

NOW INVITING  
INSTRUCTIONS  
FOR OUR  
**1ST NOVEMBER AUCTION**  
AT THE CROWNE PLAZA

# SuttonKersh



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

**Thursday 13th September 2018**

**Commencing at 12 noon prompt at**

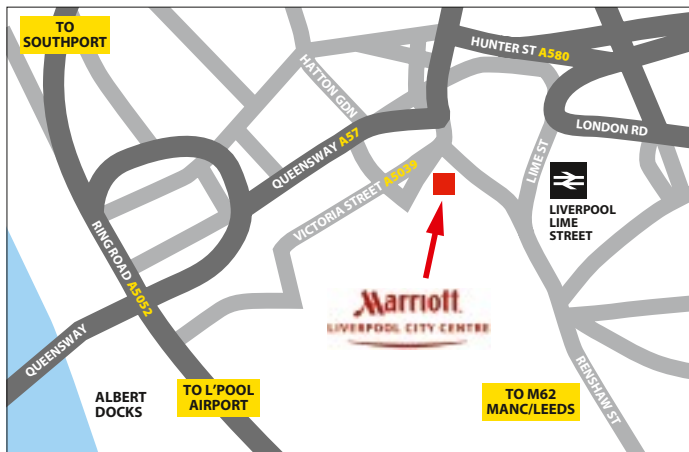
Marriott Hotel, City Centre

One Queen Square, Liverpool L1 1RH

NEW VENUE  
MARRIOTT  
HOTEL

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

# Location



Marriott Hotel  
City Centre  
One Queen Square  
Liverpool L1 1RH

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

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

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

## Auction programme 2018

### AUCTION DATES

Thursday 13th September  
Thursday 1st November  
Thursday 13th December

### CLOSING DATES

17th August  
5th October  
16th November

## Merseyside's leading auction team...



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



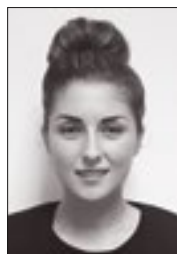
**Cathy Holt MNAEA MNAVA**  
Associate Director  
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**Andrew Binstock Bsc (Hons)**  
Auctioneer



**Katie Donohue Bsc (Hons) MNAVA**  
Auction Valuer/  
Business Development  
Manager  
[katie@suttonkersh.co.uk](mailto:katie@suttonkersh.co.uk)



**Elle Benson**  
Auction Administrator  
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### CONTACT

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**James Kersh BSc Hons MRICS**  
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for free advice or to arrange a free valuation

**0151 207 6315**

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# Auctioneer's pre-sale announcements

**You are required to pre-register if you are intending to bid on any lot at auction to comply with money laundering regulations. You can pre-register by completing the Bidders Registration and Identification Form – full details of which can be found on our website.**

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

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

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

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

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

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

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

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

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

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

additional fees (such as the requirement for the seller to pay the vendor's legal fees).

10 If you have a question in respect of any of the lots within the catalogue would you please ask one of the Sutton Kersh representatives who will attempt to answer your question during the auction. The auctioneer will not answer any questions whilst the auction is proceeding.

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

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

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

14 Please bid clearly and do not delay.

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

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 £850+VAT (£1,020 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 £850+VAT (£1,020 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.

# FOR SALE BY PRIVATE TREATY

To be offered as a portfolio or individually 6 freehold investment properties

Total income in excess of £232,281 per annum

Full management and rental guarantees available



## 29 Catharine Street, Liverpool L8 7NE

**\*GUIDE PRICE £370,000+**

A Grade II listed double fronted town house arranged as 4 self contained flats (3 x 1 bedroomed and 1 x studio flat). Fully let by way of ASTs from 1/7/18 to 30/6/19 at a rental of £22,620pa. Central heating and intercom system.



## 31 Catharine Street, Liverpool L8 7NE

**\*GUIDE PRICE £500,000+**

A Grade II listed four storey plus basement double fronted end town house currently providing 7 x studio flats all let by way of ASTs from 1/7/18 to 30/6/19 at a rental income of £35,868pa.



## 37 Upper Duke Street, Liverpool L1 9DY

**\*GUIDE PRICE £650,000+**

A four storey plus basement substantial period corner terrace property providing 8 letting rooms which are let by way of ASTs from 1/7/18 to 30/6/19 at a rental of £44,240pa with guarantors. We are advised the property has been fully let over the last 5 years.



## 38 Falkner Street, Liverpool L8 7PZ

**\*GUIDE PRICE £650,000+**

A Grade II listed three storey plus basement period mid town house benefiting from central heating and garage. Fully HMO compliant and comprises 8 letting rooms. Let by way of ASTs from 1/7/18 to 30/6/19 at a rental of £44,240pa with guarantors.



## 144 Chatham Street, Liverpool L7 7BA

**\*GUIDE PRICE £650,000+**

A Grade II listed four storey plus basement middle town house benefiting from central heating. Fully HMO compliant and comprises of 9 letting rooms, let by way of ASTs from 1/7/18 to 30/6/19 at a rental of £47,493pa with guarantors.



## 145 Whitehedge Road, Liverpool L19 7NA

**\*GUIDE PRICE £475,000+**

A three storey semi detached property providing a 10 bed HMO. Fully HMO compliant and benefits from partial double glazing, central heating, front and rear gardens and a gated driveway. Currently let by way of ASTs from 1/7/18 to 30/6/19 at a rental of £37,820pa with guarantors.

For further details please contact

**Cathy Holt** MNAEA MNAVA

Associate Director, Sutton Kersh Auctions

0151 207 6315 | [cathy.holt@suttonkersh.co.uk](mailto:cathy.holt@suttonkersh.co.uk)



## Auction results Thursday 19th July

LOT	PROPERTY	RESULT	PRICE
Lot	Address	Result	Price
1	14 Phillimore Road, Liverpool L6 6DL	Sold	£92,500
2	28 Bardsay Road, Liverpool L4 5SG	Sold	£36,000
3	Flat 4, 543 Old Chester Road, Birkenhead, Merseyside CH42 4NQ	Sold	£60,000
4	19 Marlsford Street, Liverpool L6 6AX	Sold	£47,000
5	Suite 86, Artesian Studios, Jamaica Street, Liverpool L1 0AF	Sold	£45,250
6	11 Saxon Hey, Fulwood, Preston PR2 3SR	Sold	£142,000
7	7 Frederick Grove, Wavetree, Liverpool L15 8HW	Withdrawn	
8	56 Holbeck Street, Liverpool L4 2UT	Sold	£42,000
9	22 Ronaldsway Close, Bacup, Lancashire OL13 9PY	Sold After	
10	92 Sedley Street, Liverpool L6 5AF	Sold	£44,000
11	Former Healthcare Centre, 152 Station Road, Haydock, St. Helens WA11 0JN	Sold	£225,000
12	42 Hero Street, Bootle, Merseyside L20 2HA	Sold	£55,500
13	60 Prescot Road, Fairfield, Liverpool L7 0JA	Sold	£65,000
14	31 Hanwell Street, Liverpool L6 0AN	Sold	£40,000
15	86 Dryden Street, Bootle, Merseyside L20 4RU	Sold	£44,000
16	Suite 64, Artesian Studios, Jamaica Street, Liverpool L1 0AF	Sold	£45,250
17	Ground Rents 93a, 95b, 97a And 97c Eastbank Street, Southport, PR8 1DG	Sold Prior	
18	8 Syddall Street, St. Helens, Merseyside WA10 6NT	Sold	£48,000
19	7 Hero Street, Bootle, Merseyside L20 2HA	Sold	£52,500
20	49 Wordsworth Street, Bootle, Merseyside L20 4JN	Sold	£49,000
21	166 Stafford Road, Wolverhampton WV10 6JT	Sold Prior	
22	Beach Hut 2, Porth Mawr, Main Beach, Abersoch, Pwllheli, Gwynedd LL53 7EY	Sold After	
23	27 Hinton Street, Kensington, Liverpool L6 3AP	Sold	£44,000
24	Suite 63, Artesian Studios, Jamaica Street, Liverpool L1 0AF	Sold	£45,250
25	86 Dewsbury Road, Liverpool L4 2XF	Sold	£40,500
26	254 Park Road, Toxteth, Liverpool L8 4UE	Sold	£80,500
27	9a Marl Road, Knowsley Industrial Park, Liverpool L33 7UH	Available At	£130,000
28	39 Libertas Studios, 48 St. James Street, Liverpool L1 0AB	Available At	£58,000
29	59 Morningside Road, Liverpool L11 1AS	Sold	£73,000
30	204 Princess Drive, West Derby, Liverpool L12 6QQ	Sold	£61,500
31	35 Libertas Studios, 48 St. James Street, Liverpool L1 0AB	Available At	£54,000
32	4 Factory Row, St. Helens, Merseyside WA10 3LX	Sold	£43,000
33	76 Pendennis Street, Liverpool L6 5aq	Sold	£45,000
34	24 Derby Lane, Old Swan, Liverpool L13 3DL	Sold	£60,000
35	Flat 5, 158 Earle Road, Liverpool L7 6HH	Available At	£30,000
36	2 & 4 Duncan Street, St. Helens, Merseyside WA10 3TE	Sold	£209,000
37	141 Dingle Lane, Winsford, Cheshire CW7 1AA	Sold Prior	
38	124, 124a & 124b Paynes Lane, Coventry CV1 5LJ	Withdrawn	
39	24 Libertas Studios, 48 St. James Street, Liverpool L1 0AB	Available At	£58,000
40	106 Chirkdale Street, Liverpool L4 3SQ	Sold	£40,000
41	Flat 6, 80 Darby Road, Liverpool L19 9AW	Sold Prior	
42	104 Errol Street, Liverpool L17 7DJ	Sold	£143,000
43	24 Bentley Road, Liverpool L8 0SZ	Available At	£240,000
44	1 Rosalind Way, Liverpool L20 2HU	Sold	£30,000
45	25 Drake Way, Liverpool L10 7LL	Sold	£52,000
46	Flat 6, Beech Rise, Roughwood Drive, Liverpool L33 8WY	Sold After	
47	377 Church Road, Haydock, St. Helens, Merseyside WA11 0LT	Sold After	
48	99b Church Road, Formby, Liverpool L37 3ND	Sold After	
49	37 Southdale Road, Birkenhead, Merseyside CH42 3XN	Sold	£69,000
50	The Whitehouse, Ince Lane, Ince Blundell L23 4UJ	Available At	£750,000
51	14 Acres Of Greenbelt Land, Ince Lane, Ince Blundell L23 4UJ	Sold	£106,000
52	34 Garnett Avenue, Liverpool L4 1TS	Sold Prior	
53	163-165 Kensington, Liverpool L7 2RF	Available At	£275,000
54	10 Arnold Grove, Liverpool L15 8HP	Sold	£80,000
55	27 Scott Avenue, Sutton Manor, St. Helens, Merseyside WA9 4AN	Sold	£65,000
57	11 Prospect Court, Liverpool L6 8PD	Sold	£45,000
58	Unit 30, Bridgewater Building, Watkinson Street, Liverpool L1 0AR	Available At	£60,000
59	107 Makin Street, Liverpool L4 5QF	Sold	£40,500
60	26 Coningsby Road, Liverpool L4 0RS	Available At	£95,000
61	102 Downing Road, Bootle, Merseyside L20 9LX	Sold	£53,500
62	77 Bower Street, Carlisle CA2 7DF	Sold	£47,000
63	18 Buchanan Place, Carlisle CA2 4QF	Sold	£47,000
64	78 & 79 Norton Street, Birmingham B18 5RB	Sold	£135,000
65	100 Gravelly Hill, Birmingham B23 7PF	Sold Prior	
66	19 Gentwood Road, Liverpool L36 2QH	Sold	£63,000
67	170 Gentwood Road, Liverpool L36 2QP	Sold	£63,500
68	19 Cuper Crescent, Liverpool L36 3RP	Sold	£61,000
69	15 Bankburn Road, Liverpool L13 8BL	Sold	£63,500
70	27 Abergele Road, Liverpool L13 2BL	Sold	£60,000
71	119 Lark Lane, Liverpool L17 8UR	Withdrawn	
72	Flats 1 & 2, 39 Hope Street, West Bromwich, West Midlands B70 6PL	Sold Prior	

73	148 Peel Road, Bootle, Merseyside L20 4LB	Sold	£39,000
74	125 Makin Street, Liverpool L4 5QF	Sold	£50,000
75	27a Egremont Promenade, Wallasey, Merseyside CH44 8BG	Available At	£45,000
76	71 & 71a Trafalgar Road, Wallasey, Merseyside CH44 0DZ	Sold After	
77	65 Wapshare Road, Liverpool L11 8LR	Sold Prior	
78	8 Kinglake Road, Wallasey, Merseyside CH44 8BS	Available At	£55,000
79	52 Hampstead Road, Wallasey, Merseyside CH44 9BL	Sold	£77,000
80	24 Lorne Street, Fairfield, Liverpool L7 0JR	Sold Prior	
81	7 Milverton Street, Liverpool L6 6AU	Sold	£40,000
82	59 Windsor Road, Tuebrook, Liverpool L13 8BA	Sold	£52,500
83	8 & 8a Lower Breck Road, Liverpool L6 4BY	Sold	£95,000
84	53 Kremlin Drive, Liverpool L13 7BX	Postponed	
85	271 Hawthorne Road, Bootle, Merseyside L20 3AP	Available At	£50,000
86	The Elms, New Road, Brynateg, Wrexham, Clwyd LL11 6PD	Available At	£128,000
87	Land At Singleton Avenue, Birkenhead, Merseyside CH42 9JH	Withdrawn	
88	14 Buttercup Way, Liverpool L9 1JQ	Sold	£88,000
89	52 Peter Road, Liverpool L4 3RU	Sold	£45,500
90	Land Adjacent To 123 Westminster Road, Liverpool L4 4LW	Sold	£21,000
91	48 Antonio Street, Bootle, Merseyside L20 2EY	Sold	£53,500
92	60 Hawthorne Road, Bootle, Merseyside L20 9JX	Sold	£60,000
93	47 Phethean Street, Farnworth, Bolton BL4 7LJ	Sold Prior	
94	78 Scorton Street, Liverpool L6 4AT	Sold	£39,000
95	47 Ivy Street, Runcorn, Cheshire WA7 5NU	Sold	£62,000
96	139 Beatrice Street, Bootle, Merseyside L20 2EG	Sold	£49,500
97	20 Whittier Street, Liverpool L8 ORE	Sold	£47,000
98	1 Upper Hampton Street, Liverpool L8 1TL	Sold	£250,000
99	23 Pilkington Road, Southport, Merseyside PR8 6PD	Sold Prior	
100	64 Kirk Road, Litherland, Liverpool L21 8HX	Sold Prior	
101	Flats 1 & 3, 442 Stanley Road, Bootle, Merseyside L20 5AE	Sold	£55,000
102	5 Albert Street, Leeswood, Mold, Clwyd CH7 4SG	Sold After	
103	Land At 196 Longmeanygate, Midge Hall, Leyland PR5 3TB	Sold	£40,000
104	26 Riddock Road, Litherland, Liverpool L21 8HT	Sold	£42,500
105	44 Shelley Street, Bootle, Merseyside L20 4LQ	Sold Prior	
106	14 Wakefield Grove, Water Orton, Birmingham B46 1NR	Sold Prior	
107	Flats A & B, 59 Lodge Road, West Bromwich, West Midlands B70 8NZ	Sold Prior	
108	30 Lynwood Avenue, Aughton, Ormskirk, Lancashire L39 5BB	Sold Prior	
109	78 St. Marys Road, Garston, Liverpool L19 2JD	Sold Prior	
110	109 Oakfield Road, Walton, Liverpool L4 0UE	Available At	£55,000
111	4 Dugdale Road, Burnley, Lancashire BB12 6DW	Postponed	
112	77 Wilburn Street, Liverpool L4 4EB	Sold Prior	
113	32 Canon Road, Liverpool L6 0BN	Sold Prior	
114	48 Goodman Way, Coventry CV4 9UG	Withdrawn	
115	9 Long Lane, Garston, Liverpool L19 6PE	Sold	£51,000
116	46 Castle Street, Caergwrle, Wrexham, Clwyd LL12 9DS	Sold	£83,000
117	1 Bentley Road, Liverpool L8 0sy	Available At	£300,000
118	54 Mount Street, Stoke-On-Trent ST1 2NP	Sold After	
119	Highfield, The Mount, Heswall, Wirral, Merseyside CH60 4RD	Sold After	
120	23 Morecambe Street, Liverpool L6 4AU	Sold Prior	
121	32 Gonville Road, Bootle, Merseyside L20 9LP	Sold	£55,000
122	53 Astor Street, Liverpool L4 5RR	Withdrawn	
123	215 Stanley Road, Kirkdale, Liverpool L5 7QB	Sold	£40,000
124	Flat 139 Queensland Place, 15-17 Chatham Place, Liverpool L7 3HD	Available At	£62,000
125	48 Mildmay Road, Bootle, Merseyside L20 5EN	Sold	£46,000
126	Apt 29 Woodholme Court, Gateacre, Liverpool L25 2BA	Withdrawn	
127	Salem Methodist Church, Ffordd Talargoch, Prestatyn, Clwyd LL19 8NP	Sold	£89,000
128	94 & 96 Victoria Road, Widnes, Cheshire WA8 7RA	Sold	£173,000
129	Flat 6 - 14 Victoria Road West, Crosby, Liverpool L23 8UQ	Sold After	
130	The Weighing Machine, 7 Wavertree Road, Liverpool L7 1PE	Sold	£200,000
131	60, 60a & 60b Moss Lane, Orrell Park, Liverpool L9 8AN	Available At	£128,000
132	60 Milman Road, Liverpool L4 5SJ	Sold	£49,000
133	29 Parton Street, Liverpool L6 3AN	Sold	£53,000
134	275 Cherry Lane, Liverpool L4 6UH	Sold	£23,000
135	2 Tregaron Grove, Hindley Green, Wigan, Lancashire WN2 4RY	Sold	£85,000
136	88 Buckingham Road, Cheadle Hulme, Cheadle, Cheshire SK8 5NA	Sold Prior	
137	28 Station Road, Queensferry, Deeside, Clwyd CH5 1SX	Postponed	
138	Apartment 7, The Blue Bell, 12 Shaw Heath, Stockport, Cheshire SK3 9DY	Available At	£30,000
139	Land At Abbeystead, Skelmersdale, Lancashire WN8 9LP	Withdrawn	
140	Apt 70 Townfield Gardens, Townfield Road, Altrincham, Cheshire WA14 4DT	Sold	£129,500
141	43-45 Duke Street, St. Helens, Merseyside WA10 2JE	Available At	£110,000
142	4 Woodbine Street, Liverpool L5 7RR	Sold Prior	
143	1 Westcombe Road, Liverpool L4 2UB	Sold Prior	
144	40 Violet Road, Liverpool L21 6NZ	Sold After	

Total Realisation = **£9,329,880**

# 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.

Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website [www.countrywide.co.uk/notices/PrivacyNotice.pdf](http://www.countrywide.co.uk/notices/PrivacyNotice.pdf). Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at [privacy@countrywide.co.uk](mailto:privacy@countrywide.co.uk).

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

**List A – Photographic evidence of Identity**

**List B – Evidence of Residence**

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

Tick	Item	Ref No
	Utility bill issued in last three months (not mobile phone)	
	Recent bank / building society / mortgage 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, we are now required by Law to ID check everyone who intends to bid at auction.**

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

1. In the case of an **individual** bidding at auction, we will require a certified copy of a passport and utility bill.
2. In the case of an **individual acting on behalf of a third party individual**, we will require a certified copy of a passport and recent utility bill from **both parties**.
3. In the case of an **individual acting on behalf of a company** we will require details about the company including ownership information on the ultimate holding company and ultimate beneficial owners of the company, including current addresses and dates of birth.
4. If you are **unable to attend in person** or will be sending us a remote bidding form, we will require certified ID that has been identified by a professionally recognised individual. This will need to be provided to us in advance of the auction date.
5. Your ID will be kept on file for 3 years and we will only require updated documents if you change address. Any documents provided to us will be recorded and copied for audit purposes as part of our Anti Money Laundering obligations. We will also electronically verify your identity, Lexis Nexis OR ETSOS will undertake a search with Experian for the purposes of verifying your identity. To do so, Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. Experian may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
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.

**Prior to bidding you must provide 2 forms of ID, one photographic and one proof of residence that is dated within the last 3 months (a list of acceptable ID documents can be seen below). In all cases we will require proof of funds.**

### **Photographic evidence of identity**

- Current signed Passport
- Current full UK/EU photo card driving licence
- Valid ID card (eg, HM Forces, police warrant, prison officer card, government/ local authority issued card)
- Firearm or shotgun certificate
- Resident permit issued by the Home Office to EU National

### **Evidence of Residence**

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

### **ID can be approved as follows:**

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

**All certified ID can be sent to us at [auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk)**

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

**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 13th September

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

1	7 Seymour Road, Broadgreen, Liverpool L14 3LH	£200,000+
2	117 Grosvenor Road, Wavertree, Liverpool L15 0EZ	£40,000-£45,000
3	Bethel, Bwlchtocyn, Abersoch, Gwynedd LL53 7BS	£360,000+
4	450 Hawthorne Road, Bootle, Merseyside L20 9AZ	£45,000+
5	152 Newcombe Road, Birmingham B21 8BY	£85,000+
6	38 Pennsylvania Road, Tuebrook, Liverpool L13 9BA	£60,000+
7	40 St. Domingo Vale, Liverpool L5 6RN	£90,000+
8	15a & B Stafford Road, Birmingham B21 9DT	£153,000+
9	Land At 2 Dorset Road, Tuebrook, Liverpool L6 4DX	£8,500+
10	41 Priory Road, Liverpool L4 2FX	£70,000+
11	4 Station Road, Marple, Stockport, Cheshire SK6 6AL	£140,000+
12	Flats 1, 2, & 3, 6 Marlborough Road, Tuebrook, Liverpool L13 8AX	£150,000+
13	2 Hornby Boulevard, Bootle, Liverpool L21 8HG	£35,000-£40,000
14	43-45 Duke Street, St. Helens, Merseyside WA10 2JE	£100,000+
15	28 Bispham Road, Thornton-Cleveleys, Lancashire FY5 1DG	£165,000+
16	121-123 Oakfield Road, Walton, Liverpool L4 0UE	£75,000+
17	77 High Street, Rishton, Blackburn BB1 4LD	£22,500+
18	21 Grove Park, Liverpool L8 0TL	£400,000+
19	455 West Derby Road, Liverpool L6 4BL	£85,000+
20	5 St. Annes Court, St. Anne Street, Liverpool L3 3JP	£45,000+
21	The Elms, New Road, Brynteg, Wrexham, Clwyd LL11 6PD	£110,000+
22	6 & 6a Edgbaston Road East, Birmingham B12 9QQ	£176,000+
23	The Whitehouse, Ince Lane, Ince Blundell L23 4UJ	£650,000+
24	Flats 1 & 2, 183 Heathfield Road, Handsworth, Birmingham B19 1JD	£117,000+
25	13 Selina Road, Liverpool L4 5RD	£25,000+
26	62 Prescott Road, Fairfield, Liverpool L7 0JA	£45,000+
27	Land Formerly Known As 2a Rawcliffe Rd, Liverpool L9 1AW	£10,000+
28	83 Dewsbury Road, Liverpool L4 2XF	£40,000+
29	20 Weymouth Close, Coventry CV3 3ET	£85,000+
30	Flat 1, 107 Canterbury Street, Newcastle Upon Tyne NE6 2JD	£25,000-£30,000
31	Flat 1, 5 Railway Terrace, Blyth, Northumberland NE24 2RF	£10,000-£15,000
32	53 Kremlin Drive, Liverpool L13 7BX	£240,000+
33	58 Middleton Road, Fairfield, Liverpool L7 0JL	£60,000+
34	161 Ince Avenue, Anfield, Liverpool L4 7UT	£50,000+
35	132 Town Row, West Derby, Liverpool L12 8SN	£220,000+
36	5 Markden Mews, Liverpool L8 1TN	£170,000+
37	25 Orleans Road, Liverpool L13 5XN	£65,000+
38	The Polaris Public House, 2a Blakehall, Skelmersdale, Lancashire WN8 9AZ	£125,000+
39	12 Eastfield Walk, Liverpool L32 4TA	£50,000+
40	4 Birstall Road, Kensington, Liverpool L6 9AH	£50,000+
41	Freehold Interest At 17-19 Lord Nelson Street, Liverpool L3 5QB	£15,000+
42	Apt 3, 1a Vicar Road, Liverpool L6 0BW	£30,000+
43	13 Falconer Street, Bootle, Merseyside L20 4QD	£40,000+
44	106 Garmoyle Road, Liverpool L15 5AD	£160,000+
45	8 Eldon Road, Birkenhead, Merseyside CH42 3XR	£40,000+
46	Flat C, 4 Townley Street, Morecambe, Lancashire LA4 5JQ	£10,000+
47	276 Stanley Road, Bootle, Merseyside L20 3ER	£100,000+
48	88 Walton Village, Liverpool L4 6TL	£50,000+
49	21 Stonehill Street, Liverpool L4 2QA	£35,000+
50	19a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX	£25,000+
51	Caeau Llyfnion, Ty Nant, Corwen, Clwyd LL21 0PS	£50,000+
52	Flat 14, 73 Shandon Court, London Road, Liverpool L3 8HY	£45,000+

\*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.

53	41 Hornsey Road, Liverpool L4 2TN	£45,000+
54	53 Adcote Road, Liverpool L14 0LN	£50,000-£55,000
55	34 Sedley Street, Liverpool L6 5AF	£25,000+
56	50 Sedley Street, Liverpool L6 5AF	£30,000+
57	60 Sedley Street, Liverpool L6 5AF	£30,000+
58	54 Kimberley Street, Wolverhampton WV3 0BS	SOLD PRIOR
59	28 Station Road, Queensferry, Deeside, Clwyd CH5 1SX	£80,000-£90,000
60	Flat 3, Porthcawl Court, Dunbar Road, Ingol, Preston PR2 3YE	£35,000+
61	9 Carpathia Close, Liverpool L19 8HN	£90,000-£100,000
62	Apartment 7, The Blue Bell, 12 Shaw Heath, Stockport, Cheshire SK3 9DY	£28,000+
63	61 Kremlin Drive, Liverpool L13 7BX	£225,000+
64	42-44 Rice Lane, Liverpool L9 1DD	£50,000+
65	2 Lionel Street, St. Helens, Merseyside WA9 4JN	£275,000+
66	28 Chelford Road, Macclesfield, Cheshire SK10 3LG	£180,000+
67	438 Hawthorne Road, Bootle, Merseyside L20 9AZ	£70,000+
68	27a Egremont Promenade, Wallasey, Merseyside CH44 8BG	£37,000+
69	Land At 1 Bailey Street, Liverpool L1 5DP	£50,000+
70	39 Croylands Street, Liverpool L4 3QS	£40,000+
71	11 Broughton Drive, Grassendale, Liverpool L19 0PB	£175,000+
72	18 Francis Way, Childwall, Liverpool L16 5EW	£135,000+
73	23 Sovereign Chambers, Temple Lane, Liverpool L2 5BA	SOLD PRIOR
74	29 Rossall Road, Old Swan, Liverpool L13 4DN	£82,500+
75	5 Ismay Street, Liverpool L4 4EF	£35,000-£40,000
76	30 Queensdale Road, Allerton, Liverpool L18 1LT	£85,000+
77	24 Nethercroft, Levens, Kendal, Cumbria LA8 8LU	£295,000+
78	Land At Brook Hey Drive, Kirkby, Liverpool L33 6UN	£110,000+
79	Flat 35, 146 Conway Street, Liverpool L5 3BA	£40,000+
80	107 Picton Road, 1a/1b/1c Stevenson Street, Liverpool L15 4LF	£125,000+
81	Unit 62, 9 Bridgewater Street, Liverpool L1 0AR	£45,000-£50,000
82	24a Arrad Street, Liverpool L7 7BP	£175,000+
83	163-165 Kensington, Liverpool L7 2RF	£250,000+
84	18 Elm Road, Walton, Liverpool L4 5UT	£30,000+
85	102b Cherry Lane, Liverpool L4 8SE	£45,000+
86	72 Napier Road, Wolverhampton WV2 3DX	£58,000+
87	37 Ashtons Green Drive, St. Helens, Merseyside WA9 2AP	£40,000+
88	51 Crete Tower, Jason Street, Liverpool L5 5EB	£40,000-£45,000
89	65 Aylestone Road, Leicester LE2 7LL	SOLD PRIOR
90	109 Oakfield Road, Walton, Liverpool L4 0UE	£45,000+
91	123-125 City Road, Liverpool L4 5UR	£32,500+
92	Units 4 & 5, 19 Aintree Road, Bootle, Merseyside L20 9DL	£70,000+
93	17 Roxburgh Street, Liverpool L4 3SY	£25,000+
94	40 Rydal Street, Liverpool L5 6QS	£35,000+
95	Apartment 4, 106 Caryl Street, Liverpool L8 6TX	£45,000+
96	271 Hawthorne Road, Bootle, Merseyside L20 3AP	£43,000+
97	39 Layton Way, Prescot, Merseyside L34 5NR	£70,000+
98	20 Bridge Street, Bootle, Merseyside L20 8AL	£50,000+
99	9 Churchmeadow Close, Wallasey, Merseyside CH44 8HQ	£60,000+
100	27 Hannan Road, Kensington, Liverpool L6 6DA	£85,000+
101	17 Penda Drive, Liverpool L33 4ES	£90,000+
102	7 Stephen Street, Urmston, Manchester M41 9AT	£145,000+
103	181 Rice Lane, Liverpool L9 1AF	£15,000-£20,000
104	39 Orwell Road, Liverpool L4 1RG	£27,000+

# Order of sale by type

## COMMERCIAL INVESTMENT

- 10 41 Priory Road, Liverpool L4 2RX  
 19 455 West Derby Road, Liverpool L6 4BL  
 35 132 Town Row, West Derby, Liverpool L12 8SN  
 80 107 Picton Road, 1a/1b/1c Stevenson Street, Liverpool L15 4LF

## VACANT COMMERCIAL

- 14 43-45 Duke Street, St. Helens, Merseyside WA10 2JE  
 16 121-123 Oakfield Road, Walton, Liverpool L4 OUE  
 25 13 Selina Road, Liverpool L4 5RD  
 26 62 Prescott Road, Fairfield, Liverpool L7 OJA  
 47 276 Stanley Road, Bootle, Merseyside L20 3ER  
 59 28 Station Road, Queensferry, Deeside, Clwyd CH5 1SX  
 64 42-44 Rice Lane, Liverpool L9 1DD  
 92 Units 4 & 5, 19 Aintree Road, Bootle, Merseyside L20 9DL  
 96 271 Hawthorne Road, Bootle, Merseyside L20 3AP  
 98 20 Bridge Street, Bootle, Merseyside L20 8AL

## DEVELOPMENT OPPORTUNITIES

- 9 Land At 2 Dorset Road, Tuebrook, Liverpool L6 4DX  
 38 The Polaris Public House, 2a Blakehall, Skelmersdale, Lancashire WN8 9AZ  
 62 Apartment 7, The Blue Bell, 12 Shaw Heath, Stockport, Cheshire SK3 9DY  
 69 Land At 1 Bailey Street, Liverpool L1 5DP  
 78 Land At Brook Hey Drive, Kirkby, Liverpool L33 6UN  
 82 24a Arrad Street, Liverpool L7 7BP

## GROUND RENTS

- 41 Freehold Interest At 17-19 Lord Nelson Street, Liverpool L3 5QB

## LAND

- 27 Land Formerly Known As 2a Rawcliffe Rd, Liverpool L9 1AW

## RESIDENTIAL INVESTMENT

- 7 40 St. Domingo Vale, Liverpool L5 6RN  
 12 Flats 1, 2, & 3, 6 Marlborough Road, Tuebrook, Liverpool L13 8AX  
 18 21 Grove Park, Liverpool L8 0TL  
 32 53 Kremlin Drive, Liverpool L13 7BX  
 44 106 Garmoyle Road, Liverpool L15 5AD  
 52 Flat 14, 73 Shandon Court, London Road, Liverpool L3 8HY  
 70 39 Croylands Street, Liverpool L4 3QS  
 71 11 Broughton Drive, Grassendale, Liverpool L19 0PB  
 76 30 Queensdale Road, Allerton, Liverpool L18 1LT  
 81 Unit 62, 9 Bridgewater Street, Liverpool L1 0AR  
 83 163-165 Kensington, Liverpool L7 2RF  
 85 102b Cherry Lane, Liverpool L4 8SE  
 88 51 Crete Tower, Jason Street, Liverpool L5 5EB  
 91 123-125 City Road, Liverpool L4 5UR

- 100 27 Hannan Road, Kensington, Liverpool L6 6DA

- 101 17 Penda Drive, Liverpool L33 4ES

## VACANT RESIDENTIAL

- 1 7 Seymour Road, Broadgreen, Liverpool L14 3LH  
 2 117 Grosvenor Road, Wavertree, Liverpool L15 0EZ  
 3 Bethel, Bwlchtocyn, Abersoch, Gwynedd LL53 7BS  
 4 450 Hawthorne Road, Bootle, Merseyside L20 9AZ  
 5 152 Newcombe Road, Birmingham B21 8BY  
 6 38 Pennsylvania Road, Tuebrook, Liverpool L13 9BA  
 8 15a & B Stafford Road, Birmingham B21 9DT  
 11 4 Station Road, Marple, Stockport, Cheshire SK6 6AL  
 13 2 Hornby Boulevard, Bootle, Liverpool L21 8HG  
 15 28 Bispham Road, Thornton-Cleveleys, Lancashire FY5 1DG  
 17 77 High Street, Rishton, Blackburn BB1 4LD  
 20 5 St. Annes Court, St. Anne Street, Liverpool L3 3JP  
 21 The Elms, New Road, Brynateg, Wrexham, Clwyd LL11 6PD  
 22 6 & 6a Edgbaston Road East, Birmingham B12 9QQ  
 23 The Whitehouse, Ince Lane, Ince Blundell L23 4UJ  
 24 Flats 1 & 2, 183 Heathfield Road, Handsworth, Birmingham B19 1JD  
 28 83 Dewsbury Road, Liverpool L4 2XF  
 29 20 Weymouth Close, Coventry CV3 3ET  
 30 Flat 1, 107 Canterbury Street, Newcastle Upon Tyne NE6 2JD  
 31 Flat 1, 5 Railway Terrace, Blyth, Northumberland NE24 2RF  
 33 58 Middleton Road, Fairfield, Liverpool L7 0JL  
 34 161 Ince Avenue, Anfield, Liverpool L4 7UT  
 36 5 Markden Mews, Liverpool L8 1TN  
 37 25 Orleans Road, Liverpool L13 5XN  
 39 12 Eastfield Walk, Liverpool L32 4TA  
 40 4 Birstall Road, Kensington, Liverpool L6 9AH  
 42 Apt 3, 1a Vicar Road, Liverpool L6 0BW  
 43 13 Falconer Street, Bootle, Merseyside L20 4QD  
 45 8 Eldon Road, Birkenhead, Merseyside CH42 3XR  
 46 Flat C, 4 Townley Street, Morecambe, Lancashire LA4 5JQ  
 48 88 Walton Village, Liverpool L4 6TL  
 49 21 Stonehill Street, Liverpool L4 2QA  
 50 19a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX  
 51 Caeau Llyfnion, Ty Nant, Corwen, Clwyd LL21 0PS  
 53 41 Hornsey Road, Liverpool L4 2TN  
 54 53 Adcote Road, Liverpool L14 0LN  
 55 34 Sedley Street, Liverpool L6 5AF  
 56 50 Sedley Street, Liverpool L6 5AF  
 57 60 Sedley Street, Liverpool L6 5AF

- 58 54 Kimberley Street, Wolverhampton WV3 0BS

- 60 Flat 3, Porthcawl Court, Dunbar Road, Ingol, Preston PR2 3YE

- 61 9 Carpathia Close, Liverpool L19 8HN

- 63 61 Kremlin Drive, Liverpool L13 7BX

- 65 2 Lionel Street, St. Helens, Merseyside WA9 4JN

- 66 28 Chelford Road, Macclesfield, Cheshire SK10 3LG

- 67 438 Hawthorne Road, Bootle, Merseyside L20 9AZ

- 68 27a Egremont Promenade, Wallasey, Merseyside CH44 8BG

- 72 18 Francis Way, Childwall, Liverpool L16 5EW

- 73 23 Sovereign Chambers, Temple Lane, Liverpool L2 5BA

- 74 29 Rossall Road, Old Swan, Liverpool L13 4DN

- 75 5 Ismay Street, Liverpool L4 4EF

- 77 24 Nethercroft, Levens, Kendal, Cumbria LA8 8LU

- 79 Flat 35, 146 Conway Street, Liverpool L5 3BA

- 84 18 Elm Road, Walton, Liverpool L4 5UT

- 86 72 Napier Road, Wolverhampton WV2 3DX

- 87 37 Ashtons Green Drive, St. Helens, Merseyside WA9 2AP

- 89 65 Aylestone Road, Leicester LE2 7LL

- 90 109 Oakfield Road, Walton, Liverpool L4 OUE

- 93 17 Roxburgh Street, Liverpool L4 3SY

- 94 40 Rydal Street, Liverpool L5 6QS

- 95 Apartment 4, 106 Caryl Street, Liverpool L8 6TX

- 97 39 Layton Way, Prescott, Merseyside L34 5NR

- 99 9 Churchmeadow Close, Wallasey, Merseyside CH44 8HQ

- 102 7 Stephen Street, Urmston, Manchester M41 9AT

- 103 181 Rice Lane, Liverpool L9 1AF

- 104 39 Orwell Road, Liverpool L4 1RG

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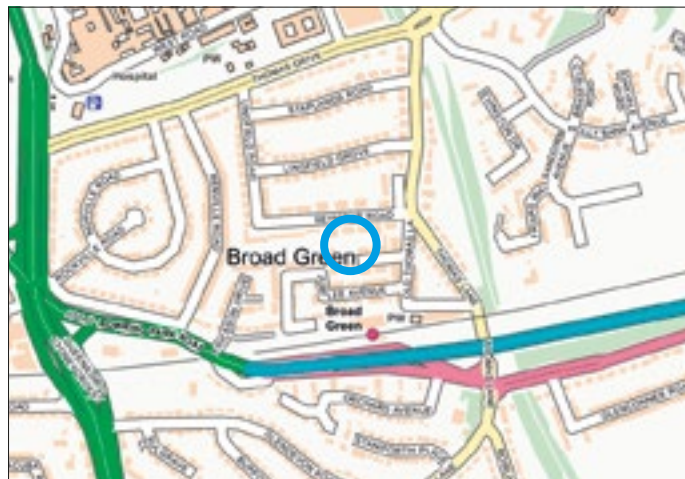
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LOT

1

**7 Seymour Road, Broadgreen, Liverpool L14 3LH****\*GUIDE PRICE £200,000+**

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- **Double fronted semi detached property converted to provide 5 self contained flats. Double glazing and gardens.**

**Description** A substantial double fronted three storey semi detached property which has been converted to provide 5 self contained units comprising of (2 x studios, 1 x 3 bedrooomed, 1 x 2 bedrooomed and 1 x 1 bedrooomed). The property benefits from double glazing, front and rear gardens and off road parking. Following a scheme of refurbishments works the property the flats would be suitable for either resale or investment purposes. Alternatively the property could be converted back to provide excellent family accommodation, subject to any consents. If let individually the potential rental income is approximately £35,000 per annum.

**Situated** Off Thomas Lane in a very popular and well established residential location within close proximity to Broad Green amenities, Broadgreen Hospital, public transport and approximately 5 miles from Liverpool City Centre.

**Ground Floor** Main Entrance Vestibule, Hallway **Flats** 1, & 2 (2 Studio's Apartments) with Kitchens, Shared Bathroom to first floor. **Flat 3** – Lounge,

Kitchen, Bedroom, Bathroom/WC.

**First Floor Flat 4** – Lounge, Kitchen, Bathroom, Separate WC, 3 Bedrooms.

**Second Floor Flat 5** – Hall, Lounge, Bathroom/WC, Kitchen, 2 Bedrooms.

**Outside** Front & Rear Gardens. Driveway for several cars.



LOT

2

**117 Grosvenor Road, Wavertree, Liverpool L15 0EZ****\*GUIDE PRICE £40,000–£45,000**

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- **A 2 bedrooomed middle terrace property. Double glazing and central heating.**

**Description** A vacant 2 bedrooomed middle terrace property benefiting from double glazing and central heating. Following repair and modernisation the property would be suitable for investment purposes.

**Situated** Off Plumer Street which in turn is off Picton Road within close proximity to local amenities and approximately 2.5 miles from Liverpool City Centre.

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

**First Floor** 2 Bedrooms.

**Outside** Rear Yard.



LOT

3

Bethel, Bwlchtocyn, Abersoch, Gwynedd LL53 7BS

\*GUIDE PRICE £360,000+



- **A 3 bedroomed detached bungalow.**

**Description** A 3 bedroomed detached bungalow benefiting from sea and mountain views. The property would be suitable for occupation, holiday home rental or redevelopment to include the demolition of the existing dwelling and the construction of a new dwelling house, subject to gaining the necessary consents. The owners submitted a pre application advice to Cyngor Gwynedd Council dated 9th February 2018 ref no: Y17/002452 and the case officer considered redevelopment would be favourable, subject to certain criteria. A full report of the pre advice can be inspected at Beresford Adams Abersoch office. The vendor has advised mains water, electricity and drainage are available.

**Situated** Superbly situated in a highly elevated position with unrivalled views of the beach, golf course and across to Snowdonia. Bethel is a short walk to the southerly end of Abersoch main beach and from there a walk across the beach or through the golf course into Abersoch.

**Ground Floor** Porch, Living Room/Dining Room, Kitchen, Shower Room/Utility Room, Bathroom/W.C, Three Bedrooms.

**Outside** Tarmacadamed forecourt with parking for several cars and access to storage underneath the property, Garden, Shed.



Not to scale. For identification purposes only

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**Beresford  
Adams**

LOT  
4

## 450 Hawthorne Road, Bootle, Merseyside L20 9AZ

\*GUIDE PRICE £45,000+



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- **A 3 bedroomed end terrace property. Double glazing. Central heating.**

**Description** A 3 bedroomed end terraced property benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes. If let to 4 tenants at a rental income of £70pppw the potential rental income would be in excess of £16,600 per annum.

**Situated** Fronting Hawthorne Road in an established and popular residential location within walking distance to local amenities and approximately 4 miles from Liverpool City Centre.

**Ground Floor** Hall, Front Living Room, Rear Living Room, Kitchen/Diner (no fittings).

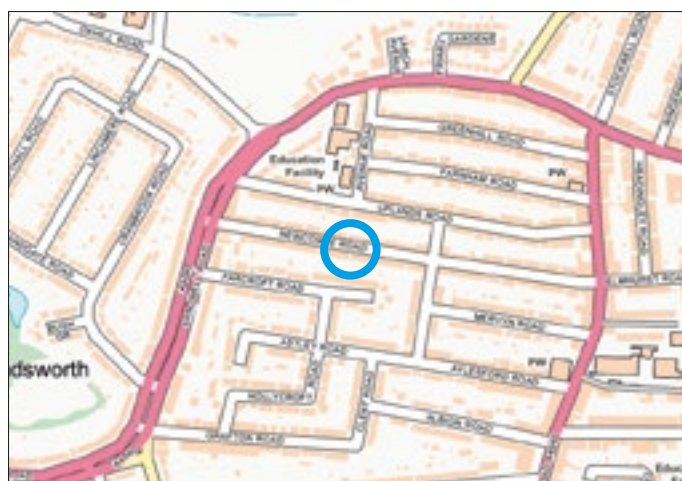
**First Floor** 3 Bedrooms, Bathroom/WC.

**Outside** Yard to Rear.

LOT  
5

## 152 Newcombe Road, Birmingham B21 8BY

\*GUIDE PRICE £85,000+



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- **3 Bed end of terrace. Central heating. Double glazing. Rear garden.**

**Description** A 3 bed end of terrace property benefiting from double glazing and central heating. The property is in need of a full upgrade and refurbishment scheme and once upgraded would be suitable for investment purposes with a potential rental income of £7,800 per annum.

**Situated** Off Sandwell Road (A4040) in a popular and well established residential location within close proximity to the centre of Handsworth, local shopping amenities, transport links and schooling.

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

**First Floor** 3 Bedrooms, Bathroom, Separate W.C.

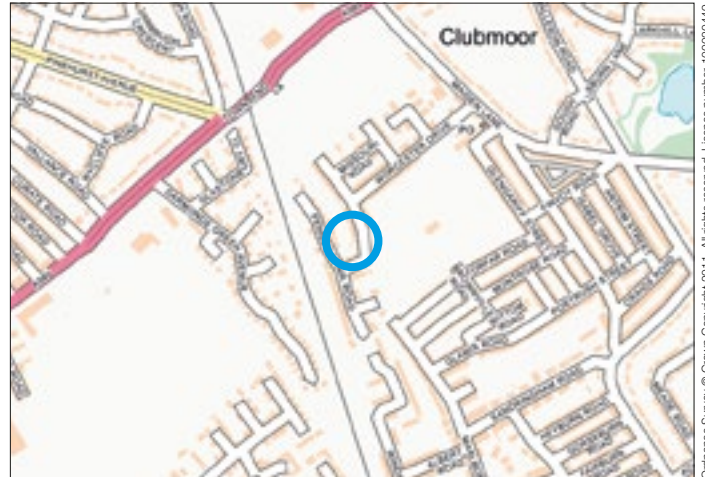
**Outside** Front forecourt, garden to rear.



LOT  
**6****38 Pennsylvania Road, Tuebrook, Liverpool L13 9BA**  
\*GUIDE PRICE £60,000+

- **A 3 bedroomed semi detached property. Double glazing.**

**Description** A vacant 3 bedroomed semi-detached property benefiting from double glazing and electric heating. Following refurbishment the property would be suitable for re-sale, occupation or investment purposes. The potential rental income is approximately £7200.00 per annum.



Not to scale. For identification purposes only

**Situated** Off Worcester Drive which in turn is off Maiden Lane in a popular and well established location within close proximity to Tuebrook amenities, schooling, transport links and approximately 4 miles from Liverpool City Centre.

**Ground Floor** Hall, Living Room, Dining Room, Breakfast/Kitchen.

**First Floor** 3 Bedrooms, Bathroom with corner bath and walk in shower, Separate WC.

**Outside** Rear Yard.

LOT  
**7****40 St. Domingo Vale, Liverpool L5 6RN**  
\*GUIDE PRICE £90,000+

- **Residential investment producing £15,132 per annum. Double glazing. Central heating.**

**Description** A three storey middle terraced property converted to provide 3 self-contained flats (1x1 bed and 2x2 bed). All of the flats are currently let by way of Assured Shorthold Tenancies producing a rental income of approximately £15,132 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Off Oakfield Road within walking distance to Liverpool Football Club and approximately 3 miles From Liverpool City Centre.

**Basement** Not Inspected

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

**First Floor Flat 2** – Hall, Lounge, Two Bedrooms, Kitchen, Bathroom/WC

**Second Floor Flat 3** – Hall, Lounge, Kitchen, Two Bedrooms, Bathroom/WC

**Outside** Yard to the rear.

LOT

8

## 15a &amp; B Stafford Road, Birmingham B21 9DT

\*GUIDE PRICE £153,000+



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- **A middle terrace property converted to provide 1 x 1 bed flat and 1 x 3 bed maisonette. Double glazing.**

**Description** A middle terrace property which has been converted to provide two self-contained flats (1 x one bedroomed and 1 x three to four bedroomed) benefiting from double glazing. The property is in need of a full upgrade and refurbishment scheme and once upgraded would be suitable for investment purposes.

**Situated** Off Soho Road (A41) in a popular and well established residential location within close proximity to local amenities, transport links and approximately 2.5 miles from Birmingham City Centre.

**First Floor** Maisonette – Landing, Living Room, Bedroom/Sitting Room, Kitchen, Bathroom/WC

**Second Floor** 3 Bedrooms

**Outside** Front Forecourt, Rear Garden

**Ground Floor Flat** – Living Room, Bedroom, Kitchen, Bathroom/WC.

LOT

9

## Land At 2 Dorset Road, Tuebrook, Liverpool L6 4DX

\*GUIDE PRICE £8,500+



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- **Cleared land.**

**Description** A cleared site with an area of 142 sq m suitable for redevelopment purposes. The site previously had planning permission to erect a 5 bedroomed detached house. Ref: 11F/0587

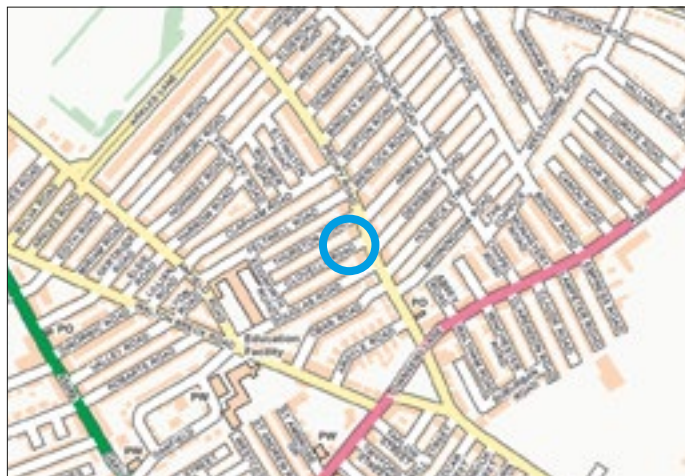
**Situated** off West Derby Road in the Tuebrook District approximately 2 miles from Liverpool City Centre.

**Planning Ref:** 11F/0587.



LOT  
**10****41 Priory Road, Liverpool L4 2RX**

\*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

- **Mixed use investment opportunity currently producing £10,200 per annum. Double glazing and central heating.**

**Description** A Mixed use investment opportunity currently producing £10,200 per annum. A two storey mixed use property comprising of a ground floor retail unit which is currently let and trading as a Beauty Salon by way of a 3 year Lease at a rent of £450pcm. To the first floor there is a 1 bedroomed self-contained flat which is currently let by way of an Assured Shorthold Tenancy at a rent of £400pcm. The property benefits from double glazing and central heating. The property is in good order throughout and is currently fully let producing £10,200 per annum.

**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.

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

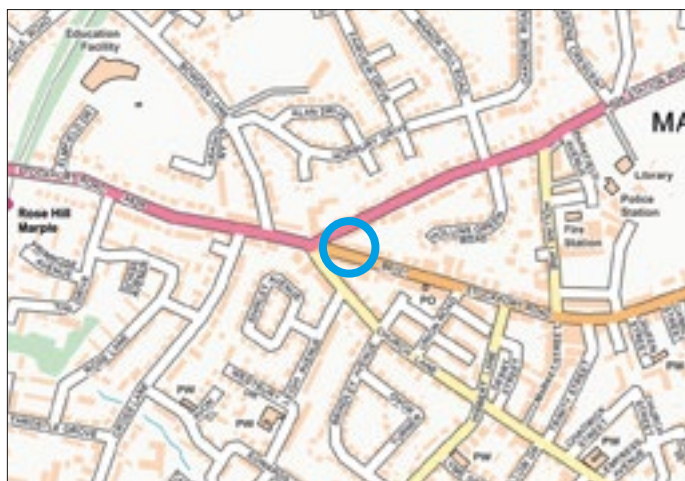
**Second Floor** 1 Bedroom, Office/Study.

**Outside Yard, Access to Flat.**

**Ground Floor Shop** – Main sales area, Kitchen, W.C

LOT  
**11****4 Station Road, Marple, Stockport, Cheshire SK6 6AL**

\*GUIDE PRICE £140,000+



Not to scale. For identification purposes only

- **3 storey three bedroom mid terrace. Good order throughout. Partial double glazing. Central heating.**

**Description** A 3 storey three bedroomed mid terraced property benefiting from partial double glazing and central heating. The property has been refurbished and is in good order throughout and would be suitable for immediate occupation or investment purposes with a potential rental income of approximately £9,000 per annum.

**Situated** Off Stockport Road (the B6101) in a popular and well established residential location within walking distance to Maple town centre amenities, schooling and train station.

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

**Second Floor** Further Bedroom

**Outside** Courtyard to rear.

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



LOT  
**12****Flats 1, 2, & 3, 6 Marlborough Road, Tuebrook, Liverpool L13 8AX****\*GUIDE PRICE £150,000+**

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- **Residential investment producing £16,200 per annum. Double glazing. Central heating. Intercom system. Rear garden.**

**Description** Residential investment Opportunity currently producing a rental income of approximately £16,200 per annum. The property comprises of a double fronted three storey semi-detached converted to provide 3 x 2 bedroomed self-contained flats. The property benefits from double glazing, central heating, secure intercom system and a rear garden. All of the flats are fully let by way of Assured Shorthold Tenancies.

**Situated** Off West Derby Road within close proximity to Tuebrook amenities, Schooling, Newsham Park and approximately 1.5 miles from Liverpool City Centre.

**Ground Floor** Main Entrance Hallway **Flat 3** – Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

**First Floor Flat 2** – Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

**Second Floor Flat 1** – Hall, Lounge, Kitchen, 2 Bedrooms (one with En-suite Shower Room/WC), Bathroom/WC

**Outside** Garden to the rear

LOT  
**13****2 Hornby Boulevard, Bootle, Liverpool L21 8HG****\*GUIDE PRICE £35,000–£40,000**

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- **A 2 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 with a potential rental income in excess of £5,400.00 per annum.

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

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

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

**Outside** Yard to Rear.

**EPC Rating** C



LOT  
14

43-45 Duke Street, St. Helens, Merseyside WA10 2JE

\*GUIDE PRICE £100,000+



Not to scale. For identification purposes only

- **Two storey mid terrace commercial property with 3 bed flat above**

**Description** A two storey double fronted middle terrace property comprising a ground floor commercial unit together with a 3 bedroomed self-contained flat above, accessed via a separate front entrance. The property was until recently fully let as a Bar/Club producing a rental income of £17,500.00 per annum. The property is now vacant and would be suitable for a variety of uses, to include residential conversion or 2 separate retail units, subject to any necessary consents. The property benefits from electric roller shutters, double glazing and central heating.

**Situated** Situated along Duke Street which is one of the main routes within St Helens in a popular and well established location within close proximity to local amenities, public transport and St Helens Town Centre.

**Ground Floor** Public Bar (approximately 90sqm/968sqft), Ladies and Gents WC's, Kitchen, Stairs to 1 Further Room.

**First Floor Flat** Hall, Lounge, Shower/WC, Kitchen, 3 Bedrooms.

**Cellar** Not Inspected.

**Outside** Rear Yard.

LOT  
15

28 Bispham Road, Thornton-Cleveleys, Lancashire FY5 1DG

\*GUIDE PRICE £165,000+



Not to scale. For identification purposes only

- **A 5 bedroomed detached property benefiting from central heating, front and rear gardens and a detached double garage.**

**Description** A five bedroomed detached property benefiting from central heating, front and rear gardens and a detached double garage. Following refurbishment and modernisation works the property would be suitable for occupation, resale or investment purposes.

**Situated** In the centre of Cleveleys in a popular prime position close to local amenities and the Promenade.

**Outside** Large Front and Rear Gardens, Large Driveway, Detached Double Garage, Outbuildings which includes utility room, separate WC, coal storage and small conservatory.

**Ground Floor** Vestibule, Hallway, 3 Reception Rooms, Kitchen, WC with handbasin.

**EPC Rating** E

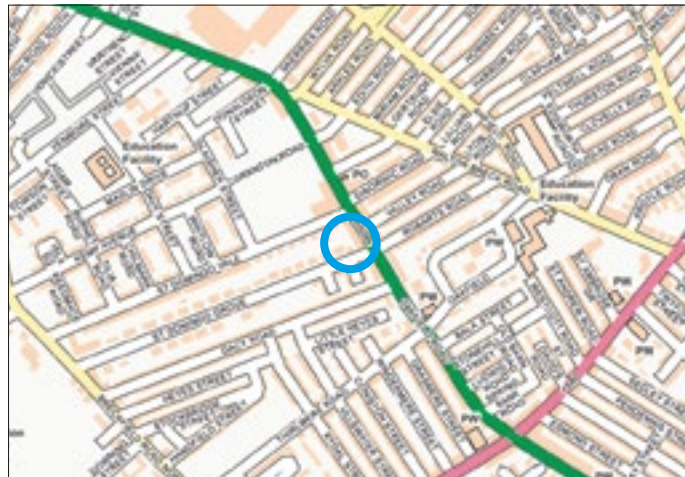
**First Floor** 5 Bedrooms (1 with hand basin), Bathroom/WC.

LOT

16

121-123 Oakfield Road, Walton, Liverpool L4 0UE

\*GUIDE PRICE £75,000+



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Not to scale. For identification purposes only

- **3 Storey mixed use premises comprising of a double fronted retail unit with 2 x 2 bed flats above. Double glazing. Roller shutters.**

**Description** A vacant 3 storey mixed use premises comprising of a large double fronted retail unit together with 2 x 2 bed roomed self-contained flats above benefiting from double glazing and roller shutters. The property is in need of refurbishment and has potential for a number of uses or configurations subject to gaining the necessary consents.

**Situated** Fronting Oakfield Road (A5089) within the main shopping parade in close proximity to local amenities, Liverpool Football Club and approximately 3 miles from Liverpool City Centre.

**Lower Ground Floor Basement** – Not Inspected

**Ground Floor** Retail Unit – Sales Area, 2 Further Rooms, WC

**First Floor Flat 1:** Living Room, Kitchen, Bathroom/WC, 2 Bedrooms

**Second Floor Flat 2:** Living Room, Kitchen, Bathroom/WC, 2 Bedrooms.

**Outside** Yard to rear.

LOT

17

77 High Street, Rishton, Blackburn BB1 4LD

\*GUIDE PRICE £22,500+



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Not to scale. For identification purposes only

- **A 1 bedroomed end terraced property. Double glazing.**

**Description** A one bedroomed end terraced property which following some refurbishment would be suitable for investment purposes with a potential rental income of approximately £4,800 per annum.

**Situated** Fronting High Street at its junction with Mary Street in a popular location within Rishton town centre close to local amenities and transport links and approximately 3.5 miles from Blackburn town centre.

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

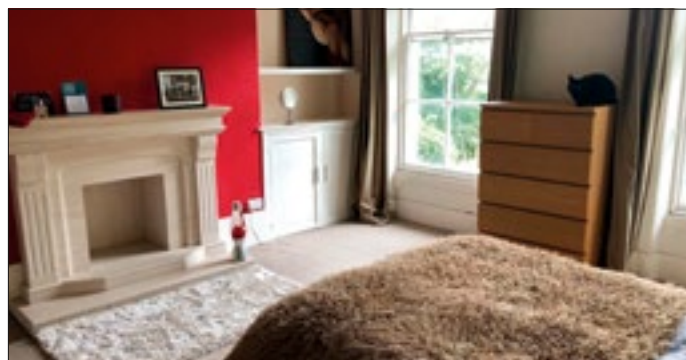
**First Floor** Bedroom, Bathroom/WC.

**Outside** Rear Yard.



LOT  
**18****21 Grove Park, Liverpool L8 0TL****\*GUIDE PRICE £400,000+**

**Description** A fantastic opportunity to acquire a Freehold three storey double fronted semi-detached property converted to provide 4 good sized self-contained flats (2x2 bed duplex, 1x1 bed and 1x2 bed). The property benefits from most of its original features to include the ground floor shutters and ornate plaster coving to most rooms and each flat has central heating. There is a large rear garden and a front forecourt with parking for 7/8 cars. The ground floor duplex flat has 2 bedrooms, 2 bathrooms and a large rear lounge with French doors overlooking the garden. The first floor flat also has 2 bedrooms and 2 bathrooms and a large rear living room with French doors leading to the balcony overlooking the garden. Two of the flats are currently let by way of Assured Shorthold Tenancies producing a rental income of approximately £13,560. The 2 vacant flats are suitable for occupation or investment purposes and when fully let the potential rental income is approximately £35,000 per annum. The property has bags of potential and would be suitable for conversion back to provide excellent family accommodation or alternatively it could be converted to provide 6/7 flats subject to any relevant consents.



**Situated** Just off Sefton Park Road in a Conservation Area and in a very popular and well established residential location within close proximity to local amenities, Sefton Park, Princes Park and approximately 2 miles from Liverpool City Centre.

**Cellar** With potential to convert to provide residential accommodation

**Ground Floor** Main entrance Vestibule, Hallway. **Flat 1** – Lounge (5.0 x 4.1 metres), Kitchen/Diner (5.0 x 2.9 metres), Bathroom/WC (2.4 x 1.6 metres), Landing/Office space (4.4 x 2.4 metres) with stairs to the lower ground level providing 2 bedrooms, (Bedroom 1 4.7 x 3.3 metres with walk-in wardrobe 2.5 x 1.1 metres), (Bedroom 2 4.7 x 3.4 metres) and WC (1.1 x 0.9 metres). Bedrooms benefit from underfloor heating.

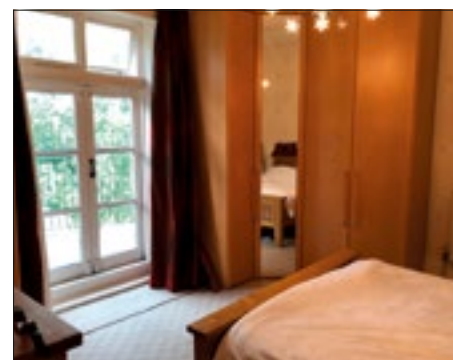
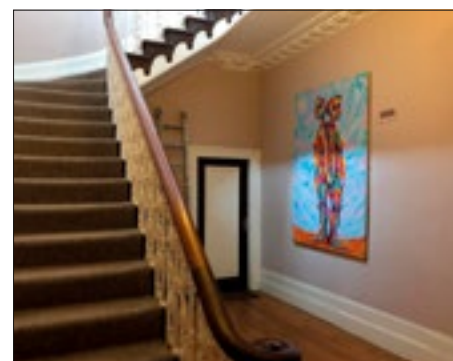
**Flat 2** – Lounge (7.6 x 4.9 metres) with French doors overlooking the rear garden, Kitchen (4.0 x 3.6 metres with utility Room off at 3.3 x 2.9 metres), Dining Room (5.0 x 4.6 metres), Shower Room/WC (1.7 x 1.7 metres), Office (3.0 x 2.5 metres). Spiral staircase leading to the first floor providing 2

Bedrooms (Bedroom 1 4.6 x 4.4 metres) (Bedroom 2 4.6 x 3.6 metres) with a balcony, Bathroom/WC (2.4 x 3 metres).

**First Floor Flat 5** – Hall, Large Lounge (5.9 x 4.8 metres) with balcony, Kitchen (3.0 x 2.5 metres), 2 Bedrooms (Bedroom 1 5.0 x 4.2 metres) (Bedroom 2 5.0 x 4.1 metres), Shower Room/WC, Bathroom/WC (3.7 x 2 metres estimate).

**Second Floor Flat 6** – Open plan lounge/kitchen (5.0 x 4.9 metres), Bedroom (5.0 x 4.3 metres) with balcony, Bathroom/WC (2.2 x 1.8 metres), Utility/Cloakroom.

**Outside** Garden to the rear, Large driveway with space for several cars.





LOT

19

## 455 West Derby Road, Liverpool L6 4BL

\*GUIDE PRICE £85,000+



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Not to scale. For identification purposes only

- **A mixed use investment opportunity producing £15,240 per annum. Double glazing. Central heating. Electric roller shutters.**

**Description** Mixed use investment opportunity currently producing £15,240 per annum. A three storey mid terrace property comprising of a ground floor retail unit together with 2 x 1 bed roomed self-contained flats above accessed via a separate entrance. The property is in good condition throughout benefiting from double glazing, central heating and electric roller shutters.

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

**Ground Floor** Main Sales Area, Rear Beauty Room, W.C

**First Floor Flat A** – Open plan

Lounge/Kitchen, Bedroom, Bathroom/W.C

**Second Floor Flat B** – Open plan Lounge/Kitchen, Bedroom, Bathroom/W.C

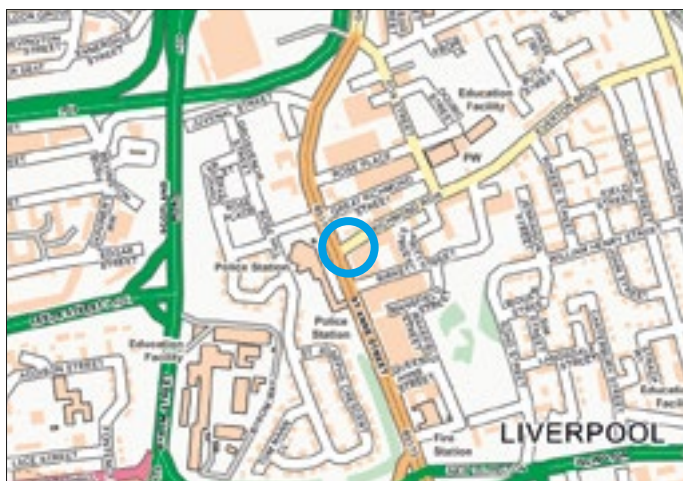
**Outside** Access to the side via car park.

LOT

20

## 5 St. Annes Court, St. Anne Street, Liverpool L3 3JP

\*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

- **A 1 bed first floor fully furnished flat. Double glazing. Electric heating.**

**Description** A modern first floor one bed roomed self-contained purpose built flat benefiting from double glazing, electric storage heating and secure intercom system. The property is fully furnished and would be suitable for immediate occupation or investment purposes with a potential rental income of approximately £6,600 per annum.

**Situated** Off St Anne Street in a popular and well established residential location within close proximity to Liverpool City Centre amenities and Transport Links to include the Kingsway Tunnel to Wallasey.

**Ground Floor** Communal Entrance Hallway.

**First Floor Flat** Entrance Hallway, Lounge with Juliet Balcony, Kitchen, Bedroom, Shower Room/W.C

**Outside** Communal Gardens and parking

LOT  
**21****The Elms, New Road, Brynteg, Wrexham, Clwyd LL11 6PD**  
\*GUIDE PRICE £110,000+

- **Three bedroomed detached bungalow. Good sized plot. Double glazing. Central heating. Gardens. Detached garage. Countryside views.**

**Description** A three bedroomed detached bungalow sat on a good sized plot. The property benefits from double glazing, central heating, gardens, a detached garage and countryside views. Once updated the property would be suitable for occupation or investment purposes and also has development potential, subject to gaining the necessary consents. Please note this property is suitable for cash buyers only.



Not to scale. For identification purposes only

**Situated** Off Quarry Road in a popular and well established residential location close to local amenities, transport links and the A483 leading to Chester. Wrexham town centre is approximately 2.5 miles away.

**Outside**  
Gardens,  
Single  
Detached  
Garage

**Beresford  
Adams**

**EPC Rating F**

**Ground Floor** Hall, Lounge, Kitchen/Diner, Shower Room/WC, Three Bedrooms, Sun Room

LOT  
**22****6 & 6a Edgbaston Road East, Birmingham B12 9QQ**  
\*GUIDE PRICE £176,000+

- **A middle terrace property converted to provide 2 self contained flats. Double glazing. Central heating.**

**Description** A middle terraced property which has been converted to provide two self-contained flats (1 x 1 bed and 1 x 3 bed) 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 Moseley Road (A435) in a popular and well established location within close proximity to local amenities, transport links and approximately 2.5 miles from Birmingham City Centre.

**First Floor** Living Room, Bedroom, Separate WC, Bathroom/WC, Kitchen.

**Second Floor** 2 Bedrooms, Store Room.

**Outside** Front Forecourt, Rear Yard.

**EPC Rating 6 – C 6A – F**

**Ground Floor** Shared Entrance Hallway. **Flat** – Living Room, Bedroom, Kitchen, Bathroom/WC.



LOT  
**23****The Whitehouse, Ince Lane, Ince Blundell L23 4UJ****\*GUIDE PRICE £650,000+**

- **A 4 bed Grade II listed detached property.**

**Description** A rare opportunity to acquire an impressive period Grade II Listed four bedroom detached family home set in approximately 3.5 acres of land in the semi-rural area of Ince Blundell. The property is accessed via electric gates with gardens to the front and rear and driveway leading to a large garage, stable and enclosed courtyard. The property is in good condition and suitable for immediate occupation or potentially investment purposes. The sale will include all fixtures and fittings. Viewing is highly recommended.

**Situated** Set back off Ince Lane in a semi-rural area off Ince Blundell near to Thornton/ Crosby

**Cellar** Not Inspected.

**Ground Floor** Entrance Porch, Entrance Hall (7.30m x 5.50m), Lounge (5.50m x 4.50m), Dining Room (5.60m x 4.50m), Morning Room (4.00m x 3.05m), Kitchen (5.26m x 5.50m), Utility Room (3.81m x 3.60m), Conservatory (7.80m x 3.21m), Study/Office (3.20m x 3.06m), WC (2.42m x 1.60m).

**First Floor** Bedroom 1 (5.41m x 5.30m) with En-Suite (3.81m x 3.51m), Bedroom 2 (5.40m x 4.50m) with En-Suite (2.94m x 11.80m), Bedroom 3 (5.41m x 4.50m), Bedroom 4 (4.00m x 3.06m), Family Bathroom/WC (3.20m x 3.05m).

**Outside** Electric Gates leading to private driveway with parking for several cars, CCTV. Very Secluded Rear Garden with mature trees, stable and approximately 3 acres. Double garage with electric door and power.

**EPC Rating** G



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LOT

24

Flats 1 &amp; 2, 183 Heathfield Road, Handsworth, Birmingham B19 1JD

\*GUIDE PRICE £117,000+



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Not to scale. For identification purposes only

- **A middle terrace property converted to provide two self contained flats.**

**Description** A middle terrace property which has been converted to provide two self-contained flats (1 x 1 bed and 1 x 2 bed) which following repair and modernisation would be suitable for investment purposes.

**Situated** Off Birchfield Road (A34) in a popular and well established residential location within close proximity to local amenities, transport links and approximately 2 miles from Birmingham city centre.

**First Floor Flat 2** – Landing, Living Room, 2 Bedrooms, Kitchen and Bathroom/WC.

**Outside** Rear Yard.

**Ground Floor** Shared Entrance Hall. **Flat 1** – Hallway, Living Room, Bedroom, Kitchen, Bathroom/WC.

ON BEHALF OF LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

LOT

25

13 Selina Road, Liverpool L4 5RD

\*GUIDE PRICE £25,000+



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Not to scale. For identification purposes only

- **A 2 bedroomed middle terrace property.**

**Description** A vacant 2 bedroomed middle terrace property which following a full upgrade and scheme of refurbishment works would be suitable for investment purposes with a potential rental income of £5,400.00 per annum.

**Situated** Off Stuart Road which is off Breeze Hill (A5058) in a popular and well established location within close proximity to local shopping amenities, schooling and approximately 3.5 miles from Liverpool City Centre.

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

**First Floor** 2 Bedrooms.

**Outside** Rear Yard.



LOT  
**26**

ON BEHALF OF LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

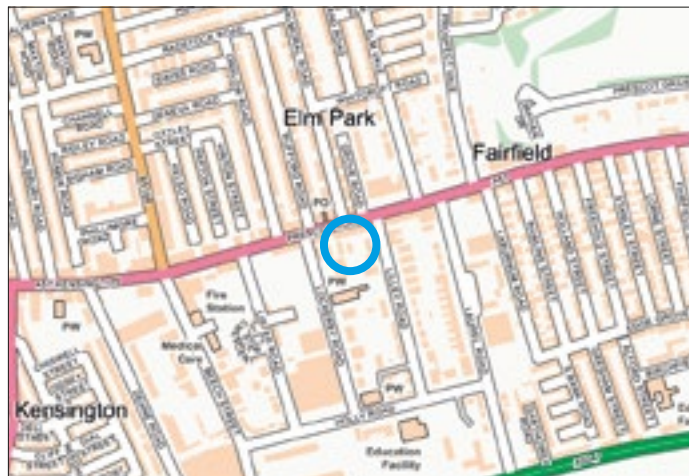
**62 Prescott Road, Fairfield, Liverpool L7 0JA**

**\*GUIDE PRICE £45,000+**



- **A three storey mixed use property. In need of a full upgrade.**

**Description** A vacant three storey mixed use investment opportunity comprising of a ground floor retail unit together with a 2/3 bedroomed flat above, accessed via a separate rear entrance. Following a full upgrade and scheme of refurbishment works the property would be suitable for occupation or investment purposes. The potential rental income is approximately £10,500 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Prescott Road in a main arterial position within close proximity to local shopping amenities, Edge Lane and approximately 3 miles from Liverpool City Centre.

**First Floor Flat** – Hall, Kitchen, Bedroom, Lounge.

**Second Floor** 2 Bedrooms, Bathroom/WC.

**Outside** Rear Yard, Access to Flat.

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



**Liverpool City Council**

LOT  
**27**

ON BEHALF OF LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

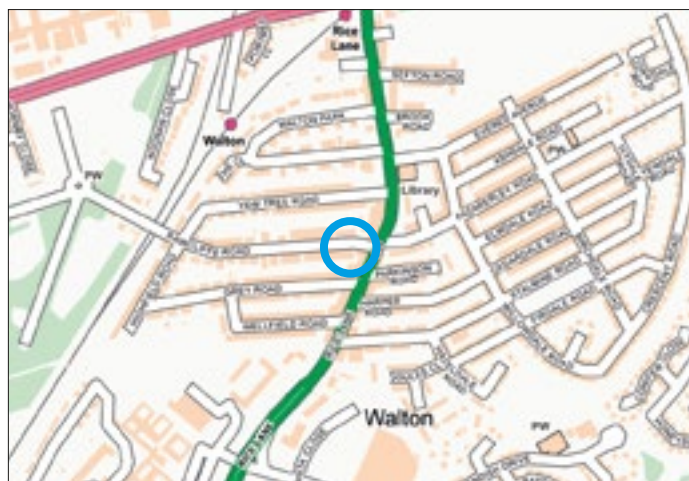
**Land Formerly Known As 2a Rawcliffe Rd, Liverpool L9 1AW**

**\*GUIDE PRICE £10,000+**



- **Land with potential for redevelopment subject to any necessary consents.**

**Description** A cleared site suitable for redevelopment or to provide a bungalow or possibly 2x1 bed self-contained flats, subject to any necessary consents.



Not to scale. For identification purposes only

**Situated** Fronting Rawcliffe Road off Rice Lane in a popular and well established location within close proximity to local amenities and approximately 4.5 miles from Liverpool City Centre.



**Liverpool City Council**

LOT

28

## 83 Dewsbury Road, Liverpool L4 2XF

\*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- **A 2 bed mid terrace. Double glazing. Central heating. Good condition.**

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

**Situated** Off Priory Road in a popular and well established residential location within close proximity to local amenities, Schooling and approximately 2.5 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms, Bathroom/WC

**Outside** Yard to Rear.

**EPC Rating** D

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

LOT

29

## 20 Weymouth Close, Coventry CV3 3ET

\*GUIDE PRICE £85,000+



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Not to scale. For identification purposes only

- **A 3 bed mid town house. Double glazing and central heating. Front and rear gardens.**

**Description** A three bedroomed middle town house property which would be suitable for investment purposes. Following modernisation the potential rent when let is in excess of £7,800pa.

**Situated** On an estate of similar property off Yarningdale Road within close proximity to local amenities and schooling.

**First Floor** 3 Bedrooms, Bathroom/WC.

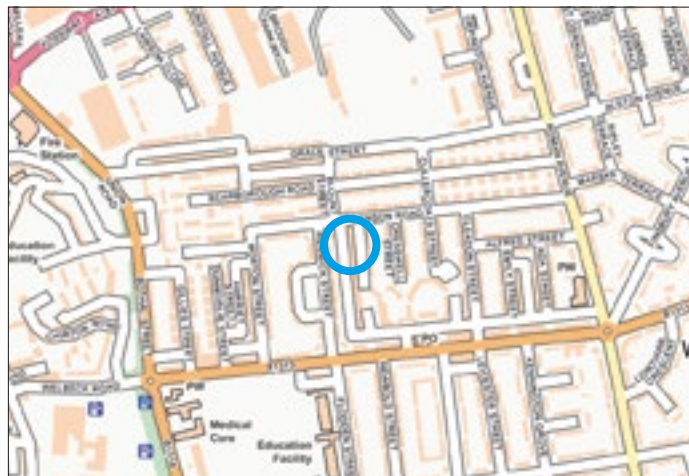
**Outside** Yard.

**Ground Floor** Porch, Entrance Hall, Lounge, Kitchen/Diner,



LOT  
**30**

ON BEHALF OF A HOUSING ASSOCIATION

**Flat 1, 107 Canterbury Street, Newcastle Upon Tyne NE6 2JD****\*GUIDE PRICE £25,000–£30,000**

Not to scale. For identification purposes only

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- **Ground floor one bed roomed flat. Double glazing. Central heating.**

**Description** A ground floor one bed roomed flat benefiting from double glazing and central heating. The property is in need of refurbishment and modernisation and once updated would be suitable for investment purposes with a potential rental income of £4,200 per annum.

**Situated** Off Benson Road in a popular and well established residential location close to local amenities and schooling and approximately 4.5 miles from Newcastle city centre.

**Outside** Shared yard to rear.

**EPC Rating** D

**Ground Floor** Entrance Hall. **Flat** – Lounge, Kitchen, Bedroom, Bathroom/WC

LOT  
**31**

ON BEHALF OF A HOUSING ASSOCIATION

**Flat 1, 5 Railway Terrace, Blyth, Northumberland NE24 2RF****\*GUIDE PRICE £10,000–£15,000**

Not to scale. For identification purposes only

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- **Two bedroom ground floor flat. Double glazing. Central heating.**

**Description** A ground floor two bedroomed flat benefiting from double glazing and central heating. The property is in need of an upgrade and refurbishment scheme and once upgraded would be suitable for investment purposes.

**Situated** Off the A193 in a popular and well established residential location close to local amenities and schooling and approximately 0.5 miles from Blyth town centre.

**Outside** Yard to the rear.

**EPC Rating** E

**Ground Floor** Main Entrance. **Flat** – Hall, Lounge, Kitchen, Two Bedrooms, Bathroom/WC

LOT  
**32****53 Kremlin Drive, Liverpool L13 7BX****\*GUIDE PRICE £240,000+**

- **A residential investment part let producing approximately £23,000 per annum and when fully let a potential income of £40,000 per annum. Double glazing. Central heating. Gardens. Off road parking.**

**Description** A 10 bed HMO Investment Opportunity currently producing a rental income of approximately £23,000 per annum and when fully let a potential income of £40,000 per annum. A substantial three storey semi-detached converted to provide a 10 bed HMO. The property benefits from double glazing, central heating, gardens, off road parking, shared kitchen and shower facilities and is in good condition throughout.

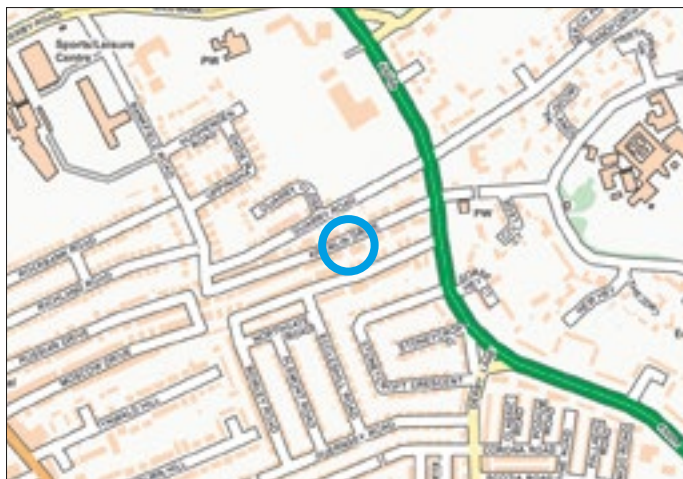
**Situated** Off Queens Drive in a popular and well established residential location within close proximity to local amenities, Old Swan and Tuebrook amenities and approximately 4 miles from Liverpool City Centre.

**Ground Floor** Main Entrance Hallway, Communal Kitchen/Diner, Utility Room, WC. Room 1 – Bedroom with ensuite Shower/WC. Room 2 – Bedroom.

**First Floor** Shower/WC, Separate WC. Room 3 – Bedroom Room 4 – Bedroom/ Shower Room 5 – Bedroom/Shower Room 6 – Bedroom/Shower

**Second Floor** Room 7 – Bedroom Room 8 – Bedroom Room 9 – Bedroom Room 10 – Bedroom

**Outside** Gardens Front and Rear, Driveway.



Not to scale. For identification purposes only

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LOT  
**33****58 Middleton Road, Fairfield, Liverpool L7 0JL****\*GUIDE PRICE £60,000+**

Not to scale. For identification purposes only

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- **A three storey 3 bed roomed end of terrace property. Double glazing. Central heating.**

**Description** A three storey three bedroomed end terraced property built in 2008 within a cul-de-sac 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 £7,200 per annum.

**Situated** Just off Edge Lane close to the new retail park in a popular residential location within close proximity to schooling and approximately 3 miles from Liverpool City Centre.

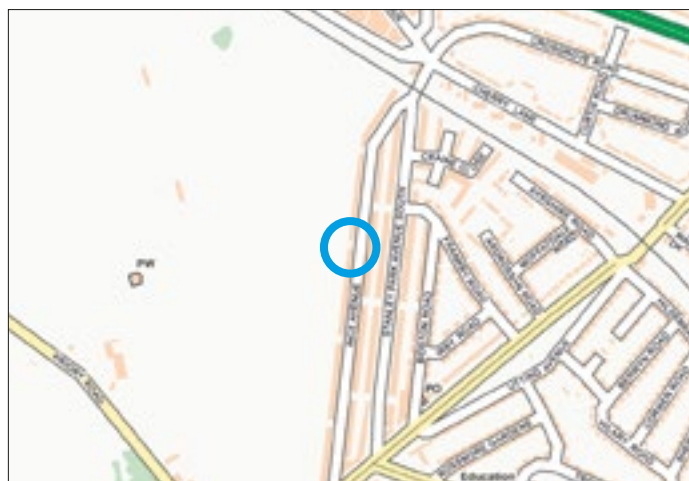
**Ground Floor** Open Plan Lounge/Kitchen, WC.

**First Floor** 2 Bedrooms, Bathroom/WC.

**Second Floor** 1 Further Bedroom.

**Outside** Yard to the rear.

**EPC Rating** B

LOT  
**34****161 Ince Avenue, Anfield, Liverpool L4 7UT****\*GUIDE PRICE £50,000+**

Not to scale. For identification purposes only

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- **A 3 bed mid terrace. Central heating.**

**Description** A three bedroomed middle terraced property benefiting from central heating. Following a full upgrade and refurbishment scheme the property would be suitable for occupation, re-sale or investment purposes with a potential rental income in excess of £6,600 per annum.

**Situated** Off Cherry Lane in a popular residential location close to local amenities and approximately 5 miles from Liverpool City Centre.

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

**First Floor** 3 Bedrooms, Bathroom/WC.

**Outside** Yard to the rear.

**EPC Rating** D

LOT  
**35****132 Town Row, West Derby, Liverpool L12 8SN****\*GUIDE PRICE £220,000+**

- **A mixed use investment opportunity currently producing approx £26,000 per annum.**

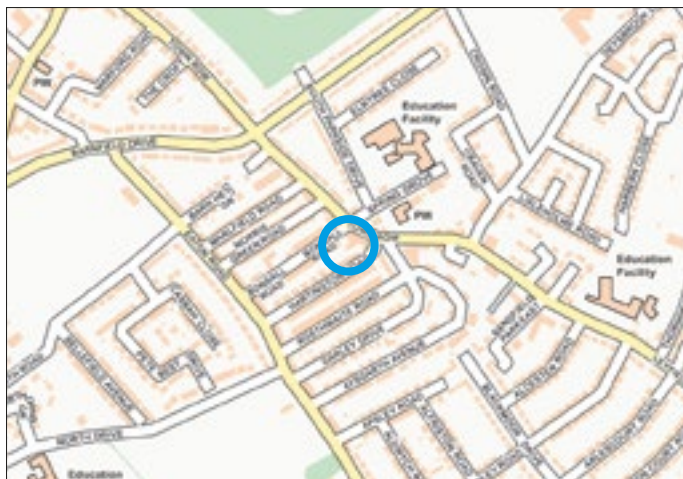
**Description** A mixed use investment opportunity currently producing approx £26,000 per annum. A substantial corner property comprising a ground floor retail unit which is currently let way of an Assured Shorthold Tenancy at a rental of £4,800.00 per annum. To the first and second floors there are 3 self-contained flats (2x1 and 1x2 bed) which are accessed via a separate side entrance. All of the flats are currently let by way of Assured Shorthold Tenancies producing a rental income of £15,552.00 per annum. To the rear of the property there is a workshop/office which is currently let by way of an Assured Shorthold Tenancy at a rental of £5,720.00 per annum. The property benefits from double glazing and central heating.

**Situated** Fronting Town Row in a popular and well established location within walking distance to all West Derby Village amenities and approximately 5 miles from Liverpool City Centre.

**Ground Floor Shop** – Main Sales Area, WC  
**Workshop/Office** – 2 Rooms, Kitchen WC.

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

**Second Floor Flat 2** – Hall, Lounge, Kitchen, Bedroom, Bathroom/WC  
**Flat 3** – Hall, Lounge, Kitchen, Bedroom, Bathroom/WC



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LOT  
**36****5 Markden Mews, Liverpool L8 1TN**

\*GUIDE PRICE £170,000+



- **Modern 3 bedroomed three storey mews property. Double glazing. Central heating. Gated access. Integrated garage/workshop.**

**Description** A modern three storey 3 bedroomed mews property benefiting from double glazing, integrated garage/workshop, central heating, Juliet balconies, 2 bathrooms and secure gated access. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. If let to 4 tenants at £85pppw the potential rental income is approximately £17,680 per annum. There is also potential to use the garage as a further letting room.



Not to scale. For identification purposes only

**Situated** Off Upper Hampton Street, which in turn is Off Princes Road with direct access to the Georgian Quarter and within close proximity to Liverpool Women's Hospital and within walking distance to the Universities and Liverpool City Centre.

**First Floor** Open Plan Lounge/ Kitchen (with balcony).

**Second Floor** 2 Letting Rooms (1 with balcony), Bathroom/WC.

**Outside** Secure gated access.

**EPC Rating** C

**Ground Floor** Hall, WC, Garage/ Workshop, 1 Letting Room.

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LOT  
**37****25 Orleans Road, Liverpool L13 5XN**

\*GUIDE PRICE £65,000+



- **A three bedroomed middle terrace. Double glazing. Central heating.**

**Description** A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is in need of modernisation, following which would be suitable for occupation resale or investment purposes with a potential rental income of approximately £7,200 per annum.



Not to scale. For identification purposes only

**Situated** Off Prescott Road in the Heart of Old Swan and within walking distance to local amenities and Schooling and approximately 5 miles from Liverpool City Centre.

**First Floor** 3 Bedrooms, Bathroom/W.C

**Outside** Yard to Rear.

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



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LOT

38

## The Polaris Public House, 2a Blakehall, Skelmersdale, Lancashire WN8 9AZ

\*GUIDE PRICE £125,000+



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

**Description** A redevelopment opportunity comprising of a detached public house together with a separately private accessed spacious 3 bedroom flat above (which can be used for personal use or privately rented). The property is sat on a good sized plot of land and would be suitable to provide a scheme of 10/12 houses with associated gardens and parking, subject to any necessary planning consents. The public house is in good condition and is still trading and has been for over 16 years and would be suitable for continued use and can be transferred as a going concern. The vendor has had outline planning approved in 2012 for a development consisting of 36 apartments. The property benefits from central heating and double glazing. We have been advised by the vendor that the Restricted Covenant in the legal pack will be removed on completion of the sale at no cost to the purchaser.

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

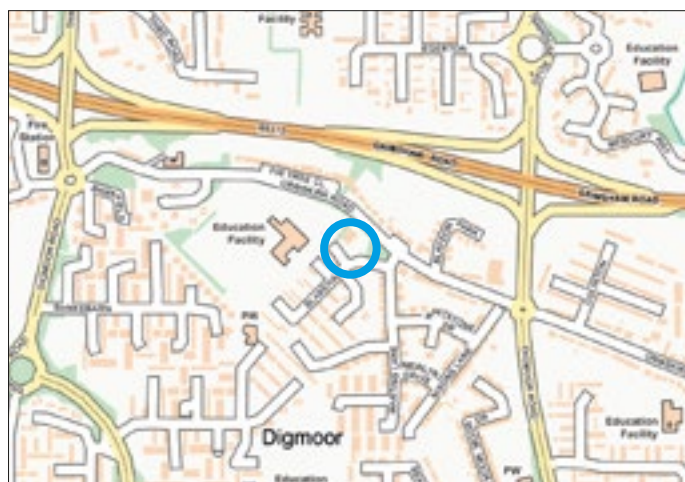
**Note** There is currently no lease attached for the public house or a rent agreement for the flat above which offers flexibility for any potential purchaser.

**Cellar** Not inspected.

**Ground Floor** Bar Area/Lounge/ Snooker Area, 2 Offices, Rear Room, Kitchen, Ladies & Gent's WC's

**First Floor Flat** – Hall, Lounge, Kitchen, 3 Bedrooms Bathroom/ WC

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

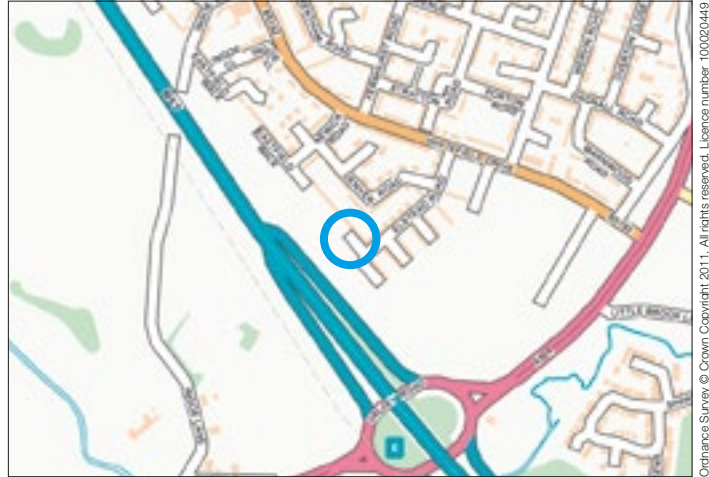


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LOT  
**39****12 Eastfield Walk, Liverpool L32 4TA**  
\*GUIDE PRICE £50,000+

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- **A 3 bedroomed middle town house. Double glazing. Central heating. Front and Rear Gardens.**

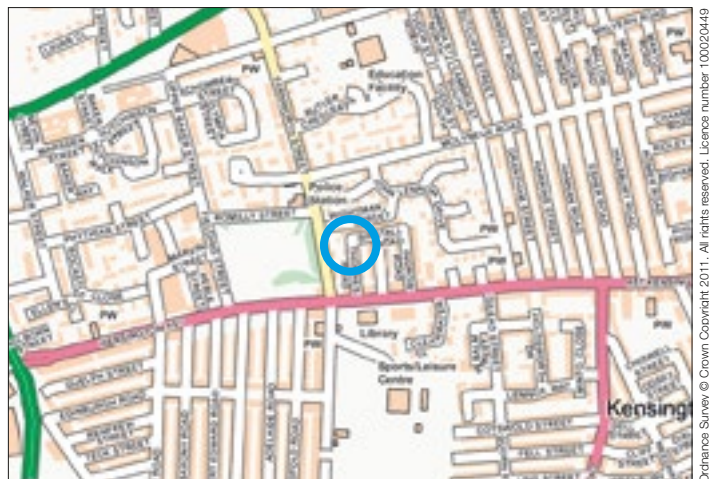
**Description** A vacant 3 bedroomed mid-town house benefiting from double glazing and central heating. Front and rear gardens. Following refurbishment the property would be suitable for occupation or investment purposes with a potential rental income of approximately £6,600.00 per annum.

**Situated** Off Newick Road which is off Whitefield Drive (B5192) in a popular and well established area within close proximity to local shopping amenities, schooling and approximately 8 miles from Liverpool City Centre.

**First Floor** 3 Bedrooms, Bathroom, Separate WC.

**Outside** Front & Rear Gardens.

**Ground Floor** Entrance Hall, Cloakroom, Reception Room, Kitchen/Diner.

LOT  
**40****4 Birstall Road, Kensington, Liverpool L6 9AH**  
\*GUIDE PRICE £50,000+

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- **3 Bed mid terrace. Central heating. In need of refurbishment.**

**Description** A 3 bedroomed middle terrace property benefiting from central heating. Following refurbishment the property would be suitable for occupation, re-sale or investment purposes. If let to 4 tenants the potential rental income would be approximately £15,600 per annum (£75pppw)

**Situated** Just off Kensington (A57) in a popular and well-established residential location within close proximity to local amenities, schooling and transport links. Approximately 2.5 Miles from Liverpool City Centre.

**First Floor** 3 Bedrooms, Shower/W.C

**Outside** Yard to Rear.

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

LOT  
**41**

**Freehold Interest At 17-19 Lord Nelson Street, Liverpool L3 5QB**

**\*GUIDE PRICE £15,000+**



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Not to scale. For identification purposes only

- **Freehold interest & potential management fee.**

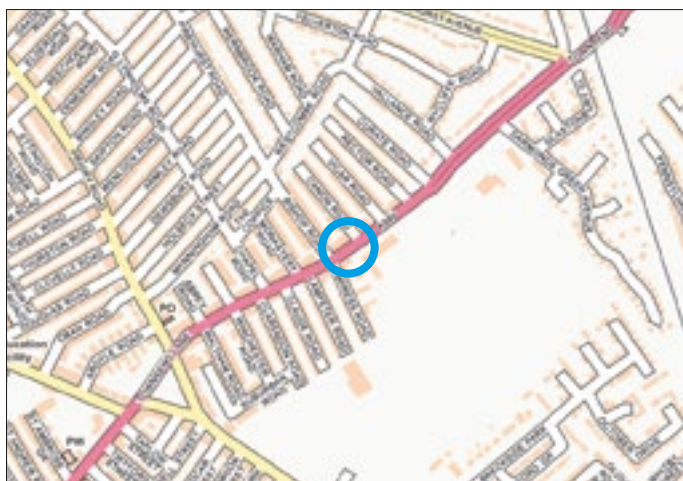
**Description** A rare opportunity to acquire the Freehold Interest for 20 self-contained apartments based at 17-19 Lord Nelson Street subject to a term of 85 years left to run on each apartment. Each flat is currently paying £100 pcm for the service charge and insurance. The Freeholder is currently producing a Management Fee of 10% of the service charge collected.

**Situated** Off Seymour Street which in turn is off London Road in a popular and well established location within close proximity to City Centre amenities and Transport Links.

LOT  
**42**

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

**\*GUIDE PRICE £30,000+**



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Not to scale. For identification purposes only

- **First floor 2 bed roomed flat within an end terraced corner property. Recently refurbished. Double glazing.**

**Description** A first floor 2 bed roomed flat within an end terraced corner property. The property has recently been refurbished and benefits from double glazing. The property would be suitable for investment purposes with a potential rental income of £4,200 per annum.

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

**First Floor** Apt – Open Plan Lounge/Kitchen, Bathroom/W.C, 2 Bedrooms (one with En-suite Shower/W.C), Storage Cupboard.

**Ground Floor** Main Entrance Hallway

**Outside** Rear Yard.

**EPC Rating** D



LOT  
**43****13 Falconer Street, Bootle, Merseyside L20 4QD**

\*GUIDE PRICE £40,000+



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- **A 2 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 with a potential rental income of £6,000 per annum.

**Situated** Off Gray Street which in turn is off Knowsley Road in a popular residential location close to local amenities, schooling and approximately 5 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms.

**Outside** Yard to the rear.

**EPC Rating** D

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

LOT  
**44****106 Garmoyle Road, Liverpool L15 5AD**

\*GUIDE PRICE £160,000+



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- **Residential investment producing 21,400 per annum. HMO compliant. Double glazing. Central heating.**

**Description** A 7 Bed HMO investment Opportunity currently producing approximately £21,400 per annum. The property comprises of a three storey 7 bedroomed middle terraced property which is fully let and is fully HMO Compliant. The property benefits from double glazing and central heating.

**Situated** Fronting Garmoyle Road at its junction with Borrowdale Road in a very popular and well established residential location within easy access to Smithdown and Allerton Road amenities, schooling and approximately 2.5 miles from Liverpool City Centre.

**Ground Floor** Hall, Communal Lounge, 1 Letting Room, Kitchen, Utility Room, Shower/WC

**First Floor** Shower/WC, 4 Letting Rooms

**Second Floor** 2 Letting Rooms

**Outside** Yard to the rear.

LOT

45

## 8 Eldon Road, Birkenhead, Merseyside CH42 3XR

\*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

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- A 2 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. The potential rental income is approximately £5400.00 per annum.

**Situated** Off Old Chester Road in a popular residential location close to local amenities and Tranmere Town Centre.

**Outside** Yard to the rear.

**EPC Rating** D

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

**First Floor** 2 Bedrooms, Bathroom/WC.

LOT

46

## Flat C, 4 Townley Street, Morecambe, Lancashire LA4 5JQ

\*GUIDE PRICE £10,000+



Not to scale. For identification purposes only

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- Second floor studio flat in need of repair and modernisation.

**Description** A 2nd floor studio flat in need of repair and modernisation. Once modernised the property would be suitable for investment purposes with a potential rental income of approximately £3,600.00 per annum.

**Situated** Off Green Street off Marine Road Central in a well-established residential location within close proximity to Morecambe Train Station and with views over Morecambe Bay

**Second Floor** Open plan lounge/bedroom/kitchen/bathroom/WC

**Outside** Shared Yard to the rear

**Ground Floor** Rear Separate Private Entrance



LOT  
**47****276 Stanley Road, Bootle, Merseyside L20 3ER**  
\*GUIDE PRICE £100,000+

Not to scale. For identification purposes only

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- **Vacant mixed use property potential income £15,000 per annum**

**Description** A three storey plus basement mixed use middle terrace property comprising of a ground floor retail unit with basement and lower ground level, together with a 2 bedroomed self-contained flat to the first & Second floor accessed via separate rear entrance. The property is in good condition and benefits from double glazing, secure alarm system and electric heating. The property would be suitable for investment purposes with a potential rental income of approximately £15,000 per annum.

**Situated** Fronting Stanley Road on a busy main road position in the centre of Bootle Strand Shopping Centre and approximately 4 miles from Liverpool City Centre.

**Lower Basement** One Large Room.

**Basement** One Room, Office.

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

**First Floor Flat** – Kitchen, Lounge

**Second Floor** Stairs to 2 Bedrooms, Bathroom/WC.

LOT  
**48****88 Walton Village, Liverpool L4 6TL**  
\*GUIDE PRICE £50,000+

Not to scale. For identification purposes only

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- **A 3 bedroomed end of terrace property. Central heating.**

**Description** A vacant 3 bedroomed end of terrace property benefiting from central heating. Following refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £6,000.00 per annum.

**Situated** Fronting Walton Village which is off Walton Hall Avenue (A580) within close proximity to local amenities, transport links and approximately 3.5 miles from Liverpool City Centre.

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

**First Floor** 2 Bedrooms, Box Room, Bathroom/WC.

**Outside** Rear Yard.

**EPC Rating** D



LOT

49

## 21 Stonehill Street, Liverpool L4 2QA

\*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

- **A 2 bedroomed middle terrace property. Double glazing. Central heating.**

**Description** A vacant 2 bedroomed middle terrace 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 approximately £5,400.00 per annum.

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

**First Floor** 2 Bedrooms.

**Outside** Rear Yard.

**EPC Rating** E

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

LOT

50

## 19a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX

\*GUIDE PRICE £25,000+



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Not to scale. For identification purposes only

- **2 Bedroomed second floor purpose built maisonette. Double glazing. Partial electric heating. Communal gardens and parking.**

**Description** A 2 Bedroomed Second floor purpose built maisonette benefiting from double glazing, partial electric central heating, communal gardens and parking. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £4,200.00 per annum.

**Situated** Fronting Croxteth Hall Lane which in turn is off East Lancashire Road (A580) in an established residential location.

Bathroom/ W.C



**Outside** Communal Gardens and Off Street Parking.

**EPC Rating** D

**Ground Floor** Main Entrance Hallway

**Second Floor Flat** – Hall, Lounge, Kitchen

**Third Floor** 2 Bedrooms,



LOT  
**51****Caeau Llyfnion, Ty Nant, Corwen, Clwyd LL21 0PS**  
\*GUIDE PRICE £50,000+

Not to scale. For identification purposes only

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- **Freehold derelict stone built single storey former cottage/barn with additional outbuildings and land.**

**Description** A Freehold derelict stone built single storey former cottage/barn with additional outbuildings in an idyllic location in the North Wales countryside. Planning consent for restoration of the cottage was originally granted in 1975 therefore this has expired many years ago and interested parties are advised to make their own enquiries. The building is set on approximately ¼ an acre site with stunning views and would be suitable for development potential subject to gaining the necessary consents. We are informed by the vendor that electricity is connected to the property.

**Situated** Along the eight foot track off the main A5 in the hamlet of Ty Nant, approximately 7 miles from Corwen, 11 miles from Landrillo, 16 miles from Betws-y-coed and 17 miles from Llangollen.

**Ground Floor** A single storey former cottage/barn – Not internally inspected by the Auctioneers

**Outside**  
Outbuildings  
and 1/4 acre  
of land.

**Beresford  
Adams**

**Note** Viewing is by external inspection only. We are verbally informed by the vendor that there is a track from the road, however prospective bidders must make their own enquiries. Viewers are advised to take extreme caution and must wear appropriate footwear and clothing.

LOT  
**52****Flat 14, 73 Shandon Court, London Road, Liverpool L3 8HY**  
\*GUIDE PRICE £45,000+

Not to scale. For identification purposes only

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- **A residential investment producing £7,200 per annum. Double glazing. Electric heating. Secure intercom system.**

**Description** A third floor one bedroomed apartment within a purpose built block benefiting from double glazing, electric heating, a secure intercom entry system and a balcony. The property is currently let by way of an Assured Shorthold Tenancy agreement at a rental income of £7,200 per annum.

**Situated** Fronting London Road in a popular location within walking distance to Liverpool City Centre, Royal Liverpool Hospital and local universities.

**Ground Floor** Main Entrance, Hallway.

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

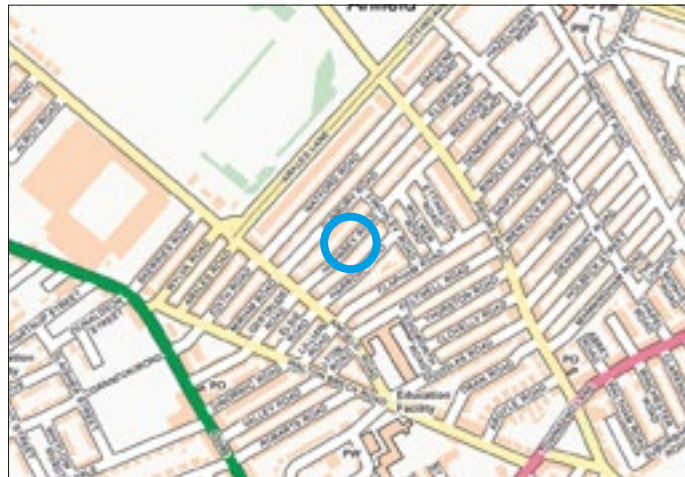
**Outside** Balcony.

LOT

53

## 41 Hornsey Road, Liverpool L4 2TN

\*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

- **3 Bed mid terrace, majority double glazing and central heating.**

**Description** A 3 bedroomed middle terrace property benefiting from majority double glazing and central heating. Following modernisation the property would be suitable for occupation, re-sale or investment purposes. The potential rental income is approximately £6,300 per annum.

**Situated** Off Priory Road in a popular and well-established residential location within close proximity to local amenities, schooling and Liverpool Football Club. Approximately 2.5 miles from Liverpool City Centre.

**First Floor** 3 Bedrooms, Bathroom/W.C

**Outside** Yard to Rear.

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

LOT

54

## 53 Adcote Road, Liverpool L14 0LN

\*GUIDE PRICE £50,000-£55,000



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Not to scale. For identification purposes only

- **A 3 bedroomed town house property. Double glazing, central heating, gardens.**

**Description** A vacant 3 bedroomed middle town house property benefiting from double glazing, central heating and front & rear gardens. The property is in need of modernisation and once updated would be suitable for occupation or investment purposes with a potential rental income in excess of £6,300 per annum.

**Situated** Off Pilch Lane East in a popular and well established residential location within close proximity to local amenities and approximately 6 miles from Liverpool City Centre.

**First Floor** 3 Bedrooms (one with en-suite shower, one with en-suite WC).

**Outside** Gardens Front & Rear.

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



LOT  
**55**

ON BEHALF OF A HOUSING ASSOCIATION

**34 Sedley Street, Liverpool L6 5AF****\*GUIDE PRICE £25,000+**

Not to scale. For identification purposes only

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- **A 2 bedroomed middle terrace property. Double glazing.**

**Description** A vacant 2 bedroomed middle terrace property benefiting from double glazing. Following repair and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.

**Situated** Off Breck Road in an established and popular residential location within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms.

**Outside** Rear Yard.

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

LOT  
**56**

ON BEHALF OF A HOUSING ASSOCIATION

**50 Sedley Street, Liverpool L6 5AF****\*GUIDE PRICE £30,000+**

Not to scale. For identification purposes only

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- **A 2 bedroomed middle terrace property. Double glazing. Central heating.**

**Description** A vacant 2 bedroomed middle terrace property benefiting from double glazing and central heating. The property would be suitable for immediate investment purposes with a potential rental income of approximately £5,400.00 per annum.

**Situated** Off Breck Road in an established and popular residential location within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms.

**Outside** Rear Yard.

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

LOT

57

ON BEHALF OF A HOUSING ASSOCIATION

60 Sedley Street, Liverpool L6 5AF

\*GUIDE PRICE £30,000+



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Not to scale. For identification purposes only

- A 2 bedroomed middle terrace property. Double glazing. Central heating.

**Description** A vacant 2 bedroomed middle terrace property benefiting from double glazing and central heating. Following repair and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.

**Situated** Off Breck Road in an established and popular residential location within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

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

**First Floor** 2 Bedrooms.

**Outside** Rear Yard.

LOT

58

54 Kimberley Street, Wolverhampton WV3 0BS

\*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

- A 2 bedroomed middle terrace property. Double glazing. Central heating.

**Description** A 2 bedroomed middle terrace property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for occupation, re-sale or investment purposes with a potential rental income of approximately £6,600.00 per annum.

**Situated** Off Great Brickkiln Street in a popular and well established location within close proximity to local shopping amenities, schooling, transport links and approximately 2 miles from Wolverhampton Town Centre.

**Ground Floor** Kitchen, Living Room.

**First Floor** 2 Bedrooms, Bathroom/WC.

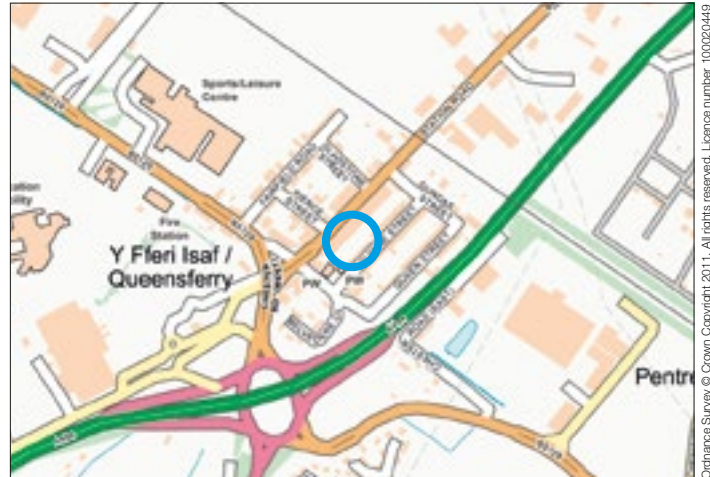
**Outside** Rear Garden.



LOT  
**59****28 Station Road, Queensferry, Deeside, Clwyd CH5 1SX**  
\*GUIDE PRICE £80,000–£90,000

- **Ground floor retail unit together with 1 x 2 bed flat above. Partial double glazing. Electric heating.**

**Description** A two story middle terrace property comprising of a ground floor retail unit currently operating as a café/ sandwich bar together with a 2 bedroomed flat to the first floor accessed via a separate entrance. The property benefits from partial double glazing and electric heating. Please note the property will be vacant on completion.



Not to scale. For identification purposes only

**Situated** Fronting Station road in a prominent position within walking distance to local amenities and easy access to transport links.

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

**First Floor** Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C

**Beresford Adams**

LOT  
**60****Flat 3, Porthcawl Court, Dunbar Road, Ingol, Preston PR2 3YE**  
\*GUIDE PRICE £35,000+

- **Two bedroomed ground floor duplex flat. Double glazing. Storage heating. Communal gardens. Allocated parking.**

**Description** A ground floor two bedroomed duplex apartment benefiting from double glazing, storage heating, integrated kitchen appliances, communal gardens and parking. The property would be suitable for immediate occupation purposes.



Not to scale. For identification purposes only

**Situated** Off Barry Avenue in a popular and well established residential location close to local amenities, schooling and transport links. Preston city centre is approximately 2.5 miles away.

**Ground Floor** Communal Entrance Hall **Flat** – Hall, Lounge with doors leading to Patio

Area/Communal Garden, Kitchen/ Diner, WC

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

**Outside** Parking, Communal Gardens

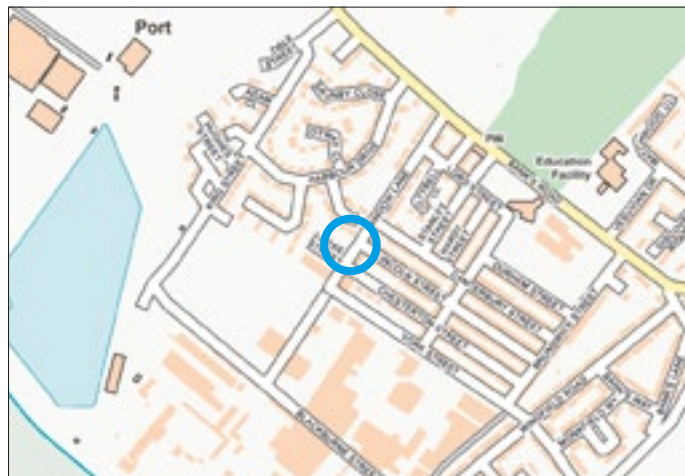
**Entwistle Green**

LOT

61

## 9 Carpathia Close, Liverpool L19 8HN

\*GUIDE PRICE £90,000–£100,000



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Not to scale. For identification purposes only

- **A 3 bed mid town house in good order throughout. Double glazing. Central heating. Gardens. Driveway.**

**Description** A modern 3 bedroomed mid-town house benefiting from double glazing, central heating, gardens to the front and rear and a driveway. The property is in good order throughout and would be suitable for immediate occupation or investment purposes with a potential rental income of £8,500 per annum.

**Situated** In a quiet cul-se-sac Off Window Lane in a popular and well established residential location within close proximity to local amenities, schooling, Speke retail park and John Lennon airport.

**First Floor** 3 Bedrooms, Shower Room/W.C

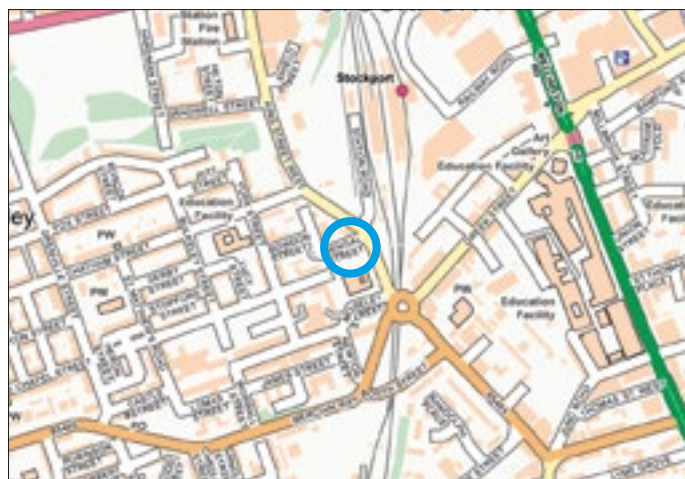
**Outside** Front and Rear Gardens, Driveway.

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

LOT

62

## Apartment 7, The Blue Bell, 12 Shaw Heath, Stockport, Cheshire SK3 9DY



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- **Basement space offered with planning permission to convert into a 2 bedroomed apartment.**

**Description** A basement space comprising of three rooms with the benefit of planning permission to convert into a 2 bedroomed apartment. There are six other apartments in the development which have been finished to a high standard and sold off under leasehold interests. Once converted and fully refurbished the potential rental income would be approximately £7,200 per annum.

**Situated** On Shaw Heath at its junction with Bengal Street and opposite Station Road. The property is very close to Stockport train station and close by to town centre amenities, Mersey Way shopping centre, supermarkets, shops, bars and restaurant. The M60 motorway and other major transport links are nearby.

**Basement** Kitchen/Living Room, Bathroom, Hallway, 2 Bedrooms, Outdoor Space.

**Tenure** Leasehold for 125 years from 2012 with a ground rent of £50 per annum. The service charge is approximately £600 per annum.





LOT  
**63****61 Kremlin Drive, Liverpool L13 7BX****\*GUIDE PRICE £225,000+**

- **A substantial 6 bed roomed semi detached property with land to the rear which has planning permission for a pair of 3 bed semi detached houses. Double glazing. Central heating. Gardens.**

**Description** A good sized 6 bed roomed three storey semi-detached property benefiting from double glazing, central heating and front and rear gardens. The property would be suitable for a variety of uses including a large single dwelling, conversion to provide several flats or a 8 bed HMO Investment opportunity, subject to any necessary consents. If the property was let to 8 tenants at £75 pppw the potential rental income would be in excess of £31,200.00 per annum. There is also a plot of land to the rear which benefits from planning permission to erect a pair of 3 bedroomed semi-detached houses. Planning Reference No: 17F/1897. An internal inspection is strongly recommended.



Not to scale. For identification purposes only

**Situated** Off Queens Drive in a popular and well established residential location within close proximity to local amenities, Schooling, Old Swan and Tuebrook amenities and approximately 4 miles from Liverpool City Centre.

**Cellar** Not inspected

**Ground Floor** Vestibule, Hallway, Front Living Room, Rear Dining Room, Large Kitchen/

Diner, Shower Room/WC, Conservatory.

**First Floor** Utility Room/Office, Shower Room/WC, 3 Double Bedrooms.

**Second Floor** 3 Double Bedrooms, Bathroom/WC.

**Outside** Front Yard, Rear Garden with outhouses. Land to the rear.



Not to scale. For identification purposes only



LOT

64

## 42-44 Rice Lane, Liverpool L9 1DD

\*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

- **A substantial corner property in need of a full upgrade and refurbishment scheme.**

**Description** A substantial corner property providing a pair of ground floor retail units together with 2 x 1 bedroomed self-contained flats above accessed via separate entrances. The property is in a derelict state of repair, there are no fixtures or fittings and is in need of a full upgrade and refurbishment scheme following which would be suitable for investment purposes. Also included in the sale is an Advertising Hoarding with Primesight producing an income of £500 per annum.

**Situated** Fronting Rice Lane on the corner of Denbigh Road in an established residential location within close proximity to Walton Vale amenities, Rice Lane Train station, transport links and approximately 3.5 miles from Liverpool City Centre.

**44 Rice Lane Shop** – Main Sales Area, Rear Room, W.C  
**Flat** – Bedroom, Lounge, Kitchen, Shower Room/W.C



**Outside** Shared Yard.

**42 Rice Lane Shop** – Main Sales Area, 2 Rear Rooms, W.C **Flat** – Bedroom, Lounge, Kitchen, Shower Room/W.C

LOT

65

## 2 Lionel Street, St. Helens, Merseyside WA9 4JN

\*GUIDE PRICE £275,000+



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Not to scale. For identification purposes only

- **6 x 1 bed apartments. Grade II listed.**

**Description** A substantial double fronted detached Grade II listed building converted to provide 6 x one bedroomed self-contained flats situated over three floors. Each flat benefits from a modern kitchen, modern bathroom, central heating and a secure intercom system. Externally there are gardens to the front and rear with parking to the side. The property would be suitable for immediate investment purposes with a potential rental income of approximately £36,000 per annum if rented at £500pcm per flat. There is also potential to redevelop on the carpark to the side of the property, subject to obtaining any necessary planning consents.

**Situated** Off Reginald Road (B5204) within close proximity to local amenities, schooling and transport links. Approximately 3 miles from St Helens Town Centre.

Kitchen, Bedroom, Bathroom/W.C  
**Flat 4** – Hall, Lounge, Kitchen, Bedroom, Bathroom/W.C

**Second Floor Flat 5** – Hall, Lounge, Kitchen, Bedroom, Bathroom/W.C  
**Flat 6** – Hall, Lounge, Kitchen, Bedroom, Bathroom/W.C

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

**Outside** Large carpark to the side with redevelopment potential, Front and Rear Gardens.

**First Floor Flat 3** – Hall, Lounge,



LOT  
**66****28 Chelford Road, Macclesfield, Cheshire SK10 3LG****\*GUIDE PRICE £180,000+**

Not to scale. For identification purposes only

- **A vacant 3 bedroomed detached house. Development opportunity.**

**Description** A vacant 3 bedroomed detached property situated on a good sized plot benefiting from partial double glazing. The property is in need of a full upgrade and scheme of refurbishment and would be suitable for occupation, re-sale or investment purposes. There is also development potential subject to any necessary consents. The property would be suitable for cash buyers only.

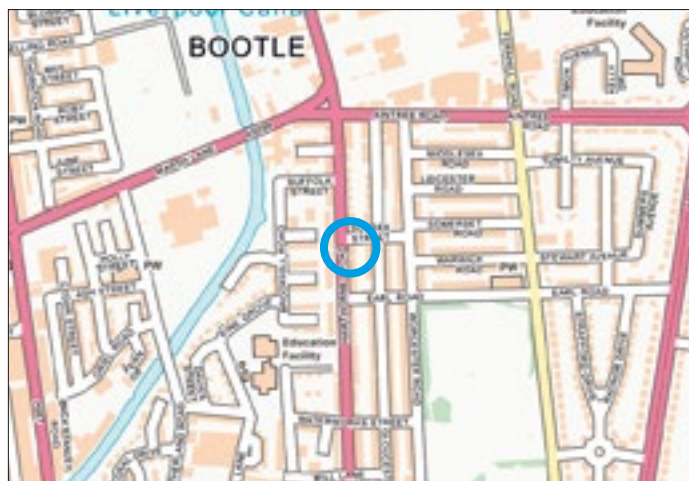
**Situated** Fronting Chelford Road (A537) in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 2 miles from Macclesfield Town Centre.

**First Floor** 3 Bedrooms, Bathroom/WC.

**Outside** Gardens to the Front, Side & Rear.

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

bridgfords

LOT  
**67****438 Hawthorne Road, Bootle, Merseyside L20 9AZ****\*GUIDE PRICE £70,000+**

Not to scale. For identification purposes only

- **End of terrace property converted to provide 2 x 2 bed self contained flats. Double glazing. Central heating.**

**Description** An end of terrace property converted to provide 2 x 2 bedroomed self-contained flats each with their own separate access. The property benefits from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes with a potential rental income of approximately £10,800 Per annum

**Situated** Fronting Hawthorne road on the corner of Sussex Street within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

**First Floor Flat** Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C

**Outside** Shared yard to the rear.

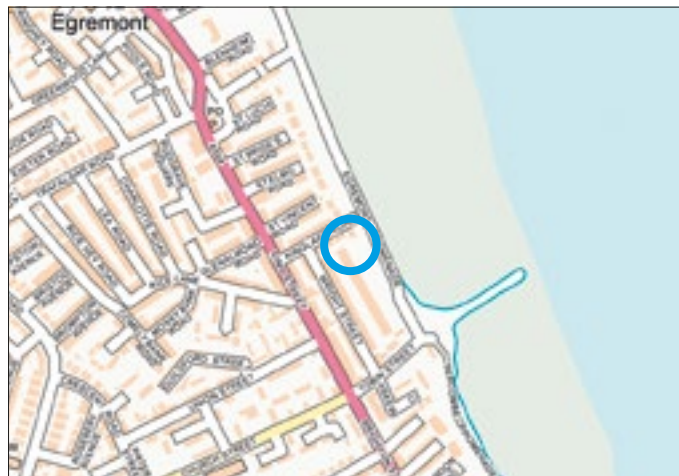
**Ground Floor Flat** Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C

LOT

68

## 27a Egremont Promenade, Wallasey, Merseyside CH44 8BG

\*GUIDE PRICE £37,000+



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Not to scale. For identification purposes only

- **A 1 bed top floor flat. Double glazing. Electric heating.**

**Description** A vacant one bedroomed top floor flat within a semi-detached house and would be suitable for occupation or investment purposes. The property benefits from double glazing and electric heating and has a potential rental income of approximately £5400.00 per annum.

**Situated** Fronting Egremont Parade and accessed via Kingslake Road in a popular and well established location with fantastic views over looking the River Mersey and within close proximity to local shopping amenities, schooling and transport links.

**Second Floor Flat** – Hall, Lounge, Bedroom, Bathroom/WC, Kitchen/Diner.

**Note** The decking belongs to Number 27 and not 27A.

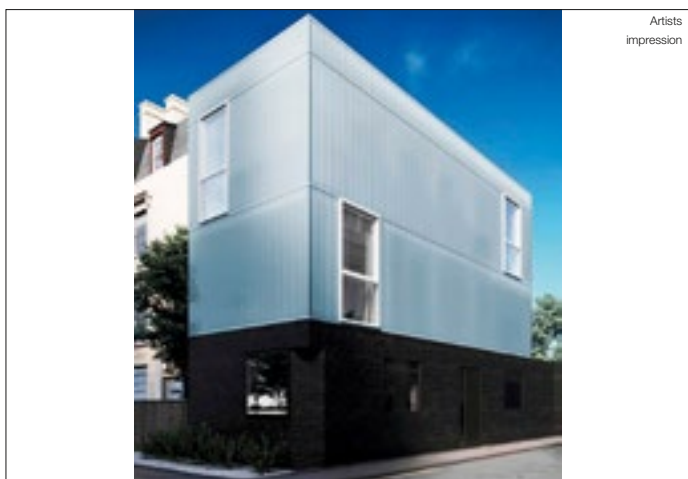
**Ground Floor** Main Entrance Hallway.

LOT

69

## Land At 1 Bailey Street, Liverpool L1 5DP

\*GUIDE PRICE £50,000+



Artists impression



Not to scale. For identification purposes only

- **Development opportunity.**

**Description** A plot of land benefiting from full planning permission to erect a three storey building to be used as a 4 bedroomed house of multiple occupation. We believe all main services are available however purchasers should make their own further enquiries.

**Situated** On the corner of Grenville Street South in a popular and well established residential location within walking distance to Liverpool City Centre amenities, Transport Links and Universities.

**Planning** Planning ref: 17F/0081. Plans are available in the auctioneers office for inspection.



LOT  
**70****39 Croylands Street, Liverpool L4 3QS**

\*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

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- **Residential investment producing £4,160 per annum. Double glazing.**

**Description** A 3 bedroomed end of terraced property let by way of a Regulated Tenancy a rental income of £4,160 per annum. The property benefits from double glazing. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

**Situated** Off Walton Road (the A59) in a popular and well established residential location close to local amenities and schooling and approximately 2 miles from Liverpool city centre.

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

**Outside** Yard to the rear.

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

LOT  
**71****11 Broughton Drive, Grassendale, Liverpool L19 0PB**

\*GUIDE PRICE £175,000+



Not to scale. For identification purposes only

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- **Part let residential investment producing £6,240.00 per annum. Double glazing, central heating and gardens.**

**Description** A double fronted semi-detached property converted to provide 2 x 1 bedroomed self-contained flats. One flat is currently let by way of an Assured Shorthold Tenancy producing £6,240.00 per annum. The potential rental when fully let would be approximately £12,500.00 per annum. The property benefits from double glazing, central heating and gardens. There is also potential to extend the first floor flat to provide 2 further bedrooms.

**Situated** Off Aigburth Road in a popular and well established residential location within close proximity to local amenities, Garston Village and approximately 5 miles of Liverpool City Centre.

**First Floor Flat 2** – Hall, Living Room, Kitchen, Bedroom, Bathroom/WC.

**Second Floor** Potential 2 Further rooms.

**Outside** Front & Rear Gardens.

**Ground Floor** Main Entrance Hallway. **Flat 1** – Hall, Kitchen, Bedroom, Bathroom/WC, Utility Room.



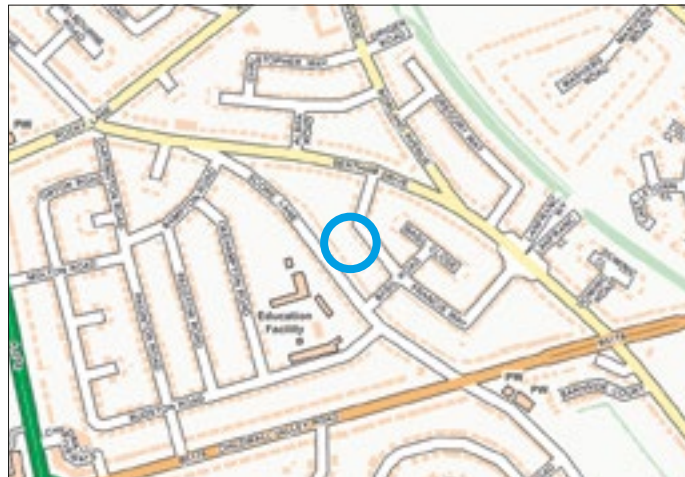


LOT

72

## 18 Francis Way, Childwall, Liverpool L16 5EW

\*GUIDE PRICE £135,000+



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Not to scale. For identification purposes only

- **A 3 bed semi-detached. Double glazing and central heating. Front and rear gardens.**

**Description** A three bedroomed semi-detached property benefiting from double glazing, central heating, front and rear gardens, driveway and attached side annex. Following modernisation the property would be suitable for occupation, resale or investment purposes. Please note there is a 14 day completion with this property.

**Situated** Off Bentham Drive in Childwall in a popular and well established residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool City Centre.

**First Floor** 3 Bedrooms, Bathroom/WC.

**Outside** Front and rear gardens, Driveway, Side Annex.

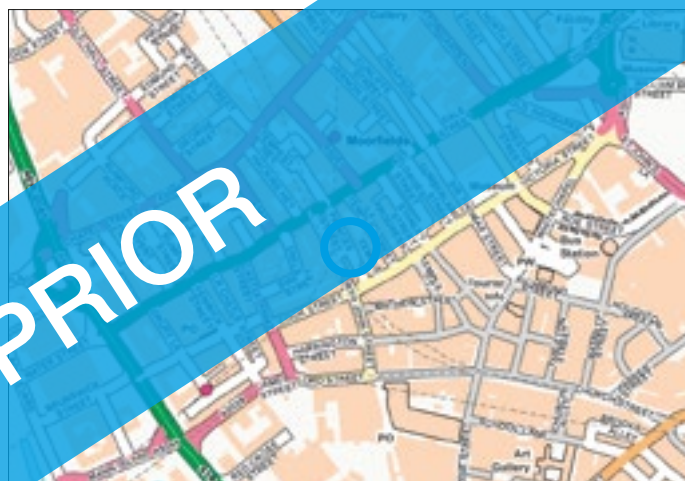
**Ground Floor** Hall, Lounge, Kitchen.

LOT

73

## 23 Sovereign Chambers, Temple Lane, Liverpool L2 5BA

\*GUIDE PRICE £110,000+



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Not to scale. For identification purposes only

- **Fourth floor 2 bed apartment. Double glazing. Electric heating.**

**Description** A fourth floor two bedroomed apartment benefiting from double glazing and electric heating. The property is in good order throughout and would be suitable for occupation or investment purposes. Please note there is a 14 day completion with this property.

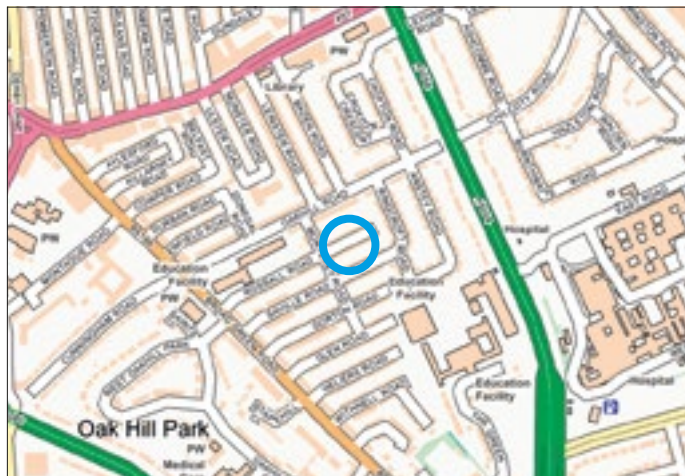
**Situated** Fronting Temple Lane in the heart of Liverpool City Centre within walking distance to town centre amenities, bars, restaurants and universities.

**Note** The service charge is £369.65 per quarter and the property is Leasehold for a term of 150 years from 21st August 2008 with a ground rent of £173 per annum. Please note there is a subletting fee payable of £108 per annum.

**Ground Floor** Stairs and lifts to upper floors.

**Fourth Floor** Hall, Open Plan Living Room/Kitchen, Two Bedrooms, Bathroom/WC.



LOT  
**74****29 Rossall Road, Old Swan, Liverpool L13 4DN****\*GUIDE PRICE £82,500+**

Not to scale. For identification purposes only

- **A 3 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 occupation, resale or investment purposes. Please note there is a 14 day completion with this property.

**Situated** Off Broadgreen Road in a popular and well established residential location close to local amenities, schooling and approximately 4 miles from Liverpool City Centre.

**First Floor** 3 Bedrooms, Bathroom/WC.

**Outside** Yard to the rear.

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

LOT  
**75****5 Ismay Street, Liverpool L4 4EF****\*GUIDE PRICE £35,000–£40,000**

Not to scale. For identification purposes only

- **A 2 bed mid terrace. Double glazing. Central heating.**

**Description** A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for investment purposes with a potential rental income in excess of £4,500 per annum.

**Situated** Off Goodison Road within walking distance to County Road amenities, Everton Football Club and approximately 2 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms.

**Outside** Yard to the rear.

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

LOT

76

## 30 Queensdale Road, Allerton, Liverpool L18 1LT

\*GUIDE PRICE £85,000+



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Not to scale. For identification purposes only

- Residential investment producing £4,368 per annum.

**Description** A 3 bedroomed middle terraced property currently occupied by way of a Regulated Tenancy at a rental of £4,368 per annum.

**Situated** Off Allerton Road in a popular and well established residential location within walking distance to Allerton and Penny Lane amenities, Schooling and transport links approximately 5 miles from Liverpool City Centre.

**First Floor** 3 Bedrooms, Bathroom/W.C.

**Outside** Yard.

**Ground Floor** Hall, 2 Living Rooms, Kitchen.

LOT

77

## 24 Nethercroft, Levens, Kendal, Cumbria LA8 8LU

\*GUIDE PRICE £295,000+



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Not to scale. For identification purposes only

- A 3 bed semi detached property. Double glazing and central heating. Gardens, garage and off road parking.

**Description** A modern three storey three bedroomed semi-detached property benefiting from double glazing, central heating, balconies, side and rear gardens and a garage. The property is in good order throughout and would be suitable for occupation or investment purposes.

**Situated** Off Lowgate in a quiet semi-rural residential location within close proximity to local amenities and schooling, approximately 6.5 miles from Kendal town centre and less than 1 mile from the Lake District National Park.

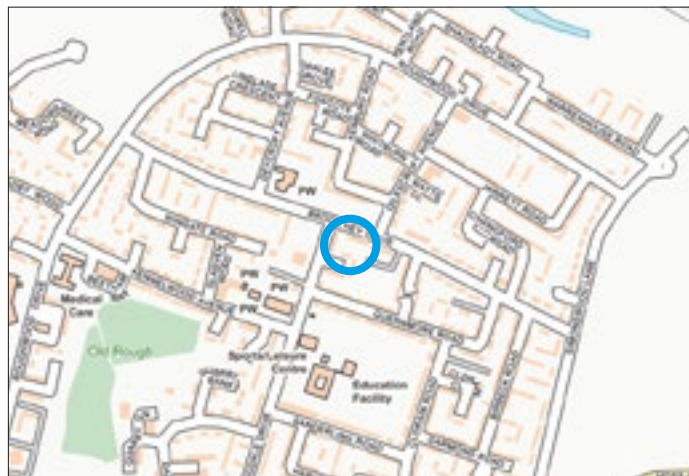
**First Floor** Lounge, 2 Bedrooms, Bathroom/WC.

**Second Floor** Bedroom with en-suite

**Outside** Balconies, Side and rear gardens, Off-road parking, Integrated Garage.

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



LOT  
**78****Land At Brook Hey Drive, Kirkby, Liverpool L33 6UN****\*GUIDE PRICE £110,000+**

Not to scale. For identification purposes only

- **Development opportunity of a cleared site with planning permission for 10 x 3 bed dwellings.**

**Description** A cleared site offered with planning permission to erect 10 x 3 bedroom dwellings along with associated landscaping and car parking. We believe all main services are available, however potential purchasers should make their own enquiries. Planning ref: 15/00658/FUL Appeal ref: APP/V4305/W/17/3184813

**Situated** Off Roughwood Drive in a popular residential location within a short walking distance from Kirkby Town Centre amenities, schooling and approximately 10 miles from Liverpool City Centre.

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LOT  
**79****Flat 35, 146 Conway Street, Liverpool L5 3BA****\*GUIDE PRICE £40,000+**

Not to scale. For identification purposes only

- **Third floor one bed roomed apartment. Double glazing. Electric heating. Balcony. Lift access. Communal gardens. Allocated parking. Open views.**

**Description** A third floor one bedroomed apartment benefiting from double glazing, electric heating, balcony, lift access, communal gardens, allocated parking and open views. The property would be suitable for investment purposes with a potential rental income of approximately £5,400 per annum.

**Situated** Off Netherfield Road North in a popular and well established residential location within close proximity to local amenities, transport links, Everton Park and approximately 2 miles to Liverpool city centre.

**Ground Floor** Communal Entrance Hall

**Third Floor** Hall, Bedroom, Open

Plan Living Room/Kitchen/Diner, Bathroom/WC, Balcony

**Outside** Communal gardens, allocated car parking space plus visitor parking.

**Note** The vendor advises he has a tenant lined up and the property can be sold let upon completion if required.

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LOT  
**80****107 Picton Road, 1a/1b/1c Stevenson Street, Liverpool L15 4LF****\*GUIDE PRICE £125,000+**

- Commercial investment opportunity producing £16,920 per annum**

**Description** A mixed use investment property producing currently producing a total income is £16,920 per annum. A three storey corner property comprising of a ground floor retail unit which is currently let by way of a 3 month licence at a rental of £6,900 per annum and benefits from manual steel roller shutters. To the upper floors via a separate entrance there are two x 2 bed roomed flats which are both currently let on Assured Shorthold Tenancies at rents of £4,800 per annum each. The flats benefit from double glazing and electric heating. To the side of the property there is also a workshop which is to be let at £2,200 per annum and benefits from an alarm and electric shutters.

**Situated** Fronting Picton Road on the corner of Stevenson Street on a busy main road position and in a popular and well established location approximately 4 miles from Liverpool City Centre.

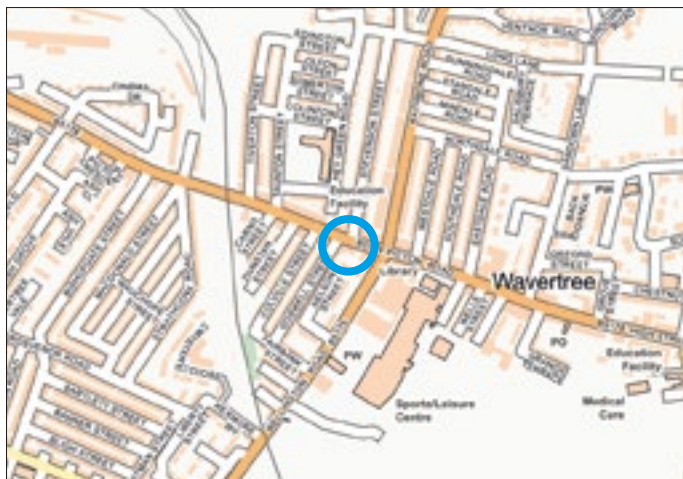
**Ground Floor Shop** – Main Sales Area, Rear Room, Kitchen, WC

**First Floor Flat 1a** – Hall, Lounge, Kitchen, Bathroom/WC, 2 Bedrooms

**Second Floor Flat 1b** – Hall, Lounge, Kitchen, Bathroom/WC, 2 Bedrooms

**Workshop** 1 Large Room/WC/Kitchen

**Outside** Yard. Access to flats.



Not to scale. For identification purposes only

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LOT  
**81****Unit 62, 9 Bridgewater Street, Liverpool L1 0AR**  
\*GUIDE PRICE £45,000–£50,000

Not to scale. For identification purposes only

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- **A 6th floor studio apartment. Double glazing. Electric heating.**

**Description** A 6th floor modern studio apartment benefiting from double glazing, electric heating and communal areas including lounge, gym and laundry room. When let the potential rental income is approximately £6,000.00 per annum.

**Situated** Off Bridgewater Street in a popular location within walking distance to Liverpool City Centre amenities and transport links.

**Ground Floor** Main Entrance Hall

**Sixth Floor** Studio – Open Plan Lounge/Kitchen/Bedroom, Shower Room/WC.

**Lower Ground Floor** Communal Areas – Lounge, Gym and Laundry Room.

LOT  
**82****24a Arrad Street, Liverpool L7 7BP**  
\*GUIDE PRICE £175,000+

Not to scale. For identification purposes only

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- **Detached property suitable for conversion or investment purposes.**

**Description** A rare opportunity to acquire a detached property which has until recently been used as offices as part of its neighbouring office building which has now been sectioned off. The property benefits from a courtyard garden. The property would be suitable for a number of uses, to include conversion to provide a single dwelling or multiple occupied Student accommodation, subject to any necessary consents.

**Situated** In a highly desirable location between Hope Street and Oxford Street in the University District within walking distance to Liverpool City Centre, LJMU and Liverpool Campuses.

**Ground Floor** Kitchen, Main Office, 2 Offices, Wetroom/WC

**Mezzanine Floor**

**Outside** Private Courtyard. Shared Access Passageway

LOT

83

163-165 Kensington, Liverpool L7 2RF

\*GUIDE PRICE £250,000+



- **Mixed use investment property – part let currently producing £24,000.00 Per annum.**

**Description** A mixed use investment opportunity with a potential rental income of approximately £42,280.00 per annum (currently producing £25,200.00 per annum). A substantial corner property comprising of a ground floor retail unit and a garage/workshop together with 7 x 1 bedroomed self-contained flats to the ground, first and second floors. The property benefits from double glazing, electric heating and roller shutters.

**Situated** Fronting Kensington on the corner of Cottenham Street in a prominent main road position being one of the main arteries into Liverpool and within easy reach of the Royal Liverpool Hospital and Universities.

**Ground Floor** 2 Retail Units. Garage.

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

**First Floor Flat 3** – Lounge, Bedroom, Kitchen, Bathroom/WC. Half Landing. **Flat 6** – Lounge, Bedroom, Kitchen, Shower Room/WC. **Flat 7** – Lounge, Bedroom, Kitchen, Shower Room, WC.

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



Not to scale. For identification purposes only

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LOT  
**84****18 Elm Road, Walton, Liverpool L4 5UT**  
\*GUIDE PRICE £30,000+

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- **A 2 bedroomed middle terrace in need of refurbishment.**

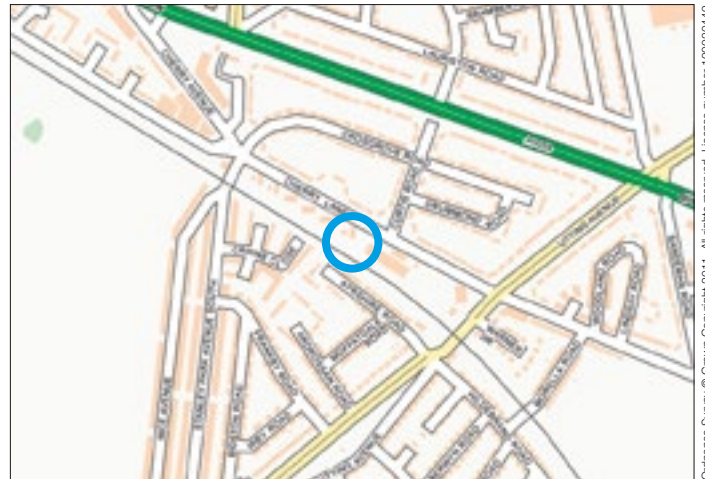
**Description** A 2 bedroomed middle terrace property in need of repair and modernisation. Once the works have been completed the property would be suitable for re-sale or investment purposes with a potential rental income of approximately £5,400 per annum.

**Situated** Off Walton Village in a popular residential location within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms, Bathroom/W.C

**Outside** Yard to Rear.

**Ground Floor** Vestibule, 2 Reception Rooms, Kitchen.

LOT  
**85****102b Cherry Lane, Liverpool L4 8SE**  
\*GUIDE PRICE £45,000+

Not to scale. For identification purposes only

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- **Residential investment producing £4,800pa with double glazing and central heating.**

**Description** A two bedroomed second floor purpose built flat benefiting from double glazing, central heating, secure entry system and communal gardens. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £4800.00 per annum.

**Situated** Fronting Cherry Lane Off Utting Avenue in a popular residential location within close proximity to local amenities and approximately 5 miles from Liverpool City Centre.

**Second Floor** Hall, Lounge/ Diner, Kitchen, 2 Bedrooms, Bathroom/WC.

**Outside** Communal Gardens.

**Ground Floor** Main Entrance Hallway.

LOT

86

## 72 Napier Road, Wolverhampton WV2 3DX

\*GUIDE PRICE £58,000+



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Not to scale. For identification purposes only

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

**Description** A two bedroomed mid terraced property benefiting from double glazing and central heating. The property is in need of a full upgrade and refurbishment scheme and once upgraded would be suitable for investment purposes with a potential rental income of £6,600 per annum.

**Situated** Off Birmingham Road in a popular and well established residential location within close proximity to local amenities, transport links and schooling and approximately 1.5 miles from Wolverhampton city centre.

**First Floor** 2 Bedrooms, Bathroom, W.C.

**Outside** Yard to rear

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

LOT

87

## 37 Ashtons Green Drive, St. Helens, Merseyside WA9 2AP

\*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- **First floor two bedroom apartment. Double glazing. Electric heating. Allocated parking.**

**Description** A vacant first floor two bedroomed apartment within a purpose built block. The property benefits from double glazing, electric heating and allocated parking and would be suitable for investment purposes with a potential rental income of approximately £5,400 per annum.

**Situated** Between Fleet Lane and Broad Oak Road in a popular and well established residential location close to local amenities and schooling and approximately 2.5 miles from St Helens town centre.

**First Floor** Hall, Living Room/ Dining Room, Kitchen, Two Bedrooms, Bathroom/WC

**Outside** Allocated car parking space.

**Ground Floor** Communal Hallway





LOT  
**88****51 Crete Tower, Jason Street, Liverpool L5 5EB****\*GUIDE PRICE £40,000–£45,000**

Not to scale. For identification purposes only

- **Residential investment producing £6,000.00 per annum. Double glazing and electric heating.**

**Description** A fifth floor purpose built 3 bedroomed apartment currently let by way of rolling Tenancy producing £6,000 per annum. The property benefits from double glazing, electric heating and parking.

**Situated** Off Netherfield Road North close to local amenities, transport links and schooling. Approximately 2 Miles from Liverpool City Centre.

**Ground Floor** Main Entrance Hallway.

**Fifth Floor** Apartment – Hall, Lounge, Kitchen/Diner, 3 Bedrooms, Bathroom/W.C

**Outside** Parking.

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LOT  
**89****65 Aylestone Road, Leicester LE2 7LL****\*GUIDE PRICE £125,000+**

Not to scale. For identification purposes only

- **An end of terrace property converted to provide 3 self-contained flats. Central heating.**

**Description** An end of terrace property which has been converted to provide 3 x 1 bedroomed self-contained flats benefiting from central heating. Following refurbishment the property would be suitable for occupation, re-sale or investment purposes.

**Situated** Fronting Aylestone Road at its junction with Walnut Street in a popular and well established residential location within close proximity to local shopping amenities, schooling, Leicester Royal Infirmary Hospital and approximately 2 miles from Leicester City Centre.

**Ground Floor and First Floor** Three self-contained flats comprising reception room, kitchen, bedroom, bathroom/WC.

**Outside** Rear Yard.

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LOT  
**90****109 Oakfield Road, Walton, Liverpool L4 0UE****\*GUIDE PRICE £45,000+**

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Not to scale. For identification purposes only

- **A middle terrace property converted to provide two self contained flats.**

**Description** A three storey middle terrace property which has been converted to provide two self-contained flats (1 x 1 bed and 1 x 3 bed). The property benefits from double glazing and central heating and following modernisation would be suitable for investment purposes with a potential income of approximately £11,000 per annum.

**Situated** Fronting Oakfield Road between Walton Breck Road and Breck Road within close proximity to local amenities, Liverpool Football Club, Stanley Park and within boundary of 260m regeneration plan. Approximately 3 miles from Liverpool City Centre.

**Basement** Not inspected.

**Ground Floor** Main Entrance Hallway. **Flat 1** – Hall, Lounge, Bedrooms, Kitchen/Diner, Shower/WC.

**First Floor Flat 2** – Lounge, Kitchen/Diner, Bedroom.

**Second Floor** 2 Bedrooms, Bathroom/WC.

**Outside** Rear Yard.

LOT  
**91****123-125 City Road, Liverpool L4 5UR****\*GUIDE PRICE £32,500+**

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Not to scale. For identification purposes only

- **An end terrace property converted to provide 3 self contained flats.**

**Description** An end of terrace property which has been converted to provide 3 self contained flats (1 x 2 bed and 2 x 1 bed). The property is in need of a full upgrade and refurbishment scheme and once upgraded would be suitable for investment purposes with a potential rental income of approximately £13,200 per annum.

**Situated** Fronting City Road off Luxmore Road in a popular residential location close to local amenities, Everton Football Club, Liverpool Football Club and approximately 2.5 miles from Liverpool City Centre.

**Basement** Not Inspected.

**Ground Floor** Entrance Hall.

**Flat 1** – Living Room, Kitchen, Bathroom/WC, 2 Bedrooms.

**First Floor Flat 2** – Bedroom, Kitchen/Living Area, Shower Room/WC. **Flat 3** – Bedroom,

Living Room, Kitchen, Bathroom/WC.

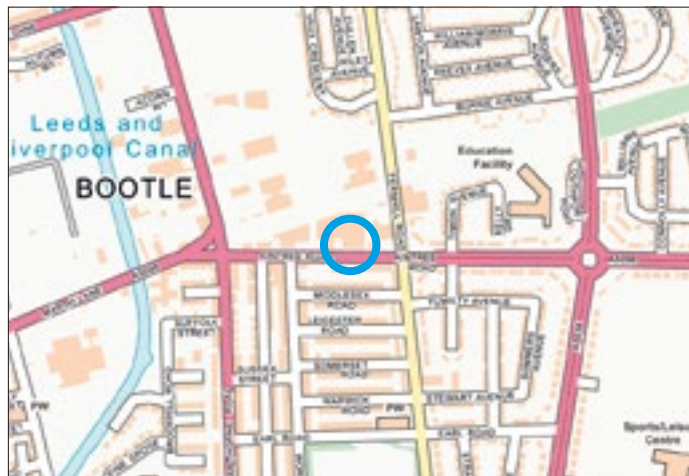
**Outside** Gardens Side & Rear.

**EPC Rating** E.



LOT  
**92****Units 4 & 5, 19 Aintree Road, Bootle, Merseyside L20 9DL**

\*GUIDE PRICE £70,000+



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- **2 Vacant commercial units.**

**Description** Two vacant separate commercial units/warehouse buildings which would be suitable for a variety of uses subject to any necessary consents. Unit 4 is an end terrace two storey building providing a mixture of showroom/workshop accommodation to the ground floor and office accommodation to the first floor. Unit 5 provides single storey workshop accommodation. The overall premises benefit from a middle yard area accessed via Aintree Road which could be used for loading/car parking purposes.

**Situated** Fronting Aintree Road (A5098) close to it's junction with Hawthorne Road approximately 1 mile east of Bootle Town Centre.

**Outside** Shared Middle Yard Area

LOT  
**93****17 Roxburgh Street, Liverpool L4 3SY**

\*GUIDE PRICE £25,000+



Not to scale. For identification purposes only

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- **A 2 bedroomed middle terrace property.**

**Description** A 2 bed middle terraced property in need of full upgrade and refurbishment scheme. When let the potential rental income being approximately £5,400 per annum. Suitable for cash buyers only.

**Situated** Off Harlech Street close to local amenities including County Road and approximately 3 miles from Liverpool City Centre.

**Cellar** Not inspected.

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

**First Floor** 2 Bedrooms, Bathroom/WC (no fittings).

**Outside** Yard to the rear.

LOT

94

## 40 Rydal Street, Liverpool L5 6QS

\*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

- **2 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 modernised would be suitable for investment purposes with a potential rental income of approximately £5,400 per annum.

**Situated** Off Thirlmere Road and Breck Road within walking distance to local amenities, Liverpool Football Club and approximately 2 miles from Liverpool city centre.

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

**Outside** Yard to the rear.

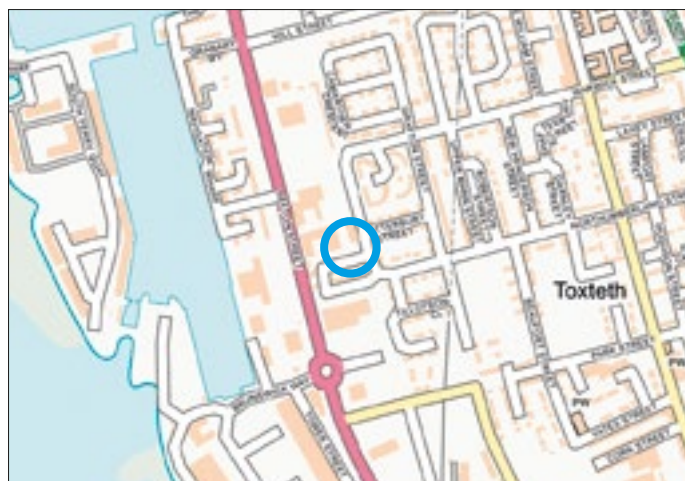
**Ground Floor** Hall, Through Living Room/Dining Room, Kitchen

LOT

95

## Apartment 4, 106 Caryl Street, Liverpool L8 6TX

\*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

- **Modern one bedroomed flat, double glazing, electric heating, parking space, gated access and secure intercom system**

**Description** A modern one bedroomed flat within a purpose built block benefiting from double glazing, electric heating, parking space, gated access and secure intercom system. The property is in good order throughout and would be suitable for occupation or investment with a potential income in excess of £5,700 per annum.

**Situated** Off Northumberland Street close to local amenities and schooling approximately 3 miles from Liverpool City Centre.

**Ground Floor** Main entrance Hallway **Flat** – Open Plan Living room/Kitchen, Dining room, Bedroom, Bathroom/W.C.

**Outside** Parking Space.



LOT  
**96****271 Hawthorne Road, Bootle, Merseyside L20 3AP**

\*GUIDE PRICE £43,000+



Not to scale. For identification purposes only

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- **Mid terrace mixed use property comprising a ground floor retail unit with a 1 bed roomed flat. Double glazing (flat). Central heating. Roller shutters.**

**Description** A vacant middle terraced mixed use property comprising a ground floor retail unit together with a 1 bed roomed flat above accessed via a separate rear entrance. The property benefits from double glazing (flat only), central heating and steel roller shutters. Once fully let the potential rental income would be approximately £8,940 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.

**Ground Floor Shop** – Cafe, Rear Kitchen, WC

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

**Outside** Yard to the rear and access to the flat

**EPC Rating C**

LOT  
**97****39 Layton Way, Prescot, Merseyside L34 5NR**

\*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

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- **Modern 1 bed apartment, double glazing and central heating.**

**Description** A modern 1 bed roomed apartment within a purpose built block benefiting from double glazing and central heating. The property is in good order and would be suitable for occupation or investment purposes with a potential rental income in excess of £6000 per annum.

**Situated** Off Station Road Blvd within close proximity to local amenities and within 0.5 miles of Prescot Town Centre and approximately 11 miles from Liverpool City Centre.

**Ground Floor** Entrance.

**First Floor** Hall, Open plan Lounge/Kitchen, Bedroom, Bathroom/W.C.

**Outside** Allocated parking space.

**EPC Rating B**

LOT

98

## 20 Bridge Street, Bootle, Merseyside L20 8AL

\*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

- **Commercial site. Land and buildings comprising a two storey red brick building, railway arch storage, and hard surfaced storage yard area.**

**Description** Land and buildings comprising a two storey red brick building, railway arch storage, and hard surfaced storage yard area. The red brick building has been fitted to a shell state and benefits from concrete floors, flat roof and mains electricity and water supply. The railway arch can be accessed via an electric security roller shutter and benefits from concrete floors, electric strip lighting and mains electricity supply.

**Situated** Fronting onto Bridge Street and immediately adjacent to Millers Bridge within a well established industrial area approximately 4 miles from Liverpool City Centre. Nearby Derby Road (A565) provides excellent links to Liverpool City Centre, The Port of Liverpool and the local motorway network via Princess Way (A5036).

**Accommodation** Total Site Area: 1,361 ssq.m (0.33 acre) Main Building GIA: 162 sq.m (1,743 sq.ft) Railway Arch: 148 sq.m (1,595 sq.ft)

**Tenure** The premises are held by way of a long lease for a term of 99 years from the 22nd February 1979 at a ground rent of £4,500 per annum.

EPC Rating D

ON BEHALF OF A HOUSING ASSOCIATION

LOT

99

## 9 Churchmeadow Close, Wallasey, Merseyside CH44 8HQ

\*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

- **A 3 bedroomed end town house. Double glazing. Parking and gardens**

**Description** A vacant 3 bedroomed end Town house benefiting from double glazing, central heating, gardens to the front, side and rear and off road parking. The property is in need of refurbishment and would be suitable for occupation, re-sale or investment purposes.

**Situated** On an estate of similar properties off Church Street which in turn is off King Street in a popular and well established location within close proximity to all local amenities and schooling.

**First Floor** 3 Bedrooms, Bathroom/WC.

**Outside** - Gardens Front & Rear, Garage, Driveway.

**Ground Floor** Vestibule, Hall, Lounge, Kitchen, Study.



LOT

100

27 Hannan Road, Kensington, Liverpool L6 6DA

\*GUIDE PRICE £85,000+



Not to scale. For identification purposes only

- A residential investment producing £17,640.00 per annum. Double glazing. Central Heating.

**Description** A middle terrace property which is currently let to 5 tenants producing £17,640.00 per annum inclusive of bills. The property benefits from double glazing and central heating.

**Situated** Off Molyneux Road & Kensington High Street in a popular residential location within close proximity to local amenities, schooling and local transport links. Approximately 1.5 Miles from Liverpool City Centre.

**Ground Floor** Hallway, 2 Letting Rooms, Communal Kitchen/ Breakfast Room.

**First Floor** 3 Letting Rooms, Bathroom/WC.

**Outside** Yard to Rear.

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LOT

101

17 Penda Drive, Liverpool L33 4ES

\*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

- A residential investment property producing £7,500 per annum. Double glazing. Central heating. Gardens. Garage. Driveway.

**Description** A 3 bedroomed semi-detached property benefiting from double glazing, central heating, gardens to the front and rear, driveway and garage. The property is currently let by way of a rolling Assured Shorthold Tenancy producing £7,500.00 per annum.

**Situated** Off Saxon Way which in turn is off Hall Lane within close proximity to local amenities, schooling and transport links.

**First Floor** Main Bedroom with En-suite, 2 Further Bedrooms, Bathroom/W.C

**Ground Floor** Open Plan Living Room, Kitchen, Utility Room.

**Outside** Front and Rear Gardens, Driveway, Garage.



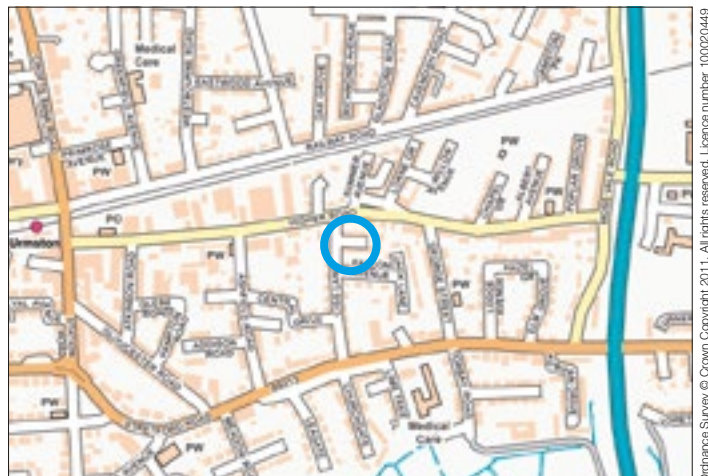
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LOT

102

7 Stephen Street, Urmston, Manchester M41 9AT

\*GUIDE PRICE £145,000+



Not to scale. For identification purposes only

- A 2 bedrooed middle terrace in good condition throughout. Double glazing. Central heating.

**Description** A 2 bedrooed middle terrace property benefiting from double glazing and central heating. The property is in good condition throughout and would be suitable for immediate occupation or investment purposes. The property has previously been let out consecutively for the past 3 years at a rental income of approximately £8,400 per annum.

**Situated** Within a desirable location off Ciss Lane which in turn is off Higher Road within close proximity to local amenities, schooling and transport links. Approximately 1.5 Miles from Urmston Town Centre.

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

**First Floor** 2 Bedrooms, Bathroom/W.C

**Outside** Communal Garden for Residence only and Yard to Rear.

bridgfords

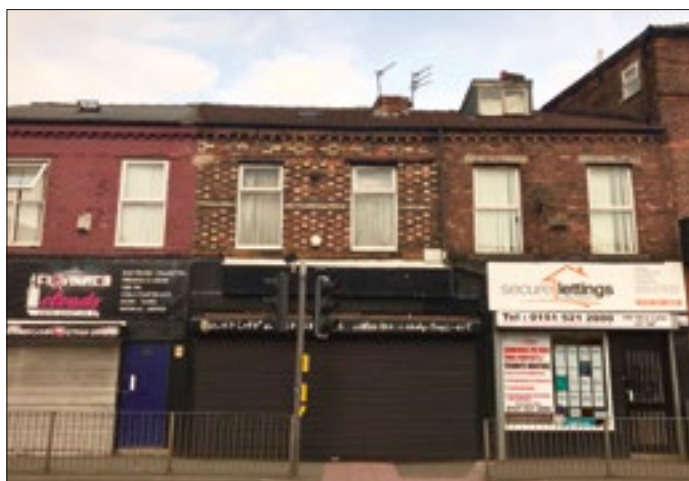
**Note** The property has previously undergone some structural work, to include underpinning and there are supporting documents within the legal pack to confirm that any issues have been rectified.

LOT

103

181 Rice Lane, Liverpool L9 1AF

\*GUIDE PRICE £15,000-£20,000



Not to scale. For identification purposes only

- A 2 bed duplex flat in need of full upgrade and refurbishment

**Description** A first floor two bedrooed self contained duplex flat accessed via a separate rear entrance benefiting from majority double glazing. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes with a potential rental income in excess of £4,200 per annum.

**Situated** Fronting Rice Lane in a popular location close to local amenities, schooling and approximately 5 miles from Liverpool City Centre.

**First Floor** Lounge, Kitchen/ Dining Room, Bathroom/W.C.

**Second Floor** 2 Bedrooms.

**Outside** Rear yard.



LOT

104

39 Orwell Road, Liverpool L4 1RG

\*GUIDE PRICE £27,000+



Not to scale. For identification purposes only

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

**Description** A three bedroomed end terraced property benefiting from double glazing and is in need of a full upgrade and refurbishment scheme. Works have been started to include re-plastering and plumbing and once completed the property would be suitable for investment purposes with a potential rental income in excess of £5,400 per annum.

**Situated** Fronting Orwell Road in a popular residential location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

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

**First Floor** Three Bedrooms, Bathroom/WC (no fittings).

**Outside** Yard to the rear.

**Note** There is a bathroom suite and kitchen units which are ready to be fitted and will be included in the sale.

Now accepting instructions for  
our 1st November 2018 auction  
Closing date 5th October



**James Kersh** MRICS james@suttonkersh.co.uk

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

0151 207 6315

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# Terms & conditions for proxy or telephone bidders

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

- 1 For those who are unable to attend the auction the proxy bidding form should be used in order to submit a maximum bid to the Auctioneer. This bid will not be called upon prior to the time of offering the particular lot for which the bid has been made.  
  
A prospective buyer should fill in the appropriate telephone bidding form or proxy bidding form in the catalogue and should ensure that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective.
- 2 Maximum bids must be for an exact figure and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective buyer.
- 3 All proxy and telephone bidding completed forms must be delivered to the auctioneer 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 card. Please note we do not accept cash.  
  
Buyer's Administration Charge – The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of £850+VAT (£1,020 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 In the case of unsuccessful bidders deposits, received by us into our clients' account, we will use best endeavours to return these to the originating bank account within 48 hours of the conclusion of the Sale. As part of this process our accounts team will contact you to ensure the funds are returned securely.
- 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, Addendum 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 card for 10% deposit (£3,000 minimum) £ ..... enclosed herewith (made payable to Sutton Kersh). **Please see Note 3 regarding cleared funds overleaf.** (In all cases we will require proof of funds). If the deposit has been transferred by bank transfer please provide the sort code and account number from where the money has been sent:

Sort Code ..... Account Number .....

**Buyer's Administration Charge** – Should my bid be successful I agree to pay a Buyer's Administration Charge of £850+VAT (£1,020 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 .....

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 .....

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)

Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website [www.countrywide.co.uk/notices/PrivacyNotice.pdf](http://www.countrywide.co.uk/notices/PrivacyNotice.pdf). Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at [privacy@countrywide.co.uk](mailto:privacy@countrywide.co.uk).

**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 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 card for 10% deposit (£3,000 minimum) £ ..... enclosed herewith (made payable to Sutton Kersh). **Please see Note 3 regarding cleared funds overleaf.** (In all cases we will require proof of funds). If the deposit has been transferred by bank transfer please provide the sort code and account number from where the money has been sent:

Sort Code ..... Account Number .....

**Buyer's Administration Charge** – Should my bid be successful I agree to pay a Buyer's Administration Charge of £850+VAT (£1,020 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)

Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website [www.countrywide.co.uk/notices/PrivacyNotice.pdf](http://www.countrywide.co.uk/notices/PrivacyNotice.pdf). Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at [privacy@countrywide.co.uk](mailto:privacy@countrywide.co.uk).

**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 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 CHATELLETS, if any).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**VAT option** An option to tax.

**We (and us and our)** The AUCTIONEERS.

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

## AUCTION CONDUCT CONDITIONS

### A1 Introduction

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

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

### A2 Our role

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

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

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

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

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

### A3 Bidding and reserve prices

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

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

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

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

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

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

### A4 The particulars and other information

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

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

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

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

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

### A5 The contract

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

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

A5.3 YOU must leave the AUCTION:

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

A5.4 If you do not we may either:

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

A5.5 The deposit:

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

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

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

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

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

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

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

### G1. The lot

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

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

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

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

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

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

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

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

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

G1.9 The BUYER buys with full knowledge of:

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



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

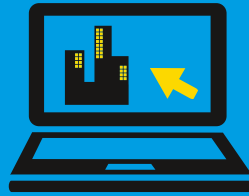
## Extra General Conditions

Applicable for all lots where the Common Auction Conditions apply.

- The Deposit**
  - General Conditions A5.5a shall be deemed to be deleted and replaced by the following:  
A5.5a. The Deposit:  
a) must be paid to the AUCTIONEERS by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)  
b) is to be held as stakeholder save to the extent of the AUCTIONEERS' fees and expenses which part of the deposit shall be held as agents for the SELLER
- Buyer's Administration Charge**
  - Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £850+VAT (£1,020 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.
- Extra Auction Conduct Conditions**
  - Despite any special CONDITION to the contrary the minimum deposit we accept is £3,000 (or the total price, if less). A special CONDITION may, however, require a higher minimum deposit.
- Searches**

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

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