

NOW INVITING  
INSTRUCTIONS  
FOR OUR  
**14 DECEMBER AUCTION**

# SuttonKersh



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

**Thursday 2 November 2017**

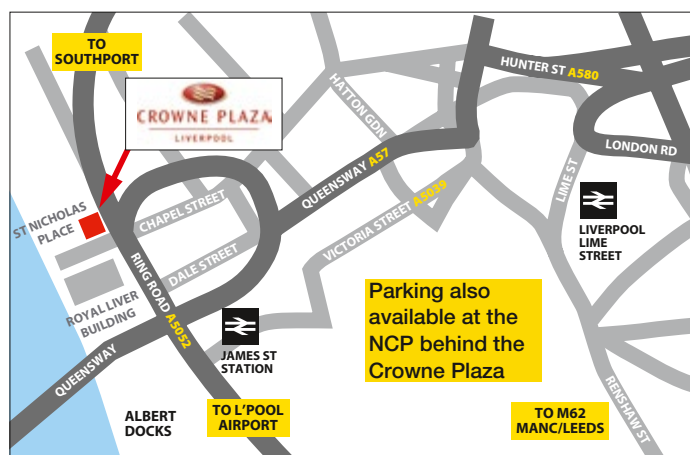
**Commencing at 12 noon prompt at**

Crowne Plaza 2 St Nicholas Place

Pier Head Liverpool L3 1QW

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

# Location



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

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

Please speak to Cathy Holt on  
**0151 207 6315**

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

## Auction programme 2017

### AUCTION DATES

### CLOSING DATES

9th February	13th January
29th March	3rd March
25th May	28th April
12th July	16th June
14th September	18th August
2nd November	6th October
14th December	17th November

## Auction programme 2018

### AUCTION DATES

### CLOSING DATES

Thursday 15th February	19th January
Wednesday 28th March	2nd March
Thursday 24th May	27th April
Thursday 19th July	22nd June
Thursday 13th September	17th August
Thursday 1st November	5th October
Thursday 13th December	16th November

# Merseyside's leading auction team...



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



**Cathy Holt MNAEA MNAVA**  
Associate Director  
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**Andrew Binstock BSc (Hons)**  
Auctioneer



**Katie Donohue BSc (Hons) MNAVA**  
Auction Valuer  
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### CONTACT

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for free advice or to arrange a free valuation

**0151 207 6315**  
[auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk)



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# Auctioneer's pre-sale announcements

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

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

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

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

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

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

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

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

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

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

note that some legal packs may contain additional fees (such as the requirement for the seller to pay the vendor's legal fees).

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 Thursday 14 September

LOT	PROPERTY	RESULT	PRICE
1	9-11 Lorne Street, Liverpool L7 0JP	Sold	£105,000
2	29 Brentwood Street, Wallasey, Merseyside CH44 4BB	Sold	£45,000
3	9 Long Lane, Garston, Liverpool L19 6PE	Available At	£50,000
4	20 Blake Street, Stoke-On-Trent ST6 4BE	Withdrawn	
5	Wicksten Cottage, Grange Road, Runcorn, Cheshire WA7 5SE	Sold	£80,000
6	1 Mowbray Grove, Liverpool L13 1DN	Sold	£79,000
7	407 Cherry Lane, Liverpool L4 8SB	Withdrawn	
8	Apt 7 Meribel Square, Prescott, Merseyside L34 5TH	Withdrawn	
9	71 Orrell Lane, Orrell Park, Liverpool L9 8BX	Sold	£100,000
10	104 Chirkdale Street, Liverpool L4 3SQ	Sold After	
11	1-3 Macdonald Street, Wavertree, Liverpool L15 1EJ	Available At	£80,000
12	Apt 20 Meribel Square, Prescott, Merseyside L34 5TH	Withdrawn	
13	21 Sandringham Road, Tuebrook, Liverpool L13 8BX	Sold Prior	
14	72 Dane Street, Liverpool L4 4DZ	Sold	£45,000
15	62 Rushton Road, Stoke-On-Trent ST6 2HP	Sold Prior	
16	Land At 6 Boswell Street, Liverpool L8 0RW	Sold Prior	
17	2 Prospect Vale, Fairfield, Liverpool L6 8PG	Available At	£220,000
18	Former Carr Mill Clinic, Eskdale Avenue, St. Helens, Merseyside WA11 7EJ	Postponed	
19	160a Stuart Road, Walton, Liverpool L4 5QY	Sold	£98,000
20	Apt 4 Meribel Square, Prescott, Merseyside L34 5TH	Withdrawn	
21	100 Spofforth Road, Liverpool L7 6JY	Sold After	
22	The Polaris Public House, 2a Blakehall, Skelmersdale, Lancashire WN8 9AZ	Available At	£145,000
23	Apt 21 Meribel Square, Prescott, Merseyside L34 5TH	Withdrawn	
24	Flat 3, 39 Rossett Road, Liverpool L23 3AN	Available At	£72,500
25	44 Hawthorne Road, Bootle, Merseyside L20 2DW	Sold After	
26	107 Peel Road, Bootle, Merseyside L20 4JZ	Sold After	
27	13 Devonshire Road, Liverpool, Merseyside L8 3TX	Available At	£850,000
28	77 Fieldton Road, Liverpool L11 9AF	Withdrawn	
29	Flat 6, 32 Christchurch Road, Prenton, Merseyside CH43 5SF	Sold	£75,000
30	24 Seaview Road, Wallasey, Merseyside CH45 4LA	Sold	£60,000
31	7 Grafton Grove, Liverpool L8 6RW	Sold	£54,000
32	Apt 3, 1a Vicar Road, Liverpool L6 0BW	Sold	£33,000
33	526 Stanley Road, Bootle, Merseyside L20 5DW	Sold	£75,500
34	8, 8a, 8b, 8c, 8d Oriel Street, Liverpool L3 6DU	Sold Prior	
35	Flat 3, 1 Wellington Street, Garston, Liverpool L19 2LX	Withdrawn	
36	29 Cherry Lane, Liverpool L4 6UG	Sold	£67,000
37	12/5 Social Club, Rusland Road, Liverpool L32 6QW	Available At	£120,000
38	3 Warton Terrace, Bootle, Merseyside L20 4QA	Sold	£42,250
39	45 St. Ives Grove, Liverpool L13 3AL	Sold	£41,000
40	43 Hollingbourne Road, Liverpool L11 3AJ	Sold	£54,000
41	71 Windsor Road, Tuebrook, Liverpool L13 8BB	Sold	£66,000
42	73 Windsor Road, Tuebrook, Liverpool L13 8BB	Sold	£60,000
43	46 Frodsham Street, Birkenhead, Merseyside Ch41 9DW	Sold Prior	
44	32 Stanley Road, Bootle, Merseyside L20 2AA	Available At	£95,000
45	117 Green Lane, Stoneycroft, Liverpool L13 7BB	Withdrawn	
46	Land At Minton Road, Kirkby, Liverpool L33 5XQ	Available At	£65,000
47	84 Barlows Lane, Liverpool L9 9hy	Sold After	
48	90a Litherland Road, Bootle, Merseyside L20 3HZ	Available At	£40,000
49	90 Litherland Road, Bootle, Merseyside L20 3HZ	Available At	£25,000
50	407/407a Poulton Road/1&1a Sherlock Lane, Wallasey, Merseyside CH44 4DF	Sold	£112,000
51	14 Upton Road, Wirral, Merseyside CH46 0PA	Sold After	
52	39 Morgan Street, St. Helens, Merseyside WA9 1PE	Sold Prior	
53	Flat 12, 1 Wellington Street, Garston, Liverpool L19 2LX	Withdrawn	
54	Land On The North Side Of Coltart Road, Liverpool L8 0TN	Sold	£275,000



55	17 Lomas Street, Stoke-On-Trent ST4 7AE	Sold Prior	
56	113 Barford Road, Hunts Cross, Liverpool L25 0PW	Sold	£155,000
57	159 Leek New Road, Stoke-On-Trent ST6 2LG	Sold Prior	
58	1034 Pershore Road, Selly Park, Birmingham B29 7PX	Sold	£176,000
59	12 Wheatland Lane, Wallasey, Merseyside CH44 7EQ	Available At	£43,000
60	20 May Place, Stoke-On-Trent ST4 3EA	Sold Prior	
61	271 Hawthorne Road, Bootle, Merseyside L20 3AP	Sold	£50,000
62	12 Conwy Drive, Liverpool L6 5JP	Sold Prior	
63	47 Freehold Street, Liverpool L7 0JH	Available At	£100,000
64	36 Mildmay Road, Bootle, Merseyside L20 5EN	Available At	£53,000
65	64 Linner Road, Speke, Liverpool L24 3UJ	Sold	£57,000
66	54 Hinton Street, Fairfield, Liverpool L6 3AR	Sold	£43,500
67	Land At 1-4 Acorn Way, Bootle, Merseyside L20 6QA	Withdrawn	
68	Land At 5, 6 & 9 Acorn Way, Bootle, Merseyside L20 6QA	Withdrawn	
69	77 September Road, Liverpool L6 4DG	Sold	£57,000
70	17 Preston Grove, Liverpool L6 4AH	Available At	£90,000
71	The Salutation Public House, 199 Walton Road, Liverpool L4 4AJ	Available At	£100,000
72	Land Opposite 25 Gladstone Street, Woolton, Liverpool L25 7SS	Sold Prior	
73	Apartment 35 Knightsbridge Court, Rawlins Street, Liverpool L7 0JE	Sold Prior	
74	4a Chatsworth Road, Morecambe, Lancashire LA4 4JG	Withdrawn	
75	12 Suburban Road, Liverpool L6 0BP	Sold	£70,000
76	14 Lilly Grove, Liverpool L4 6UR	Available At	£40,000
77	25 Fairmead Road, Liverpool L11 5AS	Sold	£65,000
78	3 Davis Street, Stoke-On-Trent ST4 7AD	Sold Prior	
79	Ground Rents 93a, 95b, 97a And 97c Eastbank Street, Southport, PR8 1DG	Sold	£3,000
80	10 Wimborne Close, Liverpool L14 8UH	Postponed	
81	17b Anfield Road, Liverpool L4 0TE	Sold Prior	
82	194-196 Boardmans Lane, St. Helens, Merseyside WA9 1QU	Available At	£43,000
83	143 City Road, Liverpool L4 5UR	Available At	£55,000
84	19 Longfellow Street, Bootle, Merseyside L20 4JR	Sold	£33,000
85	41 Vanbrugh Crescent, Liverpool L4 7TY	Postponed	
86	60 Hawthorn Road, Little Sutton, Ellesmere Port CH66 1PU	Sold	£70,000
87	66 Greenleaf Street, Liverpool L8 0RB	Sold	£42,500
88	99 Ennismore Road, Old Swan, Liverpool L13 2AS	Sold Prior	
89	34 Longfellow Street, Bootle, Merseyside L20 4JR	Sold	£33,000
90	1 Woodhey Road, Grassendale, Liverpool L19 3QJ	Withdrawn	
91	Land At 7-9, & 13-15 Fairfield Street, Liverpool L7 0JY	Withdrawn	
92	11 Ledsham Road, Little Sutton, Ellesmere Port CH66 4QE	Sold	£132,000
93	20 Hahnemann Road, Liverpool L4 3SA	Sold	£53,000
94	65 Henry Street, Stoke-On-Trent ST6 5HP	Withdrawn	
95	24 Ismay Road, Liverpool L21 8LY	Sold	£50,000
96	37 Ripon Street, Liverpool L4 5UG	Sold	£30,500
97	30 Beechwood Road, Litherland, Liverpool L21 8JZ	Sold	£45,000
98	156 Peel Road, Bootle, Merseyside L20 4LB	Sold	£36,000
99	60 Rydal Street, Liverpool L5 6QS	Sold After	
100	11 Townsend Lane, Anfield, Liverpool L6 0AX	Sold Prior	
101	44 Shelley Street, Bootle, Merseyside L20 4LQ	Sold	£38,500
102	12 Speke Road, Woolton, Liverpool L25 7TL	Sold	£55,000
103	36 Galloway Street, Liverpool L7 6PD	Sold	£44,000
104	110 Peel Road & 70 Wordsworth Street, Bootle, Merseyside L20 4LA	Sold	£125,000
105	8 Rangemore Road, Mossley Hill, Liverpool L18 4PW	Sold	£266,000
106	122 Hartsbourne Avenue, Liverpool L25 1PZ	Sold Prior	
107	15 Garmoye Road, Liverpool L15 3HN	Sold	£112,000
108	120 Hawthorne Road, Bootle, Merseyside L20 9JY	Sold After	
109	4 Morecambe Street, Liverpool L6 4AX	Sold Prior	
110	26 Lorne Street, Liverpool L7 0JR	Sold	£133,000

111	20 North Park Court, Wallasey, Merseyside CH44 6PP	Available At	£45,000
112	32 Handfield Street, Liverpool L5 6PF	Sold Prior	
113	74 Crown Street, Newton-Le-Willows, Merseyside WA12 9DA	Sold Prior	
114	The Former Red Lion Public House, 21 Market Place, Prescot L34 5SB	Sold After	
115	14 Hawthorne Road, Bootle, Merseyside L20 2DN	Postponed	
116	26 Oakwood Close, Blackpool FY4 5FD	Available At	£142,000
117	74 Dorset Road, Tuebrook, Liverpool L6 4DX	Sold	£45,000
118	11 Wimbledon Street, Liverpool L15 4JL	Postponed	
119	Flat 3, 10 Queens Road, Southport, Merseyside PR9 9HN	Sold	£75,000
120	Trevoise, Lower Road, New Brighton, Wrexham, Clwyd LL11 3DT	Available At	£75,000
121	Flat 2, 643 Borough Road, Birkenhead, Merseyside CH42 9QA	Available At	£50,000
122	42 Bank Road, Bootle, Merseyside L20 4AZ	Sold	£64,000
123	47 Berdmore Street, Stoke-On-Trent ST4 3HD	Sold Prior	
124	1 Lloyd Avenue, Birkenhead, Merseyside CH41 8AP	Postponed	
125	42 Eva Road, Birmingham B18 4NQ	Sold	£80,000
126	Former Farnworth Arms, 1 Farnworth Street/Kensington L6 9BA	Withdrawn	

Total Realisation = **£5,326,055**

Now accepting instructions for  
our 14 December 2017 auction  
Closing date 17 November



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

# 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 buys at auction.**

## **What the new regulations mean for you as a buyer at the auction:**

1. In the case of an **individual** purchasing 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 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 satisfactorily fulfil the necessary requirements.

**Upon a successful purchase 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). In all cases we will require proof of funds.**

### **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](mailto: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.**

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**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 2 November

## For sale by public auction unless sold prior or withdrawn

1	41 Vanbrugh Crescent, Liverpool L4 7TY	£60,000+
2	1 Weaver Street, Liverpool L9 1EH	£30,000–£35,000
3	46 George Arthur Road, Birmingham B8 1LW	£72,000+
4	Land at 56–60 Oakfield Road, Walton, Liverpool L4 2QF	£50,000+
5	72 Cannock Road, Cannock, Staffordshire WS11 5BY	£76,500+
6	47 Warwick Street, Liverpool L8 6TG	£20,000–£30,000
7	23 Crosby Avenue, Warrington WA5 0DL	£35,000–£45,000
8	56 Gray Street, Bootle, Merseyside L20 4RZ	£40,000–£50,000
9	25 Alpass Avenue, Warrington WA5 0DH	£65,000+
10	75c Seaforth Road, Liverpool L21 3TY	£70,000+
11	20 Falkner Street, Liverpool L8 7PZ	£500,000+
12	619 and 619a Prescott Road, Old Swan, Liverpool L13 5XA	£175,000+
13	31a & 31b Priory Road, Liverpool L4 2RT	£50,000–£60,000
14	1–3 Macdonald Street, Wavertree, Liverpool L15 1EJ	£70,000+
15	17 Preston Grove, Liverpool L6 4AH	£75,000+
16	3 Whittington House, Beach Road, Litherland, Liverpool L21 2NE	£40,000+
17	29 Colebrooke Road, Aigburth, Liverpool L17 7BY	£150,000+
18	Land at Poulton Bridge Road, Wallasey, Merseyside CH44 5SN	£150,000+
19	Flat 18 Park View, 156 East Prescott Road, Liverpool L14 5ND	£75,000+
20	25 Kremlin Drive, Liverpool L13 7BU	£90,000+
21	143 City Road, Liverpool L4 5UR	£40,000–£50,000
22	21 Woodfield Road, Blackpool FY1 6AX	£100,000+
23	16 Nineveh Avenue, Birmingham B21 0SZ	£102,500+
24	52 Burns Street, Bootle, Merseyside L20 4RJ	£40,000–£50,000
25	Apt 5 Willow Rise, Roughwood Drive, Liverpool L33 8WZ	£25,000–£35,000
26	26 Maple Grove, Liverpool L8 0RL	£90,000+
27	Unit 7 Lingard Court, Skypark Industrial Estate, Liverpool L24 1YL	£80,000+
28	Belle Vale Adventure Playground, 1 Stapleford Road L25 2NP	£100,000+
29	Flats 1 & 3, 442 Stanley Road, Bootle, Merseyside L20 5AE	£55,000+
30	The Lion Public House, 68 Market Street, Birkenhead CH41 5BT	£85,000+
31	37 Park Road, Toxteth, Liverpool L8 6SH	£25,000–£30,000
32	42 Rudyard Road, Knotty Ash, Liverpool L14 5NN	£75,000+
33	29 Rudyard Road, Knotty Ash, Liverpool L14 5NN	£75,000+
34	32 Stanley Road, Bootle, Merseyside L20 2AA	£75,000+
35	Land at Minton Road, Kirkby, Liverpool L33 5XQ	£50,000+
36	Flat 2 Princes Court, 6 Croxteth Road, Liverpool L8 3UJ	£35,000+
37	102 Fieldton Road, Liverpool L11 9AQ	£40,000+
38	31 Bibbys Lane, Bootle, Merseyside L20 4JJ	£30,000+
39	117 Upton Rocks Avenue, Widnes, Cheshire WA8 9DA	£250,000+
40	49 Rhodesia Road, Liverpool L9 9BS	£55,000+
41–44	Plot 6, 7, 8, 9, Land Greenfield Terrace, Merthyr Tydfil CF47 9HN	£500+
45	95 Lime Street, Wolverhampton WV3 0EX	£63,000+
46	2 Prospect Vale, Fairfield, Liverpool L6 8PG	£190,000+
47	9 Rose Close, Murdishaw, Runcorn, Cheshire WA7 6DJ	£55,000+
48	328 Park Street, Haydock, St. Helens, Merseyside WA11 0BG	£35,000–£40,000
49	17 Callington Close, Liverpool L14 8XP	£35,000–£40,000
50	133 Hebden Road, Liverpool L11 9AN	£50,000+
51	Lou's Cafe, Regent Road/Bankfield Street, Liverpool L20 8EJ	£50,000+
52	5 Station Road, Haydock, St. Helens, Merseyside WA11 0JJ	£40,000–£45,000
53	47 Freehold Street, Liverpool L7 0JH	£70,000+
54	31 Charnwood Street, St. Helens, Merseyside WA9 2DJ	£35,000–£40,000
55	14 Bannerman Street, Liverpool L7 6JP	£40,000+
56	23 Forfar Road, Liverpool L13 8DU	£45,000+
57	17 Coniston Street, Liverpool L5 6QY	£40,000+
58	38 Rydal Street, Liverpool L5 6QS	£35,000–£40,000
59–68	Plots 34–43, land west of the river Tonge, Bolton	NIL RESERVE
69	12 Stockbridge Street, Liverpool L5 6PB	£30,000–£35,000
70	83 Stockbridge Street, Liverpool L5 6PA	£25,000–£30,000
71	30 Grasmere Street, Liverpool L5 6RJ	£35,000–£40,000
72	122 Moscow Drive, Liverpool L13 7DL	£80,000+
73	25 Rickman Street, Liverpool L4 1RL	£30,000–£35,000

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

74	44 Dane Street, Liverpool L4 4DZ	£35,000–£40,000
75	27 Sunningdale Road, Liverpool L15 4HJ	£60,000+
76	2 Derwent Road West, Liverpool L13 6QP	£75,000+
77	64 Dunluce Street, Liverpool L4 3RQ	£40,000+
78	11/11a Poulton Road, Wallasey, Merseyside CH44 6LB	£65,000–£75,000
79	7 Viola Street, Bootle, Merseyside L20 7DP	£35,000–£40,000
80	96 Olivia Street, Bootle, Merseyside L20 2ET	£35,000+
81	29 Ursula Street, Bootle, Merseyside L20 2EX	£35,000–£40,000
82	2 Hero Street, Bootle, Merseyside L20 2HA	£60,000–£70,000
83	142 Bedford Road, Bootle, Merseyside L20 2DT	£45,000+
84	Flat 1 & 2, 112 Hawthorne Road, Bootle, Merseyside L20 9JY	£65,000+
85	79 Kilburn Street, Liverpool L21 8HN	£35,000+
86	59 Wordsworth Street, Bootle, Merseyside L20 4JN	£35,000+
87	24 Challis Street, Birkenhead, Merseyside CH41 7DH	£35,000–£40,000
88	26 Hargreaves Street, St. Helens, Merseyside WA9 2DH	£35,000–£40,000
89	78 Gladstone Street, St. Helens, Merseyside WA10 4NR	£35,000–£40,000
90	92–94 Hale Road, Walton, Liverpool L4 3RW	£75,000+
91	46 Rossett Street, Liverpool L6 4AW	£35,000–£40,000
92	71 Grasmere Street, Liverpool L5 6RH	£40,000+
93	42 Downing Road, Bootle, Merseyside L20 9LX	£35,000–£40,000
94	46 Lucerne Road, Wallasey, Merseyside CH44 7HA	£40,000–£45,000
95	Flat 2, 131 Shaw Heath, Stockport, Cheshire SK2 6QX	£80,000+
96	14 Upton Road, Wirral, Merseyside CH46 0PA	£135,000+
97	Five parking spaces to the rear of 69–71 Sefton Street L8 6UD	£35,000+
98	295 Warrington Road, Abram, Wigan, Lancashire WN2 5RQ	£40,000+
99	27 Ritson Street, Liverpool L8 0UE	£40,000+
100	297 Warrington Road, Abram, Wigan, Lancashire WN2 5RQ	£200,000+
101	2 Bracken Walk, Kirkby, Liverpool L32 5SR	£40,000+
102	465 Rice Lane, Liverpool L9 3BZ	£55,000+
103	19 Washway Lane, St. Helens, Merseyside WA11 9LL	£65,000+
104	39 Elmfield, Shevington, Wigan, Lancashire WN6 8DL	£140,000+
105	15 Tabley Road, Liverpool L15 0HJ	£60,000+
106	19 Strathyre Close, Blackpool FY2 0YB	£80,000+
107	3 Dove Road, Liverpool L9 8AT	£60,000+
108	32 Mersey View, Brighton-le-Sands, Liverpool L22 6QB	£125,000+
109	58 Yew Tree Road, Walton, Liverpool L9 1AL	£75,000+
110	12 Wheatland Lane, Wallasey, Merseyside CH44 7EQ	£35,000+
111	146–148 Muirhead Avenue East, Liverpool L11 1EW	£75,000+
112	147 Westminster Road, Morecambe, Lancashire LA3 1SJ	£45,000–£55,000
113	114 Bridge Road, Litherland, Liverpool L21 8NT	£45,000+
114	Flat 1 & 2 62 Stuart Road, Walton, Liverpool L4 5QU	£60,000+
115	Flat 2, 643 Borough Road, Birkenhead, Merseyside CH42 9QA	£36,000+
116	194–196 Boardmans Lane, St. Helens, Merseyside WA9 1QU	£38,000+
117	7 Lister Road, Kensington, Liverpool L7 0HE	£70,000–£80,000
118	34 Brook Street, Southport, Merseyside PR9 8HY	£85,000+
119	14 Hawthorne Road, Bootle, Merseyside L20 2DN	£45,000+
120	52 Scotia Road, Stoke-on-Trent ST6 4EP	£45,000+
121	117 Stonefield Road, Liverpool L14 0NX	£40,000–£45,000
122	Former Hyfrydle Wesleyan Chapel, Denbigh Road LL22 8SP	£37,000+
123	70 Neville Road, Liverpool L9 9BR	£65,000+
124	1 Davis Street, Stoke-on-Trent ST4 7AD	£30,000+
125	79 Silverdale Avenue, Liverpool L13 7EZ	£52,000+
126	17 Kenyon Road, Liverpool L15 5BD	£90,000+
127	134 Fieldton Road, Liverpool L11 9AQ	£40,000+
128	51 Holbeck Street, Liverpool L4 2UR	£30,000+
129	30 Ellen Street, Warrington WA5 0LY	£42,000+
130	43 Mynors Street, Stoke-on-Trent ST1 2DJ	£18,000+
131	32 Townsend Lane, Liverpool L6 0BA	£25,000–£30,000
132	20 Thirlstone Street, Aigburth, Liverpool L17 9PD	£80,000+
133	90 Cedardale Road, Liverpool L9 2BQ	£70,000+
134	24 Parton Street, Liverpool L6 3AW	£45,000+
135	67 Newlove Avenue, St. Helens, Merseyside WA10 4DS	£115,000+
136	26 Oakwood Close, Blackpool FY4 5FD	£125,000+



# Order of sale **by type**

## COMMERCIAL INVESTMENT

- 12 619 and 619a Prescot Road, Old Swan, Liverpool L13 5XA
- 34 32 Stanley Road, Bootle, Merseyside L20 2AA
- 51 Lou's Cafe, Regent Road/Bankfield Street, Liverpool L20 8EJ
- 96 14 Upton Road, Wirral, Merseyside CH46 0PA

## DEVELOPMENT OPPORTUNITIES

- 4 Land at 56-60 Oakfield Road, Walton, Liverpool L4 2QF
- 18 Land at Poulton Bridge Road, Wallasey, Merseyside CH44 5SN
- 31 37 Park Road, Toxteth, Liverpool L8 6SH
- 35 Land at Minton Road, Kirkby, Liverpool L33 5XQ
- 119 14 Hawthorne Road, Bootle, Merseyside L20 2DN

## LAND

- 41-44 Plot 6, 7, 8, 9, Land Greenfield Terrace, Merthyr Tydfil CF47 9HN
- 59-68 Plots 34-43, land west of the river Tonge, Bolton

## PARKING SPACES

- 97 Five parking spaces to the rear of 69-71 Sefton Street L8 6UD

## RESIDENTIAL INVESTMENT

- 7 23 Crosby Avenue, Warrington WA5 0DL
- 9 25 Alpass Avenue, Warrington WA5 0DH
- 10 75c Seaforth Road, Liverpool L21 3TY
- 13 31a & 31b Priory Road, Liverpool L4 2RT
- 14 1-3 Macdonald Street, Wavertree, Liverpool L15 1EJ
- 24 52 Burns Street, Bootle, Merseyside L20 4RJ
- 29 Flats 1 & 3, 442 Stanley Road, Bootle, Merseyside L20 5AE
- 32 42 Rudyard Road, Knotty Ash, Liverpool L14 5NN
- 33 29 Rudyard Road, Knotty Ash, Liverpool L14 5NN
- 37 102 Fieldton Road, Liverpool L11 9AQ
- 46 2 Prospect Vale, Fairfield, Liverpool L6 8PG
- 50 133 Hebden Road, Liverpool L11 9AN
- 72 122 Moscow Drive, Liverpool L13 7DL
- 109 58 Yew Tree Road, Walton, Liverpool L9 1AL
- 113 114 Bridge Road, Litherland, Liverpool L21 8NT
- 116 194-196 Boardmans Lane, St. Helens, Merseyside WA9 1QU
- 117 7 Lister Road, Kensington, Liverpool L7 0HE
- 125 79 Silverdale Avenue, Liverpool L13 7EZ
- 126 17 Kenyon Road, Liverpool L15 5BD
- 127 134 Fieldton Road, Liverpool L11 9AQ
- 129 30 Ellen Street, Warrington WA5 0LY

## VACANT COMMERCIAL

- 6 47 Warwick Street, Liverpool L8 6TG
- 22 21 Woodfield Road, Blackpool FY1 6AX
- 27 Unit 7 Lingard Court, Skypark Industrial Estate, Liverpool L24 1YL
- 30 The Lion Public House, 68 Market Street, Birkenhead CH41 5BT

- 90 92-94 Hale Road, Walton, Liverpool L4 3RW
- 111 146-148 Muirhead Avenue East, Liverpool L11 1EW
- 122 Former Hyfrydle Wesleyan Chapel, Denbigh Road LL22 8SP

## VACANT RESIDENTIAL

- 1 41 Vanbrugh Crescent, Liverpool L4 7TY
- 2 1 Weaver Street, Liverpool L9 1EH
- 3 46 George Arthur Road, Birmingham B8 1LW
- 5 72 Cannock Road, Cannock, Staffordshire WS11 5BY
- 8 56 Gray Street, Bootle, Merseyside L20 4RZ
- 11 20 Falkner Street, Liverpool L8 7PZ
- 15 17 Preston Grove, Liverpool L6 4AH
- 16 3 Whittington House, Beach Road, Litherland, Liverpool L21 2NE
- 17 29 Colebrooke Road, Aigburth, Liverpool L17 7BY
- 19 Flat 18 Park View, 156 East Prescot Road, Liverpool L14 5ND
- 20 25 Kremlin Drive, Liverpool L13 7BU
- 21 143 City Road, Liverpool L4 5UR
- 23 16 Nineveh Avenue, Birmingham B21 0SZ
- 25 Apt 5 Willow Rise, Roughwood Drive, Liverpool L33 8WZ
- 26 26 Maple Grove, Liverpool L8 0RL
- 28 Belle Vale Adventure Playground, 1 Stapleford Road L25 2NP
- 36 Flat 2 Princes Court, 6 Croxteth Road, Liverpool L8 3UJ
- 38 31 Bibbys Lane, Bootle, Merseyside L20 4JJ
- 39 117 Upton Rocks Avenue, Widnes, Cheshire WA8 9DA
- 40 49 Rhodesia Road, Liverpool L9 9BS
- 45 95 Lime Street, Wolverhampton WV3 0EX
- 47 9 Rose Close, Murdishaw, Runcorn, Cheshire WA7 6DJ
- 48 328 Park Street, Haydock, St. Helens, Merseyside WA11 0BG
- 49 17 Callington Close, Liverpool L14 8XP
- 52 5 Station Road, Haydock, St. Helens, Merseyside WA11 0JJ
- 53 47 Freehold Street, Liverpool L7 0JH
- 54 31 Charnwood Street, St. Helens, Merseyside WA9 2DJ
- 55 14 Bannerman Street, Liverpool L7 6JP
- 56 23 Forfar Road, Liverpool L13 8DU
- 57 17 Coniston Street, Liverpool L5 6QY
- 58 38 Rydal Street, Liverpool L5 6QS
- 69 12 Stockbridge Street, Liverpool L5 6PB
- 70 83 Stockbridge Street, Liverpool L5 6PA
- 71 30 Grasmere Street, Liverpool L5 6RJ
- 73 25 Rickman Street, Liverpool L4 1RL
- 74 44 Dane Street, Liverpool L4 4DZ
- 75 27 Sunningdale Road, Liverpool L15 4HJ
- 76 2 Derwent Road West, Liverpool L13 6QP
- 77 64 Dunluce Street, Liverpool L4 3RQ
- 78 11/11a Poulton Road, Wallasey, Merseyside CH44 6LB
- 79 7 Viola Street, Bootle, Merseyside L20 7DP
- 80 96 Olivia Street, Bootle, Merseyside L20 2ET
- 81 29 Ursula Street, Bootle, Merseyside L20 2EX
- 82 2 Hero Street, Bootle, Merseyside L20 2HA
- 83 142 Bedford Road, Bootle, Merseyside L20 2DT

- 84 Flat 1 & 2, 112 Hawthorne Road, Bootle, Merseyside L20 9JY
- 85 79 Kilburn Street, Liverpool L21 8HN
- 86 59 Wordsworth Street, Bootle, Merseyside L20 4JN
- 87 24 Challis Street, Birkenhead, Merseyside CH41 7DH
- 88 26 Hargreaves Street, St. Helens, Merseyside WA9 2DH
- 89 78 Gladstone Street, St. Helens, Merseyside WA10 4NR
- 91 46 Rossett Street, Liverpool L6 4AW
- 92 71 Grasmere Street, Liverpool L5 6RH
- 93 42 Downing Road, Bootle, Merseyside L20 9LX
- 94 46 Lucerne Road, Wallasey, Merseyside CH44 7HA
- 95 Flat 2, 131 Shaw Heath, Stockport, Cheshire SK2 6QX
- 98 295 Warrington Road, Abram, Wigan, Lancashire WN2 5RQ
- 99 27 Ritson Street, Liverpool L8 0UE
- 100 297 Warrington Road, Abram, Wigan, Lancashire WN2 5RQ
- 101 2 Bracken Walk, Kirkby, Liverpool L32 5SR
- 102 465 Rice Lane, Liverpool L9 3BZ
- 103 19 Washway Lane, St. Helens, Merseyside WA11 9LL
- 104 39 Elmfield, Shevington, Wigan, Lancashire WN6 8DL
- 105 15 Tabley Road, Liverpool L15 0HJ
- 106 19 Strathyre Close, Blackpool FY2 0YB
- 107 3 Dove Road, Liverpool L9 8AT
- 108 32 Mersey View, Brighton-le-Sands, Liverpool L22 6QB
- 110 12 Wheatland Lane, Wallasey, Merseyside CH44 7EQ
- 112 147 Westminster Road, Morecambe, Lancashire LA3 1SJ
- 114 Flat 1 & 2 62 Stuart Road, Walton, Liverpool L4 5QU
- 115 Flat 2, 643 Borough Road, Birkenhead, Merseyside CH42 9QA
- 118 34 Brook Street, Southport, Merseyside PR9 8HY
- 120 52 Scotia Road, Stoke-on-Trent ST6 4EP
- 121 117 Stonefield Road, Liverpool L14 0NX
- 123 70 Neville Road, Liverpool L9 9BR
- 124 1 Davis Street, Stoke-on-Trent ST4 7AD
- 128 51 Holbeck Street, Liverpool L4 2UR
- 130 43 Mynors Street, Stoke-on-Trent ST1 2DJ
- 131 32 Townsend Lane, Liverpool L6 0BA
- 132 20 Thirlstone Street, Aigburth, Liverpool L17 9PD
- 133 90 Cedardale Road, Liverpool L9 2BQ
- 134 24 Parton Street, Liverpool L6 3AW
- 135 67 Newlove Avenue, St. Helens, Merseyside WA10 4DS
- 136 26 Oakwood Close, Blackpool FY4 5FD

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LOT

1

**41 Vanbrugh Crescent, Liverpool L4 7TY****\*GUIDE PRICE £60,000+**

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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 Vanbrugh 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

2

**1 Weaver Street, Liverpool L9 1EH****\*GUIDE PRICE £30,000–£35,000**

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

**Description** A two bedroom end of terrace property benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income in excess of £4,200 per annum.

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

**Ground Floor** Through Lounge, Kitchen, Shower Room/WC

**First Floor** Two bedrooms

**Outside** Yard to the rear.



LOT  
3

## 46 George Arthur Road, Birmingham B8 1LW

\*GUIDE PRICE £72,000+



- A two bed mid terraced property. 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 Alum Rock Road in a popular residential area within close proximity to local amenities and approximately 5 miles from Birmingham city centre.

**Outside** Yard to the rear.

**EPC Rating** E

**Ground Floor** Two Reception Rooms, Kitchen, WC.

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

LOT  
4

## Land at 56–60 Oakfield Road, Walton, Liverpool L4 2QF

\*GUIDE PRICE £50,000+



- Development opportunity to erect two shops together with three self contained flats above.

**Description** A cleared site which previously had permission to erect two shops together with three self-contained flats above and has since expired. The land would be suitable for a number of uses, subject to any necessary planning consents. We believe all main services are available, however potential purchasers should make their own enquiries. Planning Reference: 08F/1354



Not to scale. For identification purposes only

**Situated** Fronting Oakfield Road on the corner of Bala Street in an established and popular residential location within easy reach of local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

### Proposed Accommodation

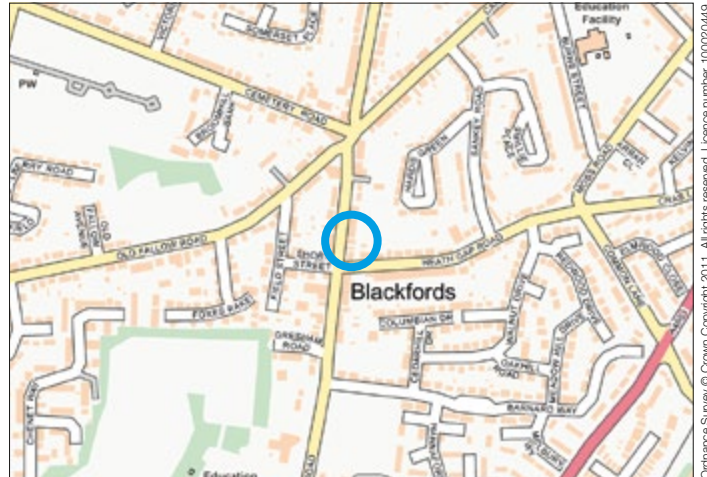
Plans are available for inspection at the Auctioneer's Offices.



LOT  
**5****72 Cannock Road, Cannock, Staffordshire WS11 5BY****\*GUIDE PRICE £76,500+**

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

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



Not to scale. For identification purposes only

**Situated** Fronting Cannock Road in a popular residential location within close proximity to local amenities and within walking distance to Cannock town centre.

**Outside** Yard to the rear.

**EPC Rating** D

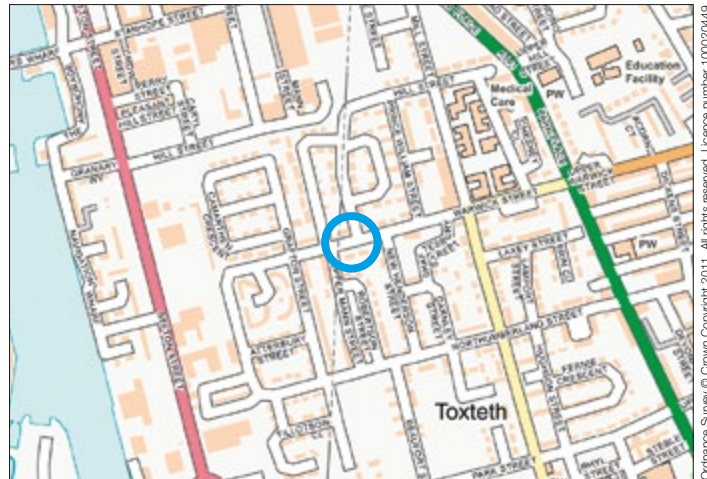
**Ground Floor** Hall, two Reception Rooms, Kitchen.

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

LOT  
**6****47 Warwick Street, Liverpool L8 6TG****\*GUIDE PRICE £20,000–£30,000**

- **A single storey retail unit. Benefits from electric roller shutters.**

**Description** A single storey ground floor retail unit benefiting from electric roller shutters, shared yard and rear garage/storage. The property has previously been used as a Fruit & Veg Shop and would be suitable for a number of uses, subject to any necessary consents. If let as an investment the potential rental income is in excess of £5200 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Warwick Street just off Mill Street in a popular and well established residential area within close proximity to Park Road amenities, schooling and approximately 1 mile from Liverpool city centre.

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

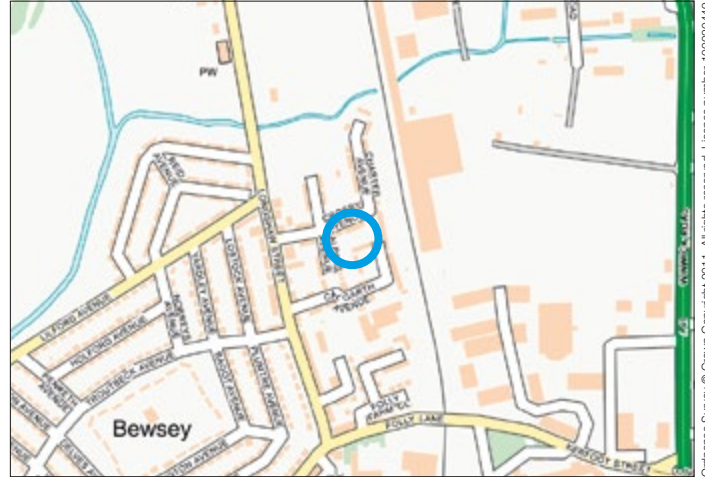
**Outside** Garage, Shared Yard.



LOT  
7**23 Crosby Avenue, Warrington WA5 0DL****\*GUIDE PRICE £35,000–£45,000**

- **Residential investment producing £3,562 per annum.**

**Description** A three bedroomed town house property currently let by way of a Regulated Tenancy producing £3,562 per annum. The property benefits from double glazing, driveway and gardens.



Not to scale. For identification purposes only

**Situated** Off Longshaw Street in an established residential location.

**Ground Floor** Lounge, Kitchen, Bathroom/WC, Vestibule, Rear Porch.

**First Floor** Three bedrooms.

**Outside** Driveway and Gardens.

LOT  
8**56 Gray Street, Bootle, Merseyside L20 4RZ****\*GUIDE PRICE £40,000–£50,000**

- **Three bed plus box room mid terrace. Double glazing. Central heating. Good condition.**

**Description** A three storey three bedroomed plus box room mid terrace property benefiting from double glazing and central heating. The property has recently been refurbished and would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Knowsley Road in a popular and well established residential location within easy access to local amenities and approximately 5 miles from Liverpool city centre.

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

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

**Second Floor** Attic Bedroom.

**Outside** Yard to the rear.

LOT

9

**25 Alpass Avenue, Warrington WA5 0DH****\*GUIDE PRICE £65,000+**

Not to scale. For identification purposes only

- **Residential investment producing a rental income of £7,540 per annum. Double glazing. Gardens.**

**Description** A three bedroomed middle terraced property currently let by way of an Assured Periodic Tenancy producing a rental income of £7,540 per annum. The property benefits from double glazing and gardens to the front and rear.

**Situated** Off Crosby Avenue in a popular and well established residential location close to local amenities. Warrington town centre is approximately 2 miles away.

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

**Ground Floor** Living Room, Kitchen

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

LOT

10

**75c Seaforth Road, Liverpool L21 3TY****\*GUIDE PRICE £70,000+**

Not to scale. For identification purposes only

- **Four bed town house. Double glazing. Central heating.**

**Description** A vacant three storey mid-town house benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential annual income in excess of £7,200 per annum.

**Situated** Fronting Seaforth Road close to local amenities and schooling. Liverpool city centre is approximately 3 miles away.

**Second Floor** Two Further Bedrooms, one with En Suite Shower Room/WC

**Outside** Yard to the rear.

**Ground Floor** Main Entrance Hallway, Open Plan Kitchen/Lounge, WC

**EPC Rating** B

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



LOT  
**11****20 Falkner Street, Liverpool L8 7PZ****\*GUIDE PRICE £500,000+**

- **Freehold Grade II listed Georgian town house converted into three good sized self contained flats. Part refurbished.**

**Description** A Freehold Grade II Listed Georgian town house arranged over lower ground, ground, first and second floors. The property has been converted to provide three good sized self-contained flats (two two-bedroom and one five-bedroom) The ground floor duplex apartment has recently been refurbished and is suitable for immediate occupation or investment. The first and second floors require refurbishment. Once modernised the flats could be sold off separately or let out as an investment opportunity.

**Situated** Fronting Falkner Street in between Catherine Street and Hope Street in a sought after location within walking distance into Liverpool city centre, Hope Street University and Liverpool Anglican Cathedral.

Lower Ground/Ground Floor

**Flat 1** Hall, Lounge, Bedroom 1, WC, Stairs down to Kitchen/Dining Room, Bathroom/WC with walk-in shower, Bedroom 2.

**Ground Floor** Main Entrance Hallway

**First Floor Flat 2** Hall, Kitchen/Diner, Living room, Bathroom/WC, two Bedrooms (one ensuite WC)

#### **Second Floor Flat**

**3** Hall, Kitchen/Breakfast Room, Lounge, Bathroom/WC with walk in shower, two Bedrooms (one ensuite WC) stairs to three Further Rooms, WC

**Outside** Court yard



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LOT

12

619 and 619a Prescot Road, Old Swan, Liverpool L13 5XA

\*GUIDE PRICE £175,000+



- **Mixed use investment producing £18,800pa. Double glazing. Central heating. Steel roller shutters.**

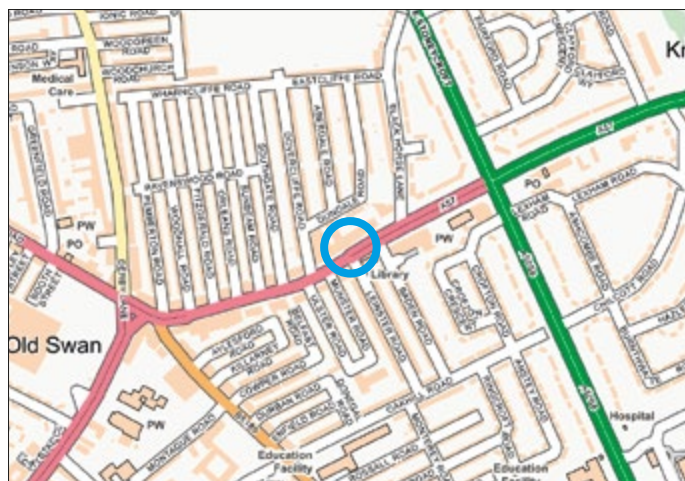
**Description** A mixed use investment opportunity currently producing £18,800 per annum. A two storey mid terrace property comprising a ground floor retail unit currently let by way of a 3 year lease from April 2016 at a rental income of £14,000 per annum. To the first floor there is a two bed roomed flat accessed via a separate front entrance and currently let by way of an Assured Shorthold tenancy at a rental of £4,800 per annum. The first floor was fully fitted and refurbished in 2014 and is in good order throughout. The property benefits from electric steel roller shutters, double glazing and central heating.

**Situated** The premises are situated within a busy shopping area fronting Prescot Road in the Old Swan district. Nearby occupiers include Ladbrokes, Home Bargains, HSBC and a whole host of local traders and approximately 5 miles from Liverpool city centre.

**Ground Floor Shop** Main Sales Area, Store Room, Rear Room, Kitchen, WC 107m<sup>2</sup> (1151sq ft)

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

**Outside** Rear yard.



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LOT  
**13****31a & 31b Priory Road, Liverpool L4 2RT**

\*GUIDE PRICE £50,000–£60,000



- **Two bed mid terrace property converted to provide two self contained flats producing £9,354pa.**

**Description** A two storey mid terrace property converted to provide two self-contained flats (one two-bed and one three-bed) accessed via separate front entrances. The property is fully let producing a rental income of £9,354.00 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Priory Road in a popular and well established residential location within easy access to Stanley Park, Liverpool Football Club and approximately 4 miles from Liverpool city centre.

Bedrooms, Lounge, Kitchen, Bathroom/WC

**Outside** Yard to Rear.

**Note** This property has not been internally inspected. All information has been provided by the seller.

**Ground Floor Flat A** Hall, two Bedrooms, Lounge, Kitchen, Bathroom/WC

**First Floor Flat B** Hall, three

LOT  
**14****1–3 Macdonald Street, Wavertree, Liverpool L15 1EJ**

\*GUIDE PRICE £70,000+



- **Lock up shop with 3 bed house to the side. The shop has steel roller shutters. WC. Double glazing. Central heating.**

**Description** A two storey corner property comprising a lock up shop with a three bed roomed 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.



Not to scale. For identification purposes only

**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.

**EPC Rating D**

**Lock Up Shop**

Main Sales Area, WC Facilities.



LOT

15

## 17 Preston Grove, Liverpool L6 4AH

\*GUIDE PRICE £75,000+



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- **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 £75ppw 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.

**Basement** Cellar. Not Inspected.

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

**First Floor** Three bedrooms (one with en suite Shower Room)

**Second Floor** One further Bedroom.

**Outside** Yard to Rear.

**EPC Rating** E

Not to scale. For identification purposes only

LOT

16

## 3 Whittington House, Beach Road, Litherland, Liverpool L21 2NE

\*GUIDE PRICE £40,000+



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- **Two bed flat. Double glazing. Communal parking.**

**Description** A vacant two bedroomed Apartment benefitting from double glazing, electric storage heaters, intercom entry system, and communal parking. The property would be suitable for immediate investment purposes with a potential annual rental income of in excess of £5900 per annum.

**Situated** Fronting Beach Road which is off Dunning's Bridge Road within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor** Main Entrance Hallway

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

**Outside** Parking.

**EPC Rating** E

Not to scale. For identification purposes only



LOT

17

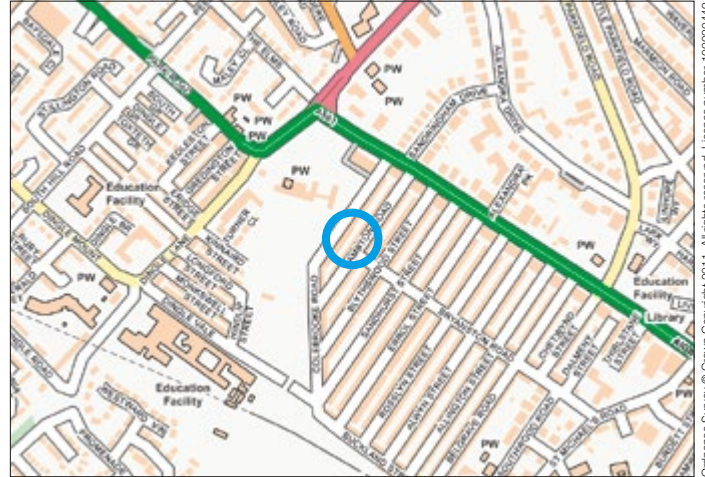
## 29 Colebrooke Road, Aigburth, Liverpool L17 7BY

\*GUIDE PRICE £150,000+



- **Five bed terraced all with ensuite shower/WC. Double glazing. Central heating. Potential rent £22,000 per annum.**

**Description** A five bedroomed end of terraced property which has been fully refurbished and benefits from double glazing, central heating and a large communal kitchen/diner. Each of the bedrooms all benefit from an ensuite shower/WC. There is a further room which can be used as a study or storage. Once fully let to five tenants the potential rental income achievable would be approximately £21,000 per annum. An internal inspection is highly recommended.



Not to scale. For identification purposes only

**Situated** Off Aigburth Road in a popular residential location within close proximity to Aigburth Vale amenities, Schooling, Sefton Park and the popular Lark Lane with transport links approximately 4 miles from Liverpool city centre.

**Ground Floor** Hall, Two Rooms with En-suite, Large Communal Kitchen/Diner

**First Floor** Three Rooms with En-suite, Office/Study

**Outside** Yard to the rear

**Joint Agent**  
Select Homes



LOT

18

## Land at Poulton Bridge Road, Wallasey, Merseyside CH44 5SN

\*GUIDE PRICE £150,000+



- **A vacant plot of land approx 0.23 acres. Proposed development to erect 25 apartments.**

**Description** A vacant plot of land approximately 955 m<sup>2</sup> (0.23 acres) with a proposed development to erect 25 apartments (one three-bed, 16 two-bed and eight one-bed). Plans are available from the Auctioneer's office.



Not to scale. For identification purposes only

**Situated** Fronting Poulton Bridge Road within close proximity to local amenities, approximately 2.5 miles from Birkenhead town centre and 4.5 miles from Liverpool city centre.

**Joint Agent**  
Select Homes



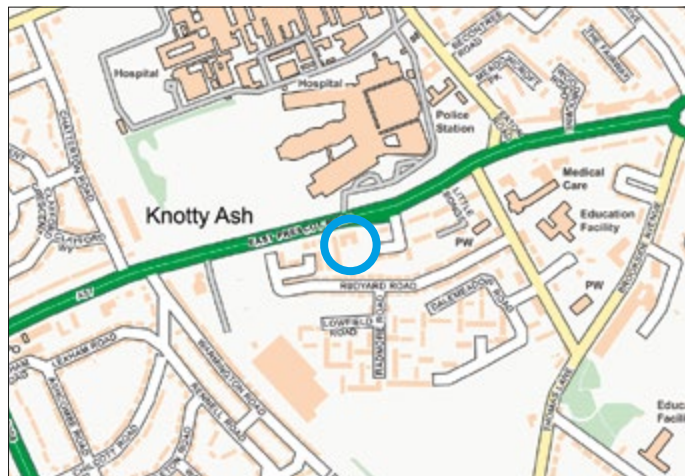


LOT

19

## Flat 18 Park View, 156 East Prescott Road, Liverpool L14 5ND

\*GUIDE PRICE £75,000+



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- A modern three bed roomed purpose built penthouse apartment. Double glazing. Central heating.

**Description** A modern three bed roomed purpose built penthouse apartment suitable for immediate occupation or investment purposes. The property benefits from double glazing, central heating, two bathrooms, secure intercom system and gated access. There is also one allocated car parking space. If the property was let to three tenants at a rental of £80pppw the potential rental income would be in excess of £12,500 per annum. An Internal inspection is strongly recommended.

**Situated** Fronting East Prescott Road in a popular and well established residential location close to local amenities, and approximately 4 miles from Liverpool city centre.

**Ground Floor** Main Entrance Hallway

**Third Floor**

**Flat** Hall, Lounge/Diner Fitted

Kitchen, Storeroom, Bathroom/WC with Walk In Shower, three Bedrooms (one with en suite Bathroom/WC)

**Outside** Communal Gardens and Allocated Parking Space

**EPC Rating** C

LOT

20

## 25 Kremlin Drive, Liverpool L13 7BU

\*GUIDE PRICE £90,000+



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- Six bed end town house. Good order throughout. Double glazing. Central heating.

**Description** A good sized six bed roomed end town house property benefiting from double glazing and central heating. The property is in good order and would be suitable for immediate occupation or investment purposes. Alternatively the property would be suitable for possible flat conversion or HMO Investment purposes, subject to any necessary planning consents. If the property was let to 7 tenants at £75 pppw the potential rental income would be in excess of £27,300 per annum.

**Situated** Off Queens Drive 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** Porch Entrance, Hall, Bathroom/WC, Lounge, Dining Room, Morning Room, Kitchen.

**First Floor** Three bedrooms, Shower Room/WC.

**Second Floor** Three Bedrooms.

**Outside** Gardens Front & Rear.

**EPC Rating** F

LOT  
**21****143 City Road, Liverpool L4 5UR****\*GUIDE PRICE £40,000–£50,000**

- **Double fronted two bedroom end terrace. Double glazing. Central heating.**

**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.



Not to scale. For identification purposes only

**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.

Now accepting instructions for  
our 14 December 2017 auction  
Closing date 17 November



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

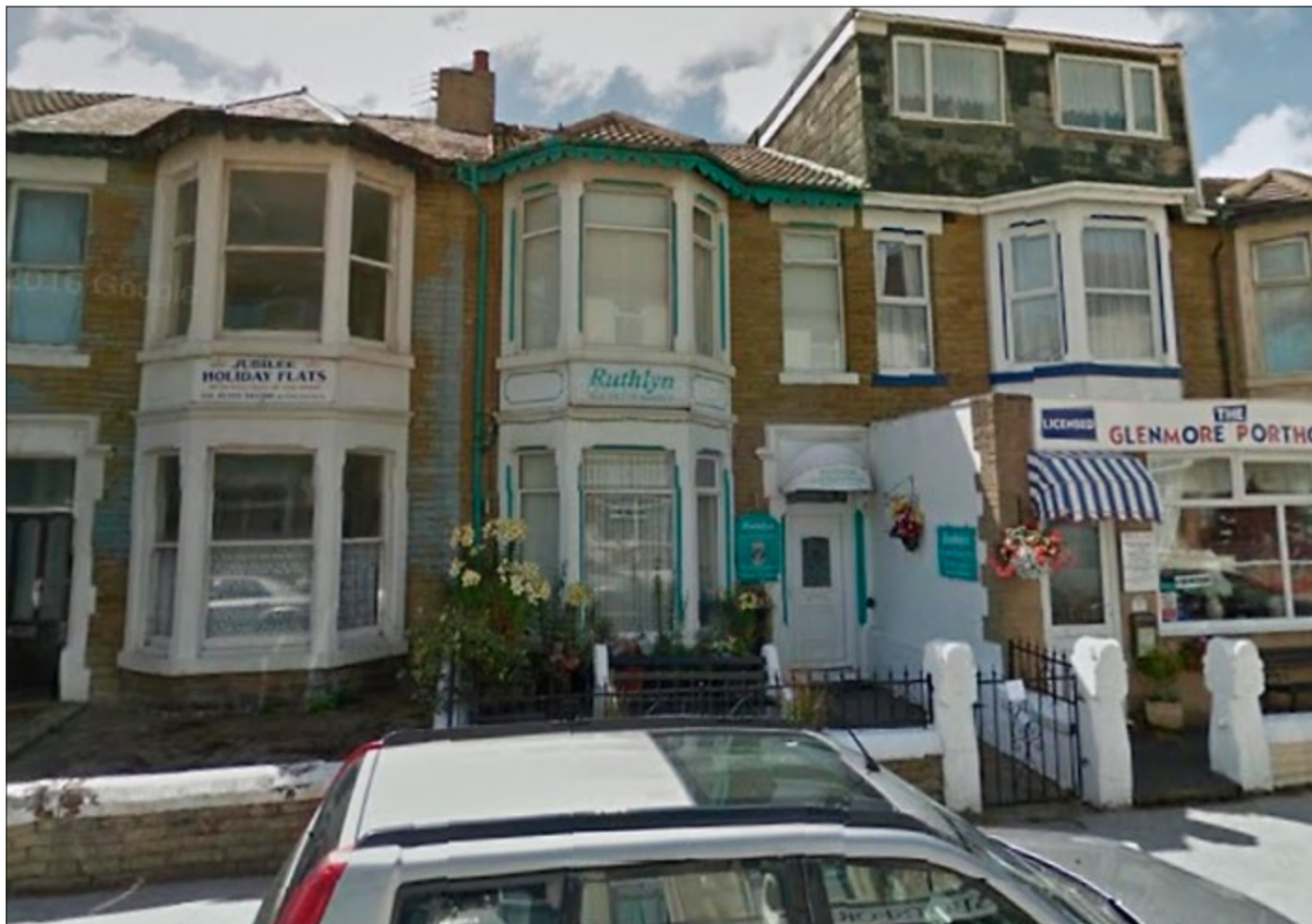


LOT

22

21 Woodfield Road, Blackpool FY1 6AX

\*GUIDE PRICE £100,000+



- A five-bedroom mid terraced property formerly used as guesthouse. Central heating. Partial double glazing. Garage.

**Description** A five-bedroomed middle terraced property which was until recently used as a guesthouse. The property benefits from central heating, partial double glazing and a garage and requires modernisation.

**Situated** Fronting Woodfield Road which is off Lytham Road in a popular and well established location within walking distance to the Promenade and local amenities.

**Joint Agent**  
Entwistle Green



**Ground Floor** Main Entrance Hall

**Main Living Accommodation** Lounge, Kitchen, Bedroom with En-Suite Shower Room/WC

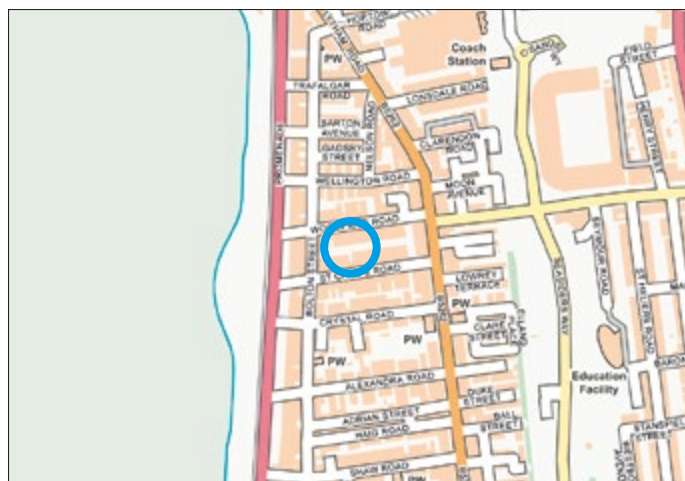
**Flat 1** Open Plan Lounge/Kitchen, Bedroom with En-Suite Shower Room/WC

**First Floor Flat 2** Open Plan Lounge/Kitchen/Bedroom (Shared Shower Room/WC)

**Flat 3** Open Plan Lounge/Kitchen, Bedroom with En-Suite Shower Room/WC

**Flat 4** Open Plan Lounge/Kitchen/Bedroom, WC (Shared Shower Room/WC with **Flat 2**) Communal Shower Room/WC

**Outside** Paved forecourt to front and garage to rear.



Not to scale. For identification purposes only

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LOT  
**23****16 Nineveh Avenue, Birmingham B21 0SZ****\*GUIDE PRICE £102,500+**

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

**Description** A three bed roomed 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 Nineveh Road in a popular residential area within close proximity to local amenities and approximately 3 miles from the centre of Birmingham

**Ground Floor** Two Living Rooms, Kitchen, Bathroom/w.c

**First Floor** Three bedrooms

**Outside** Yard to rear

LOT  
**24****52 Burns Street, Bootle, Merseyside L20 4RJ****\*GUIDE PRICE £40,000-£50,000**

- **Residential investment currently producing £6960 per annum. Central heating. Double glazing. Good condition.**

**Description** A three bed roomed end terraced property benefiting from double glazing and central heating. The property has recently been refurbished and is currently let by way of a 12 month Assured Shorthold Tenancy producing £6,960 per annum.



Not to scale. For identification purposes only

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

**Outside** Yard to the rear.

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

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



LOT  
**25**

## Apt 5 Willow Rise, Roughwood Drive, Liverpool L33 8WZ

\*GUIDE PRICE £25,000–£35,000



Not to scale. For identification purposes only

- **A first floor two bed apartment. Double glazing. Electric heating. 24hr security. Gated access with parking.**

**Description** A first floor two bedroomed apartment benefiting from double glazing, electric heating, a balcony, secure intercom system, 24 hour security and it is privately gated with allocated parking. There is a lift service to all floors and a gymnasium to the ground floor. The property is in good condition throughout and would be suitable for immediate occupation or investment purposes. The potential rental income is in excess of £5,400 per annum.

**Situated** Off Old Rough Lane within walking distance to Kirkby town centre, local amenities, schooling and approximately 10 miles from Liverpool city centre.

**Outside** Allocated Parking.

**EPC Rating** D

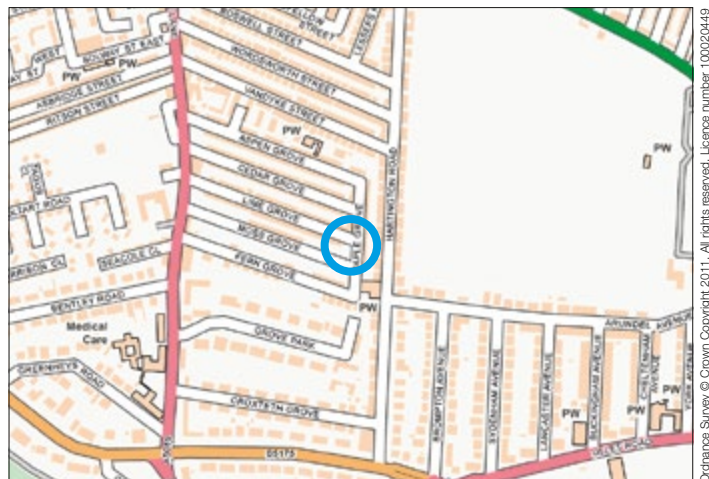
**Ground Floor** Main Entrance Hallway.

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

LOT  
**26**

## 26 Maple Grove, Liverpool L8 0RL

\*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

- **2 x 1 bed flats, double glazing, central heating. Plus land to the side suitable for development (STPP).**

**Description** A two storey detached property converted to provide 2 x 1 bedroomed self-contained flats, together with a piece of land to the side. The property benefits from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of £10,800 per annum when fully let. The land would possibly be suitable for redevelopment to provide a three bed terraced house subject to any necessary planning consents.

**Situated** Just off Lodge Lane in a popular residential location within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre.

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

**Outside** Yard to the rear. Land to the side.

**Ground Floor** Main entrance Hallway.

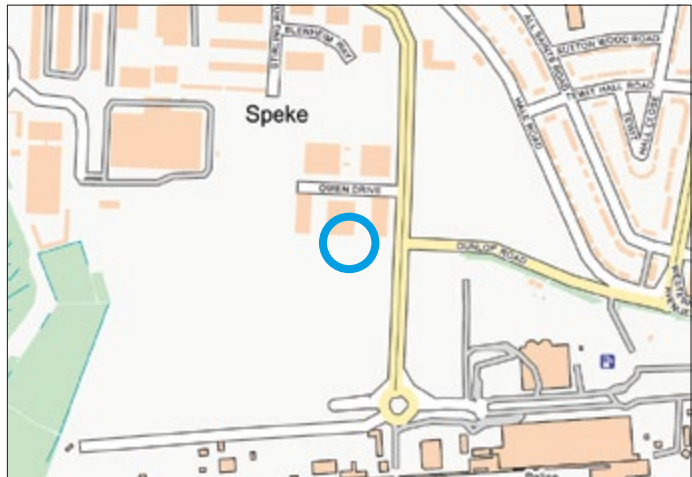
**Flat 1** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.



LOT  
**27****Unit 7 Lingard Court, Skypark Industrial Estate, Liverpool L24 1YL**  
**\*GUIDE PRICE £80,000+**

- **End terrace industrial unit. Steel roller shutters. Parking.**

**Description** An end terraced industrial unit of steel frame construction with lower level brick and blockwork walls. Internally the property has an eaves height of 5m and is accessed via a single roller shutter with a clearance height of 4.7m together with a pedestrian door. The unit provides open plan workshop space with office, kitchen and WC facilities and benefits from steel roller shutters and parking. Total area is approximately 2858sq ft



Not to scale. For identification purposes only

**Situated** Located within the popular Skypark Industrial Estate which is accessed off Speke Hall Avenue and within approximately ¼ mile from Liverpool John Lennon Airport.

**Ground Floor** Workshop, Office, Kitchen, WC 2,858sq ft (265.55m<sup>2</sup>)

**Outside** Car parking, Area for loading at the front.

**Joint Agent**  
Hitchcock Wright & Partners



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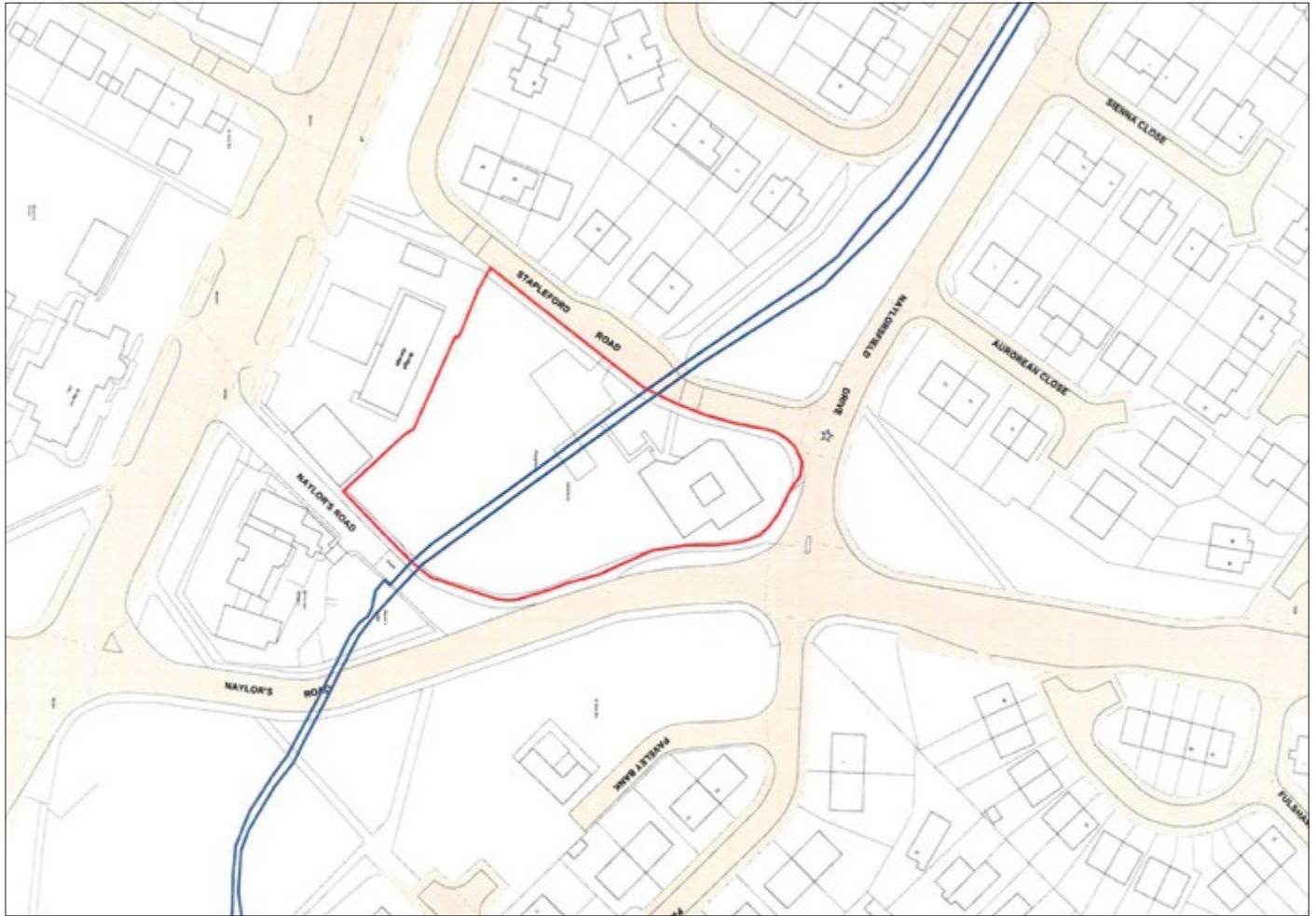


**James Kersh** MRICS james@suttonkersh.co.uk  
**Cathy Holt** MNAEA cathy.holt@suttonkersh.co.uk

## 0151 207 6315

LOT  
**28**

ON BEHALF OF LIVERPOOL CITY COUNCIL

**Belle Vale Adventure Playground, 1 Stapleford Road L25 2NP****\*GUIDE PRICE £100,000+**

- **Redevelopment opportunity of approx. 1 acre. Single storey detached former play centre.**

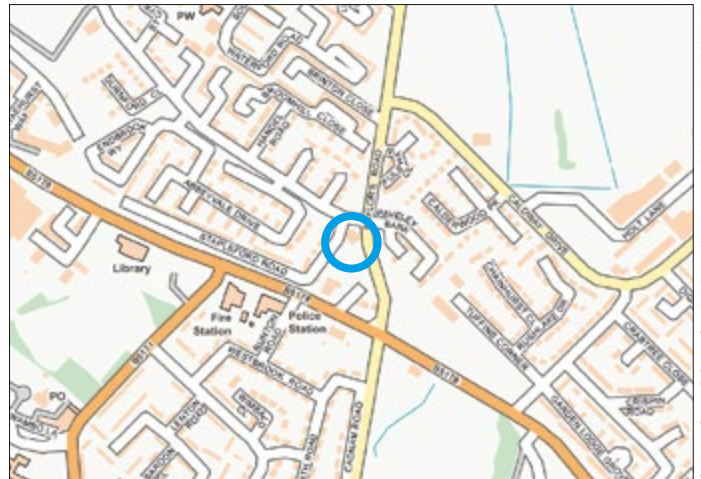
**Description** A single storey detached former Play Centre and playground suitable for a number of uses, subject to any relevant planning consents. The total area is approximately 1 acre. We are advised the site could possibly have potential for residential redevelopment, however potential purchasers should make their own enquiries and are advised to submit a pre-application enquiry. A covered culvert runs across the middle of the site and it is highly likely that there will be a restriction of any development within 8m of either side of the culvert. We believe all main services are available however potential purchasers should make their own enquiries.

**Situated** On the corner of Naylor's Road and Stapleford Road in the Belle Vale District within easy reach of Belle Vale amenities, schooling and approximately 5 miles of Liverpool city centre.

#### **Accommodation**

Entrance, Corridor, Store, Disabled WCs, Reception, Hall, Activity Room, Art Room, Kitchen, Ladies & Gents WCs, Office, three Storerooms. Courtyard.

**Outside** Playground and land/off road parking



Not to scale. For identification purposes only



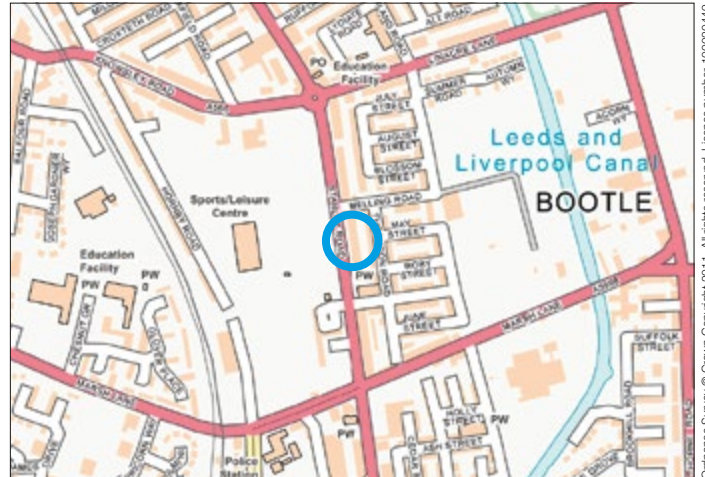
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LOT  
**29****Flats 1 & 3, 442 Stanley Road, Bootle, Merseyside L20 5AE****\*GUIDE PRICE £55,000+**

- **Three storey mid terrace converted into three one-bedroom self contained flats (Flat 2 sold off separately). Partial double glazing. Electric wall heaters.**

**Description** A three storey middle terrace property converted to provide three one-bedroom self-contained flats. Flat 2 has been sold off separately. We are offering Flats 1 & 3 only which are both currently let by way of Assured Shorthold Tenancies producing £9,600 per annum. The property benefits from partial double glazing and electric wall heaters.



Not to scale. For identification purposes only

**Situated** Fronting Stanley Road opposite North Park in a popular and well established location within close proximity to Bootle Strand amenities and Hugh Baird College.

**Ground Floor** Main Entrance Hallway.

**Flat 1** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC (producing £4,160 per annum).

**Second Floor Flat 3** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC (producing £5,200 per annum).

**Outside** Shared Rear Yard.

**EPC Rating** Flat 1 – G.  
Flat 3 – E.

LOT  
**30****The Lion Public House, 68 Market Street, Birkenhead CH41 5BT****\*GUIDE PRICE £85,000+**

- **A commercial investment property currently producing £14,790 per annum.**

**Description** A three storey middle terraced property currently trading as a public house by way of a 3 year FRI Lease from March 2017 producing £14,790 per annum for the whole property. The property benefits from gas central heating and was recently refurbished to a high standard throughout. The building has been a public house for over 100 years and was originally known as the Caledonia.



Not to scale. For identification purposes only

**Situated** Off Argyle Street within Birkenhead town centre close to all local amenities and approximately 5 miles from Liverpool city centre.

**Ground Floor** Lounge/Bar Ladies and Gents Toilets.

**First Floor** Toilet Shower room, Kitchen and Large Lounge/function room.

**Second Floor** Three further rooms.

**Outside** Roof garden accessed via first floor.



LOT

31

**37 Park Road, Toxteth, Liverpool L8 6SH****\*GUIDE PRICE £25,000–£30,000**

Not to scale. For identification purposes only

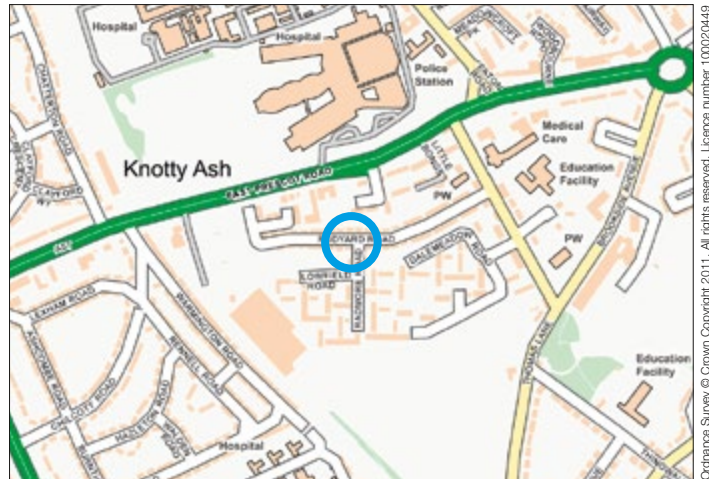
- **Development opportunity to provide four one-bedroomed penthouse apartments in the roof space of a converted warehouse.**

**Description** A development opportunity to provide four one-bedroomed penthouse apartments in the roof space of a converted warehouse. Conversion and planning has been approved for 31 apartments in total and 27 have been finished by the Developer and are now fully let. They are not included in the sale. There is lift access to all floors. The flats will be subject to a long leasehold of 125 years. Planning Application Reference: 17F/0802 Plans are available for inspection.

**Situated** Fronting Park Road within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre

LOT

32

**42 Rudyard Road, Knotty Ash, Liverpool L14 5NN****\*GUIDE PRICE £75,000+**

Not to scale. For identification purposes only

- **Residential investment producing a rental income of £6,000 per annum. Double glazing. Gardens front and rear.**

**Description** A three bedroomed semi detached property let by way of an Assured Periodic Tenancy producing a rental income of £6,000 per annum. The property benefits from double glazing, electric wall heaters and gardens to the front and rear.

**Situated** Off Thomas Lane in a popular residential location within easy access to Old Swan amenities, schooling and approximately 4 miles from Liverpool city centre.

**Outside** Gardens front and rear.

**Ground Floor** Living Room, Kitchen

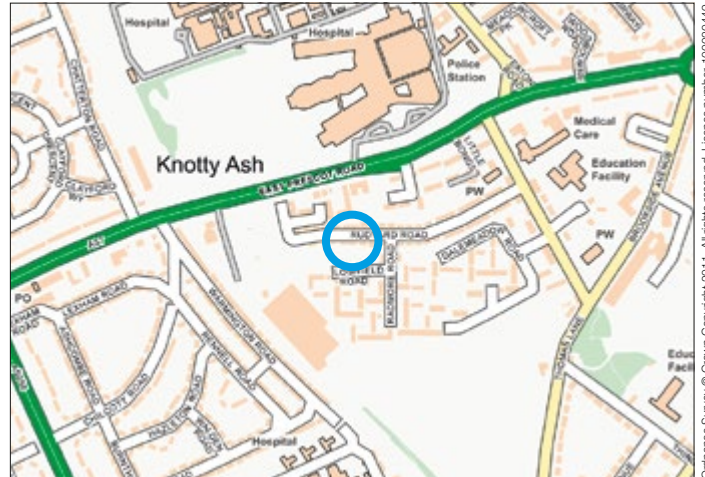
**First Floor** Three Bedrooms, Bathroom/WC



LOT  
**33**

**29 Rudyard Road, Knotty Ash, Liverpool L14 5NN**

**\*GUIDE PRICE £75,000+**



Not to scale. For identification purposes only

- **Residential investment producing £7,540 per annum. Double glazing. Central heating. Gardens front and rear.**

**Description** A three bedroomed semi detached property currently let by way of an Assured Periodic Tenancy producing a rental of £7,540 per annum. The property benefits from double glazing, central heating and gardens to the front and rear.

**Situated** Off Thomas Lane in a popular residential location within easy access to Old Swan amenities, schooling and approximately 4 miles from Liverpool city centre.

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

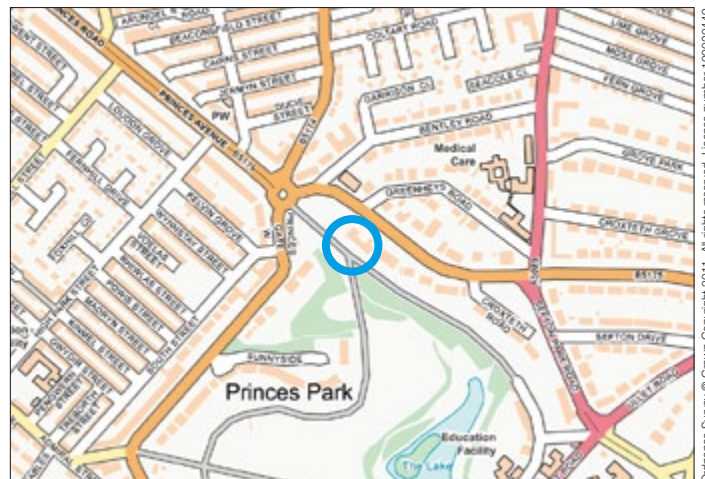
**Ground Floor** Living Room, Kitchen

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

LOT  
**34**

**32 Stanley Road, Bootle, Merseyside L20 2AA**

**\*GUIDE PRICE £75,000+**



Not to scale. For identification purposes only

- **Mixed use investment property producing £14,160 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.

**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

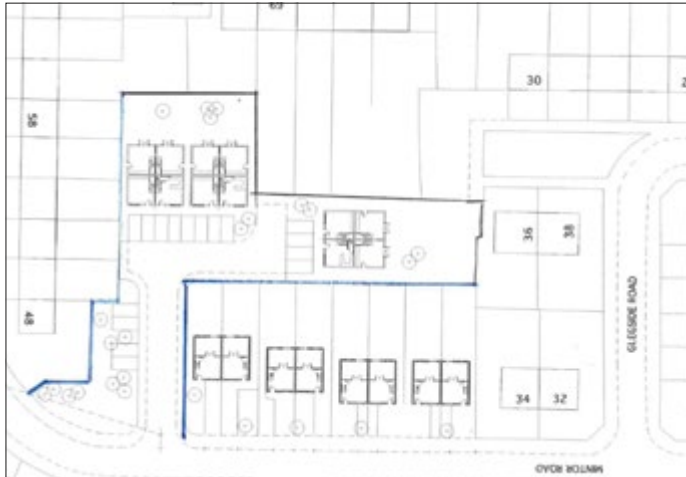
**Ground Floor Shop** Main Sales Area, Rear Room

**Outside** Yard to rear

LOT  
**35**

## Land at Mintor Road, Kirkby, Liverpool L33 5XQ

\*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

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

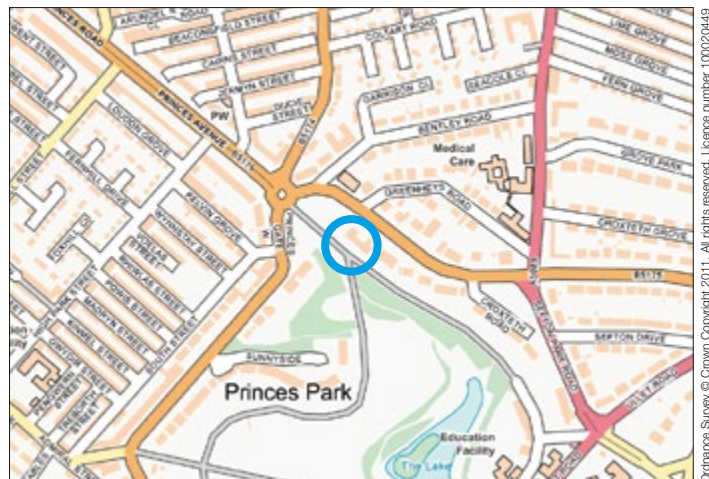
**Description** A vacant plot of land with development potential. The land would be suitable for a number of uses, subject to any necessary planning consents. Plans have been drawn up for the erection of four semi-detached dwellings and are available to view at the auctioneer's office. There is a small 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  
**36**

## Flat 2 Princes Court, 6 Croxteth Road, Liverpool L8 3UJ

\*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

- **Lower ground floor purpose built fully furnished studio apartment. Double glazing. Electric heating.**

**Description** A vacant lower ground floor purpose built fully furnished studio apartment which benefits from double glazing and electric heating. The property would be suitable for occupation or investment purposes with a potential annual rental income in excess of £4,500 per annum.

**Situated** Off Croxteth Road overlooking Princes Park in a popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor** Main Entrance hallway.

**Lower Ground Floor** Flat Hall, Living room/Bedroom, Kitchen, Bathroom/WC

**Outside** Communal Gardens and parking

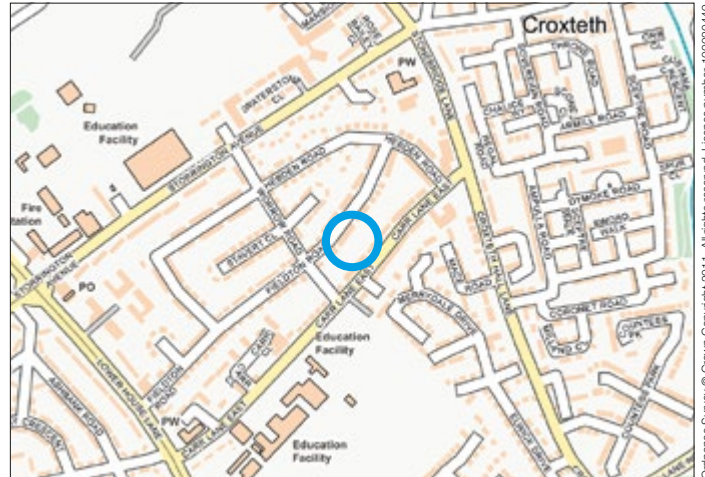
**EPC Rating** E



LOT  
**37****102 Fieldton Road, Liverpool L11 9AQ****\*GUIDE PRICE £40,000+**

- **Residential investment producing a rental income of £4,160 per annum. Double glazing. Gardens. Driveway.**

**Description** A three bedroomed end of terrace property currently let by way of a Regulated Tenancy producing a rental income of £4,160 per annum. The property benefits from double glazing, central heating, driveway and gardens to the front and rear.



Not to scale. For identification purposes only

**Situated** Off Carr Lane East in a popular and well established residential location close to local amenities and approximately 5.5 miles from Liverpool city centre.

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

**Ground Floor** Living Room, Dining Room, Kitchen, Shower Room/WC

**First Floor** Three Bedrooms

LOT  
**38****31 Bibbys Lane, Bootle, Merseyside L20 4JJ****\*GUIDE PRICE £30,000+**

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

**Description** A three bedroomed mid terrace property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes. If let to three tenants at £75pppw the rental income is approximately £11,700 per annum.



Not to scale. For identification purposes only

**Situated** Off Marsh Lane within close proximity to local amenities, Hugh Baird College and approximately 3 miles from Liverpool city centre.

**Outside** Yard to Rear.

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

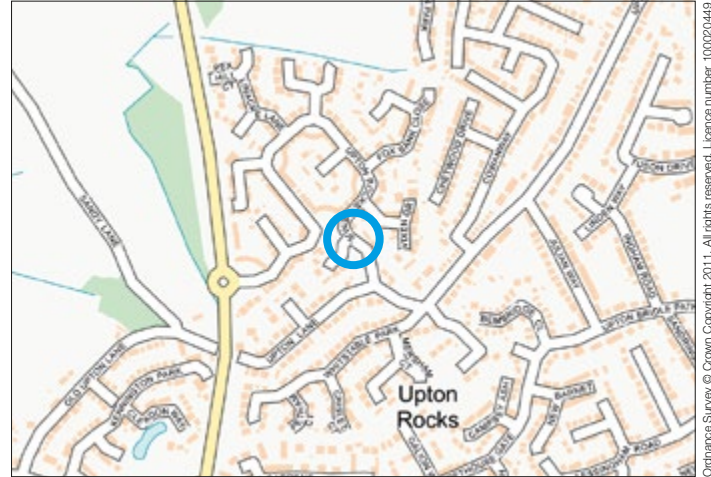
**First Floor** Three bedrooms, Bathroom/WC



LOT  
**39**

**117 Upton Rocks Avenue, Widnes, Cheshire WA8 9DA**

**\*GUIDE PRICE £250,000+**



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Not to scale. For identification purposes only

- **Four bedroom detached property. Gardens to the front, side and rear. Double garage.**

**Description** A four bedroomed detached property benefiting from double glazing, central heating, double garage, driveway, front and rear gardens. Following modernisation the property would be suitable for occupation, re-sale or investment purposes.

**Situated** Off Queensbury Way in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Widnes town centre.

**First Floor** Four bedrooms (two with En-Suite), Family Bathroom/WC

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

**Ground Floor** Porch Entrance, Hall, two Reception Rooms, Kitchen/Diner

LOT  
**40**

**49 Rhodesia Road, Liverpool L9 9BS**

**\*GUIDE PRICE £55,000+**



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Not to scale. For identification purposes only

- **Three bedroom mid town house. Double glazing. Gardens.**

**Description** A three bedroomed mid-town house benefiting from double glazing and front and rear gardens. Following an upgrade and scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes.

**Situated** Off Sandy Lane which is in turn off Longmoor Lane in a popular and well established residential location within easy reach of Walton Vale amenities, schooling and approximately 5 miles away from Liverpool city centre.

**First Floor** Three bedrooms

**Outside** Front and Rear Gardens.

**Ground Floor** Lounge, Kitchen, Shower Room, Separate WC



LOTS

**41-44****Plot 6, 7, 8, 9, Land Greenfield Terrace, Merthyr Tydfil  
CF47 9HN****\*GUIDE PRICE £500+**

Not to scale. For identification purposes only

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- **Vacant freehold plots of land.**

**Description** Freehold vacant plots of land. Plots 7 & 9 have road frontage onto Greenfield Terrace and plots 6 & 8 have frontage to Rocky Road. The plots are close to residential housing and opposite Gellifaelog Primary School. Possible potential for residential development or change of use subject to the buyer obtaining all necessary consents. The plots will be offered as separate adjoining lots. The auctioneers have not viewed the land and buyers to rely on own enquiries only.

LOT

**45****95 Lime Street, Wolverhampton WV3 0EX****\*GUIDE PRICE £63,000+**

Not to scale. For identification purposes only

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

**Description** A two bedroomed middle terraced property benefiting from central heating. The property is in good order and would be suitable for investment purposes. There is Japanese Knotweed at the property, the seller is aware of this and a treatment plan is in place.

**Situated** Off Owen Street in a popular residential location within close proximity to local amenities and within walking distance to the centre of Wolverhampton.

**Outside** Yard to rear

**Ground Floor** Living Room, Kitchen

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



LOT

46

2 Prospect Vale, Fairfield, Liverpool L6 8PG

\*GUIDE PRICE £190,000+



- **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 Prescott 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

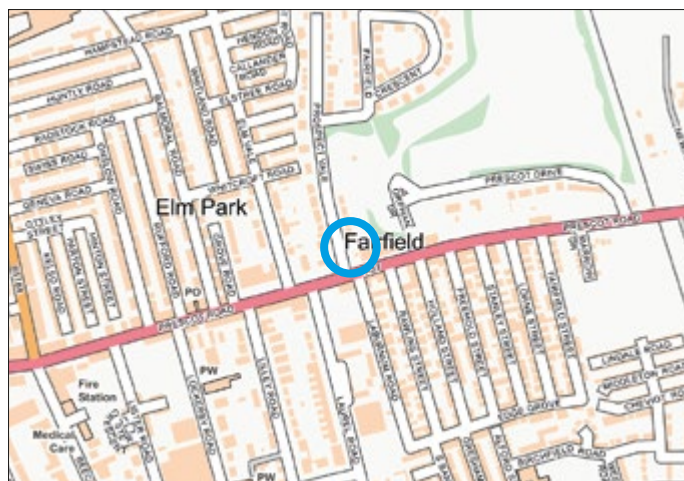
**Flat 2** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

**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



Not to scale. For identification purposes only



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LOT  
**47****9 Rose Close, Murdishaw, Runcorn, Cheshire WA7 6DJ**  
\*GUIDE PRICE £55,000+

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

**Description** A three 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 Murdishaw Avenue in a popular residential location within close proximity to local amenities and within walking distance to Cannock town centre.

**Outside** Garden to the rear.

**Ground Floor** Hall, WC, Open Plan Kitchen/Diner, Lounge

**First Floor** Three bedrooms, Study, Family Bathroom

LOT  
**48**

ON BEHALF OF A HOUSING ASSOCIATION

**328 Park Street, Haydock, St. Helens, Merseyside WA11 0BG**  
\*GUIDE PRICE £35,000-£40,000

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

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



Not to scale. For identification purposes only

**Situated** Off St Marks Street in a popular residential location close to local amenities, schooling and approximately 3 miles from St. Helens town centre.

**Outside** Yard to the rear.

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

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

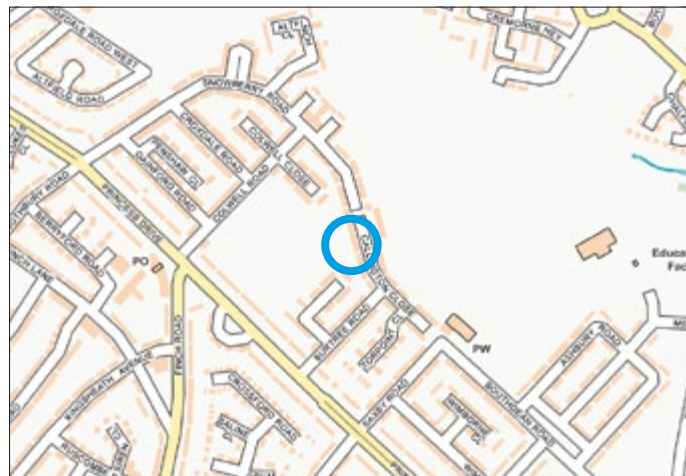
LOT

49

ON BEHALF OF A HOUSING ASSOCIATION

17 Callington Close, Liverpool L14 8XP

\*GUIDE PRICE £35,000-£40,000



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Not to scale. For identification purposes only

- **Three bedroomed mid town house. Double glazing. Central heating.**

**Description** A three bedroomed mid-town house benefiting from double glazing, central heating, front and rear gardens and a driveway. Following modernisation the property would be suitable for investment purposes. **Suitable for cash purchasers only.**

**Situated** Off Burtree Road close proximity to local amenities, schooling and approximately 4 miles away from Liverpool city centre.

**Outside** Driveway, Front and Rear Gardens

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

**First Floor** Three bedrooms.

LOT

50

133 Hebden Road, Liverpool L11 9AN

\*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

- **Residential investment producing a rental income of £7540.00 per annum.**

**Description** A three bedroomed semi detached property currently let by way of an Assured Periodic Tenancy producing a rental income of £7540.00 annum. The property benefits from double glazing, central heating and gardens to the front and rear.

**Situated** Off Carr Lane East which in turn is off Stonebridge Lane and Croxteth Hall Lane in a popular and well established residential location within easy reach of local amenities and schooling.

**Outside** Driveway and gardens to the front and rear, outside WC

**Ground Floor** Living Room, Kitchen, Bathroom

**First Floor** Three Bedrooms



LOT  
**51****Lou's Cafe, Regent Road/Bankfield Street, Liverpool L20 8EJ****\*GUIDE PRICE £50,000+**

- **Commercial unit currently let on a 12 month lease producing £7,020 per annum.**

**Description** A two storey commercial unit currently let on a 12 month lease producing £7,020 per annum. The first floor room is not let. Subject to access it could be let as an office.



Not to scale. For identification purposes only

**Situated** On the corner of Regent Road and Bankfield Street close to Canada Docks and approximately 3 miles from Liverpool city centre.

**Ground Floor** Main sales area, Kitchen, WC.

**First Floor** One Room.

LOT  
**52**

ON BEHALF OF A HOUSING ASSOCIATION

**5 Station Road, Haydock, St. Helens, Merseyside WA11 0JJ****\*GUIDE PRICE £40,000-£45,000**

- **Two bed 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.



Not to scale. For identification purposes only

**Situated** Fronting Station Road within close proximity to local amenities, schooling and transport links. Approximately 3.5 miles from St. Helens town centre.

**Outside** Yard to Rear.

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

**First Floor** Two bedrooms, Shower Room/WC

LOT  
**53**

ON BEHALF OF A HOUSING ASSOCIATION

**47 Freehold Street, Liverpool L7 0JH****\*GUIDE PRICE £70,000+**

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Not to scale. For identification purposes only

- **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. **Suitable for cash purchasers only.**

**Situated** Off Prescot 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  
**54**

ON BEHALF OF A HOUSING ASSOCIATION

**31 Charnwood Street, St. Helens, Merseyside WA9 2DJ****\*GUIDE PRICE £35,000–£40,000**

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Not to scale. For identification purposes only

- **Two bedroom 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 Hargreaves Street close to local amenities and approximately 2 miles from St Helens town centre.

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

**First Floor** Two bedrooms.

**Outside** Yard to the rear.



LOT  
**55**

ON BEHALF OF A HOUSING ASSOCIATION

**14 Bannerman Street, Liverpool L7 6JP****\*GUIDE PRICE £40,000+**

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

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



Not to scale. For identification purposes only

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

**Outside** Yard to Rear.

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

**First Floor** Two bedrooms.

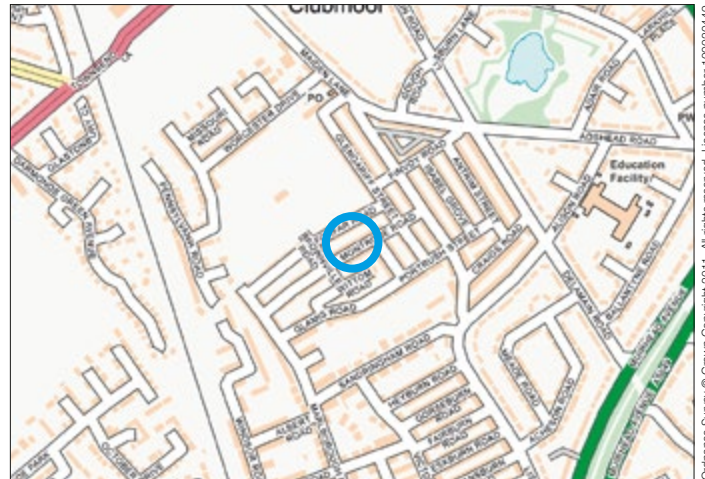
LOT  
**56**

ON BEHALF OF A HOUSING ASSOCIATION

**23 Forfar Road, Liverpool L13 8DU****\*GUIDE PRICE £45,000+**

- **Two bed 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.



Not to scale. For identification purposes only

**Situated** Off Glengarriff Street and Marlborough Road in a popular and well established residential location within easy reach of Tuebrook amenities, schooling, Newsham Park and approximately 3 miles from Liverpool city centre.

**First Floor** Two bedrooms.

**Outside** Yard to Rear.

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



LOT

57

ON BEHALF OF A HOUSING ASSOCIATION

17 Coniston Street, Liverpool L5 6QY

\*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

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

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

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

**Outside** Yard to the rear.

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

**First Floor** Three bedrooms.

LOT

58

ON BEHALF OF A HOUSING ASSOCIATION

38 Rydal Street, Liverpool L5 6QS

\*GUIDE PRICE £35,000–£40,000



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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 modernisation 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** Vestibule, Lounge, Dining Room, Kitchen.

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



LOTS

**59–68****Plots 34–43, land west of the river Tonge, Bolton****\*GUIDE PRICE NIL RESERVE**

Not to scale. For identification purposes only

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- **Ten vacant freehold plots of land.**

**Description** Ten freehold vacant plots of land being offered as 10 separate lots, located in a riverside location close to the houses in Halton Street/Fawcett Street. The plots are overgrown and have variation in ground levels. Trees on the land are protected by Tree Preservation Orders and buyers must first obtain permission before cutting down, pruning or removing any trees. The lines in green show where the rights of way will be located. Bolton town centre is very close by as is the main Bury New Road/Bradford Street junction. The auctioneers have not viewed the land and buyers are to rely solely on their own enquiries and arrangements as to access and possible future uses.

LOT

**69**

ON BEHALF OF A HOUSING ASSOCIATION

**12 Stockbridge Street, Liverpool L5 6PB****\*GUIDE PRICE £30,000–£35,000**

Not to scale. For identification purposes only

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

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

**Situated** Off Breckfield Road North in a popular and well established residential location close to local amenities and approximately 3 miles from Liverpool city centre.

**Outside** Yard to the rear.

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

**First Floor** Two bedrooms.



LOT

70

ON BEHALF OF A HOUSING ASSOCIATION

83 Stockbridge Street, Liverpool L5 6PA

\*GUIDE PRICE £25,000–£30,000



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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 refurbishment and modernisation the property would be suitable for investment purposes.

**Situated** Off Breckfield Road North in a popular and well established residential location close to local amenities and approximately 3 miles from Liverpool city centre.

**Outside** Yard to the rear.

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

**First Floor** Two bedrooms.

LOT

71

ON BEHALF OF A HOUSING ASSOCIATION

30 Grasmere Street, Liverpool L5 6RJ

\*GUIDE PRICE £35,000–£40,000



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Not to scale. For identification purposes only

- Two bedroom mid terrace. Central heating (boiler removed).

**Description** A two bedroomed middle terraced property benefiting from central heating (boiler removed). The property is in need of refurbishment and once upgraded would be suitable for investment purposes.

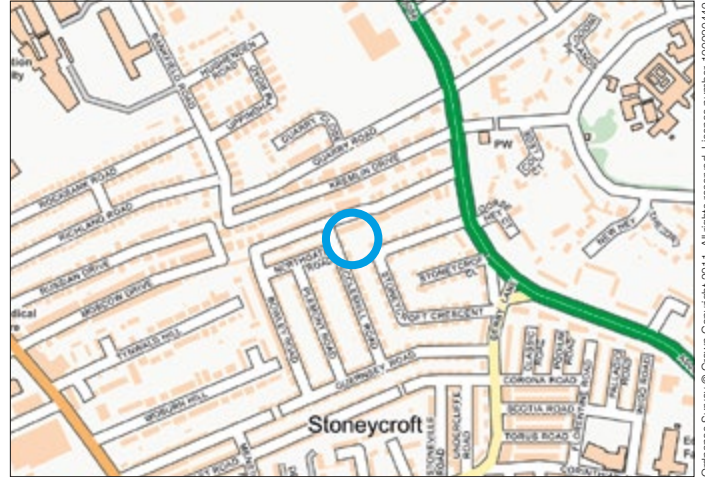
**Situated** Off Breck Road within close proximity to local amenities, within walking distance to the refurbished Anfield Stadium and approximately 2.5 miles from Liverpool city centre.

**Outside** Yard to the rear.

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

**First Floor** Two bedrooms



LOT  
**72****122 Moscow Drive, Liverpool L13 7DL****\*GUIDE PRICE £80,000+**

Not to scale. For identification purposes only

- **Three storey terraced property converted into two self contained flats. Part let producing £5,940 per annum. Partial double glazing. Central heating.**

**Description** A three storey terraced property converted to provide two self-contained flats (one four-bed duplex and one two-bedroomed). The first floor flat is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,940 per annum. When fully let the potential rental income is in excess of £10,740 per annum. The property benefits from partial double glazing and central heating.

**Situated** Off Queens Drive in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

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

**Second Floor** Two further Bedrooms.

**Ground Floor** Main Entrance Hallway.

**Outside** Large Rear Yard.

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

LOT  
**73**

ON BEHALF OF A HOUSING ASSOCIATION

**25 Rickman Street, Liverpool L4 1RL****\*GUIDE PRICE £30,000-£35,000**

Not to scale. For identification purposes only

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

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

**Situated** Between Fountains Road and Orwell Road in an established and popular residential location within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

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

**Outside** Yard to the rear.

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



LOT  
**74**

ON BEHALF OF A HOUSING ASSOCIATION

**44 Dane Street, Liverpool L4 4DZ****\*GUIDE PRICE £35,000–£40,000**

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Not to scale. For identification purposes only

- **A three storey two bed plus attic room end terrace. Double glazing. Central heating.**

**Description** A two bedroomed plus attic room end terraced property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes.

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

**Second Floor** Attic Room.

**Outside** Yard to Rear.

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

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

LOT  
**75****27 Sunningdale Road, Liverpool L15 4HJ****\*GUIDE PRICE £60,000+**

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Not to scale. For identification purposes only

- **A two bed end terrace. Double glazing. Central heating. Good condition.**

**Description** A two bedroomed end terraced property benefiting from double glazing, central heating and two bathrooms. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. The potential rental income when let is in excess of £6,000 per annum. Alternatively if let to two tenants at £75 pppw the rental income would be £7800.00 per annum.

**Situated** Off Rathbone Road in a popular and well established residential location within walking distance to Picton Road amenities and Picton Sports Centre, and approximately 3 miles from Liverpool city centre.

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

**Outside** Yard to the rear.

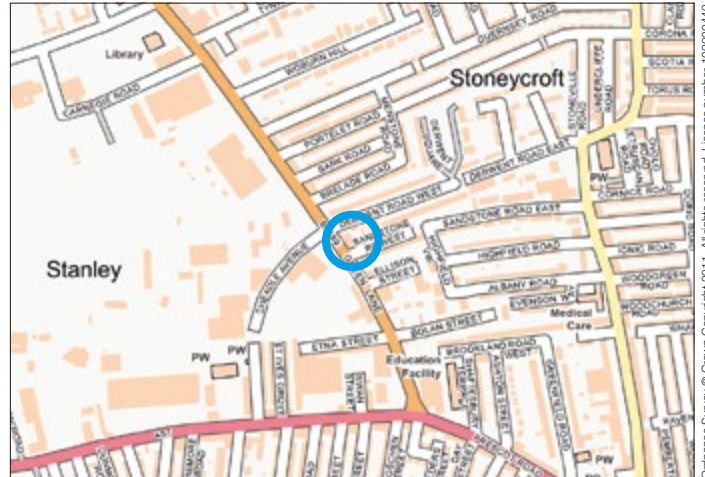
**Ground Floor** Through Living Room/Dining Room, Kitchen, Shower/WC



LOT  
**76****2 Derwent Road West, Liverpool L13 6QP****\*GUIDE PRICE £75,000+**

- **Two bedroom dormer style semi detached bungalow. Double glazing. Central heating. Good order throughout.**

**Description** A two bedroomed dormer style semi-detached bungalow benefiting from double glazing and central heating. The property is in good condition throughout and would be suitable for immediate occupation or investment purposes.



Not to scale. For identification purposes only

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

**Ground Floor** Lounge, Kitchen/ Diner, two Bedrooms, Bathroom/ WC

**Outside** Garden to Rear.

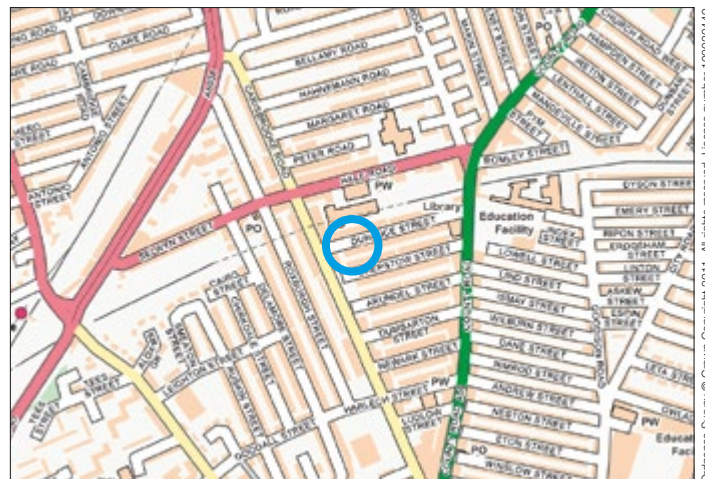
LOT  
**77**

ON BEHALF OF A HOUSING ASSOCIATION

**64 Dunluce Street, Liverpool L4 3RQ****\*GUIDE PRICE £40,000+**

- **A three bed mid terrace.**

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



Not to scale. For identification purposes only

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

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

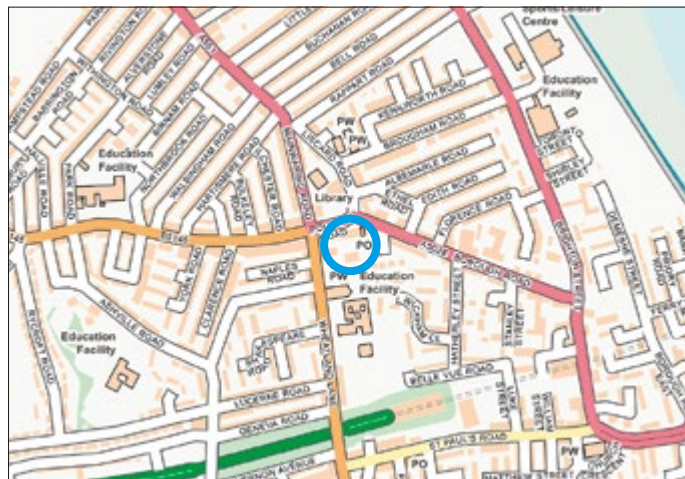
**First Floor** Three bedrooms (one with Dressing Room)

**Outside** Yard to the Rear.



LOT  
**78**

**11/11a Poulton Road, Wallasey, Merseyside CH44 6LB**  
\*GUIDE PRICE £65,000–£75,000



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- **Three storey mid terrace converted into two self contained flats. Double glazing. Central heating. Good order throughout.**

**Description** A three storey mid terrace property converted to provide two self-contained flats (one two-bed and one three-bed) each with their own separate front entrance. The property benefits from double glazing and central heating and is in good order throughout. Once let the potential rental income is in excess of £11,100 per annum. Alternatively the first floor could be converted to provide a five bed HMO investment opportunity subject to any necessary consent. If let to five tenants at £75pppw the potential rental income is in excess of £19,500 per annum.

**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.

Lounge, Kitchen/Breakfast Room, Bathroom/WC

**Second Floor** Three Bedrooms above.

**Outside** Yard to Rear.

**Ground Floor Flat 11** Lounge, Kitchen, two Bedrooms, Bathroom/WC

**First Floor Flat 11a** Hall,

LOT  
**79**

**ON BEHALF OF A HOUSING ASSOCIATION**  
**7 Viola Street, Bootle, Merseyside L20 7DP**  
\*GUIDE PRICE £35,000–£40,000



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- **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 Kings Road in a popular and well established residential location close to local amenities and approximately 4 miles from Liverpool city centre.

**Outside** Yard to the rear.

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

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



LOT  
**80**

ON BEHALF OF HOUSING ASSOCIATION

**96 Olivia Street, Bootle, Merseyside L20 2ET****\*GUIDE PRICE £35,000+**

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

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



Not to scale. For identification purposes only

**Situated** Off Stanley Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 4 miles from Liverpool city centre.

**Outside** Yard to rear.

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

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

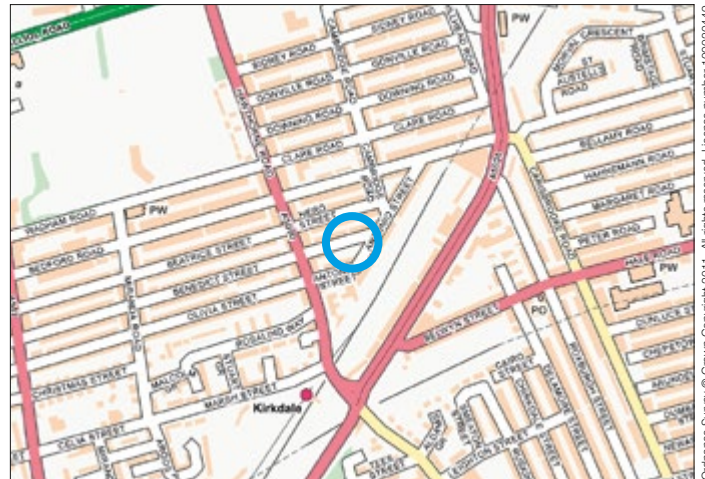
LOT  
**81**

ON BEHALF OF A HOUSING ASSOCIATION

**29 Ursula Street, Bootle, Merseyside L20 2EX****\*GUIDE PRICE £35,000–£40,000**

- **Three bed mid terrace property. 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.



Not to scale. For identification purposes only

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

**Outside** Yard to Rear.

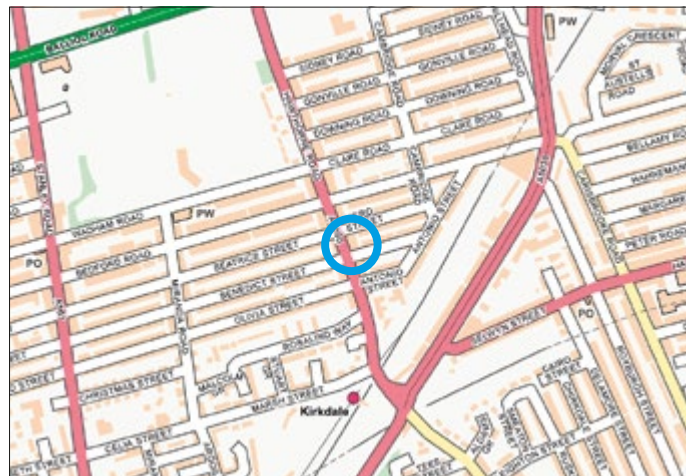
**Ground Floor** Hall, Lounge, Dining Room, Kitchen, Bathroom/WC

**First Floor** Three bedrooms.



LOT  
**82**

ON BEHALF OF A HOUSING ASSOCIATION

**2 Hero Street, Bootle, Merseyside L20 2HA****\*GUIDE PRICE £60,000–£70,000**

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Not to scale. For identification purposes only

- **A three storey corner property providing three one-bedroomed flats. Double glazing. Central heating.**

**Description** A three storey corner property providing three one-bedroomed flats. The property benefits from double glazing and central heating. Following upgrade and modernisation the property would be suitable for investment purposes.

**Situated** Off Hawthorne Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 4 miles north of Liverpool city centre.

**First Floor Flat 2** Hall, Living room, Kitchen, Bedroom, Bathroom/WC

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

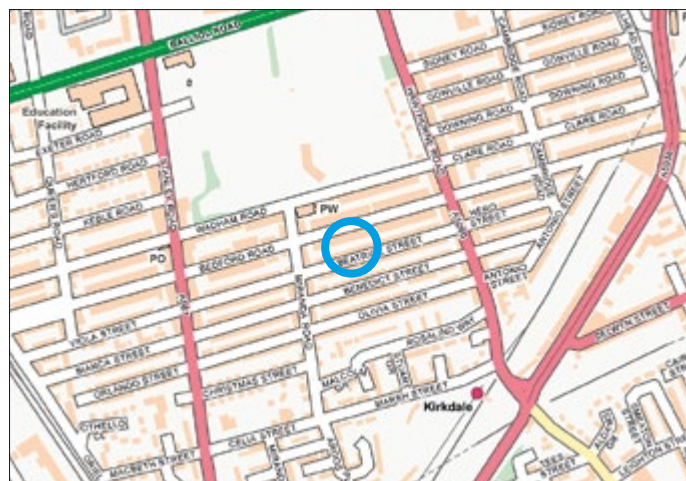
**Ground Floor** Entrance hall.

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

**Outside** Rear yard.

LOT  
**83**

ON BEHALF OF A HOUSING ASSOCIATION

**142 Bedford Road, Bootle, Merseyside L20 2DT****\*GUIDE PRICE £45,000+**

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Not to scale. For identification purposes only

- **Three bedroomed three storey mid terrace. Double glazing. Central heating.**

**Description** A three storey three bedroomed mid terrace property benefiting from double glazing and central heating. Following refurbishment and modernisation this property would be suitable for investment purposes.

**Situated** On Bedford Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 4 miles from Liverpool city centre.

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

**Second Floor** Bedroom.

**Outside** Yard to the rear.

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



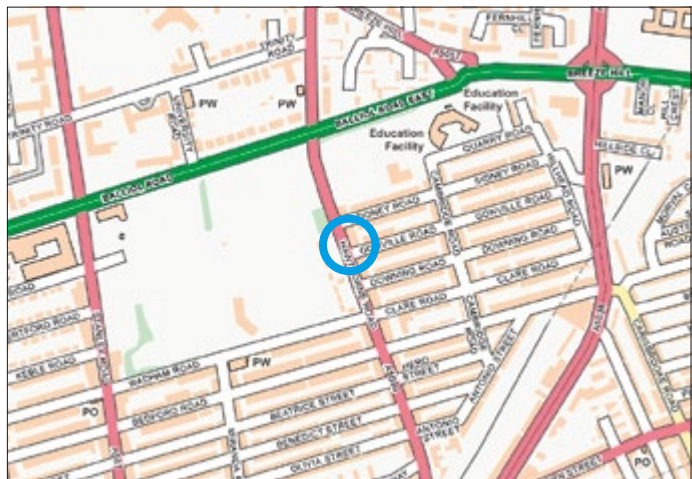
LOT  
**84**

ON BEHALF OF A HOUSING ASSOCIATION

**Flat 1 & 2, 112 Hawthorne Road, Bootle, Merseyside L20 9JY****\*GUIDE PRICE £65,000+**

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

**Description** A three storey mid terrace property converted to provide one one-bedroomed and one two-bedroomed self-contained flats benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes.



Not to scale. For identification purposes only

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

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

**Second Floor** Two bedrooms.

**Outside** Yard to the rear.

**Ground Floor** Main Entrance, Hall.

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

LOT  
**85**

ON BEHALF OF A HOUSING ASSOCIATION

**79 Kilburn Street, Liverpool L21 8HN****\*GUIDE PRICE £35,000+**

- **Two bed 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.



Not to scale. For identification purposes only

**Situated** Off Linacre Road in a popular and well established residential location close to local amenities and schooling. Liverpool city centre is approximately 5 miles away.

**Outside** Yard to Rear.

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

**First Floor** Two bedrooms.



LOT

86

ON BEHALF OF A HOUSING ASSOCIATION.

**59 Wordsworth Street, Bootle, Merseyside L20 4JN****\*GUIDE PRICE £35,000+**

- **Two bed mid terraced. 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.



Not to scale. For identification purposes only

**Situated** Off Peel Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 4 miles from Liverpool city centre.

**Outside** Yard to the rear.

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

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

LOT

87

ON BEHALF OF A HOUSING ASSOCIATION

**24 Challis Street, Birkenhead, Merseyside CH41 7DH****\*GUIDE PRICE £35,000–£40,000**

- **Two bedroom town house. Double glazing and central heating. Front and rear gardens.**

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



Not to scale. For identification purposes only

**Situated** Off Hoylake Road within close proximity to local amenities, Schooling and approximately 2.5 miles from Birkenhead town centre.

**Outside** Front and Rear Gardens.

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

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



LOT  
**88**

ON BEHALF OF A HOUSING ASSOCIATION

**26 Hargreaves Street, St. Helens, Merseyside WA9 2DH****\*GUIDE PRICE £35,000–£40,000**

Not to scale. For identification purposes only

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- **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 Broad Oak Road in a popular residential location within close proximity to local amenities and approximately 1.5 miles from St Helens town centre.

**Outside** Rear yard.

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

**First Floor** Two bedrooms.

LOT  
**89**

ON BEHALF OF A HOUSING ASSOCIATION

**78 Gladstone Street, St. Helens, Merseyside WA10 4NR****\*GUIDE PRICE £35,000–£40,000**

Not to scale. For identification purposes only

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- **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.

**Situated** Off Dunriding Lane which in turn is off Prescott Road (A58) within close proximity to local amenities and approximately 1.5 miles from St Helens town centre.

**Outside** Yard to the rear.

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

**First Floor** Two bedrooms.



LOT  
**90****92-94 Hale Road, Walton, Liverpool L4 3RW****\*GUIDE PRICE £75,000+**

Not to scale. For identification purposes only

- **A double fronted mixed use investment opportunity. Ground floor retail with two self-contained flats.**

**Description** A double fronted mixed use investment opportunity comprising a ground floor retail unit, which has been previously used as a launderette together with two self-contained flats above. The property would be suitable for a number of uses, or alternatively the retail unit could be split to provide two separate units, subject to any necessary consents, together with two flats above. Once upgraded and modernised and when fully let the potential rental income would be in excess of £20,000 per annum.

**Situated** Fronting Hale Road at its junction with Carisbrook Road in a popular and well established residential location approximately 3 miles from Liverpool city centre.

#### Shop

Main Sales Area, two Rear Rooms, Kitchen, Stairs to first Floor.

#### First Floor Flat 1

Hall, Kitchen, Shower Room/WC, two Bedrooms

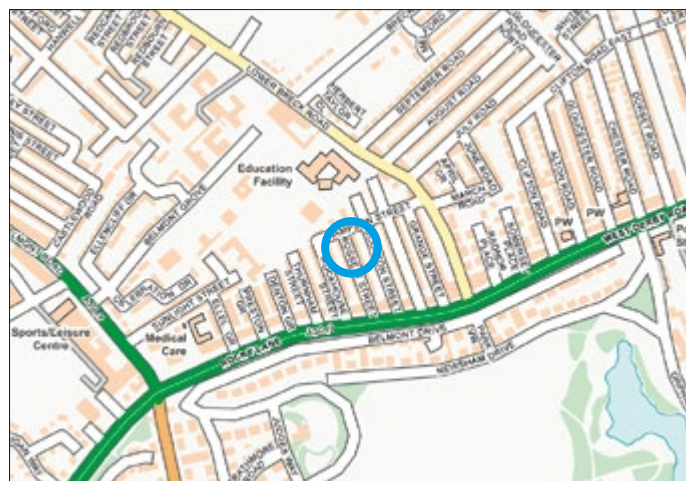
#### Separate Flat 2 to the rear

Kitchen, Bathroom/WC, Bedroom, Lounge.

**Outside Yard.** Access to **Flat 2.**

LOT  
**91**

ON BEHALF OF A HOUSING ASSOCIATION

**46 Rossett Street, Liverpool L6 4AW****\*GUIDE PRICE £35,000-£40,000**

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 upgraded would be suitable for investment purposes.

**Situated** Off Rocky Lane within close proximity to West Derby amenities, Newsham Park and approximately 5 miles from Liverpool city centre.

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

**First Floor** Two bedrooms

**Outside** Yard to the rear



LOT  
**92****71 Grasmere Street, Liverpool L5 6RH**  
\*GUIDE PRICE £40,000+

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

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



Not to scale. For identification purposes only

**Situated** Off Breck Road within close proximity to local amenities, within walking distance to the refurbished Anfield Stadium and approximately 2.5 miles from Liverpool city centre.

**Outside** Yard to the rear.

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

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

LOT  
**93**

ON BEHALF OF A HOUSING ASSOCIATION

**42 Downing Road, Bootle, Merseyside L20 9LX**  
\*GUIDE PRICE £35,000–£40,000

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

**Description** A three bedroomed mid terrace property benefiting from double glazing. Following upgrade and modernisation the property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Hawthorne Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 4 miles from Liverpool city centre.

**Outside** Yard to Rear.

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

**First Floor** Three bedrooms.



LOT

94

ON BEHALF OF A HOUSING ASSOCIATION

46 Lucerne Road, Wallasey, Merseyside CH44 7HA

\*GUIDE PRICE £40,000–£45,000



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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 modernisation the property would be suitable for investment purposes.

**Situated** Off B5144 a continuation of Liscard Road (A551) within close proximity to local amenities and approximately 3 miles from Wallasey town centre.

**Outside** Yard to Rear.

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

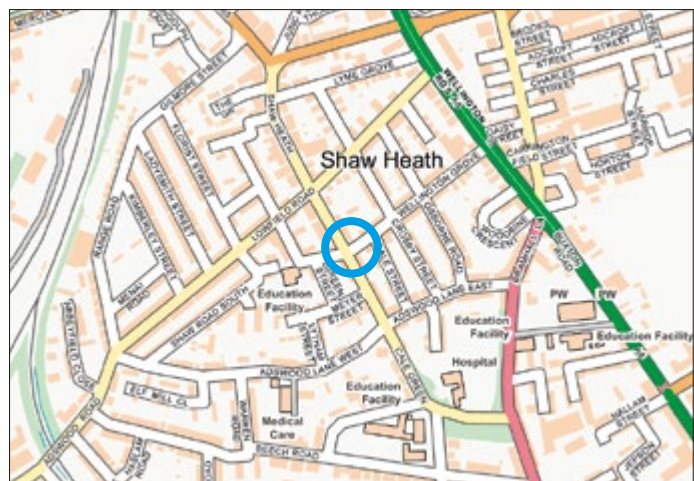
**First Floor** Two bedrooms.

LOT

95

Flat 2, 131 Shaw Heath, Stockport, Cheshire SK2 6QX

\*GUIDE PRICE £80,000+



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Not to scale. For identification purposes only

- **First floor two bedroom apartment. Double glazing. Central heating. Good condition.**

**Description** A first floor two bedroomed apartment benefiting from double glazing and central heating. The property is in good condition and would be suitable for occupation or investment purposes with a potential rental income of £6,300 per annum.

**Situated** Fronting Shaw Heath in a popular location close to local amenities, schooling and approximately 1 mile from Stockport town centre.

**Joint Agent**  
Bridgfords

[bridgfords](http://bridgfords.co.uk)

**Ground Floor** Main Entrance Hallway.

**First Floor** Hall, Lounge, Kitchen, two bedrooms, Bathroom/WC.



LOT  
**96****14 Upton Road, Wirral, Merseyside CH46 0PA****\*GUIDE PRICE £135,000+**

- **Mixed use investment property producing £14,400 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.

**EPC Rating** G

**Basement** 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.



Not to scale. For identification purposes only

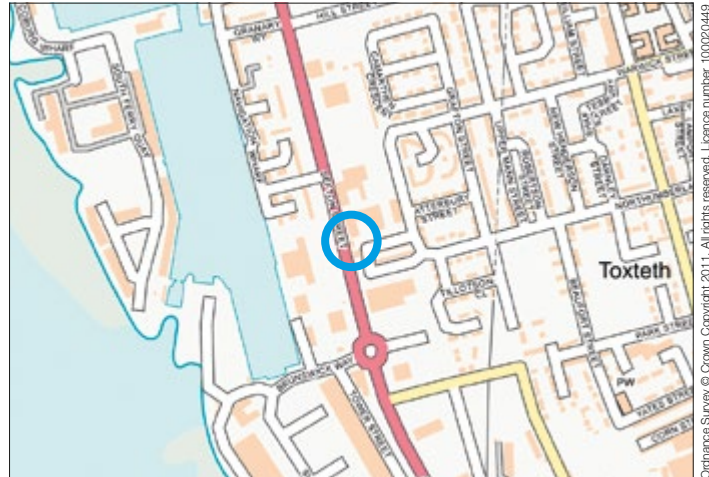
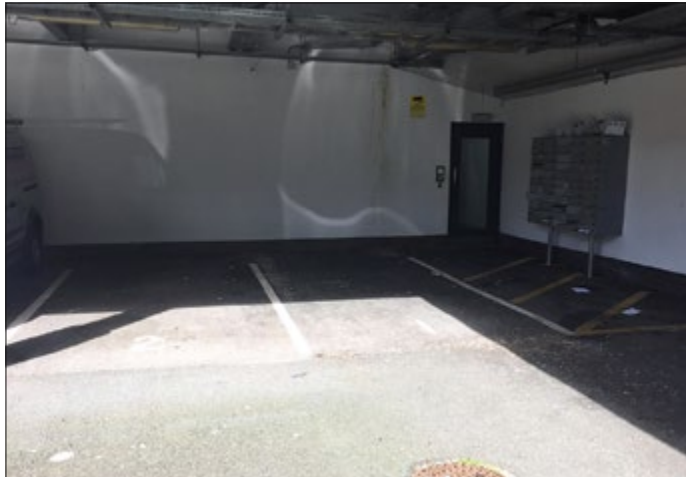
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LOT

97

## Five parking spaces to the rear of 69–71 Sefton Street L8 6UD

\*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

- **Five secure ground floor parking spaces accessed via a secure gated development.**

**Description** Five secure ground floor parking spaces accessed via a secure gated development. Ideal as a long term investment.

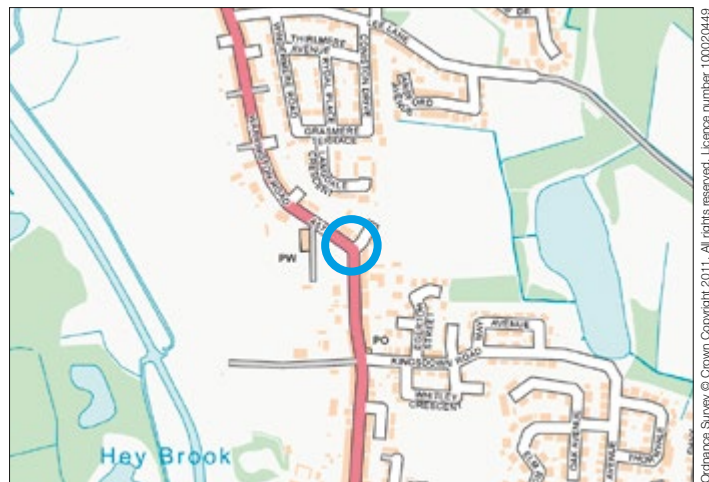
**Situated** in Liverpool Docklands on Sefton Street within a new parade of retail outlets and within walking distance to Liverpool city centre.

LOT

98

## 295 Warrington Road, Abram, Wigan, Lancashire WN2 5RQ

\*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

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

**Description** A two bedroomed end terraced property benefiting from double glazing and central heating. Following an upgrade and scheme of refurbishment the property would be suitable for investment purposes with a potential rental income of £4,800 per annum.

**Situated** Fronting Warrington Road in a popular residential location close to local amenities and approximately 3 miles from Wigan town centre.

**Outside** Yard to the rear.

**Joint Agent**  
Bridgfords



**Ground Floor** Porch, Hall, Lounge, Dining Room, Kitchen, Bathroom/WC.

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

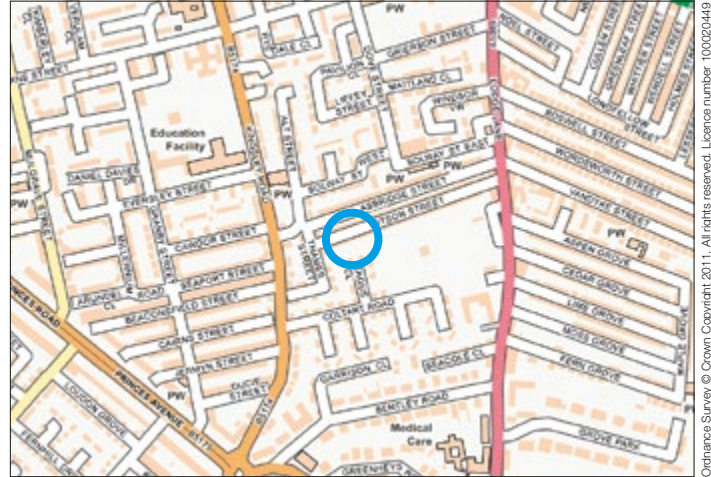


LOT

99

27 Ritson Street, Liverpool L8 0UE

\*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

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

**Description** A two bedroomed middle terraced property benefitting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes with a potential rental income of approximately £5400.00 per annum.

**Situated** Off Lodge Lane in a popular and well established residential location within easy reach of local amenities, schooling and approximately 2 miles from Liverpool city centre.

**Outside** Yard to the rear

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

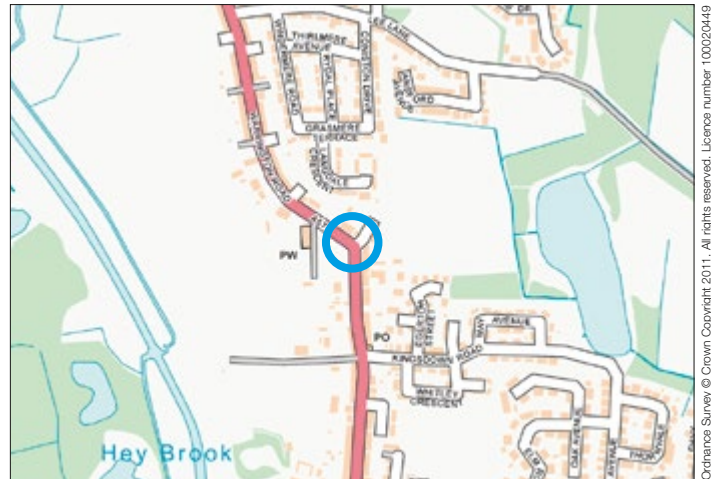
**First Floor** Two Bedrooms.

LOT

100

297 Warrington Road, Abram, Wigan, Lancashire WN2 5RQ

\*GUIDE PRICE £200,000+



Not to scale. For identification purposes only

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

**Description** A spacious four bedroomed detached property benefitting from double glazing, central heating, front and rear gardens and a driveway. Following refurbishment the property would be suitable for occupation or investment purposes with a potential rental income of £8,100 per annum.

**Situated** Fronting Warrington Road in a popular residential location close to local amenities and approximately 3 miles from Wigan town centre.

**Outside** Front and rear gardens (rear garden is  $\frac{3}{4}$  of an acre), driveway, two large wooden garages to rear.

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

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

**Joint Agent**  
Bridgfords

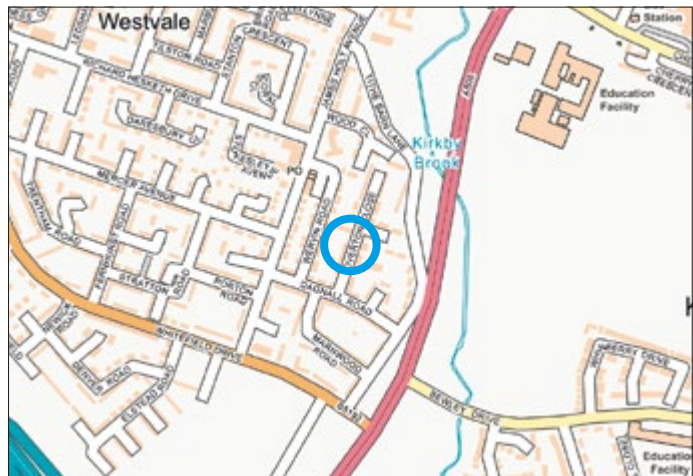


LOT

101

2 Bracken Walk, Kirkby, Liverpool L32 5SR

\*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **Two bedroom first floor flat. Double glazing. Central heating. Allocated parking.**

**Description** A two bedroomed first floor purpose built flat benefiting from double glazing, central heating, communal gardens and allocated parking. The flat also benefits from its own front entrance and would be suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.

**Situated** Off Wervin Road which in turn is off Dagnall Road in a well-established location close to local amenities and schooling. Liverpool city centre is approximately 8 miles away.

**Outside** Communal Gardens and Parking

**Ground Floor** Entrance

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

LOT

102

465 Rice Lane, Liverpool L9 3BZ

\*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

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

**Description** A five bedroomed end of terrace property benefiting from central heating and double glazing. Works have commenced to include new internal walls, a new roof. When finished the property would be suitable for a number of uses to include converting into flats, a retail unit to the ground floor with flats above or a HMO Investment property, subject to any necessary consents.

**Situated** The property is next to a disused railway track and is fronting Rice Lane (A59) close to its junction with Orrell Lane within close proximity to Walton Village amenities, Rice Lane and Orrell Park Train Stations, schooling and approximately 4 miles from Liverpool city centre.

**First Floor** Four Bedrooms. Bathroom (no fittings)

**Attic** One further Bedroom, Box Room and Bathroom/WC (no fittings)

**Outside** Garden to Rear. Outhouse

**Ground Floor** Hall, two Rooms, Kitchen, Further Kitchen, WC

**Note** Suitable for cash buyers only.



LOT

103

ON BEHALF OF A HOUSING ASSOCIATION

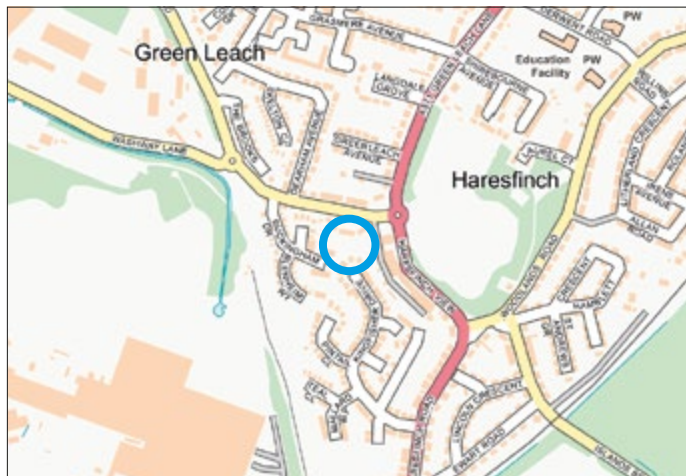
19 Washway Lane, St. Helens, Merseyside WA11 9LL

\*GUIDE PRICE £65,000+



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

**Description** A three bedroomed mid-town house property benefitting from double glazing, central heating and gardens. Following refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

**Situated** Fronting Washway Lane within close proximity to local amenities, schooling and transport links. Approximately 3.5 miles from St. Helens town centre.

**Outside** Front and rear gardens.

**EPC Rating** D

**Ground Floor** Hall, Living Room, Kitchen, Porch, WC

**First Floor** Three bedrooms, Bathroom

LOT

104

ON BEHALF OF A HOUSING ASSOCIATION

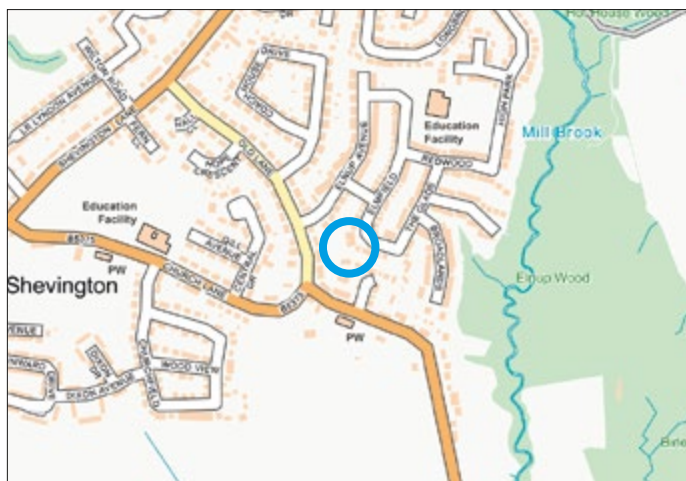
39 Elmfield, Shevington, Wigan, Lancashire WN6 8DL

\*GUIDE PRICE £140,000+



- **Three bed detached bungalow. Gardens front and rear.**

**Description** A three bedroomed detached bungalow benefitting from double glazing, front and rear gardens, off road parking and an integral garage. Following modernisation the property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Elnup Avenue in a popular residential location close to local amenities, schooling and approximately 4 miles from Wigan town centre. Providing easy access to Junction 27 of the M6 motorway.

**Outside** Gardens to front and rear. Integral garage.

**EPC Rating** D

**Ground Floor** Lounge/Dining Room, Kitchen, Bathroom/WC, Study, three Bedrooms



LOT

105

15 Tabley Road, Liverpool L15 0HJ

\*GUIDE PRICE £60,000+



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

**Description** A three bedroomed mid terraced property benefiting from central heating. Following an upgrade and modernisation the property would be suitable for investment purposes. If let to four tenants at a rental of £75ppw the potential rental income being in excess of £15,600 per annum.

**Situated** Off Lawrence Road in a popular and well established residential location nearby to local amenities and transport links. Liverpool city centre is approximately 2.5 miles away.

**Outside** Yard to the rear.

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

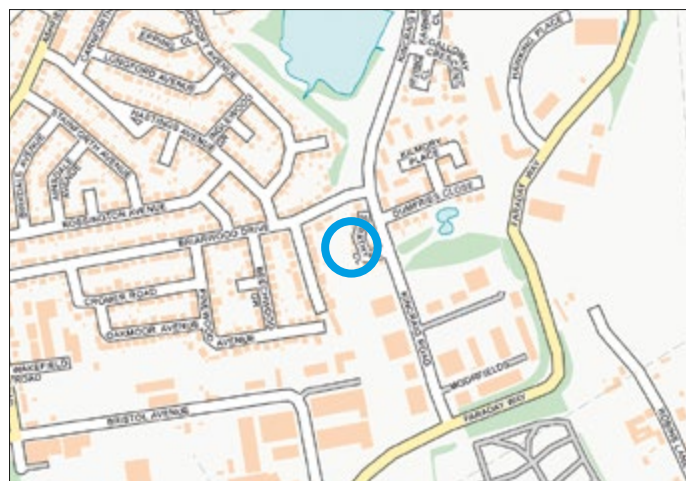
**First Floor** Three bedrooms, Bathroom/WC

LOT

106

19 Strathyre Close, Blackpool FY2 0YB

\*GUIDE PRICE £80,000+



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

**Description** A two bedroomed semi-detached property benefiting from double glazing, central heating, rear garden and a driveway. The property is in good order and would be suitable for investment purposes.

**Situated** Off Kinraig Road in a popular residential location close to local amenities, schooling and approximately 3 miles from Blackpool town centre.

**Outside** Rear Garden, Driveway.

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

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



LOT

107

3 Dove Road, Liverpool L9 8AT

\*GUIDE PRICE £60,000+



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

**Description** A three bedroomed mid terraced property benefiting from double glazing and central heating. Following a scheme of refurbishment works and modernisation the property would be suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

**Situated** Off Moss Lane (A566) in the popular and well established Orrell Park District approximately 5 miles of Liverpool city centre and a short distance to Orrell Park Train Station.

Bathroom/WC with Walk In Shower

**Outside** Yard to the rear

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

**First Floor** Three bedrooms,

LOT

108

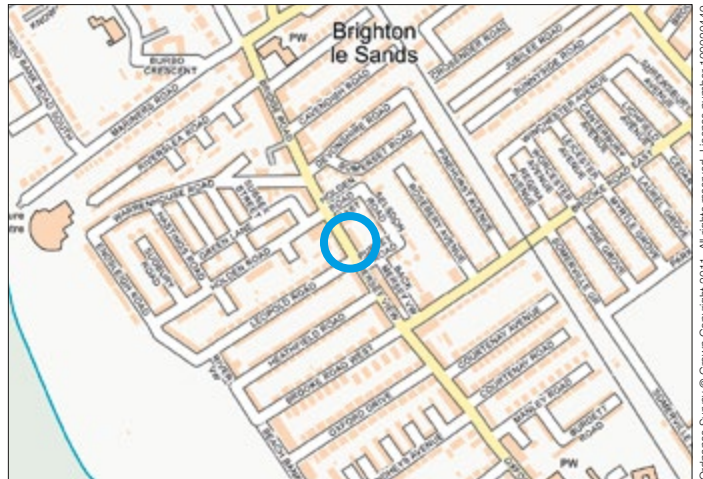
32 Mersey View, Brighton-le-Sands, Liverpool L22 6QB

\*GUIDE PRICE £125,000+



- **Five bed double fronted end town house. Partial double glazing. Central heating. Gardens.**

**Description** A good sized double fronted character five bedroomed end town house benefiting from part double glazing, central heating and front and rear gardens. Following a scheme of refurbishment works the property would be suitable for occupation or resale purposes.



Not to scale. For identification purposes only

**Situated** Fronting Mersey View in a sought after location of Brighton Le Sands within walking distance to Crosby and Waterloo amenities, Crosby Marina, Blundellsands & Crosby Train Station, schooling and approximately 7 miles from Liverpool city centre.

Reception Rooms, Kitchen, Utility Room, Wet room/WC

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

**Outside** Front and rear gardens

**Ground Floor** Vestibule, Entrance Hallway, three



LOT

109

58 Yew Tree Road, Walton, Liverpool L9 1AL

\*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

- **Residential investment producing £6,300 per annum. Double glazing. Central heating. Front and rear gardens.**

**Description** A three bedroomed semi-detached property currently let by way of an Assured Shorthold Tenancy at a rental of £6300.00 per annum. The property benefits from double glazing, central heating and front and rear gardens.

**Situated** Fronting Yew Tree Road off Rice Lane (A59) in a popular residential location within walking distance to local schooling, Walton Train Station and approximately 4 miles from Liverpool city centre.

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

**Outside** Front and rear gardens, the front offering off-street parking

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

LOT

110

12 Wheatland Lane, Wallasey, Merseyside CH44 7EQ

\*GUIDE PRICE £35,000+



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. The potential rental income is approximately £6000.00 per annum.

**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

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

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



LOT

111

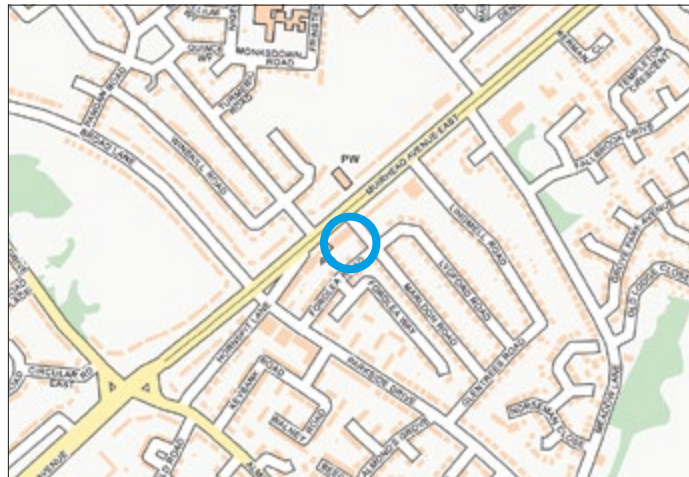
146–148 Muirhead Avenue East, Liverpool L11 1EW

\*GUIDE PRICE £75,000+



- **Two storey mixed use property. Steel shutters to the ground floor.**

**Description** A two storey mixed use terrace property comprising a ground floor retail unit together with living accommodation above. The property would be suitable for a number of uses, subject to any relevant planning consents. It has previously been used as a Restaurant and Takeaway. There are steel roller shutters to the ground floor. The potential rental income when fully let is in excess of £10,000 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Muirhead Avenue East in a popular and well established residential location within close proximity to schooling and approximately 2 miles from Liverpool city centre.

**Outside** Yard to rear

**Ground Floor** Main Sales Area, Kitchen & Storage

**First Floor** Five Rooms, WC

LOT

112

147 Westminster Road, Morecambe, Lancashire LA3 1SJ

\*GUIDE PRICE £45,000–£55,000

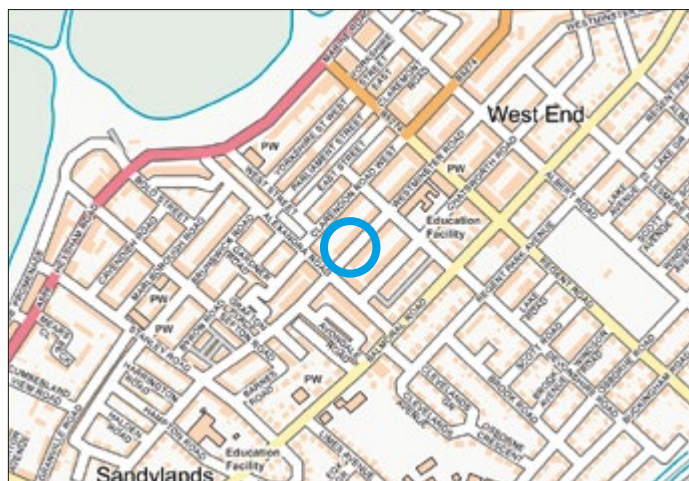


- **Five bedroomed terrace property in need of a full upgrade and refurbishment scheme.**

**Description** A five bedroomed three storey dormer style terrace property in need of a full upgrade and refurbishment scheme. Once upgraded the property would be suitable for use as family home, resale or conversion into a HMO, subject to gaining the necessary consents.

**Situated** The property is situated on a residential road in the coastal town of Morecambe,

close to local shops and amenities. The open spaces of Morecambe Leisure Park



Not to scale. For identification purposes only

and Whitmore Park are within easy reach. Transport links are provided by Morecambe rail station.

**Second Floor** Three Further Bedrooms, Bathroom/WC

**Outside** Yard to the rear

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

**Joint Agent**  
Entwistle Green

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





LOT

113

114 Bridge Road, Litherland, Liverpool L21 8NT

\*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **Residential investment producing a rental income of £5,940 per annum. Double glazing. Central heating.**

**Description** A double fronted three bedroomed end of terrace property benefiting from double glazing and central heating. The property is in good order throughout and is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,940 per annum.

**Situated** Fronting Bridge Road close to the junction with Linacre Road within easy reach of local amenities, schooling and approximately 5 miles from Liverpool city centre.

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

**Outside** Yard to the rear.

**Ground Floor** Hall, two Reception Rooms, Kitchen, Utility Room

LOT

114

ON BEHALF OF A HOUSING ASSOCIATION

Flat 1 &amp; 2 62 Stuart Road, Walton, Liverpool L4 5QU

\*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- **Two storey end terrace providing 2 x 2 bedroomed flats. Double glazing. Central heating.**

**Description** A two storey end terraced property providing 2 x 2 bedroomed flats benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income in excess of £10,000 per annum.

**Situated** Off County Road on the corner of Broadbelt Street within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

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

**Outside** Rear yard.

**Ground Floor** Main Entrance Hallway

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



LOT

115

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

\*GUIDE PRICE £36,000+



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

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



Not to scale. For identification purposes only

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

**Outside** Communal Gardens to the rear.

**EPC Rating** D

**Ground Floor** Main Entrance, Hallway.

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

LOT

116

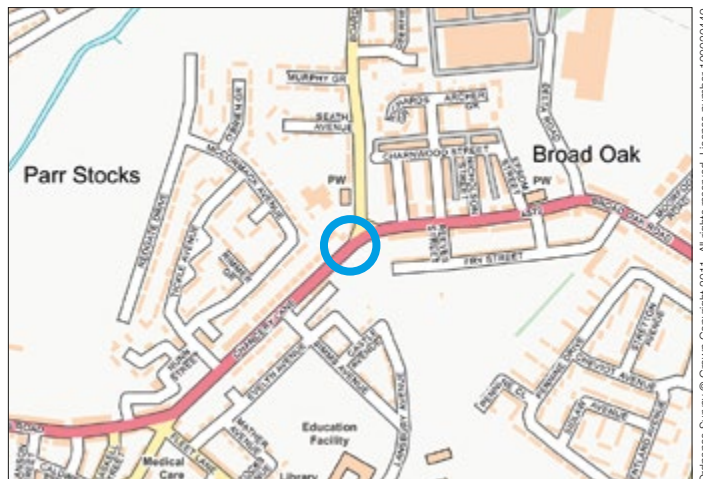
## 194-196 Boardmans Lane, St. Helens, Merseyside WA9 1QU

\*GUIDE PRICE £38,000+



- Residential investment producing approximately £6240.00 per annum. Double glazing. Central heating.

**Description** A three bed roomed double fronted end terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of approximately £6240.00 per annum. The property benefits from double glazing and central heating, renovated kitchen.



Not to scale. For identification purposes only

**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.

**First Floor** Three Bedrooms

**Outside** Yard to the rear

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

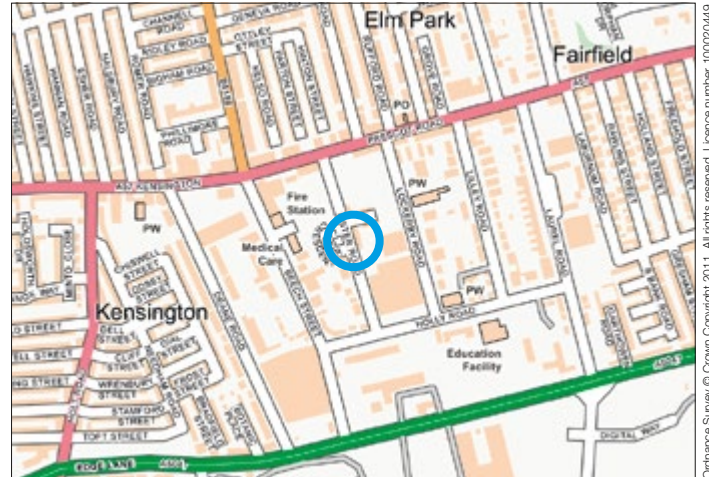


LOT

117

7 Lister Road, Kensington, Liverpool L7 0HE

\*GUIDE PRICE £70,000–£80,000



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Not to scale. For identification purposes only

- **Three bedroomed mid terrace. Double glazing and central heating. Producing £6,900 per annum.**

**Description** A three bedroomed mid terrace property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold tenancy producing £6,900 per annum.

**Situated** Between off Prescott Road (A57) at its junction with Sheil Road in an established residential location within close proximity to all local amenities, excellent transport links and approximately 2.5 miles to city centre and Universities.

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

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

**Outside** Yard to Rear.

**Joint Agent**  
Entwistle Green

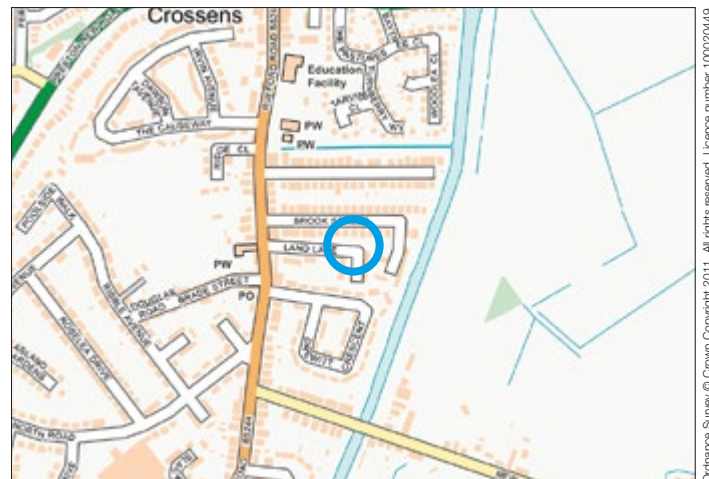


LOT

118

34 Brook Street, Southport, Merseyside PR9 8HY

\*GUIDE PRICE £85,000+



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Not to scale. For identification purposes only

- **A three bed semi detached. Double glazing. Central heating. Off-road parking. Garage. Rear garden.**

**Description** A three bedroomed semi detached property benefitting from double glazing, central heating, off road parking, a detached garage and gardens to the rear. The property is in need of refurbishment and once upgraded would be suitable for occupation or investment purposes.

**Situated** Off Rufford Road in a popular and well established residential location close to local amenities and schooling. Southport town centre is approximately 3.5 miles away.

**Ground Floor** Porch, Hall, Lounge, Dining Room, Kitchen/Diner

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



LOT

119

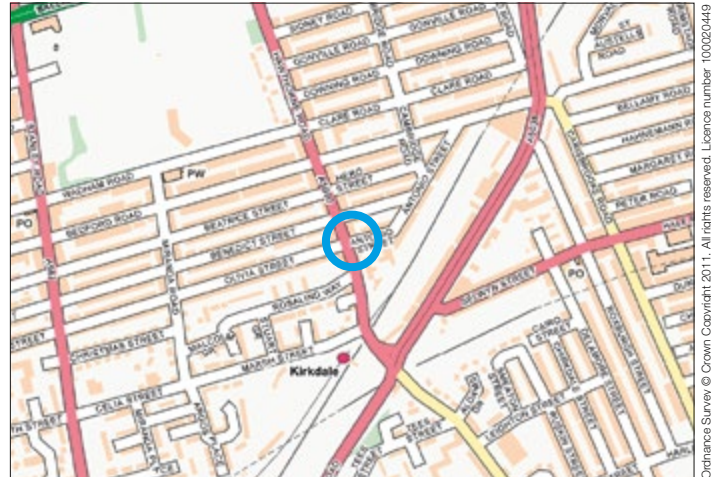
14 Hawthorne Road, Bootle, Merseyside L20 2DN

\*GUIDE PRICE £45,000+



- A three storey mixed use property suitable for redevelopment subject to any necessary consents.

**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.



Not to scale. For identification purposes only

**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** This property has not been internally inspected. All information has been provided by the seller.

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

LOT

120

52 Scotia Road, Stoke-on-Trent ST6 4EP

\*GUIDE PRICE £45,000+



- A two bed mid terrace. Double glazing and central heating. Rear garden.

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



Not to scale. For identification purposes only

**Situated** Fronting Scotia Road close to local amenities and approximately 2 miles from Stoke city centre.

**Ground Floor** Two Living Rooms, Kitchen, Bathroom

**First Floor** Three bedrooms

**Outside** Yard to rear



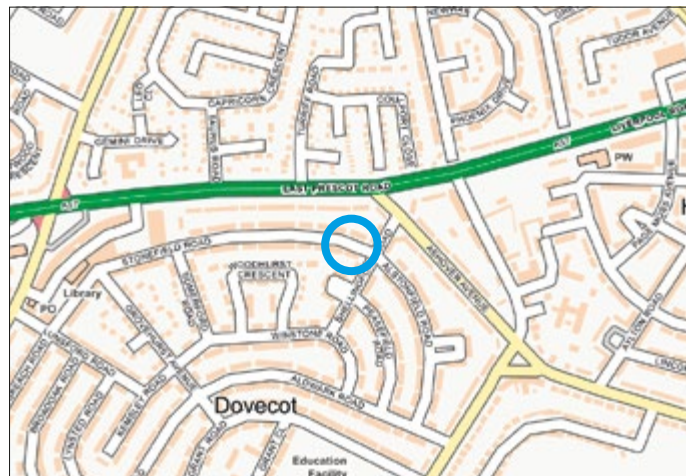
LOT

121

ON BEHALF OF A HOUSING ASSOCIATION

117 Stonefield Road, Liverpool L14 0NX

\*GUIDE PRICE £40,000–£45,000



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- **Three bed end town house. Double glazing. Central heating. Gardens. Driveway.**

**Description** A three bedroomed end town house benefiting from double glazing, central heating and rear garden. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes.

Not to scale. For identification purposes only

**Situated** Off Sohellingford Road which in turn is off East Prescot Road within close proximity to local amenities and approximately 8 miles from Liverpool city centre.

**Outside** Driveway and Rear Garden.

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

**First Floor** Three bedrooms.

LOT

122

Former Hyfrydle Wesleylan Chapel, Denbigh Road LL22 8SP

\*GUIDE PRICE £37,000+



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- **Freehold vacant former chapel. In need of refurbishment.**

**Description** A freehold vacant detached single storey former chapel of solid stone construction. The property is in need of refurbishment and has re-development potential subject to gaining the necessary consents.

Not to scale. For identification purposes only

**Situated** Off Water Street which in turn is off Denbigh Road leading to the main A544. The property is located in the upper part of Llanfairtalhaiarn village, close to the village centre in a predominantly residential area. Abergele is approximately 5 miles away which provides shops, restaurants, school and all amenities.

**Lower Ground Floor** Cellar Room 10m x 3.9m

**Ground Floor** Main Chapel 10m x 8.6m

**Site Area** External floor area of the building: 106m<sup>2</sup>

**Joint Agent**  
Beresford Adams

**Beresford Adams**



LOT

123

70 Nelville Road, Liverpool L9 9BR

\*GUIDE PRICE £65,000+



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

**Description** A three bedroomed end terraced property benefiting from double glazing, central heating, rear yard and an outhouse/Utility Room. Following a scheme of refurbishment works the property would be suitable for occupation, re-sale or investment purposes. The potential rental income when let is in excess of £7800.00 per annum.



Not to scale. For identification purposes only

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

**Outside** Garden to the rear, Outhouse/Utility Room

**EPC Rating** E

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

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

LOT

124

1 Davis Street, Stoke-on-Trent ST4 7AD

\*GUIDE PRICE £30,000+



- **One bedroom semi-detached. Double glazing. Central heating.**

**Description** A one bedroomed semi-detached house benefiting 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

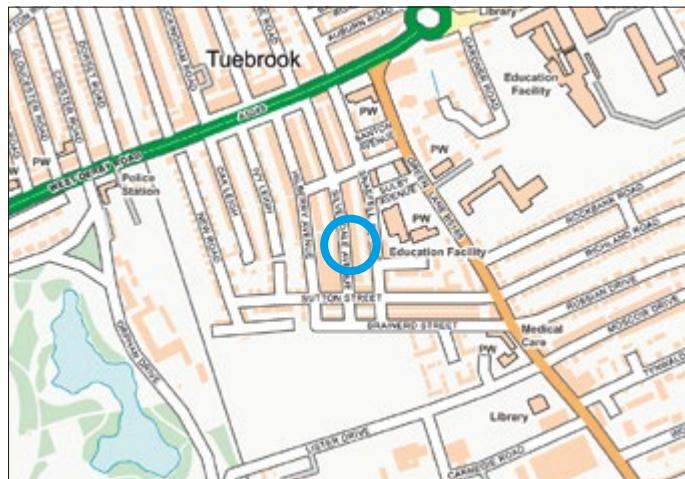


LOT

125

79 Silverdale Avenue, Liverpool L13 7EZ

\*GUIDE PRICE £52,000+



Not to scale. For identification purposes only

- **Residential investment producing £4498.00 per annum. Double glazing.**

**Description** A three bedroomed middle terraced property let by way of a Regulated Tenancy producing a rental income of £4498.00 per annum. The property benefits from double glazing.

**Situated** Just off West Derby Road (A5049) in a popular and well established location within close proximity to local amenities, schooling, Newsham Park and approximately 4 miles from Liverpool city centre.

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

**Outside** Yard to the rear

**Ground Floor** Three Reception Rooms, Kitchen

LOT

126

17 Kenyon Road, Liverpool L15 5BD

\*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

- **Residential investment producing £4,740 per annum. Double glazing. Central heating.**

**Description** A three bedroomed mid terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,740 per annum. The property is let to a longstanding tenant and benefits from double glazing and central heating.

**Situated** Off Church Road in a popular and well established residential location within walking distance to Allerton Road amenities.

**Outside** Yard to the rear.

**EPC Rating** E

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

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



LOT

127

134 Fieldton Road, Liverpool L11 9AQ

\*GUIDE PRICE £40,000+



- **Residential investment producing a rental of £4,368 per annum. Double glazing. Gardens.**

**Description** A three bedroomed middle terraced property currently let by way of a Regulated Tenancy producing a rental income of £4,368 per annum. The property benefits from double glazing and gardens to the front and rear.



Not to scale. For identification purposes only

**Situated** Off Carr Lane East in a popular and well established residential location close to local amenities and approximately 5.5 miles from Liverpool city centre.

**Outside** Gardens to the front and rear

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

**First Floor** Three Bedrooms

LOT

128

ON BEHALF OF LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

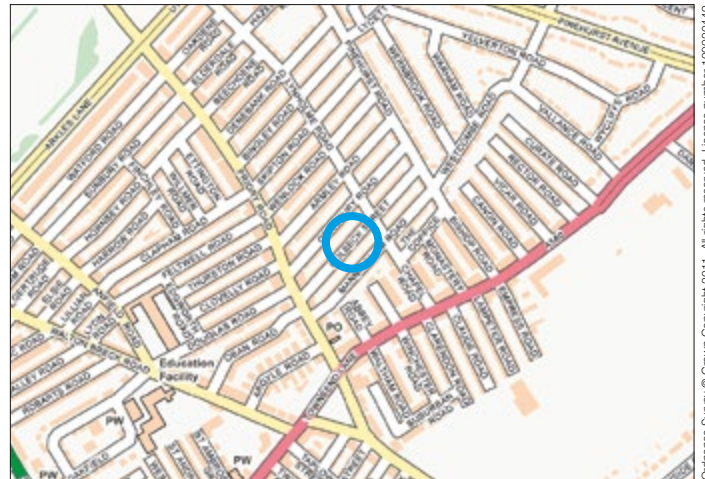
51 Holbeck Street, Liverpool L4 2UR

\*GUIDE PRICE £30,000+



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

**Description** A two bedroomed mid terraced property in need of a full upgrade and refurbishment scheme. Once upgraded the property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Priory Road in an established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Outside** Yard to the rear.

**Ground Floor** Through Living Room, Kitchen

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



LOT

129

30 Ellen Street, Warrington WA5 0LY

\*GUIDE PRICE £42,000+



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Not to scale. For identification purposes only

- **Residential investment producing a rental income of £4,160 per annum. Double glazing. Central heating. Gardens.**

**Description** A two bedroomed middle terraced property currently let by way of a Regulated Tenancy producing a rental income of £4,160 per annum. The property benefits from double glazing, central heating and gardens to the front and rear.

**Situated** Off Lilford Street in a popular and well established residential location approximately 1 mile from Warrington town centre.

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

**Ground Floor** Living Room, Kitchen

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

LOT

130

43 Mynors Street, Stoke-on-Trent ST1 2DJ

\*GUIDE PRICE £18,000+



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Not to scale. For identification purposes only

- **A former block of public conveniences which has been converted to provide two self contained studios. Double glazing and electric storage heaters. Requires modernisation.**

**Description** A former block of public conveniences which has been converted to provide two self contained studios. The property benefits from double glazing and electric storage heaters. Following modernisation the property would be suitable for investment purposes.

**Situated** Off Bucknall Hall Road close to local amenities and approximately 3 miles from Stoke city centre.

**Outside** Backing onto rear alleyway

**Ground Floor** Lounge/Bedroom/ Kitchen/Shower Room/WC

**First Floor** Lounge/Bedroom/ Kitchen/Shower Room/WC



LOT

131

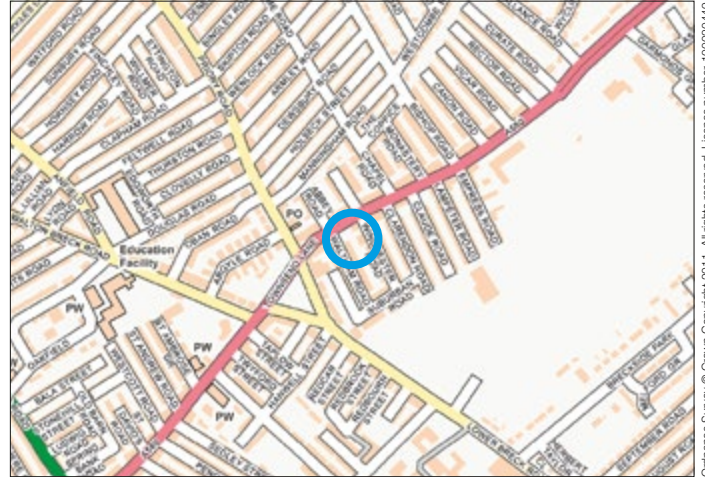
32 Townsend Lane, Liverpool L6 0BA

\*GUIDE PRICE £25,000-£30,000



- A two bed end terraced property. Central heating.

**Description** A two bedroomed middle terraced property benefiting from central heating (not tested). Following upgrade and refurbishment the property would be suitable for investment purposes with potential annual income in excess of £5,400 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Townsend Lane on the corner with Waltham 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** Vestibule, Lounge, Dining room, Kitchen.

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

**Outside** Rear yard.

**Joint Agent**  
Entwistle Green



LOT

132

20 Thirlstone Street, Aigburth, Liverpool L17 9PD

\*GUIDE PRICE £80,000+



- A two bedroomed middle terraced property in need of a full upgrade and refurbishment scheme.

**Description** A two bedroomed middle terraced property in need of a full upgrade and refurbishment scheme. Following which the property would be suitable for occupation, re-sale or investment purposes.



Not to scale. For identification purposes only

**Situated** Off Aigburth Road in a popular and well established residential location close to local amenities, schooling and transport links and approximately 3 miles from Liverpool city centre.

**Ground Floor** Hall, Lounge, Dining Room, Kitchen (no fittings)

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

**Outside** Rear yard.



LOT

133

90 Cedardale Road, Liverpool L9 2BQ

\*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

- **Three bed semi-detached property. Newly refurbished. Double glazing. Central heating.**

**Description** A three bedroomed semi-detached property benefiting from double glazing, central heating, front and rear gardens. The property has recently been refurbished throughout and would be suitable for immediate occupation or investment purposes.

**Situated** Off Willowdale Road off Rice Lane in a popular and well established residential location, within close proximity to local amenities and approximately 3.5 miles from Liverpool city centre.

**Outside** Gardens front and rear.

**EPC Rating** G

**Joint Agent**  
Entwistle Green



**Ground Floor** Vestibule, Open Plan Lounge/Kitchen.

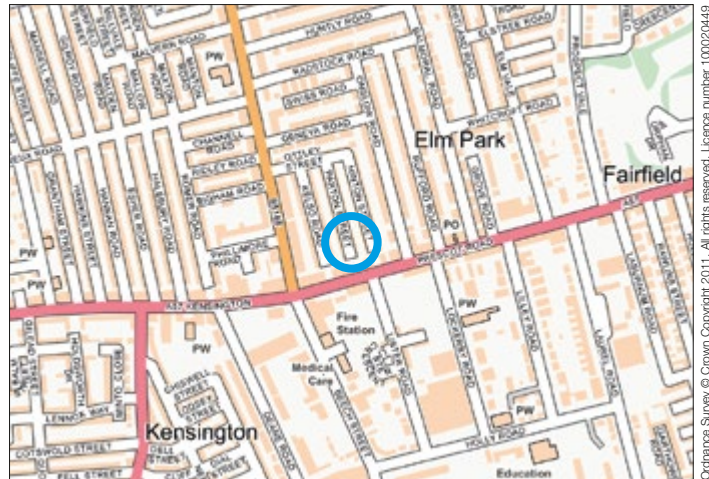
**First Floor** Three Bedrooms, Bathroom/WC.

LOT

134

24 Parton Street, Liverpool L6 3AW

\*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **Residential investment producing £6000 per annum. Double glazing. Central heating.**

**Description** A well presented two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental income of £6000.00 per annum.

**Situated** Off Prescot Road and Sheil Road in a popular and well established residential location close to local amenities, Newsham Park and approximately 3.5 miles from Liverpool city centre.

**First Floor** Two Bedrooms.

**Outside** Rear Yard.

**Joint Agent**  
Atlas Estates



**Ground Floor** Vestibule, Through Dining room/Lounge, Kitchen, Bathroom/WC.



LOT

135

67 Newlove Avenue, St. Helens, Merseyside WA10 4DS

\*GUIDE PRICE £115,000+



- A three bed mid-town house. Double glazing. Central heating.

**Description** A three bedroomed three storey modern dormer style mid town house benefiting from double glazing and central heating and a good sized rear garden. The property is in good order throughout and would be suitable for occupation or investment purposes.



Not to scale. For identification purposes only

**Situated** Off Knowsley Road and Dunriding Lane in a popular residential location within easy reach of local amenities and a short distance into St Helens town centre.

**Ground Floor** Hall, Through Lounge/Dining room, Kitchen, WC

**First Floor** Two Bedrooms (one with en-suite), Bathroom/WC

**Second Floor** One further Bedroom

**Outside** Garden to the rear

LOT

136

26 Oakwood Close, Blackpool FY4 5FD

\*GUIDE PRICE £125,000+



- A three bedroomed detached property. Double glazing, central heating, front and rear gardens, driveway and 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.



Not to scale. For identification purposes only

**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.

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

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

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

**EPC Rating** D

# 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

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

# 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 before leaving the AUCTION:

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

A5.4 If you do not we may either:

- (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against you for breach of CONTRACT; or
  - (b) sign the SALE MEMORANDUM on YOUR behalf.
- A5.5 The deposit:
- (a) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stated in the SALE CONDITIONS; and
  - (b) must be paid in pounds sterling by cheque or by bankers' draft made payable to US on an APPROVED FINANCIAL INSTITUTION. The extra AUCTION CONDUCT CONDITIONS may state if we accept any other form of payment.

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

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

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

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

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

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

### G1. The lot

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

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

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

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

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

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

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

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

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

G1.9 The BUYER buys with full knowledge of:

	<ul style="list-style-type: none"> <li>• (a) the DOCUMENTS, whether or not the BUYER has read them; and</li> <li>• (b) the physical CONDITION of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.</li> </ul>	G4.5	The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.	G10.3	Income and outgoings are to be apportioned at ACTUAL COMPLETION DATE unless: <ul style="list-style-type: none"> <li>• (a) the BUYER is liable to pay interest; and</li> <li>• (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER;</li> <li>• in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.</li> </ul>
G1.10	The BUYER is not to rely on the information contained in the PARTICULARS but may rely on the SELLER'S conveyancer's written replies to preliminary enquiries to the extent stated in those replies.	G4.6	The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the CONDITIONS apply.	G10.4	Apportionments are to be calculated on the basis that: <ul style="list-style-type: none"> <li>• (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;</li> <li>• (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and</li> <li>• (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.</li> </ul>
<b>G2. Deposit</b>		<b>G5. Transfer</b>		<b>G11. Arrears</b>	
G2.1	The amount of the deposit is the greater of: <ul style="list-style-type: none"> <li>• (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and</li> <li>• (b) 10% of the PRICE (exclusive of any VAT on the PRICE).</li> </ul>	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS: <ul style="list-style-type: none"> <li>• (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and</li> <li>• (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.</li> </ul>	<b>Part 1 Current rent</b>	
G2.2	The deposit <ul style="list-style-type: none"> <li>• (a) must be paid in pounds sterling by cheque or banker's draft drawn on an APPROVED FINANCIAL INSTITUTION (or by any other means of payment that the AUCTIONEERS may accept); and</li> <li>• (b) is to be held as stakeholder unless the AUCTION CONDUCT CONDITIONS provide that it is to be held as agent for the SELLER.</li> </ul>	G5.2	If the SELLER remains liable in any respect in relation to the LOT (or a TENANCY) following COMPLETION the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.	G11.1	"Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding COMPLETION.
G2.3	Where the AUCTIONEERS hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.	G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.	G11.2	If on COMPLETION there are any arrears of current rent the BUYER must pay them, whether or not details of those arrears are given in the SPECIAL CONDITIONS.
G2.4	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.	<b>G6. Completion</b>		G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to arrears of current rent.
G2.5	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	G6.1	Completion is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.	<b>Part 2 Buyer to pay for arrears</b>	
<b>G3. Between contract and completion</b>		G6.2	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest.	G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of arrears.
G3.1	Unless the SPECIAL CONDITIONS state otherwise, the SELLER is to insure the LOT from and including the CONTRACT DATE to COMPLETION and: <ul style="list-style-type: none"> <li>• (a) produce to the BUYER on request all relevant insurance details;</li> <li>• (b) pay the premiums when due;</li> <li>• (c) if the BUYER so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;</li> <li>• (d) at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser;</li> <li>• (e) unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and</li> <li>• (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance (to the extent not already paid by the BUYER or a tenant or other third party) for the period from and including the CONTRACT DATE to COMPLETION.</li> </ul>	G6.3	Payment is to be made in pounds sterling and only by: <ul style="list-style-type: none"> <li>• (a) direct TRANSFER to the SELLER'S conveyancer's client account; and</li> <li>• (b) the release of any deposit held by a stakeholder.</li> </ul>	G11.5	The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the SPECIAL CONDITIONS.
G3.2	No damage to or destruction of the LOT nor any deterioration in its CONDITION, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.	G6.4	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER'S conveyancer's client account.	G11.6	If those arrears are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those arrears.
G3.3	Section 47 of the Law of Property Act 1925 does not apply.	G6.5	If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.	<b>Part 3 Buyer not to pay for arrears</b>	
G3.4	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.	G6.6	Where applicable the CONTRACT remains in force following COMPLETION.	G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS: <ul style="list-style-type: none"> <li>• (a) so state; or</li> <li>• (b) give no details of any arrears.</li> </ul>
<b>G4. Title and identity</b>		<b>G7. Notice to complete</b>		G11.8	While any arrears due to the SELLER remain unpaid the buyer must: <p>(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;</p> <p>(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);</p> <p>(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;</p> <p>(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;</p> <p>(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</p> <p>(f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.</p>
G4.1	Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection except in relation to any matter that occurs after the CONTRACT DATE.	G7.1	The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence. The person giving the notice must be READY TO COMPLETE.	G11.9	Where the SELLER has the right to recover arrears it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.
G4.2	If any of the DOCUMENTS is not made available before the AUCTION the following provisions apply: <ul style="list-style-type: none"> <li>• (a) The BUYER may raise no requisition on or objection to any of the DOCUMENTS that is made available before the AUCTION.</li> <li>• (b) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.</li> <li>• (c) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant document.</li> <li>• (d) If title is in the course of registration, title is to consist of certified copies of: <ul style="list-style-type: none"> <li>• (i) the application for registration of title made to the land registry;</li> <li>• (ii) the DOCUMENTS accompanying that application;</li> <li>• (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and</li> <li>• (iv) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration DOCUMENTS to the BUYER.</li> </ul> </li> <li>• (e) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.</li> </ul>	G7.2	If the BUYER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has: <ul style="list-style-type: none"> <li>• (a) terminate the CONTRACT; and</li> <li>• (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.</li> </ul>	<b>G12. Management</b>	
G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide): <ul style="list-style-type: none"> <li>• (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and</li> <li>• (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any CONDITION or tenant's obligation relating to the state or CONDITION of the LOT where the LOT is leasehold property.</li> </ul>	G7.3	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has: <ul style="list-style-type: none"> <li>• (a) terminate the CONTRACT;</li> <li>• (b) claim the deposit and any interest on it if held by a stakeholder;</li> <li>• (c) forfeit the deposit and any interest on it;</li> <li>• (d) resell the LOT; and</li> <li>• (e) claim damages from the BUYER.</li> </ul>	G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
G4.4	The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.	<b>G8. If the contract is brought to an end</b>		G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
			If the CONTRACT is lawfully brought to an end: <ul style="list-style-type: none"> <li>• (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and</li> <li>• (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.</li> </ul>	G12.3	The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and: <ul style="list-style-type: none"> <li>• (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;</li> <li>• (b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and</li> <li>• (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.</li> </ul>
		<b>G9. Landlord's licence</b>		<b>G13. Rent deposits</b>	
		G9.1	Where the LOT is or includes leasehold land and licence to assign is required this CONDITION G9 applies.	G13.1	This CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.
		G9.2	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.	G13.2	If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions.
		G9.3	The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained.	G13.3	Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: <ul style="list-style-type: none"> <li>• (a) observe and perform the SELLER'S covenants and CONDITIONS in the rent deposit deed and indemnify the SELLER in respect of any breach;</li> <li>• (b) give notice of assignment to the tenant; and</li> <li>• (c) give such direct covenant to the tenant as may be required by the rent deposit deed.</li> </ul>
		G9.4	The SELLER must: <ul style="list-style-type: none"> <li>• (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and</li> <li>• (b) enter into any authorised guarantee agreement properly required.</li> </ul>	<b>G14. VAT</b>	
		G9.5	The BUYER must: <ul style="list-style-type: none"> <li>• (a) promptly provide references and other relevant information; and</li> <li>• (b) comply with the landlord's lawful requirements.</li> </ul>	G14.1	Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.
		G9.6	If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the licence has not been obtained the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before licence is obtained. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.		
		<b>G10. Interest and apportionments</b>			
		G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the PRICE (less any deposit paid) from the AGREED COMPLETION DATE up to and including the ACTUAL COMPLETION DATE.		
		G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.		



- 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) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
  - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
- G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.
- G25. Warranties**
- G25.1 Available warranties are listed in the SPECIAL CONDITIONS.
- G25.2 Where a warranty is assignable the SELLER must:
- (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
  - (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.
- G25.3 If a warranty is not assignable the SELLER must after COMPLETION:
- (a) hold the warranty on trust for the BUYER; and
  - (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.
- G26. No assignment**
- The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.
- G27. Registration at the Land Registry**
- G27.1 This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:
- (a) procure that it becomes registered at Land Registry as proprietor of the LOT;
  - (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
  - (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2 This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:
- (a) apply for registration of the TRANSFER;
  - (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and
  - (c) join in any representations the SELLER may properly make to Land Registry relating to the application.
- G28. Notices and other communications**
- G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.
- G28.2 A communication may be relied on if:
- (a) delivered by hand; or
  - (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
  - (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.
- G28.3 A communication is to be treated as received:
- (a) when delivered, if delivered by hand; or
  - (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.
- G28.4 A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.
- G29. Contracts (Rights of Third Parties) Act 1999**
- No one is intended to have any benefit under the CONTRACT pursuant to the Contract (Rights of Third Parties) Act 1999.

## Extra General Conditions

Applicable for all lots where the Common Auction Conditions apply.

- The Deposit**
  - General Conditions A5.5a shall be deemed to be deleted and replaced by the following:  
A5.5a. The Deposit: a) must be paid to the AUCTIONEERS by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)  
b) is to be held as stakeholder save to the extent of the AUCTIONEERS' fees and expenses which part of the deposit shall be held as agents for the SELLER
- Buyer's Administration Charge**
  - Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £750+VAT (£900 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.
- Extra Auction Conduct Conditions**
  - Despite any special CONDITION to the contrary the minimum deposit we accept is £3,000 (or the total price, if less). A special CONDITION may, however, require a higher minimum deposit.
- Searches**
  - On completion the Buyer shall pay to the Seller, in addition to the purchase price, the cost incurred by the Seller in obtaining the Searches included in the Auction Pack.

## Commercial Property and Professional Services

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### Commercial Property

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### Surveys & Valuations

2 Cotton Street  
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### Auctions – London

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## Residential Lettings & Estate Agency Services

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