

NOW INVITING
INSTRUCTIONS
FOR OUR
2 NOVEMBER AUCTION

SuttonKersh



1ST FOR AUCTIONS

Thursday 14 September 2017

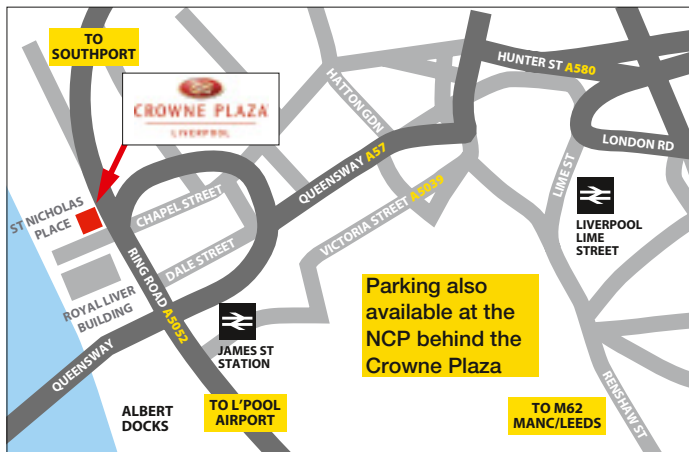
Commencing at 12 noon prompt at

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 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



Cathy Holt MNAEA MNAVA
Associate Director
cathy.holt@suttonkersh.co.uk



Andrew Binstock Bsc (Hons)
Auctioneer



Katie Donohue Bsc (Hons) MNAVA
Auction Valuer
katie@suttonkersh.co.uk

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

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



for free advice or to arrange a free valuation

0151 207 6315
auctions@suttonkersh.co.uk



Shannen Woods MNAVA
Auction Administrator
shannen@suttonkersh.co.uk



Victoria Kenyon MNAVA
Auction Administrator
victoria.kenyon@suttonkersh.co.uk



Elle Benson
Auction Administrator
elle.benson@suttonkersh.co.uk



Paul Holt
Auction Administrator
paul@suttonkersh.co.uk

Estate Agency Disclaimer: Sutton Kersh is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority. Registered in England No. 00789476, Registered Office: 88-103 Caldecotte Lake Drive, Caldecotte, Milton Keynes, MK7 8JT

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 £750+VAT (£900 including VAT @ 20%) (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 and Buyer's Fees

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.

Buyer's Fees

There is a £750+VAT (£900 including VAT @ 20%) buyer's administration charge on each lot purchased (unless stated otherwise in the property description). We strongly recommend all purchasers check the special conditions of sale as other fees may also apply to individual properties.

Auction results **Wednesday 12 July**

LOT	PROPERTY	RESULT	PRICE
1	2 Belhaven Road, Allerton, Liverpool L18 1HH	Sold	£112,000
2	100 Salisbury Street, Liverpool L3 8BU	Sold	£86,000
3	27 Eton Street, Liverpool L4 4DN	Sold	£42,000
4	85 Whittier Street, Liverpool L8 ORE	Sold	£47,000
5	83 Thornton Road, Bootle, Merseyside L20 5AW	Sold	£34,000
6	48 Orleans Road, Liverpool L13 5XW	Sold	£74,000
7	11 Alfonso Road, Liverpool L4 1UH	Sold	£40,000
8	10 Belhaven Road, Allerton, Liverpool L18 1HH	Sold	£98,000
9	203–205 Eaton Road, West Derby, Liverpool L12 2AG	Withdrawn	—
10	143 Picton Road, Wavertree, Liverpool L15 4LG	Sold	£61,000
11	149 Picton Road, Wavertree, Liverpool L15 4LG	Sold	£60,000
12	20 Wellfield Road, Liverpool L9 1AT	Sold	£95,000
13	33 Eton Street, Liverpool L4 4DN	Sold	£46,000
14	6 St. Paul Street, St. Helens, Merseyside WA10 2ET	Sold	£40,000
15	59 Wendell Street, Liverpool L8 0RG	Sold	£40,000
16	43 Kenyon Road, Liverpool L15 5BD	Sold	£117,000
17	77 Stockbridge Street, Liverpool L5 6PA	Sold	£36,000
18	197 Stanley Park Avenue South, Liverpool L4 7XE	Sold	£43,000
19	302 Smithdown Road, Liverpool L15 5AJ	Sold	£171,000
20	28 Orleans Road, Liverpool L13 5XP	Sold	£57,000
21	10 Murhall Street, Stoke-On-Trent ST6 4BL	Withdrawn	—
22	62 Blantyre Road, Liverpool L15 3HT	Sold Prior	—
23	43 Rossett Street, Liverpool L6 4AN	Sold	£47,500
24	6 Hahnemann Road, Liverpool L4 3SA	Sold	£53,500
25	558 Prescott Road, Old Swan, Liverpool L13 3DE	Sold	£80,000
26	863 Corporation Road, Birkenhead, Merseyside CH41 8JL	Sold	£38,000
27	87 Creswell Street, St. Helens, Merseyside WA10 2PN	Sold	£40,000
28	39 Second Avenue, Fazakerley, Liverpool L9 9DP	Sold Prior	—
29	35 Cedardale Road, Liverpool L9 2BG	Sold	£56,000
30	83 Webster Road, Liverpool L7 4LG	Sold	£35,500
31	23 Highfield Road, Old Swan, Liverpool L13 3BR	Sold	£81,500
32	45 Ullswater Street, Liverpool L5 6QT	Sold	£45,000
33	37 Highfield Road, Old Swan, Liverpool L13 3BR	Sold	£81,500
34	28 Holmes Street, Liverpool L8 0RJ	Sold	£40,000
35	86 Grosvenor Road, Wavertree, Liverpool L15 0HB	Sold	£45,000
36	19 Buttercup Way, Liverpool L9 1JQ	Sold	£55,000
37	21 Kenyon Road, Liverpool L15 5BD	Sold	£123,000
38	56 Gray Street, Bootle, Merseyside L20 4RZ	Sold	£44,500
39	9 Morley Road, Wallasey, Merseyside CH44 5SL	Sold Prior	—
40	Pennant, Upper Downing Road, Whitford, Holywell, Clwyd CH8 9AJ	Sold	£173,000
41	2 Bentley Road And 1–5 Croxteth Road, Liverpool L8 0SZ	Sold Prior	—
42	52 Wordsworth Street, Bootle, Merseyside L20 4JW	Sold Prior	—
43	6 Wesley Street, Southport, Merseyside PR8 1BN	Sold	£44,000
44	60 Wilburn Street, Liverpool L4 4EB	Sold After	—
45	113 Moore Street, Bootle, Merseyside L20 4PL	Sold	£45,000
46	8, 8a, 8b, 8c, 8d Oriel Street, Liverpool L3 6DU	Available At	£275,000
47	75 Bartlett Street, Liverpool L15 0HN	Sold	£53,000
48	60 Banner Street, Liverpool L15 0HQ	Sold	£47,500
49	4 Factory Row, St. Helens, Merseyside WA10 3LX	Available At	£45,000
50	37 Nimrod Street, Liverpool L4 4DU	Sold	£39,750
51	16 Queens Drive, Walton, Liverpool L4 6SH	Sold	£101,000
52	24 Liscard Road, Liverpool L15 0HH	Sold Prior	—
53	104 County Road, Walton, Liverpool L4 3QF	Sold	£85,000
54	109 Delamore Street, Liverpool L4 3ST	Sold Prior	—

146
**PROPERTIES
OFFERED**

55	41 St. Marys Road, Garston, Liverpool L19 2JD	Sold	£125,000
56	65 Eccleston Street, Prescot, Merseyside L34 5QH	Sold After	—
57	69 Sedley Street, Liverpool L6 5AE	Sold	£33,000
58	7 Nicholas Street, Stoke-On-Trent ST6 1AA	Withdrawn	—
59	22 Preston Road, Hockley, Birmingham B18 4PJ	Sold Prior	—
60	Land Opposite Post Office, Clwt-Y-Bont, Caernarfon, LI55 3DH	Withdrawn	—
61	54 Curate Road, Liverpool L6 0BZ	Available At	£50,000
62	97 Rocky Lane, Anfield, Liverpool L6 4BB	Sold Prior	—
63	21 Sandringham Road, Tuebrook, Liverpool L13 8BX	Available At	£170,000
64	25 Grove Street, Stoke-On-Trent ST6 2HZ	Sold Prior	—
65	6 Charing Cross, Birkenhead, Merseyside CH41 6EJ	Sold	£55,000
66	54 Plumer Street, Liverpool L15 1EF	Sold	£45,000
67	Land At 1 Halstead Road, Wallasey, Merseyside CH44 4BH	Sold Prior	—
68	25 Highfield Road, Old Swan, Liverpool L13 3BR	Sold	£77,000
69	11 Antonio Street, Bootle, Merseyside L20 2EY	Available At	£49,000
70	30 Orleans Road, Liverpool L13 5XP	Sold	£61,000
71	8 Dentwood Street, Liverpool L8 9SR	Sold Prior	—
72	541 Price Street, Birkenhead, Merseyside CH41 8DU	Sold	£48,000
73	48 Burns Street, Bootle, Merseyside L20 4RJ	Sold	£46,000
74	21 Highfield Road, Old Swan, Liverpool L13 3BR	Sold	£76,000
75	26 Union Street, Wallasey, Merseyside CH44 0BN	Sold After	—
76	53 Faraday Street, Liverpool L5 6PL	Sold	£44,500
77	37 Ullswater Street, Liverpool L5 6QT	Sold	£44,000
78	4 Hahnemann Road, Liverpool L4 3SA	Sold	£49,500
79	31 Kingsley Street, Birkenhead, Merseyside CH41 0BQ	Sold	£53,500
80	8 Belhaven Road, Allerton, Liverpool L18 1HH	Sold	£121,000
81	24 Emery Street, Liverpool L4 5UZ	Sold	£34,500
82	60 Whittier Street, Liverpool L8 0RF	Sold After	—
83	31 Highfield Road, Old Swan, Liverpool L13 3BR	Sold	£75,000
84	32 Reginald Road, St. Helens, Merseyside WA9 4JB	Sold	£41,250
85	71 Silkstone Street, St. Helens, Merseyside WA10 4PB	Sold After	—
86	44 Fir Street, St. Helens, Merseyside WA10 3RA	Sold After	—
87	2a Juddfield Street, Haydock, St. Helens, Merseyside WA11 0BB	Sold	£43,500
88	25 Eton Street, Liverpool L4 4DN	Sold	£39,000
89	22 Carr Close, Liverpool L11 4UA	Sold	£50,000
90	30 Second Avenue, Fazakerley, Liverpool L9 9DP	Sold Prior	—
91	18 Grasmere Street, Liverpool L5 6RJ	Sold	£45,000
92	9 Freeport Grove, Liverpool L9 0JP	Sold	£44,500
93	15 Whitby Street, Liverpool L6 4DH	Sold Prior	—
94	20 Marquis Street, Birkenhead, Merseyside CH41 9DU	Sold	£42,500
95	42 Ripon Street, Liverpool L4 5UQ	Sold After	—
96	66 Blantyre Road, Liverpool L15 3HT	Sold Prior	—
97	27 Graham Street, St. Helens, Merseyside WA9 1LX	Sold	£40,000
98	34 Longfellow Street, Bootle, Merseyside L20 4JR	Available At	£35,000
99	7 Greenleaf Street, Liverpool L8 0RA	Sold	£40,500
100	17 Kenyon Road, Liverpool L15 5BD	Sold	£123,000
101	78 Handfield Street, Liverpool L5 6PF	Sold	£37,000
102	15 Prior Street, Bootle, Merseyside L20 4PS	Sold	£35,000
103	165 Smithdown Road, Liverpool L15 2HD	Sold	£80,500
104	4 Grange Street, Liverpool L6 4AZ	Sold	£33,500
105	26 Orleans Road, Liverpool L13 5XP	Sold	£57,000
106	Studio 603, The Cube, 87–93 Bradshawgate, Bolton BI1 1QD	Sold Prior	—
107	62 Doulton Street, St. Helens, Merseyside WA10 4NU	Sold	£65,000
108	101 Woodhall Road, Old Swan, Liverpool L13 3EF	Sold	£74,500
109	19 Earl Road, Bootle, Merseyside L20 9BU	Sold	£70,000
110	2 Viola Street, Bootle, Merseyside L20 7DP	Sold	£40,000

111	3 Wadham Road, Bootle, Merseyside L20 7DG	Sold	£65,000
112	111 Seaforth Road, Liverpool L21 4LB	Sold	£38,000
113	110 Gray Street, Bootle, Merseyside L20 4PR	Sold	£40,000
114	1 Longfellow Street, Bootle, Merseyside L20 4JR	Sold	£36,000
115	7 Gainford Road, Liverpool L14 8XU	Sold	£40,000
116	36 Milman Road, Liverpool L4 5SH	Sold After	—
117	4 Longfellow Street, Bootle, Merseyside L20 4JR	Sold	£35,000
118	29 Longfellow Street, Bootle, Merseyside L20 4JR	Sold	£35,000
119	24 Claude Road, Liverpool L6 0BT	Sold Prior	—
120	9 Thurston Road, Liverpool L4 2SD	Postponed	—
121	1 Weaver Street, Liverpool L9 1EH	Available At	£39,500
122	29 Wykeham Street, Liverpool L4 1QY	Sold	£38,500
123	20 Portelet Road, Liverpool L13 6SE	Sold	£58,000
124	46 Redcar Street, Liverpool L6 0AJ	Sold After	—
125	22 Cemetery Road, Southport, Merseyside PR8 6RD	Sold After	—
126	Tan Y Wal And Land, Bryn Gwynt Lane, Penrhynside, Llandudno, LL30 3DA	Sold	£152,000
127	308 Rice Lane, Liverpool L9 2BL	Sold Prior	—
128	48 Parbrook Road, Huyton, Liverpool L36 3XE	Sold	£41,000
129	Land At 56–60 Oakfield Road, Walton, Liverpool L4 2QF	Postponed	—
130	Apartment 35 Knightsbridge Court, Rawlins Street, Liverpool L7 0JE	Available At	£40,000
131	41 Gray Street, Bootle, Merseyside L20 4RY	Sold After	—
132	37 Gorton Road, Old Swan, Liverpool L13 4DG	Sold	£85,500
133	81 Fincham Road, Liverpool L14 9NH	Sold	£58,500
134	103 Weaver Street, Winsford, Cheshire CW7 4AA	Available At	£65,000
135	Flat 3, 10 Queens Road, Southport, Merseyside PR9 9HN	Available At	£80,000
136	8 Charles Street, Morecambe, Lancashire LA4 5SX	Sold After	—
137	69–71 Sefton Street, Toxteth, Liverpool L8 6UD	Sold	£75,000
138	3 Mather Street, Kearsley, Bolton BL4 8AT	Withdrawn	—
139	50 Moor Lane, Thornton, Liverpool L23 4TW	Sold	£160,000
140	70 Longfellow Street, Liverpool L8 0QX	Sold After	—
141	Ups And Downs, Bank Place, Y Groes, Nefyn, Pwllheli, Gwynedd LL53 6HH	Postponed	—
142	Flat 2, 643 Borough Road, Birkenhead, Merseyside CH42 9QA	Withdrawn	—
143	Flat 3, 1 Wellington Street, Garston, Liverpool L19 2LX	Available At	£40,000
144	Flat 12, 1 Wellington Street, Garston, Liverpool L19 2LX	Available At	£40,000
145	2 Eagle Grove, Halewood, Liverpool L26 9AB	Sold Prior	—
146	60 Edinburgh Road, Kensington, Liverpool L7 8RF	Sold	£104,000
147	42 Faraday Street, Liverpool L5 6PL	Sold	£40,000
148	131 Caxton Place, Wrexham, Clwyd LL11 1PA	Withdrawn	—
149	Flat 1, 457 Old Chester Road, Birkenhead, Merseyside CH42 2DU	Sold After	—
150	24 Albany Road, Kensington, Liverpool L7 8RJ	Sold	£116,000
151	Apt 35, The Quays, Burscough, Ormskirk, Lancashire L40 5TW	Sold After	—
152	13 Priory Road, Liverpool L4 2RT	Sold	£86,000
153	13 Furnival Street, Stoke-On-Trent ST6 2PD	Withdrawn	—
154	53 Woolrich Street, Stoke-On-Trent ST6 3PQ	Sold After	—
155	35 Preston Road, Hockley, Birmingham B18 4PJ	Sold Prior	—
156	86 North Road, Stoke-On-Trent ST6 2DB	Withdrawn	—
157	35 St. Pauls Street, Stoke-On-Trent ST6 4BZ	Postponed	—
158	6 Slack Lane, Birmingham B20 2JL	Sold Prior	—
159	70–79 And 81 83 85 & 87 Marled Hey, Liverpool L28 0QT	Sold Prior	—

Total Realisation = **£10,144,309**

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.

Money Laundering Regulations

Due to the new changes to Money Laundering regulations for buying and selling at auction, as of the 26 June we are now required by Law to ID check everyone who offers, bids or buys at auction

What the new regulations mean for you as a bidder or buyer at the auction:

1. In the case of an **individual** bidding at auction, we will require a certified copy of a passport and utility bill.
2. In the case of an **individual acting on behalf of a third party individual**, we will require a certified copy of a passport and recent utility bill from **both parties**.
3. In the case of an **individual acting on behalf of a company** we will require details about the company including ownership information on the ultimate holding company and ultimate beneficial owners of the company, including current addresses and dates of birth.
4. If you are unable to attend in person or will be sending us a remote bidding form, we will require certified ID that has been identified by a professionally recognised individual. This will need to be provided to us in advance of the auction date
5. Your ID will be kept on file for 3 years and will we will only require updated documents if you change address
6. Registration on the day of the auction opens from 10:30am so please ensure you arrive early to ensure we have been able to satisfactory fulfil the necessary requirements

At registration for the auction you must provide 2 forms of ID, one photographic and one proof of residence that is dated within the last 3 months (a list of acceptable ID documents can be seen below).

Photographic evidence of identity

- Current signed Passport
- Current full UK/EU photo card driving licence
- Valid ID card (eg, 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 National

Evidence of Residence

- Current full UK/EU photo card driving licence (if not used to prove identity)
- Utility bill issued in last three months (not mobile phone)
- Recent bank/ building society/ mortgage/ credit card statement
- Current house/ motor insurance certificate
- Revenue & Customs tax notification
- Recent council tax bill

ID can be approved as follows:

- Come to any of our offices with originals and we will certify them free of charge
- Solicitors, the bank, an accountant or other professional body can certify the relevant ID
- The Post Office can verify up to 3 x forms of ID for a charge of £10.50

All certified ID can be sent to us at auctions@suttonkersh.co.uk

The purpose of Sutton Kersh obtaining this information is in order for us to carry out customer due diligence in compliance with the regulations. There are no exceptions and Sutton Kersh takes its obligations very seriously.

IF YOU HAVE ANY QUERIES PLEASE CONTACT US ON 0151 207 6315.

Thank you for your understanding and helping us comply with these regulations.

Order of sale **Thursday 14 September**

For sale by public auction unless sold prior or withdrawn

1	9-11 Lorne Street, Liverpool L7 0JP	£50,000+
2	29 Brentwood Street, Wallasey, Merseyside CH44 4BB	£35,000-£45,000
3	9 Long Lane, Garston, Liverpool L19 6PE	£45,000-£50,000
4	20 Blake Street, Stoke-on-Trent ST6 4BE	£43,200+
5	Wicksten Cottage, Grange Road, Runcorn, Cheshire WA7 5SE	£50,000+
6	1 Mowbray Grove, Liverpool L13 1DN	£70,000-£80,000
7	407 Cherry Lane, Liverpool L4 8SB	£45,000-£50,000
8	Apt 7 Meribel Square, Prescot, Merseyside L34 5TH	£45,000+
9	71 Orrell Lane, Orrell Park, Liverpool L9 8BX	£90,000+
10	104 Chirkdale Street, Liverpool L4 3SQ	£40,000+
11	1-3 Macdonald Street, Wavertree, Liverpool L15 1EJ	£76,000+
12	Apt 20 Meribel Square, Prescot, Merseyside L34 5TH	£45,000+
13	21 Sandringham Road, Tuebrook, Liverpool L13 8BX	£140,000+
14	72 Dane Street, Liverpool L4 4DZ	£40,000+
15	62 Rushton Road, Stoke-on-Trent ST6 2HP	£36,000+
16	Land at 6 Boswell Street, Liverpool L8 0RW	£25,000+
17	2 Prospect Vale, Fairfield, Liverpool L6 8PG	£200,000+
18	Former Carr Mill Clinic, Eskdale Avenue, St. Helens WA11 7EJ	£90,000+
19	160a Stuart Road, Walton, Liverpool L4 5QY	£100,000+
20	Apt 4 Meribel Square, Prescot, Merseyside L34 5TH	£45,000+
21	100 Spofforth Road, Liverpool L76JY	£40,000-£45,000
22	The Polaris Public House, 2a Blakehall, Skelmersdale WN8 9AZ	£135,000+
23	Apt 21 Meribel Square, Prescot, Merseyside L34 5TH	£45,000+
24	Flat 3, 39 Rossett Road, Liverpool L23 3AN	£65,000-£70,000
25	44 Hawthorne Road, Bootle, Merseyside L20 2DW	£35,000+
26	107 Peel Road, Bootle, Merseyside L20 4JZ	£35,000-£40,000
27	13 Devonshire Road, Liverpool, Merseyside L8 3TX	£850,000+
28	77 Fieldton Road, Liverpool L11 9AF	£40,000+
29	Flat 6, 32 Christchurch Road, Prenton, Merseyside CH43 5SF	£65,000+
30	24 Seaview Road, Wallasey, Merseyside CH45 4LA	£65,000+
31	7 Grafton Grove, Liverpool L8 6RW	£45,000+
32	Apt 3, 1a Vicar Road, Liverpool L6 0BW	£30,000+
33	526 Stanley Road, Bootle, Merseyside L20 5DW	£70,000+
34	8, 8a, 8b, 8c, 8d Oriel Street, Liverpool L3 6DU	£225,000+
35	Flat 3, 1 Wellington Street, Garston, Liverpool L19 2LX	£35,000+
36	29 Cherry Lane, Liverpool L4 6UG	£55,000+
37	12/5 Social Club, Rusland Road, Liverpool L32 6QW	£110,000+
38	3 Warton Terrace, Bootle, Merseyside L20 4QA	£35,000+
39	45 St. Ives Grove, Liverpool L13 3AL	£35,000-£40,000
40	43 Hollingbourne Road, Liverpool L11 3AJ	£45,000+
41	71 Windsor Road, Tuebrook, Liverpool L13 8BB	£60,000+
42	73 Windsor Road, Tuebrook, Liverpool L13 8BB	£60,000+
43	46 Frodsham Street, Birkenhead, Merseyside CH41 9DW	£35,000-£40,000
44	32 Stanley Road, Bootle, Merseyside L20 2AA	£90,000+
45	117 Green Lane, Stoneycroft, Liverpool L13 7BB	£85,000+
46	Land at Mintor Road, Kirkby, Liverpool L33 5XQ	£80,000+
47	84 Barlows Lane, Liverpool L9 9HY	£70,000+
48	90a Litherland Road, Bootle, Merseyside L20 3HZ	£35,000+
49	90 Litherland Road, Bootle, Merseyside L20 3HZ	£20,000-£25,000
50	407/407a Poulton Road/1&1a Sherlock Lane, Wallasey CH44 4DF	£100,000-£125,000
51	14 Upton Road, Wirral, Merseyside CH46 0PA	£135,000+
52	39 Morgan Street, St. Helens, Merseyside WA9 1PE	£30,000-£35,000
53	Flat 12, 1 Wellington Street, Garston, Liverpool L19 2LX	£35,000+
54	Land on the north side of Coltart Road, Liverpool L8 0TN	£200,000+
55	17 Lomas Street, Stoke-on-Trent ST4 7AE	£25,000+
56	113 Barford Road, Hunts Cross, Liverpool L25 0PW	£150,000+
57	159 Leek New Road, Stoke-on-Trent ST6 2LG	£36,000+
58	1034 Pershore Road, Selly Park, Birmingham B29 7PX	£158,000+



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

T: 0161 834 5464

W: reichinsurance.co.uk

E: david.cramp@reichinsurance.co.uk

59	12 Wheatland Lane, Wallasey, Merseyside CH44 7EQ	£45,000+
60	20 May Place, Stoke-on-Trent ST4 3EA	£35,000+
61	271 Hawthorne Road, Bootle, Merseyside L20 3AP	£45,000+
62	12 Conwy Drive, Liverpool L6 5JP	£35,000-£45,000
63	47 Freehold Street, Liverpool L7 0JH	£90,000+
64	36 Mildmay Road, Bootle, Merseyside L20 5EN	£45,000+
65	64 Linner Road, Speke, Liverpool L24 3UJ	£50,000+
66	54 Hinton Street, Fairfield, Liverpool L6 3AR	£40,000+
67	Land at 1-4 Acorn Way, Bootle, Merseyside L20 6QA	£175,000-£200,000
68	Land at 5, 6 & 9 Acorn Way, Bootle, Merseyside L20 6QA	£125,000+
69	77 September Road, Liverpool L6 4DG	£50,000-£60,000
70	17 Preston Grove, Liverpool L6 4AH	£80,000+
71	The Salutation Public House, 199 Walton Road, Liverpool L4 4AJ	£90,000+
72	Land opposite 25 Gladstone Street, Woolton, Liverpool L25 7SS	£2,000+
73	Apartment 35 Knightsbridge Court, Rawlins Street, Liverpool L7 0JE	£30,000-£35,000
74	4a Chatsworth Road, Morecambe, Lancashire LA4 4JG	£80,000+
75	12 Suburban Road, Liverpool L6 0BP	£60,000+
76	14 Lilly Grove, Liverpool L4 6UR	£35,000+
77	25 Fairmead Road, Liverpool L11 5AS	£55,000+
78	3 Davis Street, Stoke-on-Trent ST4 7AD	£22,000+
79	Ground Rents 93a, 95b, 97a and 97c Eastbank Street PR8 1DG	£3,000-£4,000
80	10 Wimborne Close, Liverpool L14 8UH	£45,000+
81	17b Anfield Road, Liverpool L4 0TE	£40,000-£45,000
82	194-196 Boardmans Lane, St. Helens, Merseyside WA9 1QU	£50,000+
83	143 City Road, Liverpool L4 5UR	£40,000-£50,000
84	19 Longfellow Street, Bootle, Merseyside L20 4JR	£30,000+
85	41 Vanbrugh Crescent, Liverpool L4 7TY	£60,000+
86	60 Hawthorn Road, Little Sutton, Ellesmere Port CH66 1PU	£75,000+
87	66 Greenleaf Street, Liverpool L8 0RB	£35,000-£40,000
88	99 Ennismore Road, Old Swan, Liverpool L13 2AS	£50,000+
89	34 Longfellow Street, Bootle, Merseyside L20 4JR	£25,000-£30,000
90	1 Woodhey Road, Grassendale, Liverpool L19 3QJ	£250,000+
91	Land at 7-9 & 13-15 Fairfield Street, Liverpool L7 0JY	£85,000+
92	11 Ledsham Road, Little Sutton, Ellesmere Port CH66 4QE	£85,000+
93	20 Hahnemann Road, Liverpool L4 3SA	£45,000+
94	65 Henry Street, Stoke-on-Trent ST6 5HP	£40,500+
95	24 Ismay Road, Liverpool L21 8LY	£35,000-£40,000
96	37 Ripon Street, Liverpool L4 5UG	£20,000-£25,000
97	30 Beechwood Road, Litherland, Liverpool L21 8JZ	£30,000-£35,000
98	156 Peel Road, Bootle, Merseyside L20 4LB	£30,000-£35,000
99	60 Rydal Street, Liverpool L5 6QS	£35,000-£40,000
100	11 Townsend Lane, Anfield, Liverpool L6 0AX	£55,000+
101	44 Shelley Street, Bootle, Merseyside L20 4LQ	£35,000+
102	12 Speke Road, Woolton, Liverpool L25 7TL	£15,000+
103	36 Galloway Street, Liverpool L7 6PD	£35,000+
104	110 Peel Road & 70 Wordsworth Street, Bootle, Merseyside L20 4LA	£100,000-£125,000
105	8 Rangemore Road, Mossley Hill, Liverpool L18 4PW	£200,000+
106	122 Hartsbourne Avenue, Liverpool L25 1PZ	£70,000+
107	15 Garmoyle Road, Liverpool L15 3HN	£100,000+
108	120 Hawthorne Road, Bootle, Merseyside L20 9JY	£60,000-£65,000
109	4 Morecambe Street, Liverpool L6 4AX	£35,000+
110	26 Lorne Street, Liverpool L7 0JR	£85,000+
111	20 North Park Court, Wallasey, Merseyside CH44 6PP	£35,000-£45,000
112	32 Handfield Street, Liverpool L5 6PF	£20,000-£25,000
113	74 Crown Street, Newton-le-willows, Merseyside WA12 9DA	£35,000-£40,000
114	Red Lion Public House, 21 Market Place, Prescot L34 5SB	£150,000+
115	14 Hawthorne Road, Bootle, Merseyside L20 2DN	£45,000+
116	26 Oakwood Close, Blackpool FY4 5FD	£134,000+
117	74 Dorset Road, Tuebrook, Liverpool L6 4DX	£45,000+
118	11 Wimbledon Street, Liverpool L15 4JL	£10,000+
119	Flat 3, 10 Queens Road, Southport, Merseyside PR9 9HN	£70,000+
120	Trevose, Lower Road, New Brighton, Wrexham, Clwyd LL11 3DT	£67,500+
121	Flat 2, 643 Borough Road, Birkenhead, Merseyside CH42 9QA	£45,000+
122	42 Bank Road, Bootle, Merseyside L20 4AZ	£55,000+
123	47 Berdmore Street, Stoke-On-Trent ST4 3HD	£35,000+
124	1 Lloyd Avenue, Birkenhead, Merseyside CH41 8AP	£50,000+
125	42 Eva Road, Birmingham B18 4NQ	£72,000+
126	Former Farnworth Arms, 1 Farnworth Street, 129 & 131 Kensington, Liverpool L6 9BA	£100,000+

Order of sale by type

COMMERCIAL INVESTMENT

- 3 9 Long Lane, Garston, Liverpool L19 6PE
 11 1-3 Macdonald Street, Wavertree, Liverpool L15 1EJ
 33 526 Stanley Road, Bootle, Merseyside L20 5DW
 44 32 Stanley Road, Bootle, Merseyside L20 2AA
 50 407/407a Poulton Road/1&1a Sherlock Lane, Wallasey CH44 4DF
 51 14 Upton Road, Wirral, Merseyside CH46 0PA
 100 11 Townsend Lane, Anfield, Liverpool L6 0AX

DEVELOPMENT OPPORTUNITIES

- 1 9-11 Lorne Street, Liverpool L7 0JP
 18 Former Carr Mill Clinic, Eskdale Avenue, St. Helens WA11 7EJ
 19 160a Stuart Road, Walton, Liverpool L4 5QY
 22 The Polaris Public House, 2a Blakehall, Skelmersdale WN8 9AZ
 27 13 Devonshire Road, Liverpool, Merseyside L8 3TX
 37 12/5 Social Club, Rusland Road, Liverpool L32 6QW
 46 Land at Mintor Road, Kirkby, Liverpool L33 5XQ
 48 90a Litherland Road, Bootle, Merseyside L20 3HZ
 49 90 Litherland Road, Bootle, Merseyside L20 3HZ
 54 Land on the north side of Coltart Road, Liverpool L8 0TN
 114 Red Lion Public House, 21 Market Place, Prescott L34 5SB
 115 14 Hawthorne Road, Bootle, Merseyside L20 2DN
 126 Former Farnworth Arms, 1 Farnworth Street, 129 & 131 Kensington, Liverpool L6 9BA

GROUND RENTS

- 79 Ground Rents 93a, 95b, 97a and 97c Eastbank Street PR8 1DG

LAND

- 16 Land at 6 Boswell Street, Liverpool L8 0RW
 67 Land at 1-4 Acorn Way, Bootle, Merseyside L20 6QA
 68 Land at 5, 6 & 9 Acorn Way, Bootle, Merseyside L20 6QA
 72 Land opposite 25 Gladstone Street, Woolton, Liverpool L25 7SS
 91 Land at 7-9 & 13-15 Fairfield Street, Liverpool L7 0JY

RESIDENTIAL INVESTMENT

- 12 Apt 20 Meribel Square, Prescott, Merseyside L34 5TH
 17 2 Prospect Vale, Fairfield, Liverpool L6 8PG
 23 Apt 21 Meribel Square, Prescott, Merseyside L34 5TH
 28 77 Fieldton Road, Liverpool L11 9AF
 29 Flat 6, 32 Christchurch Road, Prenton, Merseyside CH43 5SF
 31 7 Grafton Grove, Liverpool L8 6RW
 35 Flat 3, 1 Wellington Street, Garston, Liverpool L19 2LX
 36 29 Cherry Lane, Liverpool L4 6UG

- 41 71 Windsor Road, Tuebrook, Liverpool L13 8BB
 42 73 Windsor Road, Tuebrook, Liverpool L13 8BB
 53 Flat 12, 1 Wellington Street, Garston, Liverpool L19 2LX
 61 271 Hawthorne Road, Bootle, Merseyside L20 3AP
 75 12 Suburban Road, Liverpool L6 0BP
 80 10 Wimborne Close, Liverpool L14 8UH
 87 66 Greenleaf Street, Liverpool L8 0RB
 107 15 Garmoyle Road, Liverpool L15 3HN
 111 20 North Park Court, Wallasey, Merseyside CH44 6PP

VACANT COMMERCIAL

- 30 24 Seaview Road, Wallasey, Merseyside CH45 4LA
 34 8, 8a, 8b, 8c, 8d Oriol Street, Liverpool L3 6DU
 45 117 Green Lane, Stoneycroft, Liverpool L13 7BB
 71 The Salutation Public House, 199 Walton Road, Liverpool L4 4AJ
 90 1 Woodhey Road, Grassendale, Liverpool L19 3QJ
 102 12 Speke Road, Woolton, Liverpool L25 7TL
 104 110 Peel Road & 70 Wordsworth Street, Bootle, Merseyside L20 4LA

VACANT RESIDENTIAL

- 2 29 Brentwood Street, Wallasey, Merseyside CH44 4BB
 4 20 Blake Street, Stoke-on-Trent ST6 4BE
 5 Wicksten Cottage, Grange Road, Runcorn, Cheshire WA7 5SE
 6 1 Mowbray Grove, Liverpool L13 1DN
 7 407 Cherry Lane, Liverpool L4 8SB
 8 Apt 7 Meribel Square, Prescott, Merseyside L34 5TH
 9 71 Orrell Lane, Orrell Park, Liverpool L9 8BX
 10 104 Chirkdale Street, Liverpool L4 3SQ
 13 21 Sandringham Road, Tuebrook, Liverpool L13 8BX
 14 72 Dane Street, Liverpool L4 4DZ
 15 62 Rushton Road, Stoke-on-Trent ST6 2HP
 20 Apt 4 Meribel Square, Prescott, Merseyside L34 5TH
 21 100 Spofforth Road, Liverpool L76JY
 24 Flat 3, 39 Rossett Road, Liverpool L23 3AN
 25 44 Hawthorne Road, Bootle, Merseyside L20 2DW
 26 107 Peel Road, Bootle, Merseyside L20 4JZ
 32 Apt 3, 1a Vicar Road, Liverpool L6 0BW
 38 3 Warton Terrace, Bootle, Merseyside L20 4QA
 39 45 St. Ives Grove, Liverpool L13 3AL
 40 43 Hollingbourne Road, Liverpool L11 3AJ
 43 46 Frodsham Street, Birkenhead, Merseyside CH41 9DW
 47 84 Barlows Lane, Liverpool L9 9HY
 52 39 Morgan Street, St. Helens, Merseyside WA9 1PE
 55 17 Lomas Street, Stoke-on-Trent ST4 7AE
 56 113 Barford Road, Hunts Cross, Liverpool L25 0PW
 57 159 Leek New Road, Stoke-on-Trent ST6 2LG
 58 1034 Pershore Road, Selly Park, Birmingham B29 7PX

- 59 12 Wheatland Lane, Wallasey, Merseyside CH44 7EQ
 60 20 May Place, Stoke-on-Trent ST4 3EA
 62 12 Conwy Drive, Liverpool L6 5JP
 63 47 Freehold Street, Liverpool L7 0JH
 64 36 Mildmay Road, Bootle, Merseyside L20 5EN
 65 64 Linner Road, Speke, Liverpool L24 3UJ
 66 54 Hinton Street, Fairfield, Liverpool L6 3AR
 69 77 September Road, Liverpool L6 4DG
 70 17 Preston Grove, Liverpool L6 4AH
 73 Apartment 35 Knightsbridge Court, Rawlins Street, Liverpool L7 0JE
 74 4a Chatsworth Road, Morecambe, Lancashire LA4 4JG
 76 14 Lilly Grove, Liverpool L4 6UR
 77 25 Fairmead Road, Liverpool L11 5AS
 78 3 Davis Street, Stoke-on-Trent ST4 7AD
 81 17b Anfield Road, Liverpool L4 0TE
 82 194-196 Boardmans Lane, St. Helens, Merseyside WA9 1QU
 83 143 City Road, Liverpool L4 5UR
 84 19 Longfellow Street, Bootle, Merseyside L20 4JR
 85 41 Vanbrugh Crescent, Liverpool L4 7TY
 86 60 Hawthorn Road, Little Sutton, Ellesmere Port CH66 1PU
 88 99 Ennismore Road, Old Swan, Liverpool L13 2AS
 89 34 Longfellow Street, Bootle, Merseyside L20 4JR
 92 11 Ledsham Road, Little Sutton, Ellesmere Port CH66 4QE
 93 20 Hahnemann Road, Liverpool L4 3SA
 94 65 Henry Street, Stoke-on-Trent ST6 5HP
 95 24 Ismay Road, Liverpool L21 8LY
 96 37 Ripon Street, Liverpool L4 5UG
 97 30 Beechwood Road, Litherland, Liverpool L21 8JZ
 98 156 Peel Road, Bootle, Merseyside L20 4LB
 99 60 Rydal Street, Liverpool L5 6QS
 101 44 Shelley Street, Bootle, Merseyside L20 4LQ
 103 36 Galloway Street, Liverpool L7 6PD
 105 8 Rangemore Road, Mossley Hill, Liverpool L18 4PW
 106 122 Hartsbourne Avenue, Liverpool L25 1PZ
 108 120 Hawthorne Road, Bootle, Merseyside L20 9JY
 109 4 Morecambe Street, Liverpool L6 4AX
 110 26 Lorne Street, Liverpool L7 0JR
 112 32 Handfield Street, Liverpool L5 6PF
 113 74 Crown Street, Newton-le-Willows, Merseyside WA12 9DA
 116 26 Oakwood Close, Blackpool FY4 5FD
 117 74 Dorset Road, Tuebrook, Liverpool L6 4DX
 118 11 Wimbleton Street, Liverpool L15 4JL
 119 Flat 3, 10 Queens Road, Southport, Merseyside PR9 9HN
 120 Trevoise, Lower Road, New Brighton, Wrexham, Clwyd LL11 3DT
 121 Flat 2, 643 Borough Road, Birkenhead, Merseyside CH42 9QA
 122 42 Bank Road, Bootle, Merseyside L20 4AZ
 123 47 Berdmore Street, Stoke-On-Trent ST4 3HD
 124 1 Lloyd Avenue, Birkenhead, Merseyside CH41 8AP
 125 42 Eva Road, Birmingham B18 4NQ

Why we are Merseyside's No1 Auction house

Over **£27,000,000** raised for our clients so far in 2017
402 properties sold at auction so far this year with an average percentage of **80%** sold of all lots offered

Remember auctions can often significantly increase the sale price of a property through competitive bidding.

Here are some examples from our July sale:



2 Belhaven Road, Allerton,
Liverpool L18 1HH

Guide price £75,000+*



104 County Road, Walton,
Liverpool L4 3QF

Guide price £40,000*



17 Kenyon Road,
Liverpool L15 5BD

Guide price £90,000+*



Tan Y Wal And Land, Bryn
Gwynt Lane, Penrhynside,
Llandudno, LL30 3DA

Guide price £100,000+*



24 Albany Road, Kensington,
Liverpool L7 8RJ

Guide price £70,000*



83 Thornton Road, Bootle,
Merseyside L20 5AW

Guide price £10,000+*

THINKING OF SELLING?

Now accepting lots for our 2 November auction

Catalogue closes 6 October



For more information, visit www.suttonkersh.co.uk/auctions
 or call **0151 207 6315**.

Auction Finance from the Specialists



“expert knowledge, unbeatable service”

Covering all aspects of auction finance:

- Bridging loans
- Buy to let
- Development finance
- Insurance



Our expert consultants can help whatever your requirements and are able to offer **exclusive rates and products** that you won't find anywhere else.

With the added security of **full FCA regulation**, we are ideally positioned to secure the very best financial solution for your personal circumstances.

Come and see us at the auction or speak to one of our consultants today on

0800 170 1888

(Ask for our Commercial & Bridging team)



TRUSTPILOT ★★★★★

“Excellent - competitive, efficient, a trusted team. Always deliver the required outcomes.”

www.thebuytoletbusiness.com

Buying at auction. We'll get you moving.

From as little as £225*

You'll want us on your side.

Contact Garry Abrams Solicitor and Auction Specialist

For fast, efficient and competitive
conveyancing, call our team on

0151 236 5000

Garry Abrams: garryabrams@gadllp.co.uk
or Lucy Joel: ljoel@gadllp.co.uk

20 - 24 Mathew Street,
Liverpool, L2 6RE
www.gadllp.co.uk





11 Allerton Road, Liverpool L18 1LG

0151 482 2594

lettings@suttonkersh.co.uk

Attention Landlords!

Whether you are a new landlord with a single property or an experienced landlord with an extensive portfolio, we have nearly 40 years experience in finding tenants quickly and managing their on-going needs.

- Let only or fully managed service
- Service charge blocks
- Thorough tenant referencing
- Comprehensive inventory*
- Rent warranty*
- ARLA registered

**YOU BUY THE PROPERTY –
LET US DO ALL THE WORK!**

**DISCOUNTS AVAILABLE
FOR PORTFOLIO LANDLORDS!**

**TALK TO COLIN WOODS, LETTINGS
MANAGER TODAY AT THE LETTINGS DESK**

For more information on our range of landlord services or to arrange a FREE property valuation visit our Lettings Desk today, or:

T: 0151 482 2594 E: lettings@suttonkersh.co.uk



*Available at an additional cost



LET BY

0151 482 2594
suttonkersh.co.uk



LET BY

0151 482 2594
www.suttonkersh.co.uk



0151 482 2594
www.suttonkersh.co.uk

SuttonKersh



Property Insurance

Our partners at **Reich Insurance Brokers Ltd** are on-hand to ensure your property is covered, quickly.

T: 0161 834 5464

W: reichinsurance.co.uk

E: david.cramp@reichinsurance.co.uk

Insurance.

How many brokers have it **all** covered?



One of the UK's largest property brokers...

Contact us today:

0161 834 5464

david.cramp@reichinsurance.co.uk

reichinsurance.co.uk

Reich Insurance, Reich House, 197-203 Chapel Street,
Manchester, M3 5EQ.

Authorised and regulated by the Financial Conduct Authority.



FOR SALE BY PUBLIC AUCTION ON FRIDAY 15TH SEPTEMBER 2017 ABERSOCH GOLF CLUB, GOLF ROAD, ABERSOCH, PWELLHELI, GWYNEDD, LL53 7EY

Beach Hut No 27, Porth Mawr, Abersoch, Gwynedd

GUIDE PRICE £140,000+

Another wonderful opportunity to acquire one of these iconic Beach Huts on the main Abersoch Beach.

Number 27 is located some 150 metres to the left of the golf road slipway heading towards the South Caernarfonshire yacht club. The Bathing hut was re built in recent years of corrugated style sheeting, coloured light blue with bright yellow double wooden doors. The internal dimensions are 12 ft x 9 ft with a worktop and store cupboard above. A timber balcony 13ft x 7ft. As you can imagine there are



glorious views across Cardigan Bay to St Tudwals Islands and a pleasant walk to the nearby Café to pick up an Ice cream!

The Auction guidelines and common Auction conditions



can be inspected at the Agents Abersoch office. A telephone or Proxy Bid can be set up for those that cannot attend the Auction on the day of sale.

Land adjoining Ty Adda, Tan Y Gaer Crescent, Abersoch, Pwllheli, LL53 7HY

GUIDE PRICE £275,000+

A residential building plot with the benefit of full planning consent for the construction of a three bedroom contemporary detached house.

A rare opportunity to acquire a level parcel of land with planning permission in Abersoch. The plot lies to the head of a small private cul de sac of only three other properties. The proposed dwelling is designed to take advantage of the superb views. Planning Ref Number: C15/0901/39/LL. Architects drawings, planning consent notice and conditions and design and access statement are available for inspection and in the auction legal pack.

Situated The plot is situated adjacent to Ty Adda, off Lon Engan, being within 0.4 miles of Abersoch village.

Ground Floor Briefly, the proposed dwelling will comprise to the ground floor, an entrance hall, three bedrooms with en suite shower/bathrooms, study and utility room plus an attached garage/workshop.

First Floor To the first floor lies the main living/dining area with a large upper sun terrace and kitchen with storage space.



FOR SALE BY PUBLIC AUCTION ON FRIDAY 15TH SEPTEMBER 2017 ABERSOCH GOLF CLUB, GOLF ROAD, ABERSOCH, PWELLHELI, GWYNEDD, LL53 7EY

Gorse Bank, Lon Pen Cei, Abersoch, Pwllheli, Gwynedd LL53 7AY

GUIDE PRICE

£1,500,000+

Gorse Bank is an iconic property occupying a wonderful elevated site, perched above the picturesque Abersoch outer harbour, with stupendous panoramic views across Cardigan Bay towards Llanbedrog headland, the Abersoch Moorings, with the backdrop of the beautiful Snowdonia Mountain range.

Private steps lead down onto the Harbour beach with a splendid, detached boat house and slipway (the only one of its kind in Abersoch). The property we believe was originally constructed between 1929 and 1931 and has been in the same family ownership since. Although a number of modern improvements have been undertaken in recent times, the interior is very much a step back in time. Regardless, when relaxing in this unique home, either inside or outside in its mature gardens, one is simply mesmerised by the truly spectacular views together with its direct access onto the beach and breakwater below.

We anticipate the overwhelming interest in this property shall be with an eye to redeveloping the site, although the present design and appearance of the property is



extremely attractive and the internal layout provides much potential for upgrading into a fine contemporary home. Our clients have made no approaches to Cyngor Gwynedd Council and prospective buyers are advised to make their own enquiries for re development in this respect.

Please contact the Auctioneer's office to receive a copy of the legal pack.

Situated The amenities of this ever popular seaside village, with village shops, cafes and restaurants, are all close at hand, and a short walk over the Pen Benar headland provides access to the South Caernarfonshire Yacht club and onto the Main Beach towards the coastal path.

Accommodation The main house has an entrance hall leading into a splendid living/dining room area with large bay windows encompassing the amazing views, with access to an open verandah

and garden. The kitchen/ breakfast area leads to a scullery and then down a few steps to a pantry and further ample storage areas. Leading off the entrance hall there are four bedrooms, a bathroom and separate WC. There is a staircase from the hallway leading to an open loft area. Across a small yard there is a shower and separate WC and, up a few steps, is a further ensuite bedroom.

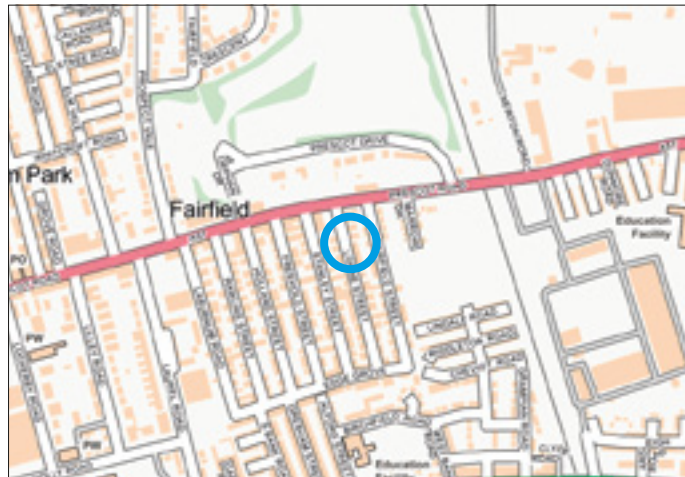
Outside Externally, abutting onto Lon Pen Cei, there is a small parking area and a separate building incorporating a long garage and workbench. The gardens are a sheer delight, surrounding three sides of the property, with a lower level garden area. A timber built cabin, currently used as additional sleeping quarters, is accessed by steps which meander through the property down onto the beach, the slipway and Boathouse. This has a new slate roof, constructed last year, and currently stores the owner's watercraft.

LOT

1

9–11 Lorne Street, Liverpool L7 0JP

*GUIDE PRICE £50,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Re-development opportunity comprising a double fronted three storey detached property currently providing four self contained flats.**

Description A Re-Development opportunity comprising a double fronted three storey detached property currently providing four self contained flats. The property is in need of a full upgrade and scheme of refurbishment works and also has planning permission for demolition. Once refurbished the flats would be suitable for investment purposes with a potential rental income of approximately £20,400. Alternatively the property would be converted to provide a HMO Investment opportunity subject to any necessary planning consents.

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

First and Second Floor
9b Three Bedroom Flat
11b Three Bedroom Flat

Ground Floor Each of the four flats has its own entrance

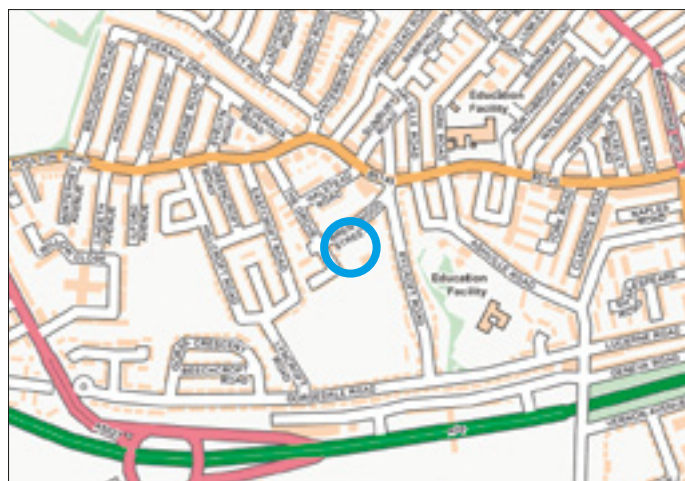
9a One Bedroom Flat
11a One Bedroom Flat

LOT

2

29 Brentwood Street, Wallasey, Merseyside CH44 4BB

*GUIDE PRICE £35,000–£45,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Two bedroom semi detached property. Double glazing.**

Description A two bedroomed semi-detached property benefiting from double glazing. Following a full upgrade and a scheme of refurbishment works, the property would be suitable for occupation, resale or investment purposes. The potential rental income when let is in excess of £6,000 per annum.

Situated Off Poulton Road 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 Two Bedrooms, Study, Bathroom/WC

Outside Yard to Rear.

Joint Agent
 Core



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

LOT
3**9 Long Lane, Garston, Liverpool L19 6PE**
*GUIDE PRICE £45,000–£50,000

Not to scale. For identification purposes only

- **Freehold three storey property providing a ground floor retail unit with a one bedroomed flat. Double glazing. Electric roller shutters.**

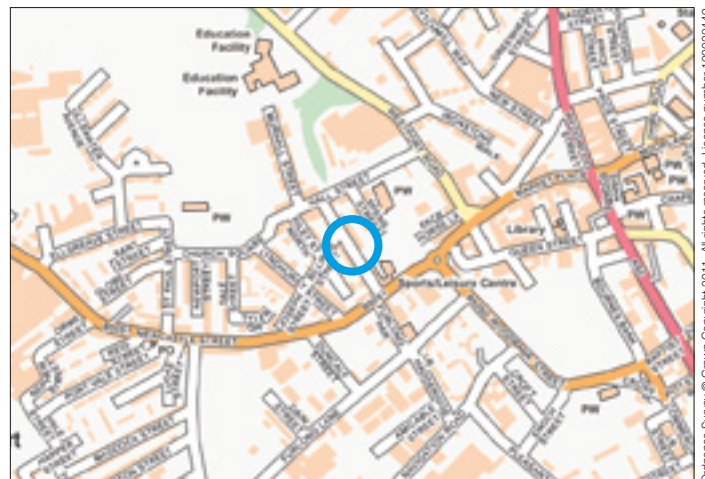
Description A freehold three storey property providing a ground floor retail unit together with a one bedroomed flat to the rear, which is accessed via a separate side entrance. The shop benefits from a newly double glazed shop frontage and electric roller shutters. The flat is currently let by way of an Assured Shorthold Tenancy at a rental of £4,800 per annum and benefits from double glazing and electric heating. The potential income when fully let being in excess of £8,400 per annum. The two flats above have been sold off separately on long leaseholds and are not included in the sale.

Situated Fronting Long Lane within a parade of similar units approximately 6 miles from Liverpool city centre.

Ground Floor Shop Main Sales Area, WC

Flat Open Plan Lounge/Kitchen, Bedroom, Shower Room/WC

Outside Rear Yard

LOT
4**20 Blake Street, Stoke-on-Trent ST6 4BE**
*GUIDE PRICE £43,200+

Not to scale. For identification purposes only

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

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

Situated Off Newcastle Street (the B5051) in a popular and well established residential location approximately 4 miles away from Stoke-on-Trent city centre.

Outside Yard to the rear.

Ground Floor Living Room, Dining Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

LOT
5**Wicksten Cottage, Grange Road, Runcorn, Cheshire WA7 5SE*****GUIDE PRICE £50,000+**

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Two bedroom double fronted detached character cottage dating back to the 1800s with a parcel of land to the side.**

Description A two bedroomed double fronted detached character cottage dating back to the 1800s together with a parcel of land to the side. Following a full upgrade and refurbishment scheme the property would be suitable for occupation, investment or re-sale purposes. Alternatively the property would be suitable for re-development subject to any necessary planning consents.

Situated Fronting Grange Road which in turn is off Halton Road within close proximity to local amenities and approximately 1 mile from Runcorn town centre.

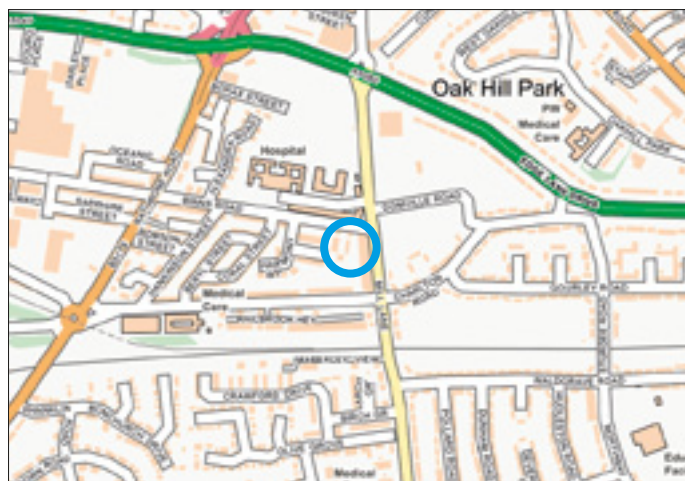
Outside Rear yard with greenhouse, land to the side containing a semi derelict garage.

Joint Agent
Entwistle Green



Ground Floor Porch Entrance, two Reception rooms, Kitchen, Shower room/WC.

First Floor Two bedrooms.

LOT
6**1 Mowbray Grove, Liverpool L13 1DN*****GUIDE PRICE £70,000-£80,000**

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Double fronted four bedroom detached property. Double glazing. Central heating. Front and rear gardens.**

Description A double fronted four bedroomed detached property benefiting from double glazing, central heating and front and rear gardens. Following a scheme of refurbishment works and modernisation the property would be suitable for occupation, resale or investment purposes.

Situated Off Binns Road which in turn is off Mill Lane in a popular and well established residential location within close proximity to local amenities, schooling and THE NEW Edge Lane retail park. Approximately 4 miles from Liverpool city centre.

First Floor Four Bedrooms, Bathroom, separate WC.

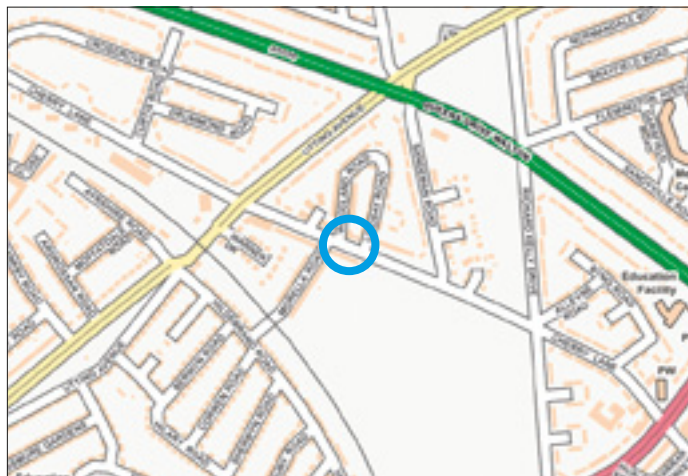
Outside Front and Rear gardens.

Ground Floor Lounge, Dining Room, Kitchen.

LOT
7

407 Cherry Lane, Liverpool L4 8SB

*GUIDE PRICE £45,000–£50,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **Three bedroomed mid terrace. Good sized. Double glazing. Central heating.**

Description A good sized three bedroomed mid terrace property benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes potential rental income of in excess of £6,000 per annum.

Situated Fronting Cherry Lane close to its junction with Woodland Road in a popular and well established residential location within close proximity to local amenities and schooling. Approximately 4 miles from Liverpool city centre.

First Floor Three bedrooms

Outside Rear Garden.

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

LOT
8

Apt 7 Meribel Square, Prescot, Merseyside L34 5TH

*GUIDE PRICE £45,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **One bedroomed apartment. Double glazing. Central heating.**

Description A first floor one bedroomed apartment within a converted church benefiting from double glazing, central heating and secure intercom system. The property is in good condition throughout and would be suitable for immediate occupation or investment purposes at a potential income of in excess of £4,800 per annum.

Situated In Prescot's town centre within walking distance to local shops, schooling and amenities.

Outside Communal gardens.

Ground Floor Main Entrance Hallway.

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

LOT
9

71 Orrell Lane, Orrell Park, Liverpool L9 8BX

*GUIDE PRICE £90,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Three storey six bedroom end of terrace. Good sized. Double glazing. Central heating.**

Description A good sized three storey six bedroomed end of terrace property benefiting from double glazing and central heating. Following repair and a scheme of refurbishment works the property would be suitable for occupation, resale or possible HMO investment purposes. If let to 7 tenants at £75 pppw the potential rental income is in excess of £27,300. The property is offered with the benefit of Full Planning Permission to convert to provide three self-contained flats (one one-bed and two two-bedroomed). Once converted the flats could be off separately or rented out with a potential rental income of £20,400 per annum. Planning Reference No: 16F/1218

Situated Fronting Orrell Lane on the corner of Burwen Drive in a popular and well established residential location within close proximity to local amenities, Orrell Park Train station and approximately 4 miles from Liverpool city centre.

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

First Floor Three bedrooms one with En-suite/Shower Room, Bathroom/WC.

Second Floor Two Further Bedrooms one with En-suite/Shower Room.

Outside Yard to Rear.

LOT
10

104 Chirkdale Street, Liverpool L4 3SQ

*GUIDE PRICE £40,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Extended two bedroom mid terrace. Double glazing. Central heating.**

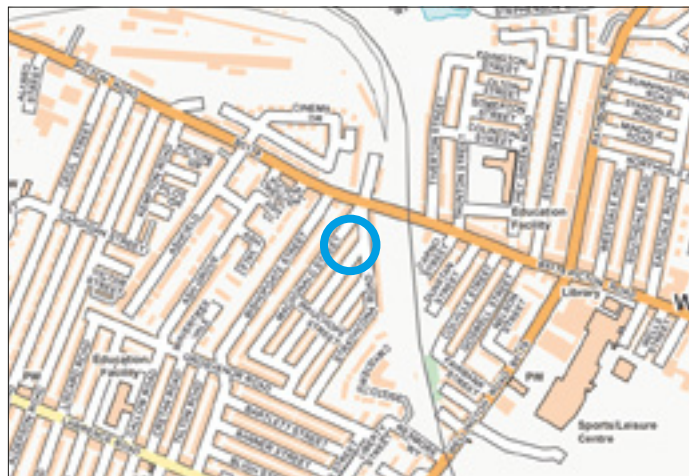
Description An extended two bedroomed middle terrace property benefiting from double glazing and central heating. The property would be suitable for immediate investment purposes with a potential income of £5,400 per annum.

Situated Just off County Road in a popular and well established residential location within close proximity of local amenities, schooling and approximately 3 miles from Liverpool city centre.

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

First Floor Two bedrooms.

Outside Yard to Rear.

LOT
11**1-3 Macdonald Street, Wavertree, Liverpool L15 1EJ*****GUIDE PRICE £76,000+**

Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **Two storey corner property comprising a lock up shop with three bedroom house to the side. The shop has steel roller shutters. Tiled flooring. WC. The house has double glazing. Central heating.**

Description A two storey corner property comprising a lock up shop together with a three bedroom house to the side. The retail unit benefits from steel roller shutters, tiled flooring throughout and a mixture of spot and fluorescent lighting and WC facilities. The residential accommodation benefits from double glazing and central heating. The house is currently let by way of a 6 month AST producing £6,000pa. The shop unit would be suitable for a number of uses with a potential rental income of £6000pa, or alternatively converted and used as part of the house or for storage purposes.

Situated Fronting Macdonald Street on the corner of Strathcona Road in a popular and well established residential location within close proximity to Picton Road Amenities and approximately 3 miles from Liverpool city centre.

Ground Floor House
Hall, Lounge, Kitchen

First Floor Three bedrooms, Bathroom/WC.

Outside Yard to Rear.

Lock Up Shop

Main Sales Area, WC Facilities.

LOT
12**Apt 20 Meribel Square, Prescot, Merseyside L34 5TH*****GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **Residential investment producing £4,500 per annum. Double glazing. Central heating.**

Description A first floor one bedroomed apartment within a converted church benefiting from double glazing, central heating and secure intercom system. The property is in good condition throughout and is currently let by way of an Assured Shorthold Tenancy producing £4,500 per annum.

Situated In Prescot's town centre within walking distance to local shops, schooling and amenities.

Outside Communal gardens.

Ground Floor Main Entrance Hallway.

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

LOT
13**21 Sandringham Road, Tuebrook, Liverpool L13 8BX*****GUIDE PRICE £140,000+**

- **Four bed semi detached plus one one-bed flat. Double glazing. Central heating. Gardens. Off road parking.**

Description A substantial two storey plus basement semi-detached property benefiting from double glazing and central heating, gardens and off road parking. The property has recently been modernised and has been used as a one bedroomed flat to ground floor together with four letting rooms above. The basement is currently vacant and provides a one-bedroomed self-contained unit. The property would be suitable for a number of uses to include conversion to provide three self-contained flats, or a possible HMO student investment property, subject to any necessary consents.

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

Ground Floor Hall, two Front Rooms, Kitchen, Shower/WC, Rear Room.

First Floor Bathroom/WC, Separate WC, Kitchen, four Rooms.

Basement Accessed via separate rear entrance. Hall, Lounge, two Bedrooms, Kitchen, Bathroom/WC.

Outside Large rear garden, Conservatory and parking for several cars.



Not to scale. For identification purposes only

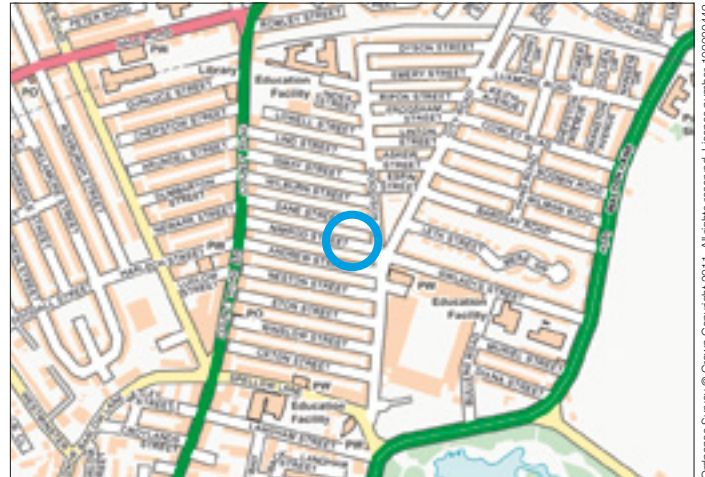


Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
14**72 Dane Street, Liverpool L4 4DZ**
*GUIDE PRICE £40,000+

- **Three bedroom mid terraced property. Double glazing. Alarm. Central heating.**

Description A three bedroomed middle terraced property benefiting from double glazing, alarm and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £6000 per annum.



Not to scale. For identification purposes only

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

Second Floor Further bedroom

Outside Yard to the rear.

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

First Floor Two bedrooms

LOT
15**62 Rushton Road, Stoke-on-Trent ST6 2HP**
*GUIDE PRICE £36,000+

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

Description A two bedroomed mid terraced house in need of modernisation benefiting from central heating and double glazing. Once updated the property would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated Off Waterloo Road within close proximity to local amenities and Stoke-on-Trent city centre.

Ground Floor Living Room, Dining Room, Kitchen

First Floor Two bedrooms, Bathroom/WC

Outside Yard to the rear.

LOT

16

Land at 6 Boswell Street, Liverpool L8 0RW

*GUIDE PRICE £25,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Cleared site offered with full planning permission to erect a three bedroom town house with front and rear gardens.**

Description A cleared site offered with the benefit of full planning permission to erect a three bedroomed town house with front and rear gardens. We believe all main services are available, however potential purchasers should make their own enquiries. We have been advised by the vendor that the site measures approximately 18m x 6m Planning Reference No: 14F/1439

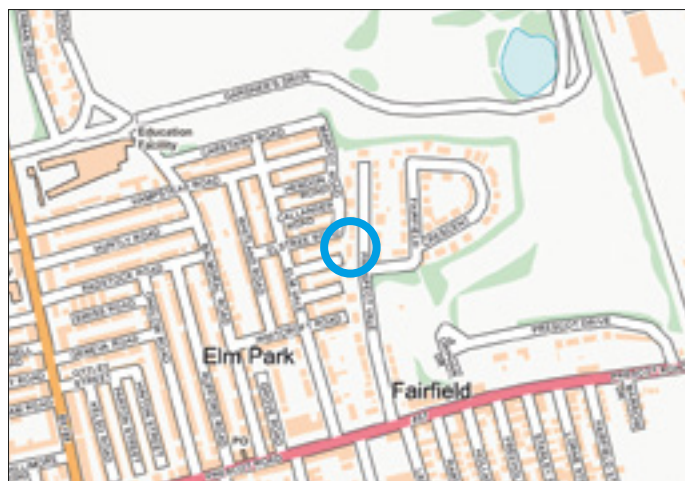
Situated Fronting Boswell Street which is off Lodge Lane in a popular and residential location within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre.

LOT

17

2 Prospect Vale, Fairfield, Liverpool L6 8PG

*GUIDE PRICE £200,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Residential investment producing approx £24,000 per annum. Majority double glazing. Central heating. Gardens to the front and rear.**

Description A double fronted end town house converted to provide five one-bedroom self-contained flats. The flats are all fully let by way of Assured Shorthold Tenancies currently producing a total income of £23,700 per annum. The property benefits from majority double glazing, central heating, large garden to the rear and off road parking to the front for several cars.

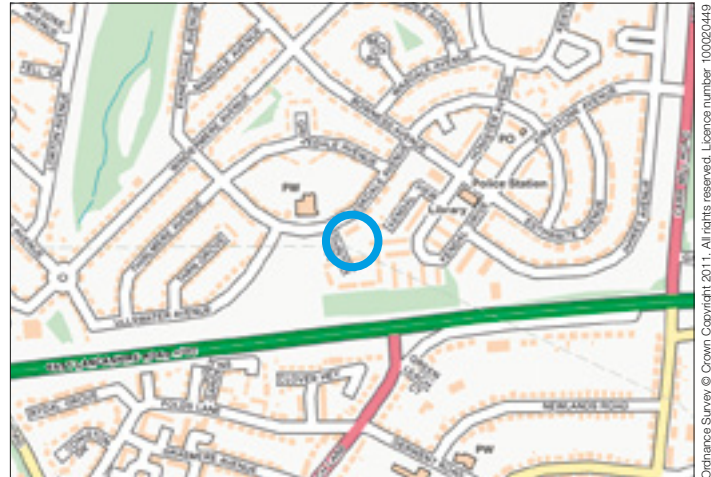
Situated Off Prescot Road in a very popular and well established residential location within close proximity of local amenities, schooling, Newsham Park and Liverpool city centre is approximately 3 miles away.

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

Bedroom, Bathroom/WC

First Floor Flat 3 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC. **Flat 4** Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC. **Flat 5** Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC

Outside Gardens front and rear, driveway

LOT
18**Former Carr Mill Clinic, Eskdale Avenue, St. Helens WA11 7EJ**
*GUIDE PRICE £90,000+

Not to scale. For identification purposes only

- **Former health centre with planning permission to erect five three bed semi detached houses.**

Description A former health centre with planning permission for redevelopment into five three bed semi detached houses. A copy of the plans are available from the Auctioneer's office. Planning Ref No: P/2017/0210/FUL

Situated Off Bowness Avenue in a popular and well established residential location close by St Helens town centre.

LOT
19**160a Stuart Road, Walton, Liverpool L4 5QY**
*GUIDE PRICE £100,000+

Not to scale. For identification purposes only

- **Warehouse/workshop suitable for a number of uses, to include potential residential redevelopment. Concrete floors. Sodium lighting. Alarm system. Recently rewired.**

Description A re-development opportunity comprising a Warehouse/ Workshop suitable for a number of uses, to include residential redevelopment subject to any necessary planning consents. The property benefits from concrete floors, sodium lighting, alarm system and single phase electric supply which has recently been renewed and rewired. The total Gross Internal Area is 7186 sq ft.

Situated On the Corner of Stuart Road and Imisson Way within close proximity to Breezehill/Queens Drive (A5058) approximately 4 miles from of Liverpool city centre. The immediate surrounding area is predominately residential in nature and Hillside High School is also situated in close proximity.

LOT
20

Apt 4 Meribel Square, Prescot, Merseyside L34 5TH

*GUIDE PRICE £45,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **One bedroomed apartment. Double glazing. Central heating.**

Description A ground floor one bedroomed apartment within a converted church benefiting from double glazing, central heating and secure intercom system. The property would be suitable for occupation or investment purposes with a potential income of in excess of £4,800 per annum.

Situated In Prescot's town centre within walking distance to local shops, schooling and amenities.

Ground Floor Main Entrance Hallway.

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

Outside Communal gardens.

ON BEHALF OF A HOUSING ASSOCIATION

LOT
21

100 Spofforth Road, Liverpool L76JY

*GUIDE PRICE £40,000–£45,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **A 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 Spokeland 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.

Ground Floor Lounge, Kitchen, Bathroom/WC.

First Floor Two Bedrooms.

LOT
22**The Polaris Public House, 2a Blakehall, Skelmersdale WN8 9AZ**
*GUIDE PRICE £135,000+

- **Redevelopment opportunity. Central heating. Double glazing.**

Description A redevelopment opportunity comprising a detached public house together with a separately private accessed spacious three bedroom flat above (which can be used for personal use or privately rented). The property is sat on a good sized plot of land and would be suitable to provide a scheme of 10/12 houses with associated gardens and parking, subject to any necessary planning consents. The public house is in good condition and is still trading and has been for over 16 years and would be suitable for continued use and can be transferred as a going concern. The vendor has had outline planning approved in 2012 for a development consisting of 36 apartments. The property benefits from central heating and double glazing.

Situated Off Ormskirk Road which is in turn off Digmoor Road in a popular and well established location close to Skelmersdale town centre.

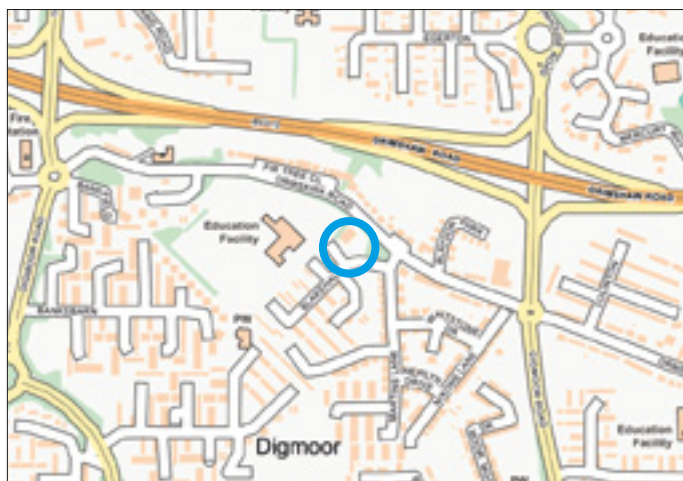
Basement Cellar

Ground Floor Bar Area/Lounge/Snooker Area, two Offices, Rear Room, Kitchen, Ladies & Gent's WCs

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

Outside Outside Seating Area and Car Park for over 20 cars.

Note There is currently no lease attached for the public house or a rent agreement for the flat above which offers flexibility for any potential purchaser.



Not to scale. For identification purposes only



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
23**Apt 21 Meribel Square, Prescot, Merseyside L34 5TH*****GUIDE PRICE £45,000+**

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

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

Description A first floor one bedroomed apartment within a converted church benefiting from double glazing, central heating and secure intercom system. The property is in good condition throughout and is currently let by way of an Assured Shorthold Tenancy producing £4,800 per annum.

Situated In Prescot's town centre within walking distance to local shops, schooling and amenities.

Outside Communal gardens.

Ground Floor Main Entrance Hallway.

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

LOT
24**Flat 3, 39 Rossett Road, Liverpool L23 3AN*****GUIDE PRICE £65,000-£70,000**

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Vacant two bedroom duplex flat. Good order. Double glazing. Central heating. Communal gardens front and rear.**

Description A two bedroom duplex flat within a three storey detached property. The property benefits from double glazing, central heating, and communal front and rear gardens. The property is in good order and would be suitable for occupation or investment purposes with a potential rental income of £6,600 per annum.

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

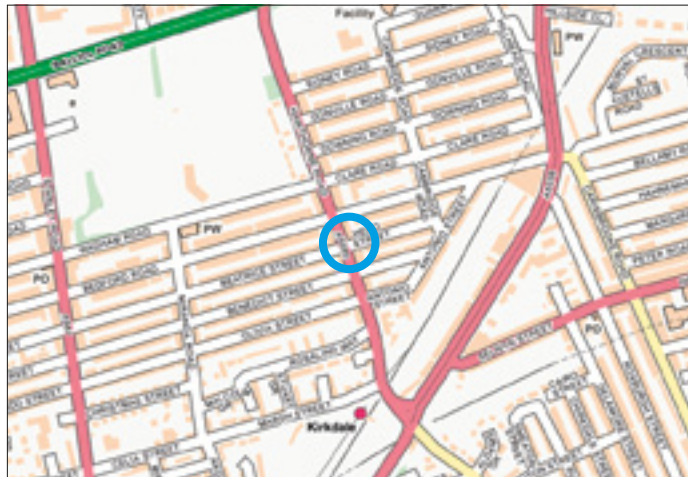
Second Floor Two Bedrooms, Bathroom/WC

Outside Communal Front and Rear Gardens

Side Entrance Ground Floor Main Entrance Hallway

EPC Rating E

First Floor Flat 3 Hall, Lounge, Kitchen

LOT
25**44 Hawthorne Road, Bootle, Merseyside L20 2DW*****GUIDE PRICE £35,000+**

Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

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

Description A three bedroomed middle terraced 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 £6,000 per annum.

Situated Fronting Hawthorne Road in a popular residential location close to local amenities and approximately 4 miles from Liverpool city centre.

Outside Yard to the rear.

EPC Rating E

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

First Floor Three bedrooms, Shower Room/WC.

LOT
26

ON BEHALF OF A HOUSING ASSOCIATION

107 Peel Road, Bootle, Merseyside L20 4JZ***GUIDE PRICE £35,000-£40,000**

Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **Three bedroomed middle terraced property. Double glazing. Central heating.**

Description A three storey three bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation 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.

Second Floor One further room.

Outside Rear yard.

Ground Floor Vestibule, Living room, Dining room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

LOT

27

13 Devonshire Road, Liverpool, Merseyside L8 3TX

*GUIDE PRICE £850,000+



- **Freehold redevelopment opportunity offered with the benefit of full planning permission to convert the existing property to provide 11 self contained apartments.**

Description A Freehold Redevelopment opportunity offered with the benefit of full planning permission to convert the existing property to provide 11 self-contained apartments (eight two- and three one-bedroomed). The property comprises a substantial and imposing detached former private dwelling house sat on a good sized plot of approximately 0.4 acres and has good sized gardens to the front and rear. The property dates back to the 1800s arranged over lower ground, ground, first and second floor levels. In recent times it has been adapted and converted into seven flats. It has single storey additions on each side of the main building and a detached garage. Internally the accommodation retains many original architectural features to include good quality period fire places. Architects drawing and plans are available for inspection at the Auctioneers Offices. Planning Reference No: 17F/2232

Situated Fronting the south-easterly side of Devonshire Road and has a rear boundary directly onto a large area of public access green open space with a small lake known as Princes Park. It is in a designated Conversation Area and the surrounding area is predominantly residential in character ranging from large and imposing Victorian Villas. Liverpool city centre is within walking distance approximately 2 miles to the north west.

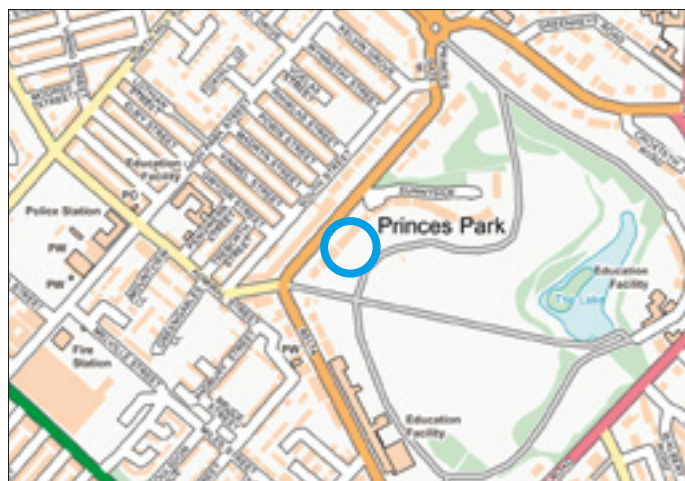
Lower Ground Floor Three flats

Ground Floor 1 Large Flat

First Floor 1 Large Flat

Second Floor 1 Large Flat plus a small studio unit

Outside Large rear and front gardens and off road parking



Not to scale. For identification purposes only



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
28**77 Fieldton Road, Liverpool L11 9AF*****GUIDE PRICE £40,000+**

Not to scale. For identification purposes only

- **Residential investment producing £5,720 per annum. Double glazing. Front and rear gardens. Driveway.**

Description A three bedroomed end town house benefiting from double glazing, front and rear gardens and off road parking. The property is currently let by way of a regulated tenancy producing a rental income of £5720 per annum.

Situated Off Carr Lane East close to local amenities and approximately 5.5 miles from Liverpool city centre.

Outside Front and rear gardens, Driveway.

EPC Rating E

Ground Floor Hall, Lounge, Dining room, Kitchen.

First Floor Three bedrooms, Bathroom/WC.

LOT
29**Flat 6, 32 Christchurch Road, Prenton, Merseyside CH43 5SF*****GUIDE PRICE £65,000+**

Not to scale. For identification purposes only

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

Description A three bedroomed duplex apartment within a detached period building. The property is currently let by way of a regulated tenancy producing a rental income of £4784 per annum. The property benefits from double glazing, central heating, communal grounds and parking.

Situated Fronting Christchurch Road in the heart of Oxtou Village close to local amenities including shops, restaurants and bars.

Second Floor Three Bedrooms, Bathroom/WC.

Outside Communal grounds and parking.

Ground Floor Main entrance hallway.

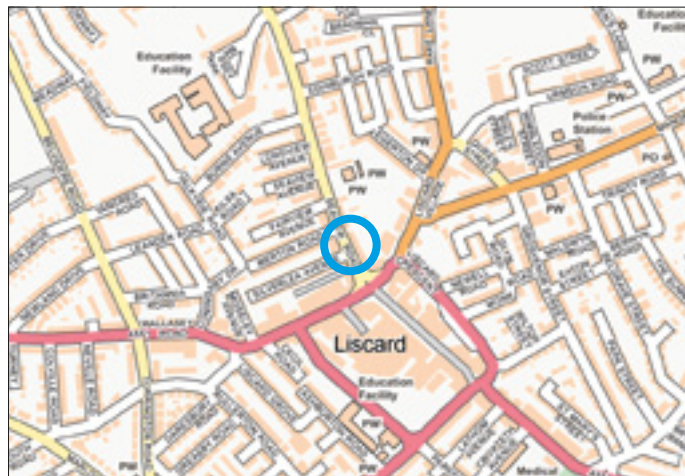
First Floor Flat Hall, Lounge/ Dining room, Kitchen.

LOT

30

24 Seaview Road, Wallasey, Merseyside CH45 4LA

*GUIDE PRICE £65,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Double fronted ground floor retail unit. Electric roller shutters.**

Description A double fronted ground floor retail unit benefiting from electric roller shutters. It has until recently traded as a Fish and Chip shop and is being sold fully equipped and ready for continued use. If let as an investment the potential rental income is in excess of £7000 per annum.

Situated Fronting Seaview Road in a popular and well established location in Wallasey town centre within close proximity to local amenities and transport links.

Ground Floor Main Sales Area, Rear Prep Room, Store Room, WC

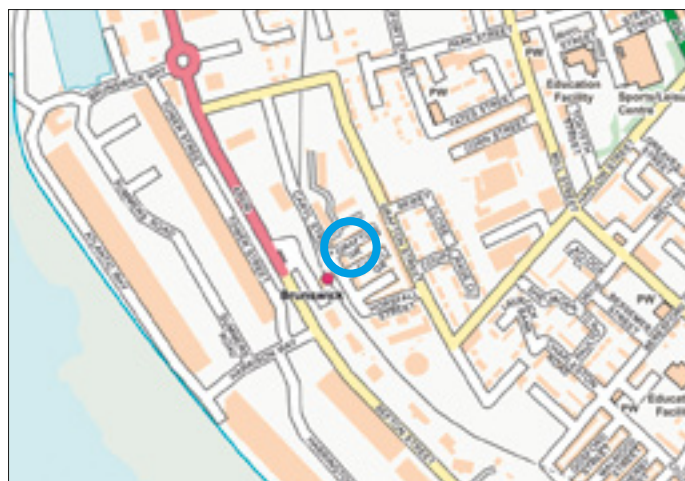
Outside Yard

LOT

31

7 Grafton Grove, Liverpool L8 6RW

*GUIDE PRICE £45,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Residential investment producing a rental of £5,720 per annum. Regulated tenant. Double glazing.**

Description A three bedroomed middle terraced property currently let by way of a Regulated Tenancy at a rental of £5720 per annum. The property benefits from double glazing.

Situated Off Caryl Street close to amenities and transport links approximately 3 miles from Liverpool city centre.

EPC Rating F

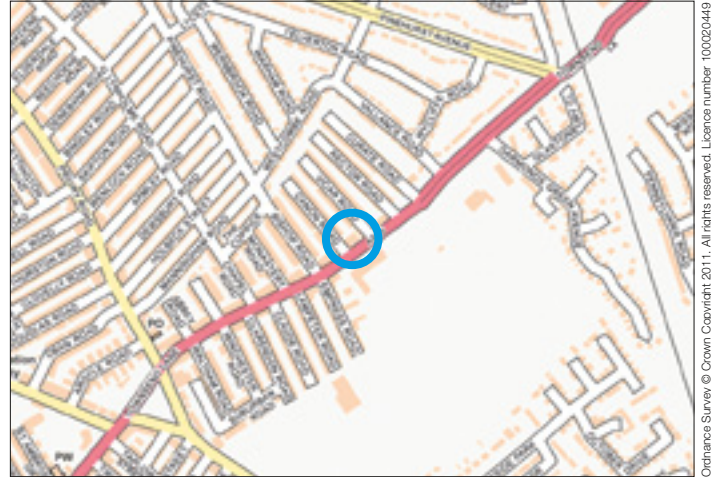
Ground Floor Lounge, Dining room, Kitchen, Bathroom/WC.

First Floor Three bedrooms.

Outside Rear yard.

LOT
32**Apt 3, 1a Vicar Road, Liverpool L6 0BW**

*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **First floor two bedroom flat within an end terraced corner property. Recently refurbished. Double glazing.**

Description A first floor two bedroomed flat within an end terraced corner property. The property has recently been refurbished and benefits from double glazing. The property would be suitable for investment purposes with a potential rental income of £4,200 per annum.

Situated On Vicar Road on the corner of Townsend Lane within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

two Bedrooms (one with En-suite Shower/WC), Storage Cupboard.

Outside Rear Yard.

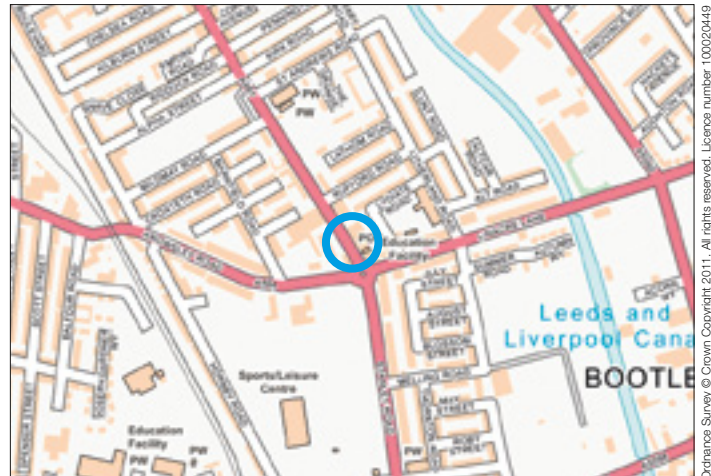
EPC Rating D

Ground Floor Main Entrance Hallway

First Floor Apt Open Plan Lounge/Kitchen, Bathroom/WC,

LOT
33**526 Stanley Road, Bootle, Merseyside L20 5DW**

*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **Part let mixed use property currently producing an income of £8,840 per annum. Electric roller shutters to the front.**

Description A three storey mixed use property comprising a ground floor retail unit with A3 Licence together with residential accommodation to the upper floors. The property benefits from electric roller shutters to the front. The ground floor is currently let on a long lease producing an income of £8,840 per annum. When fully let the potential rental income is in excess of £14,000 per annum. Floor plans are available for inspection in the auctioneers office.

Situated Fronting Stanley Road in a popular residential location within easy reach of local amenities, schooling, public transports and approximately 5 miles from Liverpool city centre.

First Floor Two bedrooms, Lounge, Shower Room/WC.

Second Floor Two further rooms.

Outside Yard to the rear.

Ground Floor
Sales Area 32.78 sqm (352.00 sq.ft)
Storage 26.00 sqm (279.86 sqft)

LOT

34

8, 8a, 8b, 8c, 8d Oriel Street, Liverpool L3 6DU

*GUIDE PRICE £225,000+



- **Warehouse and office accommodation. Suitable for variety of uses.**

Description Two adjoining warehouse and office buildings suitable for variety of uses subject to the necessary planning consents. The property comprises ground and first floor warehouse premises and self-contained ground and first floor offices.

Situated The property is situated with frontage on Oriel Street which both run directly off Vauxhall Road.

8 Oriel Street

Ground Floor Offices (not measured).

First Floor Offices (not measured).

8a, 8b, 8c, & 8d Oriel Street

Warehouse

Ground Floor 410m²

First Floor 22m²

Outside Side Yard/Car Parking.



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
35**Flat 3, 1 Wellington Street, Garston, Liverpool L19 2LX**
*GUIDE PRICE £35,000+

Not to scale. For identification purposes only

- **Ground floor one bedroom apartment. Double glazing and electric heating. Secure intercom system.**

Description A one bed ground floor apartment within a three storey detached block which is currently let by way of an Assured Shorthold tenancy at a rental of £4,800 per annum. The property benefits from double glazing, electric heating and a secure intercom system.

Situated Off St Marys Road in a popular and well established residential location within close proximity to local amenities and transport links. Approximately 7 miles from Liverpool city centre.

Ground Floor Main entrance, Hallway.

Flat Hall, Lounge, Kitchen, Bedroom, Shower room/WC.

LOT
36**29 Cherry Lane, Liverpool L4 6UG**
*GUIDE PRICE £55,000+

Not to scale. For identification purposes only

- **Residential investment producing a rental of £5,996 per annum. Double glazing. Central heating.**

Description A three bedroomed mid terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,996 per annum.

Situated off Walton Lane at its junction with Queens Drive in a popular and well established residential location within close proximity to County Road amenities, schooling and approximately 2 miles from Liverpool city centre.

First Floor Three bedrooms, Bathroom/WC.

Outside Yard to Rear.

EPC Rating D

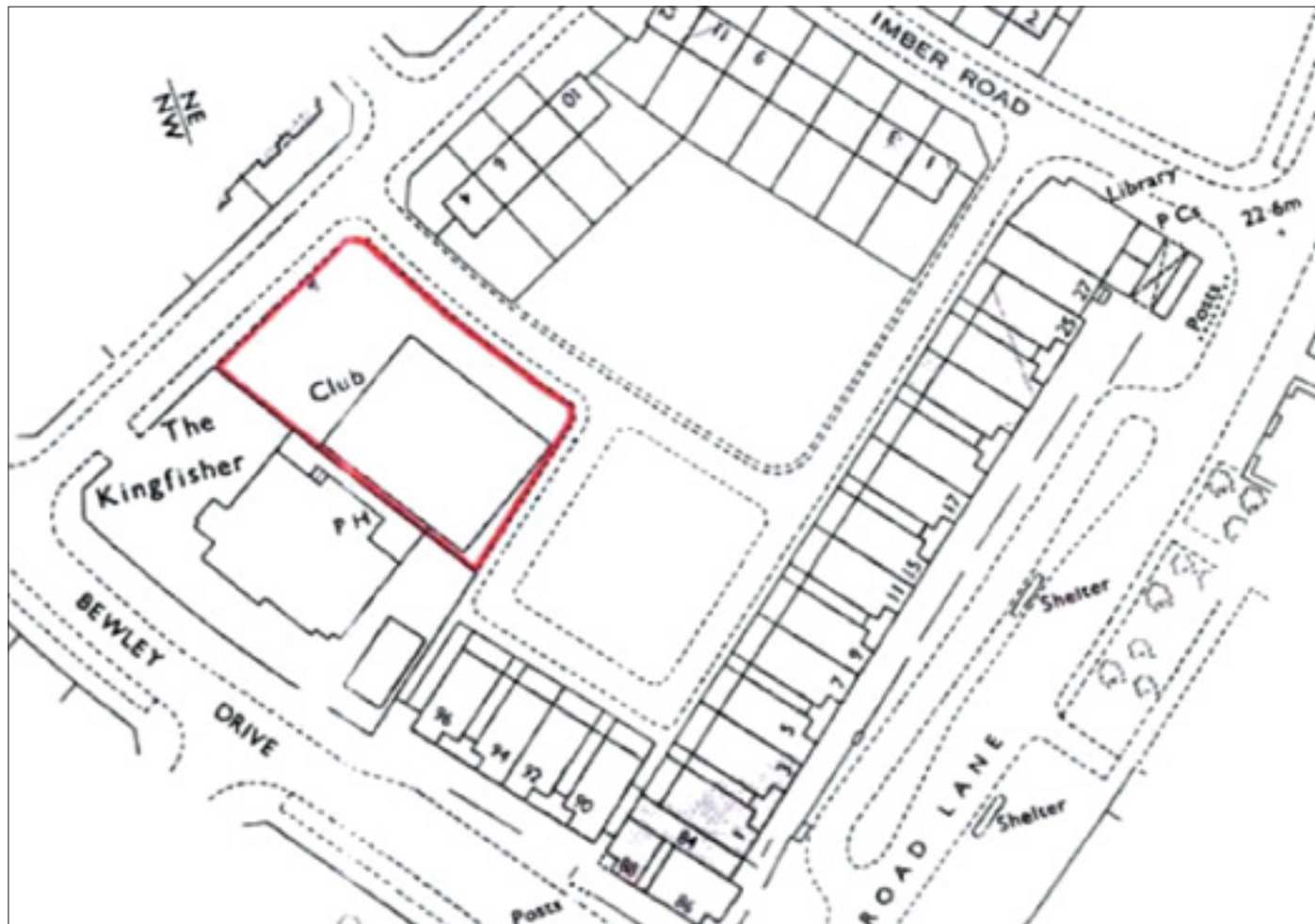
Ground Floor Hall, Lounge, Dining Room, Kitchen

LOT

37

12/5 Social Club, Rusland Road, Liverpool L32 6QW

*GUIDE PRICE £110,000+



- A detached social club benefitting from internal and external CCTV, a security alarm system, central heating and large customer car park.

Description A detached social club benefitting from internal and external CCTV, a security alarm system, central heating and large customer car park. The property is in very good order throughout and would be suitable for continued use or residential redevelopment, subject to any necessary planning consents. Opposite the site the vendor advises us that there is a new development of up to 100 houses.

Situated Rusland Road is located off Bewley Drive in the Southdene suburb of Kirkby to the east of the M57 and north of the East Lancs Road and is located north east of Liverpool.

£4,000 per annum subject to 5 yearly rent reviews.

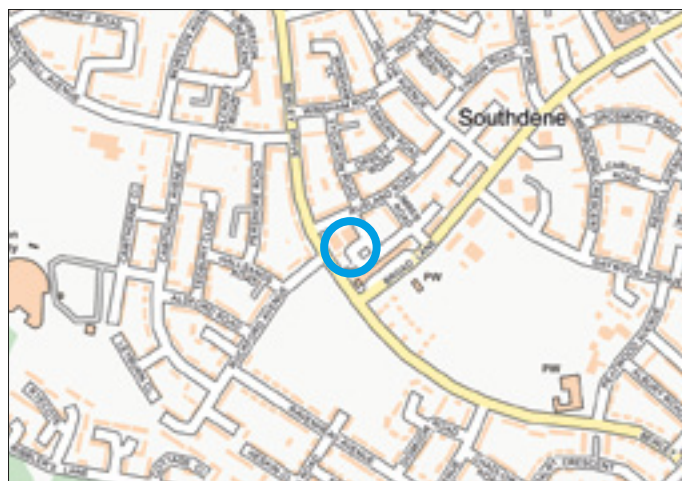
Outside Large car park.

Ground Floor Lounge bar with small stage, Games Room with pool table, Concert Room to cater 250 customers with dance floor and a large stage area. Ladies & Gents WCs. Office. Beer Cellar and Storage Areas at the rear.

Tenure The property is let by way of a remaining 47 years of an original 99 year peppercorn lease with Knowsley Borough Council. The present owner has had confirmation from Knowsley Borough Council that they are prepared to extend the lease for a period of 125 years at an annual rent of

Note Renewal of Ground Lease: Heads of Terms were offered in 2005, at the figures quoted, however no agreement was reached, and due to the passage of time the original offer is no longer open to acceptance. To assist the further use or redevelopment of the property, the Council is willing to consider granting a longer term interest in the site, for an appropriate use, at terms to be negotiated.

EPC Rating C



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
38

ON BEHALF OF A HOUSING ASSOCIATION

3 Warton Terrace, Bootle, Merseyside L20 4QA***GUIDE PRICE £35,000+**

Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

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

Description A two bedroomed middle terraced property which benefits from double glazing and central heating. Following modernisation 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.

Outside Yard to the rear.

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

First Floor Two Bedrooms, Bathroom/WC

LOT
39**45 St. Ives Grove, Liverpool L13 3AL*****GUIDE PRICE £35,000–£40,000**

Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **Two bedroom mid terrace. Central heating.**

Description A two bedroomed mid terrace property benefiting from central heating. Following a scheme of refurbishment works the property would be suitable occupation, resale or investment purposes.

Situated Off Prescott Road in a popular and well established residential location within close proximity to Old Swan amenities, schooling and approximately 4 miles from Liverpool city centre.

Outside Yard to Rear.

EPC Rating D

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

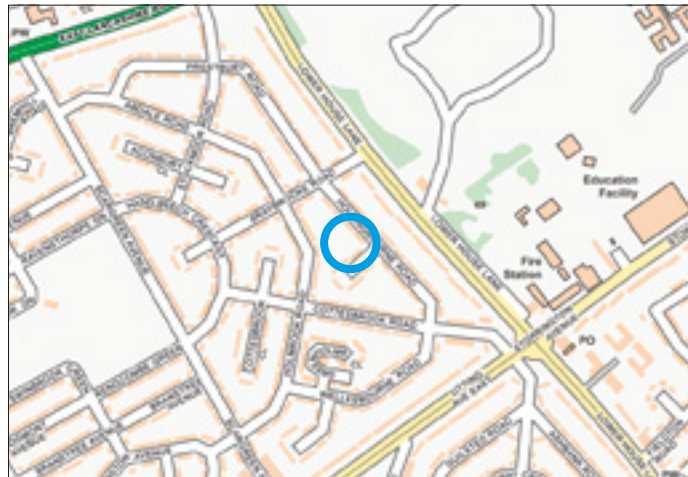
First Floor Two bedrooms

LOT

40

43 Hollingbourne Road, Liverpool L11 3AJ

*GUIDE PRICE £45,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Three bedroom end town house. Double glazing. Central heating. Front and rear gardens. Driveway.**

Description A three bedroomed end town house benefiting from double glazing, central heating, front and rear gardens and a driveway. Following upgrade and refurbishment the property would be suitable for investment purposes with a potential rental income being in excess of £6,000 per annum.

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

First Floor Three bedrooms.

Outside Front Driveway, Large Rear Garden.

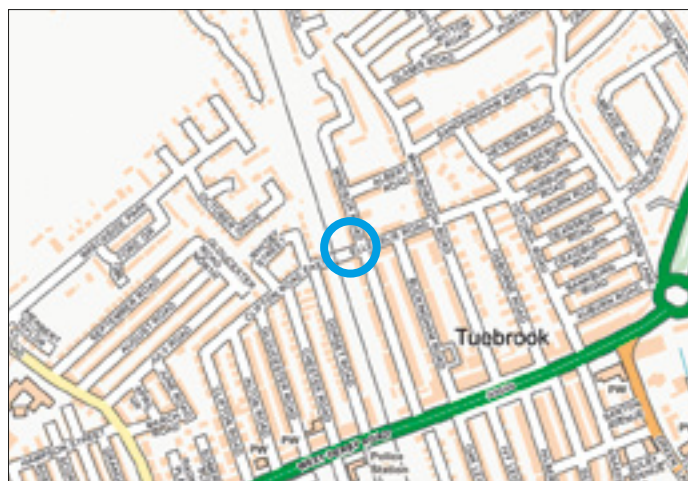
Ground Floor Vestibule, Lounge, Kitchen/Dining Room, Bathroom/WC.

LOT

41

71 Windsor Road, Tuebrook, Liverpool L13 8BB

*GUIDE PRICE £60,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **A residential investment property producing £6,900 per annum. Double glazing. Central heating.**

Description A three storey four bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £6,900 per annum.

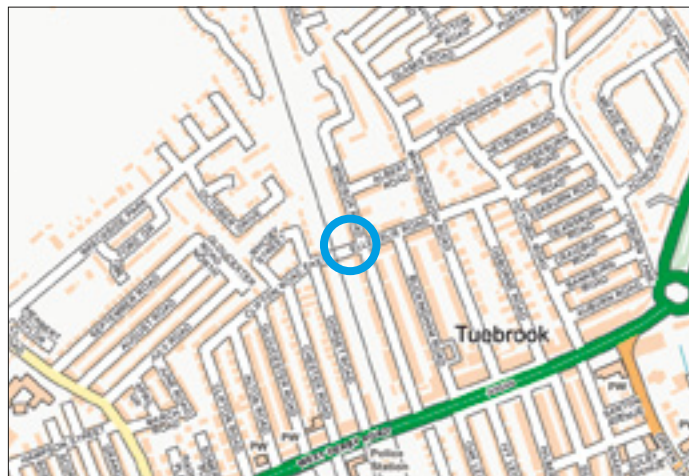
Situated Off West Derby Road in a popular residential location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Second Floor Two further Bedrooms.

Outside Yard to the rear.

Ground Floor Hall, Lounge, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

LOT
42**73 Windsor Road, Tuebrook, Liverpool L13 8BB*****GUIDE PRICE £60,000+**

Not to scale. For identification purposes only

- **A residential investment property producing £6,900 per annum. Double glazing. Central heating.**

Description A three storey four bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £6,900 per annum.

Situated Off West Derby Road in a popular residential location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Second Floor Two further Bedrooms.

Outside Yard to the rear.

Ground Floor Hall, Lounge, Kitchen.

First Floor Two bedrooms, Bathroom/WC.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
43

ON BEHALF OF A HOUSING ASSOCIATION

46 Frodsham Street, Birkenhead, Merseyside CH41 9DW***GUIDE PRICE £35,000–£40,000**

Not to scale. For identification purposes only

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

Description A three bedroomed end of terraced property benefiting from double glazing and central heating. The property is in need of modernisation and once updated would be suitable for investment purposes.

Situated Off Church Road in a popular residential location within close proximity to local amenities, schooling and transport links. Approximately 5 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear.

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

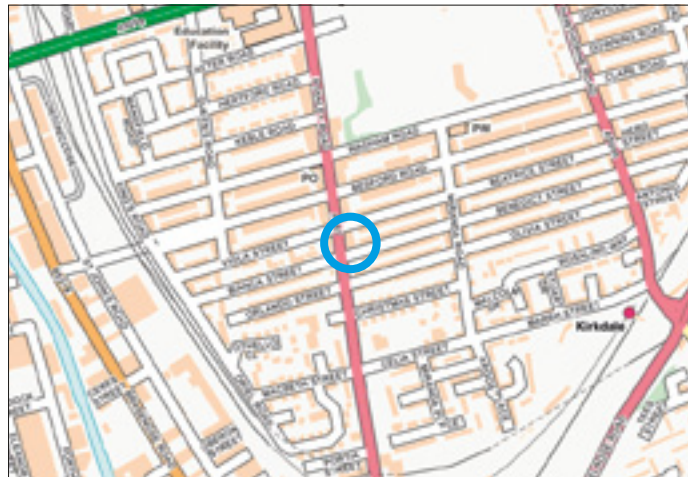
Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT

44

32 Stanley Road, Bootle, Merseyside L20 2AA

*GUIDE PRICE £90,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Mixed use investment property producing £10,560 per annum.**

Description A mixed use investment opportunity currently producing £14,160 per annum. A three storey mixed use corner property comprising a ground floor retail unit together with three self-contained flats above accessed via a separate side entrance. The ground floor is currently let by way of a 12 month Lease at a rental of £2,160 per annum. The flats are fully let by way of Assured Shorthold Tenancies producing a rental income of £12,000 per annum.

Situated Fronting Stanley Road on the corner of Beatrice Street in an established and popular location approximately 1.5 miles from Liverpool city centre and within close proximity to Bootle Strand Shopping Parade.

Ground Floor Shop Main Sales Area, Rear Room

32a Open Plan Lounge/Kitchen, Bathroom/WC, Bedroom.

First Floor 32b Hall, Bedroom, Kitchen, Lounge, Bathroom/WC

Second Floor 32c Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

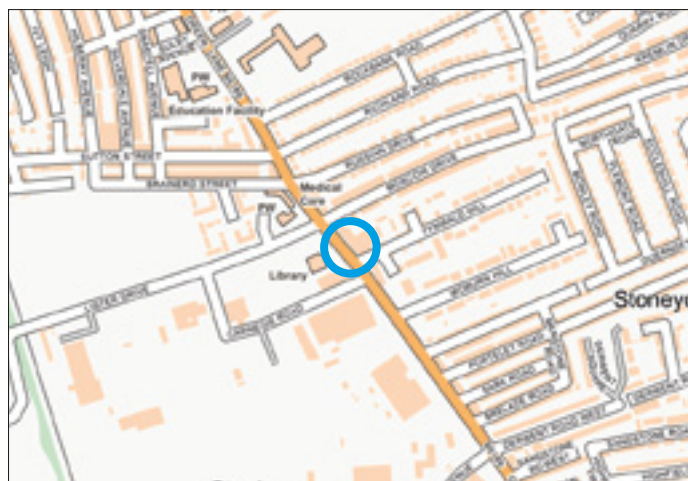
Outside Yard to rear

LOT

45

117 Green Lane, Stoneycroft, Liverpool L13 7BB

*GUIDE PRICE £85,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Single storey workshop/garage with tower suitable for re-development.**

Description A single storey workshop/garage with tower suitable for a number of uses to include re-development, subject to any relevant planning consents. A planning application has been submitted to Liverpool City Council to provide three commercial units to the ground floor together with redevelopment into two two-bedroom apartments and two six-bed cluster apartments, all bedrooms being en suite. A copy of the pre planning application and plans is available from the Auctioneer's office.

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

Accommodation Workshop/Garage

Outside Rear Yard

LOT
46**Land at Mintor Road, Kirkby, Liverpool L33 5XQ**

*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

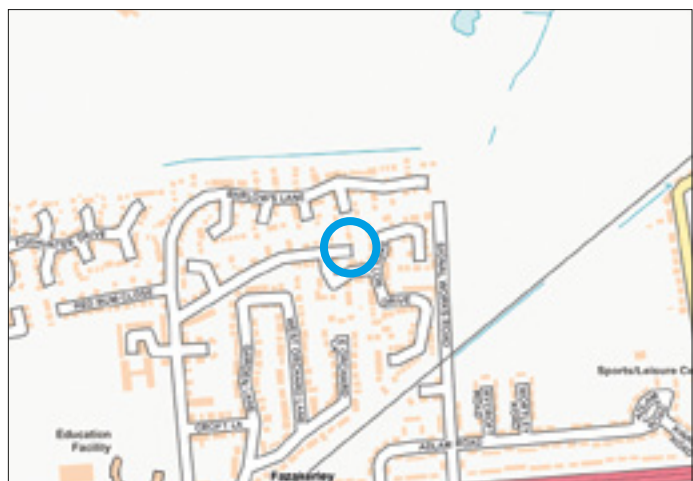
- **Vacant plot of land with development potential.**

Description A vacant plot of land with development potential. The land would be suitable for a number of uses, subject to any necessary planning consents. Plans have been drawn up for the erection of four semi-detached dwellings and are available to view at the auctioneer's office. There is a small piece of land belonging to the Council to form part of the development and could be purchased separately, potential purchasers should make their own enquiries. We believe that all main services are available however potential purchasers should make their own further enquiries.

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

LOT
47**84 Barlows Lane, Liverpool L9 9HY**

*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

- **Two bedroom mid terrace. Central heating. Front and rear garden. Driveway.**

Description A modern two bedroomed town house benefiting from central heating, off road parking and gardens to the front and rear. Following refurbishment and modernisation the property would be suitable for occupation or investment purposes.

Situated On an estate of similar properties off Longmoor Lane in a popular and well established residential location close by to local amenities and schooling. Liverpool city centre is approximately 5 miles away.

First Floor Two bedrooms, Bathroom/WC

Outside Gardens front and rear, Driveway

EPC Rating C

Ground Floor Lounge, Breakfast/Kitchen

LOT

48

90a Litherland Road, Bootle, Merseyside L20 3HZ

*GUIDE PRICE £35,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Redevelopment opportunity to convert to provide nine self contained flats ,subject to any necessary consents.**

Description A redevelopment opportunity comprising a three/four-bedroomed house arranged over the first and second floors and ground floor to the rear. The ground floor retail unit is being offered separately as the next lot. There has been pre-application advice made via Sefton Council, application No DC/2017/00734 to convert and extend the property to provide nine self-contained apartments. Potential purchasers should make their own enquiries. Plans are available for inspection at the Auctioneers Offices.

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

Second Floor Two Further rooms

Outside to the rear access and rear yard.

Joint Agent
C&D Properties



Ground Floor Rear Two Rooms

First Floor Four Rooms

LOT

49

90 Litherland Road, Bootle, Merseyside L20 3HZ

*GUIDE PRICE £20,000-£25,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Redevelopment opportunity to convert to provide nine self contained flats ,subject to any necessary consents.**

Description A redevelopment opportunity comprising a ground floor retail unit. To the first/second floors and rear there is a four bedroomed flat being offered separately. There has been pre-application advice made via Sefton Council, application No DC/2017/00734 to convert and extend the property to provide nine self-contained apartments. Potential purchasers should make their own enquiries. Plans are available for inspection at the Auctioneers offices.

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

Joint Agent
C&D Properties



Ground Floor Shop Main sales area, Kitchen, WC.

First Floor One Room

LOT
50**407/407a Poulton Road/1&1a Sherlock Lane, Wallasey CH44 4DF**
*GUIDE PRICE £100,000–£125,000

- **Three storey dormer style mixed used property. Central heating. Steel roller shutters. Potential income £25,000pa.**

Description A three storey dormer style mixed use property comprising a ground floor interconnecting retail unit together with two self contained flats (one one-bed and one three-bed) to the first & second floor accessed via a separate front entrance. The property has recently been refurbished and benefits from central heating and steel roller shutters. The retail unit would be suitable for a number of uses, subject to any relevant planning consents. One of the flats is currently let by way of an AST producing in excess of £4,900pa. Flat 1 is vacant and suitable for immediate investment or alternatively the flats could be converted to provide an eight bed HMO investment opportunity. When fully let the potential rental income would be in excess of £25,000pa.

Situated Fronting Poulton Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 6 miles from Liverpool city centre.

Outside Covered Yard/Workshop, Rear Yard with access

Ground Floor

Shop Main sales area, two Rear Rooms, WC. (aprox 2800 sq ft)

First/Second Floor

Flat 1 Hall, Lounge, Kitchen, one Bedroom, Boxroom, Bathroom/WC.

Flat 2 Hall, Lounge, Kitchen, three Bedrooms, Bathroom/WC.



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020493

LOT

51

14 Upton Road, Wirral, Merseyside CH46 0PA

*GUIDE PRICE £135,000+



- **Mixed use investment property producing £19,600 per annum.**

Description A mixed use Investment Property currently producing a rental income of £14,400 per annum. A detached double fronted part two/part single storey property comprising a ground floor Restaurant holding 75 covers, together with a one-bedroomed flat above accessed via a separate side entrance. The property benefits from original windows, gas central heating and a beer garden. The Restaurant is trading as "The Old Bank Bistro" and currently let by way of a 5 year Lease producing an income of £14,400 per annum. The flat is currently let by way of a rolling 6 month Assured Shorthold Tenancy.

Situated Fronting Upton Road at its junction with Hoylake Road in an established location and retail parade amongst local and multiple traders and within easy reach of Moreton Train Station.



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Cellar Boiler Room

Ground Floor Main Restaurant with 75 covers and Bar Area, Kitchen/Prep Room, Office, Storeroom, Ladies & Gents WCs

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

Outside Beer garden. Open car park to rear.

EPC Rating G



LOT
52

ON BEHALF OF A HOUSING ASSOCIATION

39 Morgan Street, St. Helens, Merseyside WA9 1PE***GUIDE PRICE £30,000–£35,000**

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

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



Not to scale. For identification purposes only

Situated Off Parr Stocks Road in a popular residential location within close proximity to local amenities and approximately 1 mile from the town centre.

Outside Yard to the rear.

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

First Floor Two Bedrooms.

LOT
53**Flat 12, 1 Wellington Street, Garston, Liverpool L19 2LX*****GUIDE PRICE £35,000+**

- **Second floor one bedroom apartment. Double glazing and electric heating. Secure intercom system.**

Description A one bedroomed second floor apartment within a three storey detached block which is currently let by way of an Assured Shorthold tenancy at a rental of £4,800 per annum. The property benefits from double glazing, electric heating and a secure intercom system.



Not to scale. For identification purposes only

Situated Off St Marys Road in a popular and well established residential location within close proximity to local amenities and transport links. Approximately 7 miles from Liverpool city centre.

Kitchen, Bedroom, Bathroom/WC.

Ground Floor Main entrance, Hallway

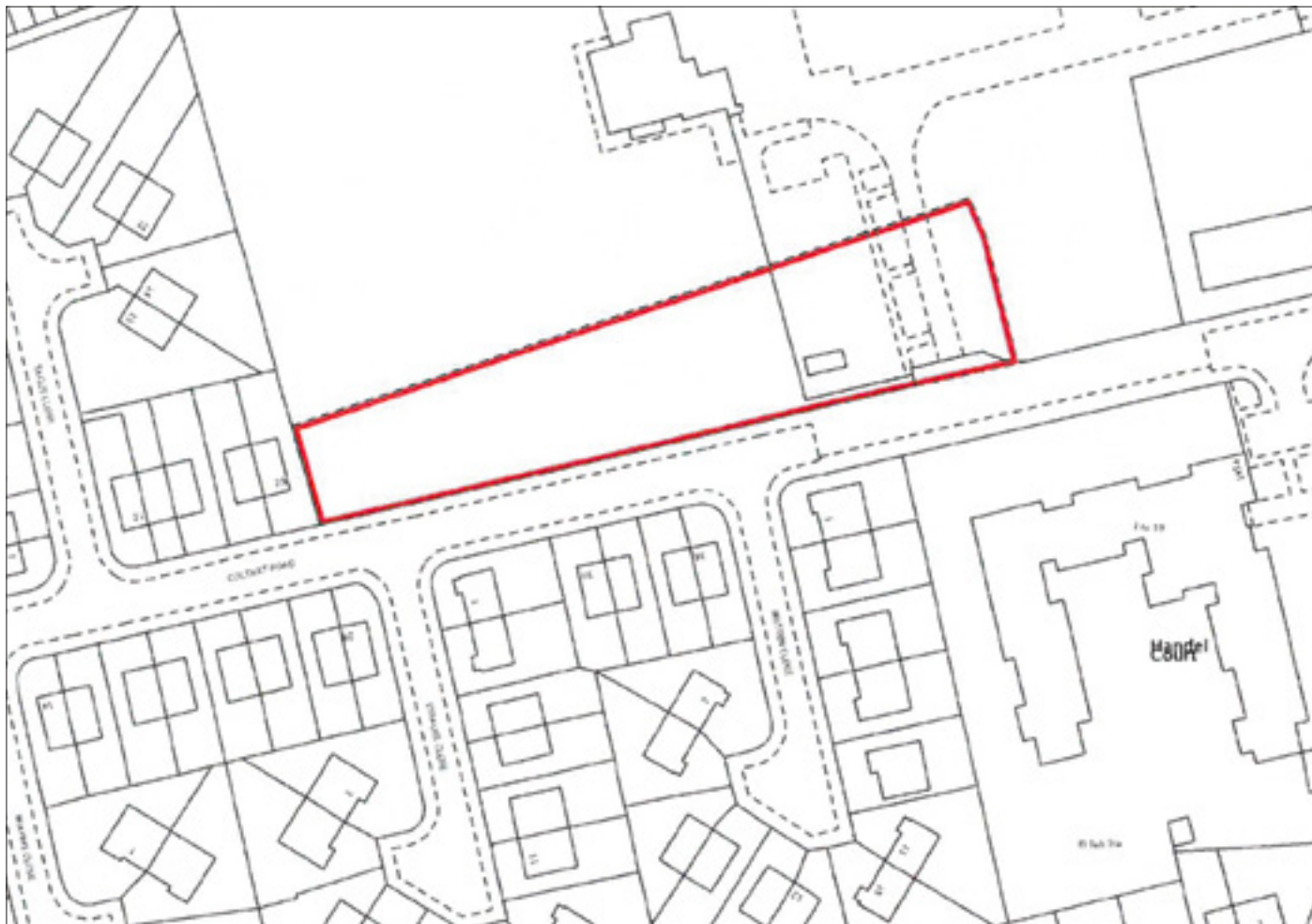
Second Floor Hall, Lounge,

LOT

54

Land on the north side of Coltart Road, Liverpool L8 0TN

*GUIDE PRICE £200,000+

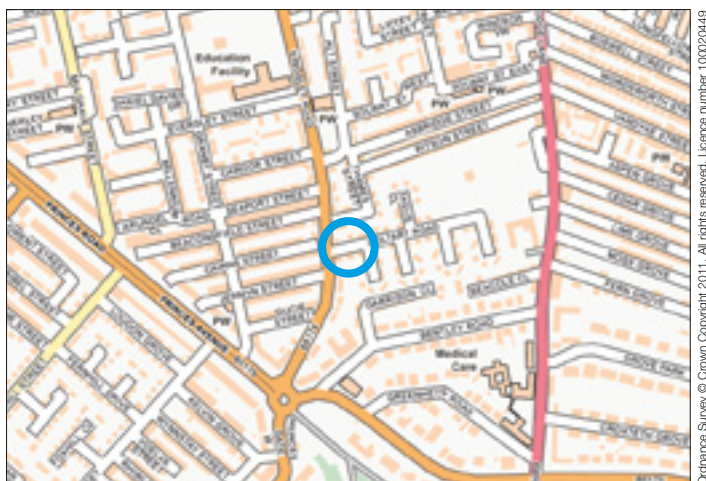


- Plot of land with planning permission to develop twelve, three-bed houses and twelve, two-bed apartments.

Description A vacant plot of land with planning permission to erect twelve three-bedroomed houses and twelve two-bedroomed apartments. Plans are available from the Auctioneer's office. Planning Ref Number: 15F/0833

Situated Just off Lodge Lane and Kingsley Road in a popular and well established residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.

Joint Agent
J&D Estates



Not to scale. For identification purposes only



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
55**17 Lomas Street, Stoke-on-Trent ST4 7AE**

*GUIDE PRICE £25,000+



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

Description A three bedroomed mid terraced house benefitting from double glazing and gas central heating. The property would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated On Lomas Street at its junction with Davis Street less than 1 mile from the centre of Hanley.

EPC Rating E

Ground Floor Living Room, Kitchen

First Floor Three bedrooms

Outside Garage/store in the rear yard.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
56**113 Barford Road, Hunts Cross, Liverpool L25 0PW**

*GUIDE PRICE £150,000+



- **Well presented three bedroomed extended semi-detached property, double glazing, central heating, garden and driveway.**

Description A three bedroomed extended semi-detached property benefitting from double glazing, central heating, well-manicured rear garden to the rear and brick paved driveway to the front. The property is in very good condition throughout and would be suitable for immediate occupation or investment purposes. An internal inspection is highly recommended.



Not to scale. For identification purposes only

Situated Off Woodend Avenue in a popular and well established residential location within close proximity to Hunts Cross Amenities, schooling and transport links. Liverpool city centre is approximately 5 miles.

First Floor Three bedrooms (1 ensuite shower/WC), Family Bathroom/WC

Outside Front and Rear Gardens, Driveway.

Ground Floor Hallway, Living Room, Extended Open Plan Kitchen/Diner

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT

57

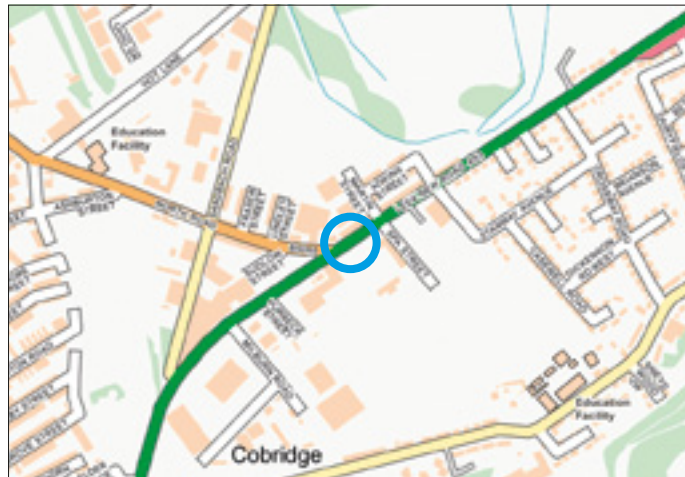
159 Leek New Road, Stoke-on-Trent ST6 2LG

*GUIDE PRICE £36,000+



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

Description A three bedroomed mid terraced house benefitting from double glazing and gas central heating. The property would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated On Leek New Road (A53), less than 1 mile from the centre of Hanley.

Ground Floor Living Room, Sitting Room, Kitchen, Bathroom

First Floor Three bedrooms

Outside Yard to rear

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT

58

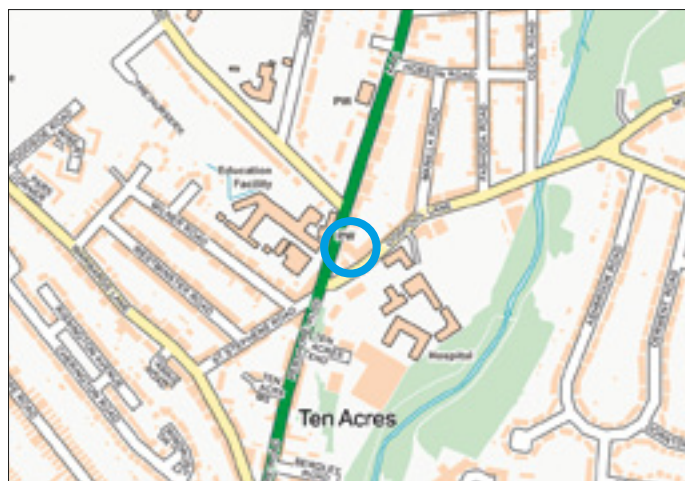
1034 Pershore Road, Selly Park, Birmingham B29 7PX

*GUIDE PRICE £158,000+



- **Three storey dormer mid terrace converted to provide two self contained flats. Partial double glazing. Central heating.**

Description Three storey dormer mid terraced house which has been converted to provide two self-contained flats benefitting from part double glazing and gas central heating. The property would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated On Pershore Road (A441) located in Stirchley approximately 4½ miles from Birmingham city centre.

Ground Floor Flat 1 Entrance Hall, Kitchen, Bedroom, Living Room, Bathroom

First/Second Floor

Flat 2 Landing, Living Room,

Bathroom, two Bedrooms, Kitchen

Outside Yard to rear

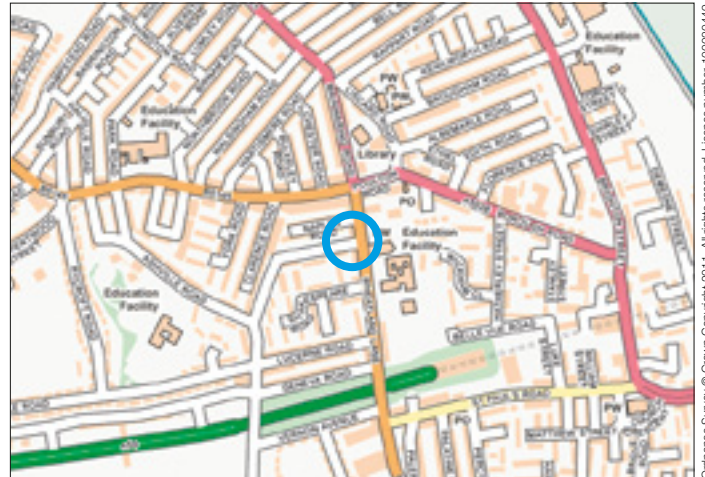
EPC Rating D

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
59**12 Wheatland Lane, Wallasey, Merseyside CH44 7EQ*****GUIDE PRICE £45,000+**

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

Description A three bedroomed mid terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes. The potential rental income is approximately £6000.00 per annum.



Not to scale. For identification purposes only

Situated Fronting Wheatland Lane (B5144) at its junction with Poulton Road close to local amenities and within easy reach of Wallasey town centre and the Kingsway Tunnel.

Outside Yard to the rear.

EPC Rating E

Joint Agent
Atlas



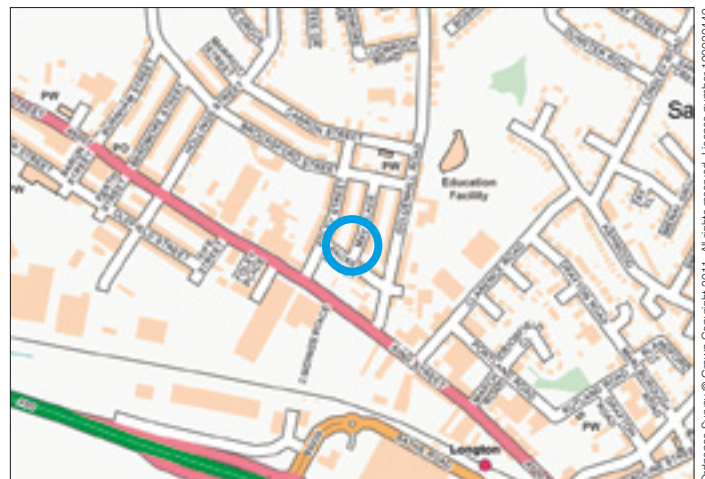
Ground Floor Lounge, Dining Room, Kitchen

First Floor Three bedrooms, Bathroom/WC

LOT
60**20 May Place, Stoke-on-Trent ST4 3EA*****GUIDE PRICE £35,000+**

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

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



Not to scale. For identification purposes only

Situated in a reasonably popular residential area approximately 1/2 mile from the centre of Fenton and Longton.

EPC Rating E

Ground Floor Living Room, Sitting Room, Kitchen, Bathroom

First Floor Two bedrooms

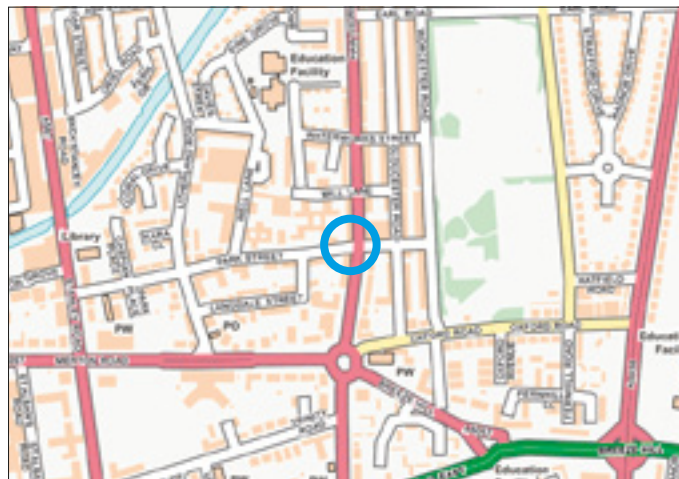
Outside Yard to rear

LOT

61

271 Hawthorne Road, Bootle, Merseyside L20 3AP

*GUIDE PRICE £45,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Mixed use investment currently producing a rental of £8,940 per annum. Double glazing. Central heating. Electric roller shutters.**

Description A mixed use investment opportunity producing a rental income of £8,940 per annum. A middle terraced mixed use property comprising a ground floor retail unit together with a one bed roomed flat above accessed via a separate rear entrance. The shop is currently let by way of a 3 year Lease commencing May 2016 at a rental of £4,200 per annum. The flat is currently let by way of an Assured Shorthold Tenancy at a rental of £4,740 per annum. The property benefits from double glazing (flat only), central heating and steel roller shutters.

Situated Fronting Hawthorne Road on a prominent main road position close by to local amenities and approximately 5 miles from Liverpool city centre.

Outside Yard to the rear and access to the flat

EPC Rating C

Ground Floor Shop Cafe, Rear Kitchen, WC

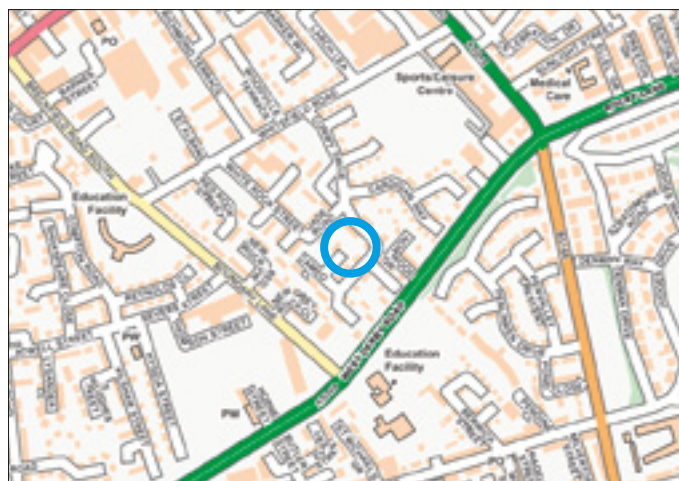
First Floor Flat Kitchen, Shower Room/WC, Bedroom, Lounge

LOT

62

12 Conwy Drive, Liverpool L6 5JP

*GUIDE PRICE £35,000-£45,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Two bedroom flat. Double glazing. Central heating. Front garden. Parking. Good condition.**

Description A two bedroomed first floor maisonette benefiting from its own front entrance, double glazing and central heating and a private front garden/driveway. The property is in good condition throughout and would be suitable for immediate investment purposes. The potential rental income is approximately £5,400 per annum.

Situated On an estate of similar properties off Whitefield Lane in the residential area of Fairfield within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

Outside Front Garden/Parking

EPC Rating C

Ground Floor Entrance

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

LOT
63

ON BEHALF OF A HOUSING ASSOCIATION

47 Freehold Street, Liverpool L7 0JH***GUIDE PRICE £90,000+**

Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **Good sized three bedroom semi-detached property. Double glazing. Central heating. Gardens to the front and rear.**

Description A good sized three bedroomed semi-detached property benefiting from double glazing, central heating and gardens to the front and rear. Following modernisation this property would be suitable for investment purposes and possible HMO use subject to any necessary consents. **This property would be suitable for cash purchasers only.**

Situated Off Prescott Road in a popular and well established residential location close to local amenities, Newsham Park and approximately 2.5 miles from Liverpool city centre.

Outside Front and Rear Gardens, Driveway.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC

LOT
64**36 Mildmay Road, Bootle, Merseyside L20 5EN*****GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

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

Description A three bedroomed mid terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential annual income in excess of £6,000 per annum.

Situated Off Hornby Boulevard 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.

First Floor Three bedrooms, Bathroom/WC

Outside Yard to the rear.

EPC Rating D

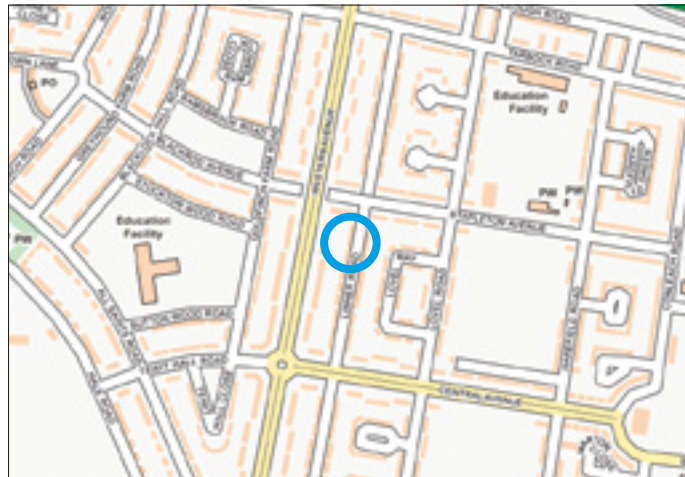
Ground Floor Hall, Through Lounge/Dining, Kitchen

LOT

65

64 Linner Road, Speke, Liverpool L24 3UJ

*GUIDE PRICE £50,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Three bedroom mid town house. Double glazing. Central heating. Gardens. Off road parking.**

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

Situated Between Stapleton Road and Central Avenue in an established residential location within close proximity to Local amenities to include the New Mersey Shopping Park, Schooling and Liverpool John Lennon Airport.

First Floor Three bedrooms, Bathroom/WC

Outside Rear Garden and Driveway to the Front.

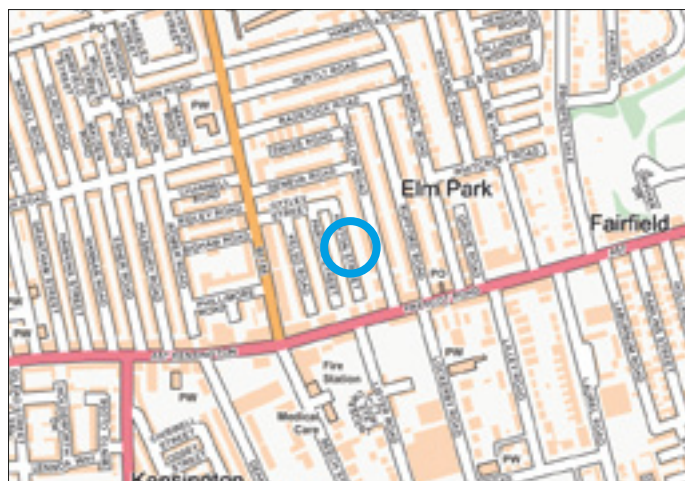
Ground Floor Hall, Living Room, Kitchen/Diner

LOT

66

54 Hinton Street, Fairfield, Liverpool L6 3AR

*GUIDE PRICE £40,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

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

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

Situated Off Ottley Street which in turn is off Sheil Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.

Outside Yard to rear.

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

First Floor Two bedrooms.

LOT
67**Land at 1–4 Acorn Way, Bootle, Merseyside L20 6QA*****GUIDE PRICE £175,000–£200,000**

- **Freehold vacant plot of land measuring approximately 4,316sq m (1.06 acres). Potential for development.**

Description A freehold vacant plot of land measuring approximately 4,316sq m (1.06 acres) with potential for development subject to gaining the necessary consents. Please note that the plan is for illustration purposes only.



Not to scale. For identification purposes only

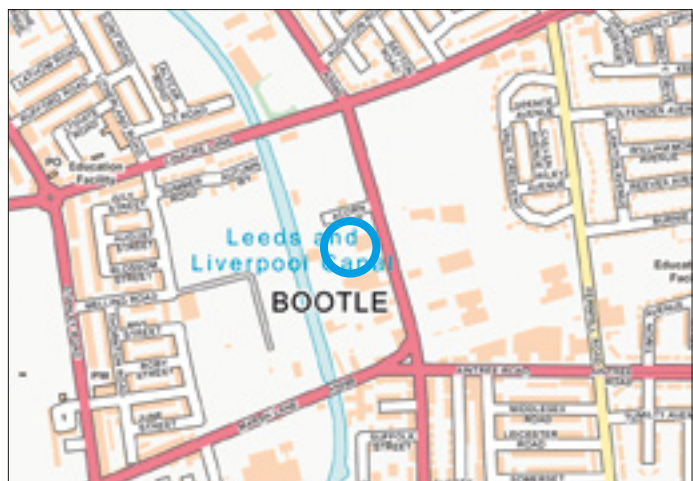
Situated Off Hawthorne Road in a popular and well established residential location nearby to local amenities and approximately 5 miles from Liverpool city centre.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
68**Land at 5, 6 & 9 Acorn Way, Bootle, Merseyside L20 6QA*****GUIDE PRICE £125,000+**

- **Freehold vacant plot of land split over two sites measuring a total of approximately 3,204sq m (0.79 acres). Potential for development.**

Description A freehold vacant plot of land split over two sites measuring a total of approximately 3,204sq m (0.79 acres) with potential for development subject to gaining the necessary consents. Please note that the plan is for illustration purposes only.



Not to scale. For identification purposes only

Situated Off Hawthorne Road in a popular and well established residential location nearby to local amenities and approximately 5 miles from Liverpool city centre.

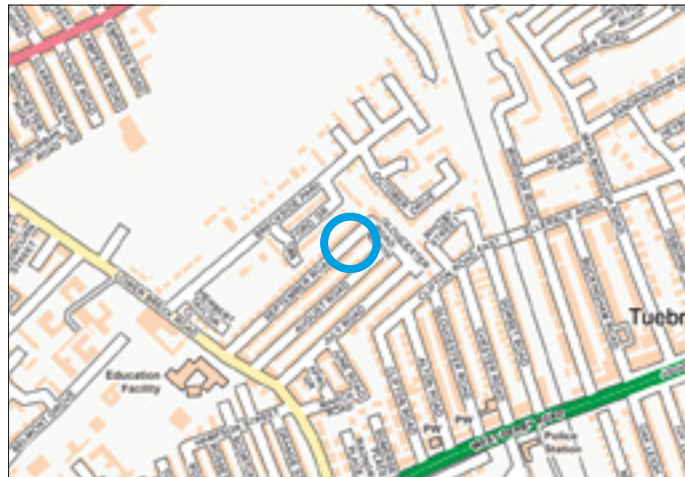
Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT

69

77 September Road, Liverpool L6 4DG

*GUIDE PRICE £50,000-£60,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Three bedroomed mid terrace. Recently refurbished. Double glazing. Central heating. New carpeting throughout.**

Description A three bedroomed mid terrace property which has recently been refurbished and benefits from double glazing, central heating new carpeting throughout. The property is in good condition and would be suitable for immediate occupation or investment purposes. The potential rental income is in excess of £6600.00 per annum.

Situated Off Lower Breck Road within close proximity to local amenities, schooling and Liverpool Football Club. Liverpool city centre is approximately 3 miles away.

First Floor Three bedrooms, Bathroom/WC

Outside Yard to Rear

EPC Rating E

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

LOT

70

17 Preston Grove, Liverpool L6 4AH

*GUIDE PRICE £80,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

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

Description A three storey four bedroomed mid terrace property which has recently been refurbished and benefits from double glazing and central heating. The property would be suitable for occupation or investment purposes to include a HMO, subject to any relevant planning consents. If let to five tenants at a rent of £75pppw the potential rental income is in excess of £19,500 per annum.

Situated Off Rocky Lane in an established residential location within easy reach of Tuebrook amenities, schooling, Newsham Park and approximately 3 miles from Liverpool city centre.

First Floor Three bedrooms (one with En Suite Shower Room)

Second Floor Further Bedroom.

Outside Yard to Rear.

EPC Rating E

Cellar Not Inspected.

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

LOT
71**The Salutation Public House, 199 Walton Road, Liverpool L4 4AJ**
*GUIDE PRICE £90,000+

- **Three storey public house with accomodation above with fixtures and fittings benefiting from central heating and a roof terrace.**

Description A Freehold three storey corner property consisting of a ground floor public house together with a three bedroomed living accommodation over two floors which can be accessed also via a separate rear entrance. The Public House has been trading for over 25 years and is a Freehouse and would be suitable for continued use or possible redevelopment to provide a retail unit and flats, subject to any necessary planning consents. The property will be sold with the benefit of fixtures and fittings to include four TVs and 100" projector, Garde 3 Alarm and there is electric roller shutters, central heating and a roof terrace to the rear. The vendor has drawings prepared to convert the upstairs to provide a six bed B&B, however potential purchasers should make their own planning enquiries.

Situated Fronting Walton Road on a busy and prominent position within walking distance to Liverpool Football Club and Everton Football Club and approximately 3 miles to Liverpool city centre.

Ground Floor Public House Bar Area, Ladies/Gents WCs, Cellar.

First Floor Hall, Lounge, Dining Room, Kitchen.

Second Floor Three Bedrooms, Bathroom, Separate WC.

Outside Yard, Garage, Roof Terrace.

EPC Rating D



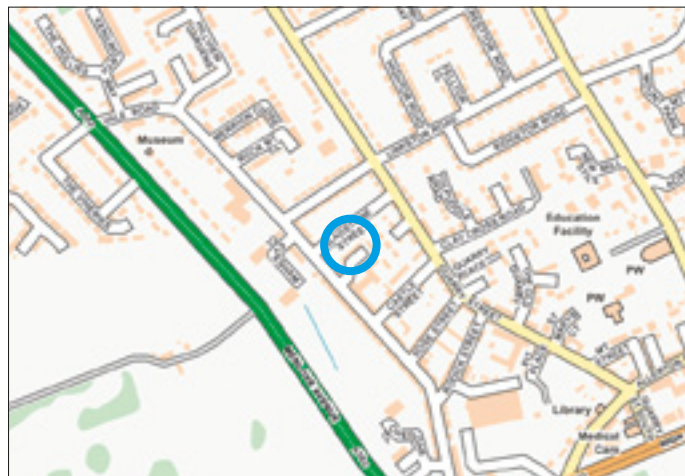
Not to scale. For identification purposes only



LOT
72

Land opposite 25 Gladstone Street, Woolton, Liverpool L25 7SS

***GUIDE PRICE £2,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Small parcel of land suitable for a number of uses.**

Description A small parcel of land opposite 25 Gladstone Street which would be suitable for a number of uses, to include a garden and off road parking, subject to any necessary planning consents.

Situated Between Vale Road and Quarry Street within a popular and well established residential location within close proximity to local amenities including Allerton Road and Woolton Village.

LOT
73

Apartment 35 Knightsbridge Court, Rawlins Street, Liverpool L7 0JE

***GUIDE PRICE £30,000–£35,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Two bed ground floor flat. Double glazing. Communal gardens and parking.**

Description A ground floor two bedroomed apartment within a purpose built block of flats benefiting from double glazing, secure entry system, communal gardens and parking. Following modernisation the property would be suitable for investment purposes.

Situated Off Prescott Road in a popular and well established location close to local amenities and approximately 4 miles from Liverpool city centre.

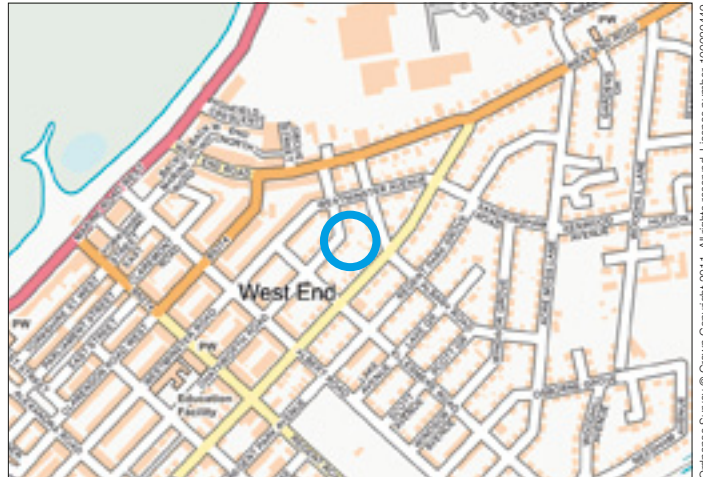
Outside Communal Gardens, Allocated Parking.

Joint Agent
Entwistle Green



Ground Floor Main Entrance, Hallway.

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

LOT
74**4a Chatsworth Road, Morecambe, Lancashire LA4 4JG*****GUIDE PRICE £80,000+**

Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **Three bedroom detached property. Double glazing. Central heating. Driveway. Garage. Garden.**

Description A three bedroomed detached property benefiting from double glazing, central heating, driveway, Garage and rear garden. Following modernisation the property would be suitable for occupation or investment purposes.

Situated The property is situated on a residential road in the coastal town of Morecombe close to local shops and

amenities. The open spaces of Morecombe Leisure Park and Whitmore Park are within easy reach. Transport links are

provided by Morecambe rail station.

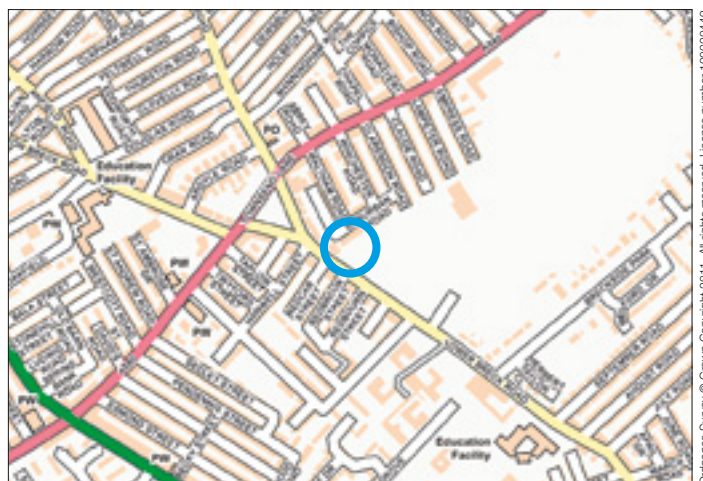
4.55m x 2.77m), Wet room/WC (3.99m x 1.83m).

Ground Floor Porch entrance (1.85m x 2.04m) Lounge (4.60m x 6.73m), Kitchen/Breakfast room (4.60m x 3.07m).

Outside Driveway, Garage and rear garden.

EPC Rating D

First Floor Master bedroom (4.60m x 3.10m) with en-suite (1.55m x 2.77m) 2 Further bedrooms (2.16m x 4.57m

LOT
75**12 Suburban Road, Liverpool L6 0BP*****GUIDE PRICE £60,000+**

Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **Residential investment producing £8,400 per annum. Recently refurbished. Double glazing. Electric heating.**

Description A middle terrace property converted to provide two one-bedroom self-contained flats. The property has recently been refurbished and benefits from double glazing and electric heating. The property is currently let by way of Assured Shorthold Tenancies producing £8,400 per annum

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

Kitchen, Bedroom, Shower Room/WC

Outside Yard to the rear.

Ground Floor Main entrance hallway

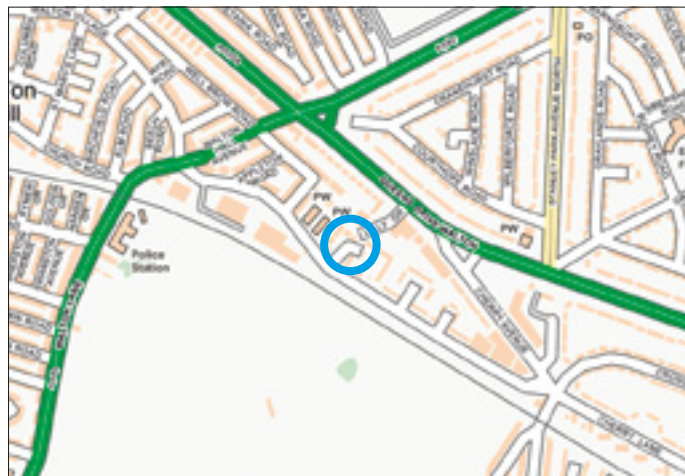
Flat 1 Living Room, Kitchen, Bedroom, Bathroom/WC

First Floor Flat 2 Living Room,

LOT
76

14 Lilly Grove, Liverpool L4 6UR

*GUIDE PRICE £35,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Ground floor flat. Double glazing. Economy heating. Communal gardens. Rear courtyard. Permit parking.**

Description A one bedroomed ground floor purpose built flat benefiting from double glazing, economy heating, secure intercom system, communal gardens, rear courtyard and permit parking. Following modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £4,800 per annum.

Situated Set back off Cherry Lane in a popular and well established residential location within close proximity to County Road amenities, Everton Football Club, schooling and approximately 2 miles from Liverpool city centre.

Room/WC, Cloak Room, Bedroom.

Outside Communal Gardens, Rear Courtyard and Permit Parking.

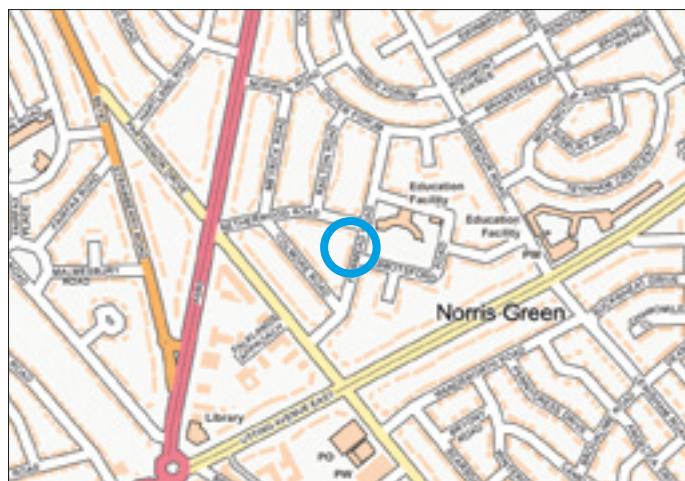
Ground Floor Communal Entrance

Flat Lounge, Kitchen, Wet

LOT
77

25 Fairmead Road, Liverpool L11 5AS

*GUIDE PRICE £55,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Three bedroom semi-detached property. Gardens to the front, side and rear.**

Description A three bedroomed semi-detached property benefiting from gardens to the front, side and rear. Following a full upgrade and refurbishment scheme the property would be suitable for re-sale or investment purposes with a potential income of £7,200 per annum

Situated Off Parthenon Drive which in turn is off Utting Avenue East in a popular and well established residential location close to Broadway amenities, schooling and approximately 4 miles from Liverpool city centre.

First Floor Three bedrooms, Shower Room/WC.

Outside Gardens to the front, side and rear, Detached Garage.

EPC Rating D

Ground Floor Hall, Lounge, Kitchen, WC

LOT
78**3 Davis Street, Stoke-on-Trent ST4 7AD*****GUIDE PRICE £22,000+**

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

Description A one bedroomed mid terraced house benefitting from double glazing and gas central heating. The property would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated On Davis Street less than 1 mile from the centre of Hanley.

Ground Floor Entrance Hall, Living Room, Kitchen

First Floor Bedroom, Bathroom

Outside Yard to rear

EPC Rating D

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
79**Ground Rents 93a, 95b, 97a and 97c Eastbank Street PR8 1DG*****GUIDE PRICE £3,000–£4,000**

- **Freehold ground rents at 93a, 95b, 97a and 97c Eastbank Street, Southport, which are all let for 999 years from 1st January 2006 and produce a ground rent of £100 per annum.**

Description Freehold ground rents at 93a, 95b, 97a and 97c Eastbank Street, Southport, which are all let for 999 years from 1st January 2006 and produce a ground rent of £400.00 per annum.



Not to scale. For identification purposes only

Situated Fronting Eastbank Street in a popular and well established location in Southport town centre close to local amenities.

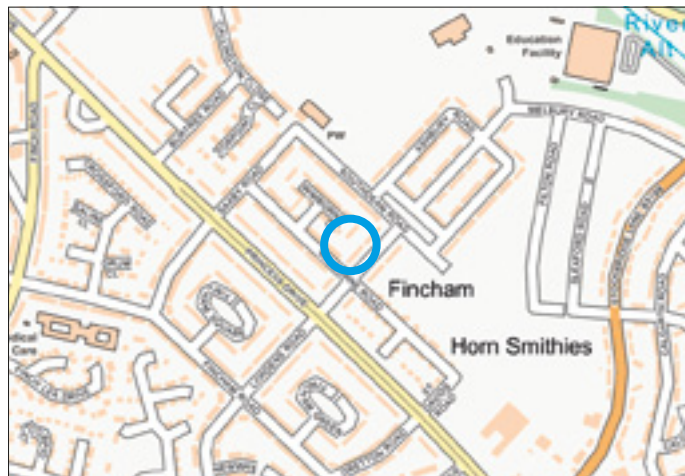
Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT

80

10 Wimborne Close, Liverpool L14 8UH

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- Residential investment producing £5,400 per annum. Double glazing. Central heating.

Description A two bedroomed mid terraced property which is currently let by way of an Assured Shorthold Tenancy at a rental of £5,400 per annum. The property benefits from double glazing and central heating.

Situated Off Wimborne Close within close proximity to local amenities and approximately 7 miles away from Liverpool city centre.

Outside Shared Driveway, Rear Garden

EPC Rating C

Ground Floor Vestibule, Lounge, Kitchen.

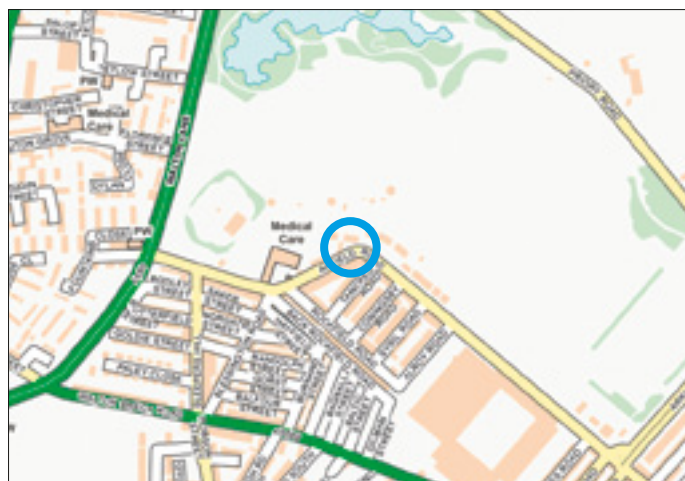
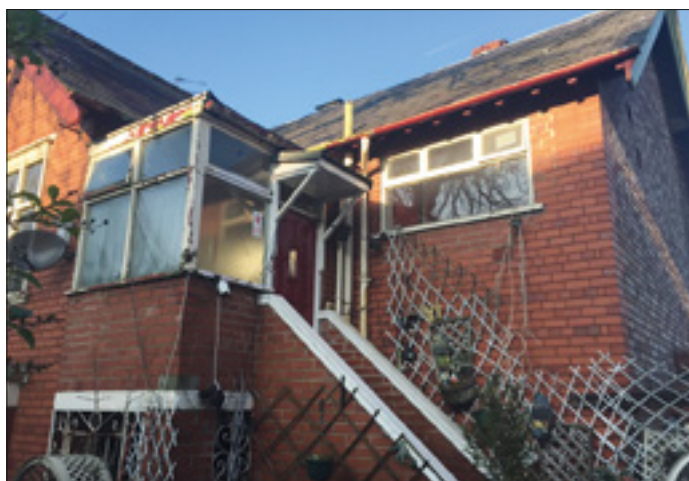
First Floor Two bedrooms, Bathroom/WC.

LOT

81

17b Anfield Road, Liverpool L4 0TE

*GUIDE PRICE £40,000-£45,000



Not to scale. For identification purposes only

- Duplex four bedroomed first floor apartment in need of a full upgrade and refurbishment scheme.

Description A duplex four bedroomed first floor apartment in need of a full upgrade and refurbishment scheme. The property would be suitable for occupation or investment purposes.

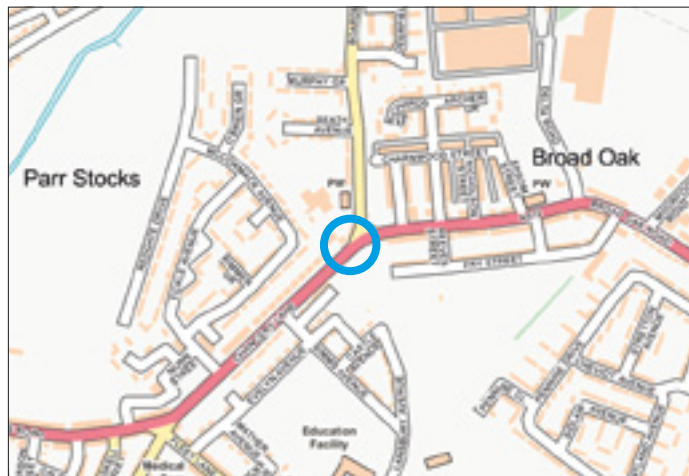
Situated Fronting Anfield Road in a popular and established location within close proximity to local amenities, walking distance to Liverpool Football Club and approximately 2 miles from Liverpool city centre.

Second Floor Two further rooms.

Outside Garage

EPC Rating F

First Floor Apartment Lounge, Kitchen/Diner, three Rooms, Bathroom/WC.

LOT
82**194–196 Boardmans Lane, St. Helens, Merseyside WA9 1QU*****GUIDE PRICE £50,000+**

Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **Residential investment producing approximately £6,240 per annum. Double glazing. Central heating. Renovated kitchen.**

Description A three bedroomed double fronted end terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of approximately £6,240.00 per annum. The property benefits from double glazing, central heating, and a renovated kitchen.

Situated On the corner of Boardmans Lane and Chancery Lane (A572) in Parr in established and popular residential location within close proximity to local amenities.

Outside Yard to the rear

Joint Agent
Entwistle Green



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

First Floor Three bedrooms

LOT
83**143 City Road, Liverpool L4 5UR*****GUIDE PRICE £40,000–£50,000**

Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **Double fronted two bedroom end terraced property, double glazing and central heating. Requiring refurbishment.**

Description A double fronted two bedroom end terraced property benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes.

Situated Fronting City Road in a popular residential location close to local amenities, Everton Football Club and approximately 4 miles from Liverpool city centre.

Outside Yard to the rear.

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

First Floor Two Bedrooms, Shower Room/WC.

LOT

84

ON BEHALF OF A HOUSING ASSOCIATION

19 Longfellow Street, Bootle, Merseyside L20 4JR

*GUIDE PRICE £30,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

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

Description A two bedroomed mid terraced property benefiting from double glazing and central heating. The property is in need of refurbishment and once updated would be suitable for investment purposes.

Situated Off Bibby's Lane which in turn is off Peel Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool city centre.

First Floor Two Bedrooms

Outside Yard to the rear

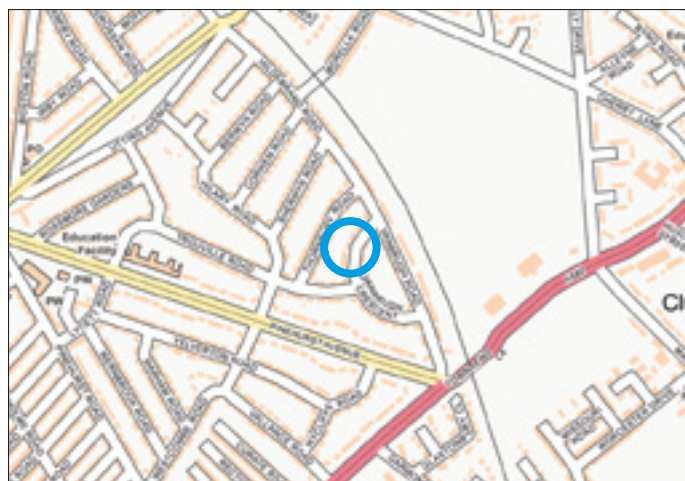
Ground Floor Vestibule, Lounge, Dining Room, Kitchen, Bathroom/WC

LOT

85

41 Vanbrugh Crescent, Liverpool L4 7TY

*GUIDE PRICE £60,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Three bedroomed semi detached property. Double glazing. Central heating.**

Description A vacant three bedroomed semi-detached property benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes with a potential annual income of in excess of £6,600 per annum.

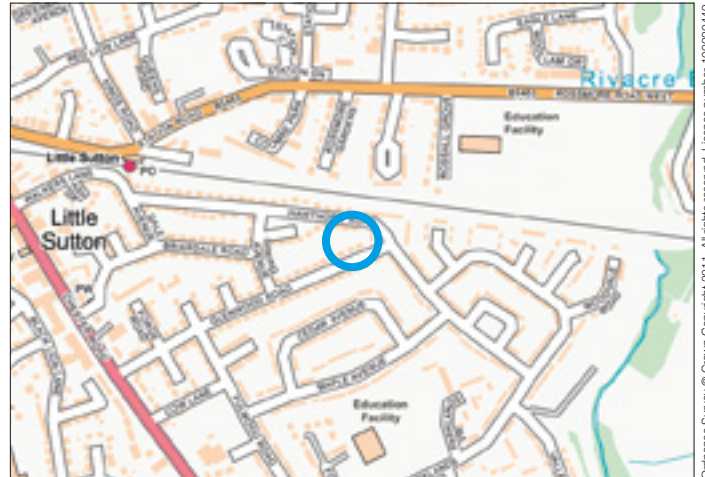
Situated Off Vanburgh Road which in turn is off Townsend Lane close to local amenities and approximately 3 miles from Liverpool city centre.

Outside Gardens front, side and rear.

EPC Rating D

Ground Floor Hall, Lounge, Dining room, Kitchen.

First Floor Three bedrooms, Bathroom, Separate WC.

LOT
86**60 Hawthorn Road, Little Sutton, Ellesmere Port CH66 1PU*****GUIDE PRICE £75,000+**

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **Three bedroom semi-detached property. Double glazing. Front and rear gardens. Detached garage. Shared driveway.**

Description A three bedroomed semi-detached property benefiting from double glazing, front and rear gardens, detached garage and shared driveway. Following a full upgrade and scheme of refurbishment works the property would be suitable for occupation, re-sale or investment purposes. **Suitable for cash buyers only.**

Situated Just off Chester Road (A41) in a popular and well established residential location within close proximity to local amenities, schooling and within walking distance to Little Sutton Train Station

Outside Front and rear gardens, detached garage and shared driveway.

Ground Floor Lounge, Kitchen, Bathroom, Separate WC

First Floor Three bedrooms.

LOT
87**66 Greenleaf Street, Liverpool L8 0RB*****GUIDE PRICE £35,000–£40,000**

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

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

Description A two bedroomed mid terraced property benefiting from double glazing and central heating. The property is currently let by way of an AST producing a rental income of £5,100pa.

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

Ground Floor Through Lounge, Shower Room/WC, Kitchen

First Floor Two bedrooms

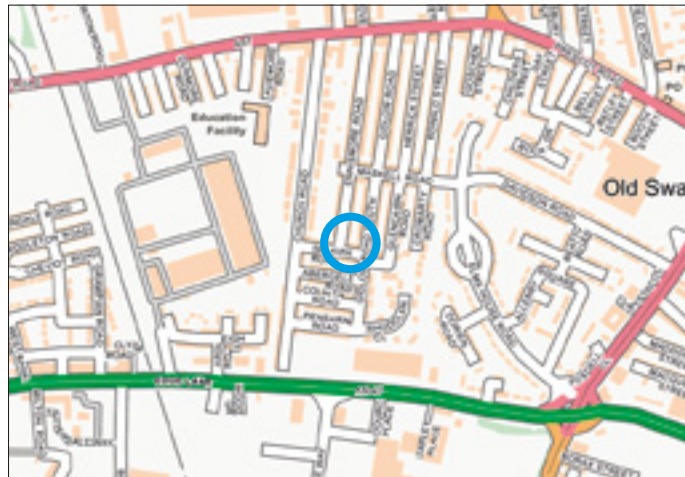
Outside Yard to the rear

LOT

88

99 Ennismore Road, Old Swan, Liverpool L13 2AS

*GUIDE PRICE £50,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

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. Following refurbishment the property would be suitable for investment purposes. The potential rental income is in excess of £6,000 per annum.

Situated Off Prescott Road in a popular residential location close to local amenities, Old Swan and Tuebrook amenities, schooling and approximately 4 miles from Liverpool city centre.

First Floor Three bedrooms, Bathroom/WC

Outside Yard to rear.

Joint Agent
Entwistle Green



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

ON BEHALF OF A HOUSING ASSOCIATION

LOT

89

34 Longfellow Street, Bootle, Merseyside L20 4JR

*GUIDE PRICE £25,000-£30,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

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

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

Situated Off Bibby's Lane which in turn is off Peel Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool city centre.

First Floor Two bedrooms, Bathroom/WC.

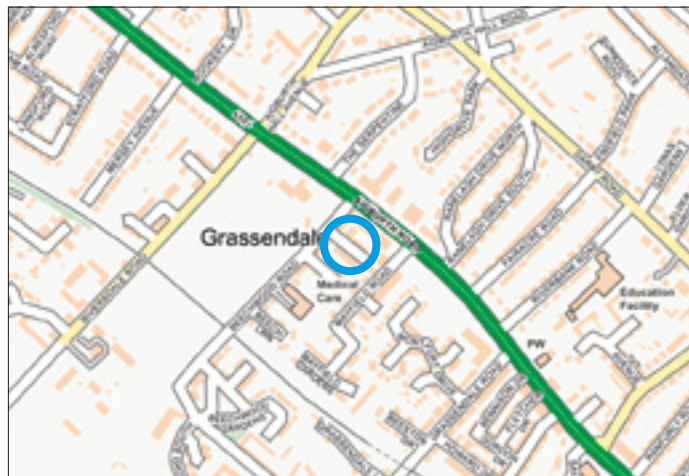
Outside Yard to the rear.

Ground Floor Vestibule, Lounge, Kitchen/Diner.

LOT
90**1 Woodhey Road, Grassendale, Liverpool L19 3QJ*****GUIDE PRICE £250,000+**

- **Six self contained modern office units with a potential rental income of in excess of £30,000pa.**

Description A freehold commercial property consisting of six self-contained modern office units of approximately 367sq ft each. The potential rental income is in excess of £31,200pa. The building is in good order and would be suitable for immediate occupation. Please note the plan is for illustrative purposes only.



Not to scale. For identification purposes only

Situated Adjacent to Liverpool Cricket Club in a popular and well-established area close by to Aigburth amenities.

Ground Floor Each Office Unit comprises a Kitchen, Open Plan Office/Meeting Room

First Floor Each Office Unit comprises two Offices, Bathroom/WC

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
91**Land at 7-9 & 13-15 Fairfield Street, Liverpool L7 0JY*****GUIDE PRICE £85,000+**

- **Freehold plot of land with potential for development.**

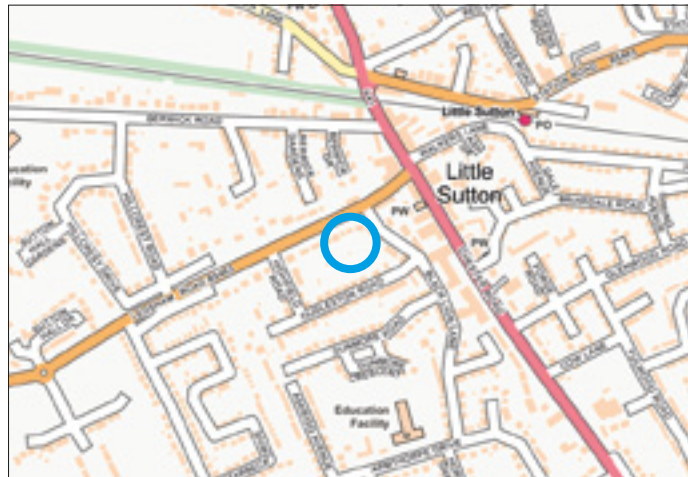
Description A Freehold plot of land which provides a cleared rectangular shaped site approximately 0.22 acres and currently bound by palisade fencing requiring access off Fairfield Street, to be obtained. There were previously residential dwellings on the site and therefore access was obtained via the highways, as can be shown from the attached plan. A pre-planning application has been submitted for a scheme for six one bed apartments and two two-bed apartments. A copy of the design and plans are available from the Auctioneer's office.



Not to scale. For identification purposes only

Situated The property is located off Prescot Road (A57) in Fairfield within a predominantly residential area and benefits from a frontage onto Fairfield Street, opposite two three-storey residential houses. There is a more substantial site adjoining our land which we understand will be re-developed in the near future.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
92**11 Ledsham Road, Little Sutton, Ellesmere Port CH66 4QE*****GUIDE PRICE £85,000+**

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Three bedroom semi-detached property. Double glazing. Gardens to the front and rear.**

Description A three bedroomed semi-detached property benefiting from double glazing and gardens to the front and rear. The property is set back off the main road and would be suitable for occupation, re-sale or investment purposes following a full upgrade and a scheme of refurbishment works. **Suitable for cash buyers only.**

Situated Fronting Ledsham Road just off Chester Road (A41) in an established and popular residential location within close proximity to local amenities, schooling and within walking distance to Little Sutton Train Station

First Floor Three bedrooms, Bathroom/WC

Outside Front and Rear Gardens.

Ground Floor Hall, Lounge, Dining Room, Kitchen

LOT
93**20 Hahnemann Road, Liverpool L4 3SA*****GUIDE PRICE £45,000+**

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

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

Description A three bedroomed mid terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential income of in excess of £6000 per annum.

Situated Off Stuart Road which in turn is just off County Road in an established and popular residential location within easy reach of local amenities, Schooling and approximately 3 miles from Liverpool city centre.

First Floor Three bedrooms, Bathroom/WC.

Outside Yard to Rear.

EPC Rating D

Ground Floor Hall, Lounge, Open Plan Kitchen/Dining Room.

LOT
94**65 Henry Street, Stoke-on-Trent ST6 5HP*****GUIDE PRICE £40,500+**

Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

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

Description A two bedroomed mid terraced property benefiting from central heating and double glazing in need of modernisation. Once update the property would be suitable for investment purposes.

Situated Off Hawes Street in a popular and well established residential location close to local amenities. Stoke-on-Trent city centre is approximately 5.5 miles away.

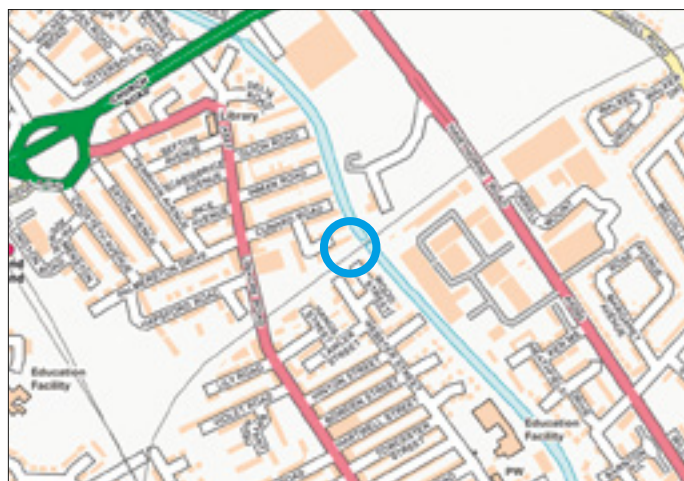
Outside Yard to the rear.

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

First Floor Two Bedrooms

LOT
95

ON BEHALF OF A HOUSING ASSOCIATION

24 Ismay Road, Liverpool L21 8LY***GUIDE PRICE £35,000–£40,000**

Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

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

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

Situated Off Cunard Road which in turn is off Linacre Road in a popular and well established residential location within easy access to local amenities and approximately 2 miles from Liverpool city centre.

Outside Yard to Rear.

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

First Floor Two Bedrooms.

LOT

96

ON BEHALF OF A HOUSING ASSOCIATION

37 Ripon Street, Liverpool L4 5UG

*GUIDE PRICE £20,000–£25,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Two bed mid terrace property in need of full upgrade and refurbishment.**

Description A two bedroomed middle terraced property in need of a full upgrade and refurbishment scheme. Following which the property would be suitable for investment purposes.

Situated Off City Road in a popular residential location within easy reach of local amenities, schooling, Everton Football Club and approximately 4 miles from Liverpool city centre.

Outside Yard to Rear.

Ground Floor Vestibule, Lounge, Kitchen/ Breakfast Room

First Floor Two Bedrooms, Shower Room/WC

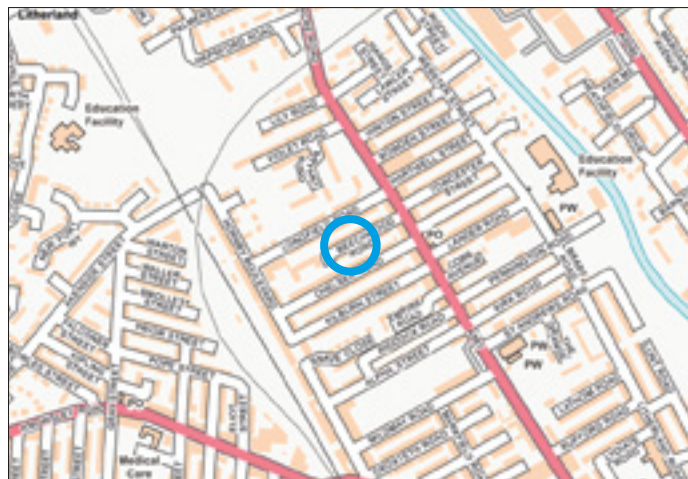
LOT

97

ON BEHALF OF A HOUSING ASSOCIATION

30 Beechwood Road, Litherland, Liverpool L21 8JZ

*GUIDE PRICE £30,000–£35,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

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

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

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

Outside Yard to Rear.

Ground Floor Hall, Through Living Room/Diner, Kitchen

First Floor Two Bedrooms, Bathroom/WC

LOT
98

ON BEHALF OF A HOUSING ASSOCIATION

156 Peel Road, Bootle, Merseyside L20 4LB***GUIDE PRICE £30,000–£35,000**

Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

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

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. Following a scheme of refurbishment works and modernisation 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.

Outside Yard to the rear.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

LOT
99

ON BEHALF OF A HOUSING ASSOCIATION

60 Rydal Street, Liverpool L5 6QS***GUIDE PRICE £35,000–£40,000**

Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

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

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

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

Outside Yard to Rear.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC

LOT

100

11 Townsend Lane, Anfield, Liverpool L6 0AX

*GUIDE PRICE £55,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

SOLD PRIOR

- **Mixed use investment property producing £10,590pa. Steel roller shutters. Double glazing. Central heating.**

Description A mixed use investment opportunity currently producing £10,590 per annum. A three storey middle terraced mixed use property comprising a ground floor retail unit together with a three bedroomed flat above accessed via a separate rear entrance. The shop is currently let by way of a 5 year Lease commencing January 2017 at a rental of £5190 per annum. The flat is currently let by way of an Assured Shorthold Tenancy at a rental of £5400 per annum. The property has been fully refurbished in recent years and benefits from steel roller shutters, double glazing and electric panel heating.

Situated Fronting Townsend Lane at its junction with Priors Road in an established and popular residential location within easy reach of local amenities, Liverpool and Everton Football Clubs and approximately 2 miles from Liverpool city centre.

Ground Floor Shop Main sales area

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

Outside Rear Yard. Access to flat

LOT

101

ON BEHALF OF A HOUSING ASSOCIATION

44 Shelley Street, Bootle, Merseyside L20 4LQ

*GUIDE PRICE £35,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

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

Description A two bedroomed end of terrace in need of modernisation. The property benefits from double glazing and central heating and once updated would be suitable for investment purposes.

Situated Off Peel 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 Hall, Through Lounge/Dining room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear.

LOT

102

12 Speke Road, Woolton, Liverpool L25 7TL

*GUIDE PRICE £15,000+



Not to scale. For identification purposes only

- **Freehold single storey vacant former convenience store. Suitable for a number of uses, subject to the necessary consents.**

Description A freehold single storey former convenience store suitable for a number of uses, to include residential redevelopment, subject to gaining any necessary consents. The property is approximately 213sq ft and we believe all main services are available, however potential purchasers should make their own enquiries.

Situated In a prominent position on Speke Road within easy access to Woolton village amenities.

Ground Floor Retail Area

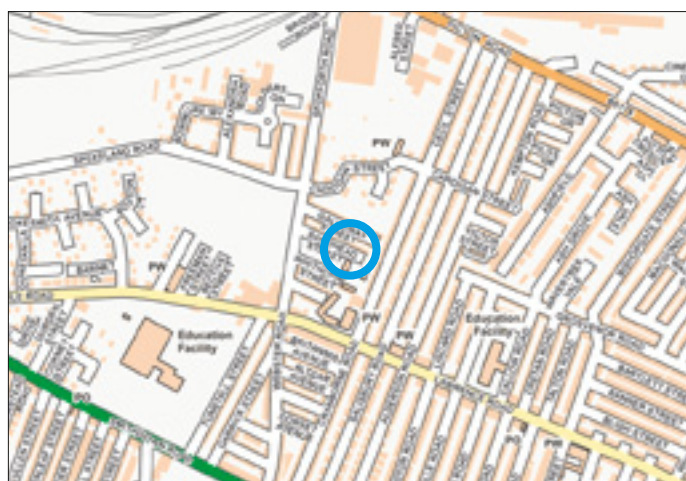
Outside Yard to the rear

LOT

103

36 Galloway Street, Liverpool L7 6PD

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

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

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

Situated Off Webster Road in a popular residential location within close proximity to local amenities on Lawrence Road and Picton Road and approximately 2.5 miles from Liverpool city centre.

Outside Yard to Rear.

Ground Floor Lounge, Kitchen, Bathroom/WC.

First Floor Two bedrooms

LOT

104

ON BEHALF OF A HOUSING ASSOCIATION

110 Peel Road & 70 Wordsworth Street, Bootle, Merseyside L20 4LA

*GUIDE PRICE £100,000–£125,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Three storey mixed use property. Double glazing. Central heating. Roller shutters.**

Description A three storey mixed use end terraced property providing ground floor office accommodation benefiting from roller shutters, together with four one-bedroomed flats above. The flats benefit from double glazing and central heating. The property would be suitable for a number of uses subject to any necessary consents.

Situated Fronting Peel Road on the corner of Wordsworth Street within close proximity to

local amenities, Schooling and transport links approximately 5 miles from Liverpool city centre.

Ground Floor Reception area, Main office, Rear office, Kitchen, WC's Communal side entrance (accessed on 70 Wordsworth Street)

First Floor Flat 1 Hall, Living room, Kitchen, Bedroom, Bathroom/WC

Flat 2 Hall, Living room, Kitchen, Bedroom, Bathroom/WC

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

Flat 4 Hall, Living room, Kitchen, Bedroom, Bathroom/WC

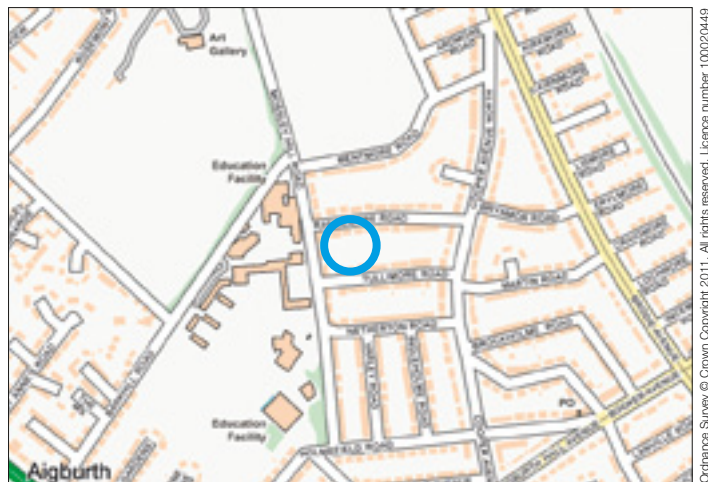
Outside Rear yard.

LOT

105

8 Rangemore Road, Mossley Hill, Liverpool L18 4PW

*GUIDE PRICE £200,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **A three bedroomed semi-detached property with front and rear gardens, off road parking, detached rear garage.**

Description A three bedroomed semi-detached property benefitting from front and rear gardens, off road parking and a detached rear garage. Following a full upgrade and scheme of refurbishment works the property would be suitable for occupation or resale purposes. There is also potential to extend the property to the side and rear and to also provide a loft conversion, subject to any necessary planning consents.

Situated Between Mossley Hill Road and Cooper Avenue North in a sought after location within close proximity to Rose Lane amenities, schooling and approximately 4 miles south of Liverpool city centre.

Ground Floor Hall, Front Dining Room, Rear Living Room, Morning Room, Kitchen, Utility/WC

First Floor Three Bedrooms, Bathroom, Separate WC

Outside Gardens to the front and rear. Driveway. Detached Garage.

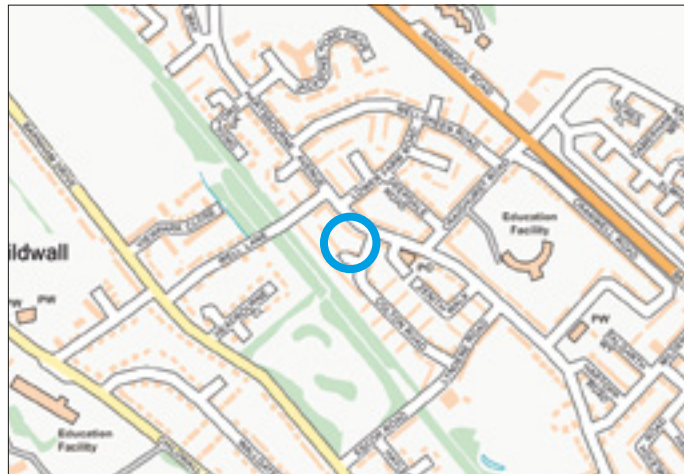
LOT
106

ON BEHALF OF A HOUSING ASSOCIATION

122 Hartsbourne Avenue, Liverpool L25 1PZ***GUIDE PRICE £70,000+**

- **Three bedroom end town house. Double glazing. Front and rear gardens. Off road parking.**

Description A three bedroomed end town house benefiting from double glazing, front and rear gardens and off road parking. Following a full upgrade and refurbishment scheme the property would be suitable for occupation, re-sale or investment purposes.



Not to scale. For identification purposes only

Situated Off Childwall Valley Road in a popular and well established residential location within close proximity to Belle Vale amenities and schooling.

Outside Front and Rear Gardens, Driveway.

Ground Floor Porch Entrance, Hall, Through Lounge, Kitchen/ Dining Room, Utility Room.

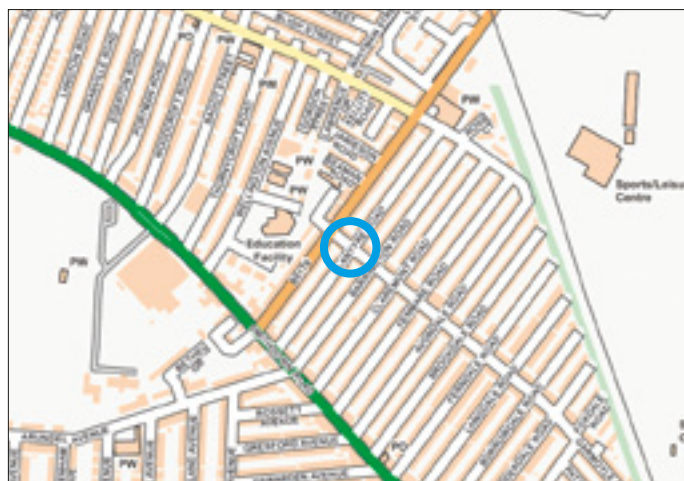
First Floor Three Bedrooms, Wet Room, Separate WC

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
107**15 Garmoyle Road, Liverpool L15 3HN*****GUIDE PRICE £100,000+**

- **Residential investment producing £13,248 per annum. Double glazing. Central heating.**

Description A three bedroomed mid terraced benefiting from double glazing and central heating. The property is currently let to three students producing £13,248 per annum however if let to four students the potential rental income would be in excess of £17,680 per annum.



Not to scale. For identification purposes only

Situated Fronting Garmoyle Road at its junction with Gainsborough Road in a popular residential location within close proximity to local amenities, Schooling and transport links approximately 4 miles from Liverpool city centre.

First Floor Three Letting rooms, Bathroom/WC

Outside Yard to Rear.

Ground Floor Hall, Communal Lounge, 1 Letting Room, Kitchen.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

ON BEHALF OF HOUSING ASSOCIATION

LOT

108

120 Hawthorne Road, Bootle, Merseyside L20 9JY

*GUIDE PRICE £60,000-£65,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Three storey end terrace converted into two self contained one bedroom flats. Double glazing. Central heating.**

Description A three storey end terrace property converted into two one-bedroomed self-contained flats. The property benefits from double glazing and central heating and once updated would be suitable for investment purposes.

Situated Fronting Hawthorne Road in an established location within easy reach of local amenities, schooling and approximately 3 miles north of Liverpool city centre.

First Floor Flat 2 Hall, Living Room, Kitchen/Breakfast Room, Bathroom/WC

Second Floor Flat 2 Bedroom

Outside Yard to the rear.

Ground Floor Communal Entrance Hall

Flat 1 Hall, Living room, Kitchen, Bedroom, Bathroom/WC

LOT

109

4 Morecambe Street, Liverpool L6 4AX

*GUIDE PRICE £35,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Two bedroom mid terrace. Double glazing. Central heating. Good condition.**

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

Situated Off Rocky Lane in a popular and established residential location within easy reach of Tuebrook amenities, Newsham Park and approximately 3 miles from Liverpool city centre.

Outside Yard to Rear.

EPC Rating D

Ground Floor Lounge, Kitchen, Bathroom/WC

First Floor Two bedrooms

LOT

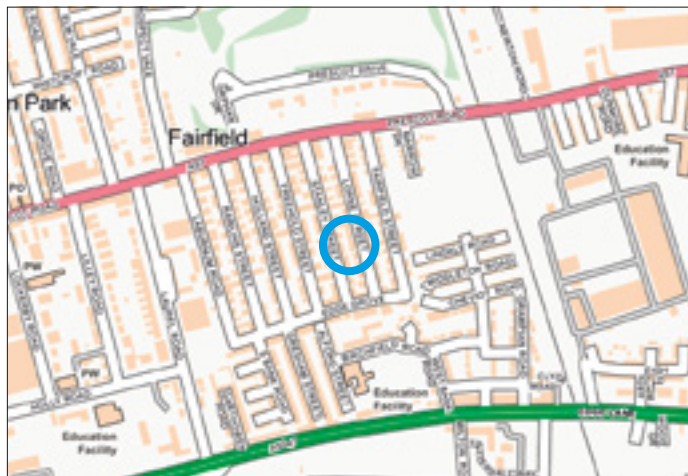
110

ON BEHALF OF A HOUSING ASSOCIATION

26 Lorne Street, Liverpool L7 0JR***GUIDE PRICE £85,000+**

- **Semi detached property converted to provide three self contained flats. Double glazing. Central heating.**

Description A double fronted semi-detached property converted to provide three self-contained flats (two two-bed and one one-bed) benefiting from double glazing and gas central heating. Following modernisation the property would be suitable for investment purposes.



Not to scale. For identification purposes only

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

Ground Floor Communal Entrance

Flat 1 Hall, Living Room, Kitchen/Breakfast Room, 2 Bedrooms, Bathroom/WC

First Floor Flat 2 Hall, Living Room, Kitchen/Breakfast Room, 2 Bedrooms, Bathroom/WC

Second Floor Flat 3 Hall, Living Room, Kitchen/Breakfast Room, Bedroom, Bathroom/WC

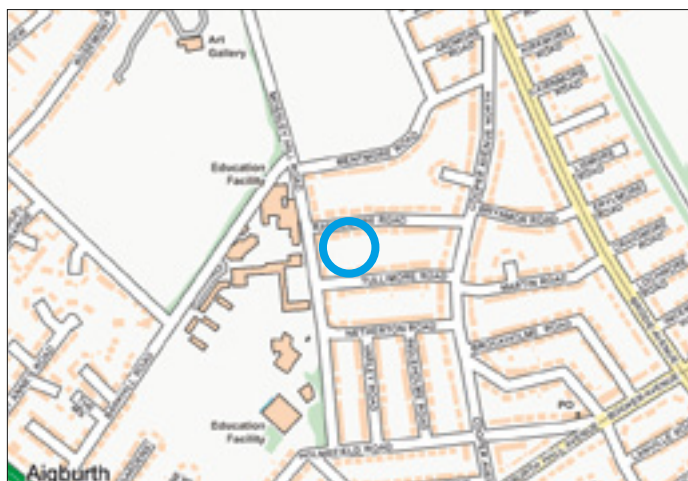
Outside Yard to Rear.

LOT

111**20 North Park Court, Wallasey, Merseyside CH44 6PP*****GUIDE PRICE £35,000-£45,000**

- **A purpose built two bed roomed ground floor flat, double glazing, central heating. Producing £5,100 per annum.**

Description A purpose built two bed roomed ground floor flat benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,100 per annum.



Not to scale. For identification purposes only

Situated Off Brighton Street in a popular residential location close to local amenities, schooling and approximately 6 miles from Liverpool city centre.

Ground Floor Main Entrance, Hallway

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

Outside Communal Gardens.

LOT

112

ON BEHALF OF A HOUSING ASSOCIATION

32 Handfield Street, Liverpool L5 6PF

*GUIDE PRICE £20,000-£25,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Two bed mid terrace. Double glazing and central heating. Rear garden.**

Description A two bedroomed middle terraced property benefiting from double glazing, central heating and a rear garden. Following refurbishment and modernisation 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.

Outside Yard to the rear.

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

First Floor Two Bedrooms

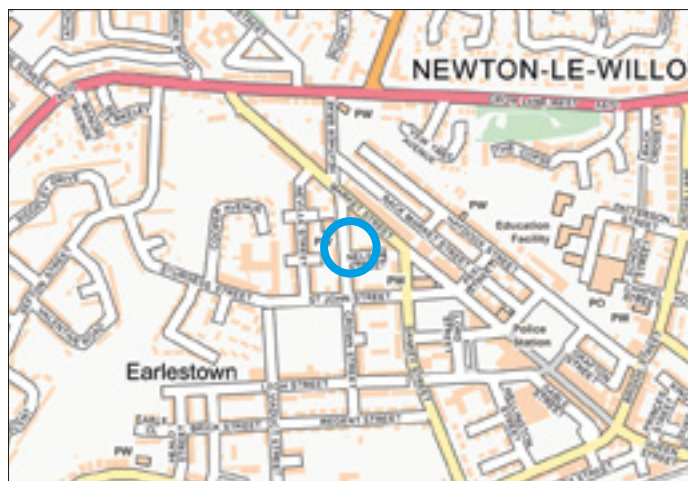
LOT

113

ON BEHALF OF A HOUSING ASSOCIATION

74 Crown Street, Newton-le-willows, Merseyside WA12 9DA

*GUIDE PRICE £35,000-£40,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

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

Description A two bedroomed mid terrace property benefiting from double glazing and central heating. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes.

Situated Off Market Street in a popular residential location within easy reach of local amenities, schooling and approximately 1 mile from the town centre.

Outside Yard to Rear.

Ground Floor Entrance Hall, Living Room, Kitchen/Diner.

First Floor Two Bedrooms, Bathroom/WC

LOT

114

Red Lion Public House, 21 Market Place, Prescot L34 5SB

*GUIDE PRICE £150,000+



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **Public house with planning permission for change of use. Development opportunity.**

Description A re-development opportunity comprising a public house offered with the benefit of full planning permission for change of use to provide a large commercial unit to the ground floor such as a cafe/ Restaurant (A3 use) together with three duplex apartments above (two one-bedroomed and one two-bedroomed). Architect design and layouts as approved with planning for: Commercial unit: approx 181m² and three flats total 226m². Planning Ref Number: 17/00189/FUL

Situated In a prominent position fronting Market Place near to its junction with Kembel Street within walking distance to Prescot amenities.

Cleared floor to ceiling height on Ground Floor 2.9m/First Floor 3.28m/Second Floor 3.06m

Current Configurations

Building has a gross external floor area of 241.6 m²

LOT

115

14 Hawthorne Road, Bootle, Merseyside L20 2DN

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **Mixed use investment suitable for redevelopment.**

Description A three storey mixed use property comprising a ground floor retail unit together with accommodation over the first and second floors. Following a full upgrade and a scheme of refurbishment works the property would be suitable for a number of uses to include residential conversion to the ground floor, subject to gaining any necessary consents.

Situated Fronting Hawthorne Road at its junction with Westminster Road in an established location within easy reach of local amenities, schooling and approximately 2 miles north of Liverpool city centre.

Accommodation Two Bedrooms, Living Room, Kitchen, Bathroom/WC

Outside Yard to rear

Note Not inspected. All details provided by the vendor.

Ground Floor Front Sales Area, Rear Prep Room and Store Room.

LOT

116

26 Oakwood Close, Blackpool FY4 5FD

*GUIDE PRICE £134,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **A three bedroomed detached property, double glazing, central heating, front and rear gardens, a driveway and a garage.**

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

Situated Off Jepson Way which in turn is off Common Edge Road in a popular residential location close to local amenities, schooling and approximately 3 miles from Blackpool town centre and attractions.

First Floor Three Bedrooms, Bathroom/WC.

Outside Front and rear gardens, Driveway, Garage.

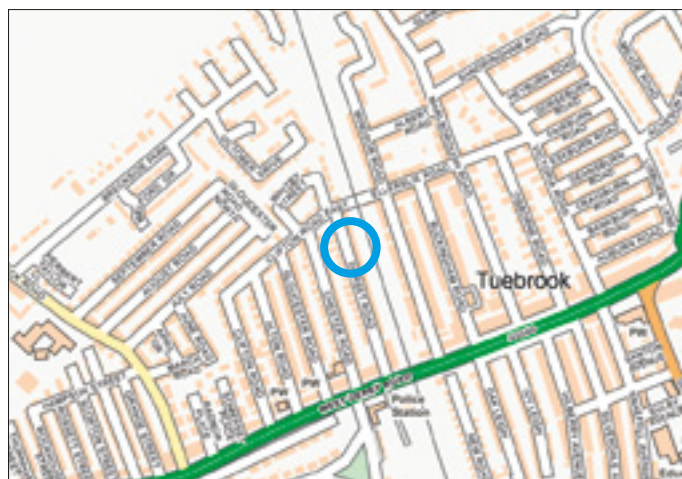
Ground Floor Hall, Lounge, Dining Room, Kitchen, Conservatory.

LOT

117

74 Dorset Road, Tuebrook, Liverpool L6 4DX

*GUIDE PRICE £45,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

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

Description A three bedroomed mid terrace property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential income of £5,700 per annum.

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

First Floor Three Bedrooms, Bathroom/WC.

Outside Yard to the rear.

Ground Floor Vestibule, Through Lounge/Diner, Kitchen.

LOT

118**11 Wimbledon Street, Liverpool L15 4JL*****GUIDE PRICE £10,000+**

- **A 2 bed mid terrace. In need of full upgrade and refurbishment scheme.**

Description A two bed roomed mid terrace property in need of a full upgrade and refurbishment scheme having suffered from fire and water damage throughout.



Not to scale. For identification purposes only

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

Ground Floor Lounge/Diner, Kitchen, Bathroom/W.C

First Floor 2 Bedrooms.

Outside Yard to Rear.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT

119**Flat 3, 10 Queens Road, Southport, Merseyside PR9 9HN*****GUIDE PRICE £70,000+**

- **4 bed ground floor duplex apartment. Double glazing. Central heating. Off road parking. Communal gardens.**

Description A modern duplex four bed roomed ground floor apartment benefiting from double glazing, central heating, off road parking and communal gardens. The property has recently been refurbished and would be suitable for immediate occupation or investment purposes. The potential annual income when let being in excess of £7,800 per annum.



Not to scale. For identification purposes only

Situated Fronting Queens Road within walking distance to Southport town centre amenities, including shops, bars and restaurants.

Basement 2 Bedrooms, Bathroom/W.C.

Ground Floor Main entrance hallway. Apartment - Hall, Lounge, Kitchen, 2 Bedrooms, W.C.

Outside Communal gardens and parking.

Joint Agent
Entwistle Green



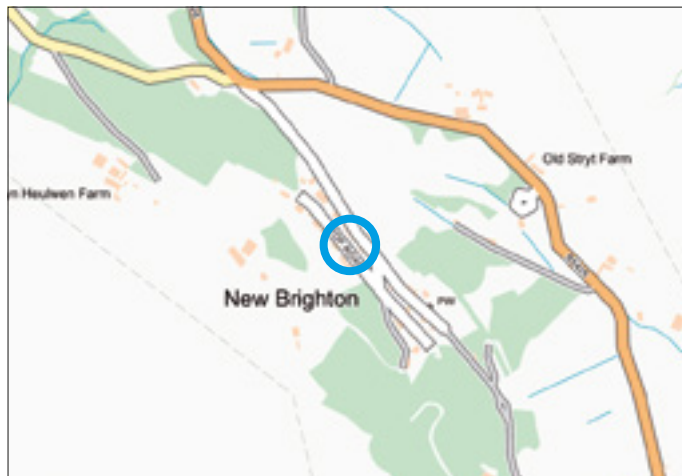
Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT

120

Treose, Lower Road, New Brighton, Wrexham, Clwyd LL11 3DT

*GUIDE PRICE £67,500+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 10020449

Not to scale. For identification purposes only

- **A 2 bedroomed cottage. Requires a full upgrade and refurbishment scheme.**

Description A two bedroomed cottage style property which is in need of a full upgrade and refurbishment scheme. Once updated the property would be suitable for occupation or investment purposes.

Situated On Lower Road which is close to local amenities and Coedpoeth village centre.

First Floor 2 Bedrooms, Bathroom/W.C.

Outside Garden to rear

Ground Floor Hall, Lounge, Reception Room, Kitchen

EPC Rating G

LOT

121

Flat 2, 643 Borough Road, Birkenhead, Merseyside CH42 9QA

*GUIDE PRICE £45,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 10020449

Not to scale. For identification purposes only

- **A first floor 2 bed flat. Double glazing and central heating. Communal gardens.**

Description A first floor two bedroomed first floor flat benefiting from double glazing, central heating and communal gardens. Following modernisation the property would be suitable for investment purposes.

Situated Fronting Borough Road in a popular location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool City Centre.

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

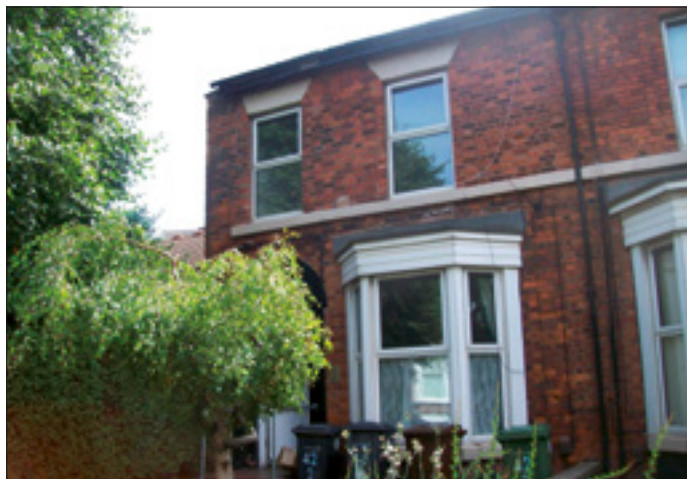
Outside Communal Gardens to the rear.

Ground Floor Main Entrance, Hallway.

EPC Rating D

LOT
122

ON BEHALF OF A HOUSING ASSOCIATION

42 Bank Road, Bootle, Merseyside L20 4AZ***GUIDE PRICE £55,000+**

- **End terrace property converted to provide two flats. Double glazing. Central heating. Rear shared garden.**

Description A three storey end terrace property converted to provide two self contained flats (1 x 1 bed and 1 x 2 bed) benefiting from double glazing, central heating and a shared rear garden. Following modernisation the property would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated Off Strand Road in an established location within easy reach of local amenities, schooling and approximately 2 miles north of Liverpool City Centre.

Ground Floor Main Entrance Hall
Flat 1 Hall, Lounge, Kitchen/
Breakfast Room, Bathroom/W.C.

First Floor Flat 2 Lounge,
Kitchen/Breakfast Room,
Bedroom.

Second Floor Further Bedroom,
Bathroom/W.C

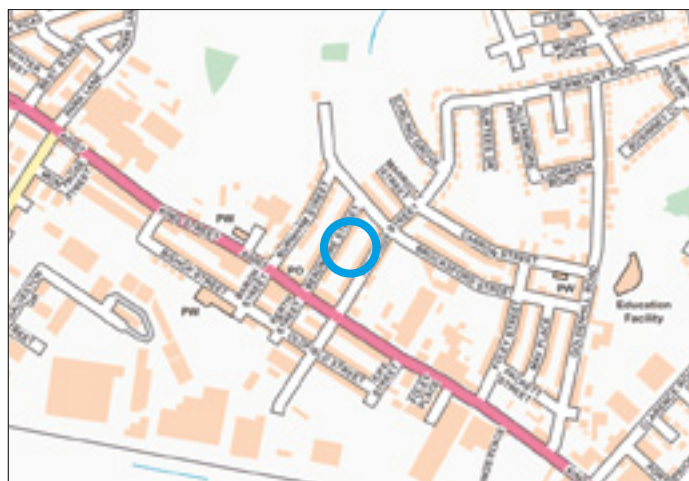
Outside Shared Rear Garden.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
123**47 Berdmore Street, Stoke-On-Trent ST4 3HD*****GUIDE PRICE £35,000+**

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

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes with a potential income in excess of £4,800 per annum.



Not to scale. For identification purposes only

Situated Off King Street in a popular and well established residential location approximately 2 miles from Stoke-on-Trent city centre.

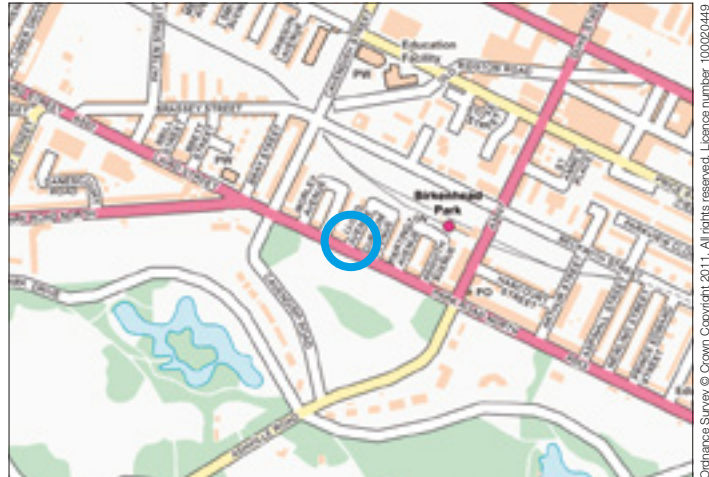
Ground Floor Living Room,
Dining Room, Kitchen,
Bathroom/W.C.

First Floor Two Bedrooms, W.C.

Outside Yard to the rear.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
124 1 Lloyd Avenue, Birkenhead, Merseyside CH41 8AP
*GUIDE PRICE £50,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 10020449

Not to scale. For identification purposes only

- **2 Bedroom end terrace. Double glazing. Central heating.**

Description A two bedroomed end terraced property benefiting from double glazing and central heating. The property would be suitable for immediate investment purposes with a potential rental income of £5,100 per annum.

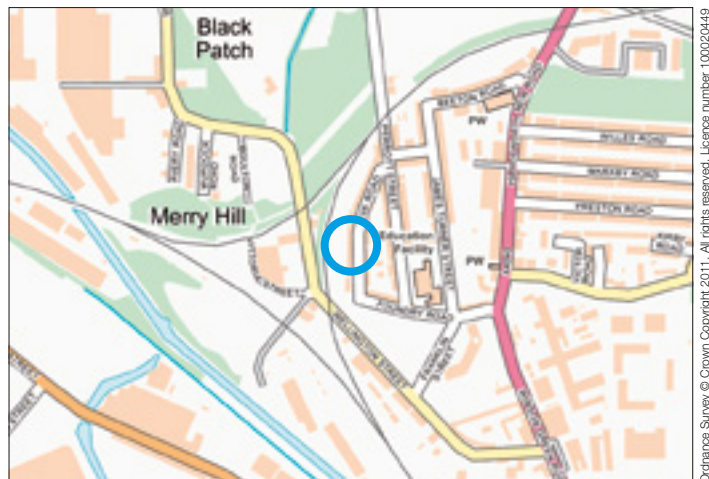
Situated Off Park Road North in a popular and well established residential location within close proximity to Birkenhead Town Centre and amenities.

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear.

Ground Floor Lounge, Dining Room, Kitchen

LOT
125 42 Eva Road, Birmingham B18 4NQ
*GUIDE PRICE £72,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 10020449

Not to scale. For identification purposes only

- **Two bedroomed mid terraced. Double glazing. Central heating.**

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

Situated Off Perrott Street in Winson Green approximately 3 miles from Birmingham City Centre.

First Floor 2 Bedrooms, Bathroom/W.C.

Outside Yard to rear

Ground Floor 2 Living Rooms, Kitchen

LOT

126**Former Farnworth Arms, 1 Farnworth Street, 129 & 131 Kensington,
Liverpool L6 9BA*****GUIDE PRICE £100,000+**

Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020049

- **Former public house with planning permission for 2 four storey blocks**

Description The site comprises of the former Farnworth Arms and benefits from planning consent for the construction of 2 four storey blocks comprising 4 x 5 bedroom student accommodation units i.e. 20 student rooms in total.

Situated Fronting Farnworth Street off Boaler Street in a popular residential location close to city centre amenities, Liverpool Universities, The Royal Liverpool University Hospital.

Joint Agent
Lambert Smith Hampton

**Lambert
Smith
Hampton**

Now accepting instructions for
our 2 November 2017 auction
Closing date 6 October



James Kersh MRICS james@suttonkersh.co.uk
Cathy Holt MNAEA cathy.holt@suttonkersh.co.uk
0151 207 6315

Notes



11 Allerton Road, Liverpool L18 1LG

0151 482 2594

lettings@suttonkersh.co.uk

Attention Landlords!

Whether you are a new landlord with a single property or an experienced landlord with an extensive portfolio, we have nearly 40 years experience in finding tenants quickly and managing their on-going needs.

- Let only or fully managed service
- Service charge blocks
- Thorough tenant referencing
- Comprehensive inventory*
- Rent warranty*
- ARLA registered

**YOU BUY THE PROPERTY –
LET US DO ALL THE WORK!**

**DISCOUNTS AVAILABLE
FOR PORTFOLIO LANDLORDS!**

**TALK TO COLIN WOODS, LETTINGS
MANAGER TODAY AT THE LETTINGS DESK**

For more information on our range of landlord services or to arrange a FREE property valuation visit our Lettings Desk today, or:

T: 0151 482 2594 E: lettings@suttonkersh.co.uk



*Available at an additional cost



LET BY

0151 482 2594
suttonkersh.co.uk



LET BY

0151 482 2594
www.suttonkersh.co.uk



0151 482 2594
www.suttonkersh.co.uk

Notes

Notes

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 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. Funds to the sum of 10% of the maximum bid or £3,000 whichever is the greater, must be **cleared** and held with the auctioneer 48 hours prior to the auction to validate the proxy or telephone bidding form. **We will not bid on your behalf or accept your telephone bid unless we hold cleared funds.**

Funds can be paid by cheque made payable to Sutton Kersh (you should allow 4 working days for them to clear) bankers draft, bank transfer or debit and credit card (subject to an additional charge). Please note we do not accept cash.

Should your telephone or proxy bid not be successful, all cleared funds would be returned within 48 hours of the auction closing.

Buyer's Administration Charge – The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of £750+VAT (£900 including VAT @ 20%) (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 Please note we must hold 2 forms of ID prior to auction:
1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement)
- 17 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* bankers draft* bank transfer* debit/credit card for 10% deposit (£3,000 minimum) £ enclosed herewith (made payable to Sutton Kersh). **Please see Note 3 regarding cleared funds overleaf**

Buyer's Administration Charge – Should my bid be successful I agree to pay a Buyer's Administration Charge of £750+VAT (£900 including VAT @ 20%) (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

Please note we must hold 2 forms of ID prior to auction: 1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement)

FOR SUTTON KERSH OFFICE USE ONLY: Identification documentation seen (one from each list)

List A – Photographic evidence of Identity

List B – Evidence of Residence

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

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

Signed Date

on behalf of Sutton Kersh

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)

Cheque* bankers draft* bank transfer* debit/credit card for 10% deposit (£3,000 minimum) £ enclosed herewith

(made payable to Sutton Kersh). **Please see Note 3 regarding cleared funds overleaf**

Buyer's Administration Charge – Should my bid be successful I agree to pay a Buyer's Administration Charge of £750+VAT (£900 including VAT @ 20%) (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

Please note we must hold 2 forms of ID prior to auction: 1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement)

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

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 leave the AUCTION:

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

A5.4 If you do not we may either:

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

A5.5 The deposit:

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

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

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

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

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

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

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

G1. The lot

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

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

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

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

- (a) matters registered or capable of registration as local land charges;
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
- (c) notices, orders, demands, proposals and requirements of any competent authority;
- (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
- (e) rights, easements, quasi-easements, and wayleaves;
- (f) outgoing and other liabilities;
- (g) any interest which overrides, within the meaning of the Land Registration Act 2002;
- (h) matters that ought to be disclosed by the searches and enquires 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:

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

- G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.
- G15. Transfer as a going concern**
- G15.1 Where the SPECIAL CONDITIONS so state:
- (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and
 - (b) this CONDITION G15 applies.
- G15.2 The SELLER confirms that the SELLER
- (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and
 - (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.
- G15.3 The BUYER confirms that:
- (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
 - (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;
 - (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
 - (d) it is not buying the LOT as a nominee for another person.
- G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:
- (a) of the BUYER'S VAT registration;
 - (b) that the BUYER has made a VAT OPTION; and
 - (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.
- G15.5 The BUYER confirms that after COMPLETION the BUYER intends to:
- (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and
 - (b) collect the rents payable under the TENANCIES and charge VAT on them
- G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:
- (a) the SELLER'S conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;
 - (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
 - (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.
- G16. Capital allowances**
- G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.
- G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
- G16.4 The SELLER and BUYER agree:
- (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
 - (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.
- G17. Maintenance agreements**
- G17.1 The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.
- G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.
- G18. Landlord and Tenant Act 1987**
- G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.
- G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.
- G19. Sale by practitioner**
- G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
- G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
- G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability.
- G19.4 The LOT is sold:
- (a) in its condition at COMPLETION;
 - (b) for such title as the SELLER may have; and
 - (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.
- G19.5 Where relevant:
- (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the document of appointment and the PRACTITIONER'S acceptance of appointment; and
 - (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
- G20. TUPE**
- G20.1 If the SPECIAL CONDITIONS state "There are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.
- G20.2 If the SPECIAL CONDITIONS do not state "There are no employees to which TUPE applies" the following paragraphs apply:
- (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
 - (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees.
 - (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the Transferring Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.
 - (d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION.
- G21. Environmental**
- G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.
- G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT.
- G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.
- G22. Service Charge**
- G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.
- G22.2 No apportionment is to be made at COMPLETION in respect of service charges.
- G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:
- (a) service charge expenditure attributable to each TENANCY;
 - (b) payments on account of service charge received from each tenant;
 - (c) any amounts due from a tenant that have not been received;
 - (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.
- G22.4 In respect of each TENANCY, if the service charge account shows that:
- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to the excess when it provides the service charge account;
 - (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the BUYER must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the SELLER within five BUSINESS DAYS of receipt in cleared funds; but in respect of payments on account that are still due from a tenant CONDITION G11 (arrears) applies.
- G22.5 In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.
- G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
- (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and
 - (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.
- G23. Rent reviews**
- G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.
- G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.
- G23.3 Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.
- G23.4 The SELLER must promptly:
- (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
 - (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.
- G23.5 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.
- G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as arrears.
- G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.
- G24. Tenancy renewals**
- G24.1 This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- G24.2 Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
- G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.
- G24.4 Following COMPLETION the BUYER must:
- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
 - (b) 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.
- G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.
- G25. Warranties**
- G25.1 Available warranties are listed in the SPECIAL CONDITIONS.
- G25.2 Where a warranty is assignable the SELLER must:
- (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
 - (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.
- G25.3 If a warranty is not assignable the SELLER must after COMPLETION:
- (a) hold the warranty on trust for the BUYER; and
 - (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.
- G26. No assignment**
- The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.
- G27. Registration at the Land Registry**
- G27.1 This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:
- (a) procure that it becomes registered at Land Registry as proprietor of the LOT;
 - (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
 - (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2 This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:
- (a) apply for registration of the TRANSFER;
 - (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and
 - (c) join in any representations the SELLER may properly make to Land Registry relating to the application.
- G28. Notices and other communications**
- G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.
- G28.2 A communication may be relied on if:
- (a) delivered by hand; or
 - (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
 - (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.
- G28.3 A communication is to be treated as received:
- (a) when delivered, if delivered by hand; or
 - (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.
- G28.4 A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.
- G29. Contracts (Rights of Third Parties) Act 1999**
- No one is intended to have any benefit under the CONTRACT pursuant to the Contract (Rights of Third Parties) Act 1999.

Extra General Conditions

Applicable for all lots where the Common Auction Conditions apply.

1. The Deposit

- 1.1 General Conditions A5.5a shall be deemed to be deleted and replaced by the following:
- A5.5a. The Deposit: a) must be paid to the AUCTIONEERS by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)
- b) is to be held as stakeholder save to the extent of the AUCTIONEERS' fees and expenses which part of the deposit shall be held as agents for the SELLER

2. Buyer's Administration Charge

- 2.1 Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £750+VAT (£900 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.

3. Extra Auction Conduct Conditions

- 3.1 Despite any special CONDITION to the contrary the minimum deposit we accept is £3,000 (or the total price, if less). A special CONDITION may, however, require a higher minimum deposit.

4. Searches

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

Commercial Property and Professional Services

Auctions – Liverpool

2 Cotton Street
Liverpool L3 7DY
Tel: 0151 207 6315
auctions@suttonkersh.co.uk

Auctions – London

3 Belgrave Gardens
St Johns Wood
London NW8 0QY
Tel: +44(0)20 7625 9007
info@auctionhouselondon.co.uk

Commercial Property

2 Cotton Street
Liverpool L3 7DY
Tel: 0151 207 9339
commercial@suttonkersh.co.uk

Building Surveying

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

Mortgages

40–42 Allerton Road
Liverpool L18 1LN
Tel: 0151 280 0407
mortgages@suttonkersh.co.uk

Surveys & Valuations

2 Cotton Street
Liverpool L3 7DY
Tel: 0151 207 9966
exchange@suttonkersh.co.uk

Block Management

6 Cotton Street
Liverpool L3 7DY
Tel: 0151 482 2555
management@suttonkersh.co.uk

Residential Lettings & Estate Agency Services

Residential Lettings Head Office

6 Cotton Street
Liverpool L3 7DY
Tel: 0151 207 5923
lettings@suttonkersh.co.uk
Fax: 0151 482 2566

Residential Lettings City Centre

30–32 Exchange Street East
Liverpool L2 3PQ
Tel: 0151 207 5923
lettings@suttonkersh.co.uk
Fax: 0151 236 3755

Residential

Allerton & South Liverpool

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

City Centre

30–32 Exchange Street East
Liverpool L2 3PQ
Tel: 0151 236 2332
Fax: 0151 236 3755
citycentre@suttonkersh.co.uk

West Derby & Central Liverpool

18 West Derby Village
Liverpool L12 5HW
Tel: 0151 256 7837
Fax: 0151 226 1349
westderby@suttonkersh.co.uk

Allerton & South Liverpool Lettings

11 Allerton Road
Liverpool L18 1LG
Tel: 0151 482 2594
allertonlettings@suttonkersh.co.uk

SuttonKersh

2 Cotton Street
Liverpool L3 7DY

