir this include Hambledon View which is not included in this lot

Note The plan is for indication purposes only and prospective purchasers should check the correct demise in the legal pack.



Not to scale. For identification purposes only

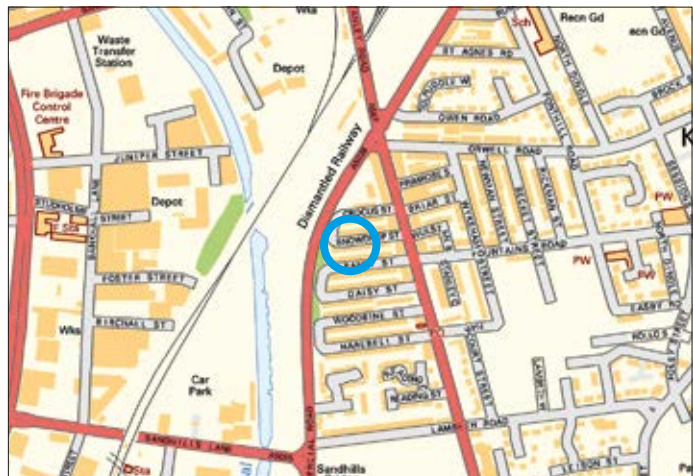


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LOT
33**9 Snowdrop Street, Liverpool L5 7RT*****GUIDE PRICE £30,000+**

- **Two bed mid terrace. Double glazing. Central heating.**

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



Not to scale. For identification purposes only

Situated Off Stanley Road (A567) within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

Note The property is Leasehold for 125 years from 2003. Ground rent £125 per annum.

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

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear.

Auction programme 2016

Auction Dates

11th February
31st March
26th May
14th July
15th September
3rd November
15th December

Closing Dates

15th January
4th March
29th April
17th June
19th August
7th October
18th November



0151 207 6315
auctions@suttonkersh.co.uk

LOT

34

29 Sandbrook Way, Southport, Merseyside PR8 3RN

*GUIDE PRICE £30,000+



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- **Two bed apartment producing £5,400 per annum. Double glazing. Central heating.**

Description A two bedroom ground floor apartment currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum. The property is in good order throughout and benefits from a new bathroom suite, double glazing and central heating.

Not to scale. For identification purposes only

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

Ground Floor Hall, Living Room/ Dining Room, Kitchen, two Bedrooms, Bathroom/WC

Outside Terrace and car parking to the rear

LOT

35

Coedle, Red Wharf Bay, Pentraeth, Gwynedd LL75 8RJ

*GUIDE PRICE £400,000+



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- **Three bedroom detached bungalow on a plot of land measuring approximately 1.23 acres with planning permission for a four bedroom detached house.**

Description A rare opportunity to acquire the freehold interest in a 3 bedroom dormer bungalow with spectacular views over the popular Anglesey destination of Red Wharf Bay with further re-development opportunity. The property is set in 1.23 acres (0.50 hectares) and has the benefit of a detailed planning permission to erect a 4 bedroom detached house adjacent to the existing dwelling, Planning Approval No: 30C721A. The bungalow is currently let on an Assured Shorthold Tenancy holding over at a rent of £5,200 per annum.

Not to scale. For identification purposes only

Situated In a sought after location occupying an elevated position with extensive views across Red Wharf Bay and the Eastern side of the Isle of Anglesey. Access is over a shared drive adjacent to Traeth Coch Sailing Club. The Isle of Anglesey is connected to the mainland by two bridges.

Site Area Approximately 0.5 hectares (1.23 acres)

LOT
36**11 Third Avenue, Fazakerley, Liverpool L9 9DR*****GUIDE PRICE £50,000+**

- **A three bedroomed mid terrace, partial double glazing.**

Description A three bedroomed mid terrace benefiting from partial double glazing. Following refurbishment and modernisation the property would be suitable for resale, occupation or investment purposes.



Not to scale. For identification purposes only

Situated Between Park Avenue and Longmoor Lane (A506) 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, Lounge, Dining Room, Kitchen

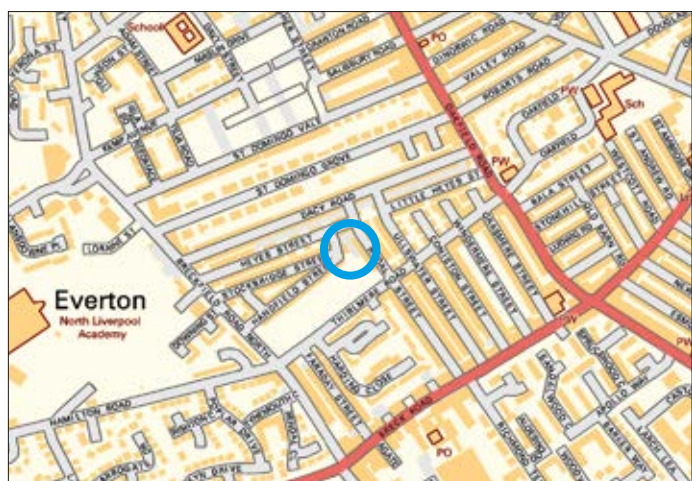
First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear

LOT
37**The Midden Public House, 93 Rydal Street, Liverpool L5 6QR*****GUIDE PRICE £60,000-£65,000**

- **Redevelopment opportunity. A former public house with flat and office space above. Central heating.**

Description A Freehold two storey double fronted public house together with a two-/three-bedroomed self contained flat to the first floor. The property is currently let and still trading, however, will be vacant on completion. The property would be suitable for re-development for possible residential conversion, subject to any necessary planning consents. The property benefits from central heating.



Not to scale. For identification purposes only

Situated Just off Thirlmere Road and Breck Road within easy access to local amenities and approximately 2.5 miles from Liverpool city centre.

Lower Ground Floor Cellar Not inspected.

Ground Floor Public House L-shaped Bar Area, Snug Room, Ladies & Gent's WCs, Storeroom

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

Outside Yard

Note We are advised the Rateable Value is £6,000 per annum.

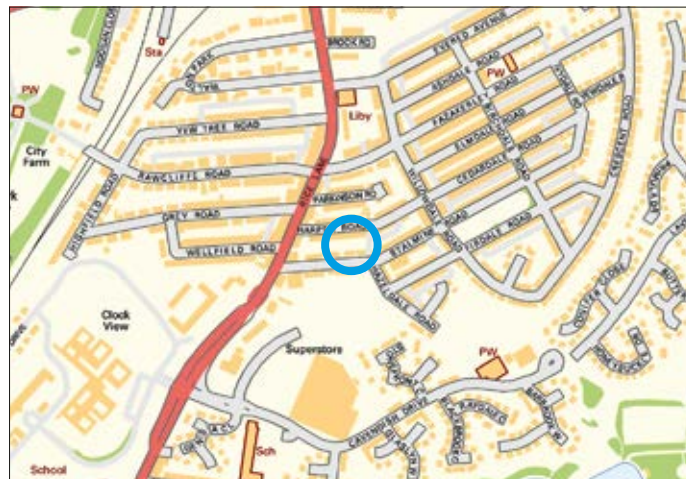
EPC Rating E

LOT

38

30 Harper Road, Liverpool L9 1DP

*GUIDE PRICE £55,000+



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- A double fronted two bed end terrace. Double glazing. Central heating. Rear garden.

Description A double fronted two bedroomed end terrace property benefiting from double glazing, central heating and rear garden. The property would be suitable for occupation, re-sale or investment purposes following modernisation.

Not to scale. For identification purposes only

Situated Off Rice Lane in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre. .

First Floor Two Bedrooms, Bathroom/WC with separate shower.

Outside Stoned rear garden.

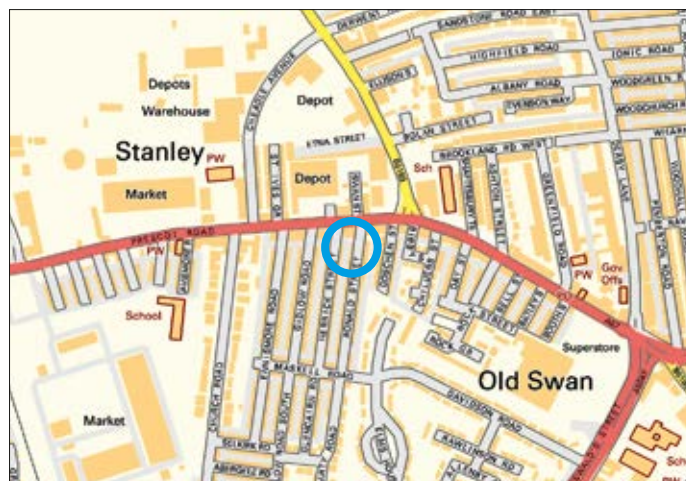
Ground Floor Hall, Lounge, Dining room, Kitchen.

LOT

39

432 Prescott Road, Old Swan, Liverpool L13 3DA

*GUIDE PRICE £80,000–£90,000



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- Mixed use property, double glazing, central heating. Potential rent £15,000 per annum.

Description A three storey middle terraced mixed use property comprising a ground floor retail unit together with a three bedroomed flat above on the first and second floor accessed via a separate front entrance. The property is in good condition throughout and would be suitable for a number of uses, subject to any relevant planning consents. The property was previously used as a Hot Food Takeaway and benefits from A5 use, double glazing, central heating. When fully let the potential rental income being in excess of £15,000 per annum.

Not to scale. For identification purposes only

Situated Fronting Prescott Road at its junction with Green Lane in a popular and well established residential location within close proximity to Old Swan amenities and approximately 4 miles from Liverpool city centre.

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

Situated Two further bedrooms.

Outside Yard to the rear

Ground Floor Shop Main sales area, preparation room/kitchen, WC.

LOT

40

15 Sandon Street, Toxteth, Liverpool L8 7NS

*GUIDE PRICE £325,000+



- A large three storey end town house converted to provide four self contained apartments (three one- and one three-bedrooms).

Description A large three storey end town house converted to provide 4 self contained apartments (three one- and one three-bedrooms), one of which is currently let by way of an Assured Shorthold Tenancy to three students at £12,000 per annum. The property has recently undergone refurbishment throughout including a full rewire, new kitchens and new bathrooms. The potential annual income once fully let would be in excess of £36,000.

Situated Off Grove Street which in turn is off Upper Parliament Street within the sought after Georgian Quarter of the city within easy reach of the city's universities, nightlife and retail core.

Outside Communal yard

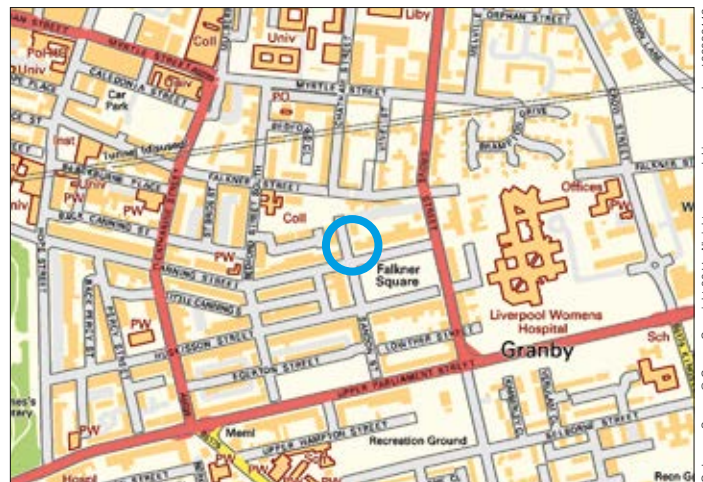
Basement Flat 1 Bedroom, Open Plan Lounge/Kitchen, Bathroom/WC

Ground Floor Flat 2 Bedroom, Open Plan Lounge/Kitchen, Bathroom/WC

First Floor Flat 3 Bedroom, Open Plan Lounge/Kitchen, Bathroom/WC

Second Floor Flat 4 Lounge, Kitchen, two Bedrooms, Bathroom/WC, Stairs to Further Bedroom

Third Floor Further Bedroom



Not to scale. For identification purposes only



LOT

41

63 Kirk Road, Liverpool L21 8HU

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **Two bed end terrace. Double glazing. Central heating.**

Description A two bed roomed end terrace property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential income in excess of £5,400 per annum.

Situated Between Stanley Road and Braby Road within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor Vestibule, Lounge, Kitchen/ Diner, Bathroom/WC

First Floor Two Bedrooms.

Outside Yard to Rear.

LOT

42

7 Newburn Street, Liverpool L4 5TU

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **Three bed mid terrace. Double glazing. Central heating.**

Description A three bedroomed mid terrace property benefiting from double glazing and central heating. The property has been let by way of an Assured Shorthold Tenancy until recently and would be suitable for immediate investment purposes with a potential income of £5,400 per annum.

Situated Off Church Road West which in turn is of Walton Lane (A580) within close proximity to local amenities Everton football club and Stanley Park approx 3 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC.

Outside Yard to the rear.

Ground Floor Hall, Through Living room/Dining room, Kitchen.

LOT
43**The Regency, 19–21 Derby Lane, Old Swan, Liverpool L13 6QA**
***GUIDE PRICE £325,000+**

- **A freehold re-development opportunity.**

Description A vacant freehold re-development opportunity to convert and extend the existing property to provide 17 two-bedroomed apartments, subject to any necessary planning consents. Drawings are available for inspection, however potential purchasers should make their own enquiries. The property comprises two three storey interconnecting double fronted buildings which are currently used for the purposes of a bar, three function rooms and 6 bedroomed residential accommodation to the second floor. The rear of the ground floor has been significantly extended to provide function room accommodation with additional yard to rear. The premises also benefits from substantial car parking provision to the front. We are advised that No 17 Derby Lane has received planning permission to convert to provide four self-contained apartments. Planning Ref: 13F/0340

Situated On Derby Lane within the Old Swan District of Liverpool close to the junction with Prescot Road (A57) also within easy access to all local amenities and approximately 3 miles from Liverpool city centre.

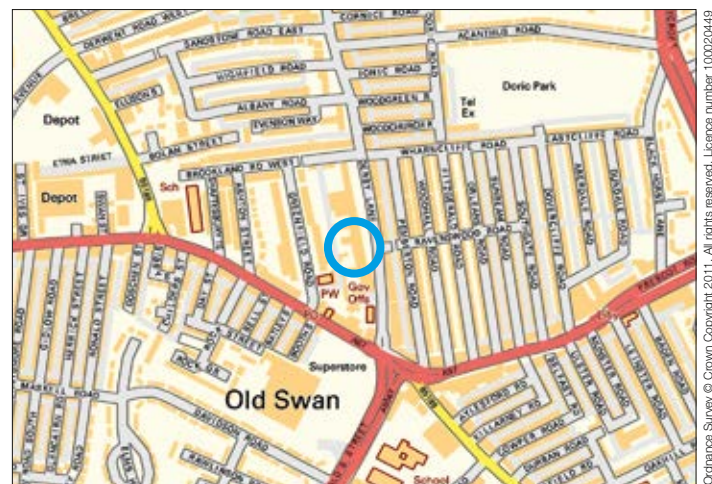
Basement Cellar

Ground Floor Two separate Front Entrances, Main Bar Area, Ladies & Gents WCs, two Function Rooms with buffet rooms and dance floor areas, Kitchen (6,197sq ft)

First Floor Function room with Buffet room, Bar, WCs, Storeroom (2,133sq ft)

Second Floor

Living quarters Hall, Bathroom/WC with walk in shower, Breakfast Kitchen, Living Room, six Bedrooms (2,133sq ft)



Not to scale. For identification purposes only

Outside Good sized yard to the rear, parking for several cars to the front.



LOT

44

41 Galloway Street, Liverpool L7 6PD

*GUIDE PRICE £30,000–£35,000



Not to scale. For identification purposes only

- **Two bed mid terraced. Double glazing.**

Description A two bedroomed middle terraced property benefiting from double glazing. Following repair and modernisation the property would be suitable for investment purposes. The potential rental income being in excess of £5,400.00 per annum.

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

Outside Yard to the rear.

EPC Rating F

Ground Floor Lounge/Dining Room, Kitchen.

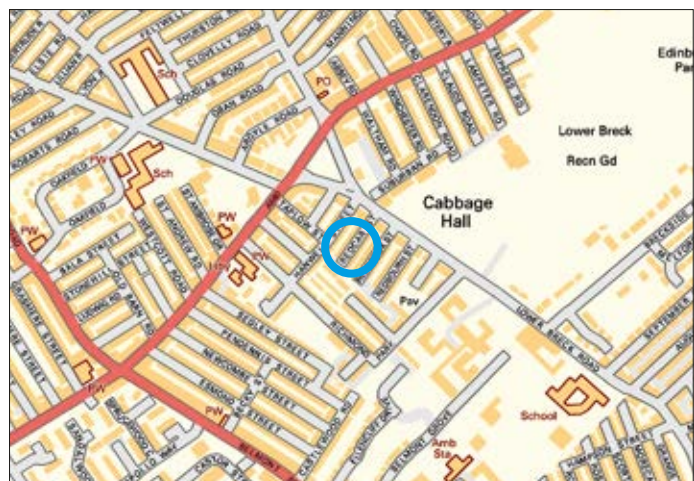
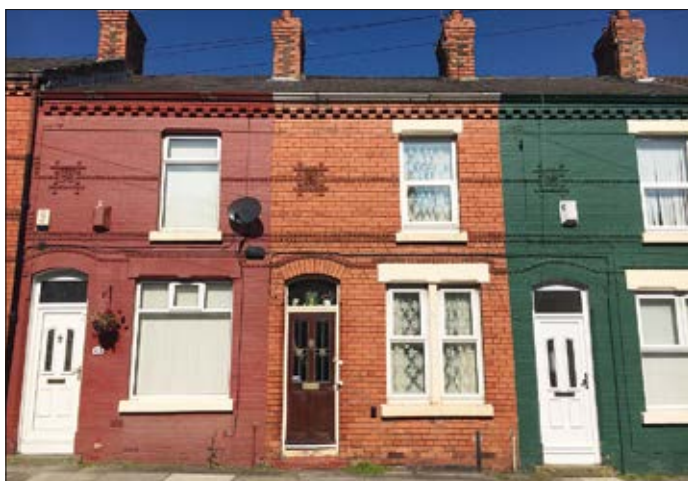
First Floor Two Bedrooms, Bathroom/WC.

LOT

45

14 Redcar Street, Liverpool L6 0AJ

*GUIDE PRICE £25,000–£30,000



Not to scale. For identification purposes only

- **Two bed terraced property. Double glazing. Central heating.**

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. Following a refurbishment scheme the property would be suitable for investment purposes with a potential rental income of in excess of £5,400 per annum.

Situated Off Lower Breck Road within easy reach of Breck Road Amenities and approximately 3 miles from Liverpool city centre.

Ground Floor Vestibule, Lounge, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

Outside Rear Yard.

LOT
46

25 Poulter Road, Liverpool L9 0HJ
*GUIDE PRICE £70,000–£75,000



- **A three/four-bed terrace producing £6,000 pa . Double glazing. Central heating.**

Description A three-/four-bedroomed terrace property benefiting from double glazing and central heating. The property is let by way of an Assured Shorthold Tenancy at a rental of £6,000 per annum.



Not to scale. For identification purposes only

Situated Off Longmoor Lane in a popular residential location within close proximity to schooling, local amenities and approximately 4.5 miles from Liverpool city centre.

Outside Rear Yard.

Ground Floor Hall, Living Room, Bedroom with en suite walk in Shower Room/WC, Kitchen.

First Floor Bathroom/WC, three Bedrooms

LOT
47

25 Fairfield Street, Liverpool L7 0JY
*GUIDE PRICE £70,000+



- **Three bed semi detached. Double glazing. Central heating. Front and rear gardens.**

Description A three bedroomed semi detached property benefiting from partial double glazing, central heating and front and rear gardens. The property would be suitable for occupation or investment purposes following upgrade and modernisation.



Not to scale. For identification purposes only

Situated Off Prescot Road in the Fairfield District within close proximity to Old Swan amenities, Schooling, Newsham Park and approximately 4 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom with walk in shower, separate WC

Second Floor Loft conversion.

Outside Front and rear gardens.

Ground Floor Hall, two Front Reception Rooms, Dining Room, Kitchen, Shower room/WC

LOT

48

73 Holmes Street, Liverpool L8 0RH

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

- **Two bed mid terraced. Double glazing.**

Description A freehold two bedroomed middle terraced property benefiting from double glazing. Following refurbishment the property would be suitable for investment purposes. The potential rental income is in excess of £5,400.00 per annum.

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

Outside Yard to the rear.

EPC Rating G

Ground Floor Lounge, Kitchen, Bathroom/WC.

First Floor Two Bedrooms.

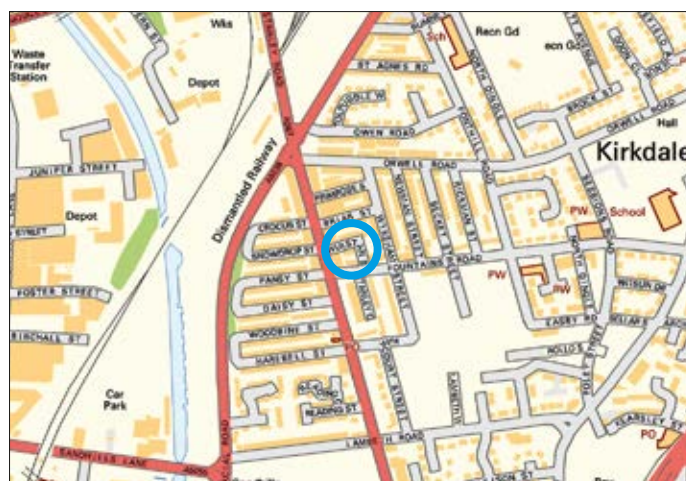
LOT

49

ON BEHALF OF A HOUSING ASSOCIATION

11 Wulstan Street, Liverpool L4 1RA

*GUIDE PRICE £35,000–£40,000



Not to scale. For identification purposes only

- **Three bedroom mid terrace. Double glazing. Central heating.**

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

Situated Off Stanley Road in a well-established location nearby to local amenities. Liverpool city centre is approximately 3 miles away.

Outside Rear Yard.

EPC Rating D

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

First Floor Three Bedrooms.

LOT
50

213 County Road, Walton, Liverpool L4 5PE

***GUIDE PRICE £55,000+**



- **Three storey mixed use producing £9,000pa. Ground floor retail unit. Two one-bed flats above.**

Description A three storey middle terrace property comprising a ground floor retail unit together with two one-bedrooms flats above which can be accessed via a separate entrance. The property currently produces a rental income of £9,000 per annum.



Not to scale. For identification purposes only

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

Second Floor Flat 2 Lounge, Kitchen, Bedroom, Bathroom/WC

Outside Yard to the rear.

Ground Floor Shop Main sales area, Rear room, Kitchen, two WCs.

First Floor Flat 1 Lounge, Kitchen, Bedroom, Bathroom/WC

LOT
51

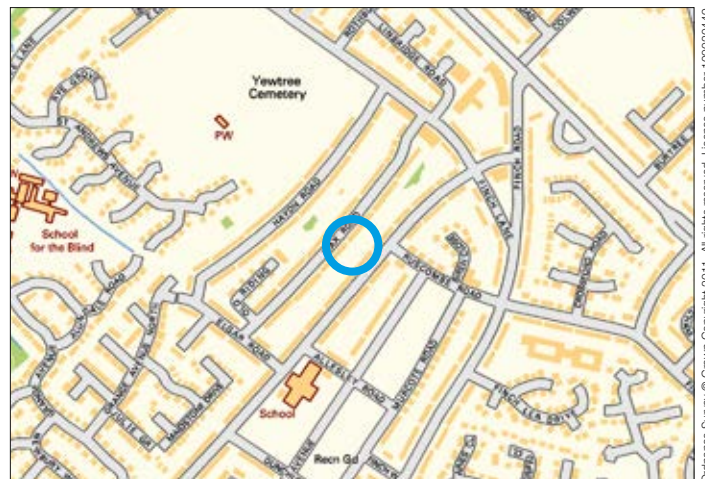
69 Max Road, Liverpool L14 4BQ

***GUIDE PRICE £45,000+**



- **Three bed mid town house. Potential rental of £6,000 per annum. Double glazing. Central heating. Gardens. Off road parking.**

Description A three bedroomed middle town house benefiting from double glazing, central heating, gardens and off road parking. The property is in good condition and would be suitable for occupation or investment purposes with a potential a rental income of approximately £6,000 per annum.



Not to scale. For identification purposes only

Situated Off Kingsheath Avenue which is off East Prescott Road in a popular and well established residential locations within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

First Floor Three Bedrooms

Outside Gardens to the front and rear. Driveway

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

LOT

52

11 Russian Drive, Liverpool L13 7BS

*GUIDE PRICE £100,000+



- **A four bed middle terrace producing £7,500 pa. Double glazing.**

Description A four bedroomed middle terrace property currently let by way of an Assured Shorthold Tenancy producing £7,500 per annum. This property benefits from double glazing.



Not to scale. For identification purposes only

Situated Off Green Lane in a popular and established residential location within easy reach of Tuebrook and Old Swan amenities, schooling and approximately 4 miles from Liverpool city centre.

First Floor Four Bedrooms, Bathroom/WC

Outside Rear yard.

Ground Floor Living Room, Dining Room, Utility Room, Kitchen/Diner

LOT

53

Apt 5 Medbourne Court, Liverpool L32 6SN

*GUIDE PRICE £25,000+



- **Two bedroomed apartment. Double glazing. Secure entry system. Communal gardens.**

Description A second floor two bedroomed apartment which benefits from double glazing, a secure entry system and communal gardens with off road parking. Following refurbishment the property would be suitable for investment purposes.



Not to scale. For identification purposes only

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

Outside Communal Gardens and Parking.

Note We believe all services have been disconnected.

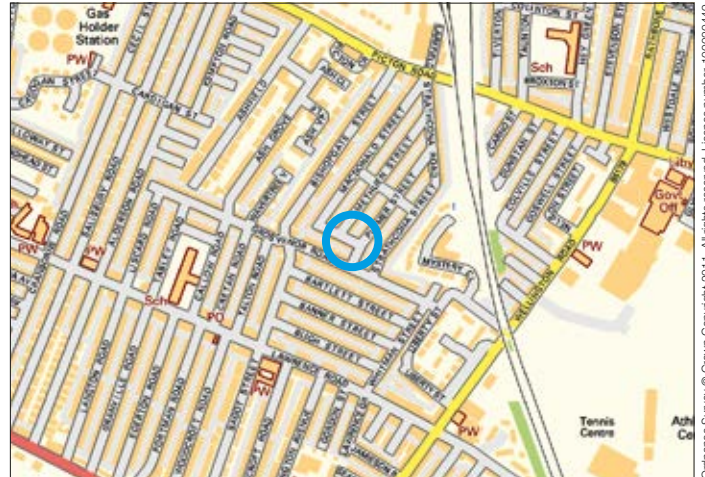
Ground Floor Main Entrance Hallway.

Second Floor Flat 5 Hall, Open plan Lounge/Kitchen, Bathroom/WC, Two Bedrooms, one with Ensuite shower room/WC

LOT
54**95 Methuen Street, Liverpool L15 1EQ*****GUIDE PRICE £55,000+**

- **Two bed mid terrace. Double glazing. Central heating.**

Description A two bedroomed middle terrace property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of in excess of £5,400 per annum.



Not to scale. For identification purposes only

Situated Just off Picton Road in a well-established and popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Vestibule, Open plan lounge, Kitchen/Diner, Bathroom/WC

First Floor Two Bedrooms.

LOT
55**9-11 Legh Road, Haydock, St. Helens, Merseyside WA11 0EN*****GUIDE PRICE £75,000-£85,000**

- **Two storey semi detached mixed used property producing £10,400 per annum. Central heating. Electric roller shutters.**

Description A two storey semi detached mixed used property comprising a ground floor retail unit together with a three bedroomed self contained flat above. This property benefits from central heating and the shop has electric roller shutters. There is also a plot of land to the rear which formerly housed garages. The whole property is currently let for a term of 7 years from September 2012 at a rent of £10,400 per annum.



Not to scale. For identification purposes only

Situated Fronting Legh Road off Clipseley Lane in a popular and well established residential location within easy reach of St. Helens town centre.

Outside Yard to Rear which formerly housed garages.

Joint Agents

Lambert Smith Hampton

Ground Floor Retail unit Sales area, store room, kitchen for flat above.

First Floor Flat Hall, Lounge, Bathroom/WC, three Bedrooms.



LOT

56

202 Market Street, Newton-le-willows, Merseyside WA12 9DG

*GUIDE PRICE £85,000+



- **A two storey detached mixed use investment. Producing £10,400 per annum. Central heating. Double glazing. Electric roller shutters.**

Description A two storey detached mixed use property comprising a ground floor retail unit together with a three bedroomed self contained flat above and a double garage to the rear. The property benefits from central heating, double glazing and the shop has electric roller shutters. The whole property is currently let for a term of 20 years from 2012 at a rent of £10,400 per annum.



Not to scale. For identification purposes only

Situated Fronting Market Street off Crow Lane West (A572) in a popular and well established residential location.

Joint Agents

Lambert Smith Hampton



Ground Floor Retail unit Sales area, store room, office

First Floor Flat Three Bedrooms,

Outside Double Garage to the Rear

LOT

57

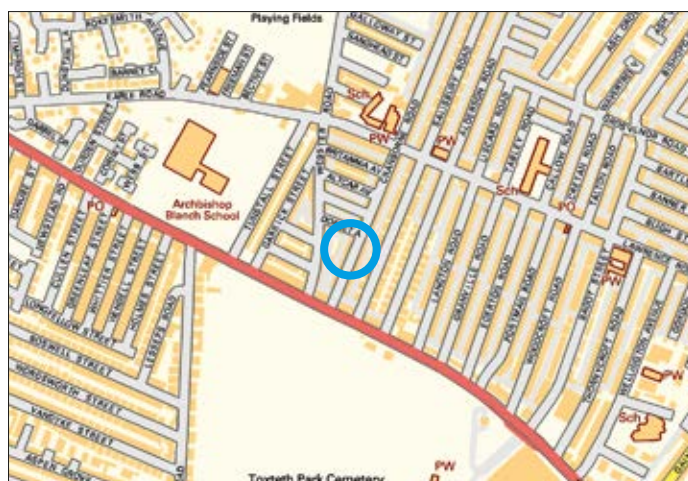
29 Cranborne Road, Liverpool L15 2HX

*GUIDE PRICE £65,000+



- **Three bed end terrace. Producing £6,300pa. Double glazing. Central heating.**

Description A three bedroom end terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £6,300 per annum. There is potential to let the rooms out individually to students with a potential income of £11,440 per annum.



Not to scale. For identification purposes only

Situated Off Smithdown Road on the corner of Dorset Avenue in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to rear.

EPC Rating E

Ground Floor Hall, Lounge, Dining Room, Kitchen

LOT
58

11 Galloway Street, Liverpool L7 6PD

***GUIDE PRICE £30,000–£35,000**



- **Two bed vacant mid terraced. Double glazing.**

Description A two bedroomed middle terraced property benefiting from double glazing. Following refurbishment the property would be suitable for investment purposes. The potential rental income being in excess of £5,400.00 per annum.



Not to scale. For identification purposes only

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

Outside Yard to the rear.

EPC Rating E

Ground Floor Through Lounge/ Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

LOT
59

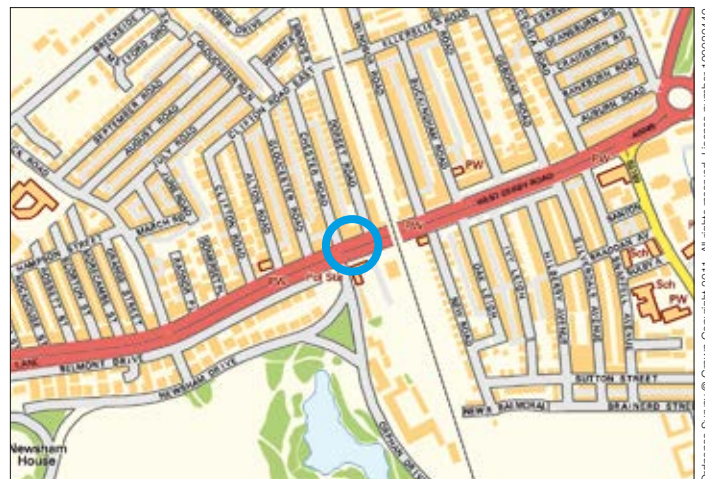
501 West Derby Road, Liverpool L6 4BW

***GUIDE PRICE £65,000–£70,000**



- **A mixed use investment property producing £13,200 per annum.**

Description A three storey mid terrace mixed use property comprising a ground floor retail unit with a three bedroomed self contained flat above. The property benefits from partial double glazing and the shop has electric roller shutters. The whole property is let for a term of 25 years from December 2009 producing a rental income of £13,200 per annum. There is an RPI rent review dated December 2009 which increased the rent to £16,159pa which has not been implemented.



Not to scale. For identification purposes only

Situated Fronting West Derby Road (A5049) in a popular and well established location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

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

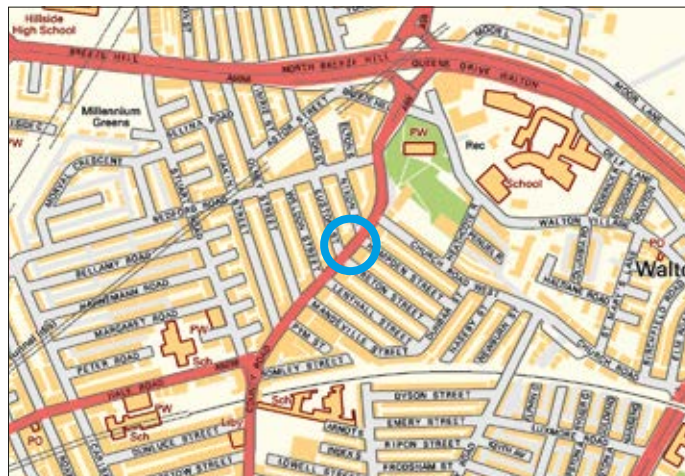
Outside Yard to the rear

Joint Agents

Lambert Smith Hampton

Ground Floor Retail unit Sales area, store room

**Lambert
Smith
Hampton**

LOT
60**164 County Road, Walton, Liverpool L4 5PH*****GUIDE PRICE £40,000+**

Not to scale. For identification purposes only

- **A mixed use investment property.**

Description A three storey mid terrace mixed use property arranged as a ground floor retail unit together with storage/accommodation to the first and second floors. The property has previously been let as a beauty salon producing a rental income of £5,800 per annum and benefits from steel roller shutters. Following refurbishment the property would be suitable for conversion subject to gaining any necessary consents.

Situated Fronting County Road in a prominent position close to all local amenities and approximately 2 miles from Liverpool city centre.

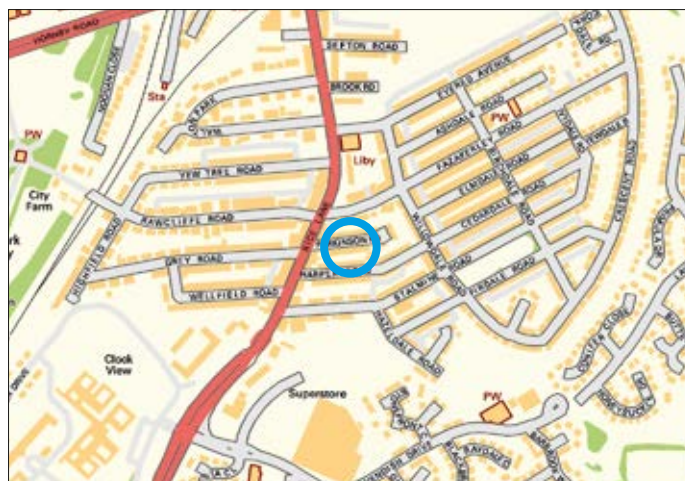
First Floor Hall, two Rooms one with WC

Second Floor Two further rooms one with WC

Basement Cellar Not inspected.

Outside Yard to the rear.

Ground Floor Shop Main Sales Area, Rear Room.

LOT
61**15 Parkinson Road, Liverpool L9 1DL*****GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

- **Two bed mid terrace. Double glazing. Central heating.**

Description A two bed mid terrace property benefiting from double glazing and central heating. Following refurbishment this property would be suitable for investment purposes with a potential income of £5,400 per annum.

Situated Off Rice Lane in a popular and well established residential location within easy access to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Outside Yard to Rear.

Ground Floor Hall, Through Living Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

LOT
62**81-83 Lisburn Lane, Tuebrook, Liverpool L13 9AF*****GUIDE PRICE £150,000+**

- **A two storey semi detached mixed use investment property producing £19,200 per annum. Double glazing. Electric roller shutters.**

Description A two storey semi detached mixed use property comprising a double fronted ground floor retail unit currently trading as HS Food Store, together with two self contained flats above (one one-bed and one two-bed). The property benefits from partial double glazing and the shop has electric roller shutters. The property is let for a term of 25 years from December 2009 producing £19,200 per annum. There is an RPI rent review dated December 2012 which increased the rent to £23,504pa which has not been implemented.



Not to scale. For identification purposes only

Situated Fronting Lisburn Lane just off West Derby Road in a popular part of Tuebrook close to local amenities, Schooling and transport links and approximately 3 miles from Liverpool city centre.

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

Outside Yard to the rear

Joint Agents

Lambert Smith Hampton

**Lambert
Smith
Hampton**

Ground Floor Retail unit Sales area, store room

First Floor Flat 1 Hall, Lounge, Kitchen, Bathroom/WC, Bedroom.

LOT
63**10 Grosvenor Road, Wavertree, Liverpool L15 0HA*****GUIDE PRICE £40,000-£45,000**

- **A two bed mid terrace producing £5,400 per annum. Double glazing. Central heating.**

Description A two bedroom middle terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £5,400 per annum. There is a potential to let the property on a per room basis to three students at a rental of £85 each per week the potential rental income could be in excess of £13,260 per annum.



Not to scale. For identification purposes only

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

EPC Rating D

Ground Floor Hall, Lounge, Open plan Dining room/Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Outside Yard to the rear.

LOT

64

47 Garages in South Liverpool and Huyton

*GUIDE PRICE £275,000+



- 47 lock-up garages with land situated around South Liverpool and Huyton. Producing a rental income of £28,300 per annum.

Description A rare opportunity to acquire 47 lock-up garages with land situated around South Liverpool and Huyton. The garages are all fully let currently producing £28,300 per annum with room for uplift.

17 Garages at Belper Street, Garston, Liverpool, L19 1RQ
Rent £9,300 per annum.

10 Garages/Small Industrial Unit at Tarbock Road/Blacklow Brow, Liverpool, L36 5XE
Rent £7,000 per annum.

10 Garages at Grassendale Court, Off Bennison Drive, Liverpool, L19 0LY
Rent £6,000 per annum.

10 Garages at Monterey Road, Liverpool, L13 4DR
Rent £6,000 per annum.

LOT

65

Prince Of Wales, 155–157 Rice Lane, Liverpool L9 1AF

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **Redevelopment opportunity. A freehold two storey middle terraced public house with accomodation above. Planning for four self contained flats.**

Description A Freehold two storey middle terraced former public house with accommodation to the first floor. The property benefits from planning permission to convert the property into four self contained flats (two one-bedroom and two two-bedroom). The property has been stripped of all fixtures and fittings. Planning Reference 15F/2522.

Situated Fronting Rice Lane (A59) within close proximity to Walton Village amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor One large room

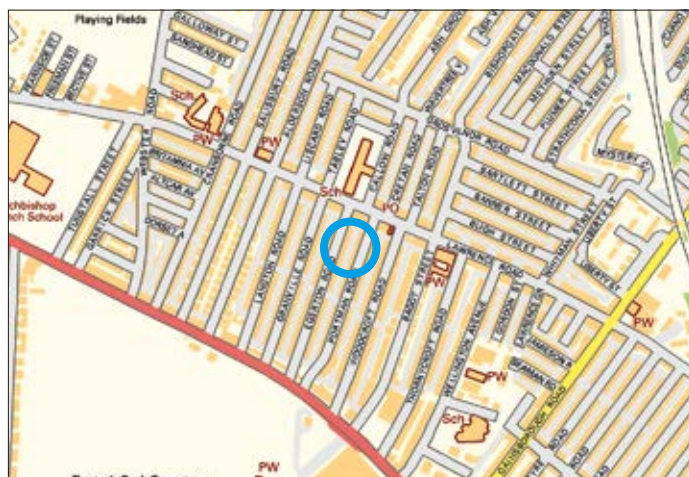
First Floor One large room

Outside Rear yard.

LOT
66**72 Egerton Road, Liverpool L15 2HW*****GUIDE PRICE £40,000–£50,000**

- **Vacant three bed mid terraced. Needs full upgrade and refurb.**

Description A three bed roomed middle terraced property in need of a full upgrade and refurbishment scheme.



Not to scale. For identification purposes only

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

First Floor Three Bedrooms, Bathroom/WC.

Outside Yard to the rear.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

LOT
67**Apartment 2, Brantwood Court, Park Avenue, Southport PR9 9LT*****GUIDE PRICE £110,000+**

- **Two bed ground floor apartment. Double glazing, central heating, video entry phone system. Communal gardens. Allocated car parking space.**

Description A well presented two bedroomed ground floor apartment. The property is in good order throughout and benefits from double glazing, central heating, video entry phone system, communal gardens and an allocated car parking space. The property would be suitable for occupation or investment purposes.



Not to scale. For identification purposes only

Situated Fronting Park Avenue which is off Cambridge Road (the A565) within close proximity to Hesketh Park, Southport town centre, the beach, promenade and Lord Street amenities.

with En Suite Shower Room/WC, Bedroom, Bathroom/WC

Outside Communal gardens, allocated car parking space

Ground Floor Communal Entrance Hallway
Flat Entrance Hallway, Living Room, Kitchen, Master Bedroom

Joint Agents
Countrywide

Countrywide
Integrated solutions local expertise

LOT
68**27 Stavert Close, Liverpool L11 9AH*****GUIDE PRICE £40,000–£50,000**

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- **Three bed semi-detached. Double glazing and central heating. Gardens and driveway.**

Description A three bedroomed semi-detached property benefiting from double glazing, front and rear gardens and a driveway. Following refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes.

Situated Off Worrow Road which in turn is off Carr Lane in a popular and well established residential location within close proximity to local amenities, schooling and approximately 6 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC.

Outside Front and rear gardens, Driveway.

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

LOT
69**16 Wendell Street, Liverpool L8 0RQ*****GUIDE PRICE £30,000–£35,000**

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- **Two bed mid terrace. Double glazing.**

Description A two bedroomed middle terraced property benefiting from double glazing. Following repair and modernisation the property would be suitable for investment purposes. The potential rental income being in excess of £5,400.00 per annum.

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

Outside Yard to the rear.

EPC Rating F

Note The property has suffered smoke damage.

Ground Floor Lounge, Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

LOT
70**241–245 Stanley Road, Kirkdale, Liverpool L5 7QD*****GUIDE PRICE £150,000+**

- **A mixed use investment producing £22,320 potential £35,000.**

Description A substantial three storey mixed use investment comprising a ground floor fast food takeaway plus seven one-bedroomed flats above. The retail unit and ground floor flat are let to 'Chicksters' on a 10 year lease from June 2010 at a rental income of £12,000 per annum with two yearly rent reviews. The 6 flats above are in need of repair and modernisation and when fully let the potential total annual income being in excess of £35,000 per annum.

Situated Fronting Stanley Road on the corner of Snowdrop Street on a busy main road position within easy reach of local amenities and approximately 1 mile from Liverpool city centre,

Ground Floor Fast food takeaway Sales area, Prep area, rear Kitchens, WC

Self contained flat Living room, Bedroom, Kitchen, Bathroom/WC

First/Second Floor Six self contained flats each comprising Living room, Bedroom, Kitchen, Bathroom/WC

Outside Yard.



Not to scale. For identification purposes only

LOT
71**2 Bentinck Place, Birkenhead, Merseyside CH41 4DR*****GUIDE PRICE £35,000+**

Not to scale. For identification purposes only

- **One bed end terrace. Double glazing. Central heating.**

Description A one bedroomed end terrace property currently let by way of an assured shorthold tenancy at a rental income of £4,740.00 per annum. The property benefits from double glazing and central heating.

Situated Off Cloughton Road within close proximity to local amenities and approximately 1 mile from Birkenhead town centre.

Outside Yard to rear

EPC Rating D

Ground Floor Vestibule, Lounge, Kitchen, Rear room

First Floor Bedroom, Bathroom/WC

LOT
72**Apartment 3, Brantwood Court, Park Avenue, Southport PR9 9LT*****GUIDE PRICE £110,000+**

Not to scale. For identification purposes only

- **Two bed ground floor apartment. Double glazing, central heating, video entry phone system. Communal gardens. Allocated car parking space.**

Description A well presented two bedroom ground floor apartment. The property is in good order throughout and benefits from double glazing, central heating, video entry phone system, communal gardens and an allocated car parking space. It is currently let by way of an Assured Shorthold Tenancy producing £6,300 per annum.

Situated Fronting Park Avenue which is off Cambridge Road (the A565) within close proximity to Hesketh Park, Southport town centre, the beach, promenade and Lord Street amenities.

with En Suite Shower Room/WC, Bedroom, Bathroom/WC

Outside Communal Gardens, Allocated Car Parking Space

Ground Floor Communal Entrance Hallway

Flat Entrance Hallway, Living Room, Kitchen, Master Bedroom

Joint Agents
Countrywide

Countrywide
integrated solutions local expertise

LOT
73**83, 83a and 83b High Street, Wavertree, Liverpool L15 8HF*****GUIDE PRICE £300,000+**

- **A HMO mixed use investment producing £54,000 per annum.**

Description A HMO mixed use investment property currently producing £54,000 per annum. A pair of three storey terraced properties comprising a ground floor retail unit which is currently let by way of a 5 year lease from September 2013 to Walton Flooring for a rental of £14,400 per annum. The upper floors are currently let as a 12 Bed HMO to professional tenants on separate Assured Shorthold Tenancies at a rental of £39,600 per annum. The property is fully HMO compliant and has been newly renovated to include new kitchens, bathrooms, flooring and boilers.

Situated Fronting a busy main road position opposite the newly erected Tesco Extra, within close proximity to local amenities, Schooling and transport links

83b Ground Floor Separate front entrance, Main entrance hallway

Basement Cellar Not inspected.

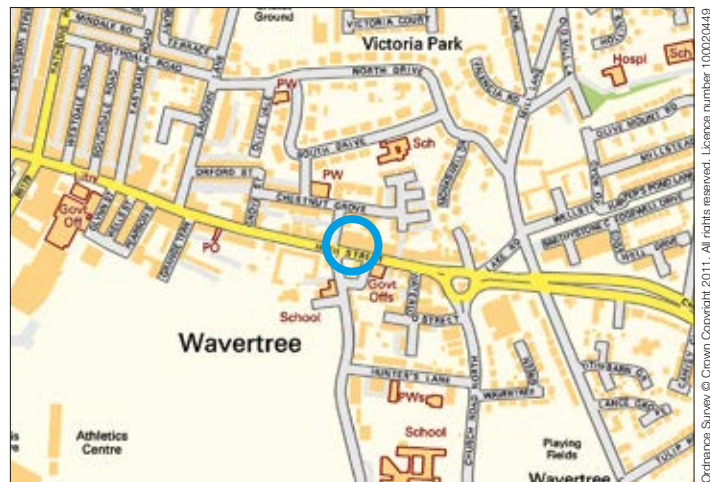
Ground Floor Shop Main Sales area, Storage, Kitchen, WC, Office.

83a Ground Floor

Separate front entrance, Main entrance hallway

First Floor Shower room/WC, three Rooms

Second Floor Kitchen/Diner, Communal Lounge, two Rooms, Bathroom/WC



Not to scale. For identification purposes only



Second Floor Potential to provide further accommodation.

LOT
74**68 Dewsbury Road, Liverpool L4 2XG*****GUIDE PRICE £40,000-£50,000**

Not to scale. For identification purposes only

- **Four bed end of terrace property. Double glazing. Central heating.**

Description A four bedroomed end of terrace property benefiting from double glazing, central heating and modern fitted kitchen. Following refurbishment, the property would be suitable for investment purposes.

Situated Off Priory Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

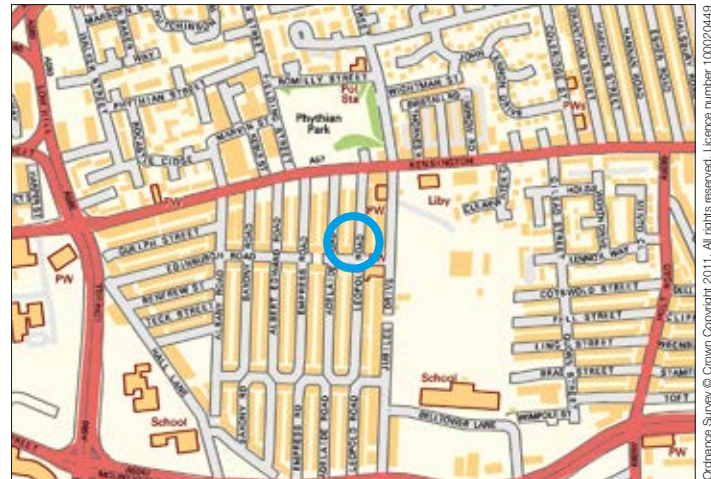
Ground Floor Hall, Through Living Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

Second Floor Further Bedroom

Outside Yard to the rear

Joint Agents
Atlas Estate Agents

LOT
75**32 Leopold Road, Kensington, Liverpool L7 8SP*****GUIDE PRICE £85,000+**

Not to scale. For identification purposes only

- **Two/three-bed mid terrace. Double glazing. Central heating.**

Description A two-/three-bedroomed middle terrace property benefiting from double glazing and central heating. Over the last 10 years the property has been let to three students at £85.00 p/w per person producing a rental income of approximately £13,260 per annum. There is potential to extend to the rear together with an attic conversion to provide further letting rooms, subject to any relevant planning consents.

Situated Kensington High Street in an established and popular residential location within easy reach of local amenities, Royal Liverpool Hospital, Universities and a short distance from Liverpool city centre.

Basement Cellar Not Inspected.

Ground Floor Hall, Letting Room, Communal Lounge, Kitchen

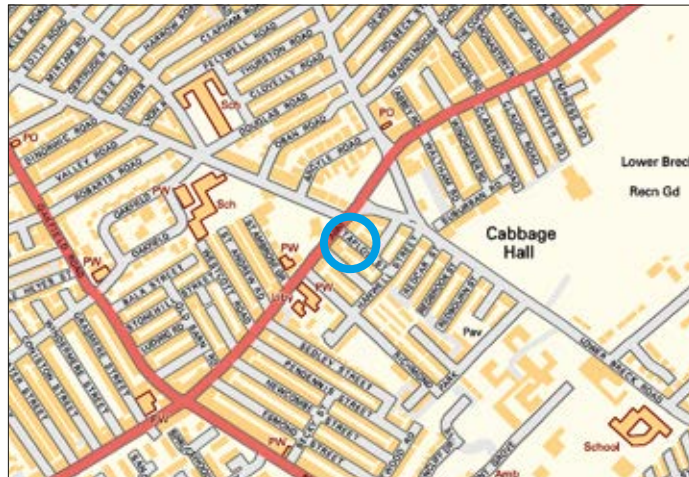
First Floor Two Letting Rooms, Bathroom, Separate WC

Outside Yard to Rear

LOT
76**54-58 Breck Road, Anfield, Liverpool L4 2QS*****GUIDE PRICE £150,000+**

- **Mixed use investment producing £30,800 per annum. Double glazing. Electric heating.**

Description A mixed use investment property producing a combined rental income of in excess of £30,800 per annum. The property comprises a block of three interconnecting retail units together with five one-bedroomed self contained flats above accessed via a separate entrance. The shop is currently let by way of a 5 year lease to 'Tan City' at a rental of £9,996 per annum. The flats are currently let by way of Assured Shorthold Tenancies at a rental of £19,200 per annum. The property benefits from double glazing, electric heating and electric steel roller shutters. There is an advertising hoarding to the side elevation producing £1,700.00 per annum.



Not to scale. For identification purposes only

Situated Fronting Breck Road on the corner of St Ambrose Grove within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Flat 54A Lounge, Kitchen, Bedroom, Shower room/WC

Flat 58A Lounge, Kitchen, Bedroom, Shower room/WC

Rear Entrance

54B Lounge, Kitchen, Bedroom, Shower room/WC

58B Lounge, Kitchen, Bedroom, Shower room/WC

56A Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

Outside Yard to the rear

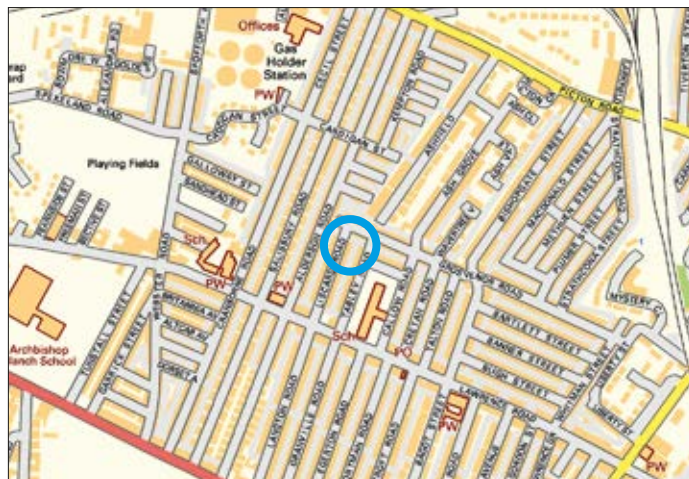
Ground Floor Shop 54/58 Main reception area, nine Sunbed Rooms, Utility room, WC/ Kitchen.

First/Second Floor Separate side entrance

LOT
77**8 Grosvenor Road, Wavertree, Liverpool L15 0HA*****GUIDE PRICE £55,000-£60,000**

- **Two bed end terrace. Double glazing. Central heating.**

Description A two bedroomed end terraced property benefiting from double glazing, central heating, alarm system and fitted kitchen to include white goods. Following modernisation the property would be suitable for occupation or investment purposes. The property has previously been let to three students and has been fitted with fire alarms and fire safety doors. There is a potential to let the property on a per room basis to three students at a rental of £85 each per week the potential rental income could be in excess of £13,260 per annum.



Not to scale. For identification purposes only

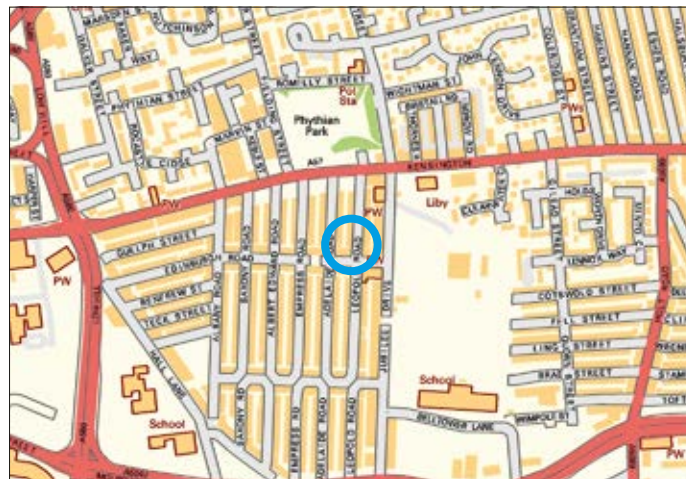
Situated Fronting Grosvenor Road just off Bagot Street near Lawrence Road in a popular and well established residential location within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear.

EPC Rating D

Ground Floor Hall, Lounge, Open plan Dining room/Kitchen.

LOT
78**56 Leopold Road, Kensington, Liverpool L7 8SR*****GUIDE PRICE £80,000+**

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- **Two/three-bed mid terrace. Double glazing. Central heating.**

Description A two-/three-bedroomed middle terrace property benefiting from double glazing and central heating. Over the last 10 years the property has been let to three students at £85.00 p/w per person producing a rental income of approximately £13,260 per annum. There is potential to extend to the rear together with an attic conversion to provide further letting rooms, subject to any relevant planning consents.

Situated Kensington High Street in an established and popular residential location within easy reach of local amenities, Royal Liverpool Hospital, Universities and a short distance from Liverpool city centre.

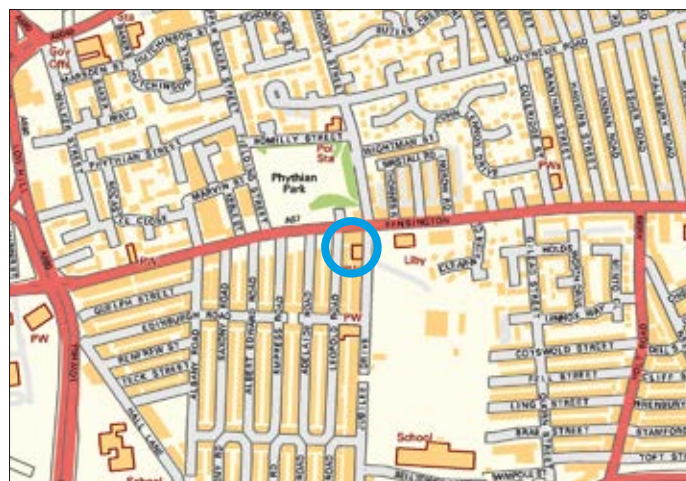
Room, Communal Lounge, Kitchen

First Floor Two Letting Rooms, Bathroom/WC

Outside Yard to Rear

Basement Cellar Not Inspected.

Ground Floor Hall, Letting

LOT
79**162 Kensington, Liverpool L7 8XE*****GUIDE PRICE £70,000+**

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- **Mixed use investment producing approximately £7,200.00 per annum. Electric steel roller shutters. Double glazing. Central heating.**

Description A three storey middle terraced property comprising ground floor retail unit together with a two bedroomed self contained flat above. The whole property is currently let by way of a 25 year lease commencing in 2010 producing a rental income of approximately £7,200.00 per annum. The property benefits from electric steel roller shutters, double glazing and central heating.

Situated Fronting Kensington High Street at its junction with Jubilee Drive on a busy main road position within close proximity to local amenities, schooling and approximately 1.5 miles from Liverpool city centre.

First Floor Flat Hall, Kitchen, Lounge, Bathroom/WC

Second Floor Two Bedrooms

Outside Yard. Access to the flat.

Ground Floor Shop Main Sales Area, Store Room, WC

LOT
80

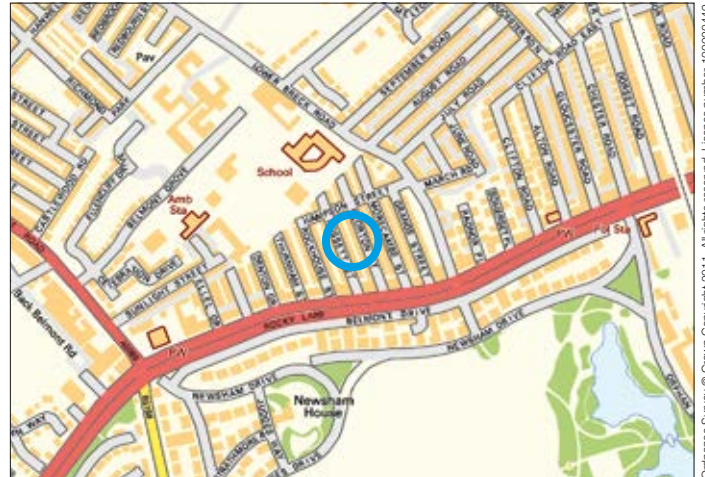
43 Scorton Street, Liverpool L6 4AS

*GUIDE PRICE £40,000–£45,000



- **Vacant two bedroomed mid terrace property, double glazing and central heating.**

Description A vacant two bedroomed mid terrace property benefiting from double glazing and central heating. The property would be suitable for immediate investment purposes with a potential income of £5,400 per annum.



Not to scale. For identification purposes only

Situated Off Rocky Lane close to its junction with Lower Breck Road in a popular and well established residential location approximately 3 miles from Liverpool city centre.

Outside Yard to the Rear.

Ground Floor Vestibule, Open Plan Lounge/ Kitchen diner, Bathroom/WC.

First Floor Two Bedrooms.

LOT
81

80 Wendell Street, Liverpool L8 0RQ

*GUIDE PRICE £40,000+



- **Residential investment producing £4,784 per annum. Double glazing. Central heating.**

Description A two bedroomed mid terrace property benefiting from double glazing and central heating. This property is in good condition and is currently let by way of Assured Shorthold Tenancy producing £4,784 per annum.



Not to scale. For identification purposes only

Situated Off Smithdown Road in a popular residential location within close proximity to local amenities and approximately 1 mile from Liverpool city centre.

Outside Yard to the rear.

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

First Floor Two Bedrooms.

LOT

82

Apartment 5, Brantwood Court, Park Avenue, Southport PR9 9LT

*GUIDE PRICE £110,000+



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Not to scale. For identification purposes only

- **Two bed apartment. Double glazing, central heating, video entry phone system. Communal gardens. Allocated car parking space.**

Description A well presented two bedroom first floor apartment. The property is in good order throughout and benefits from double glazing, central heating, video entry phone system, communal gardens and an allocated car parking space. It is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum.

Situated Fronting Park Avenue which is off Cambridge Road (the A565) within close proximity to Hesketh Park, Southport town centre, the beach, promenade and Lord Street amenities.

Ground Floor Communal Entrance Hallway

First Floor Flat Entrance Hallway, Living Room, Kitchen,

Master Bedroom with En Suite Shower Room/WC, Bedroom, Bathroom/WC

Outside Communal Gardens, Allocated Car Parking Space

Joint Agents
Countrywide

Countrywide
integrated solutions local expertise

LOT

83

Apartment 7, Brantwood Court, Park Avenue, Southport PR9 9LT

*GUIDE PRICE £110,000+



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Not to scale. For identification purposes only

- **Two bed apartment. Double glazing, central heating, video entry phone system. Communal gardens. Allocated car parking space.**

Description A well presented two bedroom second floor apartment. The property is in good order throughout and benefits from double glazing, central heating, video entry phone system, communal gardens and an allocated car parking space. It is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum.

Situated Fronting Park Avenue which is off Cambridge Road (the A565) within close proximity to Hesketh Park, Southport town centre, the beach, promenade and Lord Street amenities.

Ground Floor Communal Entrance Hallway

Second Floor Flat Entrance Hallway, Living Room, Kitchen,

Master Bedroom with En Suite Shower Room/WC, Bedroom, Bathroom/WC

Outside Communal Gardens, Allocated Car Parking Space

Joint Agents
Countrywide

Countrywide
integrated solutions local expertise

LOT
84**90 Grosvenor Road, Wavertree, Liverpool L15 0HB**
*GUIDE PRICE £50,000+

- **Two bed terrace property. Double glazing. Central heating.**

Description A two bedroomed middle terraced property benefiting from double glazing, central heating and a new bathroom suite. The property would be suitable for immediate investment purposes with a potential rental income of £5,400.00 per annum.



Not to scale. For identification purposes only

Situated Fronting Grosvenor Road just off Bagot Street near Lawrence Road in a popular residential location within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre.

Outside Yard to Rear.

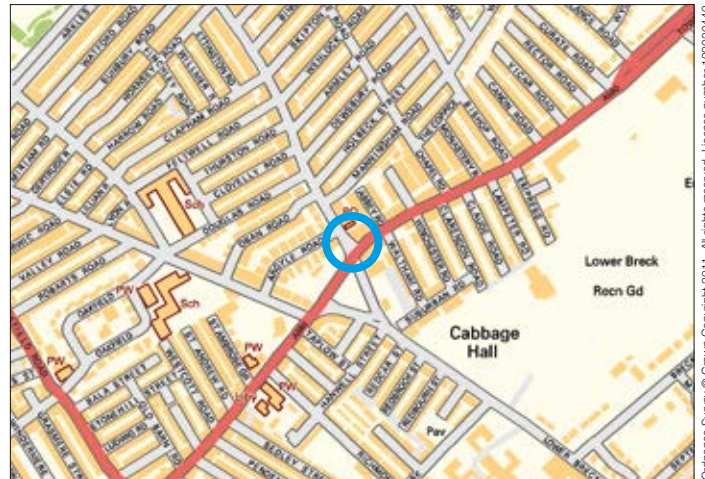
Ground Floor Lounge, Dining Room, Kitchen, Bathroom/WC

First Floor Two Bedrooms

LOT
85**3 Townsend Lane, Anfield, Liverpool L6 0AX**
*GUIDE PRICE £60,000+

- **Three storey mixed use terraced property currently producing £8,160 with potential to increase to £15,516.**

Description A three storey middle terraced property providing a ground floor retail unit currently trading as a Pizza Parlour together with two self contained units above and one one-bedroomed flat. The property is currently producing £8,160.00 per annum. At the time of our inspection two of the units were vacant. The potential annual income when fully let is £15,516 per annum.



Not to scale. For identification purposes only

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

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

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

Second Floor Flat 3 Living room, Kitchen, Bedroom, Bathroom/WC

Outside Rear Yard.

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

ON BEHALF OF LIVERPOOL CITY COUNCIL

LOT

86

46/46a Kremlin Drive, Liverpool L13 7BZ

*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

- **Three storey end terrace. Two self contained flats. Front and rear gardens and a driveway.**

Description A substantial three storey end terraced property converted to provide two self contained flats (one two-bed on the ground floor and one six-bed over two floors) benefiting from partial double glazing, partial central heating, front and rear gardens and a driveway. The property has the potential to convert the top floor to provide a separate third self contained flat, subject to any necessary consents. Following refurbishment the property would be suitable for investment purposes with a potential rental income if let to 3 tenants of £15,500 per annum.

Situated Off Queens Drive in a popular and well established residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor Main Entrance, Hallway.

46 Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

First Floor 46a Hall, Lounge, Breakfast/Kitchen, two Bedrooms, Bathroom/WC.

Second Floor Four Rooms, Shower Room/WC.

Outside Front and rear gardens, Driveway.



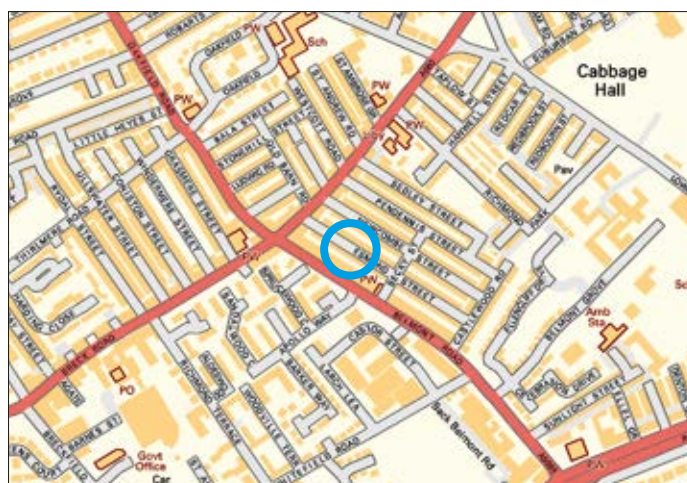
Liverpool City Council

LOT

87

23 Esmond Street, Liverpool L6 5AY

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **Three bed terraced property. Double glazing. Central heating.**

Description A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is in good condition and suitable for occupation or investment purposes with a potential rental income of approximately £6,600.00 per annum.

Situated Off Breck Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

Ground Floor Hall, Through Living Room/Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear

Joint Agents
Atlas Estate Agents



LOT
88**64 Seaforth Road, Seaforth, Liverpool L21 4LF*****GUIDE PRICE £20,000–£25,000**

- **Three storey mixed use corner property in need of repair and modernisation.**

Description A three storey dormer style corner property comprising a ground floor retail unit together with a three bedroomed flat above accessed via a separate side entrance. Following a full upgrade and refurbishment scheme the property would be suitable for a number of uses, subject to any relevant planning consents. The potential rental income when fully let is in excess of £9,000.00 per annum.



Not to scale. For identification purposes only

Situated Fronting Seaforth Road on the corner of Balfe Street in a popular location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

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

First Floor Flat Lounge, Kitchen, Bathroom/WC.

Second Floor Three Bedrooms.

Outside Yard to the rear. WC

LOT
89

ON BEHALF OF A HOUSING ASSOCIATION

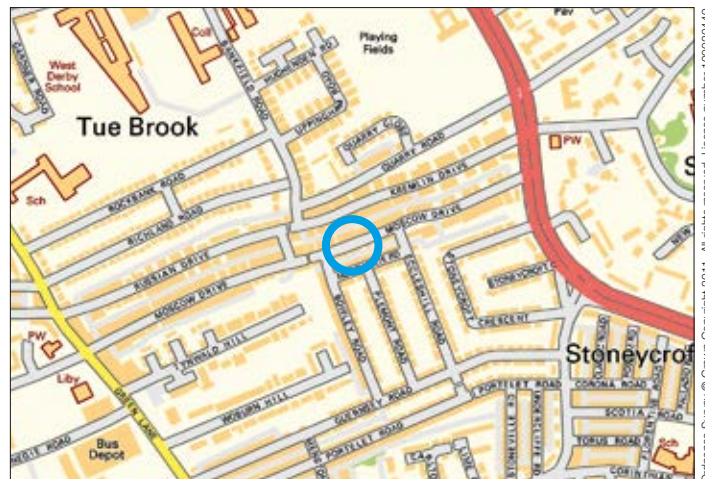
107 Moscow Drive, Liverpool L13 7DG***GUIDE PRICE £85,000+**

- **Three self contained flats. Double glazing. Central heating.**

Description A three storey end terrace property converted to provide three self contained flats (two two-bedroomed and one one-bedroomed). The property benefits from central heating. Following a full upgrade and refurbishment scheme this property would be suitable for resale or investment purposes. The potential rental income when fully let is in excess of £12,500 per annum.

Situated Off Queens Drive in a popular and well established

residential location within easy reach of local amenities,



Not to scale. For identification purposes only

Schooling and approximately 4 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway

First Floor Flat 1 Entrance Hall, Living Room, Kitchen, two Bedrooms, Bathroom/WC

Second Floor Flat 2 Entrance

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

Third Floor Entrance Hall, Living Room, Kitchen, Bedroom, Bathroom/WC

Outside Forecourt area to the front and yard to the rear.

LOT

90

60 Geraint Street, Liverpool L8 8HQ

*GUIDE PRICE £40,000–£45,000



Not to scale. For identification purposes only

- **Vacant three bedroom mid terrace. Majority double glazing.**

Description A three bedroom mid terrace benefiting from majority double glazing. Following refurbishment the property would be suitable for investment purposes. Once updated the property has a potential rental income of £5,400 per annum.

Situated Off Maud Street which is in turn off Upper Warwick Street in a popular and well established residential location. Liverpool city centre is approximately 1 mile away.

Outside Yard to rear

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

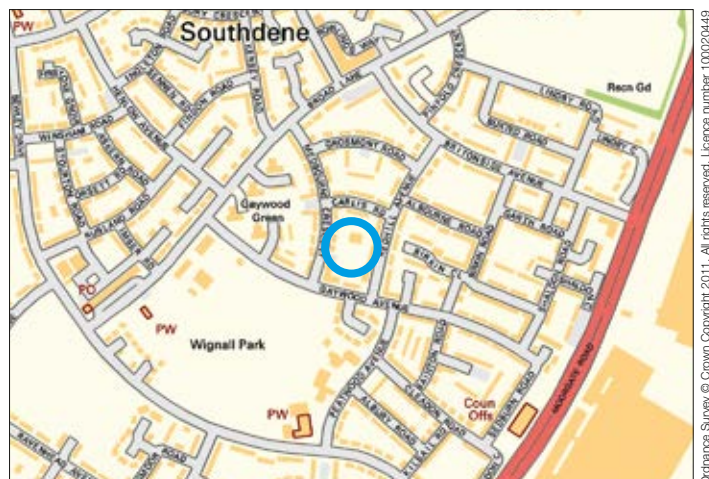
First Floor Three Bedrooms

LOT

91

Apt 20 Medbourne Court, Liverpool L32 6SN

*GUIDE PRICE £25,000+



Not to scale. For identification purposes only

- **Ground floor two bedroomed apartment. Double glazing. Central heating. Secure entry system. Communal gardens.**

Description A ground floor two bedroomed apartment which benefits from double glazing, secure entry system, communal gardens and off road parking. Following refurbishment the property would be suitable for investment purposes.

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

Outside Communal Gardens and parking.

Note We believe all services have been disconnected.

Ground Floor Main entrance Hallway.

Apt 20 Hall, Open Plan Lounge/Kitchen, Two Bedrooms, Bathroom/WC, Cloakroom.

LOT
92**16 Alverstone Road, Liverpool L18 1HD*****GUIDE PRICE £90,000+**

- **Three bed mid terrace. Partial double glazing.**

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



Not to scale. For identification purposes only

Situated Off Stalbridge Avenue which in turn is off Greenbank Road in a popular and well established residential location within close proximity to Smithdown and Allerton Road amenities approximately 4 miles from Liverpool city centre.

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

First Floor Three Bedrooms

Outside Yard to the rear.

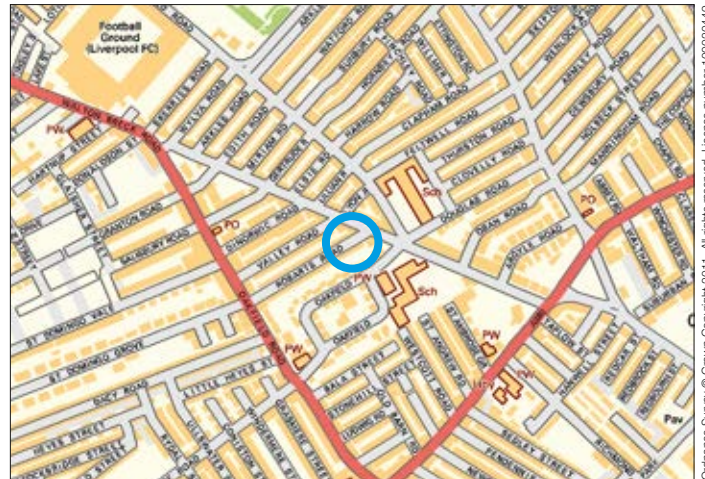
Joint Agents

Core

LOT
93**272 Walton Breck Road, Liverpool L4 0SX*****GUIDE PRICE £40,000-£50,000**

- **A good sized double-fronted three bed terraced property.**

Description A good sized double-fronted three bedroomed middle terraced property which is in need of a full upgrade and refurbishment scheme following which the property would be suitable for occupation, investment or HMO purposes subject to any necessary consents.



Not to scale. For identification purposes only

Situated Fronting Walton Breck Road just off Breck Road in a popular residential location, close to local amenities, Liverpool Football Club and approximately 2.5 miles from Liverpool city centre.

Basement Not inspected

Ground Floor Hall, Lounge,

Dining room, Kitchen, Morning room.

First Floor Three Bedrooms, Bathroom/WC

Outside Yard.

Joint Agents

Core



LOT

94

19 Hunters Lane, Wavertree, Liverpool L15 8HL

*GUIDE PRICE £400,000+



- **17 bed HMO investment opportunity. Producing in excess of £53,000 per annum.**

Description A 17 bed HMO investment opportunity currently producing in excess of £53,000 per annum. A substantial double fronted four storey plus basement end town house property which has been converted to provide 17 letting rooms which are all currently fully let by way of Assured Shorthold Tenancies. The property is fully HMO Compliant and is in reasonable condition benefiting from four kitchens, five bathrooms, central heating, rear yard and a driveway for several cars.

Situated Between Prince Alfred Road and Church Road North in a very popular and well established residential location within close proximity to Schooling, The High Street and Wavertree amenities and approximately 5 miles from Liverpool city centre.

Basement Five Letting Rooms, Storeroom.

Ground Floor Hall, Letting Room, Communal Lounge, Kitchen, Bathroom/WC, Kitchen/Diner, Shower room/WC,

First Floor Four Letting Rooms, Storeroom, Bathroom/WC, Shower room/WC, Kitchen.

Second Floor Three Letting Rooms, Storeroom, Kitchen/Diner.

Third Floor Four Letting Rooms, Shower room/WC

Outside Gardens front and rear, driveway.



Not to scale. For identification purposes only

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LOT
95**115 Olney Street, Liverpool L4 5QN**
*GUIDE PRICE £40,000–£45,000

- **A three bed mid terrace in need of a full upgrade and refurb scheme.**

Description A three bed roomed middle terrace property which is in need of a full upgrade and refurbishment scheme following which the property would be suitable for occupation, re-sale or investment purposes. The potential rental income is in excess of £6,000.00 per annum.



Not to scale. For identification purposes only

Situated Off Bedford Road which in turn is off County Road in a popular and well established residential location and approximately 3 miles from Liverpool City centre.

Outside Yard to the rear.

Ground Floor Hall, Through Living room/dining room, Kitchen, Bathroom/WC

First Floor Three Bedrooms, WC

LOT
96**3 Worcester Avenue, Old Swan, Liverpool L13 9AZ**
*GUIDE PRICE £120,000+

- **Five bed semi-detached. Double glazing and central heating. Front and rear gardens and a garage.**

Description A good sized five bedroomed semi detached property benefiting from double glazing, central heating, front and rear gardens, off road parking and a garage. Following refurbishment the property would be suitable for use as a family home, conversion to provide self contained flats or alternatively as a HMO Investment property, subject to obtaining any necessary planning consents.

Situated Off Worcester Drive which in turn is off Maiden

Lane within close proximity to Tuebrook amenities, schooling



Not to scale. For identification purposes only

and approximately 3.5 miles from Liverpool city centre.

First Floor Front and rear gardens, Driveway and garage.

Ground Floor Porch entrance, Hall, Lounge, Dining room, Kitchen/Diner,

First Floor Three Bedrooms, Study, Bathroom/WC

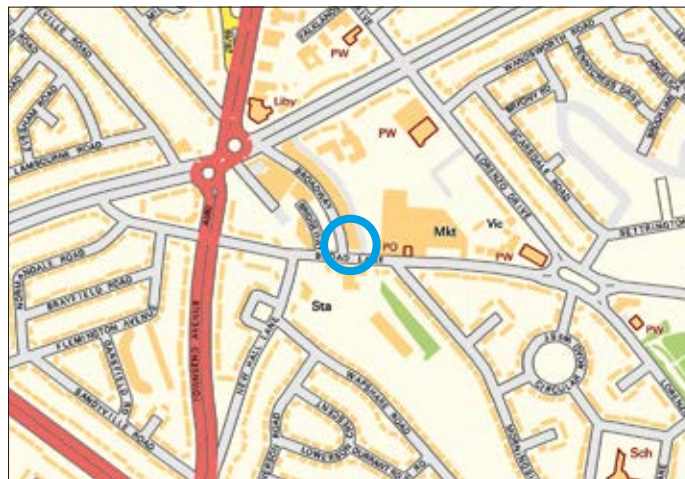
Second Floor Two Further Bedrooms.

Joint Agents
Entwistle Green



LOT

97

51/51a Broadway, Liverpool L11 1BY***GUIDE PRICE £50,000–£60,000**

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- **A mixed use investment property currently producing £5,200 per annum with a potential to achieve £10,000 per annum.**

Description A two storey mixed use property comprising a ground floor retail unit currently trading as "The Orange Pip Fruit and Veg Store" together with a two bedroomed flat above, which can be accessed via a separate front entrance. The shop has been let to the same tenant for over 20 years on a verbal agreement producing £5,200 per annum. The flat is vacant and in need of a full refurbishment scheme. When fully let the potential rental income is in excess of £10,000 per annum.

Not to scale. For identification purposes only

Situated on the popular Broadway shopping parade approximately 6 miles from Liverpool city centre.

Outside Covered yard.

Ground Floor Shop Main Sales Area, Rear Room, Kitchen/Office, WC.

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

LOT

98

16 Darrel Drive, Liverpool L7 4LW***GUIDE PRICE £25,000+**

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- **Purpose built first floor studio apartment let by way of an Assured Shorthold Tenancy at a rental of £3,600.00pa.**

Description A purpose built first floor studio apartment currently let by way of an Assured Shorthold Tenancy at a rental of £3,600.00 per annum. The property benefits from communal gardens and off road parking.

Not to scale. For identification purposes only

Situated Just off Smithdown Road and Earle Road in a popular residential location within easy access to local amenities and approximately 2.5 miles from Liverpool city centre.

First Floor Studio Open Plan Lounge/Kitchen/Bedroom, Bathroom/WC.

Outside Communal Gardens and Parking

Ground Floor Main Entrance Hallway.

LOT
99**12 Halebank Court, Halebank Road, Widnes, Cheshire WA8 8ND**
*GUIDE PRICE £35,000+

Not to scale. For identification purposes only

- **Purpose built two bedroom first floor apartment. Double glazing. Electric heating. Secure gated access. Intercom system.**

Description A purpose built two bedroom first floor apartment benefiting from double glazing, electric heating, secure gated access and intercom system. The property would be suitable for investment purposes with a potential rental income of £5,400 per annum.

Situated Fronting Halebank Road at its junction with Hale Road in an established residential location. Widnes town centre approximately 2 miles away.

Outside Communal Courtyard, Garage

Ground Floor Main Entrance Hallway

First Floor Flat 12 Hall, Lounge, two Bedrooms, Kitchen, Bathroom/WC

LOT
100

ON BEHALF OF A HOUSING ASSOCIATION

6 Shaftesbury Terrace, Liverpool L13 3BD
*GUIDE PRICE £40,000-£45,000

Not to scale. For identification purposes only

- **Two bed terrace property. Double glazing.**

Description A two bedroomed mid terrace property benefiting from double glazing. Following modernisation this property would be suitable for investment purposes.

Situated Off Prescott Road in a popular residential location within easy reach of Old Swan amenities and approximately 3 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

LOT

101

ON BEHALF OF A HOUSING ASSOCIATION

60 St. Domingo Vale, Liverpool L5 6RW

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **Three storey end terraced property arranged as three self-contained flats. Double glazing. Front and rear gardens.**

Description A three storey end terraced property converted to provide three one-bedroomed self contained flats. The property benefits from double glazing and front and rear gardens. The property would be suitable for investment purposes following refurbishment and modernisation. The potential rental income when fully let is in excess of £14,400 per annum.

Situated Off Oakfield Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

Ground Floor Main entrance hallway

Flat 1 Hall, Open plan Living room/Kitchen, Bedroom, Bathroom/WC (no fittings)

First Floor Flat 2 Hall, Living room, Kitchen, Bedroom, Bathroom/WC (no fittings)

Second Floor Flat 3 Hall, Living room, Kitchen, Bedroom, Bathroom/WC (no fittings)

Outside Front and rear gardens.

LOT

102

BY ORDER OF THE EXECUTORS

77 Churchill Avenue, Southport, Merseyside PR9 9PX

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **First floor two bedroom flat situated within a semi-detached building arranged over ground and first floors.**

Description This property will be entered into Auction House London's Auction on 27th July 2016. The property comprises a first floor two bedroom flat situated within a semi-detached building arranged over ground and first floors. The property is held on a 125 year lease from 1st April 1995 (thus approximately 104 years unexpired).

Situated The property is situated on the outskirts of Southport close to local shops and amenities. The open spaces of Hesketh Park are within easy reach. Transport links are provided by Southport rail station.

First Floor Reception Room, Two Bedrooms, Kitchen, Bathroom/WC with wash basin

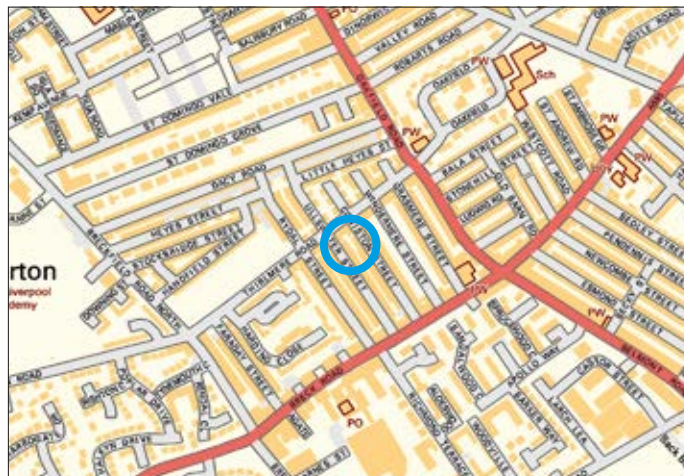
ON BEHALF OF A HOUSING ASSOCIATION

LOT

103

61 Coniston Street, Liverpool L5 6QY

*GUIDE PRICE £20,000-£25,000



Not to scale. For identification purposes only

- **Three bed detached property. Double glazing. Partial central heating.**

Description A three bedroomed detached property benefiting from double glazing and partial central heating. Following modernisation this property would be suitable for investment purposes.

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

Outside Yard to Rear.

EPC Rating F

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

First Floor Three Bedrooms, Bathroom/WC

LOT

104

182 Prescot Road, Fairfield, Liverpool L7 0JD

*GUIDE PRICE £35,000-£40,000



Not to scale. For identification purposes only

- **Mixed use investment producing £7,800 per annum. Roller shutters. Double glazing.**

Description A semi detached mixed use investment comprising a ground floor retail unit together with a one bedroomed flat above. The property benefits from roller shutters on the ground floor and double glazing. The whole property is currently let until 2032 producing £7,800 per annum.

Situated Fronting Prescot Road (A57) in an established residential location between Lorne Street and Stanley Street, approximately 3 miles from Liverpool city centre.

Joint Agents

Lambert Smith Hampton



Ground Floor Retail Unit Sales Area, Rear Store, Kitchen Area

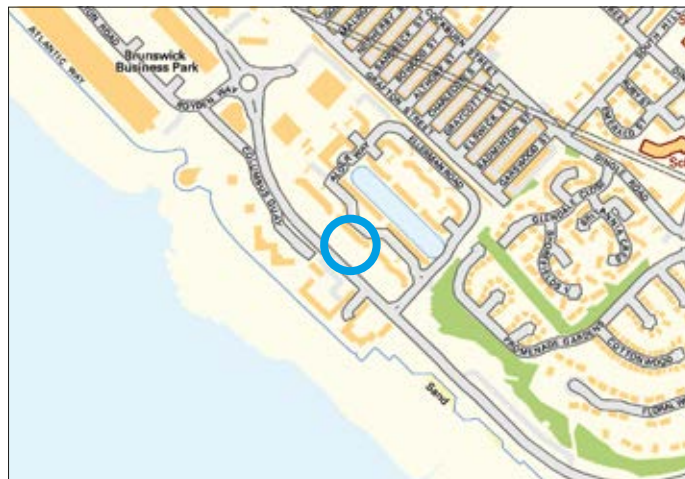
First Floor Flat Lounge, Bathroom/WC, Bedroom

LOT

105

52 City Quay, Ellerman Road, Liverpool L3 4FB

*GUIDE PRICE £85,000+



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Not to scale. For identification purposes only

- **Two bed apartment. Double glazing. Central heating. Communal gardens. Secure intercom system. Allocated parking.**

Description A well presented two bedroomed first floor apartment benefiting from double glazing, central heating, communal gardens, secured intercom entry system and allocated parking. The property is in good order throughout and the sale will include all white goods and furniture. The property would be suitable for immediate occupation or investment purposes.

Situated In a popular gated development off Riverside Drive in a popular location just a short distance to Liverpool city centre and views overlooking the River Mersey.

Ground Floor Main entrance Hallway.

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

Outside Communal gardens, Allocated parking.

EPC Rating B

LOT

106

40 Rockhouse Street, Liverpool L6 4AP

*GUIDE PRICE £35,000–£40,000



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Not to scale. For identification purposes only

- **Three bed terraced property. Double glazing. Central heating.**

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

Situated Off Lower Breck Road within close proximity to local amenities and approximately 3.5 miles from Liverpool city centre.

Ground Floor Hall, Lounge, Dining room, Kitchen, Bathroom/WC

First Floor Three Bedrooms.

Outside Yard to the rear.

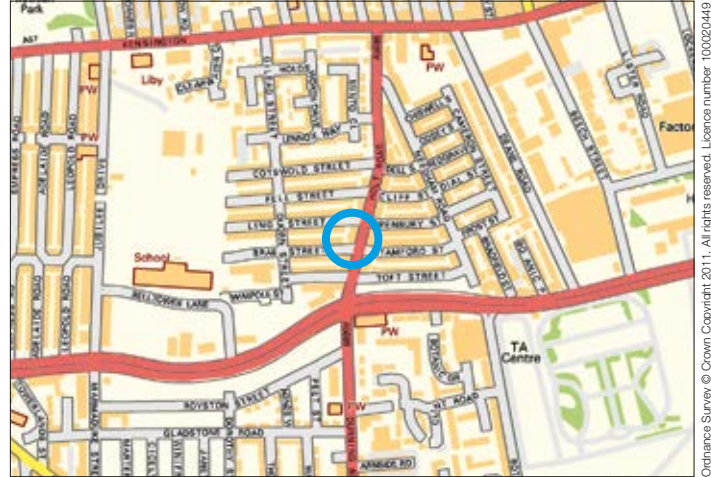
EPC Rating D

LOT

107

96 Holt Road, Liverpool L7 2PR

*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- **Three storey mixed use property comprising a ground floor retail unit with flat above. Double glazing. Central heating. Electric steel roller shutters.**

Description A three storey end of terrace mixed use property comprising a ground floor retail unit previously used as a Takeaway together with a three bedroom flat above accessed via a separate front entrance. The property benefits from double glazing, central heating and electric steel roller shutters. There are two advertising hoardings also included in the sale producing £612.00 per annum.

Situated Fronting Holt Road on the corner of Ling Street between Edge Lane and Kensington High Street in a popular and established residential location approximately 2.5 miles from Liverpool city centre.

Basement Cellar Not Inspected.

Ground Floor Shop Main Sales Area, Kitchen, Preparation Room, WC.

First Floor Flat Lounge, Kitchen/Diner, Shower/WC.

Second Floor Three Bedrooms.

Outside Yard to Rear.

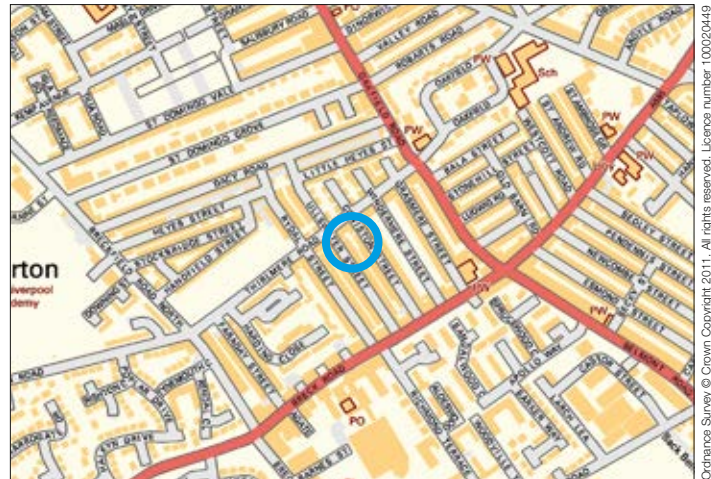
LOT

108

ON BEHALF OF A HOUSING ASSOCIATION

62 Coniston Street, Liverpool L5 6QZ

*GUIDE PRICE £40,000-£45,000



Not to scale. For identification purposes only

- **Vacant three bed mid terraced. Double glazing. Central heating.**

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

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

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

First Floor Three Bedrooms.

Outside Yard to the rear

EPC Rating C

LOT

109

5 Golden Grove, Liverpool L4 5SX

*GUIDE PRICE £40,000-£45,000



- **A two bed mid terrace producing £5,100pa. Good condition. Double glazing. Central heating.**

Description A two bedroom middle terrace property which is in good condition throughout and benefits from double glazing and central heating. The property is let by way by an Assured Shorthold Tenancy at a rental of £5,100 per annum.



Not to scale. For identification purposes only

Situated Off Luxmore Road which in turn is off Walton Lane approximately 3 miles from Liverpool city centre.

Ground Floor Vestibule, Lounge, Open Plan Dining Room/Kitchen, Bathroom/WC.

First Floor Two Bedrooms.

Outside Rear Yard.

LOT

110

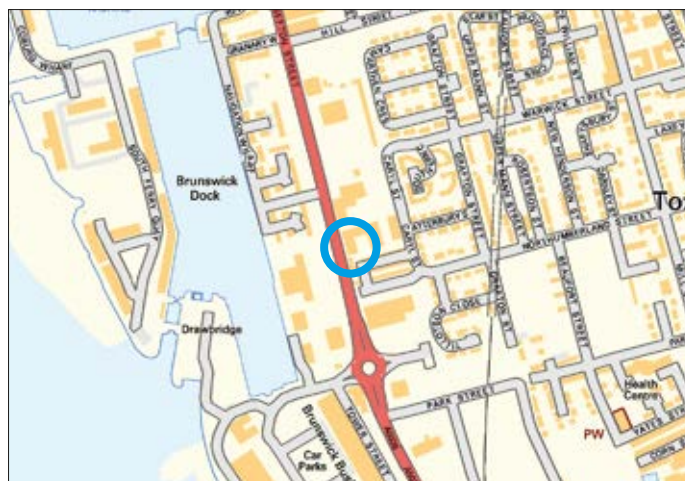
Apt 56, 71 Sefton Street, Toxteth, Liverpool L8 6UD

*GUIDE PRICE £100,000+



- **A fourth floor three bedroomed modern apartment. Potential rental income £13,500pa.**

Description A fourth floor three bedroomed modern apartment within The Overhead Building. The property benefits from double glazing, secure entry system, central heating and is in good order throughout. The property would be suitable for immediate occupation or student investment purposes with a potential rental income of approximately £13,500 per annum. The sale will also include a secure allocated parking space.



Not to scale. For identification purposes only

Situated Fronting Sefton Street in a very popular and well established residential location close to Brunswick Train Station and within walking distance to Liverpool city centre.

Ground Floor Main Entrance Hallway,

Fourth Floor Apartment Hall, Open Plan Lounge/dining fitted

Kitchen, three Bedrooms, Ensuite to master, Bathroom/WC, spacious Balcony.

Outside Allocated Parking Space

LOT

111

ON BEHALF OF A HOUSING ASSOCIATION

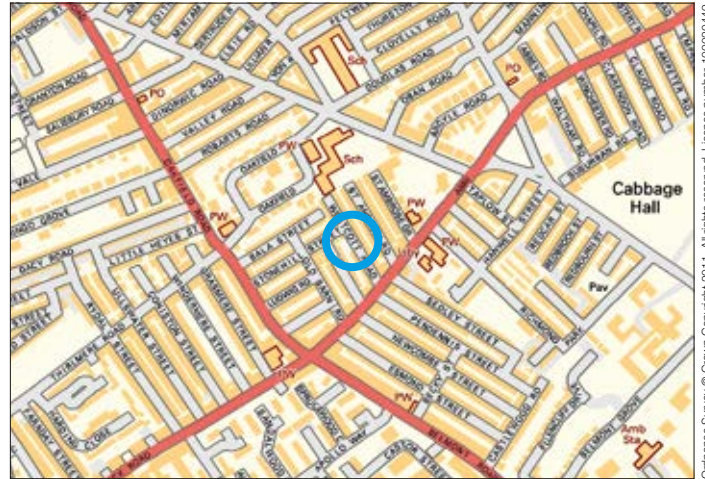
34 Westcott Road, Liverpool L4 2RF

*GUIDE PRICE £30,000+



- **Three bedroom mid terrace. Double glazing. Central heating.**

Description A three bedroom mid terrace property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes.



Not to scale. For identification purposes only

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

Second Floor One Further Room

Outside Yard to rear

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

First Floor Two Bedrooms

LOT

112

55 Crawford Avenue, Mossley Hill, Liverpool L18 1DL

*GUIDE PRICE £80,000+



- **Residential investment producing £3,120pa.**

Description A three bedroomed middle terraced property currently let by way of a Regulated Tenancy at a rental of £3,120 per annum.



Not to scale. For identification purposes only

Situated Between Penny Lane and Smithdown Road in a popular residential location within easy access to Allerton Road amenities, schooling and approximately 4 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear.

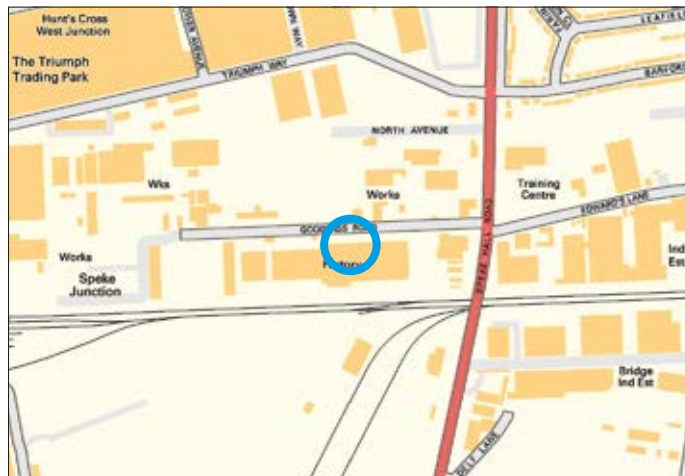
Ground Floor Hall, two Reception Rooms, Kitchen

LOT

113

Pods 9, 10, 11 & 16, Suite 12 Unit B, Goodlass Road L24 9HJ

*GUIDE PRICE £15,000+



Not to scale. For identification purposes only

- A ground floor office suite comprising four office pods totalling approximately 84sq ft.

Description A ground floor office suite comprising four office pods totalling approximately 84sq ft. Each pod comes with an office desk and chair along with terminal points for phones and internet access. The office is fully carpeted with excellent lighting and also benefits from secure 24/7 access, CCTV, lift access and air conditioning. There are also shared toilet and kitchen facilities, an onsite coffee shop/cafe and gym with discounted corporate membership available. There is also the benefit of access to boardrooms and meeting rooms across the North West along with presentation suites with audio visual technology.

Situated The premises are prominently situated fronting onto Goodlass Road close to its junction with Speke Hall Road (A5275) which is within close proximity of Speke Boulevard (A561), one of the main arterial routes for south Liverpool. Liverpool city centre is approximately 6 miles to the west whilst John Lennon airport is less than 1 mile to the south.

Motorway access to the M57 and M62 is available via the A5300 which is approximately 3 miles to the east.

Outside Shared parking.

LOT

114

4 Wyresdale Road, Liverpool L9 0JS

*GUIDE PRICE £90,000–£100,000



Not to scale. For identification purposes only

- A four bedroomed end terraced property currently let by way of an Assured Shorthold tenancy at a rental of £7,200 per annum.

Description A four bedroomed end terraced property currently let by way of an Assured Shorthold tenancy at a rental of £7,200 per annum and benefits from double glazing and central heating. There is a potential to let the property on a per room basis to five individuals at a rental of £75 each per week the potential rental income could be in excess of £19,500 per annum. Alternatively the property could be used for HMO purposes or conversion into flats subject to any necessary consents.

Situated Off Warbreck Moor within close proximity to local amenities, Fazakerley and Aintree Hospital and approximately 4.5 miles from Liverpool city centre.

Outside Front and rear paved gardens.

Ground Floor Hall, Lounge, Dining room, Kitchen.

First Floor Four Bedrooms, Bathroom/WC

LOT

115**Fiorenzo Cazari Hotel & Nightclub, 25–27 East Parade,
Rhyl LL18 3AG*****GUIDE PRICE £450,000–£475,000**

- **A substantial landmark hotel currently producing an annual income of approximately £234,000 per annum.**

Description A substantial landmark hotel currently trading with 27 lettable hotel rooms. The hotel is well established and benefits from a ground floor restaurant, plus a self contained lower ground floor bar and first floor former night club. The bar and night club are currently not used and require an upgrade and refurbishment scheme. There is considerable scope to enhance the lettable rooms and use of the bar and night club subject to refurbishment plus potential to convert the building for HMO use or apartments, subject to gaining the necessary consents. The rear of the building provides car parking and potential to create extensions and further development, subject to obtaining consent.

Situated In a busy and prominent position on the popular East Parade close to the seafront promenade and within walking distance to the various amenities, shops and restaurants of Rhyl town centre.

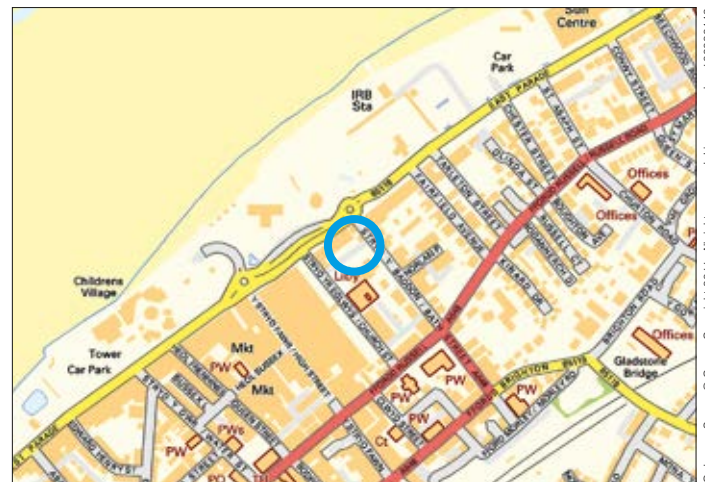
Lower Ground Floor Vantage Bar with capacity of 150–180 people, Cooling Room, two Large Kitchens, three Storage Rooms, and Entrance to Backyard

Ground Floor Restaurant, Reception, Kitchen, Office, Two Further Rooms (one is Laundry and another Office), Two Storage Spaces, Residential Bar and three Bedroom Owner Accommodation

First Floor 11 Rooms (nine of which are lettable), nine Family/Double Room, four En suites, two Double Room, two Storage Room and three Bathroom/WCs

Nightclub access with capacity of 250 to 300 people (there is also separate street access to nightclub)

Second Floor Nine Family Rooms/Double Rooms (two of which are en suite)



Not to scale. For identification purposes only

Third Floor Nine Family/Double Rooms (six of which are en suite)

Outside Rear car park with space for approximately 11 vehicles

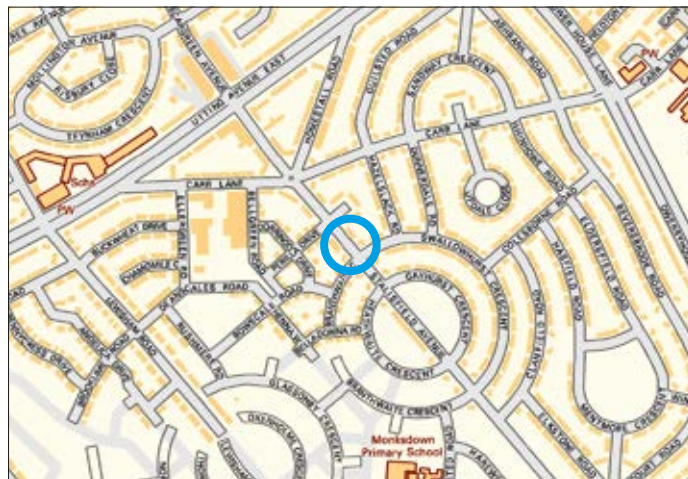


LOT

116

55 Stalisfield Avenue, Liverpool L11 2UN

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

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- **Residential investment producing £4,750 per annum. Double glazing, central heating, gardens.**

Description A three bedroomed mid town house benefiting from double glazing, central heating, front and rear gardens and a driveway. The property is currently let by way of an Assured Shorthold Tenancy producing £4,740 per annum.

Situated Off Utting Avenue East in a popular and well established residential location within easy reach of local amenities, schooling and approximately 6 miles from Liverpool city centre.

Outside Front and rear gardens, Driveway.

Ground Floor Hall, Lounge, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

Auction programme 2016

Auction Dates

11th February
31st March
26th May
14th July
15th September
3rd November
15th December

Closing Dates

15th January
4th March
29th April
17th June
19th August
7th October
18th November



0151 207 6315
auctions@suttonkersh.co.uk

LOT

117

Earle Road United Reformed Church, Earle Road, Liverpool L7 6HE

*GUIDE PRICE £75,000-£100,000



- **Redevelopment opportunity comprising detached church building. Partial double glazing. Central heating.**

Description A two storey detached former church building extending to approximately 2000 sq ft and benefiting from partial double glazing and central heating. The property would be suitable for a number of uses, to include residential redevelopment to provide self contained flats, subject to any necessary consents. We assume the premises have consent for D1 use (Non-Residential Institutions), under the Town and Country Planning (Use Classes) Order 1987 as amended. The Liverpool Unitary Development Plan is the statutory document that governs land use in the area and highlights the property as being within a primarily residential area. Therefore, continued use as a Church would be acceptable and re-development for residential use or other community related uses may be considered, subject to the necessary consents.

Situated On the corner of Earle Road and Tunstall Street opposite the New Arch Bishop Blache School in a popular and well established residential location approximately 2 miles from Liverpool city centre.

Ground Floor Entrance Hall, Ladies and Gents WCs, Main Hall, Kitchen, Office 97.02m² (1,044sq ft)

First Floor Large Room, Kitchen, WCs, Rear Room 106.66m² (1,148 sq ft)

Joint Agents
Lambert Smith
Hampton



Not to scale. For identification purposes only



LOT

118

90 Oxford Road, Waterloo, Liverpool L22 7RF

*GUIDE PRICE £185,000+



- A re-development opportunity to convert the existing property to provide residential accommodation, subject to any necessary planning consents.

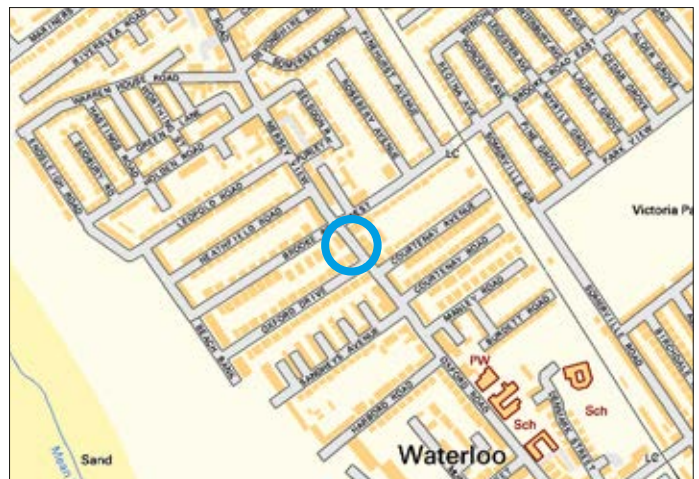
Description A re-development opportunity suitable for a number of uses to include conversion to residential accommodation, subject to any necessary planning consents. The property comprises a mixed use detached property consisting of a ground floor commercial unit/warehouse with offices and accommodation to the first floor. The property also benefits from two outer buildings. The property is currently being used as a warehouse, office space and flat and is let producing £4,800 per annum. We are advised the property will be vacant on completion.

Situated Fronting Oxford Road in a very popular location in Waterloo close to the beach front, schooling, South Road amenities and approximately 5 miles from Liverpool city centre.

Ground Floor Warehouse, Workshop, Storeroom.

First Floor Four Rooms, Kitchen, Bathroom/WC.

Joint Agents
Entwistle Green



Not to scale. For identification purposes only

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LOT

119**142 Bedford Street South, Liverpool L7 7DB*****GUIDE PRICE £350,000+**

- **A three storey middle terraced property converted to provide six self-contained apartments. Potential income when fully let in excess of £43,200 per annum.**

Description A three storey middle terraced property converted to provide six self-contained apartments. Two of the flats are currently let by way of Assured Shorthold Tenancies. The property has undergone extensive refurbishment works however finishing works are required prior to letting. When fully let the potential income being in excess of £43,200 per annum.

Situated Off Canning Street in the sought after Georgian quarter of Liverpool city centre within easy reach of the city's universities, nightlife and Liverpool city centre.

Basement Potential to provide a flat

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

First Floor Flat 2 Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC. **Flat 3** Open Plan Lounge/Kitchen/Bedroom, Shower Room/WC.

Second Floor Flat 4 Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC. **Flat 5** Open Plan Lounge/Kitchen/Bedroom, Shower Room/WC.

Attic Flat 6 Lounge, Kitchen, Bedroom, Bathroom/WC.

Outside Communal yard



LOT

120

138 Bedford Street South, Liverpool L7 7DB

*GUIDE PRICE £350,000+



- A four storey middle terraced property converted to provide five self-contained apartments. Potential income when fully let in excess of £37,200 per annum.

Description A four storey middle terraced property converted to provide five self-contained apartments. Three of the flats are currently let by way of Assured Shorthold Tenancies. The property has undergone a scheme of improvement works and some flats still require finishing prior to letting. When fully let the potential income being in excess of £37,200 per annum.

Situated Off Canning Street in the sought after Georgian quarter of Liverpool city centre within easy reach of the city's universities, nightlife and Liverpool city centre.

Outside Yard to the rear.

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

Ground Floor Main entrance Hallway.

Flat Lounge, Kitchen, Bedroom, Bathroom/WC.

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

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

Third Floor Studio Open Plan Lounge/Kitchen/Bedroom, Bathroom/WC.



Not to scale. For identification purposes only

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LOT

121

62 Cambridge Road, Seaforth, Liverpool L21 1EY

*GUIDE PRICE £135,000+



Not to scale. For identification purposes only

- **Three self-contained flats producing £14,950 per annum. Double glazing. Central heating. Good condition.**

Description A three storey semi detached property converted to provide three two-bedroomed self-contained flats, all of which are currently let by way of Assured Shorthold Tenancies holding over producing £14,950 per annum. The property is in good condition throughout and benefits from double glazing, central heating and off road parking for 2 cars.

Situated Fronting Cambridge Road off Crosby Road South (A565) in a popular and well established residential location within close proximity to Waterloo and Crosby amenities and schooling. Approximately 6 miles north from Liverpool city centre.

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

Second Floor Flat 3 Two Bedrooms, Lounge, Kitchen, Bathroom/WC.

Outside Off road parking for two cars, yard to the rear.

Ground Floor Main Entrance Hallway

Flat 1 Hall, Lounge, Shower/WC, two Bedrooms, Kitchen.

LOT

122

4b Hereford Road, Seaforth, Liverpool L21 1EQ

*GUIDE PRICE £30,000–£35,000



Not to scale. For identification purposes only

- **Residential investment producing £2,400 per annum. Double glazing. Central heating.**

Description A two bedroomed first floor flat benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold tenancy at a rental of £2,400 per annum.

Situated Off Crosby Road South (A565) in a popular and well established residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

First Floor Flat Lounge, Dining area, Kitchen, Bathroom, two Bedrooms.

Outside Yard to the rear.

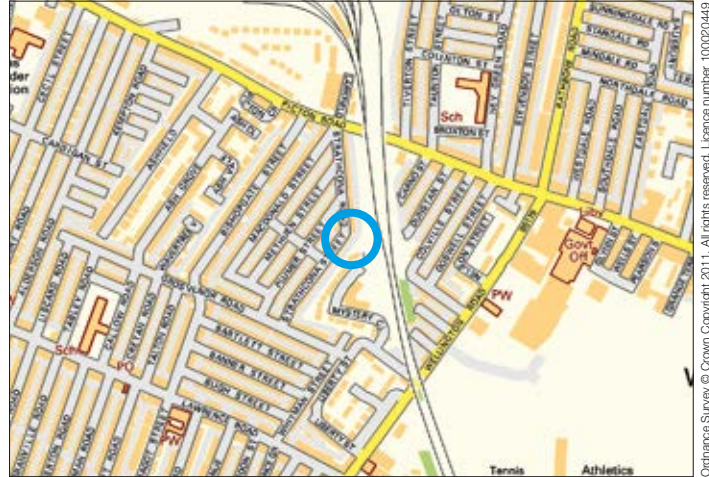
Ground Floor Main Entrance Hallway.

LOT

123

73 Strathcona Road, Liverpool L15 1EA

*GUIDE PRICE £40,000–£45,000



Not to scale. For identification purposes only

- **A two bed mid terrace. Central heating. Producing £5,400 per annum.**

Description A two bedroom middle terrace property benefiting from central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £5,400 per annum. There is potential to let the rooms out individually to students with a potential income of £11,700 per annum.

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

EPC Rating D

Ground Floor Vestibule, Hall, Lounge, Dining Room/Kitchen, Bathroom/WC

First Floor Two Bedrooms.

Outside Yard to the rear.

LOT

124

17 Balfie Street, Seaforth, Liverpool L21 4NR

*GUIDE PRICE £30,000–£35,000



Not to scale. For identification purposes only

- **Three bed mid terrace. Double glazing.**

Description A vacant three bedroomed mid terrace property benefiting from double glazing. Following refurbishment and modernisation the property would be suitable for re-sale, occupation or investment purposes.

Situated Off Seaforth Road in a popular and well established residential location approximately 5 miles from Liverpool city centre

Ground Floor Through Lounge, Extended Kitchen, Bathroom/WC

First Floor Three Bedrooms.

Outside Yard to Rear.

LOT

125

202 Stanley Road, Bootle, Merseyside L20 3EP

*GUIDE PRICE £325,000-£350,000



- **Commercial investment producing £55,000 per annum. Double glazing. Central heating. Air conditioning. Secure gated parking.**

Description A commercial investment currently producing £55,000 per annum. A substantial Freehold double fronted semi detached property arranged over three floors plus basement. The property benefits from double glazing, central heating, air conditioning, plus secure gated car parking to the rear for several cars. The property is currently tenanted producing an annual income of £55,000.

Situated Fronting Stanley Road at its junction with Merton Road within Bootle's busy shopping parade and overlooks the Bootle New Strand shopping centre. Liverpool city centre is approximately 1 mile away.

Basement Four Offices, Kitchen, Ladies WC, Store Room

Ground Floor Main Entrance Hallway, Reception Area, three Offices, Storeroom

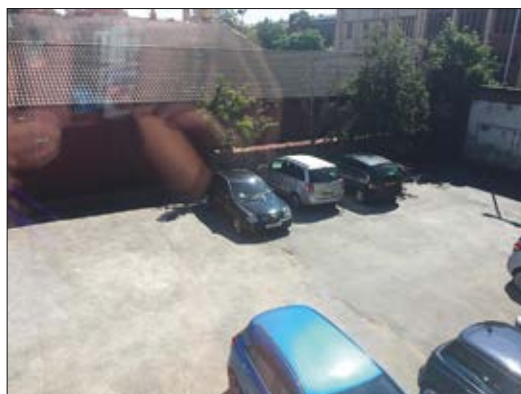
First Floor Gents WC, five Offices

Second Floor Two Store Rooms, three Offices

Outside Yard with secure gated car parking for several cars.



Not to scale. For identification purposes only



LOT

126

Land at Junction of Winster Drive & Scafell Walk, Liverpool L27 5RH

*GUIDE PRICE £5,000+



Not to scale. For identification purposes only

- **Parcel of greenbelt land of approximately 1 acre.**

Description A parcel of greenbelt land of approximately 1 acre which is accessed by public footpath. The British Horse Society has plans to widen the footbridge to provide a bridal path so the land may suit horse owners or alternatively allotments subject to gaining any necessary consents.

Situated Accessed by public footbridge from Winster Drive, close to its junction with Scafell Walk in a popular and well established residential location. Liverpool city centre is approximately 8 miles away.

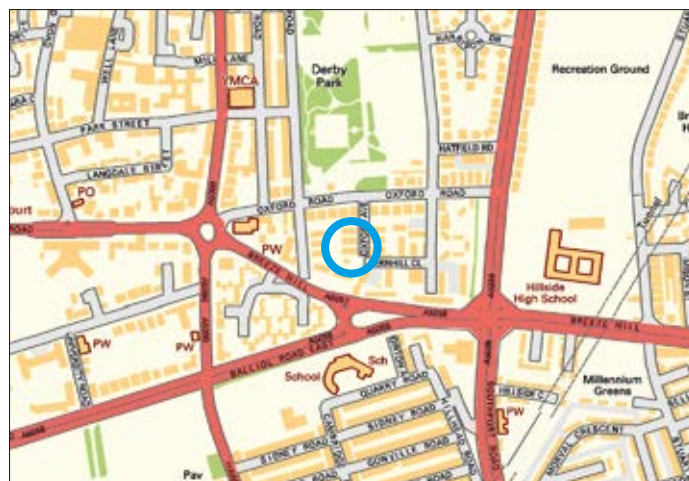
Site Area Approximately 1 acre.

LOT

127

4 Oxford Avenue, Bootle, Merseyside L20 9HR

*GUIDE PRICE £160,000+



Not to scale. For identification purposes only

- **A substantial Victorian five bedroomed semi-detached property, suitable for occupation, HMO investment purposes, or possible conversion to provide flats.**

Description A substantial Victorian five bedroomed semi-detached property benefiting from double glazing and central heating. The property would be suitable for occupation, HMO investment purposes, or possible conversion to provide flats, subject to any necessary consents. If the property was let on a per room basis to six individuals at a rental of £85 each per week the potential rental income could be in excess of £26,520 per annum.

Situated Off Oxford Road which in turn is off Southport Road (A5038) in a popular and well established residential location within close proximity to schooling and approximately 5 miles north of Liverpool city centre.

Ground Floor Vestibule, Hall, Kitchen, Lounge, Dining Room, Store Room, WC.

First Floor Three Bedrooms, one with En-Suite Bathroom/WC, Family Bathroom/WC.

Second Floor Two Bedrooms, En-suite Shower Room/WC.

Outside Driveway to the Front, Garden to the Rear.

LOT

128

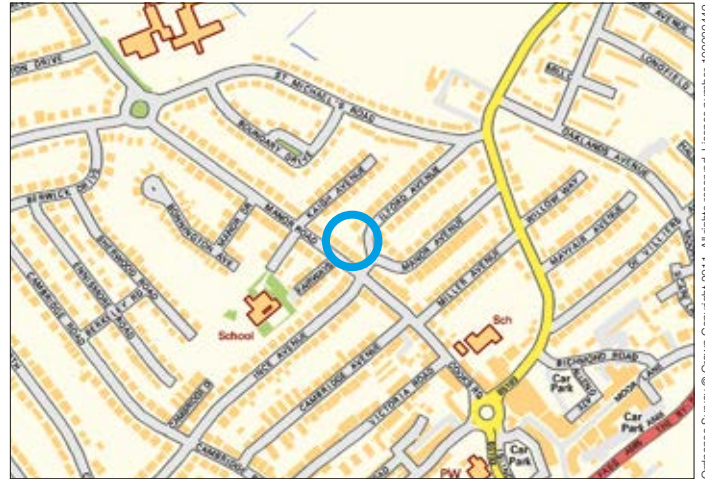
3 Ilford Avenue, Crosby, Liverpool L23 7YE

*GUIDE PRICE £180,000+



- **Four bedroomed semi-detached property benefiting from double glazing, central heating, front and rear gardens, garage and off road parking.**

Description A good sized four bedroomed semi detached property benefiting from double glazing, central heating, front and rear gardens, garage and off road parking. Following modernisation the property would be suitable for occupation, resale or investment purposes. There is also potential to extend to the side and rear and to also provide a loft conversion, subject to any necessary consents



Not to scale. For identification purposes only

Situated Off Manor Road and St Michael's Road in a very popular and well established residential location within close proximity to Crosby Village amenities, schooling and approximately 7 miles north of Liverpool city centre.

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

First Floor Four Bedrooms, Bathroom, Separate WC.

Outside Front and rear gardens, Driveway. Garage.

Joint Agents

Entwistle Green



LOT

129

38 Gladstone Road, Seaforth, Liverpool L21 1DQ

*GUIDE PRICE £175,000+



- **Double fronted three storey middle terrace property converted to provide five one-bedroomed self contained flats. Currently producing a rental income of approximately £22,270 per annum**

Description A double fronted three storey middle terrace property converted to provide five one-bedroomed self contained flats. All of the flats are currently let by way of Assured Shorthold Tenancies producing a rental income of approximately £22,270 per annum. The property benefits from double glazing, central heating and communal gardens to the front and rear.



Not to scale. For identification purposes only

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

Ground Floor Main Entrance Hallway **Flat A** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC **Flat D** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

First Floor **Flat B** Kitchen, Lounge, Stairs leading to Bedroom, Bathroom/WC **Flat C** Lounge, Kitchen, Stairs leading to Bathroom/WC, Bedroom

Second Floor **Flat E** Bedroom, Kitchen, Lounge, Bathroom/WC

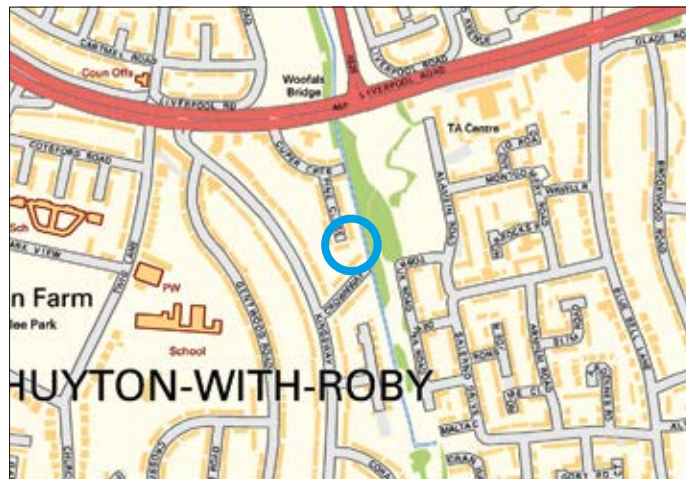
Outside Communal Gardens to the Front and Rear

LOT

130

29 Pine Close, Huyton, Liverpool L36 3RR

*GUIDE PRICE £70,000+



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- **Three bed mid town house. Double glazing. Central heating. Front and rear gardens. Driveway.**

Description A three bedroomed mid town house benefiting from double glazing, central heating, front and rear gardens and off road parking. The property would be suitable for occupation, resale or investment purposes following carpeting and decoration to the first floor.

Situated Off Cuper Crescent which in turn is off Liverpool Road (A57) in a popular and well established residential location close to Huyton Village amenities, Old Swan amenities and approximately 7 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Front and Rear Gardens, Driveway

Ground Floor Entrance Porch, Hall, Lounge, Dining Room, Kitchen

Auction programme 2016

Auction Dates

11th February

31st March

26th May

14th July

15th September

3rd November

15th December

Closing Dates

15th January

4th March

29th April

17th June

19th August

7th October

18th November



0151 207 6315
auctions@suttonkersh.co.uk

LOT

131

105 Cholmondeley Street, Widnes, Cheshire WA8 0EL

*GUIDE PRICE £40,000–£50,000

- **Three bed mid terrace. Double glazing. Central heating.**

Description A vacant 3 bedroom mid terrace benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes. The potential rental income is in excess of £6,000 per annum.

Situated Off Irwell Street off Mersey Road in a popular and well established residential location within close proximity to Widnes town centre.

First Floor 3 Bedrooms, Bathroom/WC

Outside Rear Yard

Ground Floor Vestibule, Living Room, Dining Room, Kitchen



LOT

132

3 St. Davids Road, Anfield, Liverpool L4 2RH

*GUIDE PRICE £25,000–£30,000

- **Two bed terrace. Double glazing. Central heating.**

Description A 2 bedroomed middle terrace property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes with a potential rental income in excess of £5,400 per annum.

Situated Off Breck Road (A580) within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

First Floor 2 Bedrooms, Bathroom/W.C

Outside Yard to rear.

Ground Floor Hall, Through Living Room, Kitchen



LOT

133

ON BEHALF OF A HOUSING ASSOCIATION

34 Wendell Street, Liverpool L8 0RQ

*GUIDE PRICE £20,000–£25,000

- **Double fronted three bed mid terrace. Double glazing**

Description A double fronted 3 bedroomed mid terrace property benefiting from double glazing and 2 bathrooms. Following refurbishment the property would be suitable for investment purposes.

Situated Off Smithdown Road in a popular and well established residential area within easy reach of local amenities and approximately 2 miles from Liverpool City Centre.

First Floor 3 Bedrooms, Bathroom/WC, Shower Room/WC

Outside Yard to the rear

Ground Floor Vestibule, Through Living Room, Dining Room, Kitchen/Breakfast Room



LOT

134

ON BEHALF OF A HOUSING ASSOCIATION

57 Bedford Road, Bootle, Merseyside L20 7DN

*GUIDE PRICE £35,000-£40,000

- **Three bed mid terrace. Double glazing**

Description A three bedroomed terraced property benefitting from double glazing. Following refurbishment and modernisation the property would be suitable for investment purposes.

Situated Off Stanley Road in a popular and well established residential area within easy reach of local amenities and approximately 4 miles from Liverpool City Centre.

First Floor 3 Bedrooms, Bathroom/WC

Outside - Yard to the rear

Ground Floor Porch, Hall, 2 Living Rooms, Breakfast Room/Kitchen



LOT

135

ON BEHALF OF A HOUSING ASSOCIATION

93 Peel Road, Bootle, Merseyside L20 4JU

*GUIDE PRICE £25,000-£30,000

- **Two bed mid terrace. Double glazing.**

Description A 2 bedroomed middle terraced property benefitting from double glazing. Following refurbishment the property would be suitable for investment purposes.

Situated Fronting Peel Road within close proximity to local amenities, schooling and transport links approximately 5 miles from Liverpool City Centre

First Floor 2 Bedrooms, Bathroom/WC

Outside Yard to the rear

Ground Floor Living Room, Dining Room, Kitchen



LOT

136

ON BEHALF OF A HOUSING ASSOCIATION

108 Hornby Boulevard, Liverpool L21 8HG

*GUIDE PRICE £35,000-£40,000

- **Two bed mid terrace. Double glazing. Central heating**

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

Situated Fronting Hornby Boulevard just off Linacre Road in a popular and well established residential location within close proximity to local amenities, schooling, Hugh Baird College and approximately 6 miles from Liverpool City Centre.

Ground Floor Vestibule, Lounge, Dining Room, Kitchen

First Floor 2 Bedrooms, Bathroom/WC

Outside Yard to the rear.



LOT

137

ON BEHALF OF A HOUSING ASSOCIATION

8 Boswell Street, Bootle, Merseyside L20 4RP

*GUIDE PRICE £35,000-£40,000

- Two bed mid terrace. Double glazing

Description A 2 Bedroomed mid terrace property benefiting from double glazing and central heating. Following modernisation this property would be suitable for investment purposes.

Situated Off Knowsley Road in a popular and well established residential location within easy of New Strand Shopping Centre and approximately 4 miles from Liverpool City Centre.

First Floor 2 Bedrooms, Bathroom/WC

Outside Forecourt to the front and yard to the rear

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



LOT

138

ON BEHALF OF A HOUSING ASSOCIATION

87 Stockbridge Street, Liverpool L5 6PA

*GUIDE PRICE £30,000+

- Two bed terrace. Double glazing. Central heating

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

Situated Off Breckfield Road North in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

First Floor 2 Bedrooms

Outside Yard to the rear.

Ground Floor Vestibule, Living Room, Kitchen, Antespace, Bathroom/WC



LOT

139

ON BEHALF OF A HOUSING ASSOCIATION

6 Ash Street, Bootle, Merseyside L20 3HA

*GUIDE PRICE £35,000-£40,000

- Three bed mid terrace. Double glazing. Central heating.

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

Situated Between Stanley Road and Litherland Road in a popular residential location within easy reach of local amenities and approximately 5 miles from Liverpool City Centre.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Yard to the rear.

Ground Floor Hall, Lounge, Dining Room, Kitchen



LOT

140

ON BEHALF OF A HOUSING ASSOCIATION

30 Hornby Boulevard, Liverpool L21 8HG

*GUIDE PRICE £35,000-£40,000

- **Three bed mid terraced. Double glazing. Central heating**

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

Situated Fronting Hornby Boulevard just off Linacre Road in a popular and well established residential location within close proximity to local amenities, schooling, Hugh Baird College and approximately 6 miles from Liverpool City Centre.

Ground Floor Hall, Lounge, Dining Room, Kitchen

First Floor 3 Bedrooms, Bathroom/WC

Outside Yard to the rear.



LOT

141

ON BEHALF OF A HOUSING ASSOCIATION

4 Stockbridge Place, Liverpool L5 6PD

*GUIDE PRICE £25,000-£30,000

- **Two bed end terrace. Double glazing. Central heating.**

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

Situated Off Stockbridge Street which in turn is off Breckfield Road North in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool City Centre

Ground Floor Vestibule, Living Room, Kitchen, Antespace, Bathroom/WC

First Floor 2 Bedrooms

Outside Yard to the rear.



Auction programme 2016

Auction Dates

11th February
31st March
26th May
14th July
15th September
3rd November
15th December

Closing Dates

15th January
4th March
29th April
17th June
19th August
7th October
18th November



0151 207 6315
auctions@suttonkersh.co.uk

LOT

142

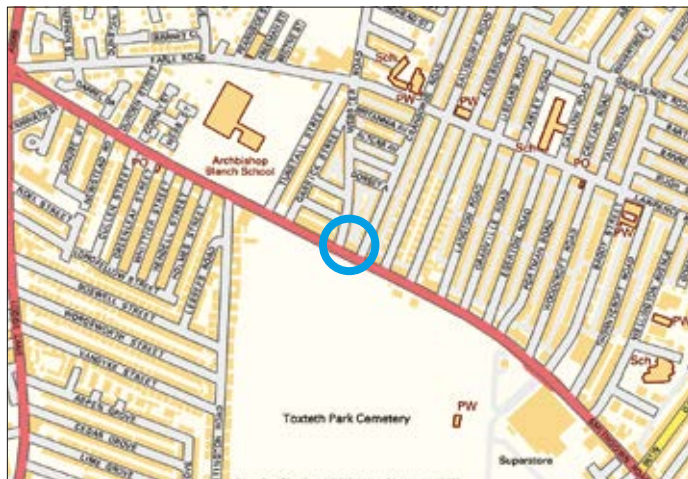
123 Webster Road, Liverpool L7 4LG

GUIDE PRICE £45,000+



- 2 Bed End Terraced. Double Glazing. Central Heating.

Description A two bedroomed end terraced property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate investment purposes. When let the potential rental income is approximately £5,400 per annum.



Not to scale. For identification purposes only

Situated Off Smithdown Road in a popular and well established residential location within easy reach of local amenities, schooling and approximately 2 miles from Liverpool City Centre.

Ground Floor Through Lounge, Kitchen, Bathroom/WC.

First Floor 2 Bedrooms.

Outside Yard to the rear.

LOT

143

103 Wavertree Nook Road, Liverpool L15 7LG

GUIDE PRICE £110,000+*



- Three bedroomed semi detached property benefiting from double glazing, central heating, conservatory and front and back gardens.

Description A three bedroomed semi detached property benefiting from double glazing, central heating, conservatory and front and back gardens. The property has suffered from fire damage to the rear bedroom and smoke damage to the upstairs. Following a scheme of refurbishment works the property would be suitable for occupation or resale purposes



Not to scale. For identification purposes only

Situated Off Waldgrave Road which is in turn off Queens Drive within a popular and well established residential location. Local amenities and schooling are within easy reach and Liverpool city centre is approximately 3 miles away.

First Floor Three Bedrooms, Bathroom/WC

Outside Gardens front and rear

Note There is no access to the property and it will be sold as seen.

Ground Floor Porch, Hall, Lounge, Kitchen, Conservatory

Notes

Notes

Notes



11 Allerton Road, Liverpool L18 1LG

0151 482 2594

lettings@suttonkersh.co.uk

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Terms & 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 (unless stated otherwise within the property description in the catalogue) 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 plus VAT (unless stated otherwise within the property description in the catalogue) 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 (unless stated otherwise within the property description in the catalogue) 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



Common Auction Conditions

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

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

INTRODUCTION

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

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

Important notice

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

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

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

GLOSSARY

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

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

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

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

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

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

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

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

Auction The AUCTION advertised in the CATALOGUE.

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

Auctioneers The AUCTIONEERS at the AUCTION.

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

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

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

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

Condition One of the AUCTION CONDUCT CONDITIONS or SALES CONDITIONS.

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

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

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

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

General conditions That part of the SALE CONDITIONS so headed, including any extra GENERAL CONDITIONS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The AUCTIONEERS.

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

AUCTION CONDUCT CONDITIONS

A1 Introduction

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

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

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

A4.2 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take

the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.

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

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

A5 The contract

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

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

A5.3 YOU must before leaving the AUCTION:

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

A5.4 If you do not we may either:

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

A5.5 The deposit:

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

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

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

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

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

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

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

G1. The lot

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

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

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

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

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

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

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

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

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

G1.9 The BUYER buys with full knowledge of:

	<ul style="list-style-type: none"> • (a) the DOCUMENTS, whether or not the BUYER has read them; and • (b) the physical CONDITION of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it. 	G4.5	The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.	G10.3	Income and outgoings are to be apportioned at ACTUAL COMPLETION DATE unless: <ul style="list-style-type: none"> • (a) the BUYER is liable to pay interest; and • (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; • in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.
G1.10	The BUYER is not to rely on the information contained in the PARTICULARS but may rely on the SELLER'S conveyancer's written replies to preliminary enquiries to the extent stated in those replies.	G4.6	The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the CONDITIONS apply.	G10.4	Apportionments are to be calculated on the basis that: <ul style="list-style-type: none"> • (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made; • (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and • (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
G2. Deposit		G5. Transfer		G11. Arrears	
G2.1	The amount of the deposit is the greater of: <ul style="list-style-type: none"> • (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and • (b) 10% of the PRICE (exclusive of any VAT on the PRICE). 	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS: <ul style="list-style-type: none"> • (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and • (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER. 	Part 1 Current rent	
G2.2	The deposit <ul style="list-style-type: none"> • (a) must be paid in pounds sterling by cheque or banker's draft drawn on an APPROVED FINANCIAL INSTITUTION (or by any other means of payment that the AUCTIONEERS may accept); and • (b) is to be held as stakeholder unless the AUCTION CONDUCT CONDITIONS provide that it is to be held as agent for the SELLER. 	G5.2	If the SELLER remains liable in any respect in relation to the LOT (or a TENANCY) following COMPLETION the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.	G11.1	"Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding COMPLETION.
G2.3	Where the AUCTIONEERS hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.	G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.	G11.2	If on COMPLETION there are any arrears of current rent the BUYER must pay them, whether or not details of those arrears are given in the SPECIAL CONDITIONS.
G2.4	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.	G6. Completion		G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to arrears of current rent.
G2.5	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	G6.1	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.	Part 2 Buyer to pay for arrears	
G3. Between contract and completion		G6.2	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest.	G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of arrears.
G3.1	Unless the SPECIAL CONDITIONS state otherwise, the SELLER is to insure the LOT from and including the CONTRACT DATE to COMPLETION and: <ul style="list-style-type: none"> • (a) produce to the BUYER on request all relevant insurance details; • (b) pay the premiums when due; • (c) if the BUYER so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy; • (d) at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser; • (e) unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and • (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance (to the extent not already paid by the BUYER or a tenant or other third party) for the period from and including the CONTRACT DATE to COMPLETION. 	G6.3	Payment is to be made in pounds sterling and only by: <ul style="list-style-type: none"> • (a) direct TRANSFER to the SELLER'S conveyancer's client account; and • (b) the release of any deposit held by a stakeholder. 	G11.5	The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the SPECIAL CONDITIONS.
G3.2	No damage to or destruction of the LOT nor any deterioration in its CONDITION, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.	G6.4	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER'S conveyancer's client account.	G11.6	If those arrears are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those arrears.
G3.3	Section 47 of the Law of Property Act 1925 does not apply.	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.	Part 3 Buyer not to pay for arrears	
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.	G6.6	Where applicable the CONTRACT remains in force following COMPLETION.	G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS: <ul style="list-style-type: none"> • (a) so state; or • (b) give no details of any arrears.
G4. Title and identity		G7. Notice to complete		G11.8	While any arrears due to the SELLER remain unpaid the buyer must: <ul style="list-style-type: none"> (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy; (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require; (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order; (e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.
G4.1	Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection except in relation to any matter that occurs after the CONTRACT DATE.	G7.1	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. The person giving the notice must be READY TO COMPLETE.	G11.9	Where the SELLER has the right to recover arrears it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.
G4.2	If any of the DOCUMENTS is not made available before the AUCTION the following provisions apply: <ul style="list-style-type: none"> • (a) The BUYER may raise no requisition on 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: <ul style="list-style-type: none"> • (i) the application for registration of title made to the land registry; • (ii) the DOCUMENTS accompanying that application; • (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and • (iv) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration DOCUMENTS to the BUYER. • (e) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER. 	G7.2	If the BUYER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has: <ul style="list-style-type: none"> • (a) terminate the CONTRACT; and • (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder. 	G12. Management	
G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide): <ul style="list-style-type: none"> • (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. 	G7.3	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has: <ul style="list-style-type: none"> • (a) terminate the CONTRACT; • (b) claim the deposit and any interest on it if held by a stakeholder; • (c) forfeit the deposit and any interest on it; • (d) resell the LOT; and • (e) claim damages from the BUYER. 	G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
G4.4	The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.	G8. If the contract is brought to an end		G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
			If the CONTRACT is lawfully brought to an end: <ul style="list-style-type: none"> • (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. 	G12.3	The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and: <ul style="list-style-type: none"> • (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.
		G9. Landlord's licence		G13. Rent deposits	
		G9.1	Where the LOT is or includes leasehold land and licence to assign is required this CONDITION G9 applies.	G13.1	This CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.
		G9.2	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.	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.
		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.	G13.3	Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: <ul style="list-style-type: none"> • (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.
		G9.4	The SELLER must: <ul style="list-style-type: none"> • (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and • (b) enter into any authorised guarantee agreement properly required. 	G14. VAT	
		G9.5	The BUYER must: <ul style="list-style-type: none"> • (a) promptly provide references and other relevant information; and • (b) comply with the landlord's lawful requirements. 	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.
		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.		
		G10. Interest and apportionments			
		G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the PRICE (less any deposit paid) from the AGREED COMPLETION DATE up to and including the ACTUAL COMPLETION DATE.		
		G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.		

G14.2	Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.	BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.	G24.4	Following COMPLETION the BUYER must:
G15. Transfer as a going concern				<ul style="list-style-type: none"> • (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings; • (b) take all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and • (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
G15.1	Where the SPECIAL CONDITIONS so state:	<ul style="list-style-type: none"> • (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. 	G24.5	The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.
G15.2	The SELLER confirms that the SELLER		G25. Warranties	
	<ul style="list-style-type: none"> • (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and • (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION. 	G21. Environmental	G25.1	Available warranties are listed in the SPECIAL CONDITIONS.
G15.3	The BUYER confirms that:	G21.1	G25.2	Where a warranty is assignable the SELLER must:
	<ul style="list-style-type: none"> • (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. 	G21.2		<ul style="list-style-type: none"> • (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and • (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.
G15.4	The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:	G22. Service Charge	G25.3	If a warranty is not assignable the SELLER must after COMPLETION:
	<ul style="list-style-type: none"> • (a) of the BUYER'S VAT registration; • (b) that the BUYER has made a VAT OPTION; and • (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION. 	G22.1		<ul style="list-style-type: none"> • (a) hold the warranty on trust for the BUYER; and • (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.
G15.5	The BUYER confirms that after COMPLETION the BUYER intends to:	G22.2	G26. No assignment	
	<ul style="list-style-type: none"> • (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 	G22.3		The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.
G15.6	If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:	G22.4	G27. Registration at the Land Registry	
	<ul style="list-style-type: none"> • (a) the SELLER'S conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT; • (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and • (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result. 		G27.1	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:
G16. Capital allowances				<ul style="list-style-type: none"> • (a) procure that it becomes registered at Land Registry as proprietor of the LOT; • (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and • (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
G16.1	This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.		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:
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.			<ul style="list-style-type: none"> • (a) apply for registration of the TRANSFER; • (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and • (c) join in any representations the SELLER may properly make to Land Registry relating to the application.
G16.3	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.		G28. Notices and other communications	
G16.4	The SELLER and BUYER agree:	G22.5	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.
	<ul style="list-style-type: none"> • (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. 		G28.2	A communication may be relied on if:
G17. Maintenance agreements		G22.6		<ul style="list-style-type: none"> • (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.
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.		G28.3	A communication is to be treated as received:
G17.2	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.	G23. Rent reviews		<ul style="list-style-type: none"> • (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.
G18. Landlord and Tenant Act 1987		G23.1	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.
G18.1	This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.	G23.2	G29. Contracts (Rights of Third Parties) Act 1999	
G18.2	The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.	G23.3		No one is intended to have any benefit under the CONTRACT pursuant to the Contract (Rights of Third Parties) Act 1999.
G19. Sale by practitioner		G23.4		
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:			
	<ul style="list-style-type: none"> • (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:			
	<ul style="list-style-type: none"> • (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:			
	<ul style="list-style-type: none"> • (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the 			

Extra General Conditions

Applicable for all lots where the Common Auction Conditions apply.

- The Deposit**
 - General Conditions A5.5a shall be deemed to be deleted and replaced by the following:
A5.5a. The Deposit: a) must be paid to the AUCTIONEERS by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)
b) is to be held as stakeholder save to the extent of the AUCTIONEERS' fees and expenses which part of the deposit shall be held as agents for the SELLER
- Buyer's Administration Charge**
 - Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £500 plus VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.
- Extra Auction Conduct Conditions**
 - Despite any special CONDITION to the contrary the minimum deposit we accept is £3,000 (or the total price, if less). A special CONDITION may, however, require a higher minimum deposit.
- 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

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Surveys & Valuations

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Residential Lettings & Estate Agency Services

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