

NOW INVITING
INSTRUCTIONS
FOR OUR
15 FEBRUARY AUCTION

SuttonKersh



1ST FOR AUCTIONS

Thursday 14 December 2017

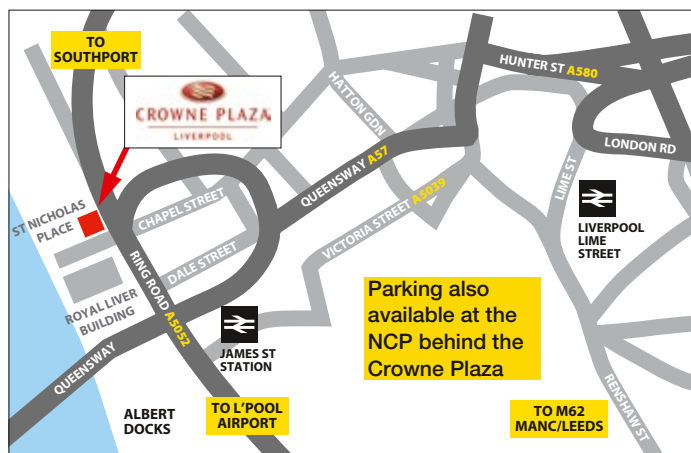
Commencing at 12 noon prompt at

Crowne Plaza 2 St Nicholas Place

Pier Head Liverpool L3 1QW

www.suttonkersh.co.uk

Location



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

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

Please speak to Cathy Holt on
0151 207 6315

Or email cathy.holt@suttonkersh.co.uk

Auction programme 2017

AUCTION DATES

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
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for free advice or to arrange a free valuation

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Auctioneer's pre-sale announcements

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

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

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

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

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

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

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

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

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

9 You are bidding on the basis that you have made all necessary enquiries, particularly in respect of lots the auctioneer has not inspected or had initial sight of tenancy details, and have checked the General and Special Conditions of Sale and are satisfied that you fully understand their content. 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 2 November

LOT	PROPERTY	RESULT	PRICE
1	41 Vanbrugh Crescent, Liverpool L4 7TY	Sold	£64,000
2	1 Weaver Street, Liverpool L9 1EH	Sold Prior	
3	46 George Arthur Road, Birmingham B8 1LW	Sold Prior	
4	Land At 56-60 Oakfield Road, Walton, Liverpool L4 2QF	Available At	£45,000
5	72 Cannock Road, Cannock, Staffordshire WS11 5BY	Sold	£85,000
6	47 Warwick Street, Liverpool L8 6TG	Sold	£25,000
7	23 Crosby Avenue, Warrington WA5 0DL	Sold Prior	
8	56 Gray Street, Bootle, Merseyside L20 4RZ	Sold After	
9	25 Alpass Avenue, Warrington WA5 0DH	Withdrawn	
10	75c Seaforth Road, Liverpool L21 3TY	Available At	£70,000
11	20 Falkner Street, Liverpool L8 7PZ	Sold	£550,000
12	619 and 619a Prescott Road, Old Swan, Liverpool L13 5XA	Available At	£160,000
13	31a & 31b Priory Road, Liverpool L4 2RT	Sold	£66,000
14	1-3 Macdonald Street, Wavertree, Liverpool L15 1EJ	Available At	£75,000
15	17 Preston Grove, Liverpool L6 4AH	Sold Prior	
16	3 Whittington House, Beach Road, Litherland, Liverpool L21 2NE	Sold	£45,000
17	29 Colebrooke Road, Aigburth, Liverpool L17 7BY	Sold After	
18	Land At Poulton Bridge Road, Wallasey, Merseyside CH44 5SN	Available At	£180,000
19	Flat 18 Park View, 156 East Prescott Road, Liverpool L14 5ND	Sold	£85,000
20	25 Kremlin Drive, Liverpool L13 7BU	Sold Prior	
21	143 City Road, Liverpool L4 5UR	Available At	£52,000
22	21 Woodfield Road, Blackpool FY1 6AX	Available At	£90,000
23	16 Nineveh Avenue, Birmingham B21 0SZ	Sold	£110,000
24	52 Burns Street, Bootle, Merseyside L20 4RJ	Sold	£52,000
25	Apt 5 Willow Rise, Roughwood Drive, Liverpool L33 8WZ	Sold	£36,500
26	26 Maple Grove, Liverpool L8 0RL	Sold	£92,000
27	Unit 7 Lingard Court Skypark Industrial Estate, Owen Drive, L24 1YL	Sold	£97,000
28	Belle Vale Adventure Playground, 1 Stapleford Road, Liverpool L25 2NP	Withdrawn	
29	Flats 1 & 3, 442 Stanley Road, Bootle, Merseyside L20 5AE	Sold	£57,000
30	The Lion Public House, 68 Market Street, Birkenhead, Merseyside CH41 5BT	Sold	£92,500
31	37 Park Road, Toxteth, Liverpool L8 6SH	Withdrawn	
32	42 Rudyard Road, Knotty Ash, Liverpool L14 5NN	Sold	£87,500
33	29 Rudyard Road, Knotty Ash, Liverpool L14 5NN	Sold	£93,000
34	32 Stanley Road, Bootle, Merseyside L20 2AA	Sold Prior	
35	Land at Minton Road, Kirkby, Liverpool L33 5XQ	Available At	£45,000
36	Flat 2 Princes Court, 6 Croxteth Road, Liverpool, L8 3UJ	Available At	£37,000
37	102 Fieldton Road, Liverpool L11 9AQ	Sold	£56,500
38	31 Bibbys Lane, Bootle, Merseyside L20 4JJ	Sold	£36,250
39	117 Upton Rocks Avenue, Widnes, Cheshire WA8 9DA	Sold	£275,000
40	49 Rhodesia Road, Liverpool L9 9BS	Sold After	
41	Plot 6 Land Greenfield Terrace, Merthyr Tydfil CF47 9HN	Withdrawn	
42	Plot 7 Land Greenfield Terrace, Merthyr Tydfil CF47 9HN	Withdrawn	
43	Plot 8 Land Greenfield Terrace, Merthyr Tydfil CF47 9HN	Withdrawn	
44	Plot 9 Land Greenfield Terrace, Merthyr Tydfil CF47 9HN	Withdrawn	
45	95 Lime Street, Wolverhampton WV3 0EX	Withdrawn	
46	2 Prospect Vale, Fairfield, Liverpool L6 8pg	Available At	£200,000
47	9 Rose Close, Murdishaw, Runcorn, Cheshire WA7 6DJ	Sold After	
48	328 Park Street, Haydock, St. Helens, Merseyside WA11 0BG	Sold	£48,000
49	17h Callington Close, Liverpool L14 8XP	Sold	£40,000
50	133 Hebden Road, Liverpool L11 9AN	Sold	£56,000
51	Lou's Cafe, Regent Road/Bankfield Street, Liverpool L20 8EJ	Withdrawn	
52	5 Station Road, Haydock, St. Helens, Merseyside WA11 0JJ	Sold	£45,000
53	47 Freehold Street, Liverpool L7 0JH	Sold	£80,000
54	31 Charnwood Street, St. Helens, Merseyside WA9 2DJ	Sold	£40,750

55	14 Bannerman Street, Liverpool L7 6JP	Sold	£45,000
56	23 Forfar Road, Liverpool L13 8DU	Sold After	
57	17 Coniston Street, Liverpool L5 6QY	Sold After	
58	38 Rydal Street, Liverpool L5 6QS	Sold	£40,000
59	Plot 34 Land West Of The River Tonge, Bolton	Sold	£50
60	Plot 35 Land West Of The River Tonge, Bolton	Sold	£50
61	Plot 36 Land West Of The River Tonge, Bolton	Sold	£50
62	Plot 37 Land West Of The River Tonge, Bolton	Sold	£50
63	Plot 38 Land West Of The River Tonge, Bolton	Sold	£50
64	Plot 39 Land West Of The River Tonge, Bolton	Sold	£50
65	Plot 40 Land West Of The River Tonge, Bolton	Sold	£50
66	Plot 41 Land West Of The River Tonge, Bolton	Sold	£50
67	Plot 42 Land West Of The River Tonge, Bolton	Sold	£50
68	Plot 43 Land West Of The River Tonge, Bolton	Sold	£50
69	12 Stockbridge Street, Liverpool L5 6PB	Sold	£38,500
70	83 Stockbridge Street, Liverpool L5 6PA	Sold	£38,500
71	30 Grasmere Street, Liverpool L5 6RJ	Sold	£40,000
72	122 Moscow Drive, Liverpool L13 7DL	Sold Prior	
73	25 Rickman Street, Liverpool L4 1RL	Sold	£35,000
74	44 Dane Street, Liverpool L4 4DZ	Sold After	
75	27 Sunningdale Road, Liverpool L15 4HJ	Available At	£68,000
76	2 Derwent Road West, Liverpool L13 6QP	Withdrawn	
77	64 Dunluce Street, Liverpool L4 3RQ	Sold	£46,000
78	11/11a Poulton Road, Wallasey, Merseyside CH44 6LB	Available At	£75,000
79	7 Viola Street, Bootle, Merseyside L20 7DP	Sold	£45,000
80	96 Olivia Street, Bootle, Merseyside L20 2ET	Sold	£40,000
81	29 Ursula Street, Bootle, Merseyside L20 2EX	Sold	£40,000
82	2 Hero Street, Bootle, Merseyside L20 2HA	Sold	£70,000
83	142 Bedford Road, Bootle, Merseyside L20 2DT	Sold	£57,500
84	Flat 1 & 2, 112 Hawthorne Road, Bootle, Merseyside L20 9JY	Available At	£70,000
85	79 Kilburn Street, Liverpool L21 8HN	Sold	£37,500
86	59 Wordsworth Street, Bootle, Merseyside L20 4JN	Sold	£46,000
87	24 Challis Street, Birkenhead, Merseyside CH41 7DH	Sold Prior	
88	26 Hargreaves Street, St. Helens, Merseyside WA9 2DH	Sold	£40,000
89	78 Gladstone Street, St. Helens, Merseyside WA10 4NR	Sold	£46,000
90	92-94 Hale Road, Walton, Liverpool L4 3RW	Available At	£80,000
91	46 Rossett Street, Liverpool L6 4AW	Sold	£40,000
92	71 Grasmere Street, Liverpool L5 6RH	Sold	£50,000
93	42 Downing Road, Bootle, Merseyside L20 9LX	Sold Prior	
94	46 Lucerne Road, Wallasey, Merseyside CH44 7HA	Sold	£47,000
95	Flat 2, 131 Shaw Heath, Stockport, Cheshire SK2 6QX	Available At	£91,000
96	14 Upton Road, Wirral, Merseyside CH46 0PA	Sold Prior	
97	5 Parking Spaces To The Rear Of 69-71 Sefton Street, Liverpool L8 6UD	Postponed	
98	295 Warrington Road, Abram, Wigan, Lancashire WN2 5RQ	Sold	£45,000
99	27 Ritson Street, Liverpool L8 0UE	Withdrawn	
100	297 Warrington Road, Abram, Wigan, Lancashire WN2 5RQ	Available At	£220,000
101	2 Bracken Walk, Kirkby, Liverpool L32 5SR	Available At	£35,000
102	465 Rice Lane, Liverpool L9 3BZ	Sold After	
103	19 Washway Lane, St. Helens, Merseyside WA11 9LL	Available At	£75,000
104	39 Elmfield, Shevington, Wigan, Lancashire WN6 8DL	Available At	£160,000
105	15 Tabley Road, Liverpool L15 0HJ	Sold	£68,000
106	19 Strathyre Close, Blackpool FY2 0YB	Withdrawn	
107	3 Dove Road, Liverpool L9 8AT	Sold	£60,000
108	32 Mersey View, Brighton-Le-Sands, Liverpool L22 6QB	Sold	£151,000
109	58 Yew Tree Road, Walton, Liverpool L9 1AL	Available At	£87,500
110	12 Wheatland Lane, Wallasey, Merseyside CH44 7EQ	Sold Prior	

111	146-148 Muirhead Avenue East, Liverpool L11 1EW	Sold	£85,000
112	147 Westminster Road, Morecambe, Lancashire LA3 1SJ	Sold	£55,000
113	114 Bridge Road, Litherland, Liverpool L21 8NT	Available At	£47,000
114	Flat 1 & 2 62 Stuart Road, Walton, Liverpool L4 5QU	Sold	£63,000
115	Flat 2, 643 Borough Road, Birkenhead, Merseyside CH42 9QA	Sold Prior	
116	194-196 Boardmans Lane, St. Helens, Merseyside WA9 1QU	Sold Prior	
117	7 Lister Road, Kensington, Liverpool L7 0HE	Available At	£75,000
118	34 Brook Street, Southport, Merseyside PR9 8HY	Sold Prior	
119	14 Hawthorne Road, Bootle, Merseyside L20 2DN	Sold	£51,000
120	52 Scotia Road, Stoke-On-Trent ST6 4EP	Sold Prior	
121	117 Stonefield Road, Liverpool L14 0NX	Sold	£48,500
122	Former Hyfrydle Wesleyan Chapel, Allt-Y-Powls, Denbigh Road, LL22 8SP	Sold	£40,000
123	70 Neville Road, Liverpool L9 9BR	Sold	£68,000
124	1 Davis Street, Stoke-On-Trent ST4 7AD	Sold Prior	
125	79 Silverdale Avenue, Liverpool L13 7EZ	Sold	£59,000
126	17 Kenyon Road, Liverpool L15 5BD	Sold Prior	
127	134 Fieldton Road, Liverpool L11 9AQ	Sold	£47,500
128	51 Holbeck Street, Liverpool L4 2UR	Available At	£37,000
129	30 Ellen Street, Warrington WA5 0LY	Sold	£61,000
130	43 Mynors Street, Stoke-On-Trent ST1 2DJ	Sold	£25,000
131	32 Townsend Lane, Liverpool L6 0BA	Sold	£30,500
132	20 Thirlstone Street, Aigburth, Liverpool L17 9PD	Sold	£111,000
133	90 Cedardale Road, Liverpool L9 2BQ	Sold After	
134	24 Parton Street, Liverpool L6 3AW	Sold	£55,000
135	67 Newlove Avenue, St. Helens, Merseyside WA10 4DS	Sold Prior	
136	26 Oakwood Close, Blackpool FY4 5FD	Sold Prior	

Total Realisation = **£6,305,999**

Now accepting instructions for our
15 February 2018 auction
Closing date 19 January



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

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

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

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

Order of sale Thursday 14 December

For sale by public auction unless sold prior or withdrawn

1	9 Zetland Road, Allerton, Liverpool L18 1HF	£90,000+
2	61a Linaker Street, Southport, Merseyside PR8 5DQ	£45,000+
3	28 Markby Road, Birmingham B18 4PW	£72,000+
4	58 Yew Tree Road, Walton, Liverpool L9 1AL	£70,000+
5	8 Kipling Street, Bootle, Merseyside L20 4QE	£35,000+
6	82 Cannock Road, Cannock, Staffordshire WS11 5BY	£75,000+
7	16 Luxmore Road, Liverpool L4 5TQ	£50,000+
8	The Cottage, Rhiw, Pwllheli, Gwynedd LL53 8AE	£40,000+
9	2 Ruscombe Road, Liverpool L14 4AU	£50,000–£55,000
10	357 Walton Lane, Liverpool L4 5RL	£45,000+
11	75 Preston Road, Hockley, Birmingham B18 4PL	£72,000+
12	26 Grasmere Street, Liverpool L5 6RH	£40,000+
13	Land at 2 Dorset Road, Tuebrook, Liverpool L6 4DX	£15,000+
14	43 Wolfenden Avenue, Bootle, Merseyside L20 0AY	£50,000+
15	43 Guernsey Road, Old Swan, Liverpool L13 6RN	£100,000+
16	8 Heald Street, Garston, Liverpool L19 2LY	£80,000+
17	25 Harebell Street, Liverpool L5 7RL	£35,000–£40,000
18	231a Lower House Lane, Liverpool L11 2SF	£25,000+
19	48 Adswood Road, Huyton, Liverpool L36 7XP	£65,000+
20	2 Bracken Walk, Kirkby, Liverpool L32 5SR	£27,000+
21	Land to the rear of 2 Hall Lane, Huyton, Liverpool L36 6AZ	£25,000–£30,000
22	34 Litherland Road, Bootle, Merseyside L20 3HZ	£50,000–£55,000
23	12 Ullet Road, Liverpool L8 3SR	£850,000+
24	62 Cowley Street, St. Helens, Merseyside WA10 2SW	£35,000+
25	21 Laburnum Road, Fairfield, Liverpool L7 0HT	£70,000+
26	14/14a Rock Lane West, Birkenhead, Merseyside CH42 1RE	£75,000+
27	12 Ovolo Road, Old Swan, Liverpool L13 3DR	£60,000+
28	2 Prospect Vale, Fairfield, Liverpool L6 8PG	£180,000+
29	92–94 Hale Road, Walton, Liverpool L4 3RW	£65,000+
30	4 Priory Road, Liverpool L4 2RY	£75,000+
31	3 Shelley Street, Bootle, Merseyside L20 4LG	£35,000–£40,000
32	25 Chapel Road, Garston, Liverpool L19 2LE	£65,000+
33	64 Black Bull Lane, Fulwood, Preston PR2 3JX	£185,000+
34	15 Victoria Court & Garage 4, 5–7 Parkfield Road, Aigburth L17 8UL	£62,000+
35	16 Frodsham Street, Liverpool L4 5XA	£35,000–£40,000
36	94 Gloucester Road North, Liverpool L6 4DT	£35,000+
37	48 Henrietta Street, Leigh, Lancashire WN7 1LJ	£35,000–£40,000
38	26 Aigburth Hall Road, Liverpool L19 9EE	£110,000+
39	275/275a Hawthorne Road, Bootle, Merseyside L20 3AP	£60,000+
40	54 Thirlmere Road, Everton, Liverpool L5 6PP	£40,000–£45,000
41	23a Hardshaw Street, Eccleston, St. Helens, Merseyside WA10 1RT	£150,000+
42	209 Lower House Lane, Liverpool L11 2SF	£65,000+
43	619 and 619a Prescot Road, Old Swan, Liverpool L13 5XA	£135,000+
44	26 Bartlett Street, Liverpool L15 0HW	£35,000–£40,000
45	14 Nutgrove Avenue, St. Helens, Merseyside WA9 5LT	£45,000+
46	38 Long Lane, Wavertree, Liverpool L15 4HF	£80,000+
47	45 Handfield Street, Liverpool L5 6PE	£30,000–£35,000
48	36 Mildmay Road, Bootle, Merseyside L20 5EN	£45,000+
49	374 Prescot Road, Old Swan, Liverpool L13 3AP	£40,000+
50	30 Emery Street, Liverpool L4 5UZ	£30,000–£35,000
51	14 Orange Grove, Liverpool L8 0TD	£50,000–£60,000
52	27 Rydal Street, Liverpool L5 6QP	£35,000–£40,000
53	The Beresford Arms, 158 Beresford Road, Liverpool L8 4SQ	£50,000+
54	18 Pansy Street, Liverpool L5 7RS	£30,000–£35,000
55	Flat 1 & 2, 112 Hawthorne Road, Bootle, Merseyside L20 9JY	£60,000+

*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.

56	19 Washway Lane, St. Helens, Merseyside WA11 9LL	£65,000+
57	39 Elmfield, Shevington, Wigan, Lancashire WN6 8DL	£150,000+
58	Flat 1a, 40–42 Sydenham Avenue, Liverpool L17 3AX	£50,000+
59	Flat 1b, 40–42 Sydenham Avenue, Liverpool L17 3AX	£60,000+
60	98 Fieldton Road, Liverpool L11 9AQ	£40,000+
61	111 Beatrice Street, Bootle, Merseyside L20 2EG	£35,000–£40,000
62	51 Holbeck Street, Liverpool L4 2UR	£27,000+
63	14 Redcar Street, Liverpool L6 0AJ	£35,000+
64	50 Grasmere Street, Liverpool L5 6RJ	£40,000+
65	Flat 2 Princes Court, 6 Croxteth Road, Liverpool L8 3UJ	£30,000+
66	27 Sunningdale Road, Liverpool L15 4HJ	£55,000+
67	31 Wendell Street, Liverpool L8 0RG	£35,000+
68	114 Bridge Road, Litherland, Liverpool L21 8NT	£38,000+
69	15 Derwent Street, Stoke-on-Trent ST1 5EN	£37,000+
70	Flat 2, 16 Alexandra Drive, Liverpool L17 8TD	£55,000+
71	13 Station Road, Haydock, St. Helens, Merseyside WA11 0JJ	£45,000–£50,000
72	36 Bannerman Street, Liverpool L7 6JP	£50,000+
73	Coach Houses 9 & 10, Hollystead House, 14 Old Mill Lane L15 8LN	£150,000+
74	45 Creswell Street, St. Helens, Merseyside WA10 2PN	£30,000–£35,000
75	45 Raglan Street, Ashton-on-Ribble, Preston PR2 2AX	£40,000+
76	77 Fieldton Road, Liverpool L11 9AF	£45,000+
77	38 Butterfield Street, Liverpool L4 4HT	£40,000+
78	26 Mill Lane, Old Swan, Liverpool L13 5TF	£60,000+
79	20 Stockbridge Street, Liverpool L5 6PB	£30,000–£35,000
80	34 Elm Grove, Birkenhead, Merseyside CH42 0LA	£80,000+
81	110 Alwyn Street, Aigburth, Liverpool L17 7DY	£100,000+
82	Ruthlyn, 21 Woodfield Road, Blackpool FY1 6AX	£80,000+
83	60 Ripon Street, Liverpool L4 5UQ	£30,000+
84	77 September Road, Liverpool L6 4DG	£50,000–£55,000
85	95 Tiverton Street, Wavertree, Liverpool L15 4LR	£70,000+
86	52 Holmes Street, Liverpool L8 0RJ	£25,000–£30,000
87	76 Gladstone Street, St. Helens, Merseyside WA10 4NR	£35,000–£40,000
88	96 Newcombe Road, Birmingham B21 8BY	£75,000+
89	39 Ellesmere Road, Blackpool FY4 3DH	£60,000+
90	2 The Parade, Northway, Wavertree, Liverpool L15 7JU	£150,000+
91	34 Alfonso Road, Liverpool L4 1UH	£35,000–£40,000
92	20 Gladstone Street, St. Helens, Merseyside WA10 4NT	£35,000–£40,000
93	10 Warton Street, Bootle, Merseyside L20 4PX	£37,000+
94	22 Woolrich Street, Stoke-on-Trent ST6 3PQ	£40,000+
95	72 Gleave Road, Selly Oak, Birmingham B29 6JN	£100,000+
96	31 Botanic Road, Liverpool L7 5PX	£90,000+
97	97 Botanic Road, Liverpool L7 5PY	£90,000+
98	115 Botanic Road, Liverpool L7 5PY	£90,000+
99	125 Botanic Road, Liverpool L7 5PZ	£90,000+
100	8 Huntley Road, Liverpool L6 3AJ	£135,000+
101	10 Huntley Road, Liverpool L6 3AJ	£135,000+
102	63/69 Mason St, 31/33 Grinfield St & 70/72 Highgate St, Liverpool L7	£900,000+
103	21 Garages to the rear of 116–164 Woolton Road, Allerton L19 5NH	£100,000+
104	31 Newenham Crescent, Liverpool L14 7PR	£65,000+
105	Flat 3, 39 Rossett Road, Liverpool L23 3AN	SOLD PRIOR
106	12 Denton Grove, Liverpool L6 4AJ	£45,000+
107	62 Church Road West, Liverpool L4 5UF	£350,000+
108	164 Muirhead Avenue East, Liverpool L11 1EW	SOLD PRIOR
109	58 Hannan Road, Kensington, Liverpool L6 6DB	£65,000–£75,000
110	Former Mailing Centre, Orrell Mount, Bootle, Merseyside L20 6NS	£200,000–£250,000
111	17 Valeway Avenue, Thornton-Cleveleys, Lancashire FY5 3ER	£100,000+
112	95 Snowberry Road, Liverpool L14 8XN	£40,000+

Order of sale **by type**

COMMERCIAL INVESTMENT

- 22 34 Litherland Road, Bootle, Merseyside L20 3HZ
- 30 4 Priory Road, Liverpool L4 2RY
- 39 275/275a Hawthorne Road, Bootle, Merseyside L20 3AP
- 43 619 and 619a Prescott Road, Old Swan, Liverpool L13 5XA

DEVELOPMENT OPPORTUNITIES

- 13 Land at 2 Dorset Road, Tuebrook, Liverpool L6 4DX
- 21 Land to the rear of 2 Hall Lane, Huyton, Liverpool L36 6AZ
- 41 23a Hardshaw Street, Eccleston, St. Helens, Merseyside WA10 1RT
- 53 The Beresford Arms, 158 Beresford Road, Liverpool L8 4SQ

GARAGES

- 103 21 Garages to the rear of 116–164 Woolton Road, Allerton L19 5NH

RESIDENTIAL INVESTMENT

- 4 58 Yew Tree Road, Walton, Liverpool L9 1AL
- 7 16 Luxmore Road, Liverpool L4 5TQ
- 10 357 Walton Lane, Liverpool L4 5RL
- 17 25 Harebell Street, Liverpool L5 7RL
- 23 12 Ullet Road, Liverpool L8 3SR
- 24 62 Cowley Street, St. Helens, Merseyside WA10 2SW
- 28 2 Prospect Vale, Fairfield, Liverpool L6 8PG
- 32 25 Chapel Road, Garston, Liverpool L19 2LE
- 34 15 Victoria Court & Garage 4, 5–7 Parkfield Road, Aigburth L17 8UL
- 36 94 Gloucester Road North, Liverpool L6 4DT
- 38 26 Aigburth Hall Road, Liverpool L19 9EE
- 51 14 Orange Grove, Liverpool L8 0TD
- 54 18 Pansy Street, Liverpool L5 7RS
- 58 Flat 1a, 40–42 Sydenham Avenue, Liverpool L17 3AX
- 59 Flat 1b, 40–42 Sydenham Avenue, Liverpool L17 3AX
- 60 98 Fieldton Road, Liverpool L11 9AQ
- 68 114 Bridge Road, Litherland, Liverpool L21 8NT
- 73 Coach Houses 9 & 10, Hollystead House, 14 Old Mill Lane L15 8LN
- 76 77 Fieldton Road, Liverpool L11 9AF
- 80 34 Elm Grove, Birkenhead, Merseyside CH42 0LA
- 89 39 Ellesmere Road, Blackpool FY4 3DH
- 90 2 The Parade, Northway, Wavertree, Liverpool L15 7JU
- 93 10 Warton Street, Bootle, Merseyside L20 4PX
- 96 31 Botanic Road, Liverpool L7 5PX
- 97 97 Botanic Road, Liverpool L7 5PY
- 98 115 Botanic Road, Liverpool L7 5PY
- 99 125 Botanic Road, Liverpool L7 5PZ
- 100 8 Huntley Road, Liverpool L6 3AJ
- 101 10 Huntley Road, Liverpool L6 3AJ
- 102 63/69 Mason St, 31/33 Grinfield St & 70/72 Highgate St, Liverpool L7
- 106 12 Denton Grove, Liverpool L6 4AJ
- 107 62 Church Road West, Liverpool L4 5UF

VACANT COMMERCIAL

- 2 61a Linaker Street, Southport, Merseyside PR8 5DQ
- 29 92–94 Hale Road, Walton, Liverpool L4 3RW
- 82 Ruthlyn, 21 Woodfield Road, Blackpool FY1 6AX
- 110 Former Mailing Centre, Orrell Mount, Bootle, Merseyside L20 6NS

VACANT RESIDENTIAL

- 1 9 Zetland Road, Allerton, Liverpool L18 1HF
- 3 28 Markby Road, Birmingham B18 4PW
- 5 8 Kipling Street, Bootle, Merseyside L20 4QE
- 6 82 Cannock Road, Cannock, Staffordshire WS11 5BY
- 8 The Cottage, Rhiw, Pwllheli, Gwynedd LL53 8AE
- 9 2 Ruscombe Road, Liverpool L14 4AU
- 11 75 Preston Road, Hockley, Birmingham B18 4PL
- 12 26 Grasmere Street, Liverpool L5 6RH
- 14 43 Wolfenden Avenue, Bootle, Merseyside L20 0AY
- 15 43 Guernsey Road, Old Swan, Liverpool L13 6RN
- 16 8 Heald Street, Garston, Liverpool L19 2LY
- 18 231a Lower House Lane, Liverpool L11 2SF
- 19 48 Adswood Road, Huyton, Liverpool L36 7XP
- 20 2 Bracken Walk, Kirkby, Liverpool L32 5SR
- 25 21 Laburnum Road, Fairfield, Liverpool L7 0HT
- 26 14/14a Rock Lane West, Birkenhead, Merseyside CH42 1RE
- 27 12 Ovolo Road, Old Swan, Liverpool L13 3DR
- 31 3 Shelley Street, Bootle, Merseyside L20 4LG
- 33 64 Black Bull Lane, Fulwood, Preston PR2 3JX
- 35 16 Frodsham Street, Liverpool L4 5XA
- 37 48 Henrietta Street, Leigh, Lancashire WN7 1LJ
- 40 54 Thirlmere Road, Everton, Liverpool L5 6PP
- 42 209 Lower House Lane, Liverpool L11 2SF
- 44 26 Bartlett Street, Liverpool L15 0HW
- 45 14 Nutgrove Avenue, St. Helens, Merseyside WA9 5LT
- 46 38 Long Lane, Wavertree, Liverpool L15 4HF
- 47 45 Handfield Street, Liverpool L5 6PE
- 48 36 Mildmay Road, Bootle, Merseyside L20 5EN
- 49 374 Prescott Road, Old Swan, Liverpool L13 3AP
- 50 30 Emery Street, Liverpool L4 5UZ
- 52 27 Rydal Street, Liverpool L5 6QP
- 55 Flat 1 & 2, 112 Hawthorne Road, Bootle, Merseyside L20 9JY
- 56 19 Washway Lane, St. Helens, Merseyside WA11 9LL
- 57 39 Elmfield, Shevington, Wigan, Lancashire WN6 8DL
- 61 111 Beatrice Street, Bootle, Merseyside L20 2EG
- 62 51 Holbeck Street, Liverpool L4 2UR
- 63 14 Redcar Street, Liverpool L6 0AJ
- 64 50 Grasmere Street, Liverpool L5 6RJ

- 65 Flat 2 Princes Court, 6 Croxteth Road, Liverpool L8 3UJ
- 66 27 Sunningdale Road, Liverpool L15 4HJ
- 67 31 Wendell Street, Liverpool L8 0RG
- 69 15 Derwent Street, Stoke-on-Trent ST1 5EN
- 70 Flat 2, 16 Alexandra Drive, Liverpool L17 8TD
- 71 13 Station Road, Haydock, St. Helens, Merseyside WA11 0JJ
- 72 36 Bannerman Street, Liverpool L7 6JP
- 74 45 Creswell Street, St. Helens, Merseyside WA10 2PN
- 75 45 Raglan Street, Ashton-on-Ribble, Preston PR2 2AX
- 77 38 Butterfield Street, Liverpool L4 4HT
- 78 26 Mill Lane, Old Swan, Liverpool L13 5TF
- 79 20 Stockbridge Street, Liverpool L5 6PB
- 81 110 Alwyn Street, Aigburth, Liverpool L17 7DY
- 83 60 Ripon Street, Liverpool L4 5UQ
- 84 77 September Road, Liverpool L6 4DG
- 85 95 Tiverton Street, Wavertree, Liverpool L15 4LR
- 86 52 Holmes Street, Liverpool L8 0RJ
- 87 76 Gladstone Street, St. Helens, Merseyside WA10 4NR
- 88 96 Newcombe Road, Birmingham B21 8BY
- 91 34 Alfonso Road, Liverpool L4 1UH
- 92 20 Gladstone Street, St. Helens, Merseyside WA10 4NT
- 94 22 Woolrich Street, Stoke-on-Trent ST6 3PQ
- 95 72 Gleave Road, Selly Oak, Birmingham B29 6JN
- 104 31 Newenhams Crescent, Liverpool L14 7PR
- 105 Flat 3, 39 Rossett Road, Liverpool L23 3AN
- 108 164 Muirhead Avenue East, Liverpool L11 1EW
- 109 58 Hannan Road, Kensington, Liverpool L6 6DB
- 111 17 Valeway Avenue, Thornton-Cleveleys, Lancashire FY5 3ER
- 112 95 Snowberry Road, Liverpool L14 8XN

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LOT

1

9 Zetland Road, Allerton, Liverpool L18 1HF

*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

- **Two bed terrace. Double glazing. Central heating. In need of full upgrade and refurbishment.**

Description A two bedroomed middle terraced property benefiting from double glazing and central heating which is in need of a full upgrade and modernisation scheme. Following which the property would be suitable for occupation, investment or re-sale purposes. The property would be suitable for cash purchasers only.

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

First Floor Two Bedrooms, Bathroom, Separate WC

Outside Rear yard.

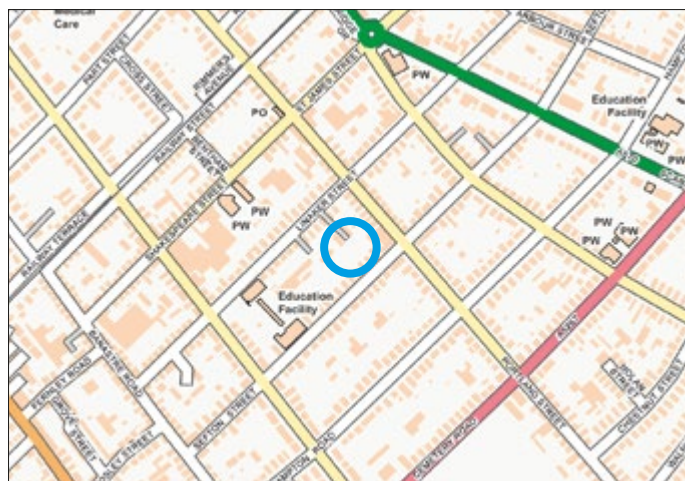
Ground Floor Hall, Lounge, Dining room, Kitchen/Utility Room.

LOT

2

61a Linaker Street, Southport, Merseyside PR8 5DQ

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **Freehold two storey workshop providing ground floor work areas together with office/storage space above. Partial double glazing.**

Description A freehold two storey workshop providing ground floor work areas together with office/storage space above which was previously used as a printers. The property benefits from partial double glazing.

Situated Off Duke Street nearby to Southport town centre amenities.

Joint Agent
LDN Properties
LDN-PROPERTIES.co.uk

Ground Floor Main Workshop Area, Rear Room, Workshop, Kitchenette

First Floor Hall, three Rooms

Outside Parking/Shared access to the front WC

LOT

3

28 Markby Road, Birmingham B18 4PW

*GUIDE PRICE £72,000+



- **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.



Not to scale. For identification purposes only

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

Outside Yard to the rear.

EPC Rating C

Ground Floor Two Reception Rooms, Kitchen

First Floor Two Bedrooms, Bathroom/WC

LOT

4

58 Yew Tree Road, Walton, Liverpool L9 1AL

*GUIDE PRICE £70,000+



- **Residential investment producing £6,300 per annum. Partial 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 £6,300.00 per annum. The property benefits from partial double glazing, central heating, and front and rear gardens.



Not to scale. For identification purposes only

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
5**8 Kipling Street, Bootle, Merseyside L20 4QE*****GUIDE PRICE £35,000+**

Not to scale. For identification purposes only

- **Two bed mid terrace. Majority double glazing.**

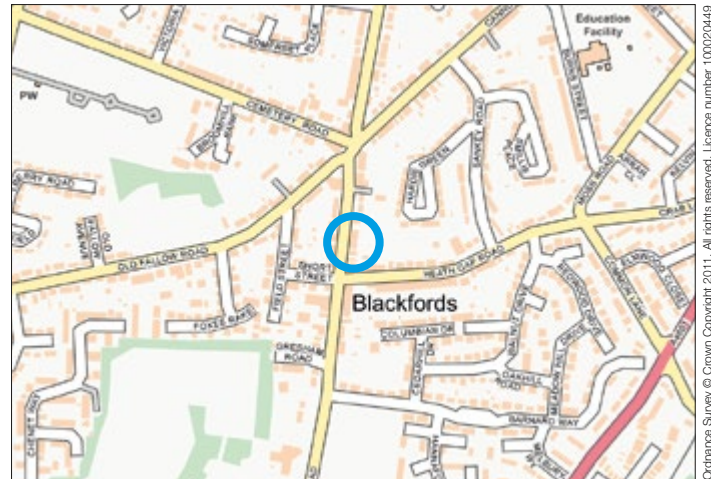
Description A vacant two bedroomed middle terraced property benefiting from majority double glazing. The property would be suitable for investment purposes following modernisation with a potential rental income of approximately £5,400 per annum.

Situated Off Gray Street which in turn is off Knowsley Road in a popular and well established residential location within easy reach of local amenities, schooling and approximately 5 miles from Liverpool city centre.

Outside Yard to the rear.

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

First Floor Two Bedrooms

LOT
6**82 Cannock Road, Cannock, Staffordshire WS11 5BY*****GUIDE PRICE £75,000+**

Not to scale. For identification purposes only

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

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

Situated 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 E

Ground Floor Living Room, Dining Room, Kitchen.

First Floor Two Bedroom, Bathroom/WC.

LOT
7**16 Luxmore Road, Liverpool L4 5TQ*****GUIDE PRICE £50,000+**

Not to scale. For identification purposes only

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- Residential investment producing £6,000 per annum. Good condition. Double glazing. Central heating.**

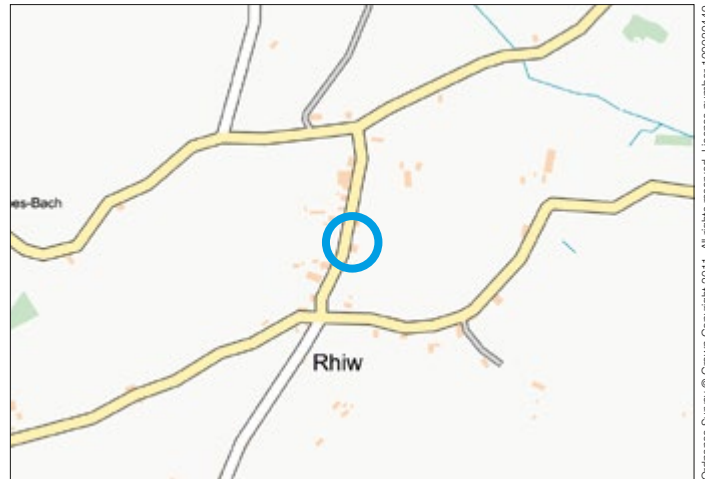
Description A three bedroomed mid terrace property which has recently been refurbished and benefits from double glazing, central heating, newly fitted kitchen, wooden flooring and carpeting. The property is in very good order throughout. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £6,000.00 per annum. Viewing is highly recommended.

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

Outside Yard to the rear.

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

First Floor Three Bedrooms, Bathroom/WC

LOT
8**The Cottage, Rhiw, Pwllheli, Gwynedd LL53 8AE*****GUIDE PRICE £40,000+**

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- Two bedroom detached cottage. Double glazing. Front forecourt.**

Description A two bedroom small detached single storey property in need of refurbishment in a rural location overlooking Cardigan Bay. The cottage was previously part of the adjoining property but planning consent was granted on 2nd February 2016 to allow the property to be occupied as a separate residential dwelling. The property benefits from double glazing and a front forecourt/car parking space.

Situated The property is situated in Rhiw which is a rural hamlet with country walks across the National Trust land and sea views nearby. The seaside village of Aberdaron is approximately 3.5 miles away.

Outside Front forecourt/car parking space.

Joint Agent
Beresford Adams

**Beresford
Adams**

Ground Floor Lounge, Kitchen, Bathroom/WC, Two Further Rooms

LOT

9

2 Ruscombe Road, Liverpool L14 4AU***GUIDE PRICE £50,000-£55,000**

Not to scale. For identification purposes only

- **Three bed end town house. Double glazing. Central heating. Newly refurbished.**

Description A three bedroomed end town house benefiting from double glazing, central heating, front, rear and side gardens. The property has been recently refurbished throughout and would be suitable for immediate occupation or investment purposes with a potential rental income in excess of £7,200 per annum.

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

Outside Front, rear and side gardens.

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

First Floor Three Bedrooms.

LOT

10

357 Walton Lane, Liverpool L4 5RL***GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

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

Description A three bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing £4,800 per annum. The property benefits from central heating.

Situated Fronting Walton Lane which is off Queens Drive in a popular and well established residential location within close proximity to amenities and approximately 3 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC.

Outside Rear yard.

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

LOT
11**75 Preston Road, Hockley, Birmingham B18 4PL*****GUIDE PRICE £72,000+**

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 refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of £7,500 per annum.

Situated Off Handsworth New Road in a popular residential location within close proximity to local amenities and approximately 3 miles to Birmingham city centre.

Outside Yard to the rear.

EPC Rating C

Ground Floor Lounge, Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

LOT
12

ON BEHALF OF A HOUSING ASSOCIATION

26 Grasmere Street, Liverpool L5 6RH***GUIDE PRICE £40,000+**

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

Description A three bedroomed middle terraced property benefiting from double glazing. Following a full upgrade and refurbishment scheme the property 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 Three Bedrooms.

LOT

13

Land at 2 Dorset Road, Tuebrook, Liverpool L6 4DX

*GUIDE PRICE £15,000+



- Land with planning permission to erect a five bedroomed detached property.

Description A cleared site with an area of 142 sq m. The site benefits from full planning permission to erect a five bedroomed detached house. The lessee is required to develop the site before November 2018. Subject to the site being satisfactorily developed the lessee will have the option to acquire the freehold for £1.00.



Not to scale. For identification purposes only

Situated Situated off West Derby Road in the Tuebrook District approximately 2 miles from Liverpool city centre.

Planning

Ref: 11F/0587

LOT

14

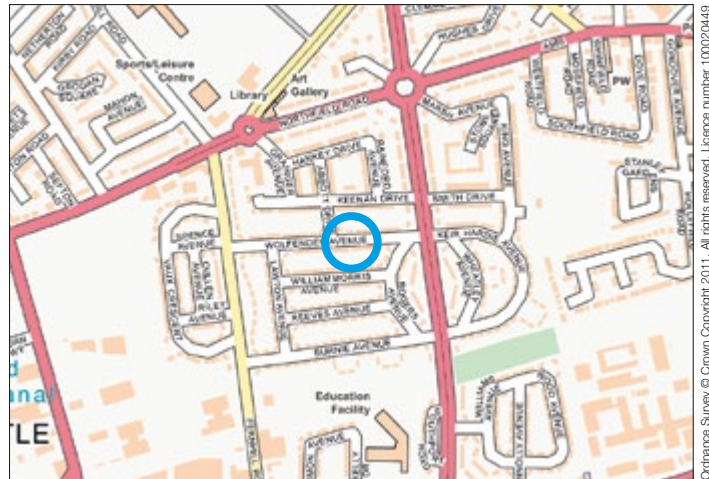
43 Wolfenden Avenue, Bootle, Merseyside L20 0AY

*GUIDE PRICE £50,000+



- Three bed semi detached property. Double glazing. Central heating.

Description A three bed 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 rental income in excess of £6,600 per annum.



Not to scale. For identification purposes only

Situated Off Southport Road close to local amenities and approximately 3.5 miles from Liverpool city centre.

Ground Floor Vestibule, Lounge, Kitchen/Diner.

First Floor Three Bedrooms, Shower room/WC.

Outside Front and rear gardens.

LOT
15**43 Guernsey Road, Old Swan, Liverpool L13 6RN*****GUIDE PRICE £100,000+**

- **Three bedroom detached property. Good condition. Double glazing. Central heating. Rear garden.**

Description A three bedroomed detached property benefiting from double glazing, central heating and a good sized rear garden. The property is in good condition and would be suitable for 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, schooling and approximately 3 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Rear Garden, Brick Built Shed.

Joint Agents

Entwistle Green



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

LOT
16**8 Heald Street, Garston, Liverpool L19 2LY*****GUIDE PRICE £80,000+**

- **A three storey mid terrace property converted to provide four one-bed flats.**

Description A three storey mid terrace property converted to provide four self-contained flats (three one-bed and one studio). Following a full upgrade and a scheme of refurbishment works the property would be suitable for investment purposes with a potential rental income of £19,800pa. Alternatively the property would be suitable for HMO Investment purposes, subject to any necessary planning consents.

Situated Off St Mary's Road in a popular and well established

location within easy reach of Garston Village amenities,



Not to scale. For identification purposes only

schooling and approximately 5 miles from Liverpool city centre.

Basement Cellar Not Inspected

Ground Floor Main Entrance Hallway

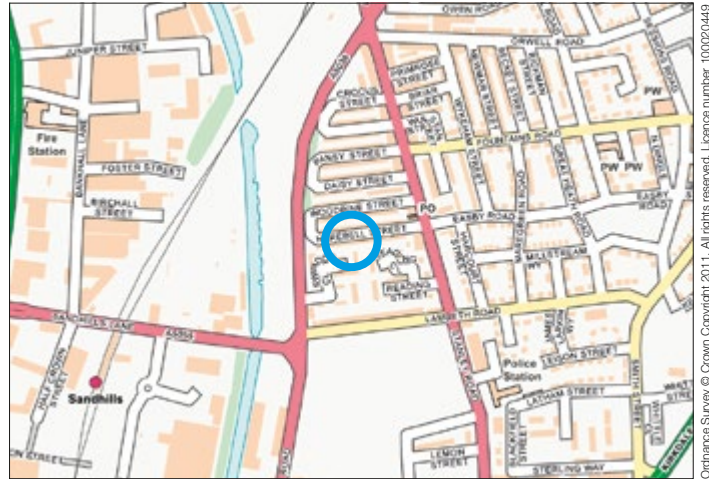
Flat 1 Bedroom, Lounge, Kitchen, Bathroom/WC

First Floor Flat 2 Bedroom/ Lounge/Kitchen, Shower Room/ WC

Flat 3 Lounge, Bedroom, Kitchen, Bathroom/WC

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

Outside Yard to Rear.

LOT
17**25 Harebell Street, Liverpool L5 7RL*****GUIDE PRICE £35,000–£40,000**

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Not to scale. For identification purposes only

- **Residential investment producing £5,760 per annum. Double glazing. Central heating.**

Description A three bedroomed middle terraced property benefiting from double glazing and central heating currently let by way of an Assured Shorthold Tenancy producing £5,760 per annum.

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

Outside Yard to the rear.

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

First Floor Three Bedrooms.

LOT
18**231a Lower House Lane, Liverpool L11 2SF*****GUIDE PRICE £25,000+**

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Not to scale. For identification purposes only

- **Two bedroomed first floor flat. Good sized. Needs full refurbishment scheme.**

Description A good sized two bedroomed first floor flat accessed via a front entrance. The property is in need of a full upgrade and refurbishment scheme following which would be suitable for investment purposes with a potential income in excess of £3,600 per annum.

Situated Fronting Lower House Lane in an established residential location close to local amenities and approximately 5 miles from Liverpool city centre.

Outside Rear yard.

Ground Floor Main entrance hallway.

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

LOT
19**48 Adswood Road, Huyton, Liverpool L36 7XP*****GUIDE PRICE £65,000+**

Not to scale. For identification purposes only

- **Three bedroom semi detached. Double glazing. Central heating. Gardens. Detached garage. Outhouse.**

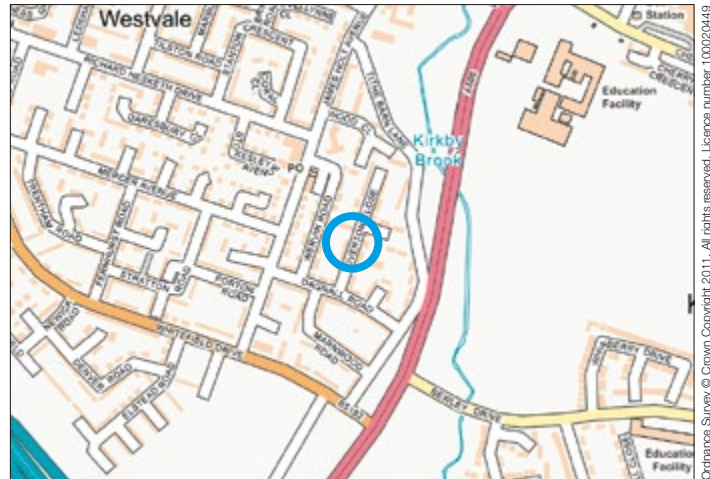
Description A three bedroomed semi-detached property benefiting from double glazing, central heating, rear yard with outhouse and detached double garage. There is a large garden to the side with potential for possible redevelopment to provide a house or a bungalow, subject to any consents and potential purchasers should make their own enquiries. Following refurbishment and modernisation the property would be suitable for occupation or investment purposes.

Situated Just off Huyton Lane in a popular and well established residential location within walking distance to schooling, Huyton Village amenities and approximately 8 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Yard, Outhouse, Double Detached Garage, Gardens

Ground Floor Hall, Lounge, Kitchen/Diner

LOT
20**2 Bracken Walk, Kirkby, Liverpool L32 5SR*****GUIDE PRICE £27,000+**

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

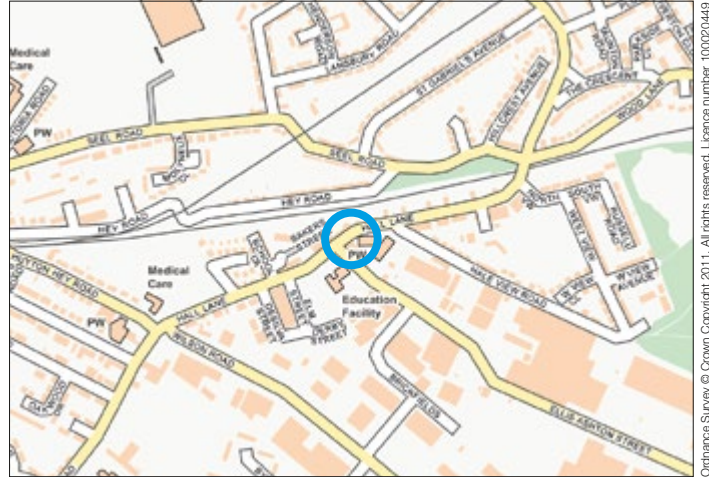
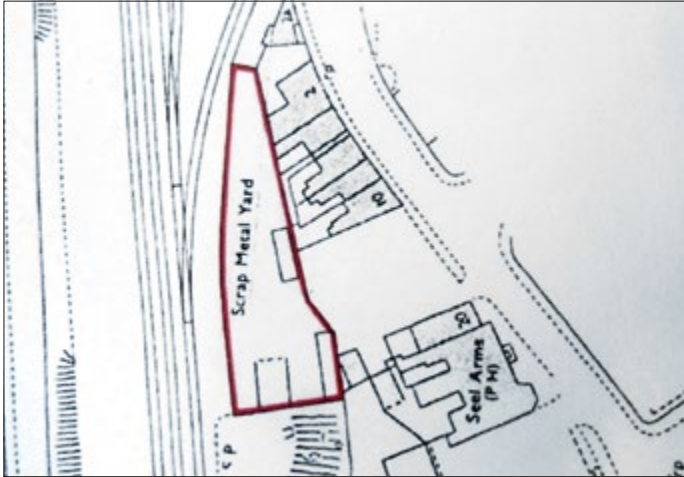
First Floor Flat Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC

LOT

21

Land to the rear of 2 Hall Lane, Huyton, Liverpool L36 6AZ

*GUIDE PRICE £25,000–£30,000



Not to scale. For identification purposes only

- **Cleared site measuring at approximately 0.21 acres.**

Description A cleared rectangular shaped site measuring at approximately 0.21 acres with a layer of hardcore on the surface with vehicle access off Hall Lane. The site would be suitable for building yard/storage or possible development opportunities subject to any necessary consents.

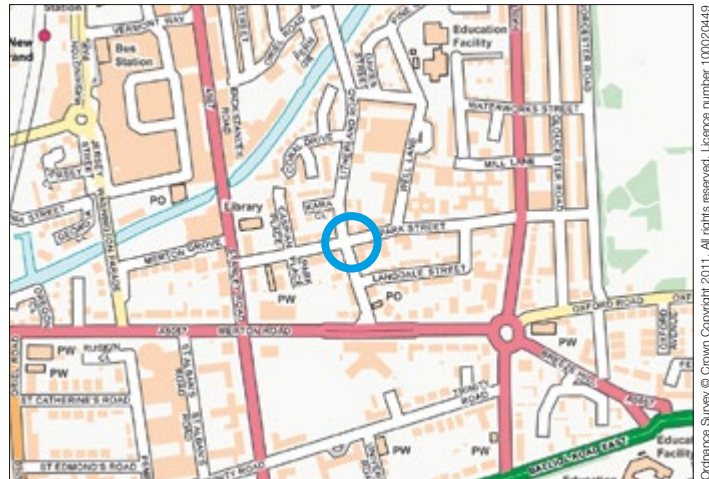
Situated Access to the rear of 2 Hall Lane in a popular and well established residential location within close proximity to Huyton Village amenities.

LOT

22

34 Litherland Road, Bootle, Merseyside L20 3HZ

*GUIDE PRICE £50,000–£55,000



Not to scale. For identification purposes only

- **Mixed use property. Currently producing £3,600 per annum. Central heating. Electric roller shutters.**

Description A freehold two storey middle terraced property providing a ground floor retail unit together with a one bedroomed flat above which is currently let by way of an Assured Shorthold Tenancy at a rental of £3,600 per annum. When fully let the potential rental income being in excess of £8,000 per annum. The property benefits from Central heating, Electric roller shutters, and new electrics fitted throughout. The ground floor is in good condition and would be suitable for a number of uses to include residential conversion, subject to gaining any necessary consents.

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

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

Outside Rear yard.

EPC Rating D

Ground Floor Main entrance hallway (Access to Flat)

Shop Main sales area, Rear room with Kitchen, WC.

LOT
23

12 Ullet Road, Liverpool L8 3SR
***GUIDE PRICE £850,000+**



- **Substantial four storey detached property providing 25 student letting rooms which is currently fully let by way of Assured Shorthold Tenancies, currently producing £102,000 per annum.**

Description A residential investment currently producing £102,000 per annum. A substantial four storey detached property providing 25 student letting rooms which is currently fully let by way of Assured Shorthold Tenancies. The property is in good condition and benefits from double glazing, central heating, fire exits and a gym room. To the rear there is a good sized garden together with off road parking for several cars to the front forecourt.

Situated Fronting Ullet Road close to its junction with Aigburth Road in a popular and well established residential location within close proximity to Princes Park and Sefton Park and local amenities.

Basement

Store Room, Gym Room

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

Ground Floor Main Entrance Hallway, Laundry Room

Flat 1 Open Plan Lounge/Kitchen, 12 Letting Rooms, Laundry Room, Kitchen, 2 Bathrooms/WCs, Shower Room

Flat 2 Lounge/Bedroom/Kitchen, Separate Shower Room/WC

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

First Floor Flat 4

Communal Lounge/Kitchen, 1 letting Room with En Suite WC, Bathroom/WC, 3 letting rooms, Separate WC

Second Floor Flat 5 Hall, Communal Lounge/Kitchen, Bathroom/WC, Shower Room/WC, 4 Letting Rooms, 1 Spare Bedroom

Outside Large rear garden and off road parking for several cars.



Not to scale. For identification purposes only

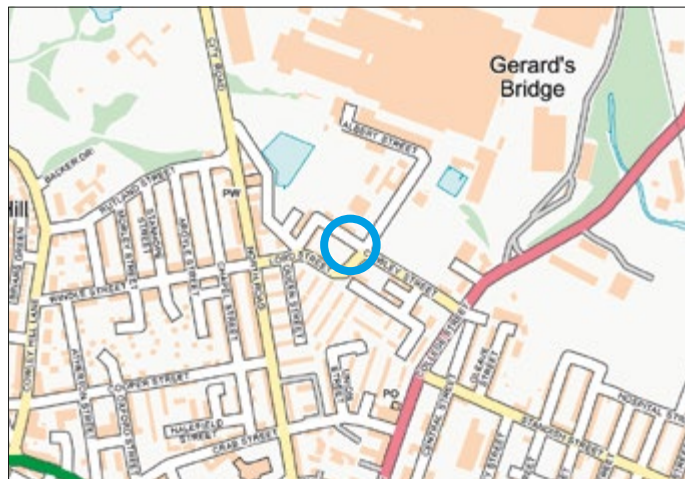


LOT

24

62 Cowley Street, St. Helens, Merseyside WA10 2SW

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

- **Residential investment producing a rental of £3,900 per annum. Double glazing. Central heating.**

Description A two bedroomed middle terraced property currently let by way of a Regulated Tenancy at a rental of £3,900 per annum. The property benefits from double glazing and central heating.

Situated Off College Street close to local amenities and within walking distance to St Helens Town centre.

Ground Floor Lounge, Kitchen, Bathroom/WC

First Floor Two Bedrooms.

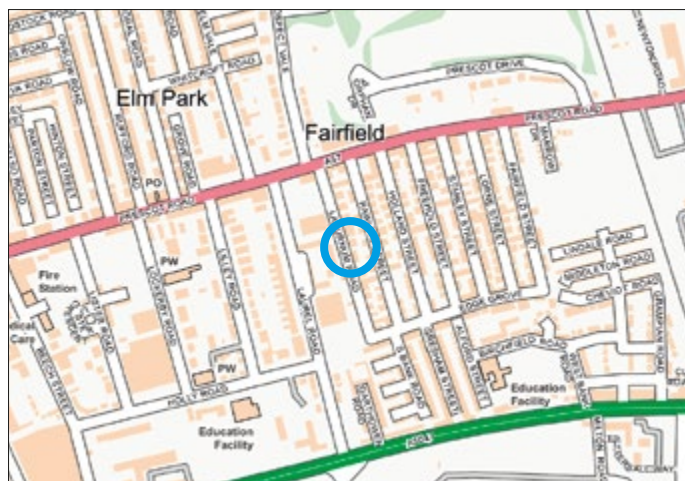
Outside Rear yard.

LOT

25

21 Laburnum Road, Fairfield, Liverpool L7 0HT

*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

- **A three storey five bed semi detached. Double glazing. Driveway. Rear garden.**

Description A good sized three storey five bedroomed semi-detached property benefiting from double glazing and off road parking. Following a scheme of refurbishment works and modernisation the property would be suitable for occupation or re-sale purposes. Alternatively the property could be converted to provide a HMO investment opportunity or self-contained flats, subject to any necessary planning consents.

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

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

First Floor Three Bedrooms, Bathroom/WC

Second Floor Two Further Bedrooms.

Outside Driveway, Rear Garden

LOT
26

JOINT LPA RECEIVERS

14/14a Rock Lane West, Birkenhead, Merseyside CH42 1RE***GUIDE PRICE £75,000+**

- **Substantial semi detached property converted to three one-bedroomed self contained flats. Partial double glazing. With plot of land.**

Description A substantial semi-detached property converted to provide three one-bedroomed self-contained flats. The property benefits from partial double glazing. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes. Adjacent to the property there is a plot of land which would be suitable for possible redevelopment, subject to any necessary planning consents. Potential purchasers should make their own enquiries.



Not to scale. For identification purposes only

Situated Fronting Rock Lane West at its junction with New Chester Road in a popular residential location within close proximity to local amenities and approximately 2 miles from Birkenhead town centre.

Ground Floor Main Entrance, Hallway.

Flat 1 Hall, Lounge, Kitchen,

Bedroom, Bathroom/WC, Utility Room.

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

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

Outside Front and rear gardens.

LOT
27**12 Ovolo Road, Old Swan, Liverpool L13 3DR*****GUIDE PRICE £60,000+**

- **A three bedroomed mid terrace in need of full upgrade and refurbishment scheme.**

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



Not to scale. For identification purposes only

Situated Just off Derby Lane in a popular and well established residential location within close proximity to local amenities, Old Swan amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor Hall, Lounge, Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to Rear.

LOT
28

2 Prospect Vale, Fairfield, Liverpool L6 8PG

***GUIDE PRICE £180,000+**



- **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



LOT
29**92-94 Hale Road, Walton, Liverpool L4 3RW*****GUIDE PRICE £65,000+**

- **A double fronted ground floor retail unit together with two self contained flats above.**

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.



Not to scale. For identification purposes only

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

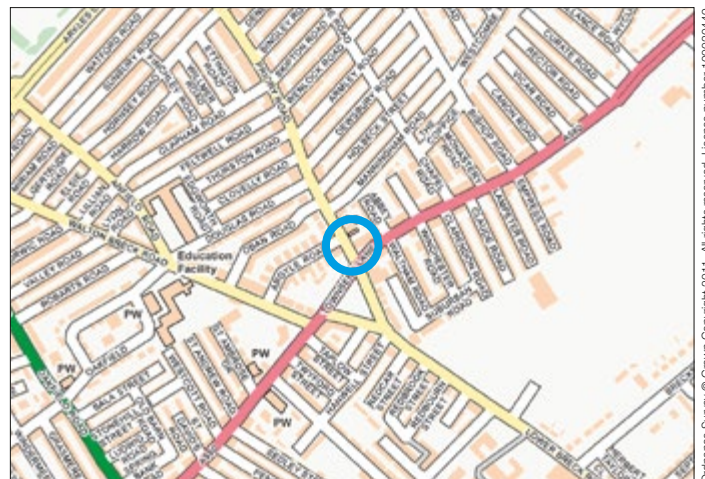
Separate **Flat 2** to the rear Kitchen, Bathroom/WC, Bedroom, Lounge.

Outside Yard. Access to Flat 2.

LOT
30**4 Priory Road, Liverpool L4 2RY*****GUIDE PRICE £75,000+**

- **Part let mixed use investment currently producing £5,760 per annum. Double glazing.**

Description A three storey end of terrace providing a ground floor retail unit which is currently let as a Post Office by way of a year Lease producing a rental income of £5,760 per annum. To the first and second floor there is a two bed roomed flat benefitting from double glazing. The flat is in need of refurbishment works and a separate access is required. Once finished the potential rental income would be approximately £11,160 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.

Ground Floor Shop Main Sales Area, rear room, WC/Kitchen

First Floor Flat Lounge, Kitchen, Bathroom/WC

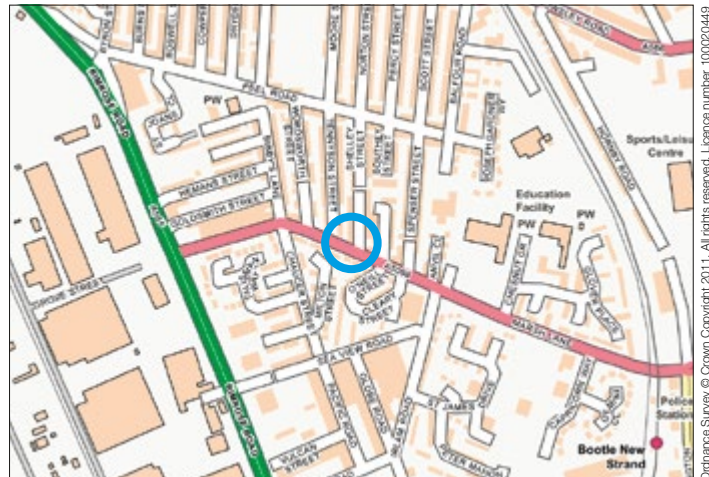
Second Floor Two Bedrooms

Outside Yard to rear

Note We have not inspected the property internally. All information has been provided by the vendor.

LOT
31

ON BEHALF OF A HOUSING ASSOCIATION

3 Shelley Street, Bootle, Merseyside L20 4LG***GUIDE PRICE £35,000–£40,000**

Not to scale. For identification purposes only

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

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

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

Outside Yard to the rear.

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

First Floor Three Bedrooms.

LOT
32**25 Chapel Road, Garston, Liverpool L19 2LE*****GUIDE PRICE £65,000+**

Not to scale. For identification purposes only

- **Residential investment producing £6,600pa. Double glazing. Central heating.**

Description A two bedroomed end terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £6,600 per annum. The property benefits from double glazing and central heating.

Situated Off Woolton Road in a popular and well established residential location close to local amenities and approximately 7 miles from Liverpool city centre.

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

First Floor Two Bedrooms.

Outside Rear yard.

LOT
33**64 Black Bull Lane, Fulwood, Preston PR2 3JX*****GUIDE PRICE £185,000+**

- **Double fronted four bedroomed detached. Good sized. Double glazing. Central heating. Front and rear gardens. Summer house. Off road parking.**

Description A good sized double fronted four bedroomed detached property benefitting from double glazing, central heating, front and rear gardens with summer house and off road parking. Once improved and modernised the property would be suitable for owner occupation or resale.



Not to scale. For identification purposes only

Situated On Blackbull Lane in a highly sought after location within 1 mile of Fulwood town centre. Schooling and Fulwood Academy are within 0.5 miles.

Ground Floor Grand Entrance Hall, two Reception Rooms, Kitchen, Separate Breakfast Room.

First Floor Four Bedrooms, Bathroom, WC.

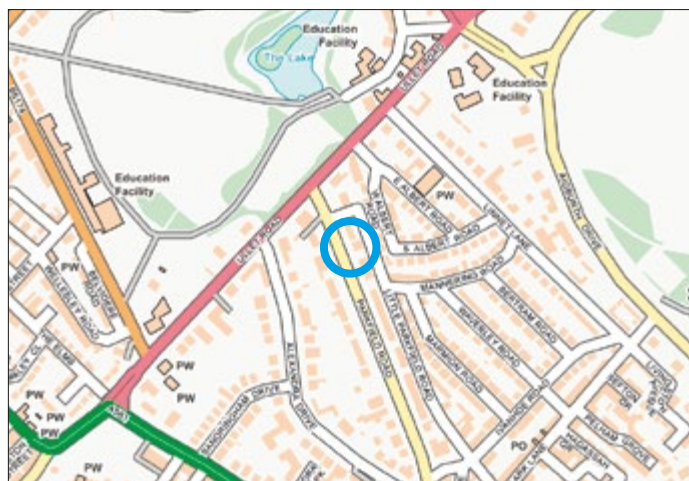
Outside Well maintained garden to rear with a Summerhouse, Workshop and WC

Joint Agents
Entwistle Green

LOT
34**15 Victoria Court & Garage 4, 5-7 Parkfield Road, Aigburth L17 8UL*****GUIDE PRICE £62,000+**

- **Residential investment producing £5,348 per annum. Regulated tenancy. Double glazing.**

Description A two bedroomed first floor purpose built flat currently let by way of a Regulated Tenancy at a rental of £5,348 per annum. The property benefits from double glazing, Garage, communal parking and gardens.



Not to scale. For identification purposes only

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

Ground Floor Main entrance Hallway

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

Outside Communal gardens, Plus Garage No 4.

EPC Rating E

LOT
35**16 Frodsham Street, Liverpool L4 5XA*****GUIDE PRICE £35,000–£40,000**

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Not to scale. For identification purposes only

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

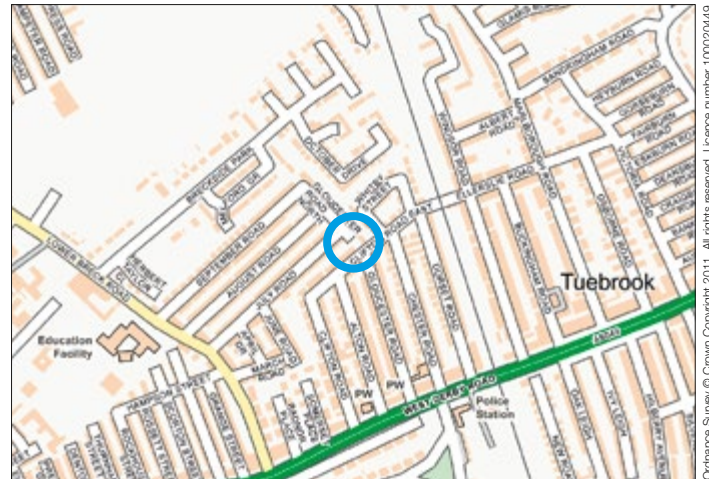
Description A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is in good condition and would be suitable for investment purposes with a potential rental income in excess of £5,400 per annum.

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

First Floor Two Bedrooms.

Outside Yard to the rear.

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

LOT
36**94 Gloucester Road North, Liverpool L6 4DT*****GUIDE PRICE £35,000+**

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Not to scale. For identification purposes only

- **Residential investment producing a rental of £3,900 per annum. Double glazing.**

Description A two bedroomed middle terraced property currently let by way of a Regulated Tenancy at a rental of £3,900 per annum. The property benefits from double glazing.

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

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

First Floor Two Bedrooms.

Outside Rear Yard.

LOT
37

ON BEHALF OF A HOUSING ASSOCIATION

48 Henrietta Street, Leigh, Lancashire WN7 1LJ***GUIDE PRICE £35,000-£40,000**

Not to scale. For identification purposes only

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

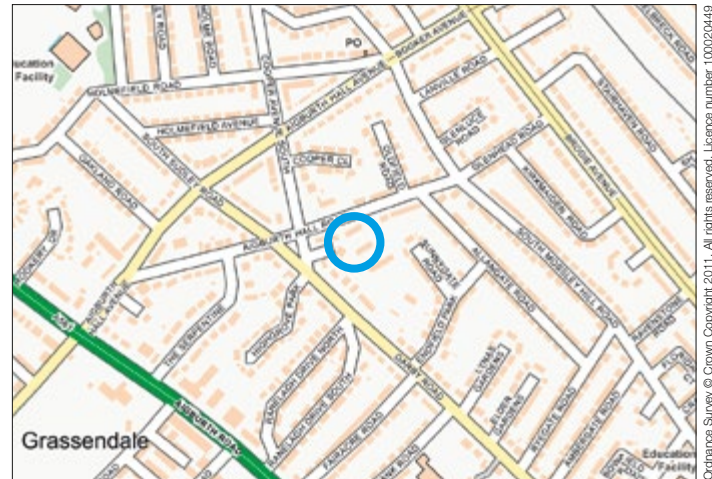
Description A two bedroomed middle terraced property benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes.

Situated Off The Avenue in a popular residential location and in close proximity to Leigh town centre.

Ground Floor Vestibule, Lounge, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Outside Yard to the rear.

LOT
38**26 Aigburth Hall Road, Liverpool L19 9EE*****GUIDE PRICE £110,000+**

Not to scale. For identification purposes only

- **Residential investment producing £7,020 per annum. Double glazing. Front and rear gardens. Driveway.**

Description A three bedroomed middle terraced property currently let by way of a Regulated Tenancy at a rental of £7,020 per annum. The property benefits from double glazing, Central heating, front and rear gardens.

Situated Off Cooper Avenue South which in turn is off Aigburth Road in a popular and well established residential location close to local amenities and approximately 5 miles from Liverpool city centre.

Ground Floor Hall, Lounge, Kitchen.

First Floor Three Bedrooms, Bathroom/WC

Outside Front and rear gardens.

LOT

39

275/275a Hawthorne Road, Bootle, Merseyside L20 3AP

*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- **Part let mixed use property comprising a ground floor retail unit together with a one bedroomed self-contained flat to the first floor, currently producing in excess of £6,600pa.**

Description A mixed use property comprising a ground floor retail unit together with a one bedroomed self-contained flat to the first floor benefiting from double glazing and central heating. The shop is currently let by way of 3 year FRI lease producing £6,600 per annum. When fully let the potential rental income would be in excess of £11,300 per annum.

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

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

Outside Yard to the rear.

Basement Cellar

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

LOT

40

54 Thirlmere Road, Everton, Liverpool L5 6PP

*GUIDE PRICE £40,000-£45,000



Not to scale. For identification purposes only

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

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

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

Outside Yard to the rear.

Ground Floor Vestibule, Through Lounge, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

LOT
41**23a Hardshaw Street, Eccleston, St. Helens, Merseyside WA10 1RT**
*GUIDE PRICE £150,000+

- **Substantial three storey corner property with the benefit of full planning permission to convert the ground floor offices to provide a bar & restaurant with five self contained flats above.**

Description A substantial three storey corner property arranged over basement, ground and two upper floors offered with the benefit of full planning permission to convert the ground floor offices to provide a bar & restaurant together with five self-contained flats to the first and second floor. The total area is approximately 4806 sq ft. Planning Ref No: P/2017/0189/FUL and P/2017/0220/02DPA Drawings are available at the Auctioneers Offices.



Not to scale. For identification purposes only

Situated To the west side of the pedestrianised Hardshaw Street in a prominent corner position at the junction with Claughton Street in the town centre. Occupiers nearby include Lloyds Bank, The Money Shop.

Basement 980sq ft

Ground Floor 1,706sq ft

First Floor 1,383sq ft

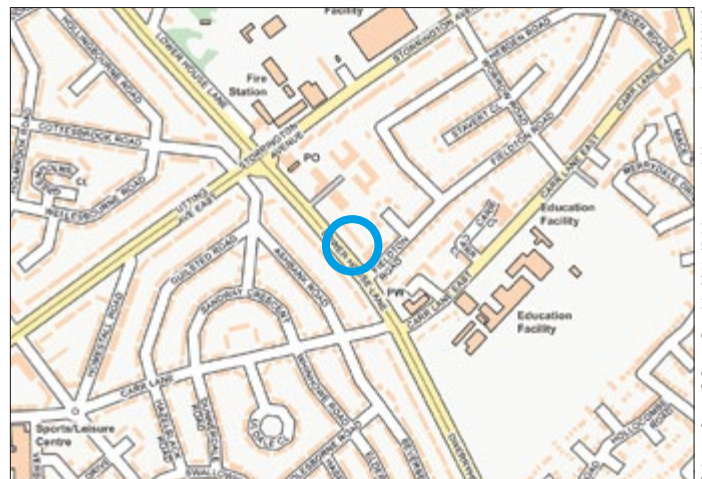
Second Floor 737sq ft

Tenure Leasehold held on two leases for terms of 900 years from 1869/1870 at a total fixed ground rent of £17 27s 12d per annum. There is no VAT payable.

LOT
42**209 Lower House Lane, Liverpool L11 2SF**
*GUIDE PRICE £65,000+

- **Extended three bedroom semi detached property. Good order. Double glazing. Central heating. Front and rear gardens.**

Description A extended three bedroomed semi-detached property benefiting from double glazing, central heating, front and rear gardens. 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 Fronting Lower House Lane in a popular and well established residential location within close proximity to local amenities, schooling and approximately 7 miles from Liverpool city centre.

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

First Floor Three Bedrooms, Bathroom/WC.

Outside Front and rear gardens.

Planning Ref
90P/202

LOT

43

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

*GUIDE PRICE £135,000+



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

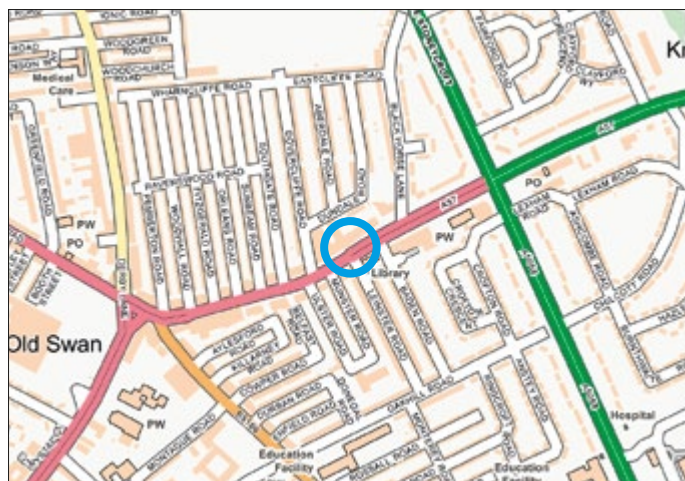
Description A mixed use investment opportunity currently producing £18,800 per annum. A two storey mid terrace property comprising a ground floor retail unit currently let by way of a 3 year lease from April 2016 at a rental income of £14,000 per annum. To the first floor there is a two bed roomed flat 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 107sq m (1151sq ft)

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

Outside Rear yard.



Not to scale. For identification purposes only

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LOT
44

ON BEHALF OF AN HOUSING ASSOCIATION

26 Bartlett Street, Liverpool L15 0HW***GUIDE PRICE £35,000–£40,000**

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

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



Not to scale. For identification purposes only

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

Outside Rear yard.

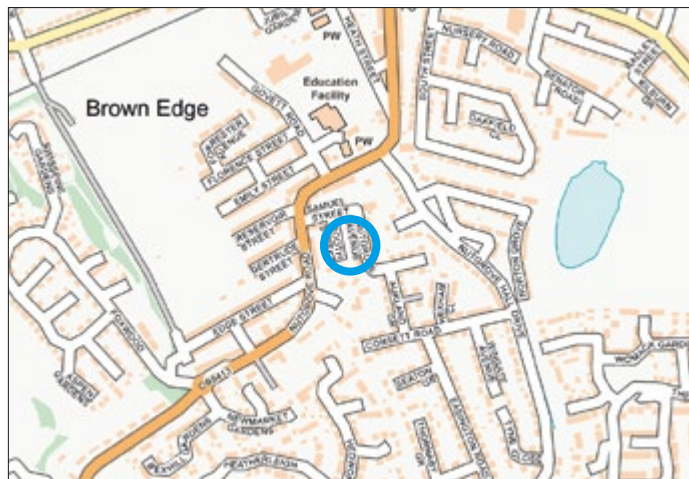
Ground Floor Vestibule, Lounge, Kitchen.

First Floor Bedroom, Bathroom/WC

LOT
45**14 Nutgrove Avenue, St. Helens, Merseyside WA9 5LT*****GUIDE PRICE £45,000+**

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

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



Not to scale. For identification purposes only

Situated Off Nutgrove Road in a popular residential location approximately 2 miles from St. Helens town centre.

Ground Floor Lounge, Dining Room, Kitchen (no fittings), Wet Room/WC

First Floor Two Bedrooms

Outside Yard to the rear.

LOT
46**38 Long Lane, Wavertree, Liverpool L15 4HF*****GUIDE PRICE £80,000+**

Not to scale. For identification purposes only

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

Description A three bedroomed mid terrace property benefiting from double glazing and central heating. The property would be suitable for occupation, re-sale or investment purposes.

Situated Fronting Long lane off Rathbone Road (B5179) close to local amenities, schooling, Wavertree train station and approximately 3 miles from Liverpool city centre.

Outside Yard to Rear.

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

First Floor Three Bedrooms, Bathroom/WC

LOT
47

ON BEHALF OF A HOUSING ASSOCIATION

45 Handfield Street, Liverpool L5 6PE***GUIDE PRICE £30,000–£35,000**

Not to scale. For identification purposes only

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

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

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

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

First Floor Two Bedrooms

Outside Yard to rear

LOT
48**36 Mildmay Road, Bootle, Merseyside L20 5EN*****GUIDE PRICE £45,000+**

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

Description A three bedrooomed mid terraced property benefiting from double glazing and central heating. The property has been refurbished throughout and would be suitable for immediate investment purposes with a potential annual income in excess of £6,000 per annum.



Not to scale. For identification purposes only

Situated Off Hornby Boulevard in a popular and well established residential location within close proximity to local amenities, schooling, Hugh Baird College and approximately 6 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear.

EPC Rating D

Ground Floor Hall, Through Lounge/Dining, Kitchen

LOT
49**374 Prescott Road, Old Swan, Liverpool L13 3AP*****GUIDE PRICE £40,000+**

- **Mid terraced property converted to two self contained flats. Own separate front entrance for each. Double glazing. Central heating.**

Description A middle terraced property converted to provide two self-contained flats (one two-bedroomed and one one-bedroomed) each with their own separate front entrance. The property benefits from double glazing and central heating. Following repair and modernisation the property would be suitable for investment purposes with a potential rental income of £10,200 per annum.



Not to scale. For identification purposes only

Situated Fronting Prescott Road at its junction with Church Road in a popular residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool city centre.

First Floor Flat 2 Lounge, Kitchen, Bedroom, Bathroom/WC, stairs to two Attic Rooms.

Outside Yard to the rear.

Ground Floor Flat 1 Lounge, Kitchen, two Bedrooms, Bathroom/WC.

LOT

50

ON BEHALF OF A HOUSING ASSOCIATION

30 Emery Street, Liverpool L4 5UZ

*GUIDE PRICE £30,000–£35,000



Not to scale. For identification purposes only

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

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

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

Ground Floor Vestibule, Lounge, Kitchen, Bathroom/WC

First Floor Two Bedrooms.

Outside Yard to rear.

LOT

51

14 Orange Grove, Liverpool L8 0TD

*GUIDE PRICE £50,000–£60,000



Not to scale. For identification purposes only

- **Three bed end terrace producing £6,000 per annum. Central heating.**

Description A three bedroomed end terraced property currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum. The property benefits from central heating.

Situated Off Lodge Lane in a popular residential location within walking distance to local amenities and approximately 2 miles from Liverpool city centre.

Ground Floor Lounge, Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

Outside Yard to the rear.

Note We have not internally inspected the property, all information has been provided by the vendor.

LOT
52

ON BEHALF OF A HOUSING ASSOCIATION

27 Rydal Street, Liverpool L5 6QP***GUIDE PRICE £35,000–£40,000**

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

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



Not to scale. For identification purposes only

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

Ground Floor Hall, Lounge, Kitchen, Bathroom/WC

First Floor Three Bedrooms

Outside Yard to rear.

LOT
53**The Beresford Arms, 158 Beresford Road, Liverpool L8 4SQ*****GUIDE PRICE £50,000+**

- **A re-development opportunity offered with the benefit of full planning permission.**

Description A re-development opportunity comprising a three storey detached former public house offered with the benefit of full planning permission to erect a part 2/part 3 storey apartment block containing eight apartments (six two-bed and one three-bed), following the demolition of the existing public house. Planning Reference No: 15F/1539



Not to scale. For identification purposes only

Situated Fronting Beresford Road which in turn is off Mill Street with views over the Estuary in a popular location and within 1 mile from Liverpool city centre.

LOT

54

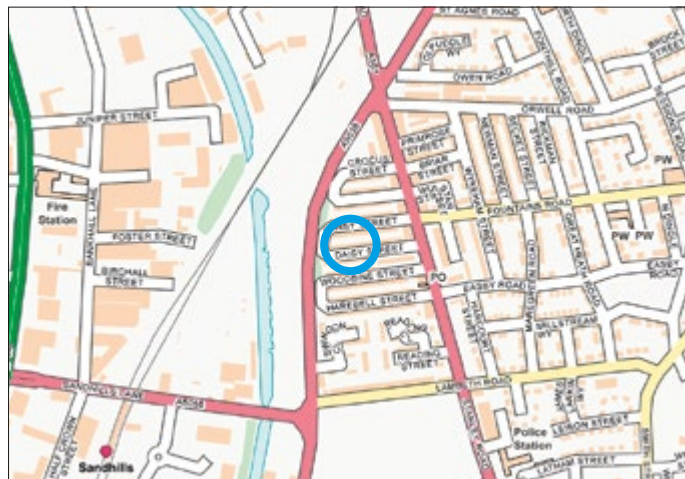
18 Pansy Street, Liverpool L5 7RS

*GUIDE PRICE £30,000–£35,000



- **A two bed mid terraced producing £3,480pa. Double glazing.**

Description A three bedroomed mid terraced property benefitting from double glazing and storage heating. The property is currently let by way of a Regulated Tenancy at a rental of £3,480 per annum.



Not to scale. For identification purposes only

Situated Off Stanley Road in a popular and well established residential area approximately 2.5 miles from Liverpool city centre.

Note We have not internally inspected the property, all information has been provided by the vendor.

Ground Floor Through Living Room, Kitchen, Bathroom/WC

First Floor Three Bedrooms.

First Floor Yard to the rear.

LOT

55

ON BEHALF OF A HOUSING ASSOCIATION

Flat 1 & 2, 112 Hawthorne Road, Bootle, Merseyside L20 9JY

*GUIDE PRICE £60,000+



- **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 benefitting 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.

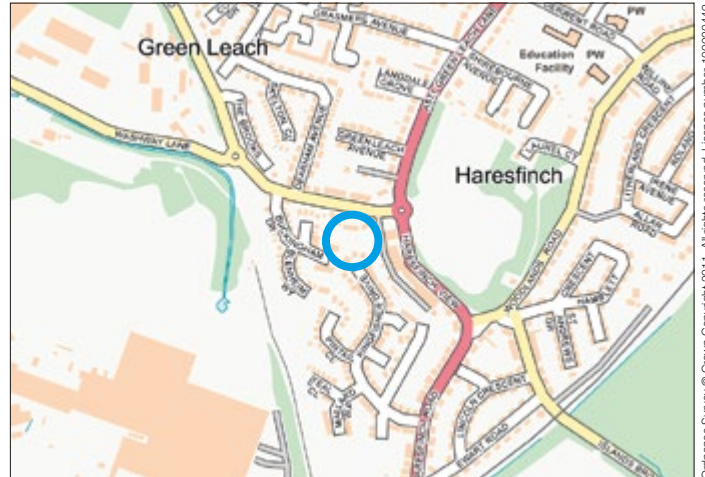
LOT
56

ON BEHALF OF A HOUSING ASSOCIATION

19 Washway Lane, St. Helens, Merseyside WA11 9LL***GUIDE PRICE £65,000+**

- **Three bed town house. 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

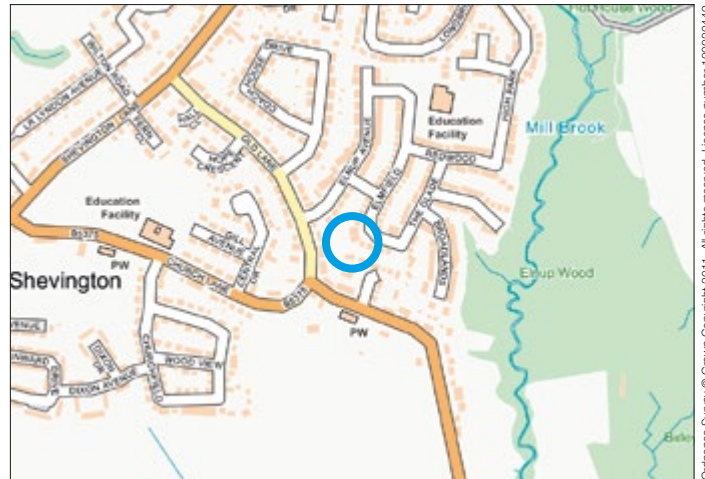
LOT
57

ON BEHALF OF A HOUSING ASSOCIATION

39 Elmfield, Shevington, Wigan, Lancashire WN6 8DL***GUIDE PRICE £150,000+**

- **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.



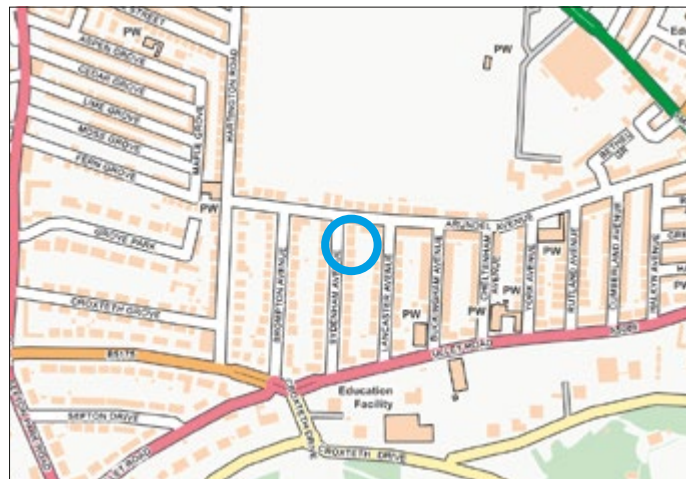
Not to scale. For identification purposes only

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
58**Flat 1a, 40–42 Sydenham Avenue, Liverpool L17 3AX*****GUIDE PRICE £50,000+**

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Not to scale. For identification purposes only

- **Residential investment producing £4,260 per annum. Secure entry system.**

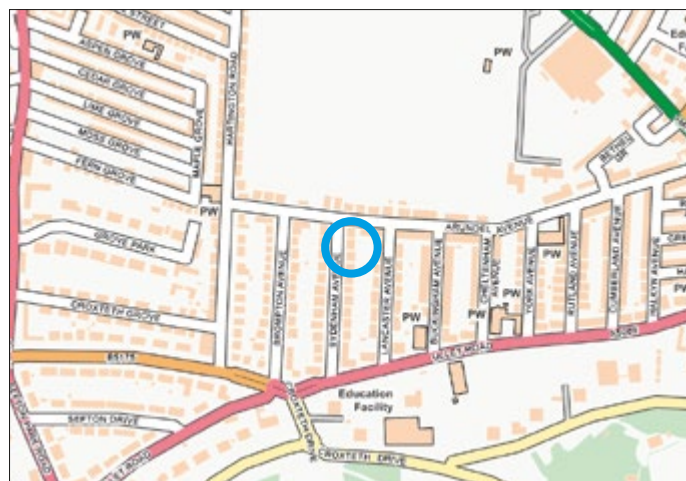
Description A pair of three storey dormer style semi-detached properties converted to provide seven self-contained flats which are all on separate leases by way of a 125 years with a ground rent of £190.00 per annum with 10 yearly RPI increase. The service charge is £40.00pcm. We are offering Flat 1A. Flat 1B is the next lot to be offered. The flat benefits from a secure entry system and is currently let by way of an Assured Shorthold Tenancy at a rental of £4,260.00 per annum.

Situated Fronting Sydenham Avenue between Arundel Avenue and Ullet Road in a popular residential location within walking distance to Sefton Park and approximately 2 miles south of Liverpool city centre.

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

Outside Communal gardens. On street parking.

Ground Floor Main Entrance Hallway

LOT
59**Flat 1b, 40–42 Sydenham Avenue, Liverpool L17 3AX*****GUIDE PRICE £60,000+**

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Not to scale. For identification purposes only

- **Residential investment producing £6,000 per annum. Secure entry system. Central heating.**

Description A pair of three storey dormer style semi-detached properties converted to provide seven self-contained flats which are all on separate leases by way of a 125 years with a ground rent of £190.00 per annum with 10 yearly RPI increase. The service charge is £50.00pcm. We are offering Flat 1B. The flat benefits from a secure entry system and central heating and is currently let by way of an Assured Shorthold Tenancy at a rental of £6,000.00 per annum.

Situated Fronting Sydenham Avenue between Arundel Avenue and Ullet Road in a popular residential location within walking distance to Sefton Park and approximately 2 miles south of Liverpool city centre.

First Floor Flat 1B Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC

Outside Communal gardens. On street parking.

Ground Floor Main Entrance Hallway

LOT
60**98 Fieldton Road, Liverpool L11 9AQ*****GUIDE PRICE £40,000+**

- **Residential investment producing £3,380 per annum. Double glazing. Front and rear gardens.**

Description A three bedroomed mid-town house benefiting from double glazing, central heating, front and rear gardens. The property is currently let by way of Regulated tenancy producing a rental income of £3,380 per annum.



Not to scale. For identification purposes only

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

EPC Rating E

Ground Floor lounge, Kitchen, Bathroom/WC

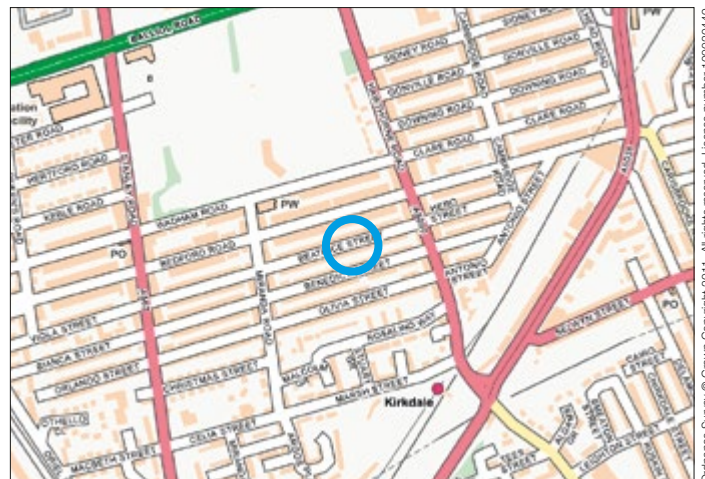
First Floor Three Bedrooms.

Outside Front and rear gardens.

LOT
61**111 Beatrice Street, Bootle, Merseyside L20 2EG*****GUIDE PRICE £35,000-£40,000**

- **Two bedroom mid terrace. Partial double glazing. Central heating.**

Description A two bedroomed mid terrace property benefitting from partial double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential annual income in excess of £4,800 per annum. .



Not to scale. For identification purposes only

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

Outside Yard to Rear.

Ground Floor Hall, Lounge, Dining Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

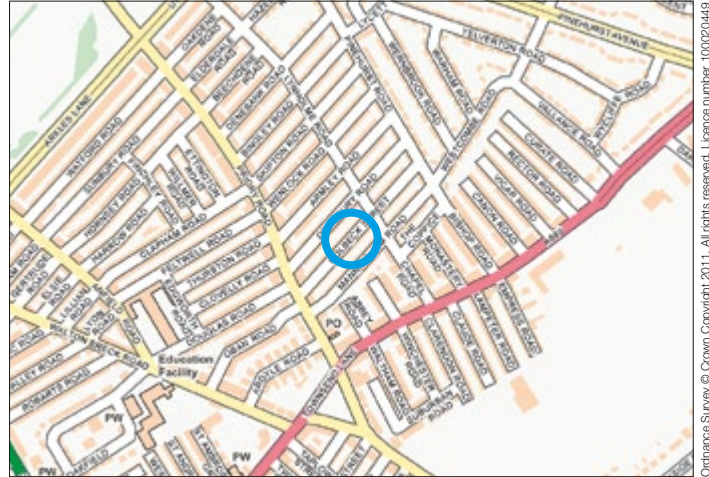
ON BEHALF OF LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

LOT

62

51 Holbeck Street, Liverpool L4 2UR

*GUIDE PRICE £27,000+



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Not to scale. For identification purposes only

- **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.

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

63

14 Redcar Street, Liverpool L6 0AJ

*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

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

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. The property has been recently refurbished and would be suitable for investment purposes with a potential rental income in excess of £5,400 per annum.

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

EPC Rating C

Ground Floor Vestibule, Lounge, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

Outside Rear Yard.

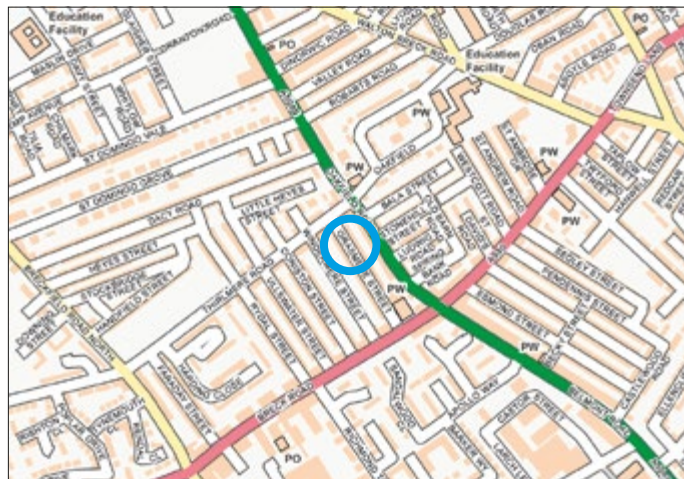
LOT
64

ON BEHALF OF A HOUSING ASSOCIATION

50 Grasmere Street, Liverpool L5 6RJ***GUIDE PRICE £40,000+**

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

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



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.

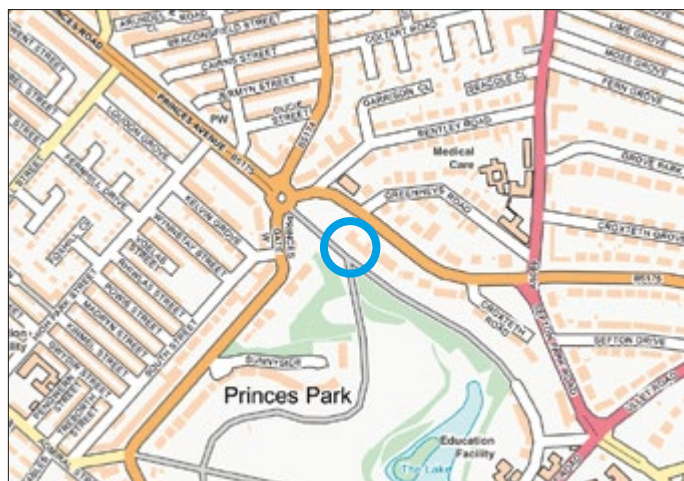
Ground Floor Porch, Hall, Through Lounge/Dining Room, Kitchen, Bathroom/WC.

First Floor Three Bedrooms.

LOT
65**Flat 2 Princes Court, 6 Croxteth Road, Liverpool L8 3UJ*****GUIDE PRICE £30,000+**

- **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.



Not to scale. For identification purposes only

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.

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

Outside Communal Gardens and parking

Ground Floor Main Entrance hallway.

EPC Rating E

LOT

66

27 Sunningdale Road, Liverpool L15 4HJ

*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

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

Description A two bed roomed 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 2 tenants at £75 pppw the rental income would be £7,800.00 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

67

ON BEHALF OF A HOUSING ASSOCIATION

31 Wendell Street, Liverpool L8 0RG

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

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

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

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

Outside Rear yard.

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

First Floor Two Bedrooms.

LOT
68**114 Bridge Road, Litherland, Liverpool L21 8NT**
*GUIDE PRICE £38,000+

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

Description A double fronted three bed roomed 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.



Not to scale. For identification purposes only

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

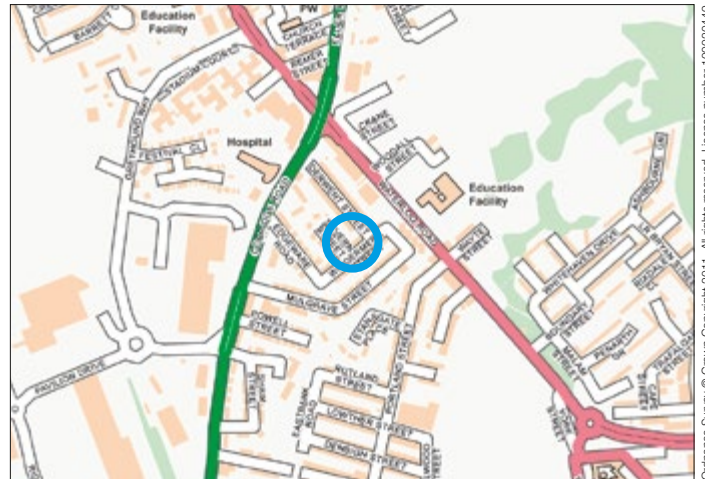
Outside Yard to the rear.

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

LOT
69**15 Derwent Street, Stoke-on-Trent ST1 5EN**
*GUIDE PRICE £37,000+

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

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



Not to scale. For identification purposes only

Situated Off Cobridge Road in a popular residential location within close proximity to local amenities, schooling and Stoke-on-Trent city centre.

EPC Rating E

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

First Floor Two Bedrooms.

Outside Yard to the rear.

LOT
70**Flat 2, 16 Alexandra Drive, Liverpool L17 8TD*****GUIDE PRICE £55,000+**

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- **One bedroom lower ground floor flat. Double glazed sash windows. Central heating. Secure entry system. Service lift to all floors. Secure electric gated access. Communal gardens. Allocated parking space.**

Description A one bedroomed lower ground floor apartment within a detached Victorian property converted in 2005 suitable for investment purposes and has until recently been rented out at £6,600pa. The apartment benefits from double glazed sash windows, central heating. The property features secure entry system, service lift to all floors, secure electric gated access, communal gardens and an allocated parking space.

Situated Fronting Alexandra Drive in a popular and well established residential location within close proximity to Aigburth Road amenities and Lark Lane's cafes and bars, the property is conveniently close to train and bus links. Liverpool city centre (approximately 3 miles).

Ground Floor Main Entrance Hallway

Lower Ground Floor Hall, Lounge, Kitchen, Bathroom/WC, Bedroom

Outside There is secure electric-gated access to the building, exterior lighting, walled communal gardens and an allocated parking space.

Note Leasehold for 150 years from 2004. Ground rent £95pa

LOT
71

ON BEHALF OF A HOUSING ASSOCIATION

13 Station Road, Haydock, St. Helens, Merseyside WA11 0JJ***GUIDE PRICE £45,000–£50,000**

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

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

First Floor Two Bedrooms.

Outside Yard to Rear.

LOT
72**36 Bannerman Street, Liverpool L7 6JP*****GUIDE PRICE £50,000+**

- **A vacant mid terraced property. Double glazing. Central heating.**

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



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 the rear.

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

First Floor Two Bedrooms.

LOT
73**Coach Houses 9 & 10, Hollystead House, 14 Old Mill Lane L15 8LN*****GUIDE PRICE £150,000+**

- **Residential investment producing £18,000 per annum.**

Description A pair of attached former coach house/outbuildings converted to provide a single storey one-bedroomed and a two storey two-bedroomed dwelling situated within the ground of a large Victorian flat conversion. Both properties are currently let by way of Assured Shorthold Tenancies producing a total rental income of £18,000 per annum.



Not to scale. For identification purposes only

Situated Off Mill Lane in a popular and well established residential location within the heart of Wavertree served by an excellent range of local amenities.

Coach House 10

Ground Floor Entrance Hall, Living Room/Bedroom, Living Room/Dining Room/Kitchenette

First Floor Bedroom, Bathroom/WC

Coach House 9

Ground Floor Entrance Vestibule, Living Room/Kitchen/Dining Area, Shower Room/WC, Bedroom

Outside Shared parking

LOT
74

ON BEHALF OF A HOUSING ASSOCIATION

45 Creswell Street, St. Helens, Merseyside WA10 2PN***GUIDE PRICE £30,000–£35,000**

Not to scale. For identification purposes only

- **One bedroom end of terrace. Double glazing. Central heating.**

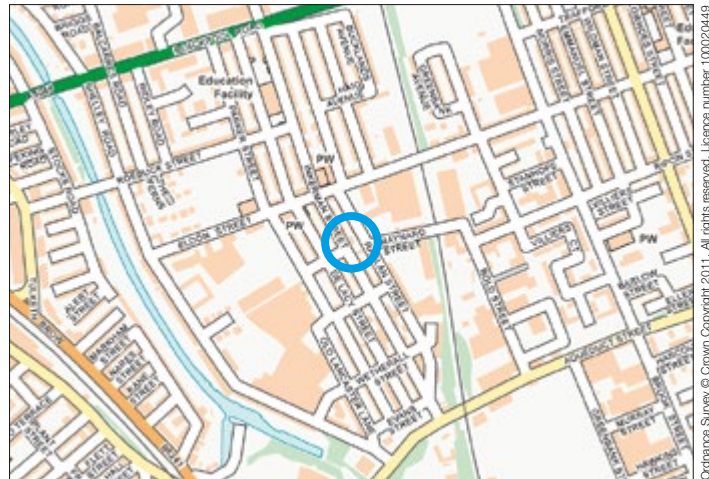
Description A one bedroomed end of terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes.

Situated Off Boundary Road in a popular and well established residential location within walking distance to local amenities and approximately 1 mile from St Helens town centre.

Outside Yard to the rear.

Ground Floor Living Room, Kitchen/Dining room

First Floor Bedroom, Bathroom/WC

LOT
75**45 Raglan Street, Ashton-on-Ribble, Preston PR2 2AX*****GUIDE PRICE £40,000+**

Not to scale. For identification purposes only

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

Description A two bedroomed mid terraced property benefiting from double glazing. The property would be suitable for investment purposes and has a potential rental income of approximately £5,400 per annum.

Situated Off Eldon Street in a popular and well established residential location close to local amenities and approximately 1 mile away from Preston city centre.

First Floor Master Bedroom, Second Bedroom/Shower Room, Separate WC

Outside Yard to the rear.

Ground Floor Vestibule, Lounge, Kitchen

Joint Agents
Entwistle Green



LOT
76

77 Fieldton Road, Liverpool L11 9AF

***GUIDE PRICE £45,000+**



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

Description A three bedroomed end town house benefiting from double glazing, front and rear gardens and off road parking. The property is currently let by way of a Assured Periodic tenancy producing a rental income of £5,720 per annum.



Not to scale. For identification purposes only

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

Outside Front and rear gardens, Driveway.

EPC Rating E

Ground Floor Hall, Lounge, Dining room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC

LOT
77

38 Butterfield Street, Liverpool L4 4HT

***GUIDE PRICE £40,000+**



- **Two bedroomed middle terraced property benefiting from double glazing and central heating.**

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate occupation or investment purposes with a potential rental income of approximately £5,400 per annum.



Not to scale. For identification purposes only

Situated Off Sleepers Hill which in turn is off Walton Breck Road in a popular residential location, within close proximity to local amenities, Liverpool Football Club and approximately 2.5 miles from Liverpool city centre.

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to Rear.

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

LOT
78**26 Mill Lane, Old Swan, Liverpool L13 5TF*****GUIDE PRICE £60,000+**

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Not to scale. For identification purposes only

- **Two bedroomed mid terrace property benefiting from double glazing and central heating.**

Description A two bedroomed mid terrace property benefiting from double glazing and central heating. The property has recently been refurbished and is in very good condition. The property would be suitable for immediate investment purposes with a potential rent of £6,000.00 per annum. Viewing is strongly recommended.

Situated Off St. Oswalds Street in the popular Old Swan district within walking distance to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Outside Yard to Rear.

Ground Floor Lounge, Kitchen/ Diner, Bathroom/WC

First Floor Two Bedrooms.

LOT
79

ON BEHALF OF A HOUSING ASSOCIATION

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

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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 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
80**34 Elm Grove, Birkenhead, Merseyside CH42 0LA*****GUIDE PRICE £80,000+**

Not to scale. For identification purposes only

- **Residential investment. A three storey five/six bedroom end town house producing £9,000 per annum.**

Description A good sized three storey five/six bedroom end town house benefiting from double glazing, central heating, front and rear gardens and a driveway. The property is currently let by way of an Assured Shorthold Tenancy producing £8,400 per annum.

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

Basement Cellar Not inspected.

Ground Floor Vestibule, Hall, two Reception Rooms, Kitchen, Utility Room.

First Floor Four Bedrooms, Bathroom/WC.

Second Floor Two Bedrooms.

Outside Front and rear gardens, Driveway.

LOT
81**110 Alwyn Street, Aigburth, Liverpool L17 7DY*****GUIDE PRICE £100,000+**

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 partial double glazing, central heating and a rear garden. Following a scheme of refurbishment works and modernisation the property would be suitable for occupation, resale or investment purposes.

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

Ground Floor Through Lounge/ Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

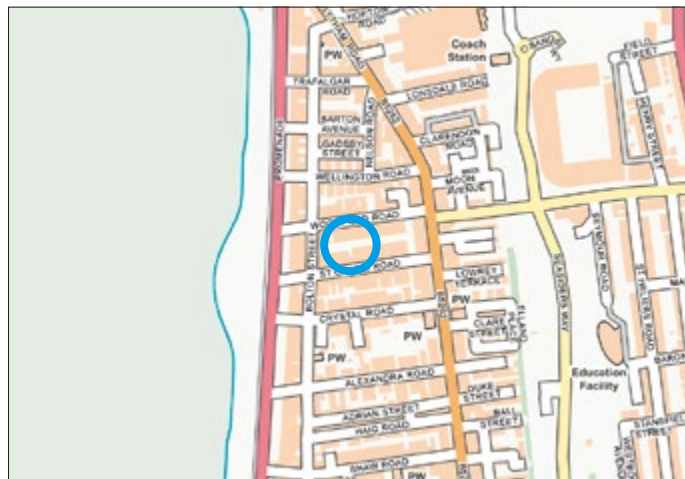
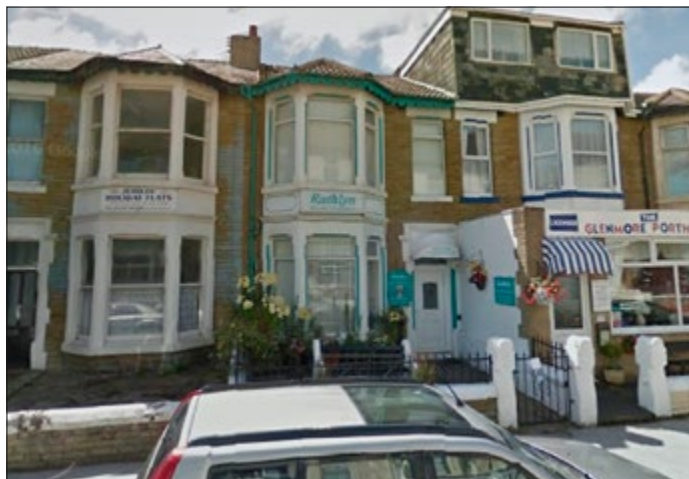
Outside Garden to the rear.

LOT

82

Ruthlyn, 21 Woodfield Road, Blackpool FY1 6AX

*GUIDE PRICE £80,000+



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

Description 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. Should the buyer wish to continue to use the property as a guesthouse and live in there would be 4 flats available to rent out.

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.

Ground Floor Main Entrance Hall, stairs leading upstairs Main Living Accommodation Living Room, Kitchen, Bedroom with En-Suite Bath Room/WC
Flat 1 (self contained) Open Plan Living Room/Kitchen Area, Bedroom Area with En-Suite Shower Room/W.C

WC). **Flat 3** (self contained) Open Plan Lounge/Kitchen, Separate Bedroom with En-Suite Shower Room/WC. **Flat 4** (self contained) Open Plan Lounge/Kitchen/Bedroom, Separate WC and basin (Shared Shower Room/WC with Flat 2)
Outside Paved forecourt to front and garage to rear.

First Floor Flat 2 (self contained) Open Plan Lounge/Kitchen/Bedroom (Shared Shower Room/

Joint Agents
Entwistle Green



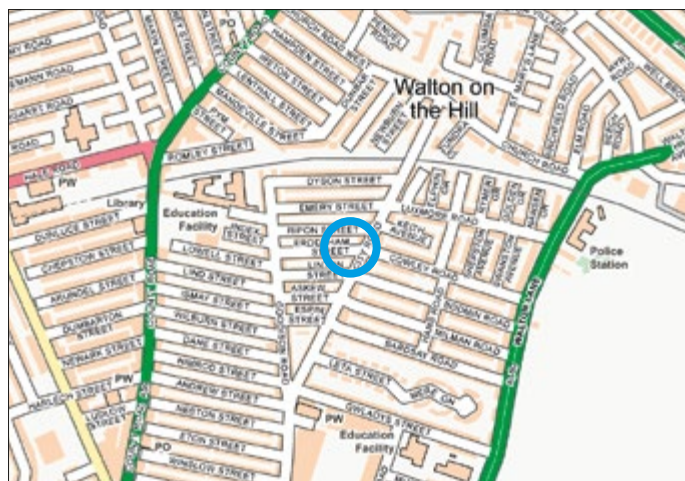
LOT

83

ON BEHALF OF A HOUSING ASSOCIATION

60 Ripon Street, Liverpool L4 5UQ

*GUIDE PRICE £30,000+



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- **Two bed mid terraced. 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 City Road in a popular residential location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Vestibule, Lounge, Kitchen

First Floor Two Bedrooms, Bathroom/WC

LOT
84

77 September Road, Liverpool L6 4DG

***GUIDE PRICE £50,000–£55,000**



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

Description A three bedroomed mid terrace property which has recently been refurbished and benefits from double glazing, central heating new carpeting throughout. The property is in good condition and would be suitable for immediate occupation or investment purposes. The potential rental income is in excess of £6,600.00 per annum.



Not to scale. For identification purposes only

Situated Off Lower Breck Road within close proximity to Local Amenities, Schooling and Liverpool Football Club. Liverpool city centre is approximately 3 miles away.

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to Rear

EPC Rating E

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

LOT
85

95 Tiverton Street, Wavertree, Liverpool L15 4LR

***GUIDE PRICE £70,000+**



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

Description A three bedroomed end terraced property benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation or investment purposes. If the property was let to 3 tenants at £75pppw the potential rental income would be in excess of £11,700.



Not to scale. For identification purposes only

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

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear.

EPC Rating E

Ground Floor Hall, Lounge, Dining Room, Kitchen.

Joint Agents
Entwistle Green



LOT

86

ON BEHALF OF A HOUSING ASSOCIATION

52 Holmes Street, Liverpool L8 0RJ

*GUIDE PRICE £25,000–£30,000



Not to scale. For identification purposes only

- **A one bed roomed middle terraced property. Double glazing. Central heating.**

Description A one bed roomed middle terraced property benefiting from double glazing and central heating. Following upgrade and refurbishment the property would be suitable for investment purposes.

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

Ground Floor Vestibule, Living room, Kitchen.

First Floor Bedroom, Bathroom/WC

Outside Rear yard.

LOT

87

ON BEHALF OF A HOUSING ASSOCIATION

76 Gladstone Street, St. Helens, Merseyside WA10 4NR

*GUIDE PRICE £35,000–£40,000



Not to scale. For identification purposes only

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

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

Situated Off Dunridding 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 Garden to Rear.

Ground Floor Lounge, Kitchen/Diner, Bathroom/WC

First Floor Two Bedrooms.

LOT

88

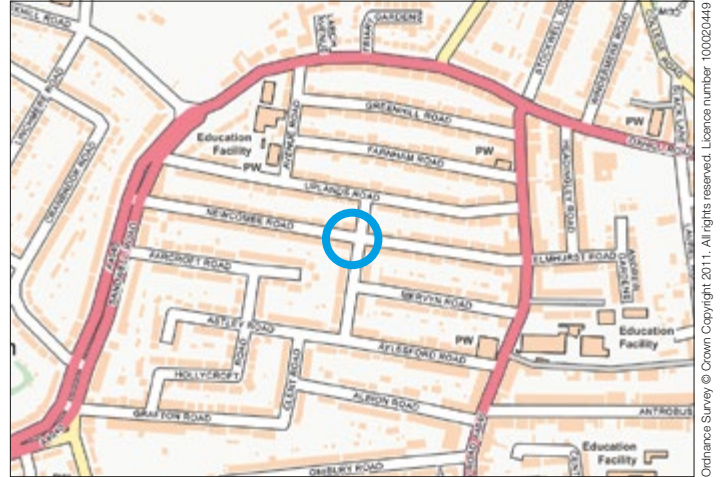
96 Newcombe Road, Birmingham B21 8BY

*GUIDE PRICE £75,000+



- A two bed mid terrace. Double glazing and central heating. Garden to the rear.

Description A two bedroomed middle terraced property benefiting from double glazing, central heating and a garden to the rear. Following a scheme of refurbishment works and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.



Not to scale. For identification purposes only

Situated Off Rookery Road in a popular residential location within close proximity to local amenities, schooling and approximately 3 miles from Birmingham city centre.

Outside Garden to the rear.

EPC Rating D

Ground Floor Lounge, Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

LOT

89

39 Ellesmere Road, Blackpool FY4 3DH

*GUIDE PRICE £60,000+



- Residential investment producing £3,770 per annum. Double glazing. Central heating.

Description A three bedroomed middle terraced property currently let by way of a Regulated Tenancy at a rental of £3,770 per annum. The property benefits from double glazing and central heating.



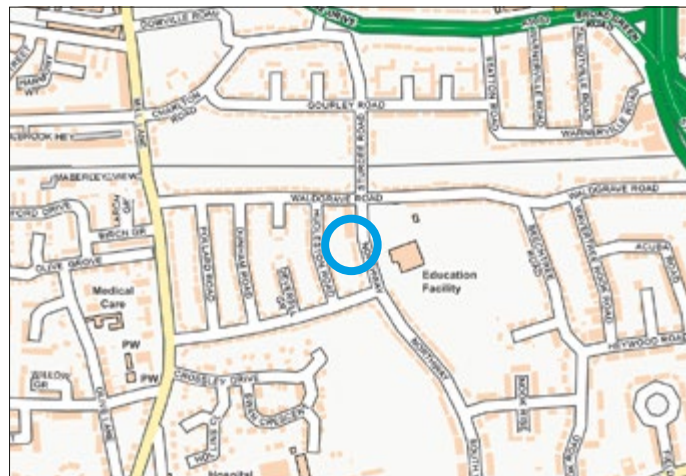
Not to scale. For identification purposes only

Situated Off Waterloo Road close to local amenities and approximately 2 miles from Blackpool town centre

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

First Floor Three Bedrooms.

Outside Front and rear yard.

LOT
90**2 The Parade, Northway, Wavertree, Liverpool L15 7JU*****GUIDE PRICE £150,000+**

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- **Three self contained flats. Double glazing. Central heating. Part let, currently producing £15,820.**

Description A two storey middle terraced property converted to provide three self-contained flats (1 × 3 bedroomed and 2 × 2 bedroomed). The property benefits from double glazing and central heating. Two of the flats are currently let producing approximately £15,820 per annum. When fully let the potential rental income is in excess of £20,920

Not to scale. For identification purposes only

Situated Fronting The Parade off Northway in an established residential location approximately 3 miles from Liverpool city centre.

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

First/Second Floor Separate Front Entrance

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

Flat 2b Lounge, Kitchen, two Bedrooms, Bathroom/WC.

Outside Yard to the rear.

Tenure
Leasehold

LOT
91

ON BEHALF OF A HOUSING ASSOCIATION

34 Alfonso Road, Liverpool L4 1UH***GUIDE PRICE £35,000–£40,000**

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- **Three bedroom middle terrace. 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 Melrose Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.

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

First Floor Three Bedrooms.

Outside Yard to the rear.

LOT
92

ON BEHALF OF A HOUSING ASSOCIATION

20 Gladstone Street, St. Helens, Merseyside WA10 4NT***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 refurbishment the property would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated Off Dunriding Lane in a popular residential location close to local amenities and approximately 1 mile from St. Helens town centre.

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

First Floor Two Bedrooms.

Outside Yard to the rear.

LOT
93**10 Warton Street, Bootle, Merseyside L20 4PX*****GUIDE PRICE £37,000+**

- **Residential investment producing £4,200 per annum. Double glazing. Central heating.**

Description A two bedroomed mid terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,200 per annum.



Not to scale. For identification purposes only

Situated Off Gray Road which in turn is off Knowlsey Road in a well-established residential location within easy reach of local amenities, schooling and Liverpool city centre is approximately 4 miles away.

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear.

Ground Floor Hall, Lounge, Dining Room, Kitchen

LOT

94

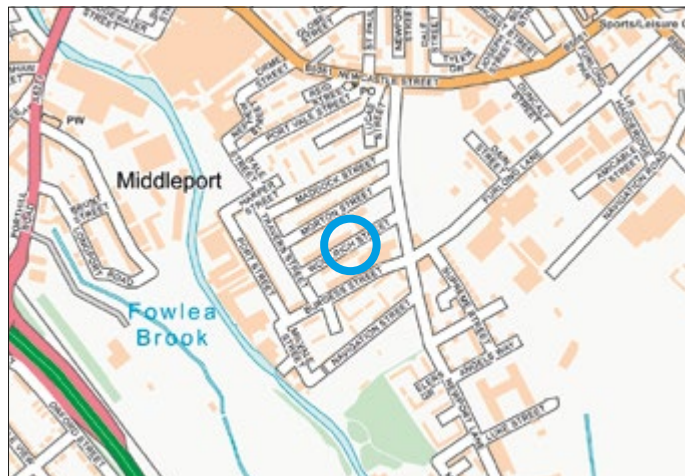
22 Woolrich Street, Stoke-on-Trent ST6 3PQ

*GUIDE PRICE £40,000+



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

Description A two bed roomed 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 Tracers Street close to local amenities and approximately 2.5 miles from Stoke on Trent city centre.

Ground Floor Living room, Dining room, Kitchen.

First Floor Two bedrooms, Bathroom/WC.

Outside Rear yard.

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LOT

95

72 Gleave Road, Selly Oak, Birmingham B29 6JN

*GUIDE PRICE £100,000+



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

Description A two bed roomed middle terraced property benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of £6,000 per annum.



Not to scale. For identification purposes only

Situated Off Elliot Road which in turn is off Bristol Road in a popular residential location close to local amenities and approximately 4 miles from Birmingham city centre.

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

First Floor Two Bedrooms.

Outside Yard to the rear.

EPC Rating D

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LOT
96**31 Botanic Road, Liverpool L7 5PX*****GUIDE PRICE £90,000+**

Not to scale. For identification purposes only

- **Three storey middle terraced property converted to provide three self-contained flats.**

Description A three storey middle terraced property converted to provide three self-contained flats (two two-bedroomed and one one-bedroomed). The property benefits from double glazing and storage heating. The property is currently fully let until June 2018 producing a rental income of approximately £11,280 per annum.

Situated Off Edge Lane in a popular and well established residential location overlooking Botanic Gardens, within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre.

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

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

Ground Floor Main Entrance hallway

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

Outside Yard to the rear.

LOT
97**97 Botanic Road, Liverpool L7 5PY*****GUIDE PRICE £90,000+**

Not to scale. For identification purposes only

- **Three storey middle terraced property converted to provide three self-contained flats.**

Description A three storey middle terraced property converted to provide three self-contained flats (two two-bedroomed and one one-bedroomed). The property benefits from double glazing and storage heating. The property is currently fully let until June 2018 producing a rental income of approximately £11,280 per annum.

Situated Off Edge Lane in a popular and well established residential location overlooking Botanic Gardens, within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre.

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

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

Ground Floor Main Entrance hallway

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

Outside Yard to the rear.

LOT

98

115 Botanic Road, Liverpool L7 5PY

*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

- **Three storey middle terraced property converted to provide three self-contained flats.**

Description A three storey middle terraced property converted to provide three self-contained flats (two two-bedroomed and one one-bedroomed). The property benefits from double glazing and storage heating. The property is currently fully let until June 2018 producing a rental income of approximately £11,280 per annum.

Situated Off Edge Lane in a popular and well established residential location overlooking Botanic Gardens, within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre.

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

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

Ground Floor Main Entrance hallway

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

Outside Yard to the rear.

LOT

99

125 Botanic Road, Liverpool L7 5PZ

*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

- **Three storey middle terraced property converted to provide three self-contained flats.**

Description A three storey middle terraced property converted to provide three self-contained flats (two two-bedroomed and one one-bedroomed). The property benefits from double glazing and storage heating. The property is currently fully let until June 2018 producing a rental income of approximately £11,280 per annum.

Situated Off Edge Lane in a popular and well established residential location overlooking Botanic Gardens, within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre.

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

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

Ground Floor Main Entrance hallway

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

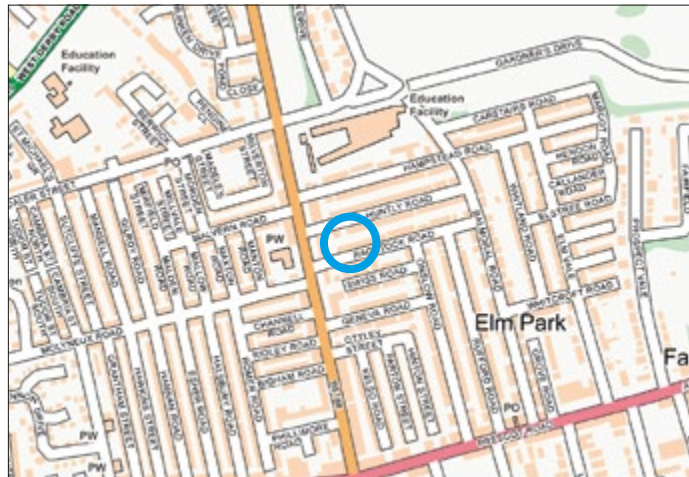
Outside Yard to the rear.

LOT

100

8 Huntley Road, Liverpool L6 3AJ

*GUIDE PRICE £135,000+



Not to scale. For identification purposes only

- **Three storey double fronted semi-detached property converted to provide five self-contained flats.**

Description A substantial three storey double fronted semi-detached property converted to provide five self-contained flats (four one-bedroomed and one three-bedroomed). The property benefits from double glazing. The property is currently fully let by way of Assured Shorthold Tenancies producing a rental income in excess of £15,400 per annum.

Situated Off Sheil Road in a popular and well established

residential location within close proximity to local amenities,

Newsham Park, schooling and approximately 2 miles from Liverpool city centre.

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

Second Floor Flat 5 Hall, Lounge, Kitchen, three Bedrooms, Bathroom/WC.

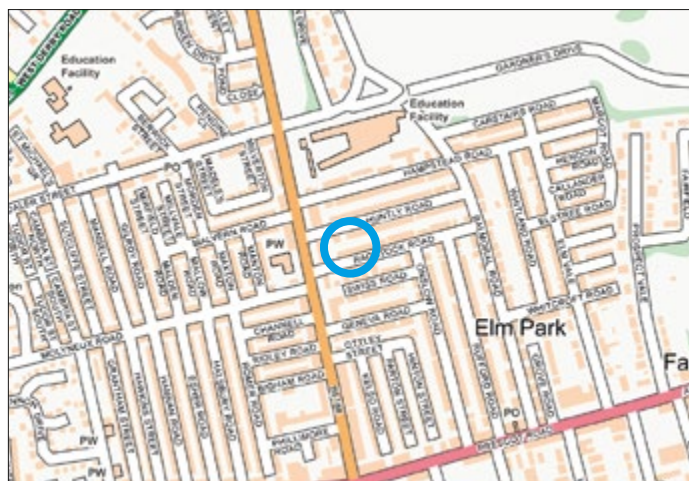
Outside Yard to the rear.

LOT

101

10 Huntley Road, Liverpool L6 3AJ

*GUIDE PRICE £135,000+



Not to scale. For identification purposes only

- **Three storey double fronted semi-detached property converted to provide five self-contained flats.**

Description A substantial three storey double fronted semi-detached property converted to provide five self-contained flats (four one-bedroomed and one three-bedroomed). The property benefits from double glazing. The property is currently fully let by way of Assured Shorthold Tenancies producing a rental income in excess of £15,400 per annum.

Situated Off Sheil Road in a popular and well established

residential location within close proximity to local amenities,

Newsham Park, schooling and approximately 2 miles from Liverpool city centre.

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

Second Floor Flat 5 Hall, Lounge, Kitchen, three Bedrooms, Bathroom/WC.

Outside Yard to the rear.

LOT

102

63/69 Mason St, 31/33 Grinfield St & 70/72 Highgate St, Liverpool L7

*GUIDE PRICE £900,000+



- **Residential investment providing four purpose built blocks comprising 24 self-contained flats which are fully let producing a rental income in excess of £136,000 per annum.**

Description A residential investment providing four purpose built blocks comprising 24 self-contained flats which are fully let producing a rental income in excess of £136,000 per annum. Each of the blocks provide six self-contained flats (two two-bedroomed and four three-bedroomed). The properties benefit from double glazing and a shared courtyard with off road parking.

Situated Off Smithdown Lane which in turn is off Grove Street in a popular and well established residential location within walking distance of Liverpool's John Moores University, University of Liverpool, The Royal Liverpool University Hospital and city centre amenities.

Ground Floor Blocks 1-4

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

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

First Floor Blocks 1-4

Flat 3 Hall, Lounge, Kitchen, three Bedrooms, Bathroom/WC.

Flat 4 Hall, Lounge, Kitchen, three Bedrooms, Bathroom/WC.

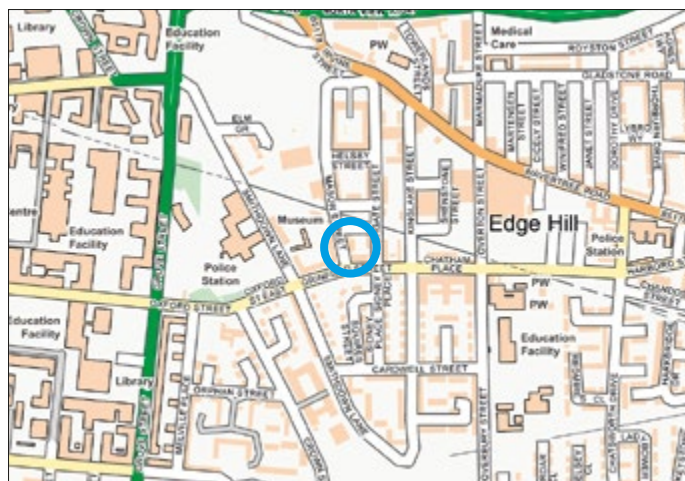
Second Floor

Blocks 1-4

Flat 5 Hall, Lounge, Kitchen, three Bedrooms, Bathroom/WC.

Flat 6 Hall, Lounge, Kitchen, three Bedrooms, Bathroom/WC.

Outside Shared courtyard with off road parking.



Not to scale. For identification purposes only

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LOT

103

21 Garages to the rear of 116–164 Woolton Road, Allerton L19 5NH

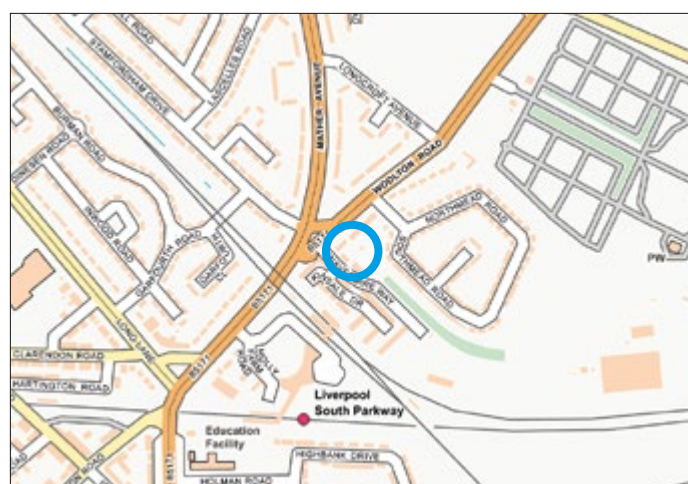
*GUIDE PRICE £100,000+



- **21 freehold lock up garages plus a store room.**
Producing £15,219 per annum.

Description A rare opportunity to acquire 21 freehold lock up garages and a store room, situated in South Liverpool, each approximately 16ft x 9ft in size. The majority of the garages are let currently producing approximately £15,219 per annum with a one month notice period. Two of the garages are subject to 99 year leases to with a remaining term of 55 years held by the owners of the adjacent flats at a ground rent of £180.00 each, doubling every 25 years.

Situated To the rear of Woolton Road which is off Mather Avenue (B5180) within close proximity to Liverpool South Parkway Station and Speke retail park approximately 8 miles from Liverpool city centre.



Not to scale. For identification purposes only

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GARAGE NO	NAME & DATE OF AGREEMENT	RENT	DEPOSIT	ANNUAL TOTAL
1	Carter 7 Jan 2014	£69.33 pcm standing order		£831.96
2	Lynch 3 May 2002	£97.50 quarterly standing order		£390.00
3	Rogers 11 November 2017	£15.00 per week bacs		£780.00
4 plus storage of van and trailer	Holmes 1 Nov 2017	£48 weekly		£2496.00
5	Ellis 15 Sept 2017	£15.00 weekly standing order		£780.00
6	Westhead 11 November 2017	£16 weekly	£20.00	£831.96
7 plus storage room	D McDougall 3 August 2017	£108 pcm quarterly		£1296.00
8	Holmes 27 Nov 2016	£22 weekly	£20.00	£1144.00
9	Rogers 6 Jan 2017	£16 weekly bacs		£832.00
10	Long Lease	£180 per annum upon ground rent demand		£180.00
11	Walsh 1 May 1991	£97.50 quarterly standing order	£10.00	£390.00
12	Vacant			
12a	Lunn	£16 weekly standing order	£20.00	£831.96
14	Hayes undated (1990s)	£130 quarterly standing order		£520.00
15	Vanda 14 Jan 2017	£69.33 monthly standing order		£831.96
16	Kynaston 1 Jan 2002	£130 quarterly standing order		£520.00
17	A Estates	£69.33 pcm		£831.96
18	Long Lease Luke Langley	£180.00 per annum upon ground rent demand		£180.00
19	Barker 20 November 2017	£69.33 pcm		£831.96
20	Jones via yourparkingspace.co.uk 18 October 2017	£60.00 monthly payable bacs via website	via website directly	£720.00
21	Vacant			
ANNUAL TOTAL				£15219.72

LOT

104

31 Newenham Crescent, Liverpool L14 7PR

*GUIDE PRICE £65,000+



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Not to scale. For identification purposes only

- **A three bed mid town house. Double glazing and central heating. Front and rear gardens.**

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

Situated Off Pilch Lane in a popular and well established residential location within close proximity to Old Swan amenities, schooling and approximately 5 miles from Liverpool city centre.

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

First Floor Three Bedrooms, Bathroom, Separate WC.

Outside Front and rear gardens, Driveway.

Joint Agents
Entwistle Green



LOT

105

Flat 3, 39 Rossett Road, Liverpool L23 3AN

*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

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

Description A two bedroom duplex flat within a 3 storey detached property. The property benefits from double glazing, central heating, and communal front and rear gardens. The property is in good order and would be suitable for occupation or investment purposes with a potential rental income of £6,600 per annum.

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

Side Entrance Ground Floor

Main Entrance Hallway

First Floor Flat 3 Hall, Lounge, Kitchen

Second Floor Two Bedrooms, Bathroom/WC

Outside Communal Front and Rear Gardens

EPC Rating E

LOT

106

12 Denton Grove, Liverpool L6 4AJ

*GUIDE PRICE £45,000+



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- **Residential investment producing £5,100 per annum. Central heating.**

Description A two bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £5,100 per annum. The property benefits from central heating.

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

Outside Rear yard.

Ground Floor Hall, Front Living room, Rear Living room, Kitchen.

First Floor Two Bedrooms, Bathroom/W.C.

Now accepting instructions for
our 15 February 2018 auction
Closing date 19 January



James Kersh MRICS james@suttonkersh.co.uk

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

0151 207 6315

LOT

107

62 Church Road West, Liverpool L4 5UF

*GUIDE PRICE £350,000+



- **Mixed use investment opportunity currently producing £42,000 per annum.**

Description A mixed use investment opportunity currently producing £42,000 per annum. A three storey converted church providing a nursery, five self-contained flats and a lock up currently let as a Karate Studio. The property is currently fully let producing a total rental income of £42,000 per annum. The property benefits from double glazing, central heating and a fire exit.

Situated Fronting Church Road West on the corner of Dunbar Street which is off County Road (A59) in a popular and established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Nursery

Ground Floor Main Entrance Hallway/ Cloakroom, Office, Main Playroom, Two Further Playrooms, Kitchen, Children's WCs, Laundry Room, Kitchen, WC, Parent's Room, Staff Room

First Floor Two Further Rooms, Two Further WCs

Flats

Main Entrance Hallway

First Floor Flat 1 Lounge, Kitchen, Two Bedrooms, Bathroom/WC

Flat 2 Lounge, Kitchen, Bathroom/WC, Bedroom

Second Floor Flat

3 Lounge, Kitchen, Two Bedrooms, Bathroom/WC

Flat 4 Lounge, Kitchen, Bedroom, Bathroom/WC

Flat 5 Lounge/Diner, Two Bedrooms, Stairs to Kitchen, Bathroom/WC

Outside

Karate Studio Main Training Room, five Rooms, WC



Not to scale. For identification purposes only



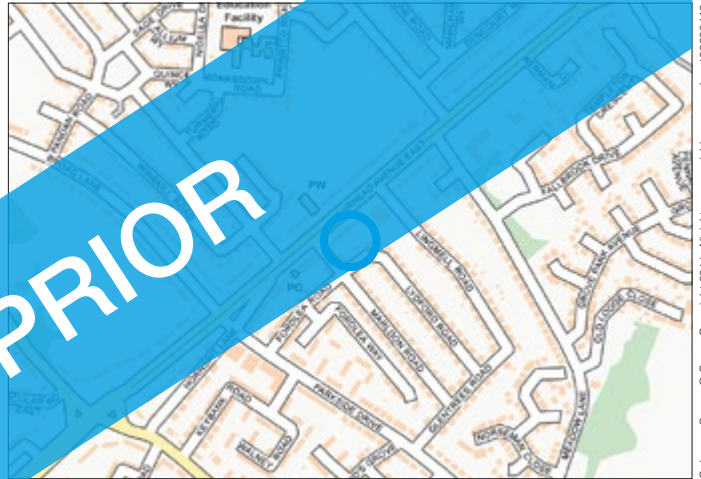
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LOT

108

164 Muirhead Avenue East, Liverpool L11 1EW

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **Three bed town house. Central heating. Gardens. In need of refurbishment.**

Description A three bedroomed mid-town house benefiting from central heating and front and rear gardens. Following an upgrade and scheme of refurbishment works the property would be suitable for occupation, re-sale or investment purposes. The potential rental income when let is approximately £6,600.00 per annum. The property will be sold as seen.

Situated Fronting Muirhead Avenue East in a popular residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool city centre.

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

First Floor Three Bedrooms, Wet Room, Separate WC.

Outside Front and Rear Gardens.

LOT

109

58 Hannan Road, Kensington, Liverpool L6 6DB

*GUIDE PRICE £65,000-£75,000



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 modernisation the property would be suitable for investment purposes with potential rental income of £6,200.00 per annum. If the property was let to 4 tenants at £75pppw the potential rental income would be in excess of £15,600 per annum.

Situated Off Kensington High Street and Molyneux Road in a popular and well established residential location within close proximity to local amenities, The Royal Liverpool University Hospital, Liverpool Universities and Liverpool city centre.

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

First Floor Three Bedrooms, Bathroom/WC.

Outside Yard to the rear.

Joint Agents
Entwistle Green



LOT

110

Former Mailing Centre, Orrell Mount, Bootle, Merseyside L20 6NS

*GUIDE PRICE £200,000–£250,000



• Re-development opportunity.

Description A re-development opportunity comprising a warehouse along with adjoining two storey office accommodation suitable for a number of uses subject to any necessary planning consents. The site is approximately 3/4 of an acre.

Situated Off Hawthorne Road (A5090) within Orrell Mount Industrial Estate with good access to motorway links including M57 and M58.



Warehouse

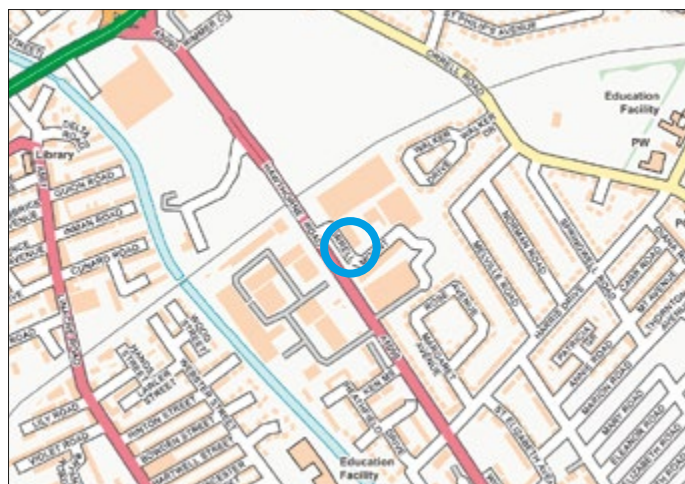
Approximately 2,341.4sq m (25,204sq ft)

Ground & First Floor Office Space

Approximately 381.1sq m (4,102sq ft)



Note The plot being sold is only the area outlined in red on the plan. All buyers are to make their own further enquiries.



Not to scale. For identification purposes only



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LOT

111

17 Valeway Avenue, Thornton-Cleveleys, Lancashire FY5 3ER

*GUIDE PRICE £100,000+



- **Three bed dormer bungalow. Gardens and detached garage.**

Description A three bedroomed dormer bungalow in need of refurbishment and modernisation. The property benefits from gardens, a conservatory and a detached garage. The potential rental income being in excess of £7,200 per annum.



Not to scale. For identification purposes only

Situated Off the Fleetwood Road A587 close to local amenities. **EPC Rating** G

Ground Floor Hall, Lounge, Kitchen, Bedroom, Conservatory.

First Floor Three Bedrooms, Shower Room/WC.

Outside Garden, Detached garage.

LOT

112

ON BEHALF OF A HOUSING ASSOCIATION

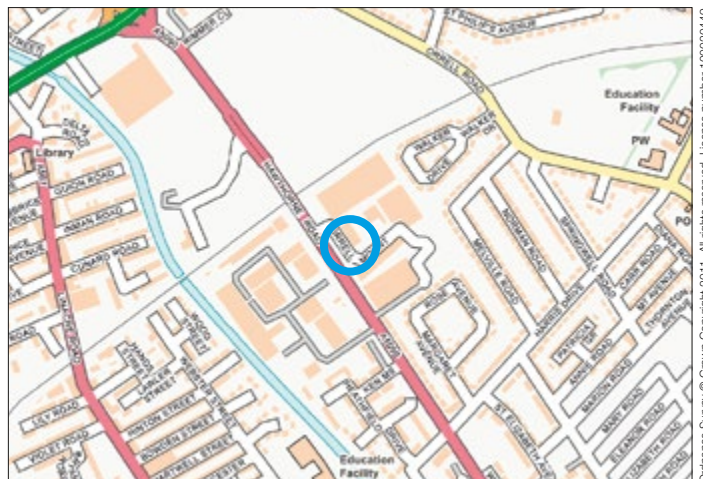
95 Snowberry Road, Liverpool L14 8XN

*GUIDE PRICE £40,000+



- **Three bedroomed mid-town house, double glazing, central heating, front and rear gardens and off-road parking.**

Description A three bedroomed mid-town house benefiting from double glazing, central heating, front and rear gardens and off-road parking. Following refurbishment, the property would be suitable for investment purposes. The potential rental income is in excess of £6000.00 per annum.



Not to scale. For identification purposes only

Situated Off Princess Drive within close proximity to local amenities, Old Swan and West Derby Village, schooling and approximately 4 miles away from Liverpool city centre.

Outside Front and Rear gardens. Driveway

Ground Floor Hall, Front Living room, Kitchen/Breakfast room, Bathroom/WC.

First Floor Three Bedrooms.

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. Proof of funds for a 10% deposit must also be provided. **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 certified 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 certified 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 certified 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
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	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) outgoing and other liabilities;
- (g) any interest which overrides, within the meaning of the Land Registration Act 2002;
- (h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and
- (i) anything the SELLER does not and could not reasonably know about.

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

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

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

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

G1.9 The BUYER buys with full knowledge of:

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

G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.

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. 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.

1. The Deposit

1.1 General Conditions A5.5a shall be deemed to be deleted and replaced by the following:

A5.5a. The Deposit: a) must be paid to the AUCTIONEERS by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)

b) is to be held as stakeholder save to the extent of the AUCTIONEERS' fees and expenses which part of the deposit shall be held as agents for the SELLER

2. Buyer's Administration Charge

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

3. Extra Auction Conduct Conditions

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

4. Searches

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

Commercial Property and Professional Services

Auctions – Liverpool

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

Commercial Property

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

Surveys & Valuations

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

Auctions – London

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

Building Surveying

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

Block Management

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

Mortgages

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