

NOW INVITING
INSTRUCTIONS
FOR OUR
28TH MARCH AUCTION
AT THE MARRIOTT HOTEL

SuttonKersh



1ST FOR AUCTIONS

Thursday 14th February 2019

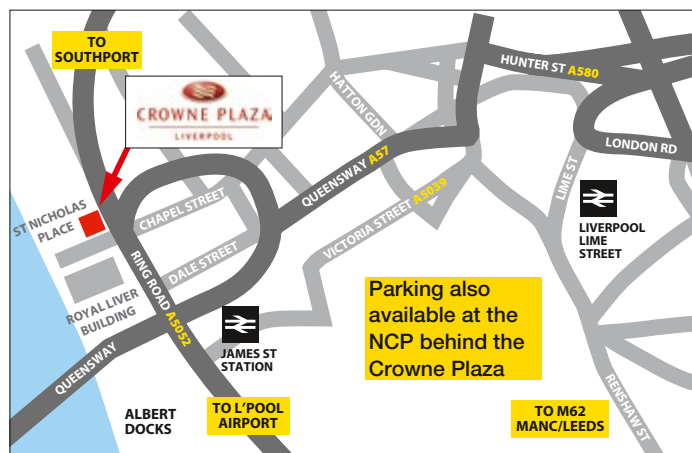
Commencing at 12 noon prompt at

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 2019

AUCTION DATES

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

CLOSING DATES

18th January
1st March
19th April
14th June
16th August
4th October
15th November

VENUE

Crowne Plaza
Marriott Hotel
Marriott Hotel
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Marriott Hotel
Marriott Hotel
Marriott Hotel

Merseyside's leading auction team...



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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.

Smashing into 2019

Smashing into 2019 with over £50m in property sales, Sutton Kersh is leading the way for property auction houses across the country.

Totalling over £50m in 2018's property sales, it's no surprise that the Liverpool-based property auction house has firmly put itself on the radar, knocking their competitors out of the park along the way.

Having sold properties from across the United Kingdom, Sutton Kersh is massively increasing their property portfolio – creating an exciting and unique offering for all attendees, no matter of requirement.

"Thanks to all of the team's hard work and our fantastic auction attendees, we just keep going from strength to strength," said Cathy Holt, Associate Director of Sutton Kersh.

"We knew that 2018 was going to end on a high, but we exceeded our expectations with the final figure and, if 2019 goes as expected, it looks like we'll be continuing the celebrations."

Ending the year on a high, the final auction of 2018 was one of their busiest yet – with over 80% of the 795 properties listed through the year being sold, many of which above their starting price.

Despite industry uncertainty, this result is typical for a Sutton Kersh auction, helping to reinforce the city and region as a key player in the Northern Powerhouse movement. This can not only be attributed to their fantastic reputation, but also the level of offering in each auction.

"All of this hard work and recognition not only helps to promote Sutton Kersh, but also the region as a whole," continued Cathy. "Through our industry leading work, we're proud to be contributing towards placing Liverpool as a key player in the Northern Powerhouse movement."

Lots that are expected to be of particular interest include:

Lot number 11: Listed at £325,000, this thirty-one-bed registered detached purpose-built property is the perfect opportunity for re-development. Based in Caernafon, Gwynedd, could be used for a number of purposes, from holiday lets to complete re-development – subject to any necessary planning consents.

Lot number 38: One of the quirkier lots, 'The Joker' house boat is listed for a guide price of £50,000. With



the specific purpose of being used as a holiday boat on a permanent mooring in Liverpool, this lot can comfortably sleep up to 6 people.

Lot number 48: A popular lot for the February auction is lot 48, a three-storey middle terraced property that has been converted into 3 self-contained flats. This property would benefit from a full upgrade and refurbishment, providing an ideal investment opportunity.

Auction results Thursday 13th December

LOT	PROPERTY	RESULT	PRICE
1	24 Newborough Avenue, Crosby, Liverpool L23 9TX	Sold Prior	
2	38 Storrington Avenue, Liverpool L11 9AS	Sold	£74,000
3	150 Gentwood Road, Liverpool L36 2QP	Sold	£67,500
4	58 Mandeville Street, Liverpool L4 5TL	Sold Prior	
5	214 – 218 Rice Lane And 2 D&E Parkinson Road, Liverpool L9 1DJ	Available At	£125,000
6	Suite 89, Artesian Studios, Jamaica Street, Liverpool L1 0AF	Sold	£38,000
7	Apt 2, Bispham House, Lace Street, Liverpool L3 2BP	Available At	£100,000
8	20 Lincoln Road, Southport, Merseyside PR8 4PR	Sold After	
9	10 Cunningham Road, Liverpool L13 4AA	Sold	£86,500
10	51 Limbrick, Blackburn BB1 8AB	Sold After	
11	29 Sceptre Road, Liverpool L11 4TG	Sold	£56,500
12	1 Craigsides Cottages, Tan Y Graig Road, Llysfaen, Colwyn Bay, LL29 8UD	Postponed	
13	73 Manningham Road, Liverpool L4 2UQ	Available At	£51,000
14	1 Wyllan Road, Kirkby, Liverpool L33 5XN	Sold	£63,000
15	41 Shelley Street, Bootle, Merseyside L20 4LG	Sold	£45,000
16	Penisarwaun Nursing Home, Penisarwaun, Caernarfon, Gwynedd LL55 3DB	Postponed	
17	Land At Greenfield Road, Greenfield, Holywell, Clwyd CH8 7QU	Postponed	
18	84 Beaumont Street, Blyth, Northumberland NE24 1HL	Sold	£25,000
19	5 Canterbury Street, Newcastle Upon Tyne NE6 2JD	Sold	£35,000
20	126 Gray Street, Bootle, Merseyside L20 4PR	Sold	£54,000
21	131 Hebden Road, Liverpool L11 9AN	Available At	£70,000
22	259 Breck Road, Everton, Liverpool L5 6PT	Sold	£60,000
23	37 South Cantril Avenue, Liverpool L12 6QY	Sold	£65,000
24	4 Prescott Drive, Liverpool L6 8PB	Sold	£106,000
25	8 & 8a Queenswood Road, Birmingham B13 9AU	Sold	£270,000
26	Flat 3, 125 Stanley Road, Liverpool L5 7TA	Available At	£45,000
27	7 Hanworth Close, Croxteth Country Park, Liverpool L12 0JJ	Sold	£33,000
28	20 Altfinch Close, Liverpool L14 8YG	Sold	£57,000
29	12 Shanklin Road, Wavertree, Liverpool L15 4JE	Sold	£250,000
30	Plot 34, 36 And 37 To The South Of Bury Road, Bolton, Lancashire BL2 6QA	Sold	£650
31	Plot 76, 77 And 87 To The South Of Bury Road, Bolton, Lancashire BL2 6QA	Sold	£1,050
32	72 Quernmore Road, Kirkby L33 6UZ	Sold	£58,000
33	24 Hawthorne Road, Bootle, Merseyside L20 2DN	Sold	£112,000
34	132 Town Row, West Derby, Liverpool L12 8SN	Withdrawn	
35	17 Breeze Hill, Liverpool L9 1DY	Sold	£109,000
36	20 Wervin Road, Kirkby, Liverpool L32 5TY	Sold	£54,000
37	Prescot Business Centre, Aspinall Street, Prescot, Merseyside L34 5QQ	Available At	£275,000
38	51 Stanley Road, Bootle, Merseyside L20 7BZ	Available At	£110,000
39	2a Fern Valley Chase, Todmorden, Lancashire OL14 7HB	Sold	£173,000
40	63 Woodhall Road, Liverpool L13 3EF	Sold Prior	
41	48 Holmes Street, Liverpool L8 0RJ	Available At	£55,000
42	12 Albury Road, Southdene, Kirkby L32 7PP	Sold	£65,500
43	Apt 305 Bereys Building, 33 George Street, Liverpool L3 9LU	Unavailable	
44	61 Bigdale Drive, Kirkby, Liverpool L33 6XQ	Available At	£60,000
45	66 Wendell Street, Liverpool L8 0RQ	Sold	£54,000
46	Apt 312, Fox Street Village, 30 Fox Street, Liverpool L3 3BQ	Sold	£39,000
47	55 Hursley Road, Liverpool L9 6BG	Sold Prior	
48	30 Libertas Studios, 48 St. James Street, Liverpool L1 0AB	Sold	£39,500
49	Flats 1 & 2, 39 Crompton Road, Handsworth, Birmingham B20 3QD	Sold	£175,000
50	Hesketh House, Old Mill Lane, Liverpool, L15 8LN	Available At	£470,000
51	37 Quernmore Road, Kirkby L33 6UZ	Sold	£58,000
52	56 Gorton Road, Liverpool L13 4DQ	Sold	£90,000
53	27a Egremont Promenade, Wallasey, Merseyside CH44 8BG	Sold	£40,500
54	22 Charter Avenue, Warrington WA5 0DJ	Sold	£62,000
55	62/62a/64/64a New Chester Road, Wirral, CH62 5AD	Available At	£175,000
56	102 Alfred Street, St. Helens, Merseyside WA10 1LR	Sold	£59,000
57	4 Stamfordham Grove, Liverpool L19 6PT	Sold	£126,000
58	6 Glendale Grove, Kirkby, Liverpool L33 1RB	Sold	£65,500
59	34 Guildford Street, Wallasey, Merseyside CH44 0BR	Available At	£56,000
60	Fairview, Victoria Road, Brynteg, Wrexham, Clwyd LL11 6NL	Sold	£100,000
61	186 Princes Road, Ellesmere Port CH65 8EP	Sold Prior	
62	29 Deansburn Road, Tuebrook, Liverpool L13 8BW	Sold Prior	
63	3 Sedley Street, Liverpool L6 5AE	Available At	£42,000

64	5 New Ferry Road, Wirral, Merseyside CH62 1BQ	Sold	£32,000
65	26 Colwyn Road, Liverpool L13 2BJ	Sold	£63,000
66	42 Bradville Road, Liverpool L9 9BH	Sold	£70,000
67	143 Brighton Street, Wallasey, Merseyside CH44 8DT	Available At	£30,000
68	30 Ascot Avenue, Liverpool L21 2PS	Sold	£84,500
69	93 Rocky Lane, Anfield, Liverpool L6 4BB	Available At	£75,000
70	109 Oakfield Road, Walton, Liverpool L4 0UE	Sold Prior	
71	3 Kenbury Close, Kirkby, Liverpool L33 9TR	Sold	£65,000
72	Sutton Grange, Parvey Lane, Sutton, Macclesfield, Cheshire SK11 0HX	Under Offer	
73	95 & 95a Anfield Road, Liverpool L4 0TJ	Sold	£168,000
74	74 Holmes Street, Liverpool L8 0RJ	Available At	£55,000
75	552/556 Prescott Road, Old Swan, Liverpool L13 3DE	Sold	£160,000
76	81 Dudley Street, Warrington WA2 7BQ	Sold	£72,000
77	10 Anderson Road, Liverpool L21 7nd	Available At	£55,000
78	Flat 4 Denver Park, Denver Road, Liverpool L32 4RZ	Sold	£34,000
79	94 Maybank Road, Tranmere, Birkenhead CH42 7HQ	Withdrawn	
80	62 Carisbrooke Road, Liverpool L4 3RA	Sold Prior	
81	Plot 81 South Of Pen-Y-Dre, Off Rigwgarn Estate, Trebanog, Porth CF39 9DJ	Withdrawn	
82	Plot 82 South Of Pen-Y-Dre, Off Rigwgarn Estate, Trebanog, Porth CF39 9DJ	Withdrawn	
83	Plot 83 South Of Pen-Y-Dre, Off Rigwgarn Estate, Trebanog, Porth CF39 9DJ	Withdrawn	
84	88 Stalisfield Avenue, Liverpool L11 2UR	Sold	£73,500
85	87 Becket Street, Liverpool L4 1QU	Sold	£39,000
86	17b Overton Close, Kirkby L32 5TU	Sold After	
87	19 Latham Close, Prescott, Merseyside L35 5BL	Sold	£67,500
88	51 Haselbeech Crescent, Liverpool L11 3AT	Sold	£53,000
89	37 Scorton Street, Liverpool L6 4AS	Sold	£40,000
90	17 Pope Street, Bootle, Merseyside L20 4PH	Sold	£43,000
91	125 James Turner Street, Birmingham B18 4ND	Sold	£85,000
92	7 Kilburn Street, Litherland, Liverpool L21 8HN	Sold	£45,500
93	13 Valley Road, Liverpool L4 0UD	Sold Prior	
94	31 Union Road, New Mills, High Peak, Derbyshire SK22 3EL	Available At	£90,000
95	51/51a City Road, Liverpool L4 5UN	Sold	£75,500
96	11 Jean Walk, Liverpool L10 4YB	Sold	£58,000
97	First Floor Flat – 181 Rice Lane, Liverpool L9 1AF	Sold	£20,750
98	1 Overton Close, Kirkby, Liverpool L32 5TU	Available At	£50,000
99	10 David Street, Stacksteads, Rossendale, Lancashire OL13 0TT	Withdrawn	
100	45 Scott Street, Bootle, Merseyside L20 4PE	Sold	£56,500
101	84 Dewsbury Road, Liverpool L4 2XF	Sold	£40,500
102	The Windermere Hotel, 295 Breck Road, Everton, Liverpool L5 6PU	Sold Prior	
103	9 Quernmore Walk, Kirkby L33 6UT	Sold	£54,000
104	27 Tiverton Street, Liverpool L15 4LR	Sold	£72,000
105	37 Cotswold Street, Liverpool L7 2PY	Sold	£86,000
106	Flats 1, 3 & 4, 17 Chapel Street, Llandudno, Gwynedd LL30 2SY	Sold Prior	
107	48 Sidney Road, Bootle, Liverpool L20 9LD	Sold	£55,000
108	98 Gray Street, Bootle, Merseyside L20 4PR	Sold	£35,000
109	21 Claude Road, Liverpool L6 0BT	Sold	£39,000
110	6 Swifts Close, Netherton, Merseyside L30 2RJ	Available At	£65,000
111	28 Owen Road, Kirkdale, Liverpool L4 1RW	Sold	£54,000
112	81 Moss Lane, Orrell Park, Liverpool L9 8AE	Sold Prior	
113	Studio 14, Hockney Court, Salem Street, Bradford BD1 4NN	Sold	£11,500
114	175 Church Lane, Handsworth, Birmingham B20 2RU	Sold	£237,000
115	29 Sandbrook Way, Southport, Merseyside PR8 3RN	Sold Prior	
116	160–162 Breck Road, Everton, Liverpool L5 6PX	Postponed	
117	90 Langton Road, Wavertree, Liverpool L15 2HT	Sold Prior	
118	20 Rainbow Drive, Melling, Liverpool L31 1BZ	Postponed	
119	14 Millvale Street, Kensington, Liverpool, L6 6BB	Sold	£37,000
120	Swanky Malones, 340 St. Marys Road, Garston, Liverpool L19 0NQ	Postponed	
121	95 Gorsey Lane, Ford, Liverpool L21 0DG	Sold	£66,000
122	Gorffwysfa, Llanbedrog, Pwllheli, Gwynedd LL53 7NU	Sold Prior	

Total Realisation = **£6,679,450**

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:

Lot/s Paddle no.

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 6 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.

How will you be paying 10% deposit and buyers admin fee? ☐ Cheque ☐ Debit card

Note: The deposit payable on each Lot is 10% of the purchase price or a minimum of £3000 (whichever is greater).
The Administration Charge is £1,020 including VAT on each Lot.

Do you wish to be added to the mailing list? ☐ Would you like to be contacted by our finance partner, Buy to Let? ☐

Tick Item Ref No

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 on behalf of Sutton Kersh Date

Once you have completed this form please send to: Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY or email along with certified copies of your ID to auctions@suttonkersh.co.uk

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 6 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 – a list of acceptable ID documents can be seen below. In all cases we will require proof of funds.

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).	

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 14th February

For sale by public auction unless sold prior or withdrawn

1	38 Fairfield Street, Liverpool L7 0JZ	£50,000+
2	23 Whitby Street, Liverpool L6 4DH	£36,000+
3	160–162 Breck Road, Everton, Liverpool L5 6PX	£150,000+
4	38 Pendennis Street, Liverpool L6 5AQ	£40,000+
5	38 Fitzgerald Road, Liverpool L13 5XL	£57,500+
6	30 Stevenson Street, Liverpool L15 4HB	£70,000+
7	262 Aigburth Road, Aigburth, Liverpool L17 9PJ	£60,000+
8	Swanky Malones, 340 St. Marys Road, Garston, Liverpool L19 0NQ	£60,000+
9	Apt As01, Fox Street Village, 50–56 Fox Street, Liverpool L3 3BQ	£25,000–£30,000
10	46 Wellesley Road, Liverpool L8 3SU	£125,000+
11	Penisarwaun Nursing Home, Penisarwaun, Caernarfon, LL55 3DB	£325,000+
12	Apt 2, Bispham House, Lace Street, Liverpool L3 2BP	£85,000+
13	66 Lind Street, Liverpool L4 4EQ	£35,000+
14	179 Linacre Road, Litherland, Liverpool L21 8JS	£50,000+
15	59 Saville Road, Old Swan, Liverpool L13 4DJ	£70,000+
16	132 Gorsey Lane, Wallasey, Merseyside CH44 4AQ	£60,000+
17	214–218 Rice Lane and 2D & E Parkinson Road, Liverpool L9 1DU	£100,000+
18	43 Willowdale Road, Walton, Liverpool L9 1BT	£55,000+
19	Freehold Interest at 17–19 Lord Nelson Street, Liverpool L3 5QB	£15,000+
20	9 Bala Street, Liverpool L4 2QN	£30,000–£35,000
21	39 Bedford Road, Liverpool L4 5PS	£50,000+
22	Flat 3, 125 Stanley Road, Liverpool L5 7TA	£30,000+
23	57 Gorsey Lane, Clock Face, St. Helens, Merseyside WA9 4XA	£80,000+
24	3 Sedley Street, Liverpool L6 5AE	£35,000+
25	119 Beatrice Street, Bootle, Merseyside L20 2EG	£30,000+
26	Hesketh House, Old Mill Lane, Liverpool L15 8LN	£375,000+
27	Former Westminster Public House, 2 Barlow Lane, Liverpool L4 3QR	£100,000+
28	32 Charlecote Street, Liverpool L8 9UX	£60,000+
29	75 Dewsbury Road, Liverpool L4 2XF	£35,000+
30	25 Harebell Street, Liverpool L5 7RL	£40,000+
31	165 Rice Lane, Liverpool L9 1AF	£30,000+
32	14 Malwood Street, Liverpool L8 4SA	£60,000+
33	56 Breckfield Road North, Liverpool L5 4NH	£70,000+
34	51 Waterside, Bootle, Merseyside L30 0RA	£50,000+
35	1 Overton Close, Kirkby, Liverpool L32 5TU	£40,000+
36	44 Glamis Road, Liverpool L13 8DL	£45,000+
37	93 Rocky Lane, Anfield, Liverpool L6 4BB	£60,000+
38	Houseboat, Liverpool Yacht Club & Marina, Liverpool L3 4BP	£50,000+
39	56 Woolton Road, Wavertree, Liverpool L15 6TD	£190,000+
40	165 Smithdown Road, Liverpool L15 2HD	£75,000+
41	18 Melling Avenue, Liverpool L9 0JZ	£57,500+
42	131 Hebden Road, Liverpool L11 9AN	£60,000+
43	206 Ribbleton Avenue, Ribbleton, Preston PR2 6QN	£125,000+
44	2 Chudleigh Road, Liverpool L13 3AZ	£75,000+
45	94 King Street, Southport, Merseyside PR8 1LG	£90,000+
46	62 Greenleaf Street, Liverpool L8 0RB	£15,000+
47	12 Maidford Road, Liverpool L14 2DU	£55,000+
48	15 Botanic Road, Liverpool L7 5PX	£135,000+
49	61 Bigdale Drive, Kirkby, Liverpool L33 6XQ	£50,000+
50	Land at 154–162 Richmond Row, Liverpool L3 3BU	£225,000+
51	64 Bowland Drive, Liverpool L21 0JB	£50,000+
52	75 Rawcliffe Road, Liverpool L9 1AN	£150,000+

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

53	147 Knowsley Road, Bootle, Merseyside L20 4NJ	£85,000+
54	17 St. Andrews Road, Bootle, Merseyside L20 5EX	£50,000+
55	5 Church Vale, Birmingham B20 3SG	£110,000+
56	10 Anderson Road, Liverpool L21 7ND	£45,000+
57	242 Binns Road, Old Swan, Liverpool L13 1BS	£45,000+
58	1 Max Road, Liverpool L14 4BG	£30,000+
59	397 Cherry Lane, Liverpool L4 8SB	£45,000+
60	22 Forfar Road, Tuebrook, Liverpool L13 8DU	£45,000+
61	29 Clifton Road East, Liverpool L6 4EB	£50,000–£60,000
62	254 Park Road, Toxteth, Liverpool L8 4UE	£65,000+
63	Flat 5, 4 Greenheys Road, Liverpool L8 0SX	£70,000+
64	146 Gentwood Road, Liverpool L36 2QP	£60,000+
65	40 Victor Street, Clayton Le Moors, Accrington, Lancs BB5 5PD	£30,000+
66	56–74 Conwy Drive, Liverpool L6 5JP	£190,000+
67	Flats 1 & 2, 57 Kingsbury Road, Erdington, Birmingham B24 8QG	£120,000+
68	143 Brighton Street, Wallasey, Merseyside CH44 8DT	£27,000+
69	2 Park Hill Road, Liverpool L8 4TF	£225,000+
70	81 Tiverton Street, Liverpool L15 4LR	£65,000+
71	Land to the east side of St. Oswalds Street, Liverpool L13 5SB	£250,000+
72	5 Childwall Avenue, Liverpool L15 2JB	£45,000+
73	3 Rodney Street, Liverpool L1 9ED	£500,000+
74	49 Ashley Road, Birmingham B23 6BU	£100,000+
75	41 St. Marys Road, Garston, Liverpool L19 2JD	£100,000+
76	Former Farnworth Arms, 1 Farnworth Street, Kensington L6 9BA	£125,000+
77	67 Berdmore Street, Stoke-on-Trent ST4 3HD	£60,000+
78	10 Newark Street, Liverpool L4 3RP	£45,000+
79	56 Shelley Street, Bootle, Merseyside L20 4LQ	£45,000+
80	137 Peel Road, Bootle, Merseyside L20 4JX	£40,000+
81	5 Oak Street, Bootle, Merseyside L20 3JY	£40,000+
82	33 July Road, Liverpool L6 4BS	£45,000+
83	1a Wellington Avenue, Liverpool L15 0EH	£90,000+

Now accepting instructions for
our 28 March 2019 auction
Closing date 1 March



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

0151 207 6315

Order of sale **by type**

COMMERCIAL INVESTMENT

- 8 Swanky Malones, 340 St. Marys Road, Garston, Liverpool L19 0NQ
- 14 179 Linacre Road, Litherland, Liverpool L21 8JS
- 17 214–218 Rice Lane and 2D & E Parkinson Road, Liverpool L9 1DJ
- 38 Houseboat, Liverpool Yacht Club & Marina, Liverpool L3 4BP
- 53 147 Knowsley Road, Bootle, Merseyside L20 4NJ
- 62 254 Park Road, Toxteth, Liverpool L8 4UE
- 75 41 St. Marys Road, Garston, Liverpool L19 2JD

DEVELOPMENT OPPORTUNITIES

- 3 160–162 Breck Road, Everton, Liverpool L5 6PX
- 11 Penisarwaun Nursing Home, Penisarwaun, Caernarfon, LL55 3DB
- 26 Hesketh House, Old Mill Lane, Liverpool L15 8LN
- 27 Former Westminster Public House, 2 Barlow Lane, Liverpool L4 3QR
- 50 Land at 154–162 Richmond Row, Liverpool L3 3BU
- 68 143 Brighton Street, Wallasey, Merseyside CH44 8DT
- 71 Land to the east side of St. Oswalds Street, Liverpool L13 5SB
- 76 Former Farnworth Arms, 1 Farnworth Street, Kensington L6 9BA

GROUND RENTS

- 19 Freehold Interest at 17–19 Lord Nelson Street, Liverpool L3 5QB

RESIDENTIAL INVESTMENT

- 4 38 Pendennis Street, Liverpool L6 5AQ
- 5 38 Fitzgerald Road, Liverpool L13 5XL
- 12 Apt 2, Bispham House, Lace Street, Liverpool L3 2BP
- 13 66 Lind Street, Liverpool L4 4EQ
- 15 59 Saville Road, Old Swan, Liverpool L13 4DJ
- 18 43 Willowdale Road, Walton, Liverpool L9 1BT
- 21 39 Bedford Road, Liverpool L4 5PS
- 23 57 Gorsey Lane, Clock Face, St. Helens, Merseyside WA9 4XA
- 24 3 Sedley Street, Liverpool L6 5AE
- 28 32 Charlecote Street, Liverpool L8 9UX
- 29 75 Dewsbury Road, Liverpool L4 2XF
- 30 25 Harebell Street, Liverpool L5 7RL
- 32 14 Malwood Street, Liverpool L8 4SA
- 33 56 Breckfield Road North, Liverpool L5 4NH
- 35 1 Overton Close, Kirkby, Liverpool L32 5TU
- 40 165 Smithdown Road, Liverpool L15 2HD
- 41 18 Melling Avenue, Liverpool L9 0JZ

- 42 131 Hebden Road, Liverpool L11 9AN
- 44 2 Chudleigh Road, Liverpool L13 3AZ
- 54 17 St. Andrews Road, Bootle, Merseyside L20 5EX
- 55 5 Church Vale, Birmingham B20 3SG
- 56 10 Anderson Road, Liverpool L21 7ND
- 64 146 Gentwood Road, Liverpool L36 2QP
- 69 2 Park Hill Road, Liverpool L8 4TF
- 70 81 Tiverton Street, Liverpool L15 4LR
- 72 5 Childwall Avenue, Liverpool L15 2JB
- 78 10 Newark Street, Liverpool L4 3RP
- 79 56 Shelley Street, Bootle, Merseyside L20 4LQ
- 80 137 Peel Road, Bootle, Merseyside L20 4JX
- 83 1a Wellington Avenue, Liverpool L15 0EH

VACANT COMMERCIAL

- 7 262 Aigburth Road, Aigburth, Liverpool L17 9PJ
- 37 93 Rocky Lane, Anfield, Liverpool L6 4BB

VACANT RESIDENTIAL

- 1 38 Fairfield Street, Liverpool L7 0JZ
- 2 23 Whitby Street, Liverpool L6 4DH
- 6 30 Stevenson Street, Liverpool L15 4HB
- 9 Apt As01, Fox Street Village, 50–56 Fox Street, Liverpool L3 3BQ
- 10 46 Wellesley Road, Liverpool L8 3SU
- 16 132 Gorsey Lane, Wallasey, Merseyside CH44 4AQ
- 20 9 Bala Street, Liverpool L4 2QN
- 22 Flat 3, 125 Stanley Road, Liverpool L5 7TA
- 25 119 Beatrice Street, Bootle, Merseyside L20 2EG
- 31 165 Rice Lane, Liverpool L9 1AF
- 34 51 Waterside, Bootle, Merseyside L30 0RA
- 36 44 Glamis Road, Liverpool L13 8DL
- 39 56 Woolton Road, Wavertree, Liverpool L15 6TD
- 43 206 Ribbleton Avenue, Ribbleton, Preston PR2 6QN
- 45 94 King Street, Southport, Merseyside PR8 1LG
- 46 62 Greenleaf Street, Liverpool L8 0RB
- 47 12 Maidford Road, Liverpool L14 2DU
- 48 15 Botanic Road, Liverpool L7 5PX
- 49 61 Bigdale Drive, Kirkby, Liverpool L33 6XQ
- 51 64 Bowland Drive, Liverpool L21 0JB
- 52 75 Rawcliffe Road, Liverpool L9 1AN
- 57 242 Binns Road, Old Swan, Liverpool L13 1BS
- 58 1 Max Road, Liverpool L14 4BG
- 59 397 Cherry Lane, Liverpool L4 8SB
- 60 22 Forfar Road, Tuebrook, Liverpool L13 8DU
- 61 29 Clifton Road East, Liverpool L6 4EB
- 63 Flat 5, 4 Greenheys Road, Liverpool L8 0SX
- 65 40 Victor Street, Clayton Le Moors, Accrington, Lancs BB5 5PD

- 66 56–74 Conwy Drive, Liverpool L6 5JP
- 67 Flats 1 & 2, 57 Kingsbury Road, Erdington, Birmingham B24 8QG
- 73 3 Rodney Street, Liverpool L1 9ED
- 74 49 Ashley Road, Birmingham B23 6BU
- 77 67 Berdmore Street, Stoke-on-Trent ST4 3HD
- 81 5 Oak Street, Bootle, Merseyside L20 3JY
- 82 33 July Road, Liverpool L6 4BS

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LOT

1

38 Fairfield Street, Liverpool L7 0JZ***GUIDE PRICE £50,000+**

- **Four bedroomed semi detached. In need of full refurbishment.**

Description A good sized four bedroomed semi detached property which is in need of a full upgrade and refurbishment scheme. Following which the property would be suitable for occupation, resale, conversion into single flats or use as a HMO dwelling subject to any necessary consents.



Not to scale. For identification purposes only

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

First Floor Four Bedrooms, Bathroom/WC

Outside Front and Rear Gardens

Note
Cash purchase only.

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

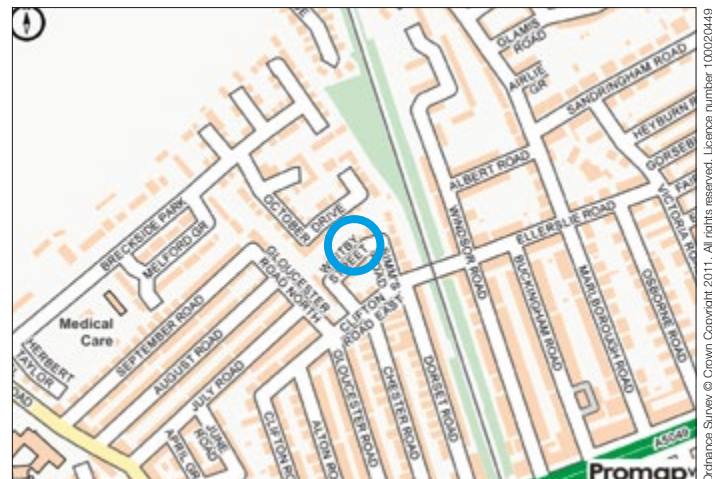
LOT

2

23 Whitby Street, Liverpool L6 4DH***GUIDE PRICE £36,000+**

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

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



Not to scale. For identification purposes only

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.

First Floor Two Bedrooms.

Outside Rear Yard.

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

LOT

3

160–162 Breck Road, Everton, Liverpool L5 6PX

*GUIDE PRICE £150,000+



- **Development opportunity with planning for a ground floor retail unit and 16 flats above.**

Description A two storey middle terraced commercial property benefiting from double glazing and steel roller shutters. The ground floor is currently let on an informal basis producing a rental income of £5,200 per annum. The property has outline planning permission for the demolition of the existing building and development of a ground floor retail unit with 16 apartments above. Planning Ref No: 160/1362

Situated Fronting Breck Road close to the junction with Breckfield Road North in a prominent busy main road position close to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor Main Sales Area, Side Room, Office Area

First Floor Storage Accommodation (not inspected)

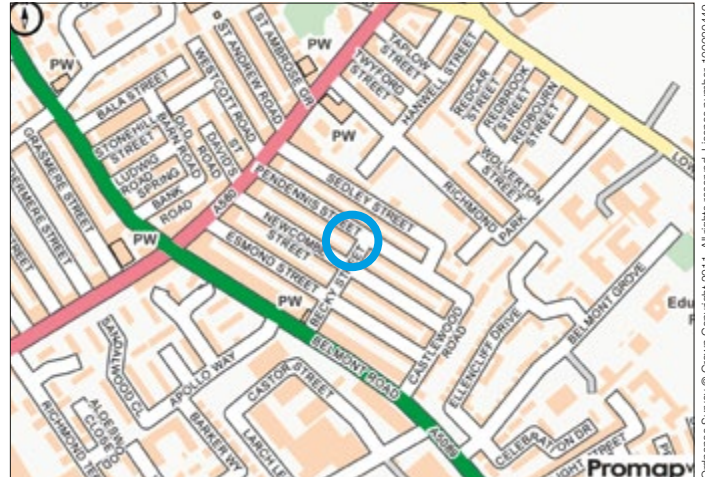


Not to scale. For identification purposes only



LOT

4

38 Pendennis Street, Liverpool L6 5AQ***GUIDE PRICE £40,000+**

Not to scale. For identification purposes only

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

Description A three bedroomed middle terraced property benefiting from central heating. The property is in good order throughout and is currently let by way of an Assured Shorthold Tenancy agreement producing £4,800 per annum.

Situated Off Breck 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.

EPC Rating D

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

First Floor Three Bedrooms, Bathroom/WC.

LOT

5

38 Fitzgerald Road, Liverpool L13 5XL***GUIDE PRICE £57,500+**

Not to scale. For identification purposes only

- **Residential investment producing £5,304 per annum. Central heating. Double glazing.**

Description A three bedroomed mid terraced property let by way of a Regulated Tenancy producing a rental income of £5,304 per annum. The property benefits from central heating and 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 Prescott Road in an established and popular residential location in the heart of Old Swan Shopping amenities and within close proximity to schooling. Liverpool city centre is approximately 4 miles away.

First Floor Three Bedrooms, Bathroom/WC

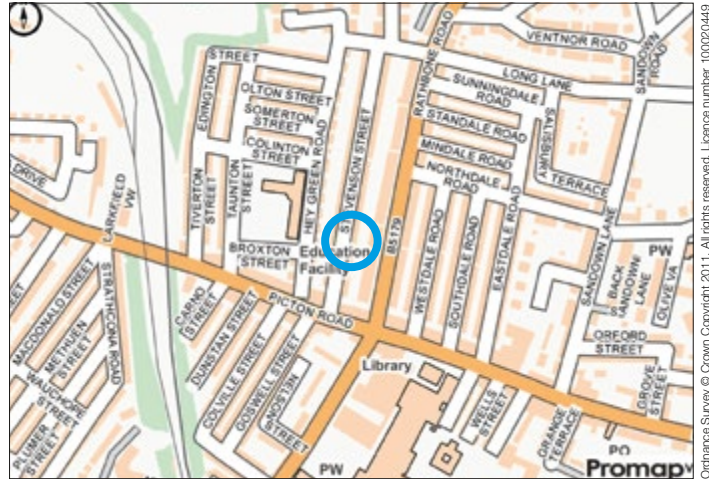
Outside Yard to the rear

EPC Rating D

Ground Floor Hall, two Rooms, Kitchen

30 Stevenson Street, Liverpool L15 4HB

***GUIDE PRICE £70,000+**



Not to scale. For identification purposes only

- Three bedroom mid terrace. Double glazing. Central heating. Potential rental income £15,600pa.

Description A three bedroomed mid terraced property benefiting from double glazing and central heating. If let to 4 tenants at £75 pppw the potential rental income would be approximately £15,600 per annum.

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

First Floor Three Bedrooms

Outside Yard to the rear.

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

LOT
7

262 Aigburth Road, Aigburth, Liverpool L17 9PJ

***GUIDE PRICE £60,000+**



Not to scale. For identification purposes only

- Vacant retail unit, electric steel roller shutters. Potential rent £8,000 per annum.

Description A ground floor retail unit which has until recently been used as a Hairdressers and is now vacant and suitable for a number of uses, subject to any consents. The potential rental income is approximately £8,000 per annum. The property benefits from electric steel roller shutters.

Situated Fronting Aigburth Road on a busy main road position close to its junction with Fulwood Road and Sefton Park in a popular and well established location and approximately 3 miles from Liverpool city centre.

Ground Floor Front Sales Area,
Rear Room, Kitchen, WC

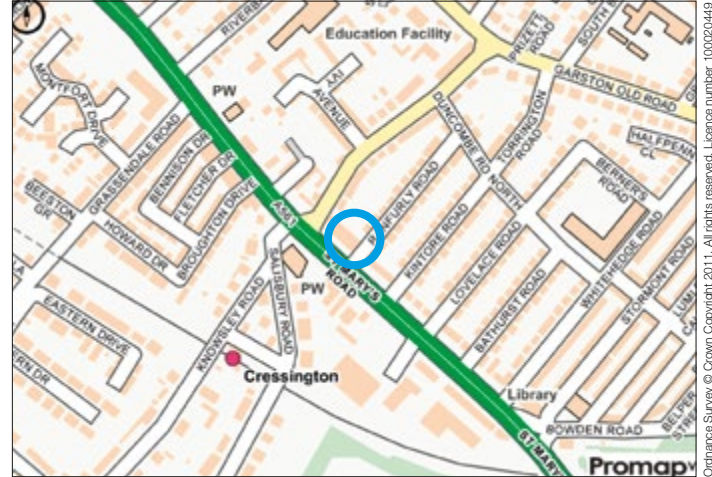
Outside Yard to the rear.

LOT

8

Swanky Malones, 340 St. Marys Road, Garston, Liverpool L19 0NQ

*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- **Ground floor retail investment producing £6,000 per annum. Air conditioning, electric shutters and central heating.**

Description A ground floor retail unit within a two storey middle terraced property benefiting from air conditioning, electric shutters and central heating. The retail unit has been let on a 5 year lease expiring 28th February 2019 as a Hairdressing salon 'Swanky Malone' at a rental of £6,000 per annum. The property is in good order throughout and would be suitable for immediate occupation as a hairdressing salon. The upper floor has been sold off separately and is not included in the sale.

Situated Fronting St Marys Road in a popular and well established location within a busy shopping parade approximately 7 miles from Liverpool city centre.

Joint Agent
Entwistle Green



Ground Floor Main sales area, Rear room, Kitchen, Rear office, Store room, WC

Outside Rear Yard.

LOT

9

Apt As01, Fox Street Village, 50-56 Fox Street, Liverpool L3 3BQ

*GUIDE PRICE £25,000-£30,000



Not to scale. For identification purposes only

- **Studio apartment. Double glazing. Electric heating. Parking space and communal gardens.**

Description A fully furnished second floor studio apartment benefiting from double glazing, electric heating, CCTV and a secure intercom entry system. The apartment also has the benefit of an allocated parking space. The apartment is currently let for short holiday lets, similar to Airbnb, by L3 Living who advertise on Booking.com at an income of £405 per calendar month however purchasers should make their own further enquiries.

Situated In Fox Street village close to the newly developed Great Homer Street area and within walking distance to John Moores University. Liverpool city centre is approximately 1 mile away.

Second Floor Studio Open Plan Lounge/Kitchen/Diner/Bedroom, Shower Room/WC.

Outside Communal Gardens, Parking Space.

Ground Floor Communal Entrance Hall. (Communal Lounge Area, Gym – to be fitted out at a later date).

LOT

10

46 Wellesley Road, Liverpool L8 3SU

*GUIDE PRICE £125,000+



- **Three storey semi detached property providing two flats 1 x 2 bed and 1 x 3 bed. Double glazing. Partial central heating. Gardens.**

Description A three storey end terraced property converted to provide two self contained flats (1 x 2 bed and 1 x 3 bed). The property benefits from double glazing, partial central heating and gardens. Following an upgrade and scheme of refurbishment works the property would be suitable for investment purposes with potential to convert back into a single dwelling or use as a HMO subject to any necessary relevant consents. The potential annual income is approximately in excess of £20,000 per annum. Suitable for cash purchasers only.

Situated Off Peel Street which in turn is off Belvidere Road close to local amenities and Schooling and approximately 2 miles from Liverpool city centre.

Ground Floor Flat 1 Hall, Kitchen (no fittings), Lounge, two Bedrooms, Bathroom/WC (no fittings).

First Floor Flat 2 Hall, Kitchen, Lounge, Bedroom, Cloakroom, Bathroom/WC (central heating)

Second Floor Two Further Rooms, Cloakroom.

Outside Rear garden.

Note The property has previously been underpinned to the council's satisfaction, further supporting documents can be found online within the legal pack.



Not to scale. For identification purposes only

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LOT
11

Penisarwaun Nursing Home, Penisarwaun, Caernarfon, LL55 3DB

*GUIDE PRICE £325,000+



Not to scale. For identification purposes only

- **Development opportunity.**

Description Penisarwaun is a thirty one bed registered detached purpose built property which until recently has been used as a care home. The property is set within an extensive plot (measuring approximately 1.17 acres) and offers a fantastic opportunity for re-development and conversion for a number of uses, including holiday lets, subject to any necessary planning consents.

Situated Penisarwaun is located between Caernarfon and Llanberis, nestled in the Snowdonia foothills between the villages of Llanrug and Deiniolen, just off the A4086 and the adjoining A4244 Bangor Road. We are within easy reach of the A55 "expressway" (Bangor) and beyond to the UK motorway network.

Note There are 29 single Bedrooms and 2 twin Bedrooms

Joint Agent
Beresford Adams

**Beresford
Adams**

LOT
12

Apt 2, Bispham House, Lace Street, Liverpool L3 2BP

*GUIDE PRICE £85,000+



Not to scale. For identification purposes only

- **Residential investment producing £9,000 per annum. Central heating. Intercom system. Parking.**

Description A first floor three bedroomed modern apartment benefiting from central heating, access to parking, lift access and secure intercom system. The property is currently let by way of an Assured Shorthold Tenancy producing £9,000 per annum.

Situated On Lace Street close to Great Crosshall Street within close proximity to Liverpool's business district, universities, local amenities and good public transport services.

First Floor Hall, Lounge, Kitchen/Diner, Bathroom, Separate WC, three Bedrooms.

Outside Access to secure and gated parking.

Ground Floor Main Entrance Hallway.

EPC Rating B

Note We are advised the ground rent of £10 per annum is currently paid up until 2022.

LOT

13

66 Lind Street, Liverpool L4 4EQ

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

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

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

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

Outside Rear yard.

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

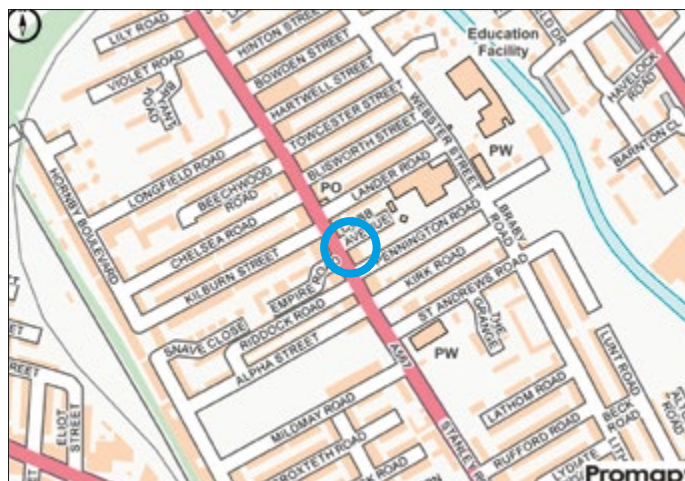
First Floor Two Bedrooms.

LOT

14

179 Linacre Road, Litherland, Liverpool L21 8JS

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **Part-let mixed use investment producing £4,500 per annum. Potential income £9,700. Double glazing. Central heating. Electric roller shutters.**

Description A two storey middle terraced mixed use property comprising a ground floor retail unit together with a one bedroomed flat to the first and second floors. Accessed via a separate rear entrance. The property benefits from electric roller shutters, double glazing and central heating. The flat is currently let by way of an AST producing a rental income of £4,500pa. The shop is vacant and would be suitable for a number of uses, subject to any consents. Once fully let the total income would be approximately £9,700pa.

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

Second Floor Flat Bedroom

Outside Yard with access to flat

Ground Floor Shop Main Sales Area, Rear Room, WC

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

LOT
15**59 Saville Road, Old Swan, Liverpool L13 4DJ*****GUIDE PRICE £70,000+**

- **Residential investment producing £8,060 per annum. Double glazing.**

Description A three bedroomed mid town house property let by way of an Assured Tenancy producing a rental income of £8,060 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.



Not to scale. For identification purposes only

Situated Off Broadgreen Road in an established and popular residential location within easy reach of Old Swan amenities, schooling and approximately 3 miles from Liverpool city centre.

Outside Gardens

Ground Floor Lounge, Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

LOT
16**132 Gorsey Lane, Wallasey, Merseyside CH44 4AQ*****GUIDE PRICE £60,000+**

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

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



Not to scale. For identification purposes only

Situated On Gorsey Lane which is off the A59 close to local amenities and approximately 2 miles from Birkenhead town centre.

Outside Front and rear gardens.**EPC Rating** D

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

First Floor Three Bedrooms, Bathroom/WC

LOT
17

ON BEHALF OF RECEIVERS

214-218 Rice Lane and 2D & E Parkinson Road, Liverpool L9 1DJ***GUIDE PRICE £100,000+**

- **Commercial investment producing £21,300.00 per annum plus £900.00 ground rents per annum.**

Description Commercial Investment, currently producing £21,300.00 per annum plus £900.00 ground rent per annum. A freehold four storey parade comprising four ground floor retail units which are all currently let producing £21,300.00 per annum. The property benefits from double glazing and roller shutters. The nine apartments above have been sold off separately by way of long leasehold, however the buyer will obtain the right to collect ground rent in respect of these apartments at an amount of £100 per annum per apartment (£900 per annum in total).

Situated Fronting Rice Lane in a popular and well established location close to local amenities and approximately 3.5 miles from Liverpool city centre.

Ground Floor Unit 2D & E (Triptrans Ltd)
Main trading room, three rear rooms, two WCs

No 218 (Blissful Babies)

Main sales area, WC

216 (Orchid Spa & Massage)

Main sales area, Kitchen, WC, two massage rooms.

214A (Bronze Tanning and Beauty)

Main sales area, four Beauty/Tanning Rooms, WC



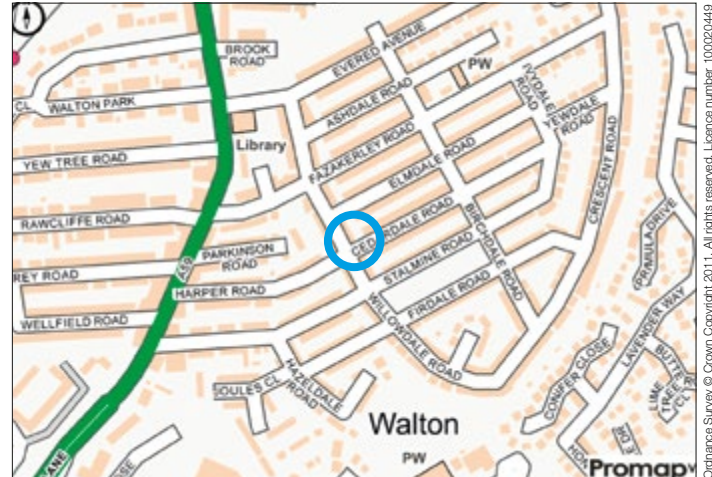
Not to scale. For identification purposes only

UNIT	TENANT	RENT PA
2d & 2e Parkinson Street	Triptrans Ltd	£6,300.00
218a Rice Lane	Blissful Babies	£4,200.00
216a Rice Lane	Orchid Spa and Massage	£5,400.00
214a Rice Lane	Bronze Tanning and Beauty	£5,400.00
TOTAL		£21,300 PA

LOT
18

43 Willowdale Road, Walton, Liverpool L9 1BT

*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

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

Description A three bedroomed end of terraced property let by way of a Regulated Tenancy producing a rental income of £4,940 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 tenants are not disturbed in any way.

Situated Just off Rice Lane (A59) in a popular residential location within easy reach of local amenities, schooling and approximately 4 miles from Liverpool city centre.

Outside Yard to the rear

EPC Rating D

Ground Floor Hall, Lounge, Dining room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

LOT
19

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

*GUIDE PRICE £15,000+



Not to scale. For identification purposes only

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

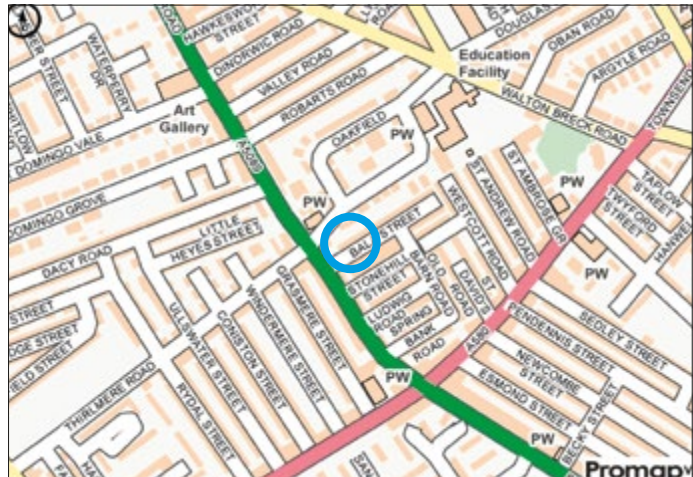
Description A rare opportunity to acquire the Freehold Interest for 20 self contained apartments based at 17-19 Lord Nelson Street subject to a term of 85 years left to run on each apartment. Each flat is currently paying £100pcm for the service charge and insurance. The Freeholder is currently producing a Management Fee of 10% of the service charge collected. There is the opportunity to form another car space within the existing car park upon removal of the current work shop.

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

LOT
20

9 Bala Street, Liverpool L4 2QN

*GUIDE PRICE £30,000–£35,000



Not to scale. For identification purposes only

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

Description A vacant two bedroomed middle terrace 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 £4,500.00 per annum.

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

Outside Rear Yard.

EPC Rating F

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

First Floor Two Bedrooms.

LOT
21

39 Bedford Road, Liverpool L4 5PS

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **A residential investment producing £3,600 per annum. Double glazing.**

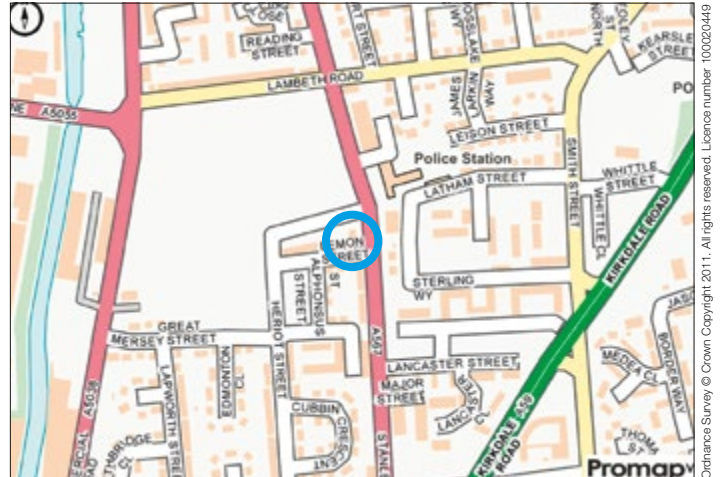
Description A substantial three bedroomed middle terraced property benefiting from high ceilings and double glazing. The property is in good order throughout and is currently let by way of an Assured Shorthold Tenancy agreement producing £3,600 per annum.

Situated Off Stanley Road in a popular residential location close to local amenities, schooling 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.

LOT
22**Flat 3, 125 Stanley Road, Liverpool L5 7TA*****GUIDE PRICE £30,000+**

Not to scale. For identification purposes only

- **A three bedroomed flat. Double glazing. Central heating. Parking. Balcony. Intercom system.**

Description A three bedroomed first floor flat within a purpose built block benefiting from double glazing, electric heating, secure intercom system and a balcony. Following refurbishment the property would be suitable for investment purposes with a potential income of approximately £5,100 per annum.

Situated Fronting Stanley Road (A567) within close proximity to local amenities, transport links and schooling. Approximately 2 miles from Liverpool city centre.

Outside Communal Parking, Balcony.

Note The completion period for this lot is 6 weeks from the date of exchange.

Ground Floor Main Entrance Hallway.

First Floor Flat Hall, Lounge, Kitchen, three Bedrooms, Bathroom, separate WC.

LOT
23**57 Gorsey Lane, Clock Face, St. Helens, Merseyside WA9 4XA*****GUIDE PRICE £80,000+**

Not to scale. For identification purposes only

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

Description A three bedroomed semi detached property let by way of an Assured Tenancy producing a rental income of £6,240 per annum. The property benefits from double glazing, central heating and gardens. 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 Gorsey Lane which in turn is off Clock Face Road in a popular residential location within walking distance to Clock Face Country Park and local amenities.

Outside Gardens

EPC Rating F

Ground Floor Lounge, Kitchen

First Floor Three Bedrooms, Bathroom/WC

LOT

24

3 Sedley Street, Liverpool L6 5AE

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

- **Residential investment producing £5,400.00 per annum. Central heating.**

Description A two bedroomed middle terraced property benefitting from central heating, The property is currently let by way of an Assured Shorthold Tenancy producing £5,400.00 per annum.

Situated off Breck Road in an established and popular residential location within close proximity to local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

First Floor Two Bedrooms.

Outside Yard to rear.

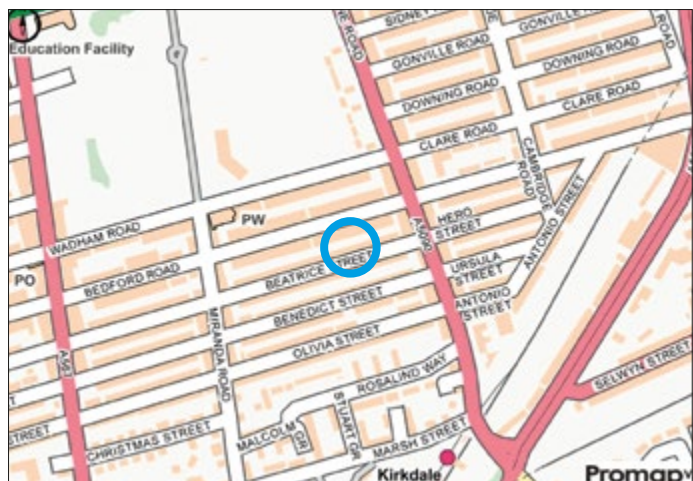
Ground Floor Through Living Room/Dining Room, Kitchen, Bathroom/WC

LOT

25

119 Beatrice Street, Bootle, Merseyside L20 2EG

*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

- **A two bed mid terrace property. Double glazing. In need of full upgrade.**

Description A two bedroomed middle terrace property benefitting from double glazing and central heating. Following a full scheme of refurbishment works the property would be suitable for re-sale or investment purposes with a potential income of in excess of £4,500 per annum. Suitable for cash buyers only.

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

First Floor Two Bedrooms, Bathroom/WC.

Outside Rear Yard.

Basement Cellar Not inspected.

Ground Floor Vestibule, Lounge, Dining Room, Kitchen.

LOT

26

Hesketh House, Old Mill Lane, Liverpool L15 8LN

*GUIDE PRICE £375,000+



- **Redevelopment/conversion opportunity.**

Description A redevelopment/conversion opportunity comprising a substantial single storey 14 bed former specialist care home sat on a good sized plot. The benefits from double glazing, central heating, right of access road, communal parking and a large rear garden. The vendor has submitted pre-planning designs for 36 apartments to the Council which are being reviewed, and a viability report being carried out, before the full planning application is submitted. These are available upon request from the auctioneer's office. Olive Mount has recently been sold and will therefore be redeveloped in the very near future.

Situated At the end of a private road off Old Mill Lane in a densely popular and well established location within close proximity to Picton Close Tower on the High Street, schooling, transport links and approximately 4 miles from Liverpool city centre.

Outside Driveway, Parking and Rear Garden.



Not to scale. For identification purposes only

Ground Floor 14 Bedrooms, Kitchen, Dining Room, Staff Room, Reception Area, Lounge, Office, Laundry, Bathroom and WCs.



LOT

27

Former Westminster Public House, 2 Barlow Lane, Liverpool L4 3QR***GUIDE PRICE £100,000+**

Not to scale. For identification purposes only

- **A former public house suitable for conversion subject to necessary consents.**

Description A freehold detached three storey corner property which formerly traded as a public house with accommodation to the first and second floors. The property is in need of a full upgrade and refurbishment scheme following which it would be suitable for a number of uses to include an HMO Investment opportunity or self contained flats, subject to any necessary planning consents. We are advised by the vendor she has architect drawings for a 21 bed B&B available for inspection, however potential purchasers should make their own enquiries.

Situated In a very prominent position on the corner of Barlow Lane and Westminister Road within walking distance to both Liverpool Football Club and Everton Football Club and approximately 2 miles north to Liverpool city centre.

Basement Cellar Not Inspected (920sq ft)

Ground Floor Main Bar

Area, Ladies and Gents WCs. (1310sq ft)

First Floor (former function room) Two Rooms, WCs. (1370sq ft)

Second Floor (former manager's flat) Five Rooms.

Outside Small Yard.

Note VAT is applicable to this lot.

LOT

28

32 Charlecote Street, Liverpool L8 9UX***GUIDE PRICE £60,000+**

Not to scale. For identification purposes only

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

Description A two bedrooomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing £4,800 per annum.

Situated Off Cockburn Street forming part of the Bread Roads set within the Shorefields community in a popular and well established residential location approximately 2 miles from Liverpool city centre.

Ground Floor Hall, Through Lounge/Kitchen.

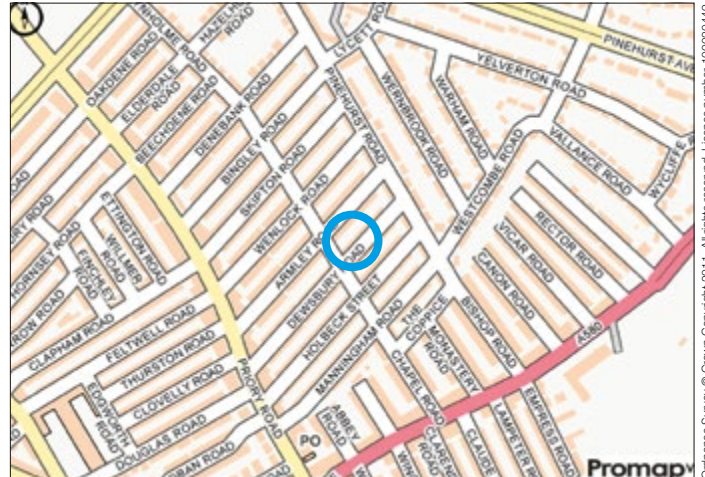
First Floor Two Bedrooms, Bathroom/WC.

Outside Yard to the rear.

LOT
29**75 Dewsbury Road, Liverpool L4 2XF**
*GUIDE PRICE £35,000+

- A residential investment producing £3,600 per annum. Central heating.

Description A two bedroomed middle terraced property benefiting from central heating. The property is in good order throughout and is currently let by way of an Assured Shorthold Tenancy agreement producing £3,600 per annum.



Not to scale. For identification purposes only

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

Outside Yard to the rear.

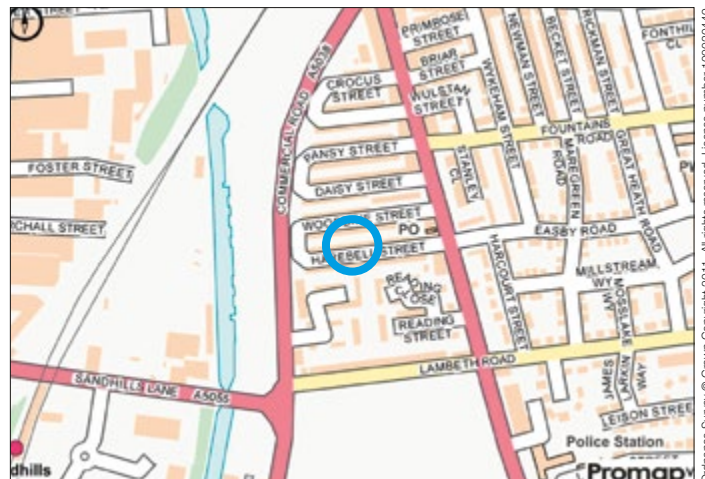
Ground Floor Hall, Through Lounge/Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

LOT
30**25 Harebell Street, Liverpool L5 7RL**
*GUIDE PRICE £40,000+

- A residential investment property producing £6,300.00 per annum. Double glazing. Central heating.

Description A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £6,300.00 per annum.



Not to scale. For identification purposes only

Situated Off Stanley Road in a popular and well established residential location within close proximity to local amenities and approximately 1.5 miles from Liverpool city centre.

Outside Yard to the rear.

EPC Rating D

Joint Agent
S. Vance & Co



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

First Floor Three Bedrooms.

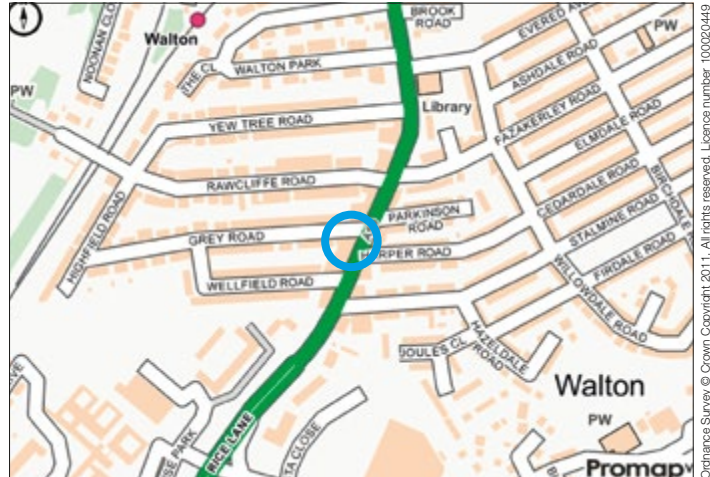
ON BEHALF OF LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

LOT

31

165 Rice Lane, Liverpool L9 1AF

*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

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

Description A vacant middle terrace property which has been converted to provide 2 x 1 bedroomed self contained flats which are both accessed via separate front entrances. The property is in poor condition and requires a full upgrade and scheme of refurbishment works. Once works are complete the property has a potential rental income of approximately £9,600.00 per annum.

Situated Fronting Rice Lane in a prominent main road position within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Flat Lounge, Kitchen, Bedroom, Bathroom/WC (no fittings).

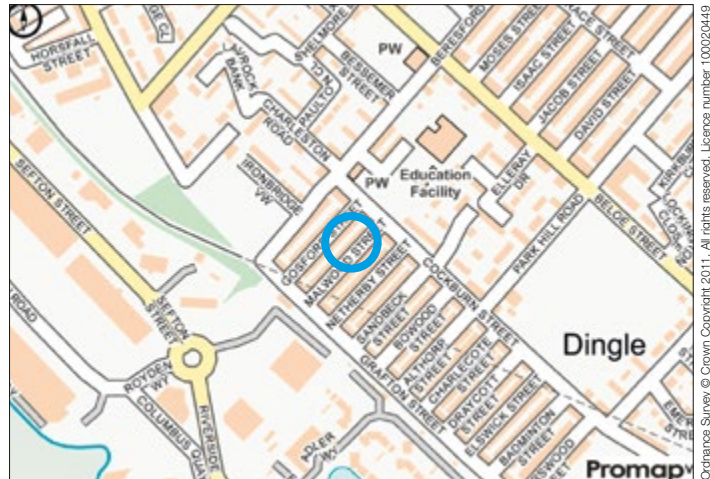
First Floor Flat Lounge, Kitchen, Bedroom, Bathroom/WC (no fittings).

LOT

32

14 Malwood Street, Liverpool L8 4SA

*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

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

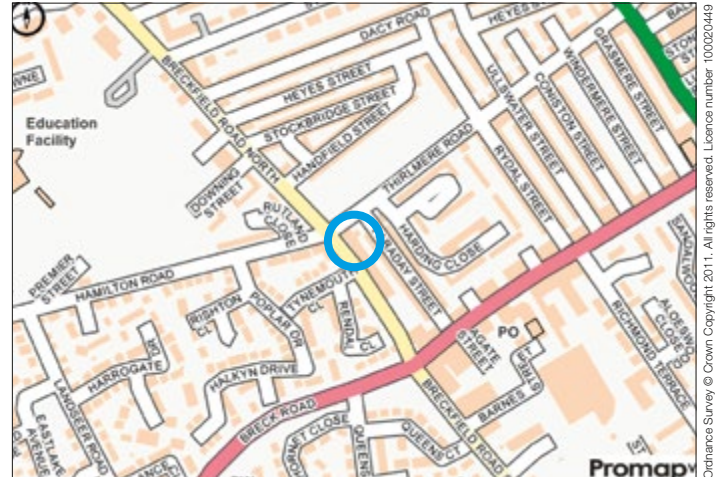
Description A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing £4,800 per annum.

Situated Off Cockburn Street forming part of the Bread Roads set within the Shorefields community in a popular and well established residential location within easy reach of local amenities, schooling and approximately 2 miles from Liverpool city centre.

First Floor Two Bedrooms, Bathroom/WC.

Outside Yard to the rear.

Ground Floor Lounge, Dining Room, Kitchen.

LOT
33**56 Breckfield Road North, Liverpool L5 4NH*****GUIDE PRICE £70,000+**

Not to scale. For identification purposes only

- **Part let investment producing £4,500 per annum. Double glazing. Electric heating. Potential rental income £13,500pa.**

Description A three storey middle terraced property which has been converted to provide 3 x 1 bedroomed self contained flats. The property is in good condition and benefits from double glazing and electric heating. The property is partly let producing £4,500 per annum. When fully let the potential rental income is approximately £13,500 per annum.

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

Kitchen, Bedroom, Shower Room/WC.

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

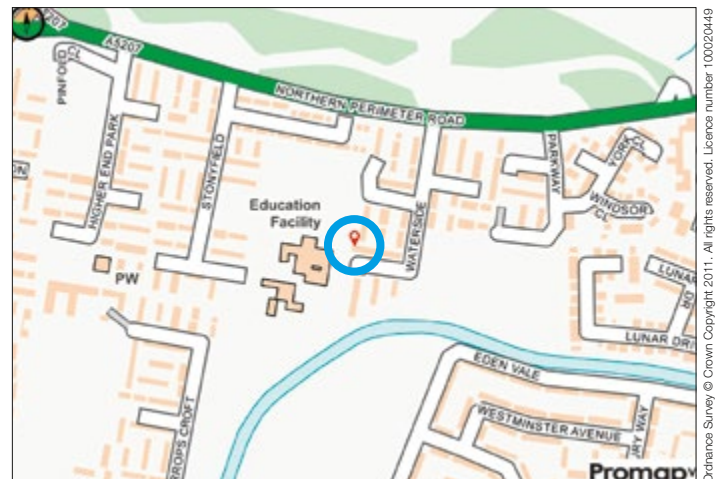
Basement Not inspected.

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

Ground Floor Main entrance Hallway.

Flat 1 Open Plan Lounge/

Outside Yard to the rear.

LOT
34**51 Waterside, Bootle, Merseyside L30 0RA*****GUIDE PRICE £50,000+**

Not to scale. For identification purposes only

- **A three bed end town house. Double glazing. Central heating. Gardens.**

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

Situated Off Northern Perimeter Road (B5207) in an established and popular residential location within easy reach of local amenities and schooling.

Outside Front and Rear Gardens, Off Road Parking to Rear.

Note Boiler to be fitted on completion.

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

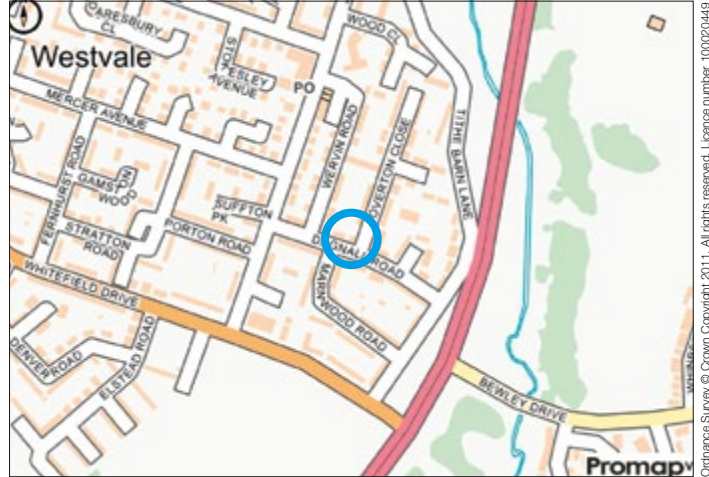
First Floor Three Bedrooms, Bathroom/WC.

LOT

35

1 Overton Close, Kirkby, Liverpool L32 5TU

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

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

Description A ground floor purpose built two bed roomed flat benefiting from double glazing and central heating. The property is currently let by of an Assured Shorthold Tenancy producing £5,400 per annum.

Situated Off Dagnall Road which in turn is off Tithe Barn Lane in a popular residential location within a short walking distance from Kirkby town centre amenities, schooling and transport links.

Outside Communal Gardens and parking.

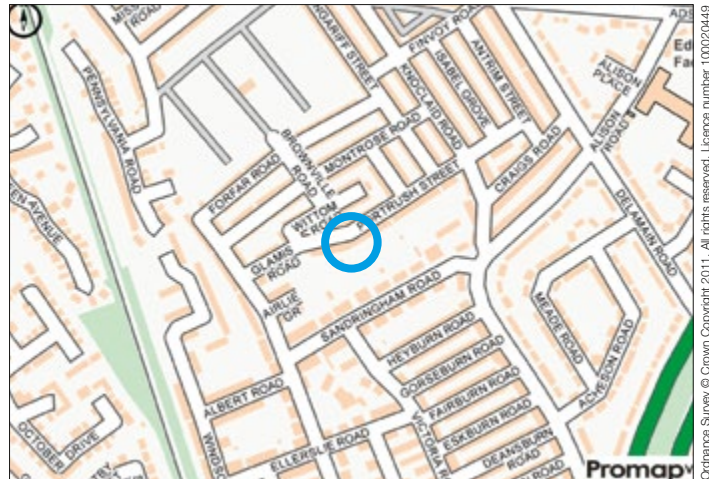
Ground Floor Flat Lounge, Kitchen, Bathroom/WC, two Bedrooms.

LOT

36

44 Glamis Road, Liverpool L13 8DL

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **An extended two bed roomed middle terrace. Double glazing. Central heating.**

Description An extended two bed roomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation, re-sale or investment purposes with a potential income in excess of £6,000 per annum.

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

First Floor Two Bedrooms.

Outside Rear Yard.

Ground Floor Vestibule, Lounge, Kitchen/Dining room, Shower room/WC

LOT
37**93 Rocky Lane, Anfield, Liverpool L6 4BB*****GUIDE PRICE £60,000+**

Not to scale. For identification purposes only

- **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.

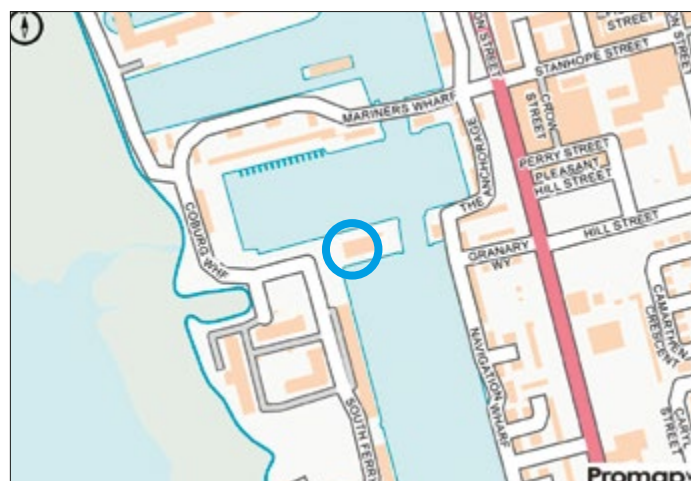
Ground Floor Shop Main sales area, Rear room, Kitchen, WC.

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
38**Houseboat, Liverpool Yacht Club & Marina, Liverpool L3 4BP*****GUIDE PRICE £50,000+**

Not to scale. For identification purposes only

- **A two bedroomed houseboat. Calor gas central heating. Fire safety equipment.**

Description 'The Joker' is a spacious two-bedroom 65ft x 12ft wide beam that has been specifically designed for use as a holiday boat on a permanent mooring in Liverpool. The boat is fitted out to an attractive layout with a rear galley, large mid saloon and two forward bedrooms and with the addition of a sofa bed in the saloon it could sleep up to six. The boat benefits from calor gas central heating and fire safety equipment. The property is currently used for airbnb bookings and can be sold vacant or with bookings in place.

Situated Berthed in the Brunswick dock in Liverpool city centre close to all city centre amenities, bars, restaurants and transport links.

Ground Floor Gallery, Saloon, Two Bedrooms, Shower Room/WC

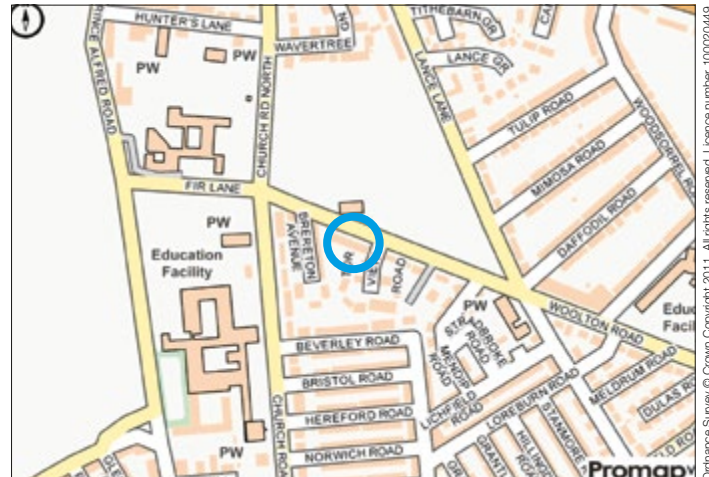
Outside Cruiser deck and stern

Note Please note the boat currently does not have an engine or gearbox however the vendor advises us that an engine can be supplied and fitted for a negotiable fee.

LOT
39

56 Woolton Road, Wavertree, Liverpool L15 6TD

*GUIDE PRICE £190,000+



Not to scale. For identification purposes only

- **A three bed semi-detached property. Double glazing. Central heating. Driveway. Garage. Gardens.**

Description A well presented three bedroomed semi detached property benefiting from double glazing, central heating, garage, driveway and gardens. The property would be suitable for immediate occupation or investment purposes. The potential rental income is approximately £10,800.00 per annum. There is potential to extend the property to the side and rear (subject to any necessary consent).

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

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

Outside Gardens Front & Rear, Garage, Driveway.

Ground Floor Porch Entrance, Reception Hall, Through Living Room/Dining Room, Morning Room/Kitchen

LOT
40

ON BEHALF OF RECEIVERS

165 Smithdown Road, Liverpool L15 2HD

*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

- **Part-let residential investment producing £7,540.00 per annum. Double glazing. Electric heating. Potential rental income £12,040pa.**

Description A three storey middle terraced property which has been converted to provide three self contained flats (2 x 1 bedroom and 1 x studio). Two of the flats are currently let by way of Assured Shorthold Tenancies producing £7,540.00 per annum. The top flat is vacant and in need of modernisation. When fully let the property has a potential rental income of approximately £12,040.00 per annum. The property benefits from double glazing and electric heating.

Situated Fronting 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.

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

Second Floor Flat 3 Lounge, Kitchen, Bedroom, Bathroom/WC.

Ground Floor Main Entrance Hallway.

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

Outside Yard to the rear.

LOT
41**18 Melling Avenue, Liverpool L9 0JZ*****GUIDE PRICE £57,500+**

Not to scale. For identification purposes only

- **Residential investment producing £5,148 per annum. Double glazing. Central heating.**

Description A three bedroomed mid terraced property let by way of a Regulated Tenancy producing a rental income of £5,148 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 tenants are not disturbed in any way.

Situated Off Warbreck Moor in an established residential location within easy reach of local amenities, schooling and approximately 6 miles north of Liverpool city centre.

Outside Yard to the rear

EPC Rating E

Ground Floor Hall, Lounge/
Dining Room, Kitchen

First Floor Three Bedrooms,
Bathroom/WC

LOT
42**131 Hebden Road, Liverpool L11 9AN*****GUIDE PRICE £60,000+**

Not to scale. For identification purposes only

- **A residential investment producing £4,800 per annum. Double glazing. Central heating. Driveway. Gardens.**

Description A three bedroomed semi-detached property benefiting from double glazing, central heating, driveway and gardens. The property is currently let by way of an Assured Shorthold Tenancy producing £4,800 per annum.

Situated Off Carr Lane East which in turn is off Croxteth Hall Lane in a popular and well established residential location within close proximity to schooling, local amenities and approximately 4 miles from Liverpool city centre.

First Floor Three Bedrooms.

Outside Driveway, Front & Rear Gardens.

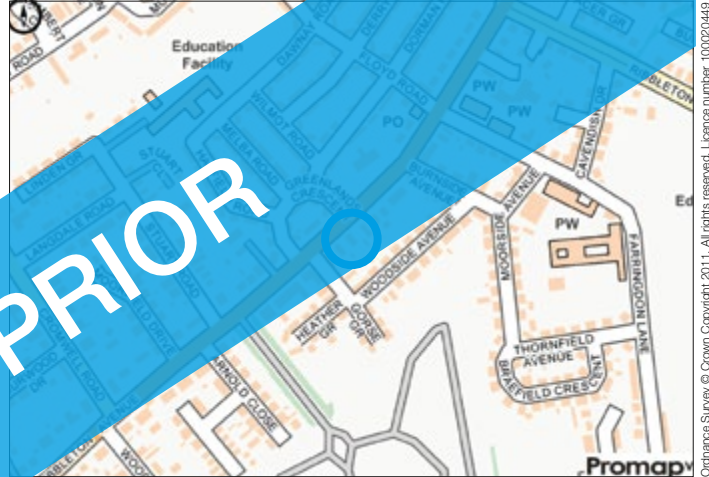
Ground Floor Lounge, Kitchen,
Bathroom/WC, Separate WC

LOT

43

206 Ribbleton Avenue, Ribbleton, Preston PR2 6QN

*GUIDE PRICE £125,000+



Not to scale. For identification purposes only

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

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

Situated Fronting Ribbleton Avenue in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 miles from Preston town centre.

First Floor Landing, four Bedrooms, Bathroom/WC.

Outside Gardens, Driveway and Garage.

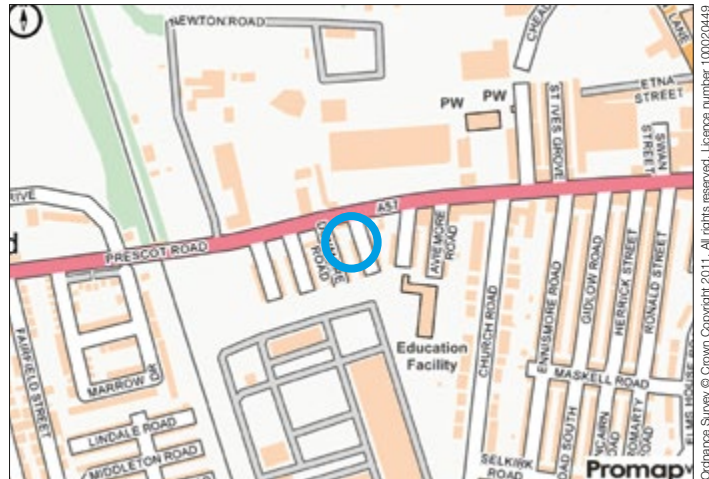
Ground Floor Hallway, Living Room, Reception Room, Kitchen/Diner, Utility Room, Shower Room, Garage.

LOT

44

2 Chudleigh Road, Liverpool L13 3AZ

*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

- Residential investment producing £17,000 per annum. Double glazing. Central heating.

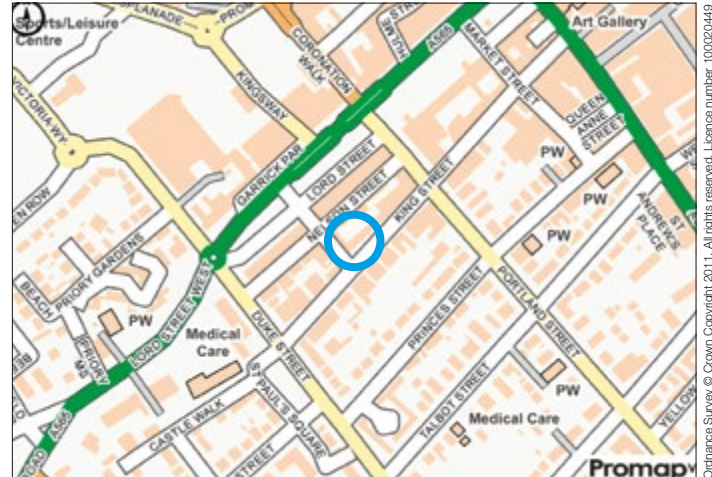
Description A three bedroomed end of terrace property benefiting from double glazing and central heating. The property is currently fully let out to four individual tenants by way of Assured Shorthold Tenancies producing a rental income of £17,000 per annum.

Situated Off Prescott Road (the A57) in a popular and well established residential location close to Old Swan amenities, schooling and approximately 2.5 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Hall, Two Letting Rooms, Kitchen

First Floor Three Letting Rooms, Bathroom/WC

LOT
45**94 King Street, Southport, Merseyside PR8 1LG*****GUIDE PRICE £90,000+**

Not to scale. For identification purposes only

- **A semi detached property converted to provide 2 x 2 bedroomed flats. Central heating. Rear garden. Off-road parking.**

Description A mid town house property which has been converted to provide two self contained flats (1 x 1 and 1 x 2 bed). The property benefits from central heating, rear garden and off road parking for two cars. Following a scheme of refurbishment works the property would be suitable for investment purposes with a potential rental income of approximately £14,000 per annum. Alternatively the property would be suitable for conversion back to a single dwelling, subject to any consents.

Situated Fronting King Street off Eastbank Street in a popular and well established residential location within walking distance to Southport town centre amenities.

Basement Cellar Not Inspected.

Ground Floor Main Entrance Hallway.

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

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

Outside Driveway, Front & Rear Gardens.

LOT
46

ON BEHALF OF LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

62 Greenleaf Street, Liverpool L8 0RB***GUIDE PRICE £15,000+**

Not to scale. For identification purposes only

- **A two bedroomed mid terrace property. In need of full refurbishment.**

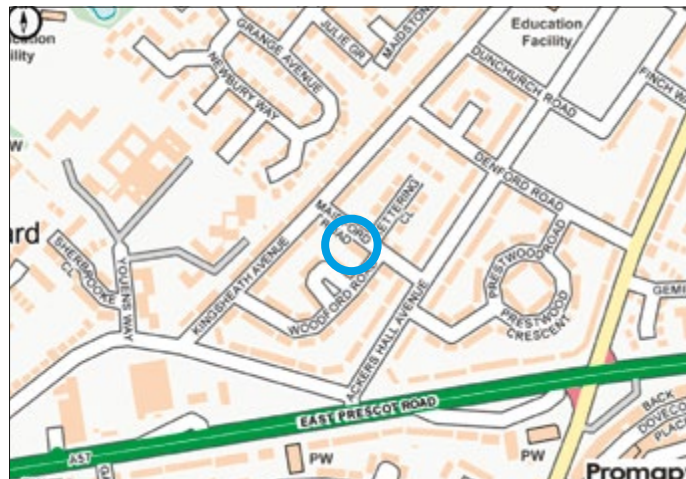
Description A vacant two bedroomed middle terrace property which is in a derelict state of repair. Following a full upgrade and scheme of refurbishment works to include a ground floor extension, the property would be suitable for occupation or investment purposes with a potential rental income of approximately £6000 per annum.

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

Ground Floor Lounge, Kitchen (no fittings)

First Floor Two Bedrooms.

Outside Rear yard, brick outhouse with WC

LOT
47**12 Maidford Road, Liverpool L14 2DU*****GUIDE PRICE £55,000+**

Not to scale. For identification purposes only

- **Three bedroomed middle town house. Double glazing. Central heating. Gardens. Driveway.**

Description A three bedroomed middle town house benefiting from double glazing, central heating, gardens and a driveway. Following refurbishment the property would be suitable for investment purposes. Potential rent of £6,000pa.

Situated Off Kingsheath Avenue which in turn is off Finch Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 6 miles from Liverpool city centre.

Outside Driveway, Front and Rear Gardens.

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

First Floor Three Bedrooms.

LOT
48**15 Botanic Road, Liverpool L7 5PX*****GUIDE PRICE £135,000+**

Not to scale. For identification purposes only

- **A three storey mid terrace converted to three self contained flats. Central heating.**

Description A three storey middle terraced property converted to provide three self contained flats (2 x 1 bed flats and 1 x 2 bed). The property benefits from central heating. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes. The potential rental income is approximately £18,000pa. Alternatively the property could be converted to provide an HMO Investment opportunity, subject to any consents.

Situated Fronting Botanic Road overlooking Wavertree Botanic Gardens in a popular residential location close to local amenities and approximately 2 miles from Liverpool city centre.

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

Second Floor Flat 3 Lounge, Kitchen, Bedroom, Bathroom/WC.

Basement Cellar Not inspected.

Ground Floor Main Entrance, Vestibule, Hallway.

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

Outside Yard to the rear.

Joint Agent
Entwistle Green



LOT
49

61 Bigdale Drive, Kirkby, Liverpool L33 6XQ

*GUIDE PRICE £50,000+



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

Description A three bedroom middle town house benefiting from double glazing and central heating. Following modernisation the property will be suitable for investment purposes with a potential rent of £6,000pa.



Not to scale. For identification purposes only

Situated Off Brook Hey Drive in a popular residential location within a short walking distance from Kirkby town centre amenities, schooling and transport links.

Outside Rear Garden.

Ground Floor Kitchen, Lounge, Dining Room.

First Floor Three Bedrooms, Bathroom/WC.

LOT
50

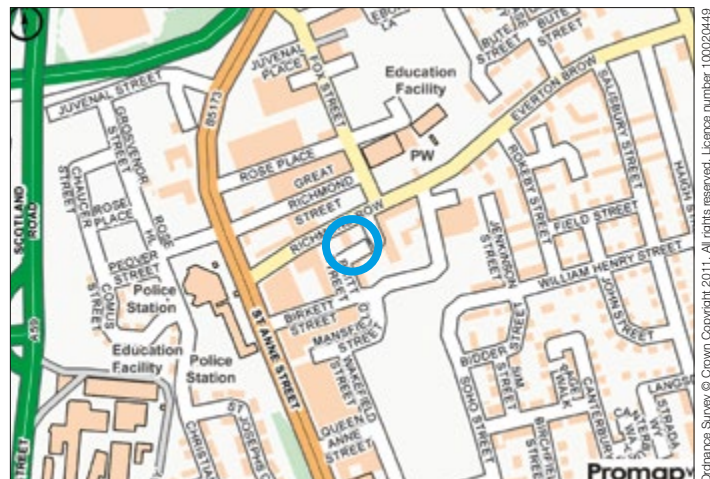
Land at 154–162 Richmond Row, Liverpool L3 3BU

*GUIDE PRICE £225,000+



- Vacant land with buildings with potential for residential redevelopment.

Description A redevelopment opportunity comprising a site which at present is trading as a Tyre Service Station and will be sold with vacant possession. There is a builder's yard and Warehouse currently on the site. The site would be suitable for a mixed use/residential redevelopment subject to any necessary consents. We believe all main services are available.



Not to scale. For identification purposes only

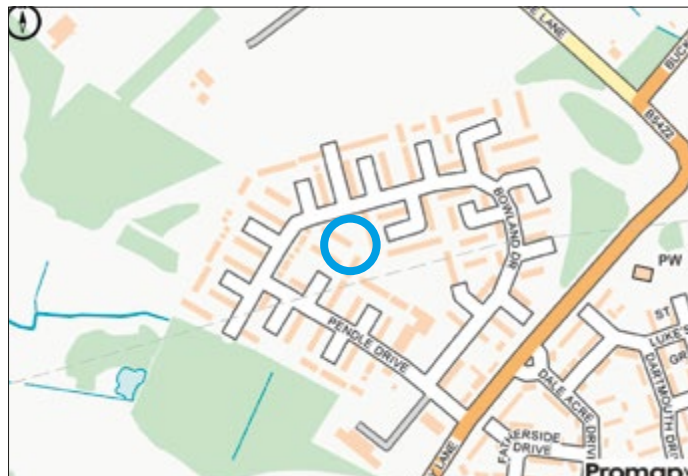
Situated Off St. Anne Street within walking distance to Liverpool city centre.

LOT

51

64 Bowland Drive, Liverpool L21 0JB

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **A three bed end town house. Part double glazing. Central heating. Gardens.**

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

Situated Off Pendle Drive which in turn is off Gorsey Lane in a popular and well established residential location close to local amenities, schooling and approximately 7 miles from Liverpool city centre.

Ground Floor Hallway, Lounge, Kitchen/Diner.

First Floor Three Bedrooms, Bathroom/WC.

Outside Front and Rear Gardens, Off Road Parking to Rear.

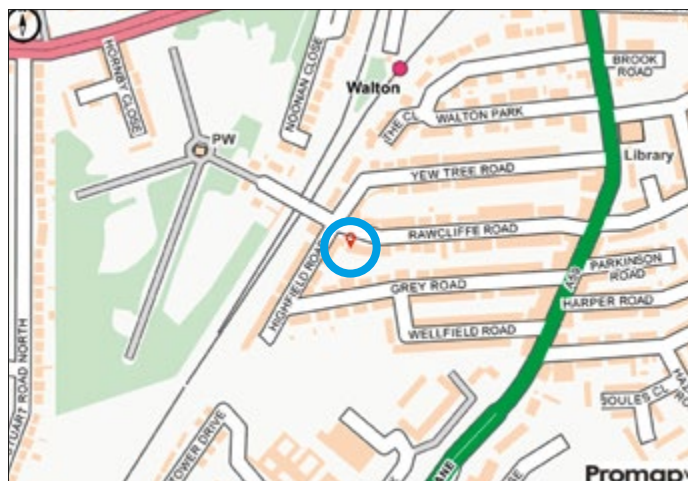
Note Boiler to be fitted on completion.

LOT

52

75 Rawcliffe Road, Liverpool L9 1AN

*GUIDE PRICE £150,000+



Not to scale. For identification purposes only

- **Three storey semi detached property providing eight letting rooms. Fully HMO compliant. Double glazing, central heating. Alarm. Fully furnished. Good condition.**

Description A three storey semi detached property providing eight letting rooms. The property is fully HMO compliant and benefits from double glazing, central heating, alarm system and is being sold fully furnished. It is in good condition throughout and is ready for immediate occupation purposes with a potential rental income of approximately £31,000.00 per annum.

Situated Off Rice Lane close to local amenities, transport links, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway Kitchen/Diner, Bathroom/WC, Two Letting Rooms.

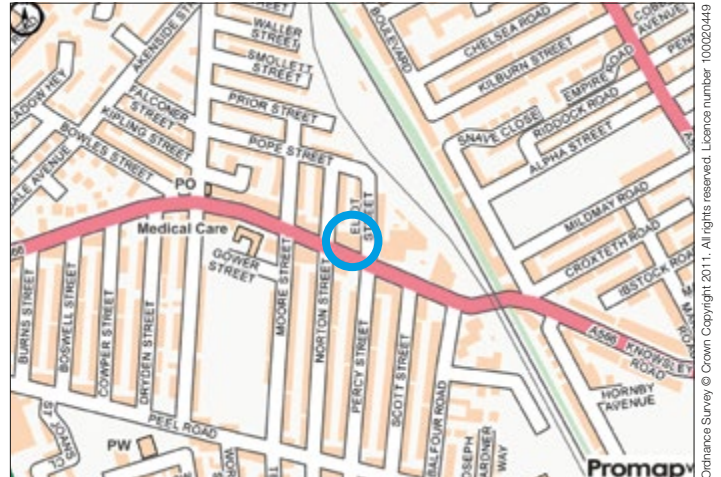
Half Landing One Letting Room, Bathroom/WC.

First Floor Kitchen, Two Letting Rooms.

Half Landing One Letting Room, Bathroom/WC

Second Floor Two Letting Rooms, Kitchen.

Outside Driveway, Rear Garden, Outhouse.

LOT
53**147 Knowsley Road, Bootle, Merseyside L20 4NJ*****GUIDE PRICE £85,000+**

Not to scale. For identification purposes only

- **Part let mixed use investment producing £4,800pa. Potential income when fully let £15,000pa. Double glazing. Central heating.**

Description A mixed use investment opportunity comprising a ground floor retail unit together with two self contained flats above. The shop is currently let by way of a renewed 12 month tenancy producing £4,800pa. The flats are vacant and following modernisation would be suitable for letting. The property benefits from part double glazing and central heating. The potential rental income when fully let is approximately £15,000pa.

Situated Fronting Knowsley Road (A566) in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

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

Flat A Kitchen, Bedroom, Stairs to first floor

First Floor Lounge and Bathroom/WC.

First Floor/Second Floor Flat B Kitchen, Bedroom, Stairs to second floor

Second Floor Lounge, Bathroom/WC and Second Bedroom.

Outside Yard to Rear.

Joint Agent
S. Vance & Co

LOT
54**17 St. Andrews Road, Bootle, Merseyside L20 5EX*****GUIDE PRICE £50,000+**

Not to scale. For identification purposes only

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

Description A three bedroomed middle terraced property benefiting from high ceilings and central heating. The property is in good order throughout and is currently let by way of an Assured Shorthold Tenancy agreement producing £4,800 per annum.

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

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

First Floor Three Bedrooms, Bathroom/WC.

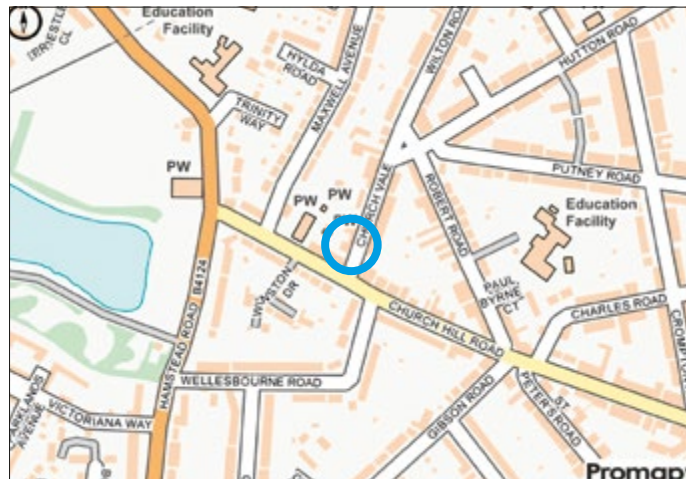
Outside Yard to the rear.

LOT

55

5 Church Vale, Birmingham B20 3SG

*GUIDE PRICE £110,000+



Not to scale. For identification purposes only

- **Residential investment producing £12,180 per annum. Double glazing. Central heating.**

Description A two storey middle terraced property which has been converted to provide 2 x 1 bedroomed self contained flats benefiting from double glazing and central heating. The flats are both currently let out on Assured Shorthold Tenancies producing a total rental income of £12,180 per annum.

Situated Off Church Hill Road which is in turn off Hampstead Road (the B4124) in a popular and well established residential location close to local amenities and schooling and approximately 2.5 miles from Birmingham city centre.

First Floor Flat 2 Living Room/ Kitchen, Bedroom, Bathroom/ WC

Outside Rear Garden

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

LOT

56

10 Anderson Road, Liverpool L21 7ND

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **A residential investment producing £5,940 per annum. Double glazing. Central heating. Gardens.**

Description A three bedroomed semi-detached property benefiting from double glazing, central heating and gardens to the front and rear. The property is currently let by way of an Assured Shorthold Tenancy producing £5,940 per annum.

Situated Off Moss Lane in an established residential location within close proximity to local amenities. Approximately 6 miles from Liverpool city centre.

Outside Front and Rear gardens.

Ground Floor Hall, Lounge, Dining Room/Kitchen

First Floor Three Bedrooms, Bathroom/WC

LOT

57

242 Binns Road, Old Swan, Liverpool L13 1BS

*GUIDE PRICE £45,000+



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

Description A two bedroomed end terraced property benefiting from double glazing and central heating. Following a scheme of refurbishment and modernisation works the property would be suitable for occupation or investment purposes. The potential rental income is approximately £5,700.00 per annum.



Not to scale. For identification purposes only

Situated Off Rathbone Road in a popular and well established residential location within close proximity to the new Edge Lane Retail Park, local amenities, schooling and approximately 3 miles from Liverpool city centre.

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

First Floor Two Bedrooms.

Outside Yard to the rear.

EPC Rating D

Joint Agent
Entwistle Green



LOT

58

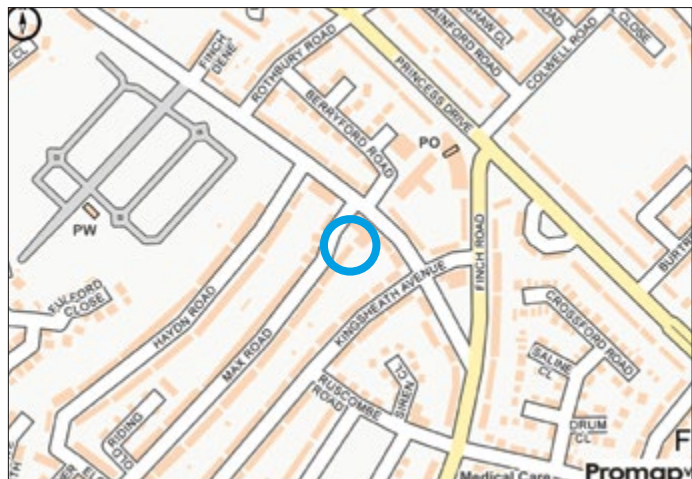
1 Max Road, Liverpool L14 4BG

*GUIDE PRICE £30,000+



- A two bedroomed end terrace property. Front and rear gardens. Driveway.

Description A vacant two bedroomed end town house which is in need of a full upgrade and scheme of refurbishment works. The property benefits from front & rear gardens and a driveway. Once works are complete the property would be suitable for investment purposes with a potential rental income of approximately £6,000.00 per annum.



Not to scale. For identification purposes only

Situated Off Finch Lane in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 7 miles from Liverpool city centre.

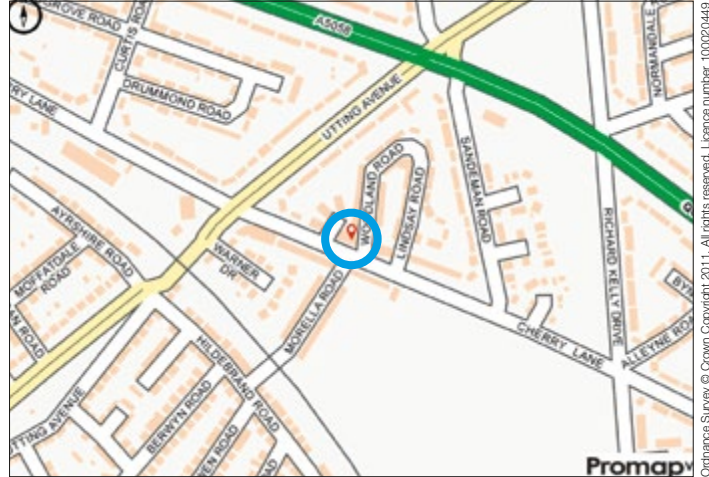
Ground Floor Lounge, Kitchen/Diner (no fittings)

First Floor Two Bedrooms, Bathroom/WC (no fittings)

Outside Front & Rear Gardens and Driveway.

LOT

59

397 Cherry Lane, Liverpool L4 8SB***GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

- **A two bedroomed mid terrace house. Double glazing. Central heating.**

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

Situated Fronting Cherry Lane in a popular and well established residential location within easy reach of Broadway amenities, schooling and approximately 3 miles from Liverpool city centre.

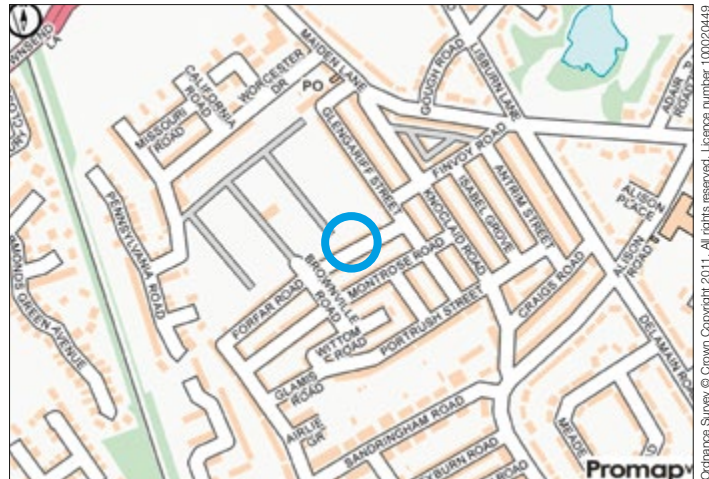
First Floor Two Bedrooms, Bathroom/WC.

Outside Rear Yard.

Ground Floor Porch Entrance, Hallway, Lounge, Dining Room/ Kitchen (no fittings).

LOT

60

22 Forfar Road, Tuebrook, Liverpool L13 8DU***GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

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

Description A two bedroomed middle terrace property which benefits from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £6,000.00 per annum.

Situated Off Marlborough Road which is off West Derby Road in a popular and well established location within close proximity to local shopping amenities, Newsham Park and approximately 4 miles from Liverpool city centre.

First Floor Two Bedrooms.

Outside Rear Yard.

Joint Agent
Entwistle Green



Ground Floor Lounge, Kitchen, Bathroom/WC.

LOT
61**29 Clifton Road East, Liverpool L6 4EB*****GUIDE PRICE £50,000–£60,000**

- **A three bed mid terrace. Double glazing. Electric heating. Potential rental income £12,480pa.**

Description A three bed roomed middle terraced property benefiting from double glazing and electric heating. Following modernisation the property would be suitable for occupation or investment purposes. If let to 3 individuals at £80 pppw the potential rental income being in excess of £12,480 per annum.



Not to scale. For identification purposes only

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

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

First Floor Three Bedrooms, Bathroom/WC.

Loft

One further room accessed via a pull down ladder.

Outside Yard to the rear.

EPC Rating F

LOT
62**254 Park Road, Toxteth, Liverpool L8 4UE*****GUIDE PRICE £65,000+**

- **A commercial investment property producing £4,800.00 per annum.**

Description A three storey mixed use property comprising a ground floor retail unit together with two floors of accommodation above. The property is currently trading as "Boudoir Hair & Beauty" and the whole building is let by way of a rolling contract at a rental income of approximately £4,800.00 per annum.



Not to scale. For identification purposes only

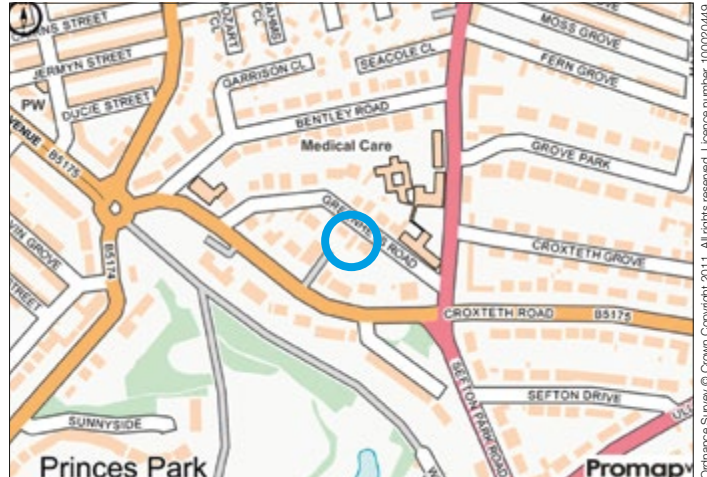
Situated Fronting Park Road in a popular and well established residential location adjacent to Tesco Supermarket and within close proximity to local amenities and approximately 1 mile from Liverpool city centre.

Ground Floor Hair Salon, Kitchen/Dining room.

First Floor Six Beauty Rooms, WC.

Second Floor Various rooms – Not inspected.

Outside Yard to the rear.

LOT
63**Flat 5, 4 Greenheys Road, Liverpool L8 0SX*****GUIDE PRICE £70,000+**

Not to scale. For identification purposes only

- **Second floor two bedroomed self-contained apartment. Double glazing. Economy 7 heating. CCTV intercom system. Communal gardens. Driveway.**

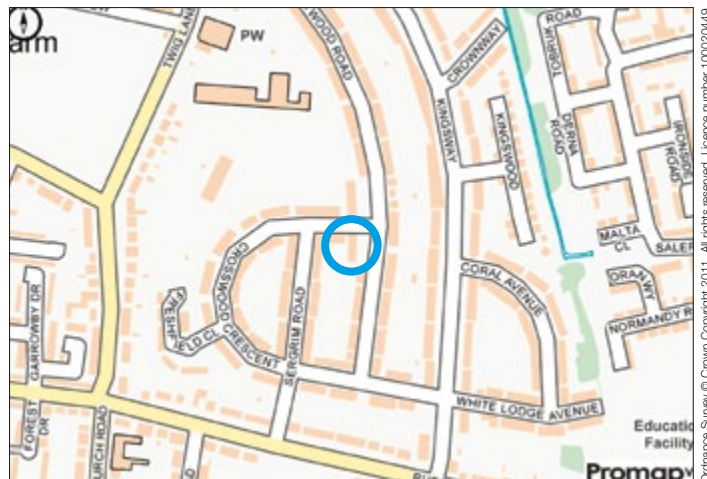
Description A second floor two bedroomed self contained apartment within a detached property arranged over three levels. The property benefits from double glazing, Economy 7 heating, secure intercom system and communal gardens. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. When let the potential rental income could be in excess of £7,800.00 per annum or alternatively it could be let to two students with a potential income of £10,400 per annum. The property is currently used for Airbnb bookings.

Situated Off Croxteth Road and Lodge Lane in a very popular and well established residential location within close proximity to Sefton and Princes Park and approximately 1 mile from Liverpool city centre.

Second Floor Flat 5 Hall, Open Plan Lounge/Kitchen, two Bedrooms, Bathroom/WC.

Outside Communal Gardens, Driveway.

Ground Floor Main Entrance Hallway.

LOT
64**146 Gentwood Road, Liverpool L36 2QP*****GUIDE PRICE £60,000+**

Not to scale. For identification purposes only

- **Residential investment producing £7,020 per annum. Double glazing. Central heating. Gardens and off-road parking.**

Description A three bedroomed mid town house property let by way of an Assured Tenancy producing a rental income of £7,020 per annum. The property benefits from double glazing, central heating, gardens and off road parking. 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 Kingsway which is in turn off Liverpool Road (A57) in an established and popular residential location within easy reach of local amenities, schooling and approximately 5 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Gardens front and rear. Driveway

EPC Rating F

Ground Floor Lounge, Dining Room, Kitchen

LOT
65**40 Victor Street, Clayton Le Moors, Accrington, Lancs BB5 5PD*****GUIDE PRICE £30,000+**

Not to scale. For identification purposes only

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

Description A two bedroomed mid terraced property benefiting from double glazing and central heating. The property is in need of refurbishment and modernisation and once updated would be suitable for investment purposes with a potential rental income of approximately £7,140 per annum.

Situated Off Pickup Street close to the A680 Whalley Road and in a popular location within Clayton-le-Moors centre close to local

amenities and transport links and approximately 6 miles from Blackburn town centre.

Ground Floor Two Reception Rooms, Kitchen.

First Floor Two Bedrooms, Bathroom.

Outside Yard and outbuilding to rear.

EPC Rating D

Lease

The seller has advised of the following information: Lease Date – 20/04/1877; Commencement Date: 01/05/1877; Lease Terms: 999 Years; Years Remaining: 857 years; Ground Rent: £5.70; Service Charge: TBC – Please refer to legal pack.

LOT
66**56–74 Conwy Drive, Liverpool L6 5JP*****GUIDE PRICE £190,000+**

Not to scale. For identification purposes only

- **Block of 10 flats in need of full repair and modernisation.**

Description A freehold detached purpose built block arranged as eight studio flats to the ground and first floor, together with two flats 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 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 Flats 9 and 10.

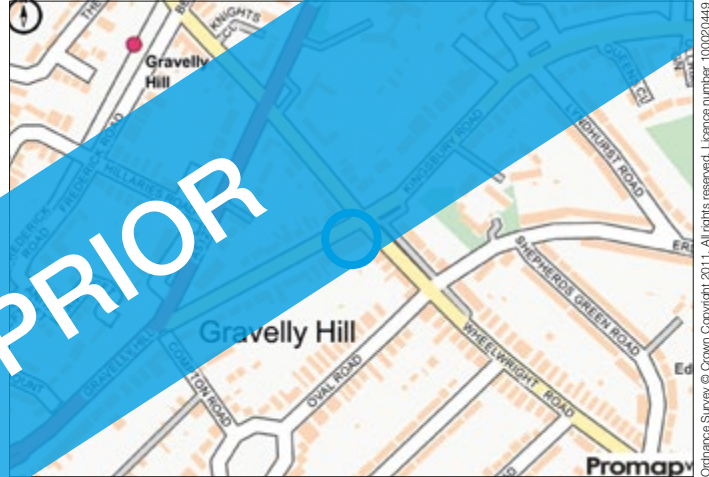
Outside Communal Gardens, land with off road parking.

LOT

67

Flats 1 & 2, 57 Kingsbury Road, Erdington, Birmingham B24 8QG

*GUIDE PRICE £120,000+



Not to scale. For identification purposes only

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

Description A two storey middle terrace property which has been converted to provide two self contained flats (1 x 1 bedroom and 1 x 2 bedroom) and benefits from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes.

Situated Fronting Kingsbury Road which is off Gravelly Hill in a popular and well established residential location within close proximity to local shopping amenities, schooling and transport links.

Ground Floor Flat Shared Entrance Hall, Reception Room, Kitchen, Bathroom, Bedroom.

First Floor Flat Reception Room, Kitchen, Bathroom, Bedroom.

Second Floor Bedroom.

Outside Front Forecourt, Rear Yard.

EPC Rating D.

LOT

68

143 Brighton Street, Wallasey, Merseyside CH44 8DT

*GUIDE PRICE £27,000+



Not to scale. For identification purposes only

- Development opportunity.

Description A three storey middle terraced mixed use property which formerly comprised of a ground floor retail unit together with accommodation above. The property has been stripped and is back to bare brick. Planning permission has been granted to convert into three self-contained flats (2 x 1 bed and 1 x 2 bed). Following the conversion the property would be suitable for investment purposes with a potential rental income of approximately £15,540 per annum Planning Ref: APP/16/00996

Situated Fronting Brighton street (A554) within close proximity to local amenities and schooling. Approximately 2.5 miles from Birkenhead town centre.

Ground Floor Two/three Rooms

First Floor Not inspected

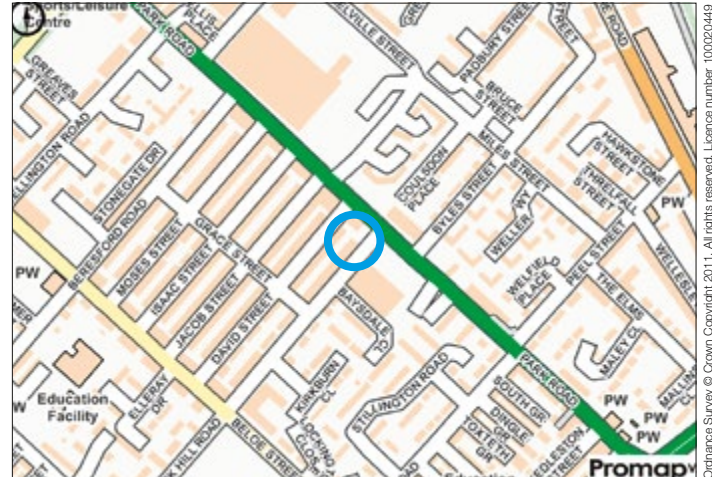
Second Floor Not inspected

Outside Yard to the rear

LOT
69**2 Park Hill Road, Liverpool L8 4TF*****GUIDE PRICE £225,000+**

- **Residential investment producing £35,360 per annum. Double glazing. Central heating. CCTV.**

Description A three storey end terrace property converted to provide an eight bedroomed property benefiting from double glazing, central heating and CCTV. The property is in good order throughout and is fully let producing £35,360 per annum (£2,946 per calendar month) to include bills.



Not to scale. For identification purposes only

Situated Off Park Road in a popular residential location close to local amenities, Schooling and Universities approximately 1 mile from Liverpool city centre.

Ground Floor Main entrance Hallway, Communal Lounge/ Dining room, Kitchen, Shower room/WC.

First Floor Four Letting rooms, Kitchenette, Shower room/WC.

Second Floor Four Letting rooms, Kitchenette, Shower room/WC, Shower room.

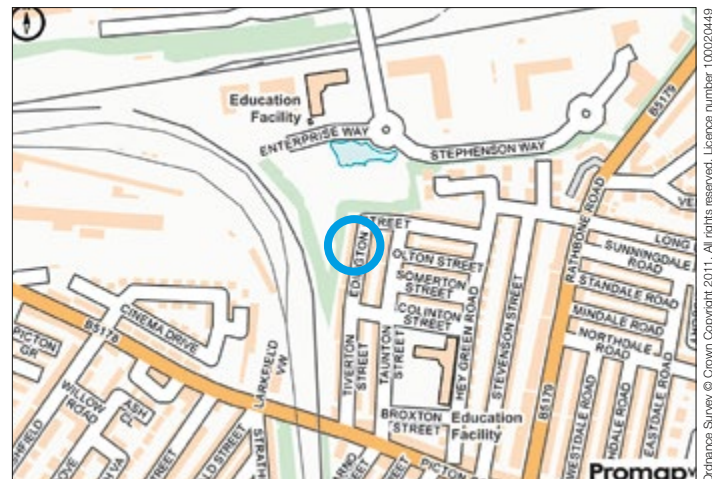
Note

The vendor advises that he currently holds a HMO licence.

LOT
70**81 Tiverton Street, Liverpool L15 4LR*****GUIDE PRICE £65,000+**

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

Description A three bedroomed mid terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £6,000 per annum. There is potential to let to three individuals with a potential rental income in excess of £11,700 per annum.



Not to scale. For identification purposes only

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

Ground Floor Hallway, Kitchen, Two Reception Rooms, Bathroom/WC

First Floor Three Bedrooms.

Outside Rear Yard.

LOT
71**Land to the east side of St. Oswalds Street, Liverpool L13 5SB*****GUIDE PRICE £250,000+**

- **Redevelopment opportunity.**

Description A potential residential redevelopment opportunity subject to the necessary planning consents. The site comprises St Oswalds Youth Club and associated land which is linked to the adjacent Church Hall. There is an additional Former Church Hall which is separated from the main site, as detailed on the site plan and within the legal pack. Architect drawings are also available for the conversion to provide a 69 bedroomed nursing home, however no planning application has been submitted.

Situated Fronting St. Oswald's Street on the corner of Mill Lane sat on a good sized corner plot in a popular and well established residential location within walking distance to Edge Lane Retail Park, Old Swan amenities, schooling and approximately 3 miles to Liverpool city centre.

Planning

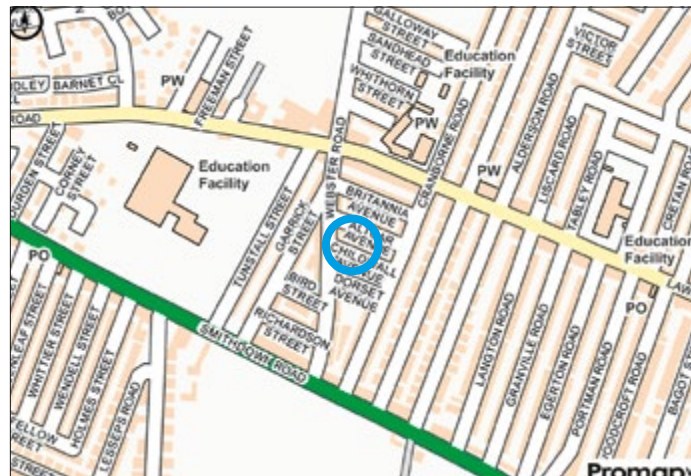
Previously Liverpool City Council have granted planning permission for two scheme as outlined below:

1. Previous applications have been accepted (now expired) to partially demolish St. Oswalds Parish Club and erect a two-storey block of 4 no. flats; to convert retained part of parish club and youth centre into 10 no. flats, and carry out external alterations to buildings (including glazed link buildings), landscaping, and new car park – **07F/1494**

2. To carry out internal and external alterations including erection of glazed link buildings, in connection with partial demolition of St. Oswalds Parish Club and conversion of Montini Youth Centre to form 6 no. flats – **07L/1493**.

Potential purchasers should make their own enquiries.



LOT
72**5 Childwall Avenue, Liverpool L15 2JB*****GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

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

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £5,400 per annum. There is potential to let to two individuals at a rent of £75pppw producing £7,800 per annum.

Situated Off Cranborne Road which in turn is off Smithdown Road within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Outside Rear Yard.

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

First Floor Two Bedrooms.

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

73

3 Rodney Street, Liverpool L1 9ED

*GUIDE PRICE £500,000+



- **Grade II Georgian terrace converted to provide four self-contained flats in very good condition. Viewing strongly recommended.**

Description A three storey middle terraced Grade II Listed Georgian property converted to provide four self-contained apartments over all floors and was used until recently as an apart-hotel. There are 3 x 2 bedroom and 1 x 3 bedroom apartments. The property would be suitable for its existing use or alternatively for conversion to a single dwelling. The property is in good condition and will be sold fully furnished and benefits from central heating.

Situated Fronting Rodney Street forming the beginning of the Georgian Quarter, within a very popular and well established office/residential/medical consultancy district of Liverpool. The property lies within close proximity to Liverpool's Anglican and Metropolitan Cathedrals, the Philharmonic Hall and University of Liverpool and Liverpool John Moore's University Buildings.

Lower Ground Floor Flat 1 Lounge, Kitchen, Bathroom/WC, two Bedrooms (one with En Suite Shower Room/WC)

Ground Floor Entrance Hallway **Flat 2** Hall, Open Plan Lounge/Kitchen, two Bedrooms, Bathroom/WC with Walk In Shower

Half Landing Staff Room/WC

First Floor Flat 3

Open Plan Lounge/Kitchen, Bathroom/WC, two Bedrooms

Second Floor Flat 4

Open Plan Lounge/Kitchen, Shower Room/WC, two Bedrooms, Stairs to Further Bedroom

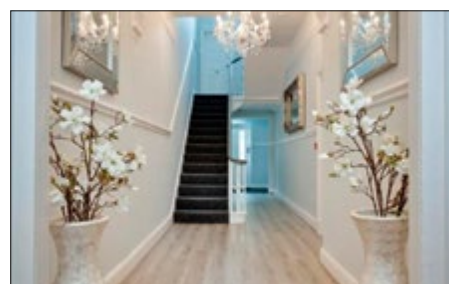
Outside Yard to the rear.

Further Information

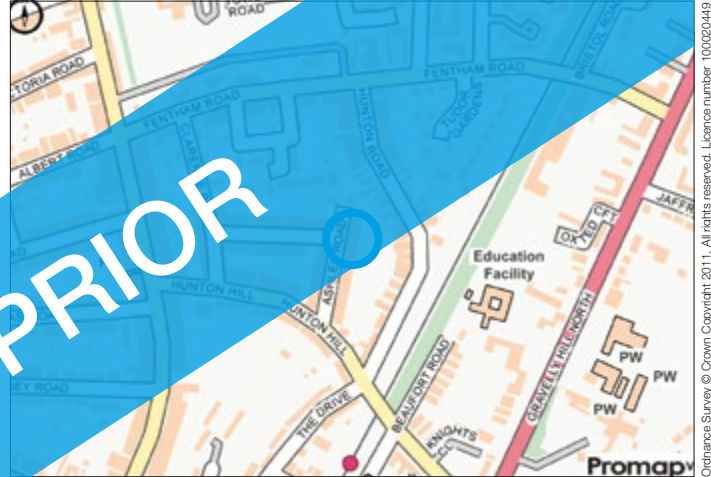
The property has been advertised as an apart-hotel on booking.com <https://ware-apart-hotel-rodney-street-liverpool.hotelmix.co.uk/>



Not to scale. For identification purposes only



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LOT
74**49 Ashley Road, Birmingham B23 6BU*****GUIDE PRICE £100,000+****SOLD PRIOR**

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

Description A two bedroomed mid terraced property benefiting from double glazing and central heating. The property is in need of refurbishment and modernisation and once updated would be suitable for investment purposes with a potential rental income of approximately £7,140 per annum.

Not to scale. For identification purposes only

Situated Off Hunton Hill which in turn is off Slade Road in a popular and well established residential location close to local amenities, schooling and transport links and approximately 3.5 miles from Birmingham city centre.

First Floor Two Bedrooms, Bathroom/WC

Outside Garden to the rear.

Ground Floor Living Room, Dining Room, Kitchen

LOT
75**41 St. Marys Road, Garston, Liverpool L19 2JD*****GUIDE PRICE £100,000+**

- **Part-let commercial investment producing £14,500 per annum. Steel roller shutters. Potential rental income £21,000 per annum.**

Description A commercial investment producing £14,500pa. The property comprises a ground retail unit currently let by way of a 5 year lease until 2021 producing £10,440 per annum together with 1 x 4 bed apartment and 1 x 2 bedroomed apartment above accessed via a separate entrance. The two bedroom apartment is let by way of an Assured Shorthold tenancy at a rental of £3,720pa. The property benefits from double glazing and steel roller shutters. The potential when fully let being in excess of £21,000pa.

Not to scale. For identification purposes only

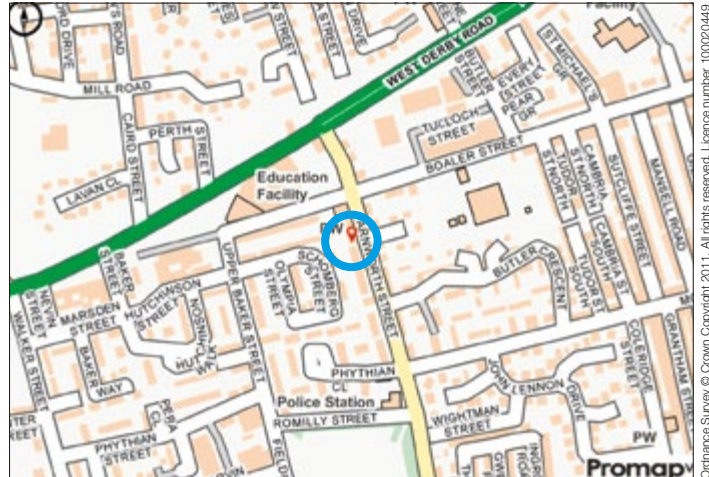
Situated Fronting St Marys Road which is off Garston Way A561 in a popular and well established residential location within close proximity to local amenities and approximately 7 miles from Liverpool city centre.

First Floor 41 Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

41a (Vacant) Hall, Lounge, Kitchen, four Bedrooms, Bathroom/WC.

Ground Floor Office/Storage accommodation.

Outside Rear Yard.

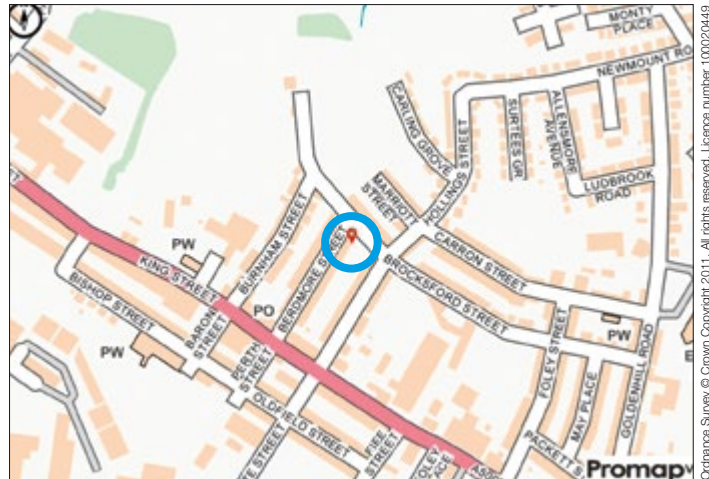
LOT
76**Former Farnworth Arms, 1 Farnworth Street, Kensington L6 9BA*****GUIDE PRICE £125,000+**

Not to scale. For identification purposes only

- **Cleared site with the benefit of full planning permission.**

Description A vacant corner site formally the Farnworth Arms which has previously been granted planning permission for the construction of 2 x four storey blocks comprising 4 x 5 bedrooomed student accommodation units (20 rooms in total). The site would be suitable for a variety of uses subject to any necessary consents.

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

LOT
77**67 Berdmore Street, Stoke-on-Trent ST4 3HD*****GUIDE PRICE £60,000+**

Not to scale. For identification purposes only

- **A two bedrooomed middle terrace property.**

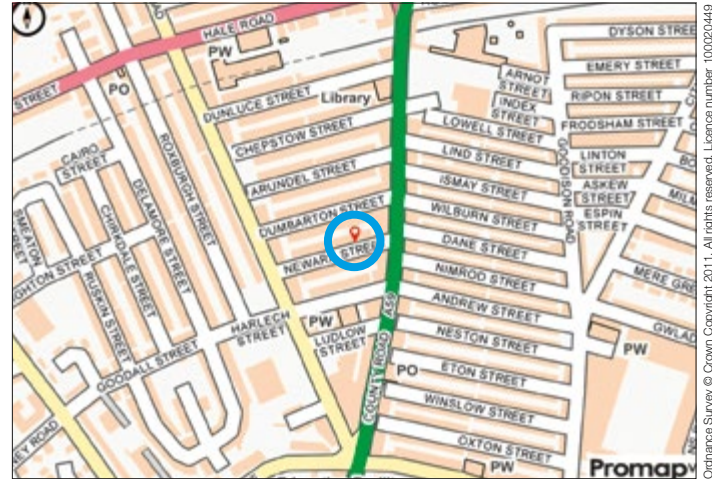
Description A two bedrooomed middle terrace property which following refurbishment would be suitable for investment purposes with a potential rental income of approximately £5,100.00 per annum.

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

Outside Rear Yard.

Ground Floor Lounge, Kitchen, Bathroom/WC.

First Floor Two Bedrooms.

LOT
78**10 Newark Street, Liverpool L4 3RP*****GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

- **Residential investment. Double glazing, central heating. Producing £5,454 per annum.**

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing £5,454 per annum.

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

First Floor Two Bedrooms, Bathroom/WC.

Outside Yard to the rear.

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

LOT
79**56 Shelley Street, Bootle, Merseyside L20 4LQ*****GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

- **Residential investment producing £4,980.00 per annum. Double glazing, central heating.**

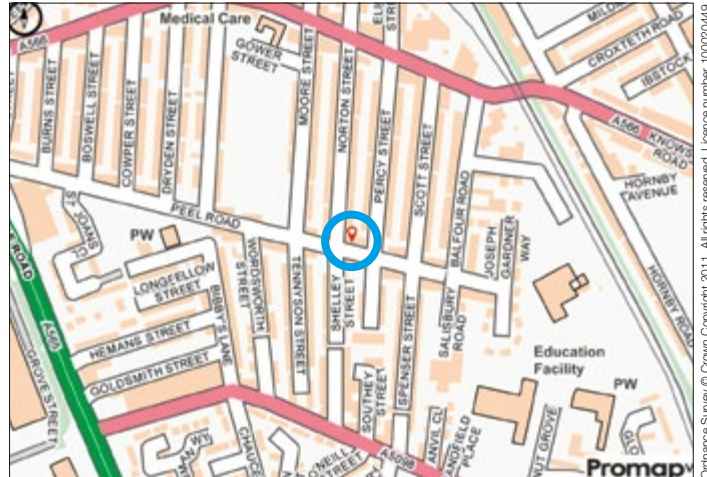
Description A two bedroomed middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £4,980.00 per annum. The property benefits from double glazing, central heating and is in good order throughout.

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

Outside Rear Yard.

Ground Floor Hall, Lounge, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

LOT
80**137 Peel Road, Bootle, Merseyside L20 4JX*****GUIDE PRICE £40,000+**

Not to scale. For identification purposes only

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

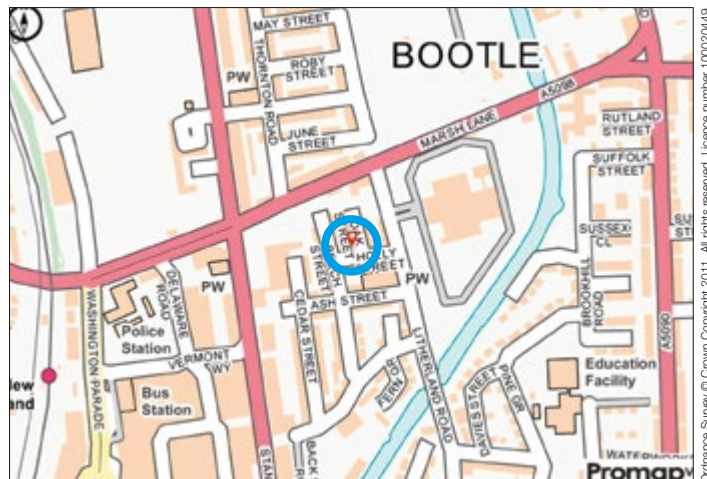
Description A three bedroomed middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £6,000.00 per annum. The property benefits from double glazing, central heating and is in good order throughout.

Situated Off Knowsley Road in a popular and well-established residential location within close proximity to local amenities and approximately 3.5 miles from Liverpool city centre.

Outside Rear Yard.

Ground Floor Two Reception Rooms, Kitchen/Diner.

First Floor Three Bedrooms, Bathroom/WC.

LOT
81**5 Oak Street, Bootle, Merseyside L20 3JY*****GUIDE PRICE £40,000+**

Not to scale. For identification purposes only

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

Description A vacant two bedroomed middle terrace property which benefits 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 Litherland Road which is off Marsh Lane (A5098) in a popular and well established residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

First Floor Two Bedrooms, Bathroom/WC.

Outside Rear Yard.

Ground Floor Hall, Lounge, Kitchen.

LOT
82**33 July Road, Liverpool L6 4BS*****GUIDE PRICE £45,000+**

- **A two bedroomed middle terrace property with central heating.**

Description A vacant two bedroomed middle terrace property which benefits from central heating. Following carpeting the property would be suitable for occupation or investment purposes. The potential rental income is approximately £6,000.00 per annum.



Not to scale. For identification purposes only

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

First Floor Landing, two Bedrooms, Bathroom/WC with walk in shower

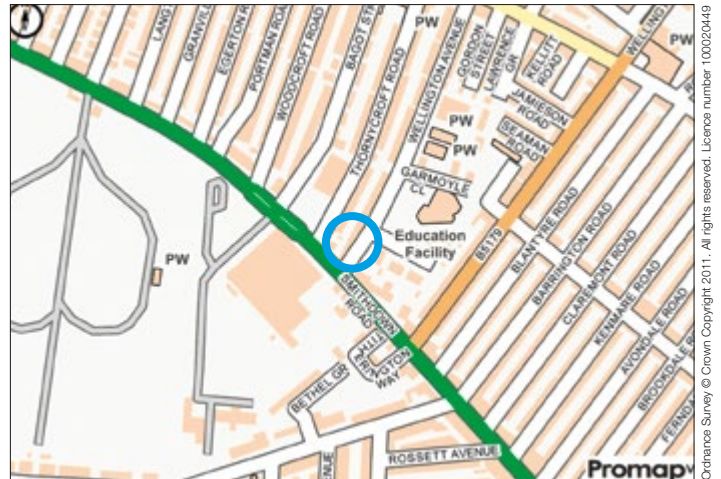
Outside Rear Yard.

Ground Floor Vestibule, Lounge, Dining Room with french doors, Kitchen.

LOT
83**1a Wellington Avenue, Liverpool L15 0EH*****GUIDE PRICE £90,000+**

- **Part-let residential investment currently producing £5,040pa, with a potential annual rental income in excess of £10,000. Double glazing and central heating.**

Description A three storey end of terrace property converted to provide 1 x 2 and 1 x 1 bedroomed self-contained flats benefitting from double glazing and central heating. One of the flats is currently let on an Assured Shorthold Tenancy producing £5040.00. The potential annual rental income being in excess of £10,000.



Not to scale. For identification purposes only

Situated Off Smithdown Road at its junction with Gainsborough Road in a very popular residential location approximately 2 miles from Liverpool city centre.

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

Second Floor Two Bedrooms.

Outside Yard to the rear.

Ground Floor Main Entrance Hallway

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

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

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

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 on behalf of Sutton Kersh Date

Telephone bidding form



Name

Address

Telephone number where you can be contacted on the day of the auction

A member of staff will attempt to contact the bidder by telephone prior to the lot concerned being offered for sale. If contact is made then the bidder may compete in the bidding through the auctioneer's staff. If it is impossible to obtain telephone contact, or the link breaks down, the auctioneer is authorised to continue to bid on behalf of the telephone bidder up to the maximum bid stated on this form.

Lot No. of property to be bid on

Property known as

Maximum bid (Figures)

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

Sort Code Account Number

Buyer's Administration Charge – Should my bid be successful I agree to pay a Buyer's Administration Charge of £850+VAT (£1,020 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to Sutton Kersh, the auctioneers

Should the telephone bidder exceed the bidding price stated on this form, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit cheque can be a personal cheque, bankers draft or solicitors client account cheque, no cash must be sent through the post. Your cheque will only be presented for payment should you be the successful bidder.

Solicitor address

Tel no Fax no

Person acting

I **attach deposit for 10% (£3,000 minimum) of my maximum bid**

I have read the Common Auction Conditions, Extra Conditions and Special Conditions of Sale. I accept that it is my responsibility to check for any amendments or addendum notes which may be read out by the auctioneer on the auction day. I authorise the auctioneer to sign the Memorandum of Sale on my behalf and I recognise that I will then be the fully bound purchaser of the property referred to above and must complete this transaction within the time specified in the Conditions of Sale.

Signed by prospective purchaser Date
or person signing on purchaser's behalf. The signatory warrants that authority has been given by the bidder.

Name and address of signatory if different from purchaser's details given above:

Date of signing

Once you have completed this form please send to: Auction Department, Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY

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

Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website www.countrywide.co.uk/notices/PrivacyNotice.pdf. 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 on behalf of Sutton Kersh Date

Common Auction Conditions

Common Auction Conditions (4th Edition 2018 – 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.

Words in CAPITALS 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.

GLOSSARY

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the Common AUCTION Conditions that must be included without variation (but the SPECIAL CONDITIONS may include defined words that differ from the glossary so long as they apply only to the SPECIAL CONDITIONS).

The laws of England and Wales apply to the CONDITIONS and YOU, WE, the SELLER and the BUYER all submit to the jurisdiction of the Courts of England and Wales.

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 appear in small capitals 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:

- the date specified in the SPECIAL CONDITIONS; or
- 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 is regulated by a competent UK regulatory authority 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) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

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 for the AUCTION as it exists at the date of the AUCTION (or, if the catalogue is then different, the date of the CONTRACT) including any ADDENDUM and whether printed or made available electronically.

COMPLETION

Unless the SELLER and the BUYER otherwise agree, the occasion when they have both complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION has been unconditionally received in the SELLER'S conveyancer's client account (or as otherwise required by the terms of the CONTRACT).

CONDITION

Any condition of the AUCTION CONDUCT CONDITIONS or SALE 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 sold before or after the AUCTION:

- the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or
 - 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 (apart from FINANCIAL CHARGES).

EXTRA GENERAL CONDITIONS

Any CONDITIONS added or varied by the AUCTIONEERS starting at CONDITION G30.

Financial Charge

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

General CONDITIONS

The SALE CONDITIONS headed 'GENERAL CONDITIONS OF SALE', including any EXTRA GENERAL CONDITIONS.

INTEREST RATE

If not specified in the SPECIAL CONDITIONS, the higher of 6% and 4% above the base rate from time to time of Barclays Bank plc. The INTEREST RATE will also apply to any judgment debt, unless the statutory rate is higher.

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 chattels, 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, a person undertaking a similar role).

PRICE

The PRICE (exclusive of VAT) 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 schedule of TENANCIES (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 seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

Auction Conduct Conditions

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

The AUCTION CONDUCT CONDITIONS (as supplemented or varied by CONDITION A6, if applicable) are a compulsory section of the Common AUCTION Conditions. They cannot be dispensed or varied without OUR agreement, even by a CONDITION purporting to replace the Common AUCTION Conditions in their entirety.

A1 Introduction

- The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.
- If YOU make a bid for a LOT or otherwise participate in the AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree.

A2 OUR role

- As agents for each SELLER we have authority to
 - prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
 - offer each LOT for sale;
 - sell each LOT;
 - receive and hold deposits;
 - sign each SALE MEMORANDUM; and
 - 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 or fails to provide identification as required by the AUCTIONEERS.
- OUR decision on the conduct of the AUCTION is final.
- 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. 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.

- WE may refuse to admit one or more persons to the AUCTION without having to explain why.
- YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

A3 Bidding and reserve PRICES

- All bids are to be made in pounds sterling exclusive of VAT.
- WE may refuse to accept a bid. WE do not have to explain why.
- If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.
- 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.
- 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.

A4 The PARTICULARS and other information

- 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.
- 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.
- 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.
- If WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

A5 The CONTRACT

- A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.
- YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).
- YOU must before leaving the AUCTION
 - 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);
 - sign the completed SALE MEMORANDUM; and
 - pay the deposit.
- If YOU do not WE may either
 - 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
 - sign the SALE MEMORANDUM on YOUR behalf.
- The deposit
 - must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);
 - may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;
 - is to be held by US (or, at OUR option, the SELLER'S conveyancer); and
 - 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 stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.
- WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.
- Where WE hold the deposit as stakeholder WE 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.
- If the BUYER does not comply with its obligations under the CONTRACT then
 - YOU are personally liable to buy the LOT even if YOU are acting as an agent; and
 - YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.
- Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.

A6 Extra Auction Conduct Conditions

- Despite any SPECIAL CONDITION to the contrary the minimum deposit WE accept is £.....(or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.

General Conditions of Sale

Words in bold green type have special meanings, which are defined in the Glossary.

The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be dispensed or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended, but are not compulsory and may be changed by the SELLER of a LOT.

G1 The LOT

- 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 is that referred to in the SALE MEMORANDUM.
- The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.
- The LOT is sold subject to all matters contained or referred to

properly required (procuring a guarantee of that AGA if lawfully required by the landlord).

G9.5 The BUYER must promptly

(a) 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 SELLER has not given licence notice to the BUYER 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 the SELLER has given licence notice. 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 money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on 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 promptly 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 the 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 (or 366 in a leap 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.

G10.5 If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.

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 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 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 Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.
- G13.2 The remainder of 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.
- G13.3 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.
- G13.4 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 agreements 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:
- (a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or
 - (b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER; 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 the 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 the 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 CONTRACTS (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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