

NOW INVITING
INSTRUCTIONS
FOR OUR
13TH DECEMBER AUCTION
AT THE CROWNE PLAZA

SuttonKersh



1ST FOR AUCTIONS

Thursday 1st November 2018

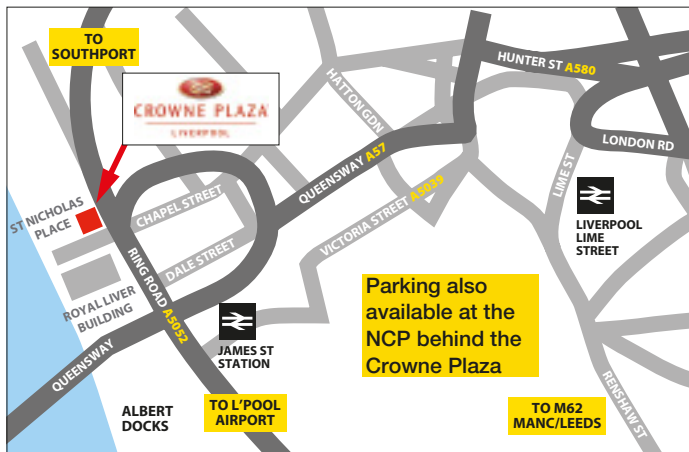
Commencing at 12 noon prompt at

Crowne Plaza 2 St Nicholas Place

Pier Head Liverpool L3 1QW

www.suttonkersh.co.uk

Location



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

Entries are invited from owners or their agents

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

Or email cathy.holt@suttonkersh.co.uk

Auction programme 2018

AUCTION DATES

Thursday 1st November
Thursday 13th December

CLOSING DATES

5th October
16th November

Auction programme 2019

AUCTION DATES

Thursday 14th February
Thursday 28 March
Wednesday 15th May
Thursday 11th July
12th September
31st October
12th December

CLOSING DATES

19th January
2nd March
20th April
15th June
16th August
5th October
16th November

Merseyside's leading auction team...



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



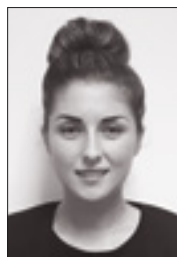
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Auctioneer



Katie Donohue Bsc (Hons) MNAVA
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for free advice or to arrange a free valuation

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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 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.

Local auction house smashes national sales numbers



Sutton Kersh's fifth property auction of the year, held on Thursday 13th September at The Marriott Hotel, Liverpool, continued their trend of beating the national average with over 70 lots sold – £3.3m of which being sold before the auction began.

Lot number 22 started the trend of busy phone lines, with all 5 bidders hoping to get their hands on a converted terraced property in Birmingham. Each caller was quick and direct, with numbers being thrown out back and forth, causing a buzz in the auction room as attendees watched in awe. This trend of competitive bidding continued as the auction went on, with many gasps being heard across the room. The atmosphere remained so electric for the last few properties that one man even had to leave the room to stop himself bidding, much to the amusement of auctioneer Andrew.

Financially, the auction was a success for all involved. 60% of properties available sold beyond their guide price, with some even doubling the figure. Lot 26, a vacant three storey property in Fairfield, Liverpool, soared from a guide price of £45,000 to a whopping £107,000. As numbers continued to rise, the joy and relief of the sellers present

was palpable. One property owner was in such disbelief of the figure his property sold for that he had to triple check with the Sutton Kersh team that he'd heard correctly.

BBC show *Homes Under the Hammer* were in attendance once again, ready to capture all of the action. Reflecting on the pace of the bids being placed, their camera man could barely keep up, whipping his lens back and forth as new bidders threw their hat into the ring.

By the end of the four hours, 80% of the lots available had been sold, with estimates reaching £6.7mil and rising. These on-the-day sale numbers firmly reflect the work that Sutton Kersh have put in to become one of the best Estate Agents in the region.

Cathy Holt, Associate Director, said of the event, "Our main competitors held an auction the same week that had only sold 32 properties totalling just over £2 million. We are proud to say that we sold £3.3million in presales before our own auction had begun! Today was always going to be a success, but it has surpassed our expectations and we couldn't be happier."

Auction results Thursday 13th September

LOT	PROPERTY	RESULT	PRICE
1	7 Seymour Road, Broadgreen, Liverpool L14 3LH	Sold	£241,000
2	117 Grosvenor Road, Wavertree, Liverpool L15 0EZ	Sold	£55,000
3	Bethel, Bwlchtocyn, Abersoch, Gwynedd LL53 7BS	Sold	£360,000
4	450 Hawthorne Road, Bootle, Merseyside L20 9AZ	Sold	£64,500
5	152 Newcombe Road, Birmingham B21 8BY	Sold Prior	
6	38 Pennsylvania Road, Tuebrook, Liverpool L13 9BA	Sold	£76,500
7	40 St. Domingo Vale, Liverpool L5 6RN	Withdrawn	
8	15a & B Stafford Road, Birmingham B21 9DT	Sold Prior	
9	Land At 2 Dorset Road, Tuebrook, Liverpool L6 4DX	Sold	£17,250
10	41 Priory Road, Liverpool L4 2RX	Sold After	
11	4 Station Road, Marple, Stockport, Cheshire SK6 6AL	Withdrawn	
12	Flats 1, 2, & 3, 6 Marlborough Road, Tuebrook, Liverpool L13 8AX	Available At	£150,000
13	2 Hornby Boulevard, Bootle, Liverpool L21 8HG	Sold Prior	
14	43-45 Duke Street, St. Helens, Merseyside WA10 2JE	Available At	£100,000
15	28 Bispham Road, Thornton-Cleveleys, Lancashire FY5 1DG	Withdrawn	
16	121-123 Oakfield Road, Walton, Liverpool L4 0UE	Sold Prior	
17	77 High Street, Rishton, Blackburn BB1 4LD	Sold Prior	
18	21 Grove Park, Liverpool L8 0tl	Sold Prior	
19	455 West Derby Road, Liverpool L6 4BL	Sold	£98,000
20	5 St. Annes Court, St. Anne Street, Liverpool L3 3JP	Sold	£53,500
21	The Elms, New Road, Brynateg, Wrexham, Clwyd LL11 6PD	Available At	£123,000
22	6 & 6a Edgbaston Road East, Birmingham B12 9QQ	Sold	£276,000
23	The Whitehouse, Ince Lane, Ince Blundell L23 4UJ	Withdrawn	
24	Flats 1 & 2, 183 Heathfield Road, Handsworth, Birmingham B19 1JD	Sold Prior	
25	13 Selina Road, Liverpool L4 5RD	Sold	£38,000
26	62 Prescott Road, Fairfield, Liverpool L7 0JA	Sold	£107,000
27	Land Formerly Known As 2a Rawcliffe Rd, Liverpool L9 1AW	Sold	£20,000
28	83 Dewsbury Road, Liverpool L4 2XF	Sold	£46,000
29	20 Weymouth Close, Coventry CV3 3ET	Sold Prior	
30	Flat 1, 107 Canterbury Street, Newcastle Upon Tyne NE6 2JD	Sold After	
31	Flat 1, 5 Railway Terrace, Blyth, Northumberland NE24 2RF	Sold	£19,000
32	53 Kremlin Drive, Liverpool L13 7BX	Available At	£260,000
33	58 Middleton Road, Fairfield, Liverpool L7 0JL	Sold	£68,000
34	161 Ince Avenue, Anfield, Liverpool L4 7UT	Sold Prior	
35	132 Town Row, West Derby, Liverpool L12 8SN	Available At	£220,000
36	5 Markden Mews, Liverpool L8 1TN	Available At	£190,000
37	25 Orleans Road, Liverpool L13 5XN	Sold	£75,000
38	The Polaris Public House, 2a Blakehall, Skelmersdale, Lancashire WN8 9AZ	Withdrawn	
39	12 Eastfield Walk, Liverpool L32 4TA	Sold	£64,000
40	4 Birstall Road, Kensington, Liverpool L6 9AH	Sold	£105,500
41	Freehold Interest At 17-19 Lord Nelson Street, Liverpool L3 5QB	Postponed	
42	Apt 3, 1a Vicar Road, Liverpool L6 0BW	Available At	£33,000
43	13 Falconer Street, Bootle, Merseyside L20 4QD	Sold	£52,000
44	106 Garmoyle Road, Liverpool L15 5AD	Sold Prior	
45	8 Eldon Road, Birkenhead, Merseyside CH42 3XR	Sold	£40,000
46	Flat C, 4 Townley Street, Morecambe, Lancashire LA4 5JQ	Available At	£12,000
47	276 Stanley Road, Bootle, Merseyside L20 3ER	Sold	£133,000
48	88 Walton Village, Liverpool L4 6TL	Sold Prior	
49	21 Stonehill Street, Liverpool L4 2QA	Sold Prior	
50	19a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX	Sold	£27,500
51	Caeau Llyfnion, Ty Nant, Corwen, Clwyd LL21 0PS	Sold After	
52	Flat 14, 73 Shandon Court, London Road, Liverpool L3 8HY	Sold	£59,000
53	41 Hornsey Road, Liverpool L4 2TN	Sold	£60,000
54	53 Adcote Road, Liverpool L14 0LN	Sold	£60,000

55	34 Sedley Street, Liverpool L6 5AF	Sold Prior	
56	50 Sedley Street, Liverpool L6 5AF	Sold Prior	
57	60 Sedley Street, Liverpool L6 5AF	Sold Prior	
58	54 Kimberley Street, Wolverhampton WV3 0BS	Sold Prior	
59	28 Station Road, Queensferry, Deeside, Clwyd CH5 1SX	Sold	£88,000
60	Flat 3, Porthcawl Court, Dunbar Road, Ingol, Preston PR2 3YE	Postponed	
61	9 Carpathia Close, Liverpool L19 8hn	Sold	£105,000
62	Apartment 7, The Blue Bell, 12 Shaw Heath, Stockport, Cheshire SK3 9DY	Sold	£28,000
63	61 Kremlin Drive, Liverpool L13 7BX	Sold Prior	
64	42-44 Rice Lane, Liverpool L9 1DD	Sold	£90,000
65	2 Lionel Street, St. Helens, Merseyside WA9 4jn	Withdrawn	
66	28 Chelford Road, Macclesfield, Cheshire SK10 3lg	Sold Prior	
67	438 Hawthorne Road, Bootle, Merseyside L20 9AZ	Sold	£70,000
68	27a Egremont Promenade, Wallasey, Merseyside CH44 8BG	Unavailable	
69	Land At 1 Bailey Street, Liverpool L1 5DP	Sold Prior	
70	39 Croylands Street, Liverpool L4 3QS	Sold	£48,000
71	11 Broughton Drive, Grassendale, Liverpool L19 0PB	Sold Prior	
72	18 Francis Way, Childwall, Liverpool L16 5EW	Sold Prior	
73	23 Sovereign Chambers, Temple Lane, Liverpool L2 5BA	Sold Prior	
74	29 Rossall Road, Old Swan, Liverpool L13 4DN	Sold	£86,000
75	5 Ismay Street, Liverpool L4 4ee	Sold Prior	
76	30 Queensdale Road, Allerton, Liverpool L18 1LT	Sold	£125,000
77	24 Nethercroft, Levens, Kendal, Cumbria LA8 8LU	Withdrawn	
78	Land At Brook Hey Drive, Kirkby, Liverpool L33 6UN	Available At	£120,000
79	Flat 35, 146 Conway Street, Liverpool L5 3BA	Sold	£45,000
80	107 Picton Road, 1a/1b/1c Stevenson Street, Wavertree, Liverpool L15 4LF	Sold Prior	
81	Unit 62, 9 Bridgewater Street, Liverpool L1 0AR	Sold	£45,000
82	24a Arrad Street, Liverpool L7 7BP	Available At	£200,000
83	163-165 Kensington, Liverpool L7 2RF	Available At	£250,000
84	18 Elm Road, Walton, Liverpool L4 5UT	Sold	£53,000
85	102b Cherry Lane, Liverpool L4 8SE	Sold After	
86	72 Napier Road, Wolverhampton WV2 3DX	Sold Prior	
87	37 Ashtons Green Drive, St. Helens, Merseyside WA9 2AP	Sold After	
88	51 Crete Towers, Jason Street, Liverpool L5 5EB	Available At	£45,000
89	65 Aylestone Road, Leicester LE2 7LL	Sold Prior	
90	109 Oakfield Road, Walton, Liverpool L4 0UE	Sold	£63,500
91	123-125 City Road, Liverpool L4 5UR	Sold Prior	
92	Units 4 & 5, 19 Aintree Road, Bootle, Merseyside L20 9DL	Sold Prior	
93	17 Roxburgh Street, Liverpool L4 3SY	Sold	£52,000
94	40 Rydal Street, Liverpool L5 6QS	Sold Prior	
95	Apartment 4, 106 Caryl Street, Liverpool L8 6TX	Sold After	
96	271 Hawthorne Road, Bootle, Merseyside L20 3AP	Sold	£49,000
97	39 Layton Way, Prescot, Merseyside L34 5NR	Withdrawn	
98	20 Bridge Street, Bootle, Merseyside L20 8AL	Sold	£45,000
99	9 Churchmeadow Close, Wallasey, Merseyside CH44 8HQ	Postponed	
100	27 Hannan Road, Kensington, Liverpool L6 6DA	Sold	£94,000
101	17 Penda Drive, Liverpool L33 4ES	Postponed	
102	7 Stephen Street, Urmston, Manchester M41 9AT	Postponed	
103	181 Rice Lane, Liverpool L9 1AF	Postponed	
104	39 Orwell Road, Liverpool L4 1RG	Sold	£54,000
105	8 Kinglake Road, Wallasey, Merseyside CH44 8BS	Sold After	

Total Realisation = **£6,991,199**

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. 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.

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

List A – Photographic evidence of Identity

Tick	Item	Ref No
	Valid Passport with MRZ (Machine Readable Zone – two alphanumeric lines on photo page as verifiable.)	
	Valid full UK photo driving licence.	
	Valid EU/EEA/Switzerland photo driving licence.	
	Valid EU/EEA/Switzerland national Identity Card.	
	Valid UK Armed Forces ID Card.	
	Valid UK Biometric Residence Permit (When copying include both sides.)	
	Valid Blue Badge scheme (disabled pass with photo)	
	Valid Freedom Pass	
	Valid Local Authority Bus pass	
	Valid full UK Driving licence (Non photo, paper) issued before 1998	
	Department for Works & Pensions letter confirming pension details including National insurance Number dated within the last 12 months	

List B – Evidence of Residence

Tick	Item	Ref No
	Valid full UK photo driving licence.	
	Valid full UK Driving licence (Non photo) issued before 1998	
	Local authority council tax bill (dated within the last 12 months).	
	UK Bank / Building societies statements/bills showing activity, dated within the last 6 mths. Including account number and sort code as verifiable.) (Accept internet printed.)	
	UK mortgage statement (dated within the last 12 months) (Accept internet printed.)	
	Utility bills dated within the last 6 months including - Electricity bill (with MPAN number - as verifiable.) Landline, Gas, Satellite TV, Water. (Accept internet printed.) (Not mobile phone bills.)	
	Her Majesty's Revenue and Customs (HMRC) Inland Revenue (IR) Coding / assessment / statement (dated within the last 12 months) with National Insurance number - as verifiable.	
	Department for Works & Pensions letter confirming pension details and NI Number - as verifiable. (Dated within the last 12 months).	

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

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 1st November

For sale by public auction unless sold prior or withdrawn

1	105 Ashbourne Road, Aigburth, Liverpool L17 9QQ	£100,000–£125,000
2	Land at 1–3 Elm Vale, Liverpool L6 8NX	£135,000+
3	Willow Cottage, 6 Wood Lane, Netherley, Liverpool L27 5RA	£100,000+
4	64 Chestnut Grove, Wavertree, Liverpool L15 8HS	SOLD PRIOR
5	132 Town Row, West Derby, Liverpool L12 8SN	£190,000+
6	1–3 Bull Cottages, High Street, Conwy, Gwynedd LL32 8DE	£150,000+
7	42 Breckfield Road North, Liverpool L5 4NH	£35,000+
8	17 Penda Drive, Liverpool L33 4ES	£90,000+
9	7 Stephen Street, Urmston, Manchester M41 9AT	£145,000+
10	75 Derby Lane, Old Swan, Liverpool L13 6QF	£100,000+
11	188 Borough Road, Wallasey, Merseyside CH44 6NJ	£60,000–£65,000
12	5 New Ferry Road, Wirral, Merseyside CH62 1BQ	£30,000+
13	38/40 Bank Road, Bootle, Merseyside L20 4AU	£150,000+
14	29 Pansy Street, Liverpool L5 7RS	£45,000+
15	29 Kremlin Drive, Liverpool L13 7BU	£140,000+
16	171 Bedford Road, Bootle, Merseyside L20 2DR	£55,000+
17	13 Kremlin Drive, Liverpool L13 7BU	£130,000+
18	29 Cameron Street, Liverpool L7 0EN	£40,000+
19	Flat 4 Denver Park, Denver Road, Liverpool L32 4RZ	£25,000+
20	Flats 1, 2, & 3, 6 Marlborough Road, Tuebrook, Liverpool L13 8AX	£125,000+
21	6 County Road, Walton, Liverpool L4 3QH	£60,000+
22	Flats 1–4, 76 Prenton Road East, Birkenhead, Merseyside CH42 7LH	£155,000+
23	45 Rice Hey Road, Wallasey, Merseyside CH44 0DX	£50,000+
24	56 Coronation Crescent, Preston PR1 4JY	£45,000+
25	22 Hanwell Street, Liverpool L6 0AW	£40,000+
26	51 Stanley Road, Bootle, Merseyside L20 7BZ	£100,000+
27	25 Wenlock Road, Liverpool L4 2UU	£45,000+
28	Apt 17 Mayfair Court, Prenton, Merseyside CH43 5XP	£55,000+
29	Land and Buildings at Sandy Lane/Ritchie Ave, Liverpool L9 9BA	£70,000+
30	Apt 33 Mayfair Court, Prenton, Merseyside CH43 5XP	£55,000+
31	Flat 5 Cavern Court, Coleridge Street, Liverpool L6 9JG	£25,000+
32	53 Shrewsbury Road, Prenton, Merseyside CH43 2JB	£350,000+
33	5 Markden Mews, Liverpool L8 1TN	£165,000+
34	36 Huddleston Close, Wirral, Merseyside CH49 8JP	£55,000+
35	Flat 9, 50–54 Clarendon Road, Wallasey, Merseyside CH44 8HB	£25,000+
36	15 Breeze Hill, Liverpool L9 1DY	£35,000+
37	The Lodge, 26 Clough Mill, Slack Lane, Little Hayfield SK22 2NJ	£330,000+
38	95 Rock Lane East, Birkenhead, Merseyside CH42 1PF	£145,000+
39	55 Townsend Lane, Anfield, Liverpool L6 0AX	£50,000+
40	56–74 Conwy Drive, Liverpool L6 5JP	£225,000+
41	139 Moscow Drive, Liverpool L13 7DQ	£125,000+
42	9a Marl Road, Knowsley Industrial Park, Liverpool L33 7UH	£110,000+
43	37 Hope Street, Liverpool L1 9DZ	£300,000+
44	30 Wendell Street, Liverpool L8 0RQ	£20,000+
45	2 York Villas, Walton Breck Road, Liverpool L4 0SL	£90,000+
46	77 Bellamy Road, Liverpool L4 3SB	£45,000+
47	27/29 Park Hill Road, Liverpool L8 4TD	£135,000+
48	21 Glenbank Close, Liverpool L9 2BR	£55,000+
49	39 Libertas Studios, 48 St. James Street, Liverpool L1 0AB	£40,000–£50,000
50	24 Pirrie Road, Liverpool L9 6AB	£37,000+
51	59 Orwell Road, Liverpool L4 1RG	£30,000+
52	160–162 Bedford Road, Birkenhead, Merseyside CH42 2AS	£75,000+
53	30 Ascot Avenue, Liverpool L21 2PS	£75,000+

*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.

54	9 Churchmeadow Close, Wallasey, Merseyside CH44 8HQ	£60,000+
55	70 Sedley Street, Liverpool L6 5AF	£50,000+
56	10 Hampstead Road, Liverpool L6 8NG	£200,000+
57	10 Meldon Road, Heysham, Morecambe, Lancashire LA3 2HU	£50,000+
58	132 Thatto Heath Road, St. Helens, Merseyside WA9 5PE	£90,000+
59	59a Leasowe Road, Wallasey, Merseyside CH45 8NY	£30,000+
60	22 Rosedale Road, Birkenhead, Merseyside CH42 5PG	£50,000+
61	Plas Tirion, 30 Well Street, Ruthin, Clwyd LL15 1AW	£75,000+
62	11 St. Marys Avenue, Liverpool L4 5UH	£40,000+
63	19a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX	£25,000+
64	102 Vincent Street, St. Helens, Merseyside WA10 1LD	£70,000+
65	1 Dominion Street, Liverpool L6 4AA	£38,000+
66	44 Woodhill Drive, Prestwich, Manchester M25 0AF	£320,000+
67	8 Selbourne Street, South Shields, Tyne and Wear NE33 2TB	£28,000+
68	The Windermere Hotel, 295 Breck Road, Everton, Liverpool L5 6PU	£150,000+
69	30 Sark Road, Liverpool L13 6QU	£75,000+
70	186 Princes Road, Ellesmere Port CH65 8EP	£85,000+
71	10 Worcester Drive North, Liverpool L13 9AY	£135,000+
72	12 Worcester Drive North, Liverpool L13 9AY	£135,000+
73	357 Walton Breck Road, Liverpool L4 0SY	£45,000+
74	Gorffwysfa, Llanbedrog, Pwllheli, Gwynedd LL53 7NU	£140,000+
75	40 Hampstead Road, Liverpool L6 8NG	£110,000+
76	27 Whitby Street, Liverpool L6 4DH	£35,000+
77	69 Parton Street, Liverpool L6 3AN	£47,000+
78	157 Warrington Road, Glazebury, Warrington WA3 5NA	£80,000+
79	828 Garstang Road, Barton, Preston, Lancashire PR3 5AA	£200,000+
80	98-100 St. Marys Road, Garston, Liverpool L19 2JG	£75,000+
81	93 Rocky Lane, Anfield, Liverpool L6 4BB	£65,000+
82	Flat C, 4 Townley Street, Morecambe, Lancashire LA4 5JQ	£7,500+
83	20 Selbourne Street, South Shields, Tyne and Wear NE33 2TB	£30,000-£40,000
84	84 Beaumont Street, Blyth, Northumberland NE24 1HL	£25,000-£30,000
85	5 Abdale Road, Liverpool L11 3EE	£55,000+
86	102 Alfred Street, St. Helens, Merseyside WA10 1LR	£55,000+
87	5 Canterbury Street, Newcastle upon Tyne NE6 2JD	£30,000-£40,000
88	90-90a Rice Lane, Liverpool L9 1DD	£75,000+
89	246 Clock Face Road, Clock Face, St. Helens, WA9 4LX	£60,000+
90	82 Stanley Road, Bootle, Merseyside L20 2AB	£135,000+
91	Flat 54a Ivy Avenue, Liverpool L19 9AJ	£30,000+
92	83 Mount Pleasant, Liverpool L3 5TB	SOLD PRIOR
93	38 Wenlock Road, Liverpool L4 2UU	£45,000+
94	Flats A & B, 6 Douglas Road, Handsworth, Birmingham B21 9HH	£150,000+
95	Flat 44b Beaconsfield Road, Seaforth, Liverpool L21 1DT	£40,000+
96	Flat 22, Belvedere House, 2-4 Ullet Road, Liverpool L8 3SR	£135,000+
97	Flats 1 & 2, 21 Crompton Road, Handsworth, Birmingham B20 3QD	£145,000+
98	Flats 1 & 2, 19 Crompton Road, Handsworth, Birmingham B20 3QD	£145,000+
99	11-13 Cheapside, Liverpool L2 2DY	£250,000+
100	140 St. Johns Road, Biddulph, Stoke-on-Trent ST8 6ES	£65,000+
101	2 Hill House, Station Road, Aspatria, Wigton, Cumbria CA7 3JR	£25,000+
102	Flat 2, 541 Old Chester Road, Birkenhead, Merseyside CH42 4NQ	£65,000+
103	31 Romer Road, Liverpool L6 6DH	£40,000+
104	The Whitehouse, Ince Lane, Ince Blundell L23 4UJ	SOLD PRIOR
105	26 Lorne Street, Liverpool L7 0JR	£115,000+
106	28 Lenthall Street, Liverpool L4 5TW	£40,000+
107	108 Ruskin Street, Liverpool L4 3SL	£40,000+
108	62 Carisbrooke Road, Liverpool L4 3RA	£100,000+
109	26 Coningsby Road, Liverpool L4 0RS	£80,000+
110	1 Craigsides Cottages, Tan Y Graig Road, Llysfaen, Colwyn Bay LL29 8UD	£60,000+
111	90 Avondale Road, Liverpool L15 3HF	£75,000+

Order of sale by type

COMMERCIAL INVESTMENT

- 5 132 Town Row, West Derby, Liverpool L12 8SN
- 21 6 County Road, Walton, Liverpool L4 3QH
- 26 51 Stanley Road, Bootle, Merseyside L20 7BZ
- 58 132 Thatto Heath Road, St. Helens, Merseyside WA9 5PE
- 68 The Windermere Hotel, 295 Breck Road, Everton, Liverpool L5 6PU
- 90 82 Stanley Road, Bootle, Merseyside L20 2AB

DEVELOPMENT OPPORTUNITIES

- 2 Land at 1-3 Elm Vale, Liverpool L6 8NX
- 29 Land and Buildings at Sandy Lane/Ritchie Ave, Liverpool L9 9BA
- 43 37 Hope Street, Liverpool L1 9DZ
- 92 83 Mount Pleasant, Liverpool L3 5TB
- 99 11-13 Cheapside, Liverpool L2 2DY

RESIDENTIAL INVESTMENT

- 8 17 Penda Drive, Liverpool L33 4ES
- 9 7 Stephen Street, Urmston, Manchester M41 9AT
- 13 38/40 Bank Road, Bootle, Merseyside L20 4AU
- 15 29 Kremlin Drive, Liverpool L13 7BU
- 17 13 Kremlin Drive, Liverpool L13 7BU
- 19 Flat 4 Denver Park, Denver Road, Liverpool L32 4RZ
- 20 Flats 1, 2, & 3, 6 Marlborough Road, Tuebrook, Liverpool L13 8AX
- 27 25 Wenlock Road, Liverpool L4 2UU
- 28 Apt 17 Mayfair Court, Prenton, Merseyside CH43 5XP
- 30 Apt 33 Mayfair Court, Prenton, Merseyside CH43 5XP
- 32 53 Shrewsbury Road, Prenton, Merseyside CH43 2JB
- 38 95 Rock Lane East, Birkenhead, Merseyside CH42 1PF
- 41 139 Moscow Drive, Liverpool L13 7DQ
- 46 77 Bellamy Road, Liverpool L4 3SB
- 47 27/29 Park Hill Road, Liverpool L8 4TD
- 48 21 Glenbank Close, Liverpool L9 2BR
- 55 70 Sedley Street, Liverpool L6 5AF
- 56 10 Hampstead Road, Liverpool L6 8NG
- 64 102 Vincent Street, St. Helens, Merseyside WA10 1LD
- 69 30 Sark Road, Liverpool L13 6QU
- 71 10 Worcester Drive North, Liverpool L13 9AY
- 72 12 Worcester Drive North, Liverpool L13 9AY
- 78 157 Warrington Road, Glazebury, Warrington WA3 5NA
- 89 246 Clock Face Road, Clock Face, St. Helens, WA9 4LX
- 93 38 Wenlock Road, Liverpool L4 2UU
- 95 Flat 44b Beaconsfield Road, Seaforth, Liverpool L21 1DT
- 96 Flat 22, Belvedere House, 2-4 Ullet Road, Liverpool L8 3SR
- 103 31 Romer Road, Liverpool L6 6DH
- 105 26 Lorne Street, Liverpool L7 0JR
- 109 26 Coningsby Road, Liverpool L4 0RS
- 110 1 Craigsides Cottages, Tan Y Graig Road, Llysfaen, Colwyn Bay LL29 8UD
- 111 90 Avondale Road, Liverpool L15 3HF

VACANT COMMERCIAL

- 4 64 Chestnut Grove, Wavertree, Liverpool L15 8HS
- 7 42 Breckfield Road North, Liverpool L5 4NH
- 11 188 Borough Road, Wallasey, Merseyside CH44 6NJ
- 12 5 New Ferry Road, Wirral, Merseyside CH62 1BQ
- 42 9a Marl Road, Knowsley Industrial Park, Liverpool L33 7UH
- 52 160-162 Bedford Road, Birkenhead, Merseyside CH42 2AS
- 70 186 Princes Road, Ellesmere Port CH65 8EP
- 80 98-100 St. Marys Road, Garston, Liverpool L19 2JG
- 81 93 Rocky Lane, Anfield, Liverpool L6 4BB
- 88 90-90a Rice Lane, Liverpool L9 1DD

VACANT RESIDENTIAL

- 1 105 Ashbourne Road, Aigburth, Liverpool L17 9QQ
- 3 Willow Cottage, 6 Wood Lane, Netherley, Liverpool L27 5RA
- 6 1-3 Bull Cottages, High Street, Conwy, Gwynedd LL32 8DE
- 10 75 Derby Lane, Old Swan, Liverpool L13 6QF
- 14 29 Pansy Street, Liverpool L5 7RS
- 16 171 Bedford Road, Bootle, Merseyside L20 2DR
- 18 29 Cameron Street, Liverpool L7 0EN
- 22 Flats 1-4, 76 Prenton Road East, Birkenhead, Merseyside CH42 7LH
- 23 45 Rice Hey Road, Wallasey, Merseyside CH44 0DX
- 24 56 Coronation Crescent, Preston PR1 4JY
- 25 22 Hanwell Street, Liverpool L6 0AW
- 31 Flat 5 Cavern Court, Coleridge Street, Liverpool L6 9JG
- 33 5 Markden Mews, Liverpool L8 1TN
- 34 36 Huddleston Close, Wirral, Merseyside CH49 8JP
- 35 Flat 9, 50-54 Clarendon Road, Wallasey, Merseyside CH44 8HB
- 36 15 Breeze Hill, Liverpool L9 1DY
- 37 The Lodge, 26 Clough Mill, Slack Lane, Little Hayfield SK22 2NJ
- 39 55 Townsend Lane, Anfield, Liverpool L6 0AX
- 40 56-74 Conwy Drive, Liverpool L6 5JP
- 44 30 Wendell Street, Liverpool L8 0RQ
- 45 2 York Villas, Walton Breck Road, Liverpool L4 0SL
- 49 39 Libertas Studios, 48 St. James Street, Liverpool L1 0AB
- 50 24 Pirrie Road, Liverpool L9 6AB
- 51 59 Orwell Road, Liverpool L4 1RG
- 53 30 Ascot Avenue, Liverpool L21 2PS
- 54 9 Churchmeadow Close, Wallasey, Merseyside CH44 8HQ
- 57 10 Meldon Road, Heysham, Morecambe, Lancashire LA3 2HJ
- 59 59a Leasowe Road, Wallasey, Merseyside CH45 8NY
- 60 22 Rosedale Road, Birkenhead, Merseyside CH42 5PG
- 61 Plas Tirion, 30 Well Street, Ruthin, Clwyd LL15 1AW

- 62 11 St. Marys Avenue, Liverpool L4 5UH
- 63 19a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX
- 65 1 Dominion Street, Liverpool L6 4AA
- 66 44 Woodhill Drive, Prestwich, Manchester M25 0AF
- 67 8 Selbourne Street, South Shields, Tyne and Wear NE33 2TB
- 73 357 Walton Breck Road, Liverpool L4 0SY
- 74 Gorffwysfa, Llanbedrog, Pwllheli, Gwynedd LL53 7NU
- 75 40 Hampstead Road, Liverpool L6 8NG
- 76 27 Whitby Street, Liverpool L6 4DH
- 77 69 Parton Street, Liverpool L6 3AN
- 79 828 Garstang Road, Barton, Preston, Lancashire PR3 5AA
- 82 Flat C, 4 Townley Street, Morecambe, Lancashire LA4 5JQ
- 83 20 Selbourne Street, South Shields, Tyne and Wear NE33 2TB
- 84 84 Beaumont Street, Blyth, Northumberland NE24 1HL
- 85 5 Abdale Road, Liverpool L11 3EE
- 86 102 Alfred Street, St. Helens, Merseyside WA10 1LR
- 87 5 Canterbury Street, Newcastle upon Tyne NE6 2JD
- 91 Flat 54a Ivy Avenue, Liverpool L19 9AJ
- 94 Flats A & B, 6 Douglas Road, Handsworth, Birmingham B21 9HH
- 97 Flats 1 & 2, 21 Crompton Road, Handsworth, Birmingham B20 3QD
- 98 Flats 1 & 2, 19 Crompton Road, Handsworth, Birmingham B20 3QD
- 100 140 St. Johns Road, Biddulph, Stoke-on-Trent ST8 6ES
- 101 2 Hill House, Station Road, Aspatria, Wigton, Cumbria CA7 3JR
- 102 Flat 2, 541 Old Chester Road, Birkenhead, Merseyside CH42 4NQ
- 104 The Whitehouse, Ince Lane, Ince Blundell L23 4UJ
- 106 28 Lenthall Street, Liverpool L4 5TW
- 107 108 Ruskin Street, Liverpool L4 3SL
- 108 62 Carisbrooke Road, Liverpool L4 3RA

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LOT

1

105 Ashbourne Road, Aigburth, Liverpool L17 9QQ

*GUIDE PRICE £100,000–£125,000



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Not to scale. For identification purposes only

- **Three bed mid terraced. Partial double glazing. Central heating.**

Description A three bedroomed middle terraced property benefitting from partial double glazing and central heating. Following upgrade and refurbishment the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £9,000 per annum. The property is suitable for cash buyers only.

Situated Off Aigburth Road in a very popular and well established residential location within close proximity to Aigburth Vale Amenities, Lark Lane, Sefton Road, schooling and approximately 3 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Rear yard.

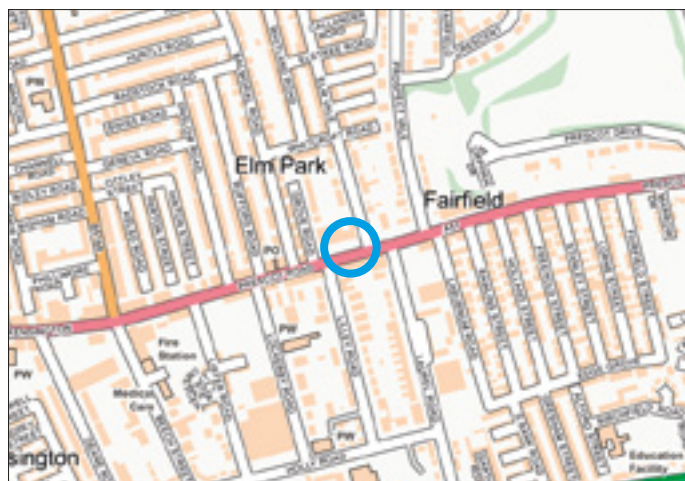
Ground Floor Vestibule, Hall, two Reception Rooms, Kitchen/Diner.

LOT

2

Land at 1–3 Elm Vale, Liverpool L6 8NX

*GUIDE PRICE £135,000+



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- **Land with planning permission.**

Description A cleared site extending to approximately 807.00m². benefiting from planning permission to erect a three storey building comprising 11 one-bedroomed self-contained apartments with associated parking. Planning Application Ref: 18F/0653. Drawings are available at the auctioneers office.

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

LOT
3

LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

Willow Cottage, 6 Wood Lane, Netherley, Liverpool L27 5RA

*GUIDE PRICE £100,000+



Not to scale. For identification purposes only

- **Vacant cottage in need of a full upgrade.**

Description A two/three bedroomed semi-detached bungalow sat on a good sized plot. The property is in a derelict state of repair and requires a full upgrade and scheme of refurbishment works. Once refurbished the property would be suitable for occupation or resale purposes.

Situated Fronting Wood Lane in a popular residential location close to Gerrards Lane on the border of Liverpool and Knowsley.

Outside Gardens front and rear, off road parking.

Note We have not inspected the property internally and potential purchasers should make their own enquiries.

Accommodation

Hall, Lounge, Kitchen, two/three Bedrooms, Bathroom/WC (no fittings)

LOT
4

64 Chestnut Grove, Wavertree, Liverpool L15 8HS

*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

- **Vacant former dairy.**

Description A vacant commercial unit which was formerly used as a dairy, comprising a workshop/warehouse to the ground floor together with a two storey office block and mezzanine storage. The property benefits from concrete floors, three phase electricity supply, electric strip lighting, security lighting to the front elevation, steel shutter doors, separate single entrance and a shared yard. The property would be suitable for a variety of uses to include residential conversion, subject to any necessary consents.

Situated Fronting Chestnut Grove just off Wavertree High Street (B5178) within a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Mezzanine Floor Office/Storage (49.09m²)

Outside Shared Yard.

Ground Floor Workshop/Warehouse (178.32m²)

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LOT
5

132 Town Row, West Derby, Liverpool L12 8SN

*GUIDE PRICE £190,000+



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

Description A mixed-use investment opportunity currently producing approximately £26,000.00 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 three spacious self-contained flats (two one-bed and one two-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.

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

Ground Floor

Shop Main Sales Area, WC. **Workshop/Office** Two Rooms, Kitchen, WC

First Floor

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

Flat 2 Lounge, Kitchen, Bedroom, Bathroom/WC.



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LOT

6

1-3 Bull Cottages, High Street, Conwy, Gwynedd LL32 8DE

*GUIDE PRICE £150,000+



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- **A two bedroomed terraced cottage. Partial double glazing and central heating.**

Description A three storey terraced cottage which following an upgrade and refurbishment would be suitable for occupation, investment or re-sale purposes. The property benefits from partial double glazing, central heating and views over Plas Mawr and Conwy Castle.

Situated Off Rose Hill Street which is close to Conway Road (A547) in a popular and well established location within close proximity to local shopping amenities, Conwy Castle, Conwy Tunnel and Plas Mawr.

First Floor Open Plan Kitchen/ Dining Room with exposed stone fireplace, Shower Room.

Second Floor Two Bedrooms (one with dressing area, WC and hand basin).

Ground Floor Entrance Hall, Lounge with exposed stone fireplace, Snug/Bedroom, Boot Room, Shower Room.

Outside Rear Yard with Storage Shed.

EPC Rating D

LOT

7

42 Breckfield Road North, Liverpool L5 4NH

*GUIDE PRICE £35,000+



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- **Mixed use property with planning permission to provide three self contained flats.**

Description A three storey middle terraced property which is in a shell state of repair and in need of a full renovation scheme. The property was previously arranged as a ground floor retail unit together with accommodation above however benefits from planning permission to convert the existing dwelling in to three self-contained flats. Planning reference 17F/2910.

Situated Fronting Breckfield Road North which is off Breck Road close to local amenities and approximately 2 miles from Liverpool city centre.

EPC Rating G

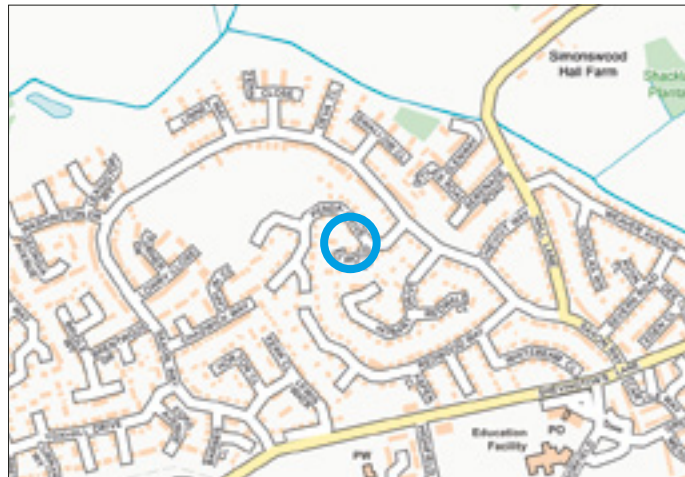
Note There are drawings available which are for the conversion of the property into two one-bedroomed flats and one studio flat.

LOT

8

17 Penda Drive, Liverpool L33 4ES

*GUIDE PRICE £90,000+



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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 three 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.

Outside Front and Rear Gardens, Driveway, Garage.

Joint Agent
Entwistle Green



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

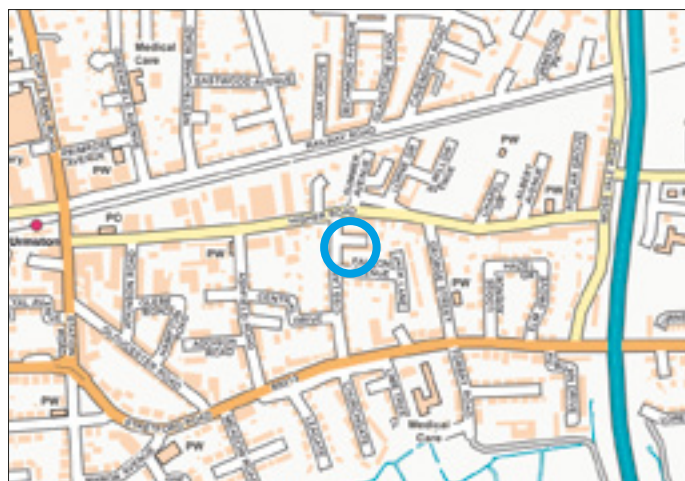
First Floor Main Bedroom with En-suite, two Further Bedrooms, Bathroom/WC

LOT

9

7 Stephen Street, Urmston, Manchester M41 9AT

*GUIDE PRICE £145,000+



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Not to scale. For identification purposes only

- Residential investment producing £8,400 per annum. Double glazing. Central heating.

Description A two bedroomed middle terrace property benefiting from double glazing and central heating. The property is in good condition throughout and is currently let by way of an Assured Shorthold Tenancy at £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 Two Bedrooms, Bathroom/WC

Outside Communal Garden for Residence only and Yard to Rear.

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.

Joint Agent
Bridgfords



LOT
10**75 Derby Lane, Old Swan, Liverpool L13 6QF**
*GUIDE PRICE £100,000+

- **A three bedroomed Grade II listed detached cottage. Central heating. Off road parking.**

Description A rare opportunity to acquire a 16th Century Grade II listed three bedroomed detached character cottage steeped in centuries of history. The property would be suitable for occupation, resale or investment purposes, subject to any necessary repair and modernisation works. The property benefits from the original old beams, central heating, off road parking to the side and gardens.

Situated Fronting Derby Lane on the corner of Undercliffe Road just off Queens Drive (A5058) within the Old Swan District of Liverpool and within easy access to local amenities, approximately 3 miles from Liverpool city centre.

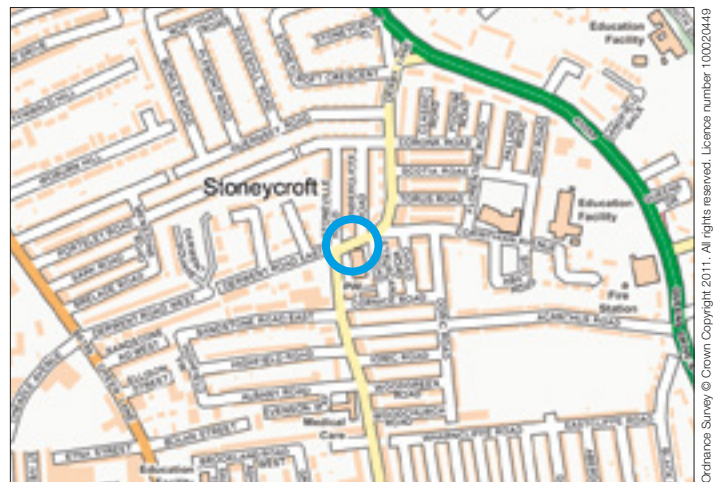
Ground Floor Three Reception Rooms, Kitchen, Utility Room.

First Floor Three Bedrooms, Bathroom/WC.

Outside Off Road Parking, Rear/Side Yard.

Joint Agent

Entwistle Green



Not to scale. For identification purposes only

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LOT

11

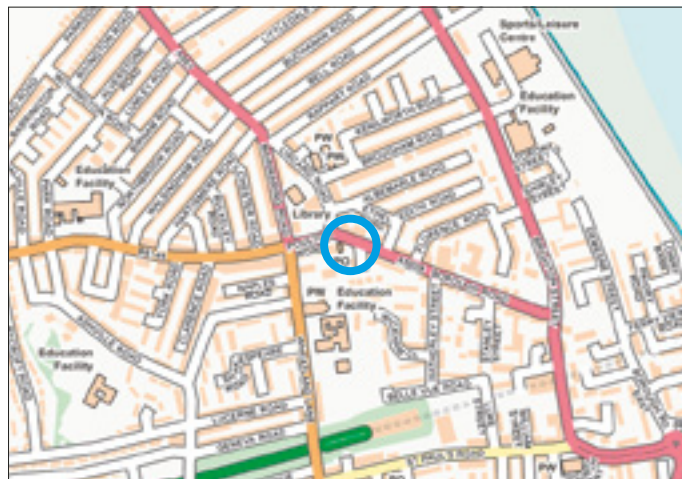
188 Borough Road, Wallasey, Merseyside CH44 6NJ

*GUIDE PRICE £60,000-£65,000



- **Vacant mixed use property. Double glazing and central heating. Roller shutters.**

Description A vacant three storey middle terraced property comprising a ground floor retail unit together with a two/three-bedroomed flat above, which is accessed via a separate front entrance. The property benefits from double glazing, central heating and steel roller shutters and has previously been let with a total income in excess of £9,600 per annum. The retail unit has previously been used as an off license and we believe the permit can be transferred however purchasers should make their own further enquiries.



Not to scale. For identification purposes only

Situated Fronting Borough Road on a busy prominent main road position off Brighton Street (A554) within close proximity to local amenities approximately 2.5 miles from Birkenhead town centre.

Ground Floor Main sales area, Rear room, Kitchen.

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

Second Floor Two/Three Bedrooms.

Outside Rear yard.

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LOT

12

5 New Ferry Road, Wirral, Merseyside CH62 1BQ

*GUIDE PRICE £30,000+



- **Vacant commercial. Roller shutters.**

Description A vacant two storey middle terraced property comprising a ground floor retail unit together with ancillary accommodation above. The property benefits from steel roller shutters. The property would be suitable for a number of uses, including residential conversion, subject to any necessary consents.



Not to scale. For identification purposes only

Situated Fronting New Ferry Road which is off New Chester Road close to local amenities, Schooling and transport links.

Ground Floor Main sales area, Kitchen.

First Floor Office space.

Outside Rear yard.

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LOT
13**38/40 Bank Road, Bootle, Merseyside L20 4AU*****GUIDE PRICE £150,000+**

Not to scale. For identification purposes only

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- **Residential investment opportunity producing £16,740 per annum.**

Description A residential investment opportunity currently let producing £16,740 per annum. A pair of middle terrace properties converted to provide four self-contained flats (three two-bed and one one-bed). The property is in good condition throughout and benefits from double glazing, central heating and communal gardens. Potentially the rents could be increased to in excess of £20,000 per annum as per Sefton Council LHA rates.

Situated Within a cul-de-sac off Strand Road in a popular

and well established residential location within close proximity to local amenities, Hugh Baird College and Bootle Strand Shopping Centre.

Ground Floor Communal Entrance Hallway.

Flat 1 Lounge, Kitchen, Bathroom/WC, two bedrooms.

Flat 2 Lounge, Kitchen, Bathroom/WC, two bedrooms.

First Floor

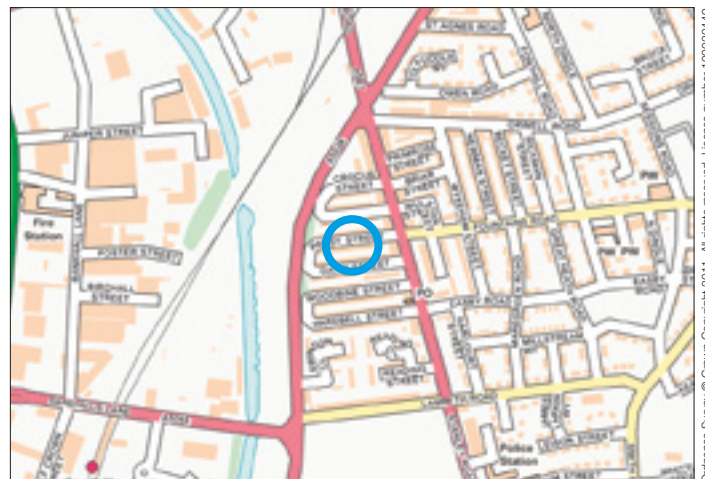
Flat 3 Lounge, Kitchen, Bathroom/WC, two bedrooms.

Flat 4 Lounge, Kitchen, Bathroom/WC, one Bedroom.

Outside Communal Gardens.

Joint Agent

Entwistle Green

LOT
14**29 Pansy Street, Liverpool L5 7RS*****GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

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- **Two bed mid terrace. Double glazing, central heating.**

Description A two bedroomed mid terrace property benefiting from double glazing, central heating, a newly fitted kitchen and bathroom. The property would be suitable for investment purposes with a potential rental income in excess of £5400.00 per annum.

Situated Off Stanley Road in a popular and well established residential area within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

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

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to rear

LOT

15

29 Kremlin Drive, Liverpool L13 7BU

*GUIDE PRICE £140,000+



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Not to scale. For identification purposes only

- **A residential investment opportunity partly let producing £12,540 per annum. Double glazing. Central heating. Potential rent in excess of £18,000 per annum.**

Description A three storey middle terrace property which has been converted to provide four one-bedroom self-contained flats. The property is partly let producing £12,540 per annum and benefits from double glazing and central heating. If fully let the potential rental income would be in excess of £18,000 per annum.

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.

Ground Floor Main Entrance Hallway.

Flat 1 Lounge, Kitchen, Bedroom, Bathroom/WC

Flat 2 Lounge, Kitchen, Bedroom, Bathroom/WC

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

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

Outside Yard to Rear.

Joint Agent
Entwistle Green



LOT

16

171 Bedford Road, Bootle, Merseyside L20 2DR

*GUIDE PRICE £55,000+



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Not to scale. For identification purposes only

- **Five bedroomed three storey middle terrace. Central heating.**

Description A three storey five bedroomed mid terraced property benefiting from central heating. Following modernisation the property would be suitable for occupation or investment purposes, to include an HMO investment opportunity and when let to 5 tenants at £85pppw the potential rental income is approximately £22,100 per annum.

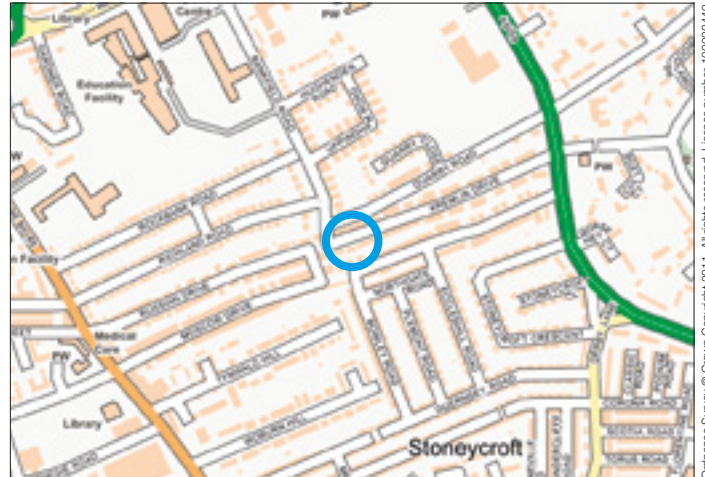
Situated Off Stanley Road between Hawthorne Road and Miranda Road in an established and popular location approximately 1.5 miles from Liverpool city centre and within close proximity to Bootle Strand Shopping Parade.

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

First Floor Three Bedrooms, Bathroom/WC.

Second Floor Two further rooms.

Outside Yard to the rear.

LOT
17**13 Kremlin Drive, Liverpool L13 7BU**
*GUIDE PRICE £130,000+

Not to scale. For identification purposes only

- **A residential investment opportunity producing £14,340 per annum.**

Description A residential investment opportunity currently let producing £14,340 per annum. A middle terraced property converted to provide three one-bedroomed self-contained flats. The property is fully let and benefits from double glazing and central heating.

Situated Off Queens Drive in a popular and well established residential location within close proximity to local amenities

and approximately 4 Miles from Liverpool city centre.

Basement
Not inspected.

Ground Floor Main Entrance Hallway

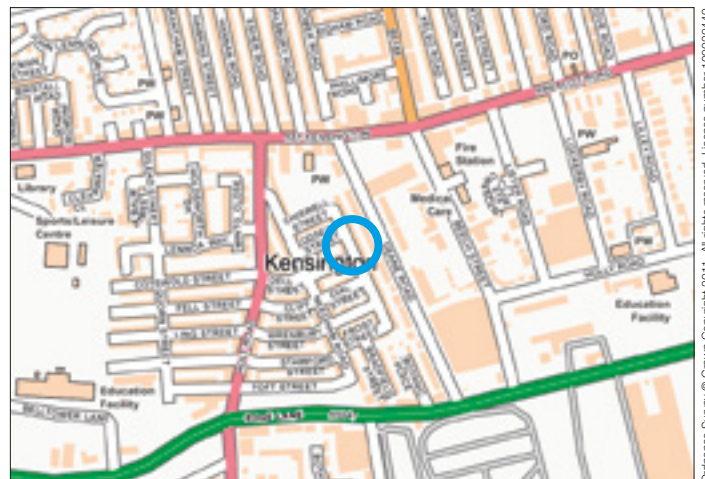
Flat 1 Lounge, Bedroom, Bathroom/WC, Stairs down to Kitchen.

First Floor Flat 2 Lounge, Kitchen, Bathroom/WC, stairs up to Bedroom.

Flat 3 Lounge, Kitchen, Bedroom, Bathroom/WC

Outside Rear Yard.

Joint Agent
Entwistle Green

LOT
18**29 Cameron Street, Liverpool L7 0EN**
*GUIDE PRICE £40,000+

Not to scale. For identification purposes only

- **A two bedroomed middle terrace property. Part double glazing.**

Description A two bedroomed middle terraced property benefiting from part double glazing. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. If let to 3 tenants at £75pppw the potential rental income is approximately £11,700 per annum.

Situated Just off Needham Road which in turn is off Kensington High Street within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

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

First Floor Two Bedrooms, Bathroom/WC

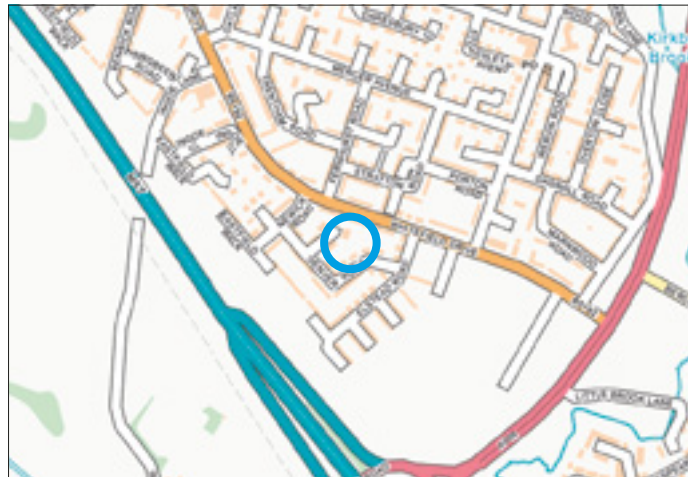
Outside Yard to the rear

LOT

19

Flat 4 Denver Park, Denver Road, Liverpool L32 4RZ

***GUIDE PRICE £25,000+**



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Not to scale. For identification purposes only

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

Description A modern two bedroom first floor apartment currently let by way of an Assured Shorthold Tenancy at a rental of £5100 per annum. The property benefits from double glazing, central heating, communal gardens and parking.

Situated Off Eastfield Walk within close proximity to local amenities, schooling and transport links. Approximately 7.5 miles from Liverpool city centre.

Outside Communal parking and gardens.

Ground Floor Main entrance Hallway

First Floor Hall, Open plan Lounge/Kitchen, two bedrooms, Bathroom/WC

LOT

20

Flats 1, 2, & 3, 6 Marlborough Road, Tuebrook, Liverpool L13 8AX

***GUIDE PRICE £125,000+**



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Not to scale. For identification purposes only

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

Description Residential investment opportunity currently producing a rental income of approximately £16,200pa. The property comprises a double fronted three storey semi-detached converted to provide three two-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.

approximately 1.5 miles from Liverpool city centre.

Second Floor
Flat 1 Hall, Lounge, Kitchen, two bedrooms (one with En-suite Shower Room/WC), Bathroom/WC

Ground Floor Main Entrance Hallway

Flat 3 Hall, Lounge, Kitchen, two bedrooms, Bathroom/WC

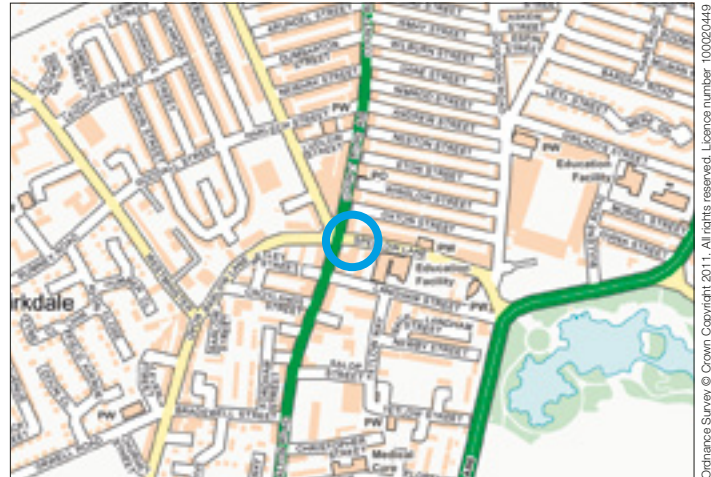
Outside Garden to the rear

First Floor
Flat 2 Lounge, Kitchen, two bedrooms, Bathroom/WC

Joint Agent
Entwistle Green



Situated Off West Derby Road within close proximity to Tuebrook amenities, Schooling, Newsham Park and

LOT
21**6 County Road, Walton, Liverpool L4 3QH**
*GUIDE PRICE £60,000+

Not to scale. For identification purposes only

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- **A commercial investment producing £8,250 per annum.**

Description A three storey middle terraced property comprising a ground floor retail unit together with accommodation to the upper floors. The property benefits from double glazing and electric roller shutters. The property is currently let and trading as 'Clued Barbers' producing £8,250 per annum for the whole building. The 10 year lease is due to expire however the tenants are currently in negotiations with the vendor to renew the lease.

Situated Fronting County Road at its junction with Spellow Lane in a popular location close to local amenities, Everton Football Club, schooling and approximately 4 miles from Liverpool city centre.

First Floor One Room, Kitchen, WC.

Second Floor Two Rooms.

Outside Yard to the rear.

Ground Floor Salon with Rear room.

LOT
22

ON BEHALF OF A HOUSING ASSOCIATION

Flats 1–4, 76 Prenton Road East, Birkenhead, Merseyside CH42 7LH
*GUIDE PRICE £155,000+

Not to scale. For identification purposes only

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- **Four self contained flats. Double glazing and central heating. Off road parking.**

Description The property comprises a three storey semi-detached house built circa 1900 which has been converted to provide four (two one-bed and two two-bed) self-contained flats. The property benefits from double glazed windows, central heating and off street parking to the front and rear of the building. The property would be suitable for cash purchase only.

Situated The property is situated fronting Prenton Road East on the corner of Willowbank road in Prenton East, Wirral close to local amenities.

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

First Floor

Flat 3 Hall, Living room, Kitchen, two bedrooms, Bathroom/WC

Flat 4 Hall, Living room, Kitchen, two bedrooms, Bathroom/WC

Outside Off street parking to the front and rear.

Ground Floor Main entrance Hallway.

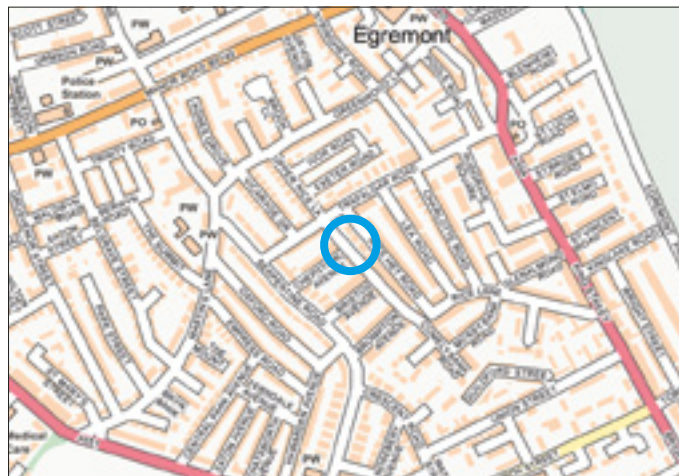
Flat 1 Hall, Living room, Kitchen, Bedroom, Bathroom, Separate WC

LOT

23

45 Rice Hey Road, Wallasey, Merseyside CH44 0DX

*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

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

Description A two bedroomed semi-detached property benefiting from double glazing, central heating and a rear driveway. Following upgrade and refurbishment the property would be suitable for occupation, resale or investment purposes. The property is suitable for cash purchase only

Situated Off Trafalgar Road in a popular residential location close to local amenities, approximately 1 mile from Wallasey town centre and approximately 7 miles from Liverpool city centre (via Kingsway Tunnel).

First Floor Two Bedrooms, Bathroom/WC.

Outside Front Garden, Rear Yard, Driveway (accessed via Rice Lane).

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

LOT

24

56 Coronation Crescent, Preston PR1 4JY

*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

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

Description A two bedroomed mid terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.

Situated Off James Street which is in turn off London Road in a popular and well established residential location close to local amenities and schooling and approximately 1 mile from Preston city centre.

First Floor Two Bedrooms, Bathroom/WC

Outside Small front garden, rear yard

Ground Floor Living Room, Kitchen/Diner

LOT
25**22 Hanwell Street, Liverpool L6 0AW*****GUIDE PRICE £40,000+**

Not to scale. For identification purposes only

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

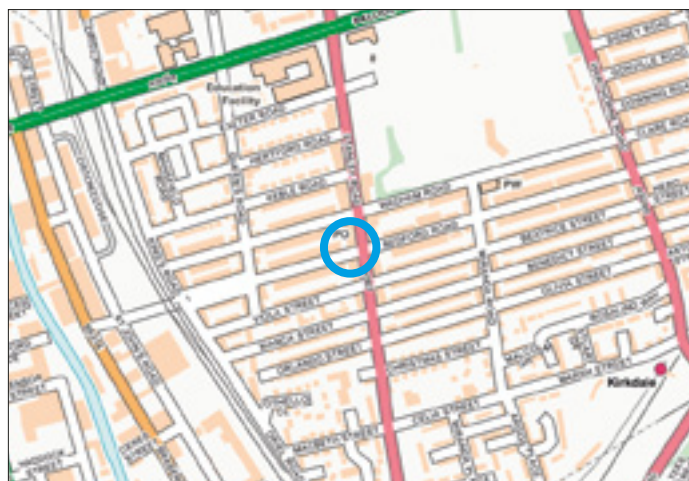
Description A vacant two bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential income of in excess of £4,800 per annum.

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

Outside Yard to Rear.

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

First Floor Two Bedrooms.

LOT
26**51 Stanley Road, Bootle, Merseyside L20 7BZ*****GUIDE PRICE £100,000+**

Not to scale. For identification purposes only

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- **A mixed use investment producing in excess of £15,000 per annum.**

Description A commercial investment opportunity currently fully let producing a rental income of in excess of £15,000 per annum A three storey mixed use property comprising of a ground floor retail unit together with two self-contained flats to the upper floors accessed via a separate entrance. The property benefits from double glazing, central heating and electric roller shutters.

Situated Fronting Stanley Road in a popular location within easy reach of local amenities, schooling and approximately 4 miles from Liverpool city centre.

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

Second Floor
Flat 2 Lounge, Kitchen, three Bedrooms, Bathroom/WC

Ground Floor
Shop Main sales area, Office, two WCs. Kitchen

Outside Yard to the rear.

Basement Cellar – Not inspected

LOT

27

25 Wenlock Road, Liverpool L4 2UU

*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

- Residential investment producing £4,940 per annum. Double glazing.

Description A three bedroomed mid terraced property let by way of a Regulated Tenancy producing a rental income of £4,940 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 Priory Road in a popular and well established residential location within walking distance to local amenities, transport links and Liverpool Football Club and approximately 2.5 miles away from Liverpool city centre.

First Floor Three Bedrooms.

Outside Yard to the rear

EPC Rating F

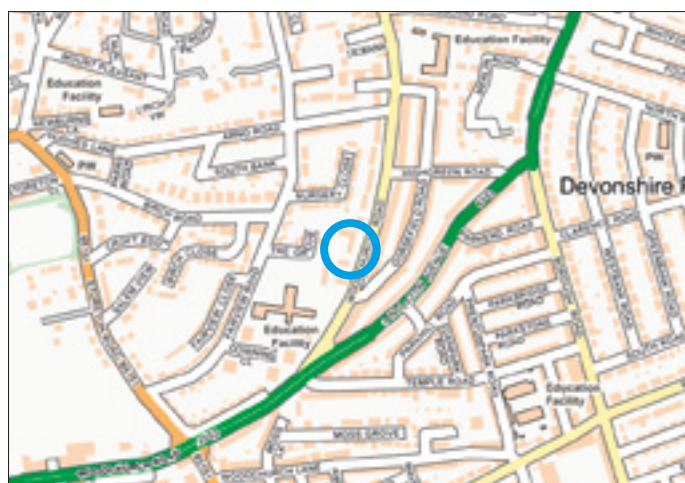
Ground Floor Hall, Through Lounge, Kitchen, Bathroom/WC

LOT

28

Apt 17 Mayfair Court, Prenton, Merseyside CH43 5XP

*GUIDE PRICE £55,000+



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Not to scale. For identification purposes only

- Residential investment producing £5,100pa. Double glazing. Communal gardens and parking.

Description A two bedroomed second floor apartment within a purpose built block benefiting from double glazing. The property is in good order throughout and is currently let by way of an Assured Shorthold tenancy at a rental of £5,100 per annum.

Situated Off The Grove within close proximity to local Schooling, transport links and approximately 2 miles from Prenton town centre.

Outside Communal gardens and parking.

Joint Agent

Clive Watkin

Clive Watkin
PARTNERSHIP

Ground Floor Main Entrance Hallway.

Second Floor Apt Open plan Lounge/Kitchen, two bedrooms, Bathroom/WC

LOT
29**Land and Buildings at Sandy Lane/Ritchie Ave, Liverpool L9 9BA**
*GUIDE PRICE £70,000+

- Land and building benefiting from planning permission.

Description A re-development opportunity to demolish the existing building and erect a pair of semi-detached houses (one two-bed and one three-bed) with associated gardens and parking. We believe all main services are available, however potential purchasers should make their own enquiries. Planning ref: 18F/0543

Situated At the junction of Sandy Lane and Ritchie Avenue in a popular location close to local amenities, Walton Vale, schooling and approximately 6 miles from Liverpool city centre.

Proposed Accommodation

Architect drawings available at the Auctioneers Offices.

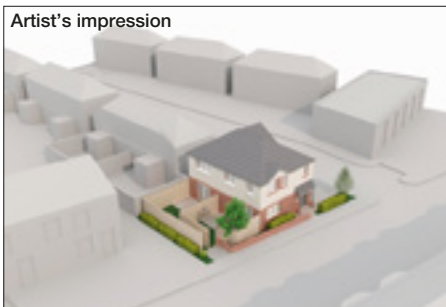
Note VAT is payable on the purchase price.



Not to scale. For identification purposes only

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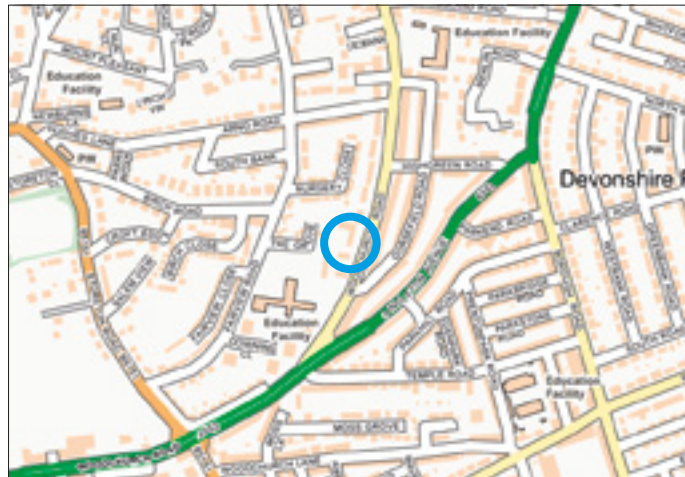
Artist's impression



Artist's impression



Artist's impression

LOT
30**Apt 33 Mayfair Court, Prenton, Merseyside CH43 5XP*****GUIDE PRICE £55,000+**

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Not to scale. For identification purposes only

- **Residential investment producing £5,100pa. Double glazing. Communal gardens and parking.**

Description A two bedroomed second floor apartment within a purpose built block benefiting from double glazing, communal gardens and parking. The property is in good order throughout and is currently let by way of an Assured Shorthold tenancy at a rental of £5,100 per annum.

Situated Off The Grove within close proximity to local Schooling, transport links and approximately 2 miles from Prenton town centre.

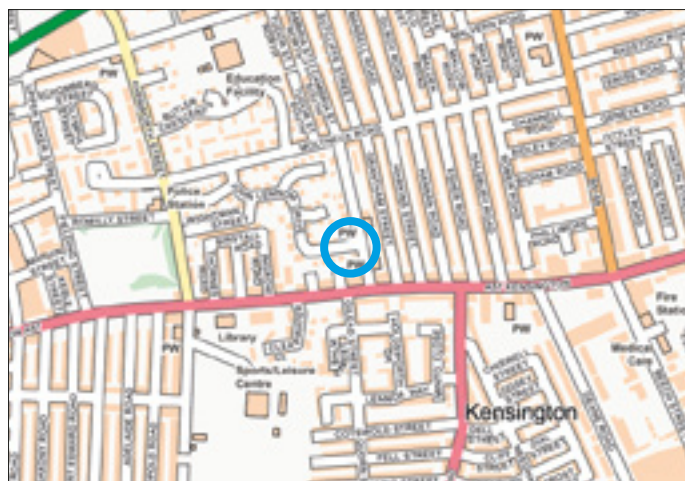
Outside Communal gardens and parking.

Joint Agent
Clive Watkin

Clive Watkin
Estate Agent

Ground Floor Main Entrance Hallway

Second Floor Apt Open plan Lounge/Kitchen, two bedrooms, Bathroom/WC

LOT
31**Flat 5 Cavern Court, Coleridge Street, Liverpool L6 9JG*****GUIDE PRICE £25,000+**

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Not to scale. For identification purposes only

- **Studio flat. Double glazing. Electric heating. Good condition.**

Description A studio flat within a purpose built block benefiting from double glazing, electric heating, allocated parking space, secure entry system, CCTV and secure communal gardens. The property would be suitable for immediate investment purposes with a potential rental income in excess of £4,500 per annum.

Situated Off Kensington High Street and Molyneux Road in an established location within easy reach of local amenities and less than 1 mile into Liverpool city centre.

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

Outside Allocated parking space, communal gated gardens.

Ground Floor Main Entrance Hallway.

LOT
32**53 Shrewsbury Road, Prenton, Merseyside CH43 2JB**
***GUIDE PRICE £350,000+**

- **A part let residential investment opportunity approximately £26,500 per annum. Potential rent £40,000pa.**

Description A residential investment opportunity partly let producing approximately £26,500 per annum A substantial three storey semi-detached character property converted to provide 9 studio flats with potential to provide a further three studios to the lower ground floor. The property benefits from double glazing, central heating, secure intercom system, communal gardens and off road parking. The property is let fully furnished and has been refurbished within the last 5 years. When fully let the potential rental income would be approximately £40,000 per annum.

Situated Fronting Shrewsbury Road close to its junction with Beresford Road in a popular and well established residential location close to local amenities.

Lower Ground Floor

Potential to provide a further three studio apartments.

Ground Floor Main Entrance Hallway

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

Apartment 1a Bedroom/Lounge/Kitchen, Shower Room/WC

Apartment 2 Bedroom/lounge/Kitchen, Shower Room/WC

First Floor

Apartment 3

Lounge/Bedroom/ Kitchen, Bathroom/ WC

Apartment 4 Lounge/Bedroom/Kitchen, Bathroom/WC

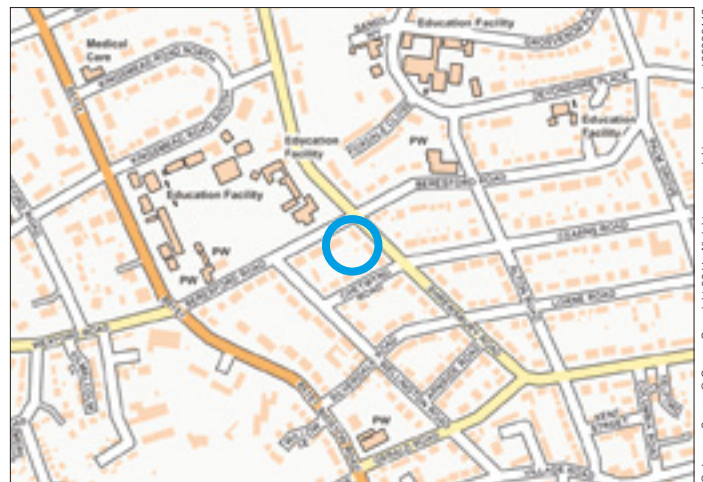
Apartment 4a Lounge/Bedroom/Kitchen, Shower Room/WC

Second Floor

Apartment 5 Studio Room, Kitchen, Bathroom/WC

Apartment 6 Studio Room, Kitchen, Shower Room/WC

Apartment 6a Studio Room, Kitchen, Shower Room/WC



Not to scale. For identification purposes only

Outside Communal Gardens, Off Road Parking.

Joint Agent

Entwistle Green

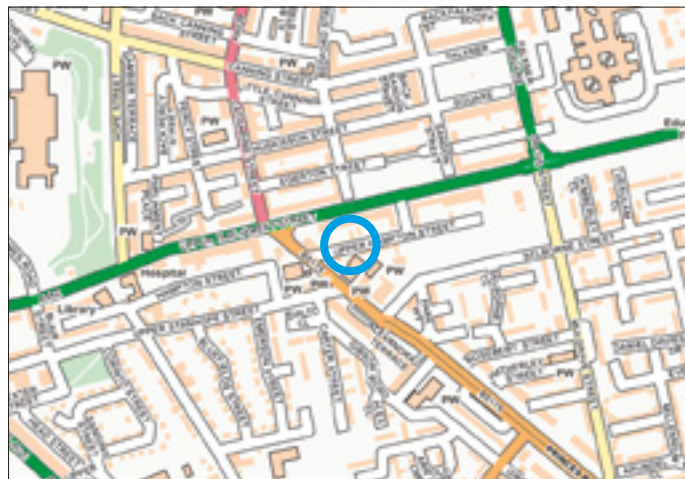


LOT

33

5 Markden Mews, Liverpool L8 1TN

*GUIDE PRICE £165,000+



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Not to scale. For identification purposes only

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

Description A modern three storey three bedrooed mews property benefiting from double glazing, integrated garage/workshop, central heating, Juliet balconies, two bathrooms and secure gated access. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. Similar properties in the mews are currently let for approximately £115pppw and if let to 4 tenants the potential rental income is approximately £24,000 per annum. There is also potential to use the garage as a further letting room.

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.

Ground Floor Hall, WC, Garage/Workshop, one Letting Room.

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

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

Outside Secure gated access.

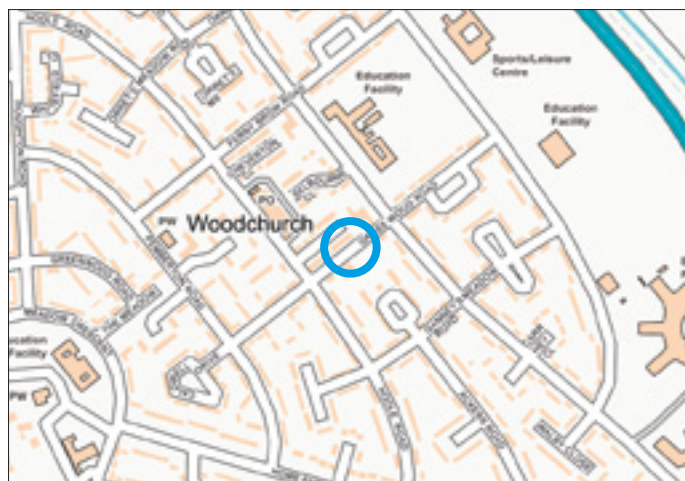
EPC Rating C

LOT

34

36 Huddleston Close, Wirral, Merseyside CH49 8JP

*GUIDE PRICE £55,000+



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Not to scale. For identification purposes only

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

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

Situated In a cul-de-sac Off Hoole Road in a popular residential location within close proximity to local amenities, schooling and approximately 4 miles from Birkenhead town centre.

Ground Floor Hallway, Lounge, Kitchen (no fittings), WC.

First Floor Three Bedrooms, Bathroom/WC.

Outside Front and rear gardens.

LOT
35**Flat 9, 50–54 Clarendon Road, Wallasey, Merseyside CH44 8HB**
*GUIDE PRICE £25,000+

- **A one bed second floor flat. Double glazing. Electric heating.**

Description A one bedroomed second floor flat benefiting from double glazing, electric heating and parking. The property would be suitable for investment purposes with a potential rental income of approximately £4,800 per annum.



Not to scale. For identification purposes only

Situated Fronting Clarendon Road in a popular residential location close to local amenities, Egremont Promenade and approximately 2 miles from Wallasey town centre.

Second Floor Flat 9 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

Outside Shared yard, Parking.

Ground Floor Main entrance, Hallway.

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LOT
36**15 Breeze Hill, Liverpool L9 1DY**
*GUIDE PRICE £35,000+

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

Description A three storey five bedroomed middle terrace property benefiting from double glazing. Following a full upgrade and scheme of refurbishment works the property would be suitable for occupation, resale or possible HMO investment purposes. If the property was let to 6 tenants at a rental income of £80pppw the potential income would be approximately £24,960 per annum.



Not to scale. For identification purposes only

Situated Fronting Breeze Hill within close proximity to local amenities and transport links. Approximately 3 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom (no fittings)

Second Floor Two Further Bedrooms

Outside Yard to the rear.

Ground Floor Vestibule, Hall, front Living Room, Rear Dining Room, Kitchen (no fittings), Utility Room

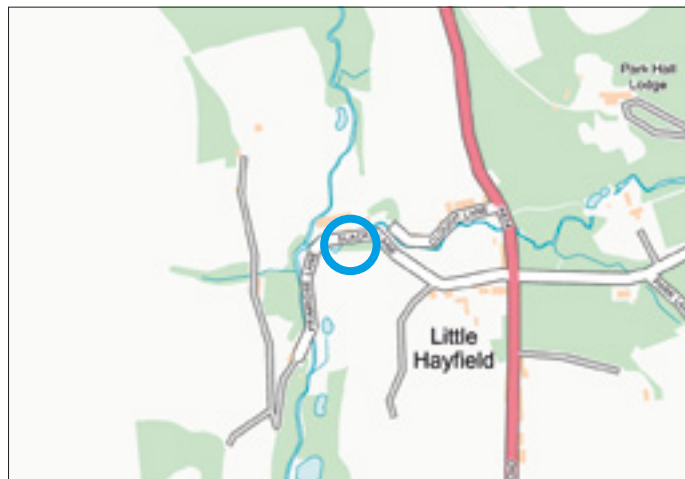
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LOT

37

The Lodge, 26 Clough Mill, Slack Lane, Little Hayfield SK22 2NJ

*GUIDE PRICE £330,000+



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Not to scale. For identification purposes only

- **Detached stone cottage. Three bedrooms.**

Description A detached stone cottage located within The Peak District National Park. The property is in excellent order throughout and is bursting with character and charm. The property has been extended and converted to a very high standard and benefits from gardens, parking for several cars and waterside living.

Situated Located within the Peak District National Park next to a running brook, breath-taking country walks and views to die

for. Little Hayfield is well known for its Sheepdog Trials, Fell Racing and excellent rambling areas. It has its own pub and

further amenities are available nearby including a library, schooling and shops.

Ground Floor Entrance Hall, Open Plan Contemporary Style Kitchen with Oak Engineered Flooring, Spacious Lounge with a Clear View Cast Iron Log Burner, WC and Utility Room.

First Floor Gallery Style Landing, three Double Bedrooms, Bathroom/WC

Outside Rear Garden, Parking for Several Cars.

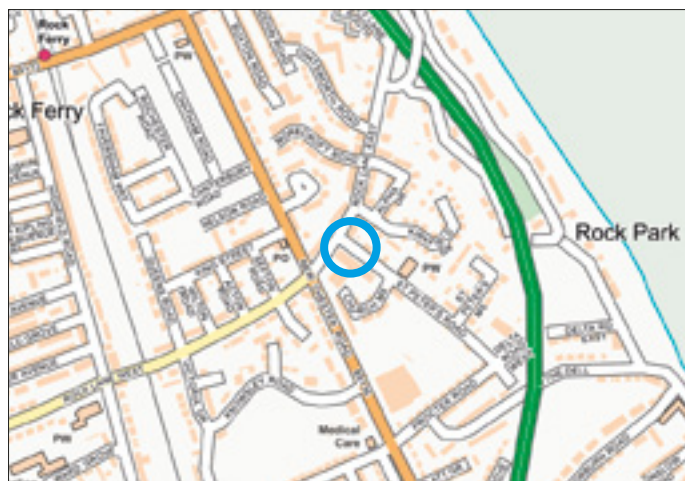
Joint Agent
Bridgfords

LOT

38

95 Rock Lane East, Birkenhead, Merseyside CH42 1PF

*GUIDE PRICE £145,000+



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Not to scale. For identification purposes only

- **A residential investment currently producing £17,100 per annum.**

Description A substantial semi-detached property converted to provide four one-bedroomed self-contained flats. The property is currently fully let by way of Assured Shorthold tenancies producing £17,100 per annum. The property benefits from double glazing and central heating.

Situated Between New Chester Road (B5136) and Rock Ferry By-Pass in a popular well

established location within easy reach of local amenities and

approximately 2.5 miles from Birkenhead town centre.

Ground Floor Main Entrance Hallway

Flat 1 Studio Room/Lounge, Kitchen, Bathroom/WC

Flat 2 Studio Room/Lounge, Kitchen, Bathroom/WC

First Floor

Flat 3 Bedroom, Lounge, Kitchen, Bathroom/WC

Flat 4 Bedroom, Lounge, Kitchen, Bathroom/WC

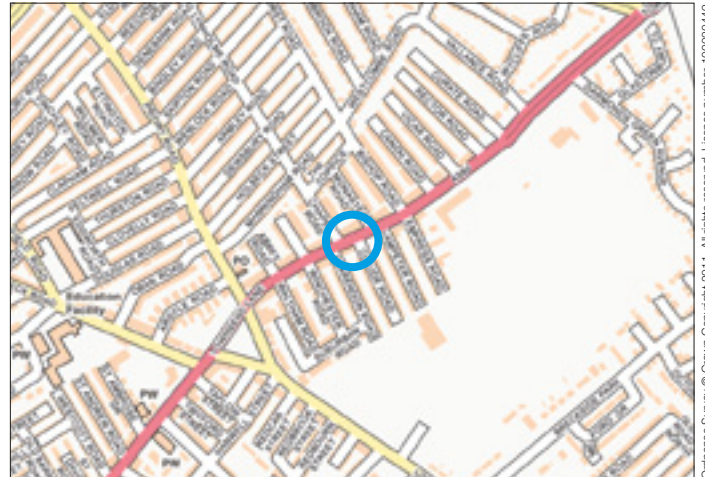
Outside Gardens to the Front and Side.

Joint Agent
Entwistle Green

LOT
39**55 Townsend Lane, Anfield, Liverpool L6 0AX**
*GUIDE PRICE £50,000+

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

Description A four bedroomed middle terraced property which has until recently been let to 5 tenants producing a rental income of £17,680. The property benefits from double glazing and central heating. Following a scheme of refurbishment works and modernisation the property would be suitable for continued use as an investment property.



Not to scale. For identification purposes only

Situated Fronting Townsend Lane close to local amenities and approximately 3 miles from Liverpool city centre.

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

First Floor Three Bedrooms, Bathroom/WC.

Second Floor One further Bedroom.

Outside Yard to Rear.

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LOT
40**56-74 Conwy Drive, Liverpool L6 5JP**
*GUIDE PRICE £225,000+

- **Ten unfinished studio apartments together with land with potential.**

Description A freehold detached purpose built block arranged as eight studio flats to the ground and first floor, together with two further studios to the second floor which have recently been converted and require finishing works. There is land to the side with the potential to extend the property or potentially redevelop to provide residential accommodation, subject to any necessary consents. Works have already been started to include double glazing throughout. The property is back to bear brick and suitable for a number of uses, subject to any necessary consents. Once completed into 10



Not to scale. For identification purposes only

studio apartments, the property has a potential rental income of approximately £52,000 per annum based on one bedroom LHA rates. Planning ref: 15F/2683

Situated The property is situated in the residential area of Fairfield approximately 2 miles from the shops and amenities of Liverpool city centre.

Ground Floor Main Entrance Hallway Studios 1,2,3 and 4.

First Floor Studios 5,6,7 and 8.

Second Floor Studios 9 and 10

Outside Communal Gardens, land with off road parking

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LOT

41

139 Moscow Drive, Liverpool L13 7DQ

*GUIDE PRICE £125,000+



Not to scale. For identification purposes only

- **A residential investment opportunity producing £13,980 per annum.**

Description A residential investment opportunity currently producing £13,980 per annum. A three storey middle terrace property converted to provide three one-bedroom self-contained flats. The property is fully let and benefits from double glazing and central heating.

Situated Off Queens Drive mid-way between Tuebrook, Old Swan and West Derby. There are numerous shops, bars and

restaurants on nearby West Derby Road. Liverpool city centre is only 4 miles away with regular public transport links close by.

Ground Floor Main Entrance Hallway

Flat 1 Bedroom, Bathroom, Lounge, Kitchen

First Floor

Flat 2 Bedroom, Bathroom/WC, Kitchen, Lounge.

Flat 3 Duplex – Bedroom, Bathroom/WC, Kitchen, Lounge.

Outside Yard to Rear.

Joint Agent
Entwistle Green

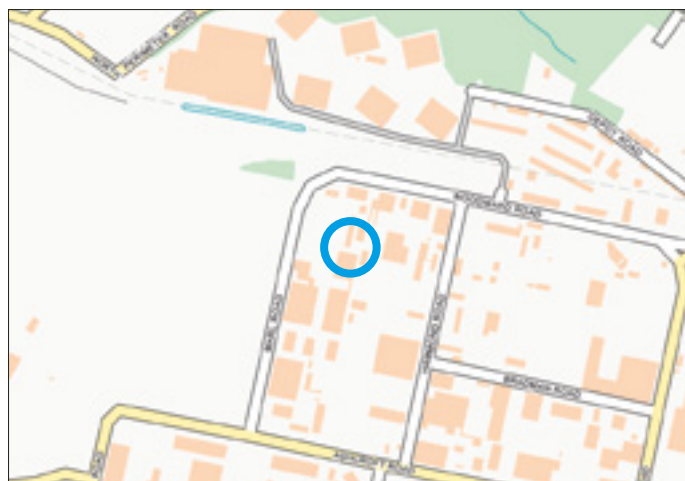


LOT

42

9a Marl Road, Knowsley Industrial Park, Liverpool L33 7UH

*GUIDE PRICE £110,000+



Not to scale. For identification purposes only

- **Vacant commercial unit.**

Description A vacant industrial property which is set back from a large concrete slab yard area, within an enclosed site. The property comprises a rectangular shaped warehouse with two offices and a toilet situated at the end of the property. The unit has access to three phase power, sodium lighting, CCTV and two electric roller shutter doors. The property is of breeze block construction with full external over-clad and also benefits from a new roof.

Situated Within Knowsley Industrial Estate within close proximity to all transport links including motorways.

Warehouse
236m² (2,541ft²).

Yard
448.90m² (4,832ft²).

Total site area
0.16 acres (709.04m²/7,632ft²).

EPC Rating D

Joint Agent
Mason Owen
mason owen...
property consultants

LOT
43**37 Hope Street, Liverpool L1 9DZ**
*GUIDE PRICE £300,000+

- **Grade II listed building with planning permission to provide five self-contained units.**

Description A substantial Grade II Listed five storey Georgian mid-town house property which is being offered with the benefit of full planning permission to convert the existing building to provide four self-contained residential units. The planning also includes the demolition of the rear garage to be replaced with a detached building which will provide a fifth unit. The property benefits from original features and has been renovated in the past and benefits from central heating. Planning reference under Liverpool City Council: 18L/1520. Architects drawings are available for inspection at the Auctioneers Offices.

Situated Fronting Hope Street at its junction with Upper Duke Street occupying a much sought after position in the Heart of Liverpool's University Quarter. The Everyman Theatre, Anglican Cathedral, Philharmonic Hall, Liverpool One and restaurants are within walking distance.

Lower Ground Floor
Hall, two Rooms, Kitchen, WC, Shower.

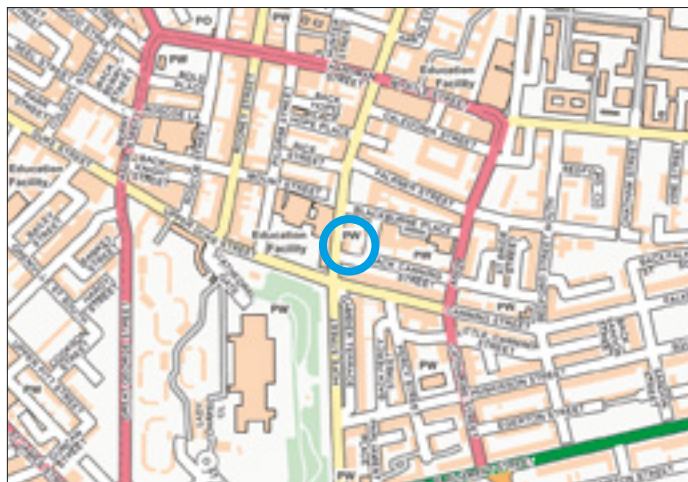
Ground Floor Vestibule, Main Entrance Hallway, two Large Rooms, Office, WC.

First Floor Three Rooms, Kitchen, WC, Shower Room/WC.

Second Floor One room with Ensuite Shower/WC, Open Plan Lounge/ Kitchen, two Rooms, Bathroom/WC. Stairs to provide one further room.

Third Floor Two Rooms, Shower/WC.

Outside Rear Courtyard/Garden/Warehouse with access via Hope Way.



Not to scale. For identification purposes only

Note We are advised the property is held by way of a Leasehold interest for a term of 99 years from 14th July 1983 and the current rent passing is £29,000.00 per annum. Interested parties should make their own enquiries to Liverpool City Council regarding the lease or purchase of the Freehold.

LOT

44

LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

30 Wendell Street, Liverpool L8 0RQ

*GUIDE PRICE £20,000+



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Not to scale. For identification purposes only

- A two bedroomed middle terrace property. Double glazing.

Description A vacant two bedroomed middle terrace property benefiting from double glazing which is in need of a full upgrade and scheme of refurbishment works. The property would be suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.

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

Outside Yard to the rear.

Ground Floor Lounge, Kitchen (no fittings), Bathroom (no fittings).

First Floor Two Bedrooms

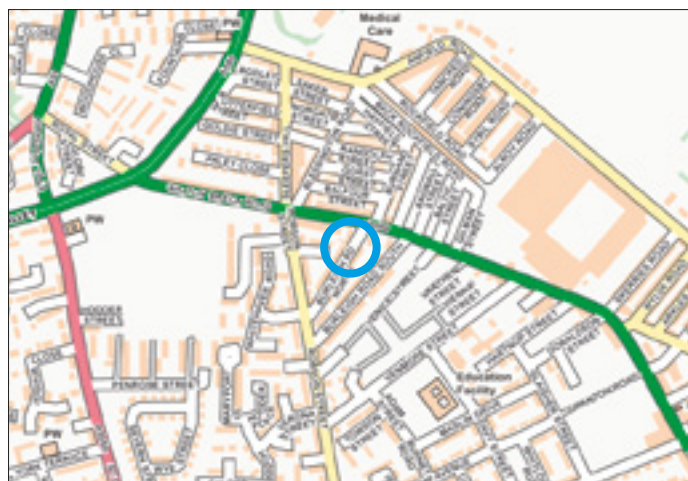
LOT

45

LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

2 York Villas, Walton Breck Road, Liverpool L4 0SL

*GUIDE PRICE £90,000+



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Not to scale. For identification purposes only

- A five bedroomed semi-detached property.

Description A substantial three storey extended five bed semi-detached property with outbuildings and land to the rear. The property is in need of a full upgrade and scheme of refurbishment works. The property would be suitable for a number of uses, to include conversion to provide a bed & breakfast, or self-contained flats, subject to any relevant planning consents. The property benefits from a rear garden and parking area.

overlooking Liverpool Football Club and within easy reach of local amenities. Liverpool city centre is approximately 1.5 miles.

Second Floor Two Further Bedrooms

Outside Parking area with drive. Rear Garden.

Ground Floor Two Reception Rooms, Kitchen, Utility Area, Bathroom

Note We have not inspected the property internally and potentially purchasers should make their own enquiries.

First Floor Three Bedrooms, Bathroom/WC

Situated Fronting Walton Breck Road on the corner of Burleigh

Road North in an established and popular residential location

LOT
46**77 Bellamy Road, Liverpool L4 3SB*****GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

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- **Residential investment producing £4,680 per annum. Double glazing.**

Description A three bedroomed mid terraced property let by way of a Regulated Tenancy producing a rental income of £4,680 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 Carisbrooke Road and Stuart Road in a popular and well established residential location within close proximity to County Road amenities, schooling and approximately 3 miles north of Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear.

EPC Rating F

Ground Floor Reception room, Kitchen

LOT
47**27/29 Park Hill Road, Liverpool L8 4TD*****GUIDE PRICE £135,000+**

Not to scale. For identification purposes only

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- **Residential investment producing £20,400.00pa.**

Description A two storey former Public House which has been converted to provide four self-contained flats (one one-bedroom and three two-bedroom) and benefits from double glazing and central heating. The property is currently fully let by way of Assured Shorthold Tenancies producing £20,400.00 per annum.

approximately 2.5 miles from Liverpool city centre.

First Floor

Flat 2 Hall, Open Plan Lounge/ Kitchen, two bedrooms, Shower Room/WC.

Flat 3 Hall, Open Plan Lounge/ Kitchen, 1 Bedroom, Bathroom/ WC, Private roof terrace.

Situated Fronting Park Hill Road close to its junction with Park Road in a popular and well established residential

location within close proximity to an extensive range of shops, bars and restaurants and

Ground Floor (Bowring Street Side Entrance) **Flat 4** Vestibule, Hall, Kitchen, Lounge, two bedrooms, Bathroom/WC.

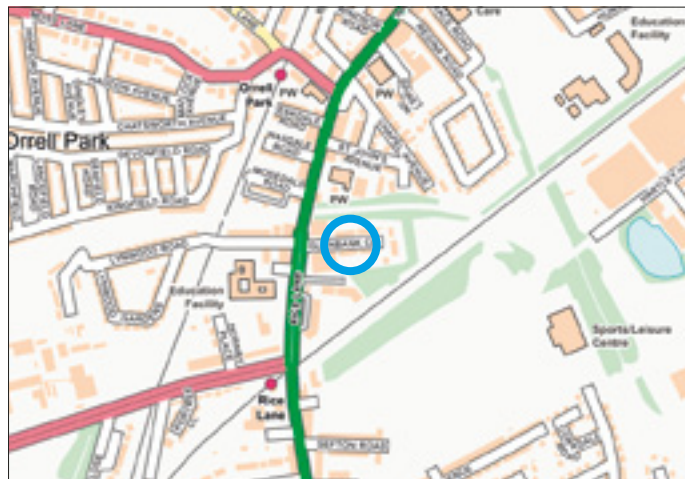
Outside Rear yard (accessed via Flat 1).

LOT

48

21 Glenbank Close, Liverpool L9 2BR

*GUIDE PRICE £55,000+



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Not to scale. For identification purposes only

- **Residential investment £5,980 per annum. Double glazing. Driveway, rear garden.**

Description A three bedroomed mid terraced property let by way of an Assured Tenancy producing a rental income of £5,980 per annum. The property benefits from double glazing, off-road parking and rear garden. 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 Rice Lane (the A59) in a popular and well established residential location within walking distance to local amenities, transport links and schooling and approximately 4 miles from Liverpool city centre.

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

First Floor Three Bedrooms.

Outside Driveway, Rear Garden.

LOT

49

39 Libertas Studios, 48 St. James Street, Liverpool L1 0AB

*GUIDE PRICE £40,000-£50,000



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Not to scale. For identification purposes only

- **A residential investment producing £6,192.00 per annum. Double glazing. Electric heating.**

Description A fully furnished fifth floor studio apartment currently let by way of an Assured Shorthold Tenancy producing approximately £6,192.00 per annum. The property benefits from double glazing, electric heating and a secure intercom entry system.

Situated Fronting St. James Street in the popular Baltic Triangle area of Liverpool and within walking distance to Liverpool city centre amenities.

Basement Communal lounge, Games Room, Mini Gym, Laundry Room, Bike space.

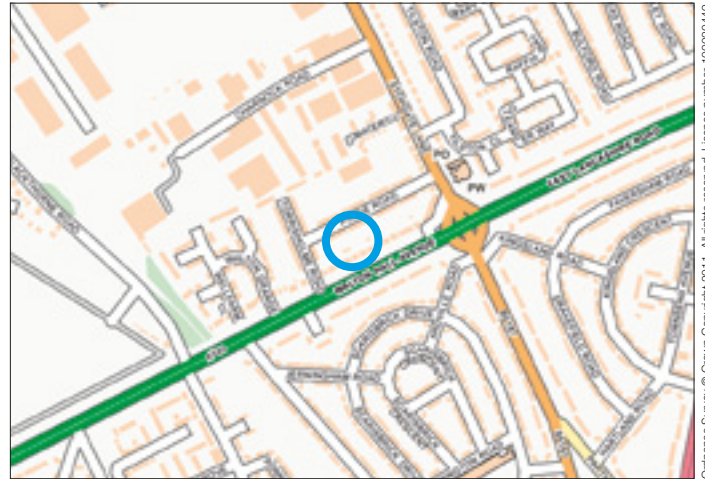
Ground Floor Main Entrance, Hallway, Stairs & Lift.

Fifth Floor Studio Open Plan Lounge/ Kitchen/Bedroom/Study Area, Shower Room/WC.

LOT
50**24 Pirrie Road, Liverpool L9 6AB**
*GUIDE PRICE £37,000+

- **A two bed mid town house. Double glazing. Central heating. Gardens.**

Description A two bedroomed mid-town house benefiting from double glazing, central heating and gardens. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £5,700 per annum.



Not to scale. For identification purposes only

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

Outside Drive way, Gardens Front and Rear

Joint Agent
Entwistle Green



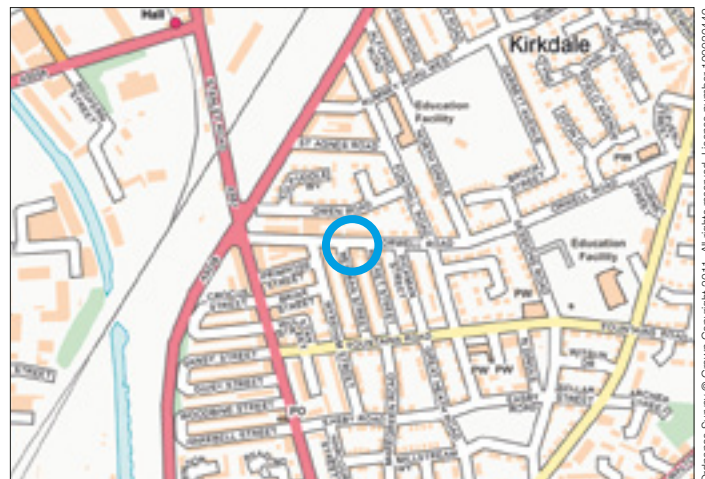
Ground Floor Porch Entrance, Lounge, Shower Room/WC, Kitchen, Lean To

First Floor Two Bedrooms

LOT
51**59 Orwell Road, Liverpool L4 1RG**
*GUIDE PRICE £30,000+

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

Description A vacant two bedroom middle terraced property benefit from central heating. Following an upgrade and scheme of refurbishment works the property would be suitable for investment purposes. The potential rental income is approximately in excess of £5,400 per annum. The property could be converted back to a three bed house, subject to any consents.



Not to scale. For identification purposes only

Situated Fronting Orwell Road in a popular residential location close to local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

Outside Yard to the rear.

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

First Floor Two Bedrooms, Shower Room/WC. Boiler Room.

LOT

52

160–162 Bedford Road, Birkenhead, Merseyside CH42 2AS

*GUIDE PRICE £75,000+



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Not to scale. For identification purposes only

- **Commercial unit suitable for redevelopment.**

Description A three storey plus loft conversion double fronted detached mixed use commercial property comprising ground floor retail unit together with accommodation above which requires a full upgrade throughout. The property would be suitable for a variety of uses to include conversion back to two separate units, or alternatively the property could be demolished and redeveloped to provide a residential block of apartments, subject to any necessary planning consents. Planning permission has been obtained in the past for residential redevelopment.

Situated Fronting Bedford Road close to Rock Ferry By-Pass in a popular and well established location within close proximity to all local amenities.

Outside Large plot of land to the rear.

Ground Floor Commercial Unit (not inspected).

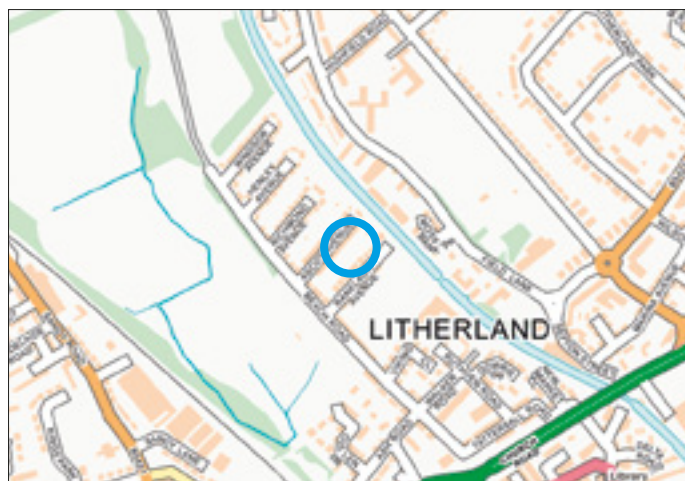
First Floor Accommodation (not inspected).

LOT

53

30 Ascot Avenue, Liverpool L21 2PS

*GUIDE PRICE £75,000+



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Not to scale. For identification purposes only

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

Description A three bedroomed semi-detached property benefiting from double glazing, central heating, front and rear gardens and a driveway. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £6,000.00 per annum.

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

Outside Front and Rear Gardens, Driveway.

EPC Rating D

Joint Agent
Entwistle Green

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

First Floor Three Bedrooms.



LOT
54

ON BEHALF OF A HOUSING ASSOCIATION

9 Churchmeadow Close, Wallasey, Merseyside CH44 8HQ***GUIDE PRICE £60,000+**

- **A three bedroomed end town house. Double glazing. Central heating. Parking and gardens.**

Description A vacant three 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.



Not to scale. For identification purposes only

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.

Outside Gardens Front & Rear, Garage, Driveway.

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

First Floor Three Bedrooms, Bathroom/WC.

LOT
55**70 Sedley Street, Liverpool L6 5AF*****GUIDE PRICE £50,000+**

- **A residential investment producing £5,400 per annum. Double glazing. Central heating.**

Description A three bedroomed middle terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold tenancy producing £5,400 per annum.



Not to scale. For identification purposes only

Ground Floor off Breck Road in an established and popular residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Outside Yard to Rear.

EPC Rating E

Joint Agent
Atlas Estates



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

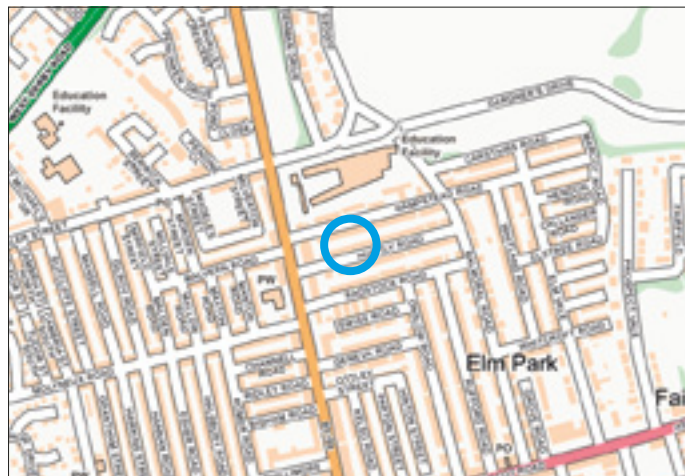
First Floor Three Bedrooms.

LOT

56

10 Hampstead Road, Liverpool L6 8NG

*GUIDE PRICE £200,000+



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- **A part let investment opportunity producing £8,880pa. Potential rent £25,000pa. Double glazing. Central heating. Secure intercom system.**

Description A three storey double fronted middle terraced property converted to provide five self-contained flats (4 × one-bed and 1 × two-bed) The property benefits from double glazing, central heating and secure intercom system. The property is partly let producing £8,880 per annum. When fully let the potential rental income would be in excess of £25,000 per annum.

Situated Off Sheil Road in a popular and well established

residential location within close proximity to local amenities, Newsham Park, Schooling and approximately 3 miles from Liverpool city centre.

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

First Floor Flat 3 Lounge, Kitchen, Bedroom, Shower room/WC **Flat 4** Lounge, Kitchen, Bedroom, Bathroom/WC

Second Floor Flat 5 Lounge, Kitchen, Two Bedrooms, Shower Room/WC

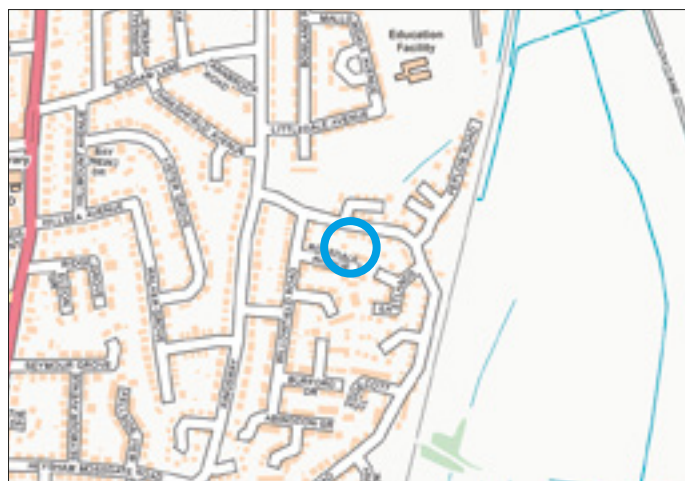
Outside Rear Yard.

LOT

57

10 Meldon Road, Heysham, Morecambe, Lancashire LA3 2HJ

*GUIDE PRICE £50,000+



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- **One bedroomed terrace property with mezzanine living. Majority double glazing. Electric heating. Rear garden and driveway.**

Description A vacant one bedroomed chalet styled terrace property benefiting from majority double glazing, electric heating, rear garden and driveway. The property would be suitable for immediate occupation or investment purposes.

Situated Within a popular location a short drive away from all local amenities and Heysham Village, with access to the M6 nearby.

Ground Floor Porch, Living Room, Kitchen.

First Floor Bedroom, Bathroom/WC.

Outside Front Driveway, Rear Garden.

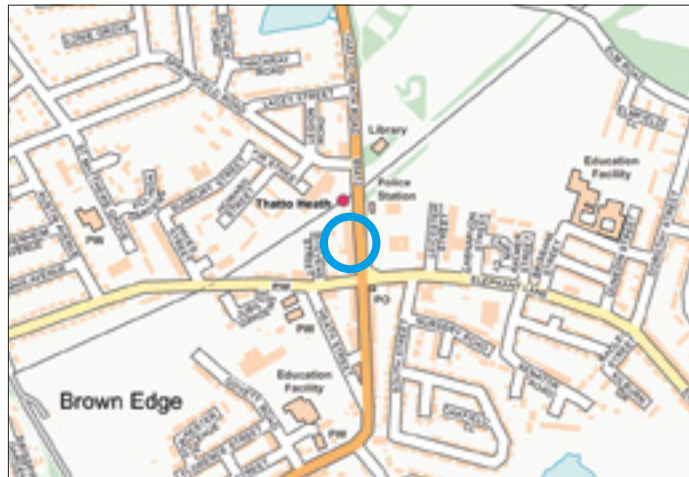
Joint Agent
Entwistle Green



LOT
58**132 Thatto Heath Road, St. Helens, Merseyside WA9 5PE*****GUIDE PRICE £90,000+**

- **A commercial investment opportunity currently producing £12,000 per annum.**

Description A two storey mid-terrace comprising of a ground floor retail unit currently trading as "Oriental Star" Fastfood Takeaway together with living accommodation to the first floor. The property benefits from a single storey extension to the rear, double glazing and steel roller shutters. The property is currently fully let by way of a 25 year FRI lease from 17th July 2006 producing an income of approximately £12,000 per annum.



Not to scale. For identification purposes only

Situated Fronting Thatto Heath Road next to Thatto Heath Railway station on a busy main road approximately 2 miles from St. Helens town centre. There is a free car park across the road and also (limited time) street parking nearby.

(Sales area /96.82m² (655ft²), Ancillary 28.89m² (311ft²).

First Floor Flat Kitchen, two Bedrooms, Lounge, Bathroom/WC. Total area 60.0m² (646ft²).

Outside Yard to the rear.

Ground Floor Takeaway, Prep room, Kitchen, Rear Room, Store room, W.C

Note The property is registered for VAT.

LOT
59**59a Leasowe Road, Wallasey, Merseyside CH45 8NY*****GUIDE PRICE £30,000+**

- **A one bed first floor flat. Double glazing. Communal gardens.**

Description A one bedroomed first floor purpose built flat benefiting from double glazing and communal gardens. Following a scheme of refurbishment and modernisation works the property would be suitable for investment purposes with a potential rental income of approximately £5,100 per annum.



Not to scale. For identification purposes only

Situated Fronting Leasowe Road in a popular location within walking distance to Wallasey town centre amenities.

Outside Communal gardens.

Ground Floor Main entrance, Hallway.

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

LOT

60

22 Rosedale Road, Birkenhead, Merseyside CH42 5PG

*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

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

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes. The potential rental income is approximately £5,700 per annum.

Situated Off Downham Road in a popular residential location close to local amenities, schooling and approximately 1 mile from Birkenhead town centre.

Outside Yard to the rear.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

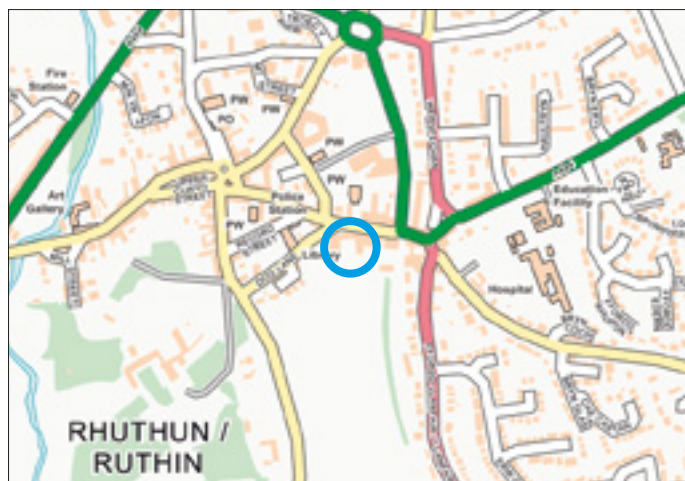
First Floor Two Bedrooms, Bathroom/WC.

LOT

61

Plas Tirion, 30 Well Street, Ruthin, Clwyd LL15 1AW

*GUIDE PRICE £75,000+



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Not to scale. For identification purposes only

- A first floor maisonette flat within a Grade II listed building. Central heating.

Description A vacant first floor three bedroomed maisonette flat within a Grade II Listed building which dates back to the 17th century. The flat is in good order and would be suitable for occupation or investment purposes. The property benefits from central heating, stained glass window to the front elevation, original beamed ceilings, spacious open plan living and countryside views.

Situated In the centre of the popular medieval market town of Ruthin within close proximity to all local shopping amenities, schooling and transport links.

Joint Agent
Beresford Adams

**Beresford
Adams**

Lobby
Communal Entrance Hallway.

First Floor Flat Entrance Hall, Lounge, Kitchen/Diner, three bedrooms, Bathroom/WC.

LOT
62**11 St. Marys Avenue, Liverpool L4 5UH*****GUIDE PRICE £40,000+**

- **Two bedroomed middle terrace property. Double glazing. Central heating. Good condition.**

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



Not to scale. For identification purposes only

Situated Off St Marys Road which is off Walton Village in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 4 miles from Liverpool city centre.

First Floor Two Bedrooms.

Outside Rear Yard.

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

LOT
63**19a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX*****GUIDE PRICE £25,000+**

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

Description A two 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.



Not to scale. For identification purposes only

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

Third Floor Two Bedrooms, Bathroom/WC

Outside Communal gardens and off street parking.

Ground Floor Main Entrance Hallway

EPC Rating D

Second Floor Flat Hall, Lounge, Kitchen

Joint Agent
Lyons Estates



LOT
64 102 Vincent Street, St. Helens, Merseyside WA10 1LD
*GUIDE PRICE £70,000+



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Not to scale. For identification purposes only

- **A residential investment producing £10,999 per annum. Double glazing. Central heating.**

Description A fully furnished three bedroomed middle terrace property benefiting from double glazing and central heating. The property is currently let to a company by way of an Assured Shorthold Tenancy until April 2019 producing in excess of £10,999 per annum

Situated Off Cansfield Street which in turn is off College Street (A571) within walking distance to St Helens town centre and within close proximity to local amenities.

Outside Yard to Rear.

Note We have not internally inspected the property.

Ground Floor Vestibule, Lounge/Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom/Shower Room, WC.

LOT
65 1 Dominion Street, Liverpool L6 4AA
*GUIDE PRICE £38,000+



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Not to scale. For identification purposes only

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

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

Situated Off Sunlight Street which in turn is off Belmont Road close to Rocky Lane (A5049) in a popular and well established location within close proximity to local shopping amenities, schooling, Newsham Park and approximately 2.5 miles from Liverpool city centre.

First Floor Two Bedrooms.

Outside Rear Yard.

Joint Agent
Entwistle Green



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

LOT
66**44 Woodhill Drive, Prestwich, Manchester M25 0AF*****GUIDE PRICE £320,000+**

- **Detached four bedroomed property. Double glazing. Central heating. Driveway. Gardens.**

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



Not to scale. For identification purposes only

Situated Off Scholes Lane (the A6044) in a popular well established and sought after area within close proximity to local shopping amenities, schooling and transport links and approximately 0.5 miles from Prestwich town centre.

Ground Floor Entrance Hall, Utility, WC, Kitchen/Diner, Reception Room, Family Room, Living Room

First Floor Landing, Bedroom One with En-Suite, Bedroom Two with Walk In Wardrobe, Bedroom Three with Wardrobe, Bedroom Four, Bathroom/WC, Separate WC

Outside Gardens and Driveway.

EPC Rating E

LOT
67

ON BEHALF OF A HOUSING ASSOCIATION

8 Selbourne Street, South Shields, Tyne and Wear NE33 2TB***GUIDE PRICE £28,000+**

- **First floor two bedroomed flat. Double glazing. Central heating.**

Description A first floor self-contained two bedroomed 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.



Not to scale. For identification purposes only

Situated Off Erskine Road which is in turn off Westoe Road (the A1018) in a popular and well-established residential location close to local amenities and schooling and approximately 0.5 miles from South Shields town centre.

First Floor Entrance Hall

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

Outside Shared Rear Yard

LOT

68

The Windermere Hotel, 295 Breck Road, Everton, Liverpool L5 6PU

*GUIDE PRICE £150,000+



- **Public house producing £15,600pa with planning to convert the uppers to four self-contained flats.**

Description A part let investment opportunity currently producing £15,600 per annum. The property comprises a substantial three storey corner property currently operating as a Public House to the ground floor and let by way of a 10 year lease until April 2028 with no break clause producing £15,600 per annum (inc of VAT). To the upper floors there are currently 2 self-contained flats accessed via a separate side entrance in need of repair and modernisation. However, Planning permission has been approved to convert to provide four one-bedroom self-contained flats. (Planning Ref: 17F/3470) Following the conversion of the upper floors, the flats could be let or it could be used as an HMO investment opportunity. The potential rental income would be in excess of £35,000 per annum when fully let.

Situated Fronting Breck Road on the corner of Windermere Road in a popular and well established residential location close to local amenities, Liverpool Football Club, and approximately 3 miles from Liverpool city centre.

Outside Yard to the rear

Note VAT is payable on the purchase price.

Ground Floor Public House Main Bar Area, Lounge, Ladies & Gents WCs.

First Floor Hallway, Lounge, Kitchen/Utility Room, Bedroom, WC

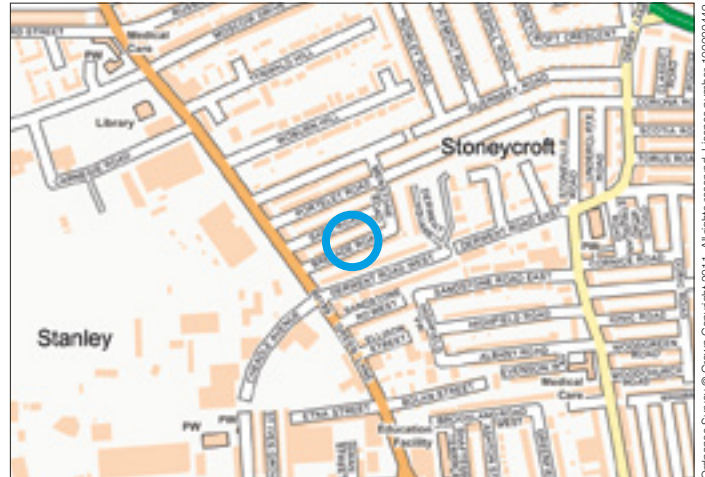
Second Floor Hallway, Lounge, three bedrooms, Bathroom/WC



Not to scale. For identification purposes only



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LOT
69**30 Sark Road, Liverpool L13 6QU*****GUIDE PRICE £75,000+**

Not to scale. For identification purposes only

- **Residential investment producing £7,000 per annum. Double glazing, central heating.**

Description A three bedroomed mid terraced property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing an annual income in excess of £7,000 per annum.

Situated Off Green Lane in a popular and well established residential location within close proximity to local amenities, Old Swan and Tuebrook amenities, Newsham Park and approximately 4 miles from Liverpool city centre.

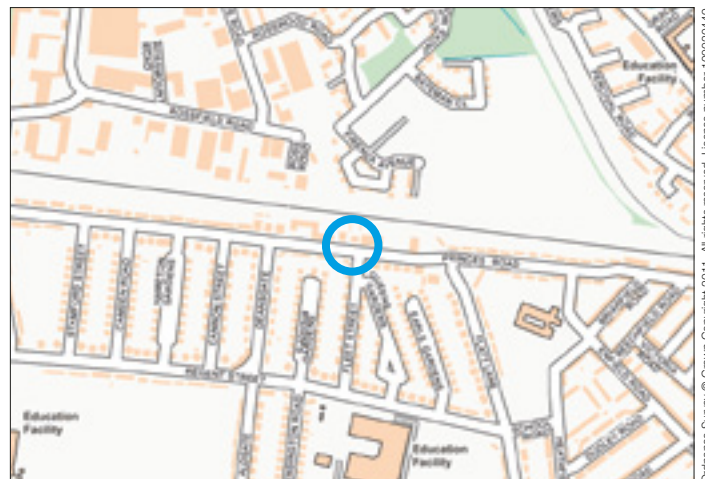
First Floor Three Bedrooms, Bathroom/WC

Outside Yard to rear.

Joint Agent
Entwistle Green



Ground Floor Hall, Lounge, Dining Room, Kitchen

LOT
70**186 Princes Road, Ellesmere Port CH65 8EP*****GUIDE PRICE £85,000+**

Not to scale. For identification purposes only

- **A vacant mixed use property. Potential rental £13,000pa.**

Description A mixed use property comprising a ground floor retail/office unit together with a one bedroomed self-contained flat to the first floor which is accessed via a separate side entrance. The property benefits from double glazing, central heating, a rear garden and off road parking. The property is in good order throughout and would be suitable for investment purposes with a potential rental income in excess of £13,000 per annum.

Situated Fronting Princes Road in a popular location close to local amenities and Ellesmere Port town centre.

First Floor Flat Lounge, (4.77m x 2.94m), Kitchen (3.27m x 2.26m), Bedroom (4.37m x 3.35m), Bathroom/WC (3.07m x 1.55m).

Ground Floor Retail/Office Unit Main sale area (10.15m x 6.90m), Kitchen, (3.20m x 1.90m), WC (1.73m x 1.57m). Flat entrance, Hallway.

Outside Rear garden, off road parking.

LOT
71

10 Worcester Drive North, Liverpool L13 9AY

*GUIDE PRICE £135,000+



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- **Residential investment producing £13,900pa. 3 x 1 bed flats.**

Description A three storey semi-detached property which has been converted to provide three one-bedroomed self-contained flats. All of the flats are currently let by way of Assured Shorthold Tenancies producing a rental income of approximately £13,900.00pa. The property is in good condition and benefits from double glazing, central heating and gardens.

Situated Off Maiden Lane which is close to Townsend Lane in a popular and well

established residential location within close proximity to local shopping amenities, schooling

and approximately 4 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway

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

First Floor

Flat 2 Lounge, Kitchen, Bedroom/Dressing Room, Bathroom/WC.

Second Floor

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

Outside Gardens Front & Rear.

Note The flats come partially furnished and an inventory for each flat is available.

LOT
72

12 Worcester Drive North, Liverpool L13 9AY

*GUIDE PRICE £135,000+



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- **Residential investment producing £13,900.00pa. 3 x 1 bed flats.**

Description A three storey semi-detached property which has been converted to provide three one-bedroomed self-contained flats. All of the flats are currently let by way of Assured Shorthold Tenancies producing a rental income of approximately £13,900.00pa. The property benefits from double glazing, central heating and gardens.

Situated Off Maiden Lane which is close to Townsend Lane in a popular and well

established residential location within close proximity to local shopping amenities, schooling

and approximately 4 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway

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

First Floor

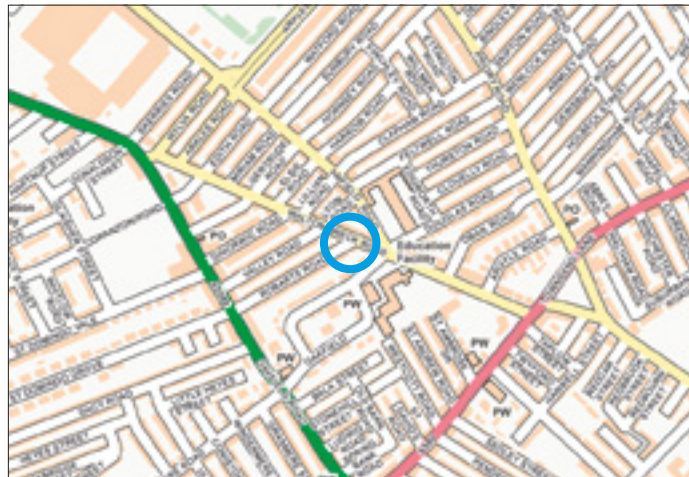
Flat 2 Lounge, Kitchen, Bedroom/Dressing Room, Bathroom/WC.

Second Floor

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

Outside Gardens Front & Rear.

Note The flats come partially furnished and an inventory for each flat is available.

LOT
73**357 Walton Breck Road, Liverpool L4 0SY*****GUIDE PRICE £45,000+**

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

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

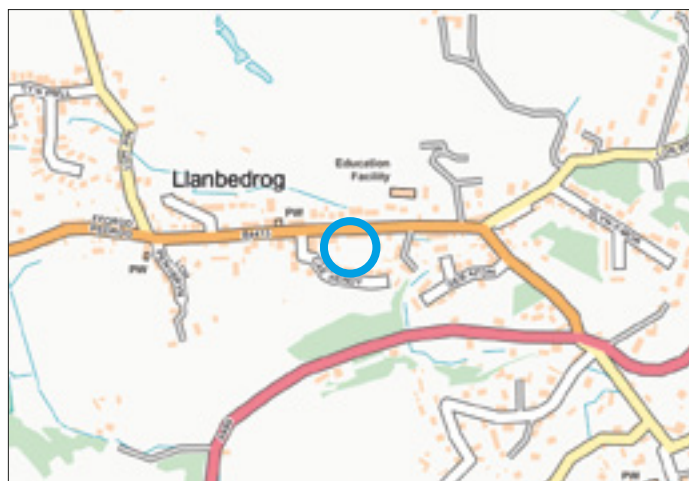
Situated Fronting Walton Breck Road in a popular and well established residential location close to local amenities and approximately 2 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

Not to scale. For identification purposes only

LOT
74**Gorffwysfa, Llanbedrog, Pwllheli, Gwynedd LL53 7NU*****GUIDE PRICE £140,000+**

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- **A three storey six bed semi detached. Double glazing. Central heating.**

Description A three storey six bedroomed semi-detached property which has been converted to provide six bedsits each with their own shower room. The property benefits from double glazing and central heating. To the rear, the property also benefits from gardens and various timber ancillary accommodation, vehicular access and off road parking. The property would be suitable for conversion subject to any necessary consents.

established residential location within easy reach to local amenities and walking distance to the beach.

Second Floor Two Bedrooms (each with private shower room/WC)

Ground Floor Hall, two Reception Rooms, Main Kitchen, Kitchenette, Bathroom/WC, Conservatory.

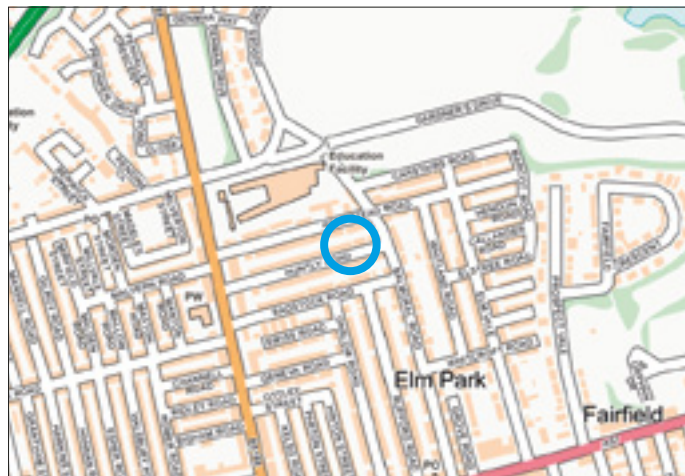
Outside Brick paved gardens, Various ancillary accommodation plus basement, Roof Garden, Vehicular access and off road parking.

First Floor Four Bedrooms (each with private shower room/WC)

Joint Agent
Beresford Adams

Situated Fronting Llanbedrog high street in a popular and well

Beresford Adams

LOT
75**40 Hampstead Road, Liverpool L6 8NG*****GUIDE PRICE £110,000+**

Not to scale. For identification purposes only

- **A seven bedroomed semi detached property. Double glazing. Gardens. Driveway.**

Description A vacant seven bedroomed three storey semi-detached property benefiting from double glazing, gardens and off road parking. Following a full upgrade and scheme of refurbishment works the property would be suitable for a variety of uses such as a single dwelling, a 10 bedroomed HMO Investment opportunity or conversion to provide several flats, subject to any necessary consents. If the property was let to 10 tenants at £85 pppw the potential rental income would be approximately £44,200.00 per annum.

Situated Off Sheil Road (B5188) in a popular and well established residential location within close proximity to local shopping amenities, schooling, Newsham Park and approximately 3 miles from Liverpool city centre.

Cellar

Not Inspected.

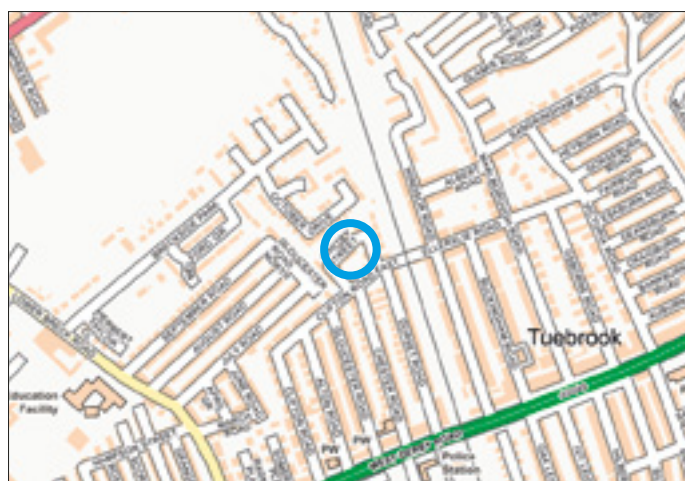
Ground Floor Main Entrance Hallway, Lounge, Bathroom (no

fittings), Kitchen/Diner, Rear Dining Room.

First Floor Three Bedrooms, Bathroom/WC with Walk In Shower.

Second Floor Four Bedrooms.

Outside Gardens Front & Rear and Off Road Parking.

LOT
76**27 Whitby Street, Liverpool L6 4DH*****GUIDE PRICE £35,000+**

Not to scale. For identification purposes only

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

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income in excess of £5,400 per annum. The vendor has advised there is a tenant interested in letting the property at £450 pcm.

Situated Off Clifton Road East which in turn is off West Derby Road within close proximity to Tuebrook amenities, Newsham Park, schooling and approximately 3 Miles from Liverpool city centre.

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

First Floor Two Bedrooms.

Outside Rear Yard.

LOT
77**69 Parton Street, Liverpool L6 3AN*****GUIDE PRICE £47,000+**

Not to scale. For identification purposes only

- **A two bedroomed middle terrace. Majority double glazing. Central heating.**

Description A three bedroomed middle terraced property benefiting from majority double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.

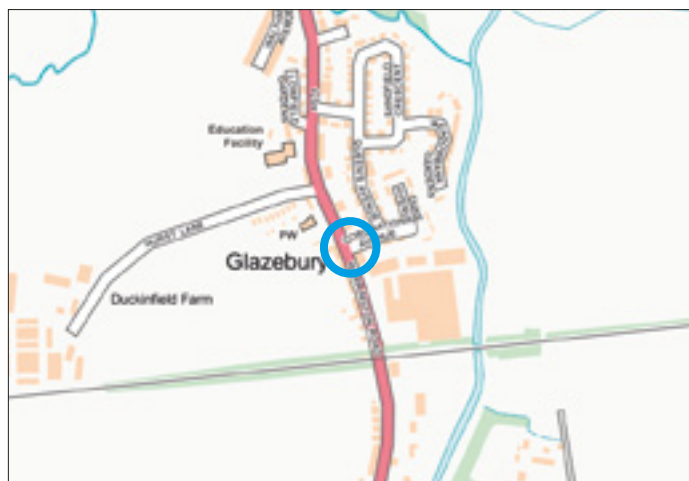
Situated Just off Sheil Road which in turn is off Kensington in a popular and well established residential location within walking distance to local amenities and Newsham Park. Liverpool city centre is approximately 3 miles away.

Ground Floor Through Lounge/ Dining Room, Kitchen, WC

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

Outside Yard to Rear.

Joint Agent
Entwistle Green

LOT
78**157 Warrington Road, Glazebury, Warrington WA3 5NA*****GUIDE PRICE £80,000+**

Not to scale. For identification purposes only

- **Residential investment producing £7,800 per annum. Double glazing.**

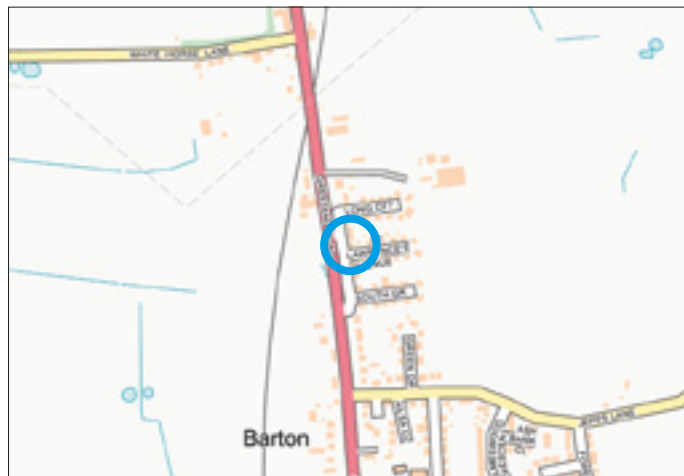
Description A three bedroomed end of terraced property let by way of an Assured Tenancy producing a rental income of £7,800 per annum. The property benefits from double glazing. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated Fronting Warrington Road (the A574) in a popular and well established residential location within walking distance to local amenities and schooling and approximately 9 miles from Warrington town centre.

Ground Floor Hall, Through Lounge, Kitchen.

First Floor Three Bedrooms, Bathroom/WC

Outside Front and rear gardens.

LOT
79**828 Garstang Road, Barton, Preston, Lancashire PR3 5AA*****GUIDE PRICE £200,000+**

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Not to scale. For identification purposes only

- **A four bedroomed semi detached property. Double glazing. Central heating.**

Description A vacant four bedroomed semi-detached property which following refurbishment and modernisation would be suitable for occupation, resale or investment purposes. The property benefits from double glazing, central heating, landscaped gardens, integral garage and off road parking. The fourth bedroom has previously been used as a grandad flat with its own kitchen and shower room facilities.

Situated Set back from Garstang Road in the highly desirable semi-rural village of Barton, within close proximity to local amenities

and schooling and within easy driving distance to Garstang town centre and approximately 8 miles from Preston city centre.

Ground Floor Entrance Hall, Living Room, Dining Room, Kitchen, WC, Utility Room and Integral Garage.

First Floor Three Bedrooms, Shower Room/WC, Fourth

Bedroom with En Suite Wet Room/WC and Kitchen.

Outside Driveway, Front Garden and Rear Landscaped Garden.

Joint Agent
Entwistle Green

LOT
80

LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

98–100 St. Marys Road, Garston, Liverpool L19 2JG***GUIDE PRICE £75,000+**

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Not to scale. For identification purposes only

- **Vacant mixed use property suitable for redevelopment.**

Description A re-development opportunity comprising a substantial three storey corner property which has in the past been a commercial unit to the ground floor with accommodation above. The property is in a derelict state of repair and requires a full upgrade throughout. The property would be suitable for a variety of uses to include conversion to provide six self-contained flats, subject to any necessary planning consents. Suitable for cash buyers only.

Situated Fronting St Marys Road on the corner of Clifton Road in a popular and well established location within close proximity to all local amenities, Garston Village, Schooling, and approximately 5 miles from Liverpool city centre.

Outside Rear Yard.

Ground Floor Not Inspected.

Upper Floors Not Inspected.

LOT
81**93 Rocky Lane, Anfield, Liverpool L6 4BB*****GUIDE PRICE £65,000+**

Not to scale. For identification purposes only

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- **A mixed use property with separate workshop. Double glazing and central heating. Roller shutters.**

Description A three storey mixed use property comprising a ground floor retail unit together with a two bedroomed self-contained flat to the first and second floors, accessed via a separate front entrance. The property also benefits from a separate workshop to the rear of the property. The property benefits from double glazing, central heating and electric roller shutters. The property would be suitable for a number of uses subject to any necessary consents and when fully let the potential rental income is approximately £10,000 per annum.

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

Basement Cellar Not inspected.

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

First Floor Flat Lounge, Kitchen, Bathroom/WC with walk-in shower.

Second Floor Two Bedrooms.

Outside Workshop One room, WC. Yard to the rear.

EPC Rating Shop G

LOT
82**Flat C, 4 Townley Street, Morecambe, Lancashire LA4 5JQ*****GUIDE PRICE £7,500+**

Not to scale. For identification purposes only

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

Description A second 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.

Ground Floor Rear
Separate Private Entrance

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

Outside Shared Yard to the rear

LOT
83

ON BEHALF OF A HOUSING ASSOCIATION

20 Selbourne Street, South Shields, Tyne and Wear NE33 2TB***GUIDE PRICE £30,000–£40,000**

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Not to scale. For identification purposes only

- **First floor three bed roomed flat. Double glazing. Central heating.**

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

Situated Off Erskine Road which is in turn off Westoe Road (the A1018) in a popular and well-established residential location close to local amenities and schooling and approximately 0.5 miles from South Shields town centre.

Flat Three Bedrooms, Living Room, Kitchen, Bathroom/WC

Outside Shared Rear Yard

Ground Floor Entrance Hall

LOT
84

ON BEHALF OF A HOUSING ASSOCIATION

84 Beaumont Street, Blyth, Northumberland NE24 1HL***GUIDE PRICE £25,000–£30,000**

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Not to scale. For identification purposes only

- **First floor two bed roomed flat. Double glazing. Central heating.**

Description A first floor two bed roomed flat benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of £4,800 per annum.

Situated Off Durban Street in a popular and well established residential location close to local amenities, Blyth Community Hospital and transport links and approximately 1 mile from Blyth town centre.

First Floor Flat Vestibule, Living Room, Kitchen, Two Bedrooms, Bathroom/WC

Outside Shared Rear Yard.

Ground Floor Entrance Hall

LOT
85**5 Abdale Road, Liverpool L11 3EE**
*GUIDE PRICE £55,000+

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

Description A three bedroomed middle town house benefiting from double glazing, central heating, driveway and gardens. The property would be suitable for investment purposes with a potential income in excess of £6,000 per annum.



Not to scale. For identification purposes only

Situated Off Scargreen Avenue which in turn is off East Lancashire Road close to local amenities and approximately 4 miles from Liverpool city centre.

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

First Floor Three Bedrooms, Bathroom/WC

Outside Driveway, Rear Garden.

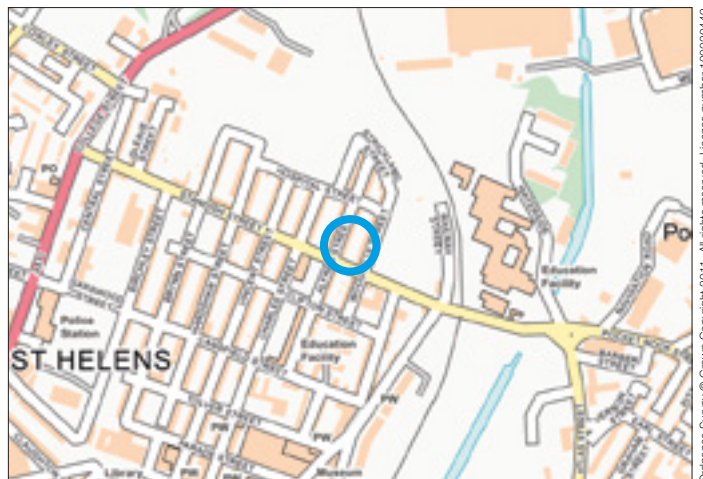
Note Please note we have not internally inspected the property, all information has been provided by the vendor.

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LOT
86**102 Alfred Street, St. Helens, Merseyside WA10 1LR**
*GUIDE PRICE £55,000+

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

Description A two bedroomed middle terrace property which benefits from double glazing and central heating. The property is in good order throughout and is currently let by way of an Assured Shorthold Tenancy at a rental of £5,400.00 per annum.



Not to scale. For identification purposes only

Situated Off Standish Street in a popular and well established residential location within close proximity to local shopping amenities, schooling and transport links.

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

First Floor Two Bedrooms.

Outside Rear Yard.

Joint Agent
Entwistle Green



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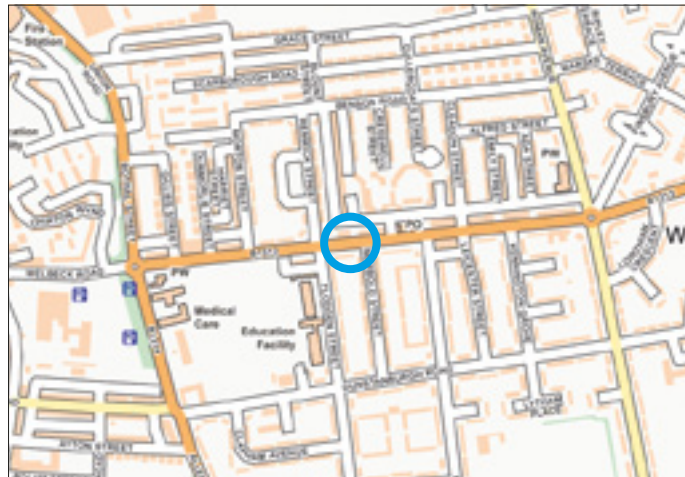
LOT

87

ON BEHALF OF A HOUSING ASSOCIATION

5 Canterbury Street, Newcastle upon Tyne NE6 2JD

*GUIDE PRICE £30,000-£40,000



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Not to scale. For identification purposes only

- **Two bedroomed flat. Double glazing. Central heating.**

Description A two bedroomed first floor flat benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of £4,800 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 Rear Yard

Ground Floor Entrance Hall

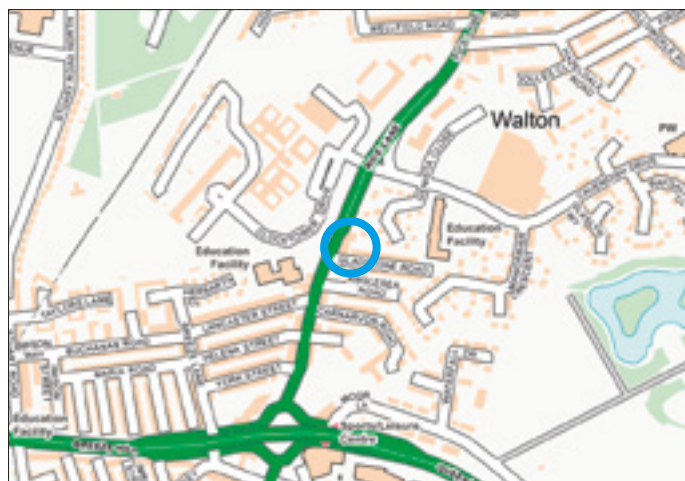
First Floor Flat Lounge, Kitchen, Two Bedrooms, Bathroom/WC

LOT

88

90-90a Rice Lane, Liverpool L9 1DD

*GUIDE PRICE £75,000+



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Not to scale. For identification purposes only

- **Redevelopment opportunity.**

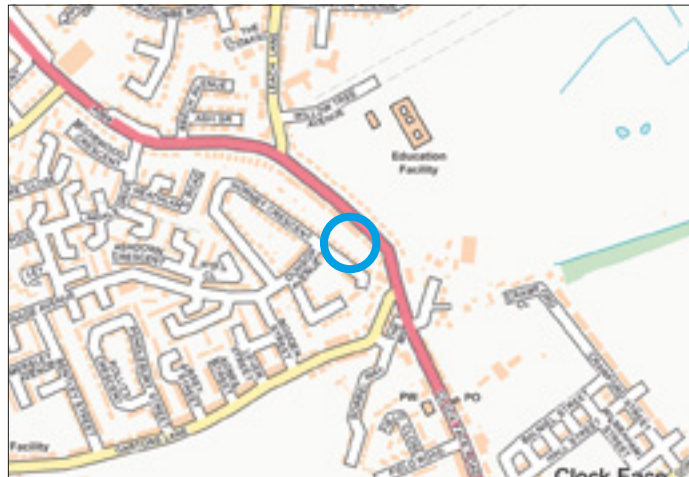
Description A two storey corner property with land which previously traded as a public house together with accommodation to the first floor. The property would be suitable for a number of uses to include conversion to provide several self-contained flats, or potentially a HMO Investment opportunity, subject to any necessary planning consents. Alternatively The public house is in good condition and ready for immediate occupation and the first floor accommodation could be rented out separately, subject to any necessary repair works. The property also benefits from Land to the side with potential for redevelopment subject to any necessary consents.

Situated Fronting Rice Lane 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.

First Floor Various Rooms, two en-suite Shower rooms/WC, Kitchen (no fittings), Bathroom/WC

Outside Land/Car Park to the Rear.

Ground Floor Public House, Ladies/Gents WCs, two Rear Rooms.

LOT
89**246 Clock Face Road, Clock Face, St. Helens, WA9 4LX**
*GUIDE PRICE £60,000+

Not to scale. For identification purposes only

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- **A residential investment producing £10,200 per annum. Double glazing. Central heating.**

Description A fully furnished two bedroomed middle terrace property benefiting from double glazing and central heating. The property is currently let to a company by way of an Assured Shorthold Tenancy until April 2019 producing in excess of £10,200 per annum

Situated Fronting Clock Face Road (A569) in a well-established residential location within easy access to local transport links and amenities.

Outside Yard to Rear.

Note We have not internally inspected the property.

Ground Floor Hall, Lounge/Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

PLEASE NOTE

Legal packs are available to download via the website

www.suttonkersh.co.uk and will only be available prior to the auction. They will not be available once the auction has started.

0151 207 6315
auctions@suttonkersh.co.uk



LOT
90**82 Stanley Road, Bootle, Merseyside L20 2AB*****GUIDE PRICE £135,000+**

- A mixed use investment producing in excess of £21,000 per annum.

Description A commercial investment opportunity currently fully let and producing an income in excess of £21,000 per annum. A substantial three storey mixed use property comprising of a ground floor retail unit, a garage/workshop, together with three one-bedroomed self-contained flats and two storage units to the upper floors accessed via a separate entrance. The property benefits from double glazing, central heating and electric roller shutters.

Situated Fronting Stanley Road in a popular location within easy reach of local amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Shop Main sales area, Store room, WC.

Garage Garage, Office, WC.

First Floor

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

Unit 1 Office/Storage Room.

Unit 2 Office/Storage Room.

Second Floor

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

Flat 3 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.



Not to scale. For identification purposes only

UNIT	RENT	LEASE
Shop (Discount Store)	£550 pcm	9 Year FRI Lease from 1/7/2018
Garage (Keeble Car Care)	£195 pcm	5 Year Lease from 19/2/2018
Unit 1	£130 pcm	Informal from 1/7/2018
Unit 2	£110 pcm	Informal from 2/11/2013
Flat 1	£263 pcm	AST from 13/12/2013
Flat 2	£260 pcm	AST from 30/4/2015
Flat 3	£285 pcm	AST from 1/4/2017
Total	£1,793.00 pcm / £21,516.00 pa	

LOT
91**Flat 54a Ivy Avenue, Liverpool L19 9AJ**
*GUIDE PRICE £30,000+

Not to scale. For identification purposes only

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- **A one bedroomed flat. Double glazing. Central heating.**

Description A first floor one bed flat benefitting from double glazing, central heating, communal parking and gardens. Following upgrade and modernisation the property would be suitable for investment with a potential income in excess of £5,400 per annum.

Situated Off Garston Old Road within easy reach of the (A561) Aigburth Road in a popular and well established residential location within close proximity to local amenities, schooling, Speke retail park and John Lennon airport.

First Floor Flat Hall, Cloakroom, Kitchen, Lounge, Bedroom, Shower room/WC, Storage Cupboard.

Outside Communal parking and gardens.

Ground Floor Main entrance hallway

Auction programme 2019

Auction Dates

Thursday 14th February

Thursday 28 March

Wednesday 15th May

Thursday 11th July

12th September

31st October

12th December

Closing Dates

19th January

2nd March

20th April

15th June

16th August

5th October

16th November



0151 207 6315

auctions@suttonkersh.co.uk

LOT

92

83 Mount Pleasant, Liverpool L3 5TB

*GUIDE PRICE £200,000+



- **A Grade II listed former hotel. Suitable for conversion subject to necessary planning consents.**

Description A substantial Freehold Grade II Listed period property formerly known as the Belvedere Hotel. The property is arranged over three floors together with a basement and would be suitable for conversion to provide self-contained flats or a 8 bed HMO Investment opportunity, subject to any relevant planning consents. The property benefits from parking to the rear. The property requires a full upgrade and scheme of refurbishment works. If converted to provide an eight-bed HMO the potential rental income would be approximately £41,600 per annum. The property will only sell to cash buyers.

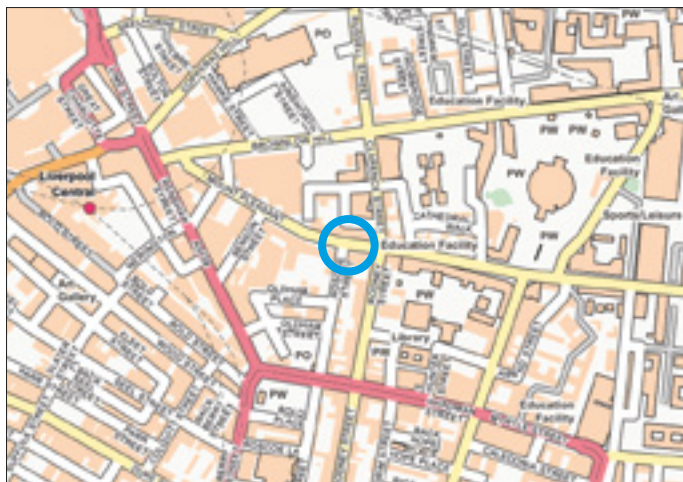
Situated Fronting Mount Pleasant in the best placed student area with views of the famous Catholic Cathedral and within walking distance to the University of Liverpool and LJMU's student unions. Access to the main shopping district of Liverpool One is accessible on foot within a few minutes.

Ground Floor Main Entrance Hallway, Through Living Room/Dining Room, Kitchen.

First Floor Three Rooms.

Second Floor Three Rooms.

Outside Yard to the rear/Parking.



Not to scale. For identification purposes only

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LOT
93**38 Wenlock Road, Liverpool L4 2UU**

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

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- **Residential investment producing £5,200 per annum. Double glazing.**

Description A three bedroomed mid terraced property let by way of a Regulated Tenancy producing a rental income of £5,200 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 Priory Road in a popular and well established residential location within walking distance to local amenities, transport links and Liverpool Football Club and approximately 2.5 miles away from Liverpool city centre.

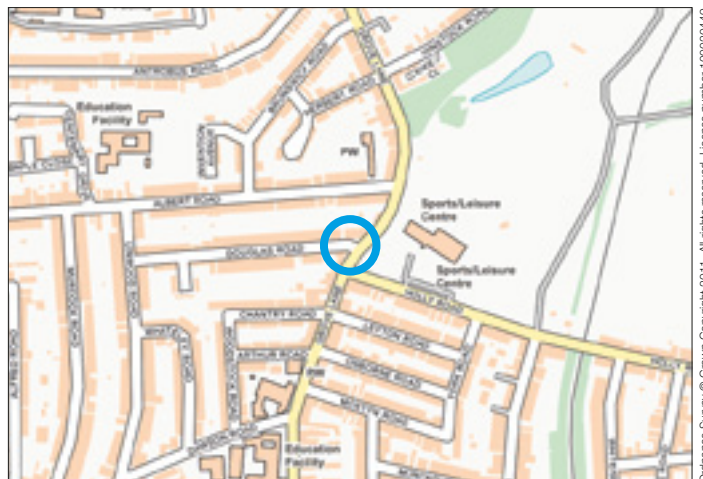
First Floor Three Bedrooms.

Outside Yard to the rear.

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

LOT
94**Flats A & B, 6 Douglas Road, Handsworth, Birmingham B21 9HH**

*GUIDE PRICE £150,000+



Not to scale. For identification purposes only

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- **A mid terrace property converted to provide two two-bedroomed self contained flats. Double glazing. Central heating.**

Description A two storey middle terrace property which has been converted to provide two two-bedroomed self-contained flats benefiting from double glazing and central heating. The property is in need of refurbishment and would be suitable for investment purposes.

Situated Fronting Douglas Road which is situated between Linwood Road and Grove Lane close to local amenities and schooling.

First Floor Flat B Landing, Living Room, Bedroom, Kitchen.
Attic Bedroom, Bathroom/WC.

Outside Front Forecourt, Rear Garden.

Ground Floor Flat A
Lower Ground Floor Bedroom.
Ground Floor Living Room, Kitchen, Bedroom, Bathroom/WC.

LOT
95**Flat 44b Beaconsfield Road, Seaforth, Liverpool L21 1DT*****GUIDE PRICE £40,000+**

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Not to scale. For identification purposes only

- **Residential investment producing £4,560 per annum. Double glazing, central heating.**

Description A first floor one bedroomed good sized flat within a converted semi-detached property. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,560 per annum. The property benefits from double glazing, central heating and allocated parking space to the rear.

Situated Off Rawson Road which in turn is situated off the A5036 Princess Way 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
Flat 44b Hall, Bedroom, Bathroom/WC, Living Room, Kitchen

Outside Parking to rear

Ground Floor Main Entrance Hallway

LOT
96**Flat 22, Belvedere House, 2-4 Ullet Road, Liverpool L8 3SR*****GUIDE PRICE £135,000+**

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Not to scale. For identification purposes only

- **Residential investment producing £9,540.00 per annum.**

Description A two bedroomed fourth floor penthouse apartment located in Belvedere House and which is currently let by way of an Assured Shorthold Tenancy producing £9,540.00 per annum. The property benefits from video secure entry system, lift access to all floors, double glazing, central heating and secure gated access to allocated parking at the rear.

Situated Fronting Ullet Road at its junction with Aigburth Road (A561) in a popular and well

established residential location within close proximity to local shopping amenities, Sefton Park,

schooling and approximately 2.5 miles from Liverpool city centre.

Ground Floor Communal Entrance Hallway.

Fourth Floor Apartment Hall, Lounge/Dining room, Kitchen, Master Bedroom with ensuite shower room/W.C, Bedroom 2, Bathroom/WC with walk in shower.

Outside Communal Gardens and parking to the rear.

Joint Agent
GVA

GVA

LOT
97**Flats 1 & 2, 21 Crompton Road, Handsworth, Birmingham B20 3QD**
*GUIDE PRICE £145,000+

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- A middle terrace property converted to provide two one-bedroomed flats. Double glazing. Central heating.

Description A two storey middle terrace property which has been converted to provide two one-bedroomed self-contained flats in need of refurbishment. The property benefits from double glazing and central heating and would be suitable for investment purposes.

Situated Off Church Hill Road in a popular and well established residential location within close proximity to local shopping amenities, schooling and transport links.

First Floor

Flat 2 Landing, Living Room, Bedroom, Kitchen, Bathroom/WC.

Outside Front Forecourt, Rear Garden.

Ground Floor Communal Porch Entrance

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

LOT
98**Flats 1 & 2, 19 Crompton Road, Handsworth, Birmingham B20 3QD**
*GUIDE PRICE £145,000+

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- A middle terrace property converted to provide two bedroomed flats. Double glazing. Central heating.

Description A two storey middle terrace property which has been converted to provide two one-bedroomed self-contained flats in need of refurbishment. The property benefits from double glazing and central heating and would be suitable for investment purposes.

Situated Off Church Hill Road in a popular and well established residential location within close proximity to local shopping amenities, schooling and transport links.

First Floor

Flat 2 Landing, Living Room, Bedroom, Kitchen, Bathroom/WC.

Outside Front Forecourt, Rear Garden.

Ground Floor Communal Porch Entrance.

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

LOT

99

11–13 Cheapside, Liverpool L2 2DY

*GUIDE PRICE £250,000+

- **Grade II listed property with the benefit of planning permission to convert to provide five luxury apartments.**

Description The property comprises a vacant former merchant's warehouse. We understand that the building was constructed in 1884 and is Grade II Listed. Accommodation is configured over five storeys including a basement level. The building is of solid brick construction with polychrome brickwork to the east and west facing elevations. Access is from Cheapside and Hockenhall Alley (parallel to Cheapside to the west) with single width pedestrian entrances stepped from street level, and double-width loading doorways extending the full height of the building with raised platform access from street level. The building has been vacant for an extended period and internally it remains in its original configuration. The property also includes 10 Hockenhall Alley which abuts the south-west corner of 11–13 Cheapside. This is a Grade II Listed, vacant three storey building constructed between 1765 and 1785. The building is understood to have been vacant for an extended period.

Situated The property is situated on Cheapside within the Castle Street Conservation Area, to the north-east side of Liverpool city centre. The street runs perpendicular to Dale Street to the south and Tithe barn Street to the north. Dale Street is a key thoroughfare extending across the northern edge of Liverpool city centre, providing access to the A5036 to the west and towards the A59, Hunter Street and Edge Lane to the east. The area around Cheapside and Dale Street provides a variety of uses including hotels (the Caro Hotel, Premier Inn, Double Tree by Hilton, Aloft Liverpool), municipal buildings, offices, retail and leisure uses. Liverpool's main commercial, retail and cultural attractions are all within a three quarter mile radius of the property.

Planning History

Planning consent was granted in September 2016 (planning ref : 16F/0737) for the change of use of the adjacent Princes Building, and 'the conversion of 10 Hockenhall Alley and 11–13 Cheapside to form 6 apartments, together with a five storey extension at the rear of 10 Hockenhall Alley to form an enclosed stair/lift core for access purposes and associated external works'. The proposed scheme comprises: Ground floor: 1 x two-bed apartment. First floor: 2 x one-bed apartments. Second floor: 1 x two-bed apartment. Third and fourth floors: 2 x three-bed duplex apartments comprising living accommodation at third floor and bedrooms (including one ensuite) and a bathroom at fourth floor. Listed Building



Consent (reference 16L/0738) for the same proposal was also approved in September 2016. The property also formerly had planning consent for conversion to office use, granted under planning reference 15F/1269.

Business Rates

From April 2017 from the property has a rateable value of £9,100. Exemptions may apply due to the buildings listed status, however interested parties should make their own enquiries.

Tenure

The property is held Freehold under Land Registry title number MS625726.



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VAT

We understand that VAT may be applicable to the purchase price.

Joint Agent

GVA

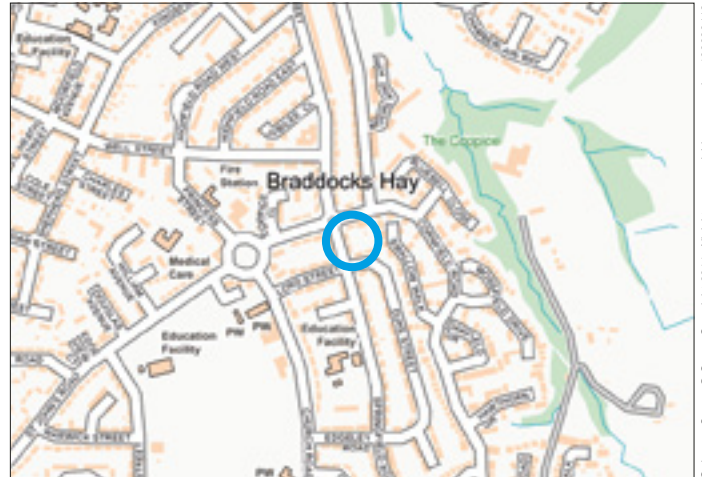
GVA

LOT

100

140 St. Johns Road, Biddulph, Stoke-on-Trent ST8 6ES

*GUIDE PRICE £65,000+



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- **Three bed semi detached. Double glazing. Central heating. Gardens and driveway. Newly refurbished throughout.**

Description A three bedroomed semi-detached property benefiting from double glazing, central heating, front and rear gardens and driveway. The property has been fully refurbished throughout and would be suitable for immediate occupation or investment purposes with a potential rental income in excess of £7,800 per annum. The property is suitable for cash purchasers only.

Situated St Johns Road is a continuation of Cornfield Road within close proximity to local amenities and approximately 10 miles from Stoke on Trent town centre.

Outside Front and rear gardens, Driveway.

Joint Agent
Bridgfords

[bridgfords](http://bridgfords.com)

Ground Floor Hall, Lounge/
Dining room, Kitchen.

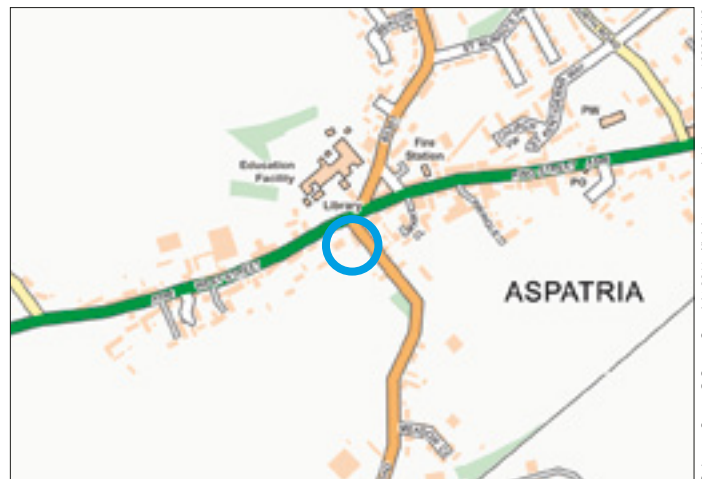
First Floor Three Bedrooms,
Bathroom/WC.

LOT

101

2 Hill House, Station Road, Aspatria, Wigton, Cumbria CA7 3JR

*GUIDE PRICE £25,000+



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- **Two bed flat. Requires modernisation.**

Description A two bedroomed first floor flat which is in need of upgrade and refurbishment. The potential rent when let being in excess of £3,600 per annum.

Situated Off West Street (A596) within close proximity to local amenities and schooling and approximately 8 miles from Wigton town centre.

Ground Floor Main entrance
Hallway.

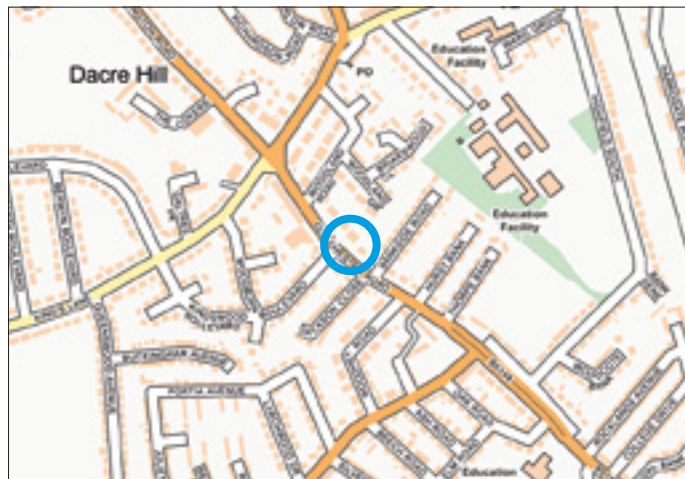
First Floor Flat Reception
Room, Kitchen, two Bedrooms,
Bathroom/WC.

LOT

102

Flat 2, 541 Old Chester Road, Birkenhead, Merseyside CH42 4NQ

*GUIDE PRICE £65,000+



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Not to scale. For identification purposes only

- **A freehold first floor two bed apartment. Double glazing and central heating. Communal off road parking.**

Description A freehold first floor two bedroomed apartment benefiting from double glazing, central heating, off road parking and communal gardens. The property is in good order throughout and would be suitable for investment purposes with a potential rental income in excess of £6,400 per annum.

Situated Fronting Old Chester Road close to its junction with Bankside Road in a well-established location within easy reach of local amenities and approximately 2 miles from Birkenhead town centre.

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

Outside Communal Gardens and Off Road Parking.

Ground Floor Main entrance, Hallway.

LOT

103

31 Romer Road, Liverpool L6 6DH

*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

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

Description A three bedroomed middle terraced property benefiting from double glazing. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £4500 per annum.

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

Outside Yard to the rear.

Joint Agent

Core



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

First Floor Three Bedrooms, Bathroom/WC.

LOT

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

- **A four 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

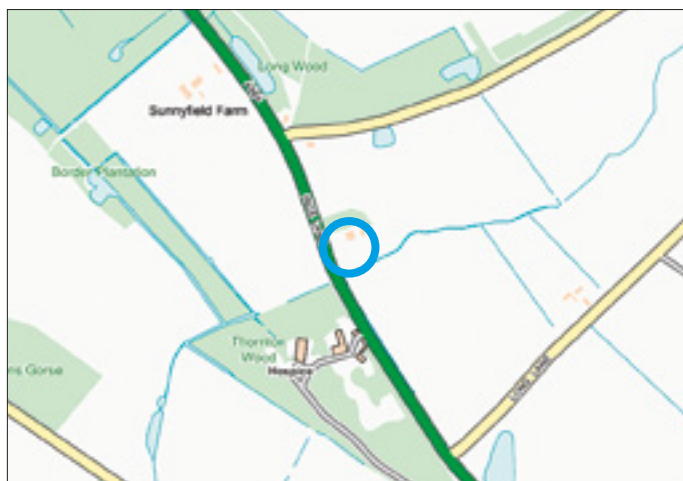
Basement Cellar Not Inspected.

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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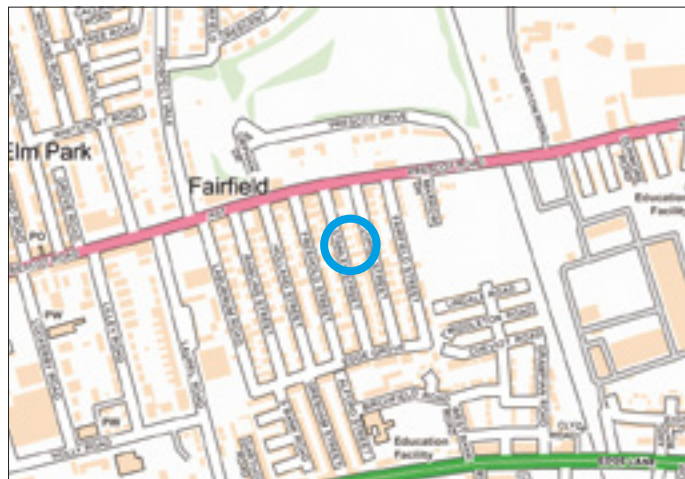


LOT

105

26 Lorne Street, Liverpool L7 0JR

*GUIDE PRICE £115,000+



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Not to scale. For identification purposes only

- **Part let residential investment producing approximately £11,500 per annum. Double glazing, central heating.**

Description A double fronted three storey semi-detached property converted to provide 3 self contained flats (2 x 2 bed and 1 x 1 bed). The property benefits from double glazing and gas central heating. Two of the flats are currently let by way of Assured Shorthold Tenancies producing a rental income of approximately £11,500 per annum. When fully let the potential rental income is approximately £17,250 per annum.

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

Ground Floor Communal Entrance Hallway

Flat 1 Hall, Living Room, Kitchen/Breakfast Room, 2 Bedrooms, Bathroom/W.C

First Floor Flat 2 Hall, Living Room, Kitchen/Breakfast Room, 2 Bedrooms, Bathroom/W.C

Second Floor Flat 3 Hall, Living Room, Kitchen/Breakfast Room, Bedroom, Bathroom/W.C

Outside Yard to Rear

LOT

106

28 Lenthall Street, Liverpool, L4 5TW

*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- **A 4 bedroomed middle terrace property. Central heating.**

Description An extended four bedroomed three storey middle terraced property benefiting from central heating. The property is in need of refurbishment and modernisation. Once upgraded the property would be suitable for occupation, resale or investment purposes. If let to 5 tenants at £75pppw the potential rental income is approximately £19,500 per annum. Alternatively it could be let to a family at a rent of £7200.00 per annum.

Situated Off County Road in a popular and well established

residential location close by to local amenities, Everton Football Club, Liverpool Football Club and approximately 2.5 miles from Liverpool City Centre.

Basement Not Inspected

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

First Floor 3 Bedrooms, Bathroom/WC with Walk In Shower

Second Floor 1 Further Bedroom

Outside Yard to the rear.

LOT

107

108 Ruskin Street, Liverpool L4 3SL

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **P A 3 bedroomed corner property. Double glazing. Central heating.**

Description A vacant 2 storey 3 bedroomed corner property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for resale or investment purposes. The potential rental income when let is approximately £6000 per annum

Situated Fronting Ruskin Street on the corner of Leighton Road in a popular and well established location within close proximity to local shopping amenities, schooling, transport links and approximately 3 miles from Liverpool City Centre.

Ground Floor Hall, 2 Reception Rooms, Kitchen.

First Floor 3 Bedrooms, Bathroom/WC.

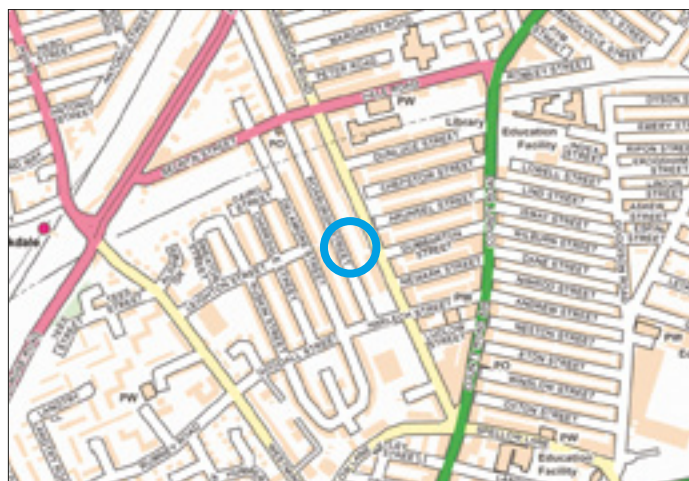
Outside Rear Yard.

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108

62 Carisbrooke Road, Liverpool. L4 3RA

GUIDE PRICE £100,000+



Not to scale. For identification purposes only

- **Good sized three storey mid terrace. 4 bedroom or 6 letting rooms. Good order throughout. Double glazing. Central heating.**

Description A good sized three storey mid terraced property in good order throughout benefiting from double glazing and central heating. The property would be suitable for investment purposes as a four bedroomed house or alternatively is fully HMO compliant and has previously been rented as 6 letting rooms at £70 pppw. The potential rental income being approximately £21,840 per annum.

Situated Fronting Carisbrook Road in a popular and well established residential location close to local amenities, Liverpool Football Club and approximately 2.5 miles from Liverpool City Centre.

Rear Living Room/Letting Room, Rear Hall, Kitchen

First Floor Two Bathrooms/WC, Two Bedrooms

Second Floor Two Further Bedrooms

Lower Ground Floor Cellar

Ground Floor Entrance Hall, Front Living Room/Letting Room,

Outside Yard to the rear.

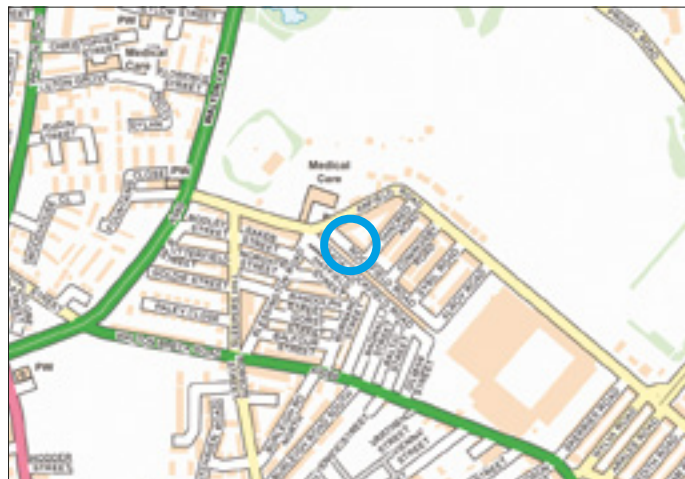
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LOT

109

26 Coningsby Road, Liverpool L4 0RS

*GUIDE PRICE £80,000+



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Not to scale. For identification purposes only

- **Residential Investment converted to provide 3 x 1 bed flats. Fully let producing £14,400 per annum inclusive of bills. Good order throughout. Double glazing. Central heating.**

Description A mid terrace property converted to provide 3 x 1 bed roomed flats situated over three floors. The property is fully let on individual Assured Shorthold Tenancies producing £14,400 per annum inclusive of bills. The property is in good order throughout and benefits from double glazing and central heating.

Situated - Off Anfield Road within close proximity to local amenities, schooling, transport links and within walking distance to Anfield Football stadium. Approximately 3 Miles from Liverpool City Centre.

Ground Floor - Flat 1 - Open plan Lounge/Dining Room/ Kitchen, Double Bedroom with En-suite Shower.

First Floor - Flat 2 - Open plan Lounge/Dining Room/Kitchen, Double Bedroom with En-suite Shower.

Flat 3 - Double Bedroom with Shower Room

Attic - Kitchen/Living Room, W.C.

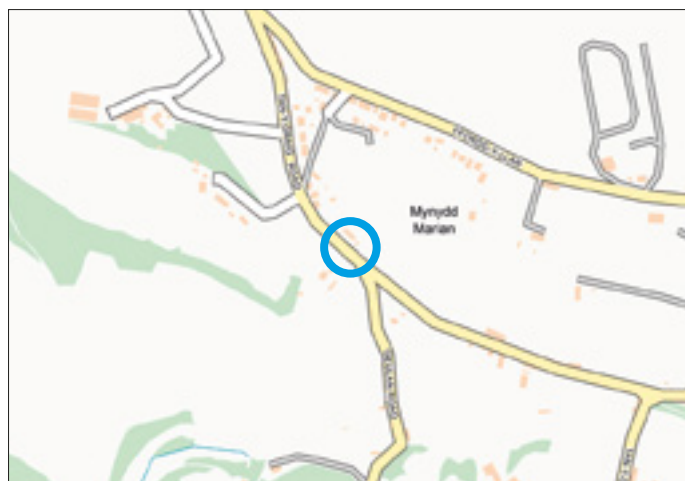
Outside - Yard to Rear.

LOT

110

1 Craigside Cottages, Tan Y Graig Road, Llysfaen, Colwyn Bay LL29 8UD

*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

- **A 2 bed roomed cottage style terraced property. Double glazing.**

Description A 2 bed roomed cottage style terraced property benefiting from double glazing, septic tank, allocated parking and countryside views. The property is in good order and would be suitable for occupation or investment purposes.

Situated Off Ffordd-Y-Llan which is close to Abergele Road (A547) in a popular and well established location within close proximity to all local amenities.

Ground Floor Porch, Lounge (with stone built feature fireplace with a multi-fuel log burner), Kitchen/Breakfast Room.

First Floor 2 Bedrooms, Bathroom/WC.

Second Floor Loft Room.

Outside Allocated Parking, Stone Outbuilding, Seating Area to the Front, Rear Yard.

LOT

111

90 Avondale Road, Liverpool L15 3HF

*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

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- **Residential investment producing £4,524 per annum. Double glazing. Central heating.**

Description A three bedroomed middle terraced property let by way of a Regulated Tenancy producing a rental income of £4,524 per annum. The property benefits from double glazing and central heating.

Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenant is not disturbed in any way.

Situated Off Smithdown Road (the A562) in a popular and well established location close to close amenities and schooling and and transport links and

approximately 4 miles from Liverpool City Centre.

Ground Floor Hall, Living Room, Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear.

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Closing date 16thw November



James Kersh MRICS james@suttonkersh.co.uk
Cathy Holt MNAEA cathy.holt@suttonkersh.co.uk
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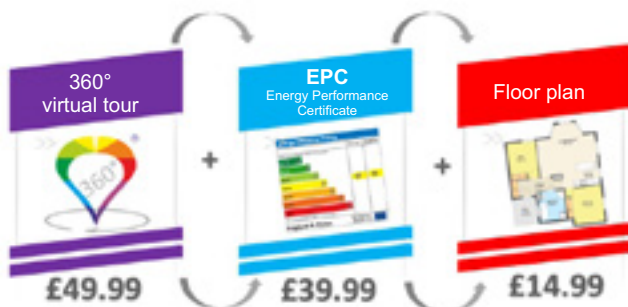
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Terms & conditions for proxy or telephone bidders

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). If you are the successful purchaser we will carry out an additional electronic verification check on your identity which will leave a "soft footprint" on your credit history but does not affect your credit score. This will be undertaken by The Lexis Nexis company (Lexis House, 30 Farringdon Street, London, EC4A 4HH).
- 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. 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.

FOR SUTTON KERSH OFFICE USE ONLY: Identification documentation seen (one from each list)**List A – Photographic evidence of Identity**

Tick	Item	Ref No
	Valid Passport with MRZ (Machine Readable Zone – two alphanumeric lines on photo page as verifiable.)	
	Valid full UK photo driving licence.	
	Valid EU/EEA/Switzerland photo driving licence.	
	Valid EU/EEA/Switzerland national Identity Card.	
	Valid UK Armed Forces ID Card.	
	Valid UK Biometric Residence Permit (When copying include both sides.)	
	Valid Blue Badge scheme (disabled pass with photo)	
	Valid Freedom Pass	
	Valid Local Authority Bus pass	
	Valid full UK Driving licence (Non photo, paper) issued before 1998	
	Department for Works & Pensions letter confirming pension details including National insurance Number dated within the last 12 months	

List B – Evidence of Residence

Tick	Item	Ref No
	Valid full UK photo driving licence.	
	Valid full UK Driving licence (Non photo) issued before 1998	
	Local authority council tax bill (dated within the last 12 months).	
	UK Bank / Building societies statements/bills showing activity, dated within the last 6 mths. Including account number and sort code as verifiable.) (Accept internet printed.)	
	UK mortgage statement (dated within the last 12 months) (Accept internet printed.)	
	Utility bills dated within the last 6 months including - Electricity bill (with MPAN number - as verifiable.) Landline, Gas, Satellite TV, Water. (Accept internet printed.) (Not mobile phone bills.)	
	Her Majesty's Revenue and Customs (HMRC) Inland Revenue (IR) Coding / assessment / statement (dated within the last 12 months) with National Insurance number - as verifiable.	
	Department for Works & Pensions letter confirming pension details and NI Number - as verifiable. (Dated within the last 12 months).	

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**

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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. 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.

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

List A – Photographic evidence of Identity

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	Valid UK Armed Forces ID Card.	
	Valid UK Biometric Residence Permit (When copying include both sides.)	
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	UK mortgage statement (dated within the last 12 months) (Accept internet printed.)	
	Utility bills dated within the last 6 months including - Electricity bill (with MPAN number - as verifiable.) Landline, Gas, Satellite TV, Water. (Accept internet printed.) (Not mobile phone bills.)	
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Signed Date

on behalf of Sutton Kersh

Common Auction Conditions

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

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

INTRODUCTION

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

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

Important notice

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

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

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

GLOSSARY

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

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

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

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

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

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

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

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

Auction The AUCTION advertised in the CATALOGUE.

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

Auctioneers The AUCTIONEERS at the AUCTION.

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

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

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

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

Condition One of the AUCTION CONDUCT CONDITIONS or SALES CONDITIONS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The AUCTIONEERS.

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

AUCTION CONDUCT CONDITIONS

A1 Introduction

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

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

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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

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

A5 The contract

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

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

A5.3 YOU must before leaving the AUCTION:

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

A5.4 If you do not we may either:

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

A5.5 The deposit:

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

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

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

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

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

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

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

G1. The lot

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

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

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

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

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

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

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

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

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

G1.9 The BUYER buys with full knowledge of:

- (a) the DOCUMENTS, whether or not the BUYER has read them; and
 • (b) the physical CONDITION of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.
- G1.10 The BUYER is not to rely on the information contained in the PARTICULARS but may rely on the SELLER'S conveyancer's written replies to preliminary enquiries to the extent stated in those replies.
- G2. Deposit**
- G2.1 The amount of the deposit is the greater of:
 • (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and
 • (b) 10% of the PRICE (exclusive of any VAT on the PRICE).
- G2.2 The deposit
 • (a) must be paid in pounds sterling by cheque or banker's draft drawn on an APPROVED FINANCIAL INSTITUTION (or by any other means of payment that the AUCTIONEERS may accept); and
 • (b) is to be held as stakeholder unless the AUCTION CONDUCT CONDITIONS provide that it is to be held as agent for the SELLER.
- G2.3 Where the AUCTIONEERS hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.
- G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.
- G2.5 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.
- G3. Between contract and completion**
- G3.1 Unless the SPECIAL CONDITIONS state otherwise, the SELLER is to insure the LOT from and including the CONTRACT DATE to COMPLETION and:
 • (a) produce to the BUYER on request all relevant insurance details;
 • (b) pay the premiums when due;
 • (c) if the BUYER so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;
 • (d) at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser;
 • (e) unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and
 • (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance (to the extent not already paid by the BUYER or a tenant or other third party) for the period from and including the CONTRACT DATE to COMPLETION.
- G3.2 No damage to or destruction of the LOT nor any deterioration in its CONDITION, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.
- G3.3 Section 47 of the Law of Property Act 1925 does not apply.
- G3.4 Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.
- G4. Title and identity**
- G4.1 Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection in relation to any matter that occurs after the CONTRACT DATE.
- G4.2 If any of the DOCUMENTS is not made available before the AUCTION the following provisions apply:
 • (a) The BUYER may raise no requisition on or objection to any of the DOCUMENTS that is made available before the AUCTION.
 • (b) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.
 • (c) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant document.
 • (d) If title is in the course of registration, title is to consist of certified copies of:
 • (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.

1. The Deposit

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

2. Buyer's Administration Charge

- 2.1 Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £850+VAT (£1,020 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.

3. Extra Auction Conduct Conditions

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

4. Searches

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

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