

NOW INVITING  
INSTRUCTIONS  
FOR OUR  
**11TH JULY AUCTION**  
AT THE CROWNE PLAZA

# SuttonKersh



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

**Wednesday 15th May 2019**

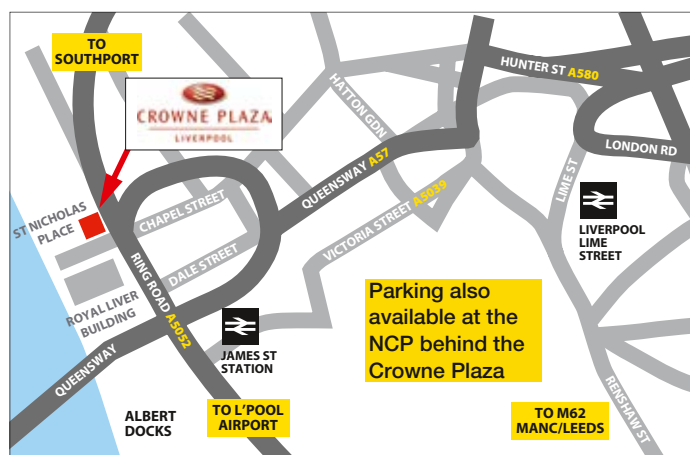
**Commencing at 12 noon at**

Crowne Plaza, 2 St Nicholas Place

Pier Head, Liverpool L3 1QW

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

# Location



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

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

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

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

## Auction programme 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  
Crowne Plaza  
Crowne Plaza  
Crowne Plaza  
Marriott Hotel  
Marriott Hotel  
Marriott Hotel

## Merseyside's leading auction team...



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



**Katie Donohue Bsc (Hons) MNAVA**  
Auction Valuer/  
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Manager  
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Auction Administrator  
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### CONTACT

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

**0151 207 6315**

[auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk)



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# Auctioneer's pre-sale announcements

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

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

- 1 The auctioneer will offer all lots in the order as shown in the catalogue.
- 2 An addendum to the catalogue and Conditions of Sale is currently available for distribution in the auction room.
- 3 This addendum is an important document providing updates and corrections to the auction catalogue.
- 4 Sutton Kersh will always endeavour to inform prospective purchasers of changes that may have taken place after the catalogue was printed when such changes are brought to their attention.
- 5 Would prospective purchasers please ensure they have a copy of the auction catalogue and an addendum prior to bidding.
- 6 Prospective purchasers are deemed to have read the addendum whether they have done so or not.
- 7 You are bidding on the basis that you have checked the General Conditions of Sale, which are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot.
- 8 The Special Conditions of Sale together with the title documentation have been available for inspection at the auctioneer's office in the immediate period leading up to auction date.
- 9 You are bidding on the basis that you have made all necessary enquiries, particularly in respect of lots the auctioneer has not inspected or had initial sight of tenancy details, and have checked the General and Special Conditions of Sale and are satisfied that you fully understand their content. Please note that some legal packs may contain additional fees (such as the requirement for the seller to pay the vendor's legal fees).
- 10 If you have a question in respect of any of the lots within the catalogue would you please ask one of the Sutton Kersh representatives who will attempt to answer your question during the auction. The auctioneer will not answer any questions whilst the auction is proceeding.
- 11 Guide Prices shown in the catalogue are merely an approximation and the auctioneer's opinion only. They should not be regarded as anything more. (see definition of Guide Prices below)
- 12 The auctioneer will not describe each individual property in detail or elaborate on its features or finer points. He will merely state the address, lot number and a very brief description.
- 13 Please remember it is the bidder's duty to attract the auctioneer's attention.
- 14 Please bid clearly and do not delay.
- 15 At the fall of the hammer the successful bidder will be in a binding contract of sale. At this point, an auction runner will come to your place of bidding, take your name and address and details of your solicitor and will lead you to one of the contract tables in the auction room.  
  
You will then be invited to sign the Memorandum or Contract of Sale and provide a 10% deposit payment subject to a minimum of £3,000 whichever is the greater. Please note we will not accept cash deposits under any circumstances.
- 16 A successful purchaser will also be required to pay a Buyer's Administration Charge of 1% of the purchase price subject to a minimum fee of £1,000 + VAT (£1,200 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) by debit card or bank transfer.
- 17 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.
- 18 Unless otherwise stated all property is sold subject to a reserve price whether declared or not. (see definition of Reserve Prices below)
- 19 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.
- 20 Sutton Kersh hold regular property auctions throughout the year.
- 21 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

Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1% of the purchase price subject to a minimum fee of £1,000 + VAT (£1,200 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer. We strongly recommend all purchasers check the special conditions of sale as other fees may also apply to individual properties.

# Auction results Thursday 28 March 2019

LOT	PROPERTY	RESULT	PRICE
1	28 LAMBTON ROAD, AIGBURTH, LIVERPOOL L17 7DB	SOLD	£124,000
2	10 NEW ROAD COURT, LIVERPOOL L13 8EF	SOLD AFTER	
3	5 PODIUM ROAD, LIVERPOOL L13 6SB	SOLD	£91,000
4	62 CROXTETH ROAD, LIVERPOOL L8 3SQ	POSTPONED	
5	62A CROXTETH ROAD, LIVERPOOL (KNOWN AS 31B ULLET ROAD) L8 3SQ	POSTPONED	
6	62B CROXTETH ROAD, LIVERPOOL (KNOWN AS 31C ULLET ROAD) L8 3SQ	POSTPONED	
7	16 HANWELL STREET, LIVERPOOL L6 0AW	SOLD	£50,000
8	70 REGENT ROAD, BOOTLE, MERSEYSIDE L20 8DB	SOLD	£63,500
9	PARK LODGE, 28 NEW CHESTER ROAD, WIRRAL, MERSEYSIDE CH62 5AB	AVAILABLE AT £90,000	
10	19 CASTELL GROVE, ST. HELENS, MERSEYSIDE WA10 2EA	SOLD PRIOR	
11	3 AIGBURTH VALE, AIGBURTH, LIVERPOOL L17 0DE	SOLD PRIOR	
12	66 BALA STREET, LIVERPOOL L4 2QN	SOLD	£37,000
13	44 MIRFIELD STREET, LIVERPOOL L6 6BD	SOLD	£57,500
14	FLAT 6, 32 CHRISTCHURCH ROAD, PRENTON, MERSEYSIDE CH43 5SF	SOLD	£85,000
15	6 SWIFTS CLOSE, NETHERTON, MERSEYSIDE L30 2RJ	SOLD	£68,000
16	12 VICARAGE CLOSE, BOTTOM ROAD, SUMMERHILL, WREXHAM, CLWYD LL11 4YX	POSTPONED	
17	48 MILDMAY ROAD, BOOTLE, MERSEYSIDE L20 5EN	SOLD	£61,000
18	73 HANNAN ROAD, LIVERPOOL L6 6DA	SOLD PRIOR	
19	14 HAWTHORNE ROAD, BOOTLE, MERSEYSIDE L20 2DN	POSTPONED	
20	328 UPPER PARLIAMENT STREET, LIVERPOOL L8 7QL	SOLD PRIOR	
21	APT BT9 FOX STREET VILLAGE, 50-56 FOX STREET, LIVERPOOL L3 3BQ	POSTPONED	
22	43 OAK LEIGH, LIVERPOOL L13 7EN	SOLD PRIOR	
23	21 GRAHAM STREET, ST. HELENS, MERSEYSIDE WA9 1LX	SOLD £46,500	
24	193 HIGH STREET, WIBSEY, BRADFORD, WEST YORKSHIRE BD6 1JU	SOLD AFTER	
25	31 GILROY ROAD, LIVERPOOL L6 6BG	SOLD PRIOR	
26	16-19,22,25,27,28,33 & 34 BIRKDALE COURT, 207 TARBOCK ROAD, L36 0RQ	POSTPONED	
27	UNIT 30, BRIDGEWATER BUILDING, 3C BRIDGEWATER STREET, LIVERPOOL L1 0AR	SOLD	£43,000
28	EMPORIUM ROUSELL, STRYD Y CASTELL, CASTLE STREET, PENRHYNDEUDRAE LL48 6AL	AVAILABLE AT £70,000	
29	59 GALLOWAY STREET, LIVERPOOL L7 6PD	SOLD PRIOR	
30	278 WALTON BRECK ROAD, LIVERPOOL L4 0SY	SOLD	£59,000
31	1A OLD RICKERSCOTE LANE, STAFFORD ST17 4HG	SOLD	£62,000
32	330 LOWER HALL STREET, ST. HELENS, MERSEYSIDE WA10 1GF	SOLD	£39,000
33	37 HOPE STREET, LIVERPOOL L1 9DZ	SOLD	£330,000
34	20 AMANDA ROAD, LIVERPOOL L10 4YF	SOLD	£64,500
35	30 ROSSMORE GARDENS, LIVERPOOL L4 7TF	SOLD	£98,000
36	117 GREAT MERSEY STREET, LIVERPOOL L5 2PL	SOLD PRIOR	
37	84 METHUEN STREET, LIVERPOOL L15 1EQ	SOLD	£48,000
38	109 BAGOT STREET, LIVERPOOL L15 0HT	SOLD PRIOR	
39	6 CHARING CROSS, BIRKENHEAD, MERSEYSIDE CH41 6EJ	AVAILABLE AT £60,000	
40	NEWSTEAD FARM, QUARRY STREET, LIVERPOOL L25 6DY	AVAILABLE AT £800,000	
41	335 PRESCOT ROAD, OLD SWAN, LIVERPOOL L13 3BS	SOLD PRIOR	
42	12 WENDELL STREET, LIVERPOOL L8 0RQ	SOLD AFTER	
43	18 LILY ROAD, LITHERLAND, LIVERPOOL L21 6NX	POSTPONED	
44	97 WELLINGTON STREET, MILLOM, CUMBRIA LA18 4DH	AVAILABLE AT	£45,000
45	LAND TO THE EAST SIDE OF ST. OSWALDS STREET, LIVERPOOL L13 5SB	AVAILABLE AT	£200,000
46	18 SEAFORD CLOSE, LIVERPOOL L31 2JS	SOLD PRIOR	
47	1 BOTANIC PLACE, LIVERPOOL L7 0ER	SOLD	£73,500
48	50 HAREBELL STREET, LIVERPOOL, L5 7RP	SOLD	£43,000
49	147 KNOWSLEY ROAD, BOOTLE, MERSEYSIDE L20 4NJ	AVAILABLE AT £75,000	
50	161 INCE AVENUE, ANFIELD, LIVERPOOL L4 7UT	SOLD	
51	88 AIGBURTH ROAD, AIGBURTH, LIVERPOOL L17 7BN	UNAVAILABLE	
52	35 SANDWAY CRESCENT, LIVERPOOL L11 2SN	SOLD	£62,000
53	61 MUSKER DRIVE, BOOTLE, MERSEYSIDE L30 2PF	SOLD	£60,000
54	67 KINGSWOOD AVENUE, WALTON, LIVERPOOL L9 0JN	SOLD	£52,000

55	32 GRANVILLE ROAD, WAVERTREE, LIVERPOOL L15 2HR	SOLD PRIOR	
56	15 HOLLAND STREET, LIVERPOOL L7 0JG	AVAILABLE AT £168,000	
57	182 PICTON ROAD, WAVERTREE, LIVERPOOL L15 4LL	SOLD	£63,000
58	174 BEDFORD ROAD, BIRKENHEAD, MERSEYSIDE CH42 2AT	SOLD	£77,000
59	34 ENNISMORE ROAD, OLD SWAN, LIVERPOOL L13 2AT	SOLD	£75,000
60	14 WARTON STREET, BOOTLE, MERSEYSIDE L20 4PX	POSTPONED	
61	81/83 HOLT ROAD AND 1A STAMFORD STREET, LIVERPOOL L7 2PN	AVAILABLE AT £185,000	
62	10 BRUNSWICK STREET, GARSTON, LIVERPOOL L19 8LH	SOLD	£82,000
63	68 HAWKINS STREET, LIVERPOOL L6 6BZ	SOLD AFTER	
64	349, 351 & 353 WESTMINSTER ROAD/1 & 1A BRAEMER STREET, LIVERPOOL L4 3TF	SOLD AFTER	
65	139 LINACRE ROAD, LITHERLAND, LIVERPOOL L21 8JP	SOLD AFTER	
66	48 HOLMES STREET, LIVERPOOL L8 0RJ	SOLD AFTER	
67	TIR A MOR RESTAURANT, 1-3 MONA TERRACE, CRICCIETH, GWYNEDD LL52 0HG	POSTPONED	
68	FLAT 18 PARK VIEW, 156 EAST PRESCOT ROAD, LIVERPOOL L14 5ND	AVAILABLE AT £85,000	
69	101 INNER FORUM, LIVERPOOL L11 5BG	SOLD PRIOR	
70	103-105 CITY ROAD, LIVERPOOL L4 5UW	AVAILABLE AT £50,000	
71	119 LARK LANE, LIVERPOOL L17 8UR	SOLD	£170,000
72	17 POOL END, ST. HELENS, MERSEYSIDE WA9 3RE S	SOLD	£57,000
73	PAMASI, STATION ROAD, GNOSALL, STAFFORD ST20 0EZ	SOLD	£73,000
74	12 MANTON ROAD, KENSINGTON, LIVERPOOL L6 6BL	SOLD PRIOR	
75	WALSINGHAM COURT, WALSINGHAM ROAD, WALLASEY, MERSEYSIDE CH44 9EY	SOLD	£400,000
76	73 MANNINGHAM ROAD, LIVERPOOL L4 2UQ	AVAILABLE AT £51,000	
77	245-247 WALTON ROAD, LIVERPOOL L4 4AR	SOLD	£85,000
78	47 TOWNSEND LANE/2 CHAPEL ROAD, ANFIELD, LIVERPOOL L6 0AX	AVAILABLE AT £75,000	
79	43 ANDREW STREET, LIVERPOOL L4 4DS	SOLD PRIOR	
80	44 ST. ANDREW ROAD, LIVERPOOL L4 2RJ	SOLD	£79,000
81	10 MILTON ROAD, WALTON, LIVERPOOL L4 5RP	SOLD AFTER	
82	48 PARTON STREET, LIVERPOOL L6 3AW	SOLD PRIOR	
83	FORMER FARNWORTH ARMS, 1 FARNWORTH STREET/KENSINGTON L6 9BA	SOLD PRIOR	
84	67 BERDMORE STREET, STOKE-ON-TRENT ST4 3HD	SOLD AFTER	
85	52 BERRY STREET, LIVERPOOL L1 4JQ	SOLD	£262,000
86	74 HINTON STREET, FAIRFIELD, LIVERPOOL L6 3AR	SOLD PRIOR	
87	22 LIVINGSTONE ROAD, HANDSWORTH, BIRMINGHAM B20 3LL	SOLD	£260,000
88	202 STANLEY ROAD, BOOTLE, LIVERPOOL, L20 3EP	AVAILABLE AT £180,000	
89	9 DUNBAR STREET, LIVERPOOL L4 5TS	SOLD	£46,000
90	10 OLD ROUGH LANE, LIVERPOOL L33 8XB	SOLD PRIOR	
91	15 NEW ROAD COURT, LIVERPOOL L13 8EF	SOLD	£20,000
92	13 WILLASTON ROAD, LIVERPOOL L4 6UP	SOLD	PRIOR ---
93	438-440 PARK ROAD, LIVERPOOL L8 9RF	SOLD	£155,500
94	TRAVELLERS COURT, AIGBURTH VALE, LIVERPOOL L17 0DF	POSTPONED	
95	APT 405, BEETHAM TOWER, 4TH FLOOR, 111 OLD HALL STREET, LIVERPOOL L3 9BD	UNAVAILABLE	
96	254 PARK ROAD, TOXTETH, LIVERPOOL L8 4UE	SOLD	£100,000

Total Realisation = **£6,538,600**

Entries will be closing shortly for our next  
Auction which will take place on:-  
11 July auction  
Closing date 14 June



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

0151 207 6315

# Bidder's registration and identification form

Please complete the following details in full and **IN BLOCK CAPITALS** and provide two forms of identification prior to bidding as detailed in Lists A & B below.

If bidding on behalf of a company, and if successful, you will also be required to present a copy of the Certificate of Incorporation and a letter of authority on company letterheaded paper and signed by a company director prior to signing the contract.

## Bidder:

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](http://www.countrywide.co.uk/notices/PrivacyNotice.pdf). Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at [privacy@countrywide.co.uk](mailto:privacy@countrywide.co.uk).

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

Note: The deposit payable on each Lot is 10% of the purchase price or a minimum of £3000 (whichever is greater).  
The Buyer's Administration Charge is 1% of the purchase price subject to a minimum fee of £1,000 + VAT (£1,200 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) 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](mailto: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](mailto:auctions@suttonkersh.co.uk)**

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

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

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

# Order of sale **Wednesday 15th May**

For sale by public auction unless sold prior or withdrawn

	Newstead Farm, Quarry Street, Liverpool L25 6DY	£650,000+
1	3 Stanton Avenue, Litherland, Liverpool L21 9LJ	£85,000+
2	38 Beversbrook Road, Liverpool L11 2UL	£40,000+
3	129 Woodville Street, St. Helens, Merseyside WA10 1ET	£35,000+
4	12 Randolph Street, Liverpool L4 0SA	£35,000+
5	34 Fairbank Street, Liverpool L15 4JQ	£50,000+
6	189 Bedford Road, Bootle, Merseyside L20 2DR	£50,000+
7	9 Croxteth Road, Bootle, Merseyside L20 5EA	£50,000+
8	47 Gorton Road, Old Swan, Liverpool L13 4DG	£70,000+
9	178 Seaview Road, Wallasey, Merseyside CH45 5HA	£140,000+
10	17 Holland Street, Liverpool L7 0JG	£75,000+
11	46/48 Grey Road, Liverpool L9 1AY	£300,000+
12	Land Adjacent To 209 Ystrad Road, Pentre, Mid Glamorgan CF41 7BL	£50,000+
13	29 Dewsbury Road, Liverpool L4 2XE	£37,500+
14	110 Brunswick Road, Buckley, Clwyd CH7 2ER	£30,000–£35,000
15	5 Kipling Avenue, Birkenhead, Merseyside CH42 2DH	£55,000–£60,000
16	61 Sedley Street, Liverpool L6 5AE	£30,000–£35,000
17	177 Rathbone Road, Wavertree, Liverpool L13 1BA	£75,000+
18	41 St. Marys Road And 2 & 2a Mercer Street, Garston, Liverpool L19 2NJ	£100,000+
19	7 Brookside Road, Prescot, Merseyside L35 5BX	£60,000+
20	33 Longfellow Street, Liverpool L8 0QU	£150,000+
21	21 Sevenacre Road, Liverpool L23 9UH	£85,000+
22	9 Second Avenue, Rainhill L35 4LW	£80,000+
23	Park Lodge, 28 New Chester Road, Wirral, Merseyside CH62 5AB	£70,000+
24	115 Strathcona Road, Liverpool L15 1EB	£40,000+
25	5 Renwick Road, Liverpool L9 2DD	£70,000+
26	552 Longmoor Lane, Liverpool L10 9LA	£135,000+
27	21 Oakfield Road, Walton, Liverpool L4 2QE	£50,000+
28	97 Wellington Street, Millom, Cumbria LA18 4DH	£35,000+
29	299 Binns Road, Liverpool L13 1BS	£60,000–£65,000
30	42 Colville Street, Liverpool L15 4JX	£45,000+
31	Flat 67, Beech Rise, Roughwood Drive, Liverpool L33 8WY	£19,000+
32	126 Linacre Road, Liverpool L21 8JT	£45,000+
33	130 Linacre Road, Liverpool L21 8JT	£40,000+
34	33 Derby Lane, Old Swan, Liverpool L13 3DL	£375,000+
35	103-105 City Road, Liverpool L4 5UW	£40,000+
36	79 Bedford Road, Bootle, Merseyside L20 7DN	£50,000+
37	6 Mirfield Street, Liverpool L6 6BD	£35,000+
38	20a Rainbow Drive, Melling, Liverpool L31 1BZ	£55,000+
39	28 Hinton Street, Fairfield, Liverpool L6 3AR	£50,000+
40	22 New Chester Road, Wirral, Merseyside CH62 5AB	£100,000+
41	16 Moscow Drive, Liverpool L13 7DH	£200,000+.
42	12 Whitelodge Avenue, Liverpool L36 2PU	£65,000+
43	31 Primrose Court, Liverpool L36 8DH	£40,000+
44	27 Ramilies Road, Liverpool L18 1EE	£150,000+
45	61 Lenthall Street, Liverpool L4 5TN	£60,000+
46	Flat 5, 4 Greenheys Road, Liverpool L8 0SX	£60,000+
47	16 Thornton Close, Lowton, Warrington WA3 1DW	£65,000+
48	30 Marnel Drive, Pentre, Deeside, Clwyd CH5 2AE	£65,000–£75,000
49	81/83 Holt Road And 1a Stamford Street, Liverpool L7 2PN	£150,000+
50	1 Mostyn Hall, Gainsborough Road, Liverpool L15 3HX	£175,000+
51	Apt 405, Beetham Tower, 4th Floor, 111 Old Hall Street, Liverpool L3 9BD	£80,000+
52	488 Rice Lane, Liverpool L9 2BW	£115,000+
53	318 Rice Lane, Liverpool L9 2BL	£125,000+
54	67 Milton Street, Southport, Merseyside PR9 7AJ	£65,000+
55	91 Aspes Road, West Derby, Liverpool L12 6QA	£50,000–£60,000

56	11 Whitby Road, Ellesmere Port CH65 8AA	£130,000+
57	10 Primrose Court, Liverpool L36 8DH	£40,000+
58	40 Makin Street, Liverpool L4 5QG	£60,000–£70,000
59	16 Primrose Court, Liverpool L36 8DH	£40,000+
60	15 Birchfield Way, Liverpool L31 4DS	£135,000+
61	293 Breck Road, Everton, Liverpool L5 6PU	£50,000+
62	38 Gautby Road, Birkenhead, Merseyside CH41 7DR	£30,000+
63	40 Gautby Road, Birkenhead, Merseyside CH41 7DR	£30,000+
64	95 Esmond Street, Liverpool L6 5AY	£47,500+
65	1 Ennismore Road, Old Swan, Liverpool L13 2AS	£60,000+
66	Flat 2, Rosegarth Green, Liverpool L13 5TT	£40,000+
67	68 Bala Street, Liverpool L4 2QW	£30,000+
68	Apt 304 City Gate, 5 Blantyre Street, Manchester M15 4JS	£140,000+
69	60 Oakhill Road, Old Swan, Liverpool L13 5UF	£60,000+
70	11 New Road Court, Liverpool L13 8EF	£15,000–£20,000
71	9 Thurston Road, Liverpool L4 2SD	£55,000+
72	34 Gautby Road, Birkenhead, Merseyside CH41 7DR	£30,000+
73	Unit 65, L1 Building, 21 Jamaica Street, Liverpool L1 0AF	£40,000+
74	47 Townsend Lane/2 Chapel Road, Anfield, Liverpool L6 0AX	£65,000+
75	2 Dell Street, Liverpool L7 2QA	£45,000+
76	77 Church Road, Liverpool L13 2AY	£60,000+
77	32 Coral Avenue, Huyton, Liverpool L36 2PZ	£65,000+
78	343 Park Road, Toxteth, Liverpool L8 9RE	£50,000+
79	5 Warbreck Avenue, Liverpool L9 4RL	£30,000–£35,000
80	Poulton Road Clinic, 90-92 Poulton Road, Southport PR9 7BW	£110,000+
81	8 Lester Close, Liverpool L4 4QH	£30,000+
82	15 Park Square, Ashton-under-lyne, Lancashire OL6 9RT	£60,000+
83	2 Hornsey Road, Liverpool L4 2TN	£55,000+
84	Vacant Sites At Corners Of Cotswold Street/Holt Road, Liverpool L7	£200,000+
85	51 Wordsworth Street, Liverpool L8 0RP	£80,000+
86	33 Brookside, West Derby, Liverpool L12 0BA	£35,000+
87	2 Galloway Street, Liverpool L7 6PD	£30,000+
88	77 Pendennis Street, Liverpool L6 5AG	£55,000+
89	2-6 Townsend Lane, Anfield, Liverpool L6 0BA	£200,000+
90	34 Edge Grove, Liverpool L7 0HW	£150,000+
91	153 Orwell Road, Liverpool L4 1XU	£60,000–£70,000
92	Land At Hinderton Road/Holt Hill, Birkenhead, Merseyside CH41 9AD	£10,000–£15,000
93	48 Plumer Street, Liverpool L15 1EE	£50,000+
94	12 Primrose Court, Liverpool L36 8DH	£40,000+
95	31 Pine Close, Huyton, Liverpool L36 3RR	£60,000+
96	98-102 Linacre Road, Litherland, Liverpool. L21 8JT	£225,000+
97	Criccieth Railway Station, Station Square, Criccieth, Gwynedd LL52 0RW	£200,000+
98	106 County Road, Walton, Liverpool L4 3QW	£45,000+
99	22 Earle Road, Liverpool L7 6HF	£40,000+
100	58 Knoclaidd Road, Liverpool L13 8DB	£60,000+
101	65 Romer Road, Liverpool L6 6DH	£70,000+
102	Commercial Unit, Wellington Buildings, 7 The Strand, Liverpool L2 0PP	£225,000+
103	6 Charing Cross, Birkenhead, Merseyside CH41 6EJ	£50,000+
104	77-79 Claremont Road, Seaforth, Liverpool L21 1HT	£175,000+
105	12 Wendell Street, Liverpool L8 0RQ	£47,500+
106	Flat 1 Aylesbury House, 9 The Fieldings, Liverpool L31 2PT	£75,000+
107	78 Hawthorne Road, Bootle, Merseyside L20 9JX	£45,000+

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

# Order of sale **by type**

## COMMERCIAL INVESTMENT

- 18 41 St. Marys Road And 2 & 2a Mercer Street, Garston, Liverpool L19 2NJ
- 32 126 Linacre Road, Liverpool L21 8JT
- 49 81/83 Holt Road And 1a Stamford Street, Liverpool L7 2PN
- 74 47 Townsend Lane/2 Chapel Road, Anfield, Liverpool L6 0AX
- 102 Commercial Unit, Wellington Buildings, 7 The Strand, Liverpool L2 0PP

## DEVELOPMENT OPPORTUNITIES

- 14 110 Brunswick Road, Buckley, Clwyd CH7 2ER
- 84 Vacant Sites At Corners Of Cotswold Street/ Holt Road, Liverpool L7
- 97 Criccieth Railway Station, Station Square, Criccieth, Gwynedd LL52 0RW

## RESIDENTIAL INVESTMENT

- 4 12 Randolph Street, Liverpool L4 0SA
- 7 9 Croxeth Road, Bootle, Merseyside L20 5EA
- 8 47 Gorton Road, Old Swan, Liverpool L13 4DG
- 11 46/48 Grey Road, Liverpool L9 1AY
- 13 29 Dewsbury Road, Liverpool L4 2XE
- 15 5 Kipling Avenue, Birkenhead, Merseyside CH42 2DH
- 20 33 Longfellow Street, Liverpool L8 0QU
- 22 9 Second Avenue, Rainhill, L35 4LW
- 25 5 Renwick Road, Liverpool L9 2DD
- 29 299 Binns Road, Liverpool L13 1BS
- 30 42 Colville Street, Liverpool L15 4JX
- 35 103-105 City Road, Liverpool L4 5UW
- 40 22 New Chester Road, Wirral, Merseyside CH62 5AB
- 41 16 Moscow Drive, Liverpool L13 7DH
- 42 12 Whitelodge Avenue, Liverpool L36 2PU
- 44 27 Ramilies Road, Liverpool L18 1EE
- 46 Flat 5, 4 Greenheys Road, Liverpool L8 0SX
- 47 16 Thornton Close, Lowton, Warrington WA3 1DW
- 58 40 Makin Street, Liverpool L4 5QG
- 62 38 Gautby Road, Birkenhead, Merseyside CH41 7DR
- 63 40 Gautby Road, Birkenhead, Merseyside CH41 7DR
- 64 95 Esmond Street, Liverpool L6 5AY
- 72 34 Gautby Road, Birkenhead, Merseyside CH41 7DR
- 73 Unit 65, L1 Building, 21 Jamaica Street, Liverpool L1 0AF
- 77 32 Coral Avenue, Huyton, Liverpool L36 2PZ
- 81 8 Lester Close, Liverpool L4 4QH
- 85 51 Wordsworth Street, Liverpool L8 0RP
- 89 2-6 Townsend Lane, Anfield, Liverpool L6 0BA
- 95 31 Pine Close, Huyton, Liverpool L36 3RR
- 96 98-102 Linacre Road, Liverpool L21 8JT
- 99 22 Earle Road, Liverpool L7 6HF
- 105 12 Wendell Street, Liverpool. L8 0RQ

## VACANT COMMERCIAL

- 17 177 Rathbone Road, Wavertree, Liverpool L13 1BA
- 23 Park Lodge, 28 New Chester Road, Wirral, Merseyside CH62 5AB
- 33 130 Linacre Road, Liverpool L21 8JT
- 56 11 Whitby Road, Ellesmere Port CH65 8AA
- 61 293 Breck Road, Everton, Liverpool L5 6PU
- 69 60 Oakhill Road, Old Swan, Liverpool L13 5UF
- 78 343 Park Road, Toxteth, Liverpool L8 9RE
- 79 5 Warbreck Avenue, Liverpool L9 4RL
- 80 Poulton Road Clinic, 90-92 Poulton Road, Southport, Merseyside PR9 7BW
- 98 106 County Road, Walton, Liverpool L4 3QW
- 103 6 Charing Cross, Birkenhead, Merseyside CH41 6EJ

## VACANT RESIDENTIAL

- 1 3 Stanton Avenue, Litherland, Liverpool L21 9LJ
- 2 38 Beversbrook Road, Liverpool L11 2UL
- 3 129 Woodville Street, St. Helens, Merseyside WA10 1ET
- 5 34 Fairbank Street, Liverpool L15 4JQ
- 6 189 Bedford Road, Bootle, Merseyside L20 2DR
- 9 178 Seaview Road, Wallasey, Merseyside CH45 5HA
- 10 17 Holland Street, Liverpool L7 0JG
- 16 61 Sedley Street, Liverpool L6 5AE
- 19 7 Brookside Road, Prescot, Merseyside L35 5BX
- 21 21 Sevenacre Road, Liverpool L23 9UH
- 24 115 Strathcona Road, Liverpool L15 1EB
- 26 552 Longmoor Lane, Liverpool L10 9LA
- 27 21 Oakfield Road, Walton, Liverpool L4 2QE
- 28 97 Wellington Street, Millom, Cumbria LA18 4DH
- 31 Flat 67, Beech Rise, Roughwood Drive, Liverpool L33 8WY
- 34 33 Derby Lane, Old Swan, Liverpool L13 3DL
- 36 79 Bedford Road, Bootle, Merseyside L20 7DN
- 37 6 Mirfield Street, Liverpool L6 6BD
- 38 20A Rainbow Drive, Melling, Liverpool L31 1BZ
- 39 28 Hinton Street, Fairfield, Liverpool L6 3AR
- 43 31 Primrose Court, Liverpool L36 8DH
- 45 61 Lenthall Street, Liverpool L4 5TN
- 48 30 Marnel Drive, Pentre, Deeside, Clwyd CH5 2AE
- 50 1 Mostyn Hall, Gainsborough Road, Liverpool L15 3HX
- 52 488 Rice Lane, Liverpool L9 2BW
- 53 318 Rice Lane, Liverpool L9 2BL
- 54 67 Milton Street, Southport, Merseyside PR9 7AJ

- 55 91 Aspes Road, West Derby, Liverpool L12 6QA
- 57 10 Primrose Court, Liverpool L36 8DH
- 59 11 Waverley Road, Sefton Park, Liverpool L17 8TY
- 60 15 Birchfield Way, Liverpool L31 4DS
- 65 1 Ennismore Road, Old Swan, Liverpool L13 2AS
- 66 Flat 2, Rosegarth Green, Liverpool L13 5TT
- 67 68 Bala Street, Liverpool L4 2QW
- 68 Apt 304 City Gate, 5 Blantyre Street, Manchester M15 4JS
- 70 11 New Road Court, Liverpool L13 8EF
- 71 9 Thurston Road, Liverpool L4 2SD
- 75 2 Dell Street, Liverpool L7 2QA
- 76 77 Church Road, Liverpool L13 2AY
- 82 15 Park Square, Ashton-Under-Lyne, Lancashire OL6 9RT
- 83 2 Hornsey Road, Liverpool L4 2TN
- 86 33 Brookside, West Derby, Liverpool L12 0BA
- 87 2 Galloway Street, Liverpool L7 6PD
- 88 77 Pendennis Street, Liverpool L6 5AG
- 90 34 Edge Grove, Liverpool L7 0HW
- 91 153 Orwell Road, Liverpool L4 1XU
- 93 48 Plumer Street, Liverpool L15 1EE
- 94 12 Primrose Court, Liverpool L36 8DH
- 100 58 Knoclaidd Road, Liverpool L13 8DB
- 101 65 Romer Road, Liverpool L6 6DH
- 104 77-79 Claremont Road, Seaforth, Liverpool L21 1HT
- 106 Flat 1 Aylesbury House, 9 The Fieldings, Liverpool. L31 2PT
- 107 78 Hawthorne Road, Bootle, Merseyside L20 9JX

## LAND

- 12 Land Adjacent To 209 Ystrad Road, Pentre, Mid Glamorgan CF41 7BL
- 92 Land At Hinderton Road/Holt Hill, Birkenhead, Merseyside CH41 9AD

# Auction programme 2019

## Auction Dates

Thursday 11th July

Thursday 12th September

Thursday 31st October

Thursday 12th December

## Closing Dates

14th June

16th August

4th October

15th November



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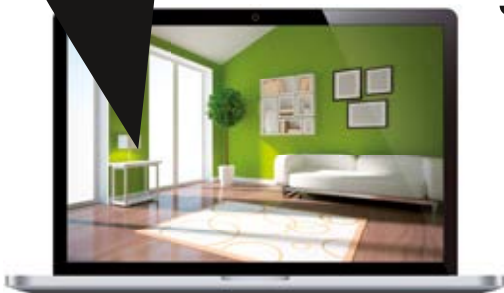
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**FOR SALE BY PRIVATE TREATY  
IF NOT SOLD WILL BE OFFERED IN THE AUCTION AFTER LOT 50**

**Newstead Farm, Quarry Street, Liverpool L25 6DY**

**NEW REDUCED PRICE £650,000+**



• **Grade II listed sandstone farmhouse.**

**Description** A rare opportunity to acquire a Freehold character Grade II listed Sandstone farm house sat on a rectangular shaped plot of approximately 0.66 acres. The property comprises of a 6 bedroomed two storey former farm building fronting onto Quarry Street and constructed around a central courtyard. There is potential to upgrade and convert the barn areas to form additional habitable living accommodation, either as part of an enlarged single dwelling or as one or more new dwellings, subject to any relevant consents. In addition there is also potential for the construction of a new additional dwelling in the western part of the site, using the existing access driveway from Quarry Street which would be shared with the existing buildings.

**Situated** On the Westerly side of Quarry Street just Off Beaconsfield Road in a prime suburban residential area of South Liverpool within walking distance to Woolton Village, Calderstones Park, schooling and approximately 5 miles south of Liverpool City Centre.

Cellar Not inspected

**Ground Floor** Hallway with washroom/WC, 2 Reception Rooms, extension living room, office/study, Billiard Room/Games Room, Cloak Room, Kitchen with Pantry, Utility/ Dining Room

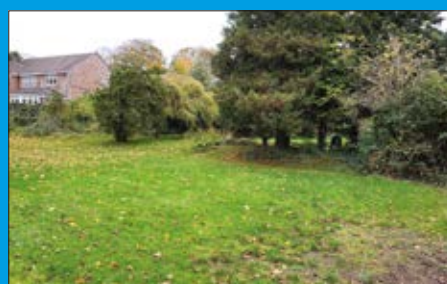
**First Floor** Right Wing 4 Bedrooms, Shower Room/WC.

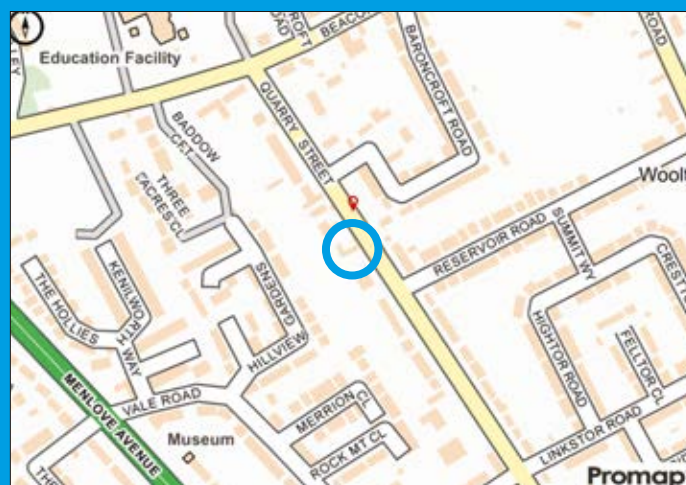
**First Floor** Left Wing 2 Bedrooms (one with a Dressing Room/Shower), Bathroom/WC,

Ancillary Buildings Main Barn providing storage/garage space

Two Storey Barn – Workshop/Stores and multi purpose room

**Outside** Courtyard, large Gardens and land with potential.





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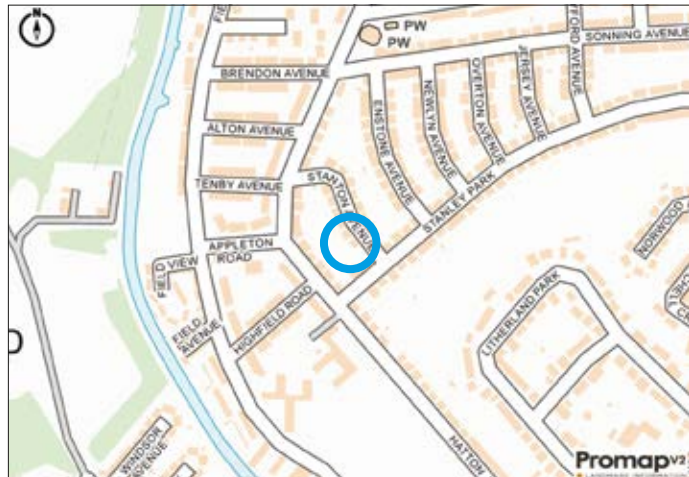
\*Excludes contribution by buyer as per auction special conditions. All fees are exclusive of VAT, disbursements and any mortgage related charges. Does not apply to sale of commercial property or lots where more than one property is being sold. Gregory Abrams Davidson LLP Solicitors is authorised by the Solicitors Regulation Authority 440493.

LOT

1

## 3 Stanton Avenue, Litherland, Liverpool L21 9LJ

\*GUIDE PRICE £85,000+



Not to scale. For identification purposes only

- A 3 bedroomed semi detached property. Double glazing. Gardens. Driveway.

**Description** A vacant 3 bedroomed semi detached property benefiting from double glazing and gardens. Following a full upgrade and scheme of refurbishment works the property would be suitable for occupation, re-sale or investment purposes. The property is suitable for cash buyers only.

**Situated** Off Hatton Hill Road in a popular and well established residential location within easy reach of local amenities, Hatton Hill Park and approximately 5 miles from Liverpool City Centre.

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

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

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

LOT

2

## 38 Beversbrook Road, Liverpool L11 2UL

\*GUIDE PRICE £40,000+



- 3 bed town house, double glazing, central heating, gardens. Driveway.

**Description** A three bedroomed mid town house benefiting from double glazing, central heating, front and rear gardens and a driveway. Following modernisation the property would be suitable for occupation or investment purposes. The potential rental income is approximately £6000.00 per annum.

**Situated** Off Carr Lane in a popular residential location within close proximity to local amenities, schooling and approximately 6 miles from Liverpool City Centre.

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

**EPC Rating** C

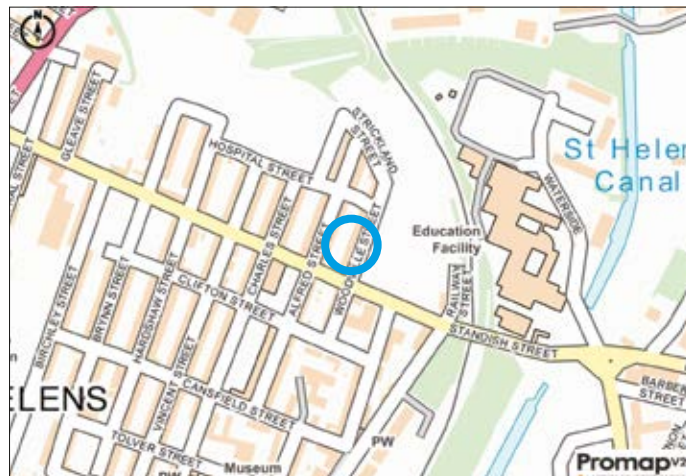
**Ground Floor** Hall, Lounge, Kitchen/Diner, Wetroom/WC.

**First Floor** 3 Bedrooms.

LOT  
3

## 129 Woodville Street, St. Helens, Merseyside WA10 1ET

\*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

### • A 2 bedroomed middle terrace property

**Description** An extended 2 bedroomed middle terrace property in need of a full upgrade and refurbishment scheme. Once works are complete the property would be suitable for occupation, investment or re-sale purposes.

**Situated** Off Hospital Street within a popular and well established residential location within close proximity to local amenities and approximately 1 mile from St Helens Town Centre.

**First Floor** 2 Bedrooms.

**Second Floor** Loft Room.

**Outside** Rear Yard.

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

LOT  
4

## 12 Randolph Street, Liverpool L4 0SA

\*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

### • Residential investment producing a rental income of £4,560 per annum. Double glazing. Central heating.

**Description** A two bedroomed mid terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,560 per annum. The property benefits from double glazing and central heating.

**Situated** Off Blessington Road which in turn is off Walton Breck Road within close proximity to local amenities, Liverpool Football Club and approximately 2 miles from Liverpool City Centre.

**Outside** Yard to the rear

**NB**

Please note Sutton Kersh have not inspected the property internally.

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

**First Floor** 2 Bedrooms.

LOT  
**5**

**34 Fairbank Street, Liverpool L15 4JQ**

**\*GUIDE PRICE £50,000+**



Not to scale. For identification purposes only

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

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

**Situated** Off Goswell Street which is in turn off Picton Road and Wellington Road in a well established and popular residential location within easy access to local Amenities and approximately 3 miles from Liverpool City Centre.

**Ground Floor** Lounge, Large Kitchen, Bathroom/WC

**First Floor** Two Bedrooms

**Outside** Yard to the rear.

**NB** Please note Sutton Kersh have not inspected the property internally.

LOT  
**6**

**189 Bedford Road, Bootle, Merseyside L20 2DR**

**\*GUIDE PRICE £50,000+**



Not to scale. For identification purposes only

- **Four bedroomed mid terrace. Double glazing. Central heating.**

**Description** A four bedroomed mid terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £6,600 per annum. Alternatively the property could be let to 5 tenants at £75pppw with a potential rental income of £19,500 per annum.

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

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

**First Floor** 4 Bedrooms, Bathroom/WC

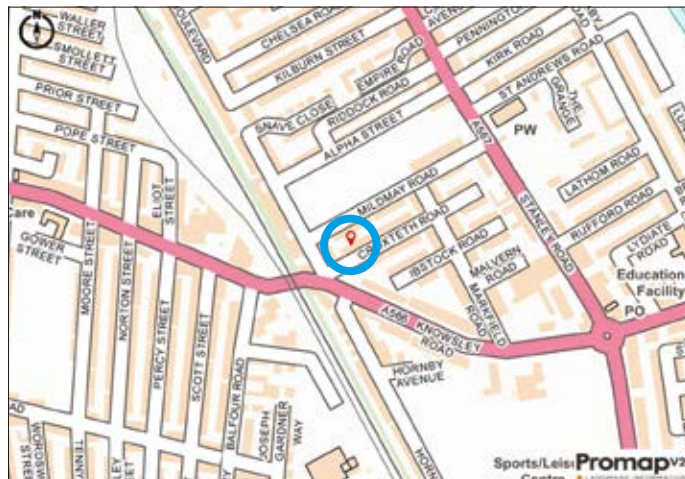
**Outside** Yard to the rear

**NB** Please note Sutton Kersh have not inspected the property internally.

LOT  
7

## 9 Croxteth Road, Bootle, Merseyside L20 5EA

\*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

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

**Description** A 3 bedroomed middle terraced property benefitting from double glazing and central heating. The property has recently been rewired and is currently let by way of an Assured Shorthold tenancy producing £6,000.00 per annum.

**Situated** Off Knowsley Road conveniently placed for access to local shops, bus routes and Bootle New Strand shopping centre approximately 4 miles from Liverpool City Centre.

**Basement** Cellar Store. Ground Floor

Entrance Hall, Living room, Dining room, Kitchen

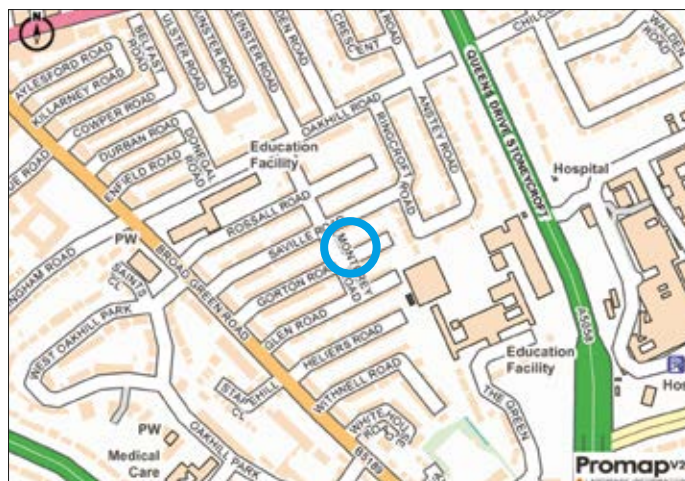
**First Floor** 3 Bedrooms, Bathroom/w.c

**Outside** Front forecourt and rear yard.

LOT  
8

## 47 Gorton Road, Old Swan, Liverpool L13 4DG

\*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

- **Residential investment producing a rental income of £5,616 per annum. Double glazing.**

**Description** A three bedroomed mid terraced property benefitting from double glazing. The property is let by way of a Regulated Tenancy producing a rental income of £5,616 per annum. 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 Broadgreen Road in an established and popular residential location within walking distance to the popular Old Swan Shopping Parade, Schooling and approximately 3 miles from Liverpool City Centre.

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

**Outside** Yard to the rear.

**Ground Floor** Living Room, Kitchen

LOT  
**9**

## 178 Seaview Road, Wallasey, Merseyside CH45 5HA

\*GUIDE PRICE £140,000+



Not to scale. For identification purposes only

- **A three storey 8 bed double fronted dormer style property. Middle terraced. Rear garden. Partial central heating.**

**Description** A substantial three storey 8 bed roomed double fronted dormer style middle terraced property benefiting from partial central heating and a rear garden. Following a full upgrade and scheme of refurbishment works the property would be suitable for a number of uses to include a single dwelling, conversion to self contained flats, or alternatively a HMO Investment opportunity, subject to any necessary consents.

**Situated** Fronting Seaview Road close to Liscard Village centre, schooling and approximately 6 miles from Liverpool City Centre.

**Second Floor** 4 Bedrooms.

**Outside** Garden to the rear.

**Ground Floor** Vestibule, Hallway, 4 Reception Rooms, Kitchen.

**First Floor** 4 Bedrooms, Bathroom, Separate WC.

LOT  
**10**

## 17 Holland Street, Liverpool L7 0JG

\*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

- **A 3 bed three storey plus basement semi-detached property. Double glazing. Central heating. Off road parking.**

**Description** A 3 bed roomed three storey plus basement semi-detached property benefiting from double glazing, central heating and off road parking. Following modernisation the property would be suitable as a single dwelling or alternatively conversion to provide self contained flats or a HMO Investment Opportunity, subject to any necessary consents. If the property was let to 3 tenants at £85pppw the potential rental income is approximately £13,260 per annum.

**Situated** Off Prescott Road (A57) in a popular residential location within close proximity to local amenities, Newsham Park, Liverpool Football Club and approximately 4 miles from Liverpool City Centre.

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

**Second Floor** 1 Further Bedroom.

**Outside** Driveway.

**Basement** Not Inspected.

**Ground Floor** Entrance Hall, Lounge, Kitchen, Shower Room/WC.

**Joint Agent**

Entwistle Green





- **Residential investment producing £47,320.00 per annum. Double glazing. Central heating. HMO compliant.**

**Description** An HMO Investment opportunity currently producing £47,320 per annum. The property comprises of a pair of interconnecting three storey semi detached properties which have been converted to provide a 14 bedroomed HMO investment opportunity which is currently let by way of an Assured Shorthold Tenancies producing £47,320.00 per annum. The property is fully HMO compliant and is licensed for up to 24 tenants. It benefits from double glazing, central heating, fire alarms and fire doors.

#### Situated

Off Rice Lane in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool City Centre.

**Ground Floor** No. 46: Entrance Hallway, 2 Letting Rooms, Office, WC, Wetroom/WC, Communal Lounge. No. 48: Bedroom, WC, Laundry Room.

**First Floor** No. 46: 2 Bedrooms, Kitchen/Diner, Utility, Bathroom/WC with Walk in Shower. No. 48: 2 Bedrooms, Kitchen/Diner, Utility, Bathroom/WC with Walk in Shower.

#### Second Floor

No. 46: 4 Bedrooms, Bathroom/WC with Walk in Shower. No. 48: 4 Bedrooms, Bathroom/WC with Walk in Shower.

**Outside** Front & Rear Gardens and Off Road Parking for 1 Car.

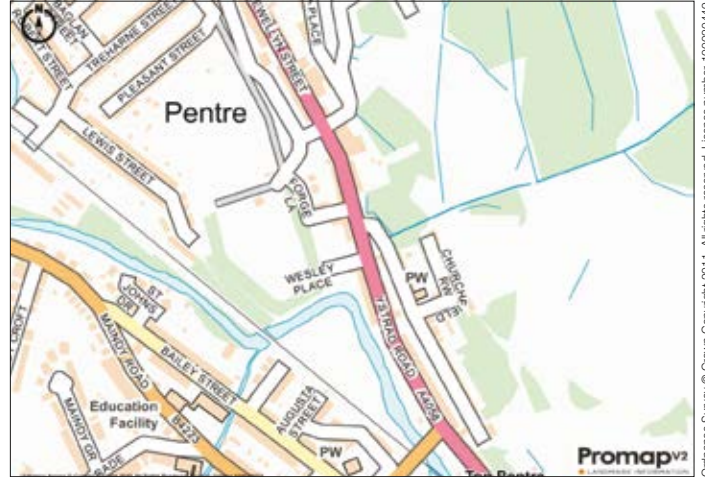
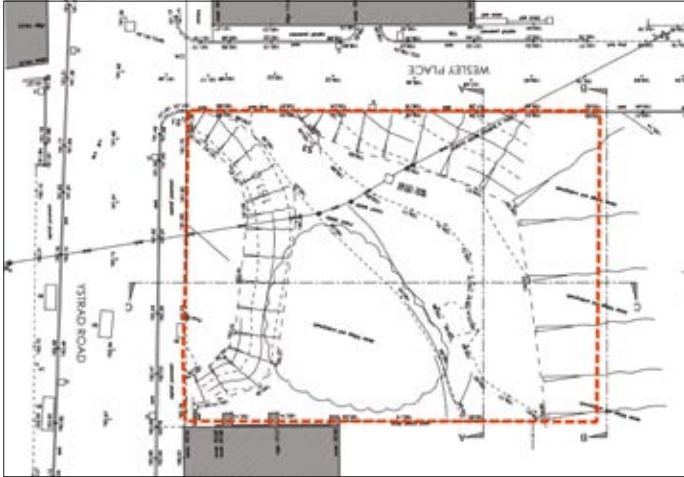


Not to scale. For identification purposes only

LOT  
**12**

## Land Adjacent To 209 Ystrad Road, Pentre, Mid Glamorgan CF41 7BL

\*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- Land with outline planning permission for 9 self contained flats

**Description** A cleared site benefiting from outline planning permission for 9 self contained flats (5 x 2 bedrooomed and 4 x 1 bedrooomed). Planning reference number 18/0939/13. We believe all main services are available however all interested parties should make their own further enquiries.

**Situated** Fronting Ystrad Road (A4058) in a popular and well established residential location within close proximity to local amenities.

LOT  
**13**

## 29 Dewsbury Road, Liverpool L4 2XE

\*GUIDE PRICE £37,500+



Not to scale. For identification purposes only

- Residential investement producing £5,410.56.p.a. Double glazing. Central heating. Good order throughout.

**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 producing £5,410.56 per annum.

**Situated** Off Priors Road in a popular residential location within easy reach of local amenities and approximately 3 miles from Liverpool City Centre.

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

**Outside** Yard to the rear.

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

LOT

14

110 Brunswick Road, Buckley, Clwyd CH7 2ER

\*GUIDE PRICE £30,000–£35,000



Not to scale. For identification purposes only

• **Development opportunity.**

**Description** A single storey workshop which has previously been used as a upholsterer's workshop which would be suitable for a variety of uses subject to any necessary consents. Pre planning advice has been obtained under the reference number 159225 to include demolition of the existing building and a development of residential premises. Please contact Flintshire County Council Planning for further details

**Situated** Fronting Brunswick Road (A549) which is off Church Road within close proximity to local amenities and schooling.

**Outside** Off road parking.

**Joint Agent**

Beresford Adams

**Beresford  
Adams**

LOT

15

5 Kipling Avenue, Birkenhead, Merseyside CH42 2DH

\*GUIDE PRICE £55,000–£60,000



Not to scale. For identification purposes only

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

**Description** A 3 bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental income of £5,400 per annum. The property benefits from double glazing and central heating.

**Situated** Between Shakespeare Avenue and Highfield Road in a popular and well established residential location close to local amenities

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

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

**Outside** Rear yard.

**N.B**

Please note that Sutton Kersh have not internally inspected the property.

LOT  
**16**

**61 Sedley Street, Liverpool L6 5AE**

**\*GUIDE PRICE £30,000–£35,000**



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

**Description** A 2 Bedroomed middle terraced property benefiting from double glazing and central heating. Following repair and modernisation the property would be suitable for investment purposes with a potential income in excess of £4,800 per annum.



Not to scale. For identification purposes only

**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.

**Outside** Rear yard.

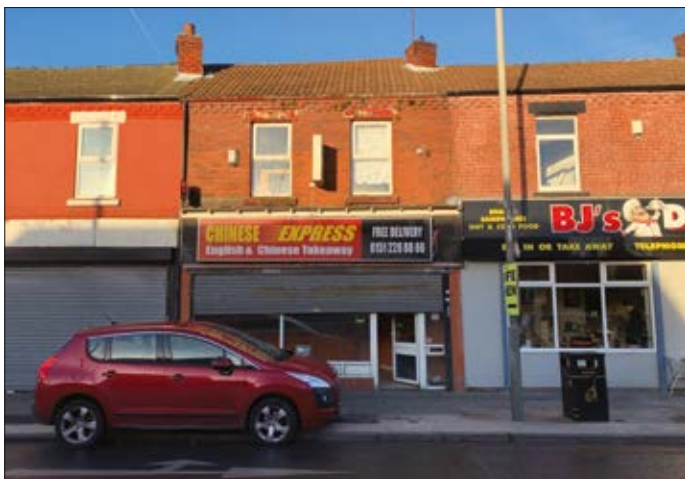
**Ground Floor** Vestibule, Through Lounge/Dining room, Kitchen, Bathroom/W.C.

**First Floor** 2 Bedrooms.

LOT  
**17**

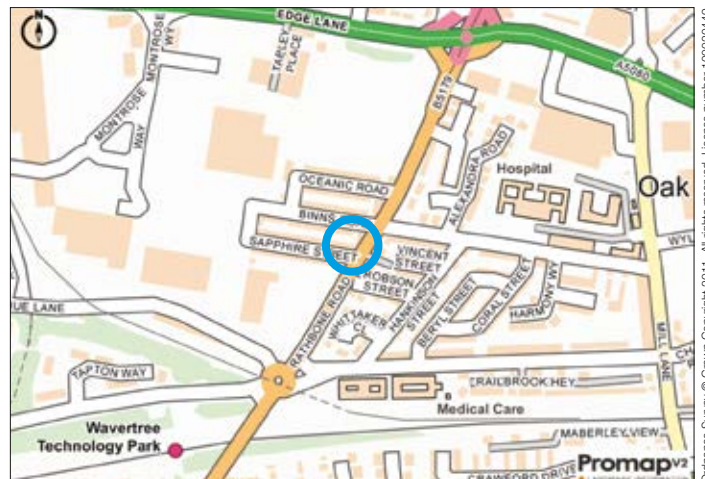
**177 Rathbone Road, Wavertree, Liverpool L13 1BA**

**\*GUIDE PRICE £75,000+**



- **A vacant commercial property with accomodation above. Double glazing. Electric roller shutters.**

**Description** A two storey mid terrace property comprising of a ground floor retail unit formerly trading as a Chinese Takeaway, together with accomodation to the first floor. The property benefits from double glazing and electric roller shutters and A5 (Hot food takeaway) Use. Following a scheme of refurbishment works and modernisation the property would be suitable for a number of uses, subject to any relevant consents.



Not to scale. For identification purposes only

**Situated** Fronting Rathbone Road close to it's junction with Edge Lane on a busy main road position and in a popular residential location within walking distance to the New Edge Lane Retail Park. It is also close to the M62 Motorway and approximately 3 miles from Liverpool City Centre.

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

**First Floor** Accommodation – Lounge, Bedroom, Shower Room/WC.

**Outside** Yard to the rear



- **Mixed use investment currently producing £14,532 per annum. With a potential income when fully let in excess of £19,000 per annum.**

**Description** The property comprises of two ground floor retail units which are currently let by way of a 5 year lease until 2021 producing £10,812 per annum together with 1 x 3 bed apartment and 1 x 2 bed roomed apartment above accessed via a separate entrance. The 2 bedroom apartment is let by way of an Assured Shorthold tenancy at a rental of £3,720 per annum. The property benefits from double glazing and steel roller shutters.

**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.

**Ground Floor** Health and beauty (Mercer Street) – various rooms

Cathys of Garston Main sales area, rear room, W.C.

#### **First Floor**

41 – Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C.

41a (Vacant) Hall, Lounge, Kitchen, 3 Bedrooms, Bathroom/W.C.

#### **N.B**

We have not internally inspected all of the units. The information has been provided by the vendor.



Not to scale. For identification purposes only

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LOT  
**19**

## 7 Brookside Road, Prescot, Merseyside L35 5BX

\*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- A 2 bed semi-detached. Double glazing. Central heating.

**Description** An extended 2 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 Upper Parliament Street close to its junction with Lodge Lane in a popular and well established location within close proximity to local shopping amenities, schooling and approximately 1 mile from Liverpool city centre.

including Tesco Metro, schooling and approximately 2 miles from Prescot Town Centre.

### Ground Floor

Hallway, Lounge, Kitchen, Extension with WC.

### First Floor

2 Bedrooms, Bathroom/WC

### Outside

Front and Rear Gardens, Driveway.

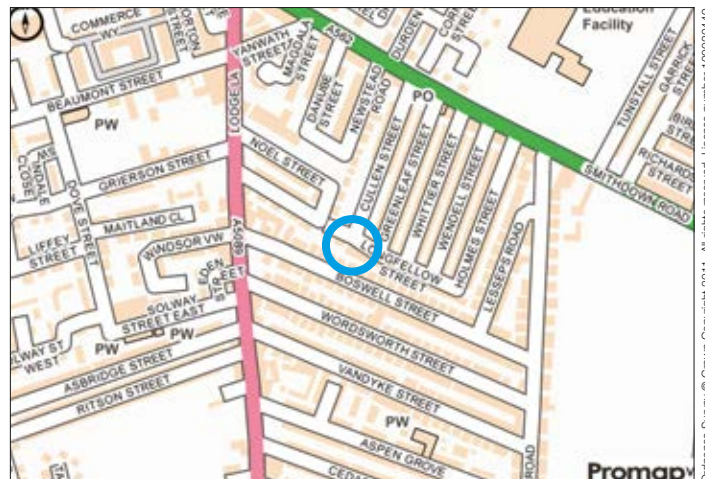
### Situated

Off Shaw Lane which in turn is off Dragon Lane in a popular location within close proximity to Whiston Hospital, local amenities

LOT  
**20**

## 33 Longfellow Street, Liverpool L8 0QU

\*GUIDE PRICE £150,000+



Not to scale. For identification purposes only

- Residential investment producing £6,600.00 per annum with land benefiting from p/p to erect 2x4 bed houses

**Description** A three storey 4 bedroomed end of terrace property which is let by way of an Assured Shorthold Tenancy (currently holding over) producing £6,600.00 per annum. The property would be suitable as an HMO investment opportunity with a potential rental income of £15,000 per annum. The property comes with the benefit of land to the side with planning permission to erect 2 x 4 bedroomed semi detached houses (planning reference 19F/0034).

### Situated

Off Lodge Lane in a popular and well established residential location within close proximity to local shopping amenities, schooling, bars, restaurants and approximately 3 miles from Liverpool City Centre.

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

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

**Second Floor** 2 Bedrooms.

**Outside** Yard to the rear.

LOT  
**21**

## 21 Sevenacre Road, Liverpool L23 9UH

\*GUIDE PRICE £85,000+



Not to scale. For identification purposes only

- **A vacant 3 bedrooomed town house. Front & rear gardens. Majority double glazing.**

**Description** A vacant 3 bedrooomed mid town house which benefits from majority double glazing and gardens to the front and rear. Following refurbishment the property would be suitable for occupation or investment purposes with a potential rental income of £7,200.00 per annum.

**Situated** Off Edgemoor Drive in a popular and well established residential location within close proximity to Crosby shopping amenities, schooling, transport links and 8 miles from Liverpool City Centre.

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

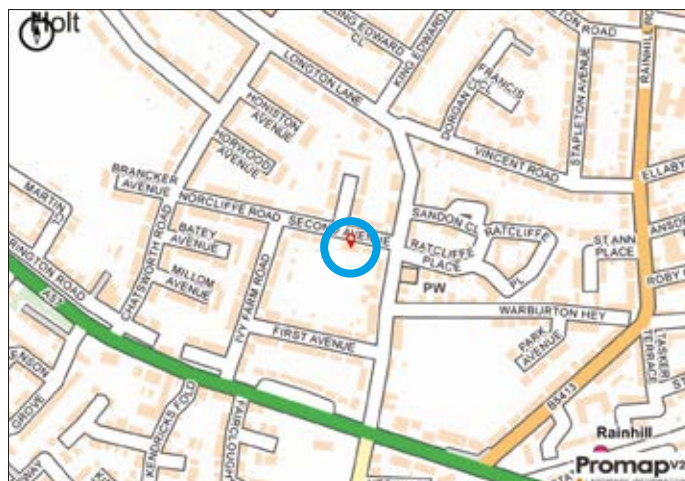
**Outside** Front & Rear Gardens.

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

LOT  
**22**

## 9 Second Avenue, Rainhill L35 4LW

\*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

- **Residential investment producing a rental income of £5,200 per annum. Central heating. Gardens to the front and rear.**

**Description** A double fronted three bedrooomed mid town house benefiting from central heating and gardens to the front and rear. The property is sold by way of a Regulated Tenancy producing a rental income of £5,200 per annum. 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** Between Ivy Park Road and Longton Lane just off Warrington Road in a popular and well established residential location with close proximity to local amenities, school and transport links.

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

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

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



- A freehold tudor style grade ii listed detached character property. Central heating. Off road parking.

**Description** A rare opportunity to acquire a Freehold Tudor Style 19th Century Grade II listed detached Character property steeped in centuries of history. The property was constructed in 1903 and was originally commissioned by Lord Leverhume as the rural Town Hall. The property was used in the past for over 20 years as a Restaurant/Tea Room with function rooms above and is now vacant and would be suitable for a number of uses, to include residential accommodation, offices, or conversion back to a Cafe, subject to any necessary repair and modernisation works and consents. It was previously granted permission for a dine in and take out food café. The property benefits from the original old beams, central heating, off road parking to the side for 10/12 cars and gardens.

**Situated** Fronting New Chester Road (B5136) in a well established location within easy reach of local amenities and approximately 3 miles from Birkenhead Town Centre.

**Ground Floor** Kitchen,  
Reception Room, Store Room,  
WC.

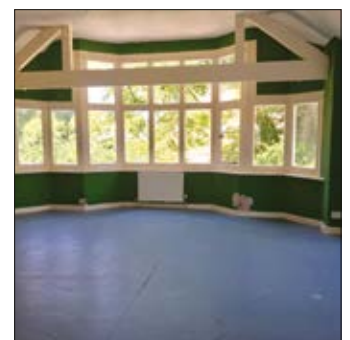
**First Floor** 2 Rooms (One with Balcony), Shower Room/WC, Office.

**Outside** Gardens, Parking for upto 12 Vehicles.

Joint Agent  
Clive Watkins  
Clive Watkin



Not to scale. For identification purposes only





Not to scale. For identification purposes only

- **Two bedroom end of terrace. Central heating.**

**Description** A two bedroomed end of terraced property benefiting from central heating. The property is in need of refurbishment and modernisation and once upgraded would be suitable for investment purposes with a potential rental income of £5,400 per annum.

**Situated** Off Picton Road within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

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

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

**Outside** Yard to the rear.



Not to scale. For identification purposes only

- **Residential investment producing a rental income of £5,460 per annum. Double glazing. Gardens.**

**Description** A three bedroomed semi detached property let by way of a Regulated Tenancy producing a rental income of £5,460 per annum. The property benefits from double glazing and gardens and the vendor believes there to be central heating although this can not be confirmed. 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** In a cul de sac Off Regina Road which is in turn off Walton Vale in a popular and well established residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

**Ground Floor** Living Room,  
Kitchen

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

**Outside** Gardens front and rear.

LOT  
**26**

## 552 Longmoor Lane, Liverpool L10 9LA

\*GUIDE PRICE £135,000+



Not to scale. For identification purposes only

- **A 3 Bed detached sat on a good sized corner plot with potential to extend to the side and rear. Double glazing. Central heating.**

**Description** The property comprises of a 3 bed detached house sat on a good sized corner plot benefitting from double glazing, central heating, off road parking, detached garage and front, side and rear gardens. The property has bags of potential to extend the property to the side and rear to provide a further 2 bedrooms, subject to any consents. Once modernised the property would be suitable for immediate occupation, resale or investment purposes.

**Situated** On Longmoor Lane (A506) on the corner of Lower Lane in an established and very popular residential location within walking distance to Aintree University Hospital, excellent transport links and within close proximity to local amenities and Walton Vale Shopping Parade. Liverpool City Centre is approximately 6 miles away.

**Ground Floor** Porch Entrance, Hallway, Lounge, Breakfast/Kitchen, Study, Bathroom/W.C.

**First Floor** 3 bedrooms, Shower room/W.C.

**Outside** Large gardens, detached garage and front driveway with forecourt

LOT  
**27**

## 21 Oakfield Road, Walton, Liverpool L4 2QE

\*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **3 bed middle terrace. Double glazing. Central heating. Potential income £6300 per annum. Good Order.**

**Description** A 3 bedrooomed middle terraced property benefitting from double glazing, central heating and a recent rewire. The property is in good order throughout and would be suitable for investment purposes with a potential rental income of £6,300 per annum

**Situated** Fronting Oakfield Road within close proximity to local amenities and approximately 2 miles from Liverpool City centre.

**Second Floor** 1 Further Bedroom.

**Outside** Rear Yard.

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

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

LOT  
**28**

**97 Wellington Street, Millom, Cumbria LA18 4DH**

**\*GUIDE PRICE £35,000+**



Not to scale. For identification purposes only

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

**Description** A three bedroomed middle terraced property benefiting from double glazing and central heating. Following a scheme of modernisation works the property would be suitable for investment purposes with a potential rental income of approximately £4,500.00 per annum.

**Situated** Fronting Wellington Street in a popular location close to local amenities, schooling and within walking distance to Millom Town Centre.

**Outside** Yard to the rear.

**EPC Rating**  
D

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

**First Floor** 3 Bedrooms.

LOT  
**29**

**299 Binns Road, Liverpool L13 1BS**

**\*GUIDE PRICE £60,000–£65,000**



Not to scale. For identification purposes only

- **A residential investment producing £6,600.00 per annum. Double glazing, central heating.**

**Description** A 3 bedroomed middle terrace property currently let by way of an Assured Shorthold tenancy at a rental of £6,600 per annum. The property benefits from double glazing and central heating.

**Situated** Off 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 4 miles from Liverpool City Centre.

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

**Outside** Yard to Rear.

**Joint Agent**  
Atlas Estates

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



LOT  
**30**

**42 Colville Street, Liverpool L15 4JX**

**\*GUIDE PRICE £45,000+**



Not to scale. For identification purposes only

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

**Description** A two bedroomed mid terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,000 per annum. The property benefits from double glazing and central heating.

**Situated** Off Picton Road in a popular and well established residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Outside** Yard to the rear.

**NB** Please note Sutton Kersh have not inspected the property internally.

**Ground Floor** Through Lounge, Kitchen

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

LOT  
**31**

**Flat 67, Beech Rise, Roughwood Drive, Liverpool L33 8WY**

**\*GUIDE PRICE £19,000+**



Not to scale. For identification purposes only

- **A 2 bed twelfth floor flat. Double glazing. Electric heating. Balcony. Secure parking and entry system. Gym access.**

**Description** A two bedroomed 12th floor apartment within a purpose built block benefiting from double glazing, electric heating, gym access, Balcony, Secure allocated parking and entrance system. The property is in good order throughout and would be suitable for immediate investment purposes with a potential rental income of approximately £5,400.00 per annum.

**Situated** Fronting Roughwood Drive which is off Old Rough Lane in a popular residential location close to local amenities, schooling and approximately 9 miles from Liverpool City Centre.

**Twelfth Floor Flat –** Hallway, Open Plan Lounge/ Kitchen, 2 Bedrooms, Bathroom/ WC.

**Outside** Gated allocated Parking, Balcony.

**Ground Floor** Main entrance, Hallway.



Not to scale. For identification purposes only

- **A part let mixed use investment property producing £3,360.00 per annum.**

**Description** A three storey mixed use property comprising of a ground floor retail unit together with a 2 x studio flats to the upper floors. The ground floor is currently let to The Sweet Joint producing an income of £3360.00 per annum. The upper floors are in need of refurbishment and modernisation works and when fully let the potential rental income would be approximately £11,500 per annum.

**Situated** Fronting Linacre Road in a popular residential location close to local amenities, schooling and approximately 6 miles from Liverpool City Centre.

**Ground Floor Shop** – Main sales area, 2 Rear rooms, WC.

**Second Floor Flat 126b** – Lounge/Bedroom, Kitchen, Bathroom/WC.

**Outside** Shared rear yard.

**First Floor Flat 126a** – Lounge/Bedroom, Kitchen, Bathroom/WC.



Not to scale. For identification purposes only

- **A part let mixed use investment property producing £4,080.00 per annum. Double glazing. Central heating. Electric roller shutter.**

**Description** A mixed use property comprising of a ground floor retail unit together with a one bedroomed flat to the first floor. The property benefits from double glazing, central heating and electric roller shutters. The flat is currently let producing a rental income of £4080.00 per annum. The shop would be suitable for a number of uses. When fully let the potential rental income is approximately £9000 per annum.

**Situated** Fronting Linacre Road in a popular residential location close to local amenities, schooling and approximately 6 miles from Liverpool City Centre.

**First Floor Flat 130a** – Lounge, Kitchen, Bedroom, Bathroom/WC.

**Outside** yard to the rear

Cellar Not inspected.

**Ground Floor Shop** – Main sales area, 2 Rear rooms, WC.



- **6 newly converted 1 bedroomed self contained flats.** Double glazing, electric heating. Potential rental income £36,000 p/a

**Description** A double fronted three storey middle terraced property which has been converted to provide 6 x 1 bedroomed self-contained flats. The property has recently been fully refurbished and benefits from newly fitted double glazing, electric heating, new kitchen's and bathrooms and new carpeting throughout. The flats would be suitable for investment purposes with a potential rental income of approximately £36,000 per annum.

#### **Situated**

Fronting Derby Lane just off Queens Drive (A5058) within the Old Swan District of Liverpool and within easy access to local amenities, approximately 3 miles from Liverpool City Centre.

#### **Ground Floor**

Main Entrance Hallway:

**Flat 1** – Open Plan Lounge/Kitchen, Bedroom, Shower/W.C

**Flat 2** – Open Plan Lounge/Kitchen, Bedroom, Shower/W.C

#### **First Floor**

**Flat 3** – Open Plan Lounge/Kitchen, Bedroom, Shower/W.C

**Flat 4** – Open Plan Lounge/Kitchen, Bedroom, Shower/W.C

#### **Second Floor**

**Flat 5** – Open Plan Lounge/Kitchen, Bedroom, Shower/W.C

**Flat 6** – Open Plan Lounge/Kitchen, Bedroom, Shower/W.C

#### **Outside**

Yard to rear. Driveway to front forecourt for 5/6 cars.



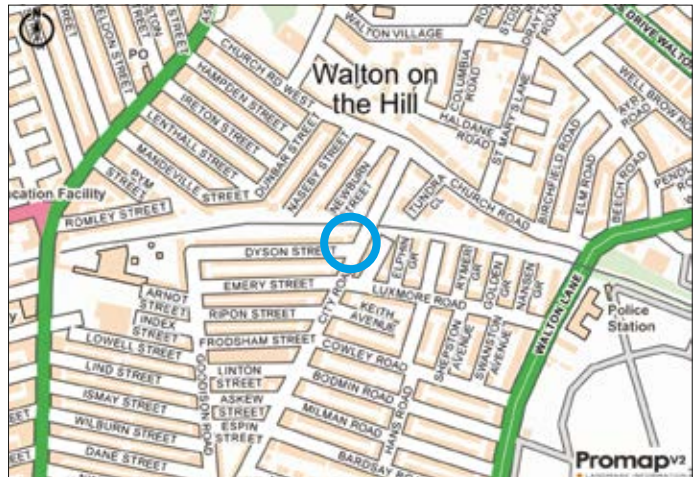
Not to scale. For identification purposes only

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LOT  
**35**

**103-105 City Road, Liverpool L4 5UW**

**\*GUIDE PRICE £40,000+**



Not to scale. For identification purposes only

- **Residential investment producing a rental income of £4,680 per annum. Double glazing. Central heating.**

**Description** A 2 bedroomed end terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,680 per annum.

**Situated** Fronting City Road on the corner of Askew Street in a popular residential location close to local amenities, schooling, Everton Football Club and approximately 4 miles from Liverpool City Centre.

**Outside** Yard to the rear.

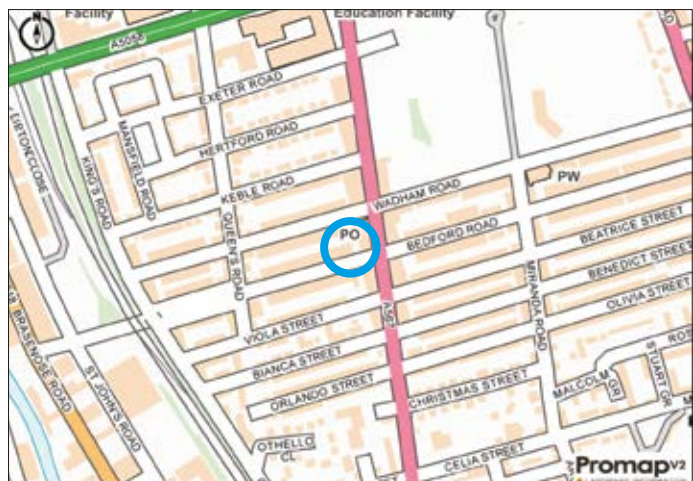
**Ground Floor** Living Room, Kitchen

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

LOT  
**36**

**79 Bedford Road, Bootle, Merseyside L20 7DN**

**\*GUIDE PRICE £50,000+**



Not to scale. For identification purposes only

- **A 3 bed end terraced. Double glazing. Central heating**

**Description** A 3 bedroomed end of terrace property which benefits from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £6,000.00 per annum.

**Situated** Off Stanley Road in an established and popular location approximately 1.5 miles from Liverpool City Centre and within close proximity to Bootle Strand Shopping Parade.

**First Floor** 2 Bedrooms, 1 Box Room, Bathroom/w.c

**Outside** Yard to rear

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

LOT  
**37**

## 6 Mirfield Street, Liverpool L6 6BD

\*GUIDE PRICE £35,000+



- A 2 bedroomed mid terraced in need of full refurbishment.

**Description** A 2 bedroomed middle terraced property in need of a full scheme of refurbishment.



Not to scale. For identification purposes only

**Situated** Off Boaler Street and Molyneux Road in a popular and well established residential location within easy reach of local amenities, Newsham Park, Kensington amenities and approximately 3 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms

**Outside** Yard to the rear

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

LOT  
**38**

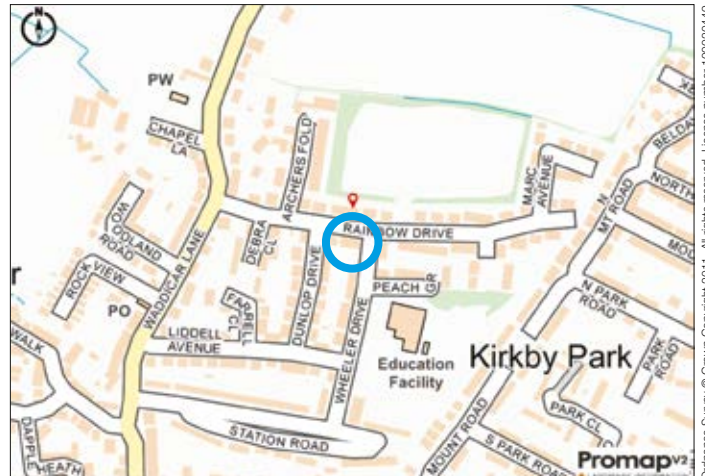
## 20a Rainbow Drive, Melling, Liverpool L31 1BZ

\*GUIDE PRICE £55,000+



- A first floor 2 bed flat. Double glazing. Central heating.

**Description** A two bedroomed first floor flat benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes with a potential rental of approximately £6,000 per annum.



Not to scale. For identification purposes only

**Situated** Off Waddicar Lane in a popular residential location close to local amenities, schooling and approximately 9 miles from Liverpool City Centre.

**Outside** On street parking.

**Ground Floor** Entrance Hallway.

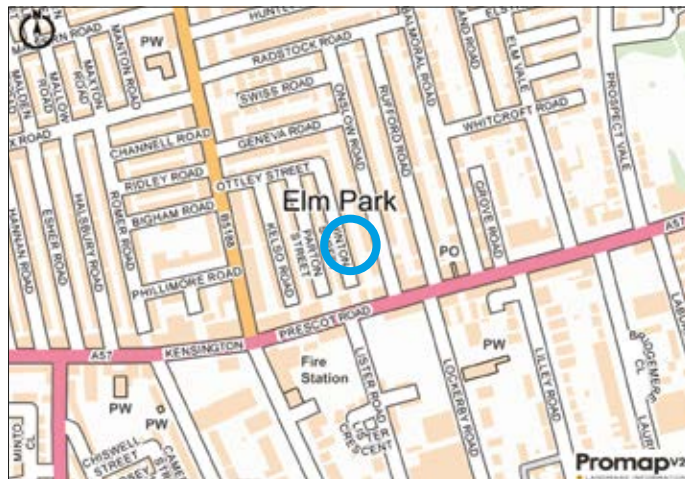
**First Floor Flat** all, Lounge/Diner, Kitchen, 2 Bedrooms, Bathroom/WC.

LOT

39

28 Hinton Street, Fairfield, Liverpool L6 3AR

\*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- A 2 bed mid terrace in need of refurbishment and modernisation. Double glazing. Central heating (radiators missing)

**Description** A 2 bedroomed middle terraced property benefiting from double glazing and central heating (radiators missing). The property is in need of refurbishment and modernisation and once upgraded would be suitable for rental purposes with a potential income of approximately £5,400 per annum.

**Situated** Off Ottley Street which in turn is off Sheil Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool City Centre.

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

**First Floor** 2 Bedrooms.

**Outside** Yard to Rear.

LOT

40

22 New Chester Road, Wirral, Merseyside CH62 5AB

\*GUIDE PRICE £100,000+



Not to scale. For identification purposes only

- Residential investment producing £8,880 per annum with a potential income in excess of £13,080 per annum. Double glazing. Central heating

**Description** A 3 storey semi detached property which is converted to provide 3 x 1 bed self contained flats. Two of the flats are currently let by way of Assured Shorthold tenancies at a rental of £8,880 per annum. When fully let the potential income being in excess of £13,080 per annum. The property benefits from double glazing, central heating.

**Situated** Fronting New Chester Road in a popular and well established residential location close to local amenities and approximately 3 miles from Birkenhead Town Centre.

**Ground Floor** Main entrance hallway **Flat A** (not inspected)- Hall, Lounge, Kitchen, Bedroom, Bathroom/W.C.

**First Floor Flat B** (not inspected) – Hall, Lounge, Kitchen, Bedroom, Bathroom/W.C.

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

**Outside** Rear garden accessed via flat A.

LOT  
**41**

## 16 Moscow Drive, Liverpool L13 7DH

\* \*\*GUIDE PRICE £200,000+.



Not to scale. For identification purposes only

- **A residential investment producing £24,440.00 per annum. Double glazing, central heating Gardens..**

**Description** A residential investment opportunity currently producing £24,440 per annum to include bills. A double fronted end terraced property which has been converted to provide 6 furnished letting rooms. The property is fully HMO compliant and benefits from double glazing, central heating, front and rear gardens.

**Situated** Off Green Lane close to Tuebrook, Old Swan and West Derby amenities. There are numerous shops, bars and restaurants on nearby West

Derby Road. Liverpool City Centre is only 4 miles away with regular public transport links close by.

**Ground Floor** Main entrance Hallway Communal Lounge/ Dining room, Kitchen, 1 Letting room, Shower room/W.C.

Half landing 1 Letting room, Shower room/W.C.

**First Floor** 3 Letting rooms (two with ensuite shower room/W.C.).

**Second Floor**  
1 Letting room.

**Outside** Front and rear gardens.

**Joint Agent**  
Atlas Estates



LOT  
**42**

## 12 Whitelodge Avenue, Liverpool L36 2PU

\* \*\*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

- **Residential investment producing a rental income of £5,769 per annum. Double glazing. Central heating. Gardens to the front and rear.**

**Description** A three bedroomed mid town house property let by way of an Assured Tenancy producing a rental income of £5,769 per annum. The property benefits from double glazing, central heating, and gardens to the front and rear. 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 in turn is off Liverpool Road within easy reach of local amenities, schooling and approximately 5 miles from Liverpool City Centre.

**Ground Floor** Living Room, Kitchen

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

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

LOT  
**43**

## 31 Primrose Court, Liverpool L36 8DH

\*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **A vacant 3 bedroomed semi detached property.**

**Description** A vacant 3 bedroomed semi detached property benefiting from a new kitchen, double glazing, central heating (boiler removed), driveway and gardens. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £6,000.00 per annum.

**Situated** Within a Cul-De-Sac off Hillside Avenue in a popular and well established residential location within close proximity to local shopping amenities, schooling and transport links.

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

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

**Outside** Front Driveway, Rear Garden.

### NB

There are some broken glass panes which need replacing and some bathroom fittings need replacing/renewing.

LOT  
**44**

## 27 Ramilies Road, Liverpool L18 1EE

\*GUIDE PRICE £150,000+



Not to scale. For identification purposes only

- **A residential investment producing £18,459.84 per annum. Double glazing. Central heating.**

**Description** A residential investment opportunity producing £18,459.84 per annum. A middle terrace property currently let to 4 students producing £18,459.84 per annum. The property will be sold fully furnished and benefits from double glazing and gas central heating with boiler guarantees all with in excess of 5 years remaining. When fully let the potential income would be in excess of £23,000 per annum.

**Situated** Off Penny Lane in a very popular and well established residential location within easy access to Smithdown and Allerton Road amenities, schooling and approximately 4 miles from Liverpool City Centre.

**Ground Floor** Hall, 2 Letting Rooms, Communal Open Plan Lounge/Kitchen.

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

**Outside** Yard to Rear.

LOT  
**45**

## 61 Lenthall Street, Liverpool L4 5TN

\*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- A 3 storey 3 bed roomed end of terrace property. Double glazing. Central heating. Potential income £15,600pa.

**Description** A vacant 3 bedroomed three storey end of terrace property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for occupation or investment purposes. If the property was let to 4 tenants at £75pppw the potential rental income is approximately £15,600 per annum.

**Situated** Off County Road in a popular and well established residential location within close proximity to local shopping amenities, schooling, Everton Football Club and approximately 3.5 miles from Liverpool City Centre.

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

**First Floor** Bathroom/WC (corner bath, walk in shower), Bedroom

**Second Floor** 2 Bedrooms.

**Cellar**

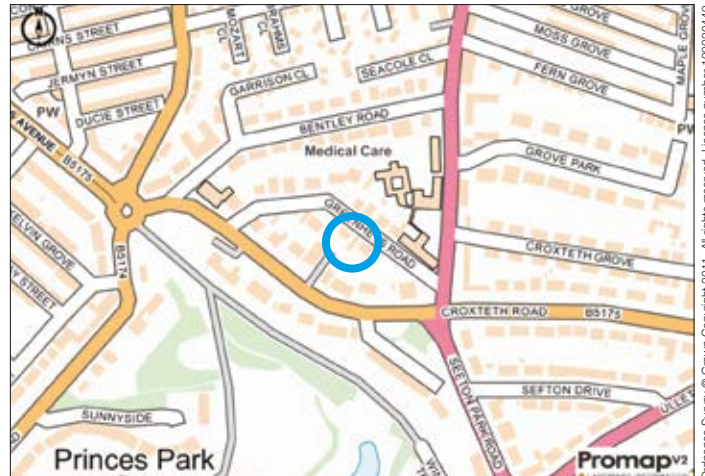
Not Inspected.

**Outside** Rear Yard.

LOT  
**46**

## Flat 5, 4 Greenheys Road, Liverpool L8 0SX

\*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- Residential investment producing £7,200 p.a. Double glazing. Economy 7 heating. CCTV. Intercom system. Communal gardens.

**Description** A second floor two bedroomed self contained apartment within a detached property arranged over three levels. The apartment is currently let producing £7,200 per annum and benefits from double glazing, Economy 7 heating, secure intercom system CCTV and communal gardens.

**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, 2 Bedrooms, Bathroom/WC.

**Outside** Communal Gardens, Driveway.

**Ground Floor** Main Entrance Hallway.

LOT

47

## 16 Thornton Close, Lowton, Warrington WA3 1DW

\*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

- **Residential investment producing a rental income of £5,200 per annum. Double glazing. Central heating.**

**Description** A one bedroomed end of terraced property let by way of a Regulated Tenancy producing a rental income of £5,200 per annum. The property benefits from double glazing, central heating and gardens to the front and rear. 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 Walter Leigh Way which is in turn off Sandy Lane in a popular and well established residential location close to local amenities and schooling.

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

**Ground Floor** Living Room, Kitchen

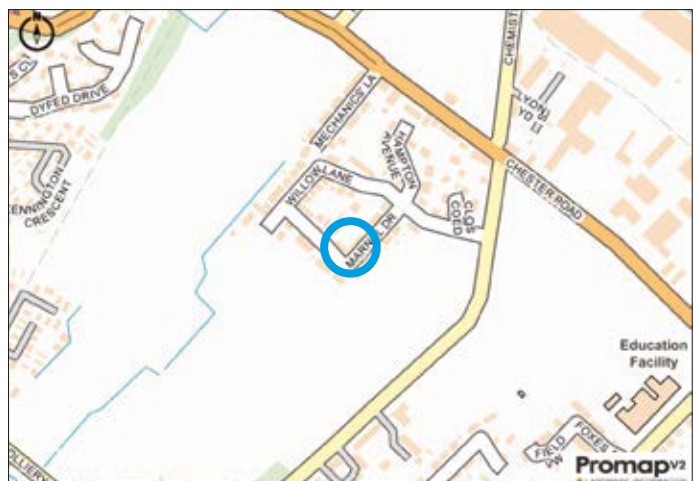
**First Floor** Bedroom, Bathroom/WC

LOT

48

## 30 Marnel Drive, Pentre, Deeside, Clwyd CH5 2AE

\*GUIDE PRICE £65,000-£75,000



Not to scale. For identification purposes only

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

**Description** A two bedroom end of terraced property benefiting from double glazing and central heating. The property is in need of refurbishment and modernisation and once upgraded would be suitable for occupation or investment purposes with a potential rental income of approximately £7,200 per annum.

**Situated** Off Mancot Lane which is in turn off Chester Road (the B5129) in a popular and well established residential location close to local amenities and schooling and approximately 7.5 miles from Chester town centre.

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

**Outside** Rear paved garden with decking area

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



- **Mixed use investment opportunity with a potential rental income of £30,000 per annum. Double glazing. Electric heating. Electric roller shutter.**

**Description** A substantial double fronted three storey mixed use investment property comprising of a ground floor retail unit together with 5 self contained units above (3 x 1 bed and 2 x studio apartments) accessed via a separate side entrance. The property benefits from double glazing, electric heating and roller shutters. The retail unit is currently let by way of a 10 year lease from 2011 by 'cash for clothes' at a rental of £2,760 per annum. Following refurbishment works the flats would be suitable for investment purposes and when fully let the potential income is in excess of £30,000 per annum. Alternatively the flats could be converted to provide an HMO Investment opportunity, subject to any consents.

**Situated** Fronting Holt Road on the corner of Stamford Street close to local amenities, Universities, Edge Lane Retail Park and approximately 2 miles from Liverpool City Centre.

#### **Ground Floor**

**Shop** – Double fronted main sales area, Rear room, W.C.

#### **1a Stamford Road First Floor**

**Flat 1** – Open plan Lounge/Kitchen, Bedroom, Bathroom/

W.C. **Flat 2** – Open plan Lounge/Kitchen, Bedroom, Bathroom/W.C. **Flat 4** – Open plan Lounge/Kitchen/Bedroom, Bathroom/W.C.

**Second Floor Flat 3** – Open plan Lounge/Kitchen/Bedroom, Bathroom/W.C. **Flat 5** – Open plan Lounge/Kitchen/Bedroom, Bathroom/W.C.

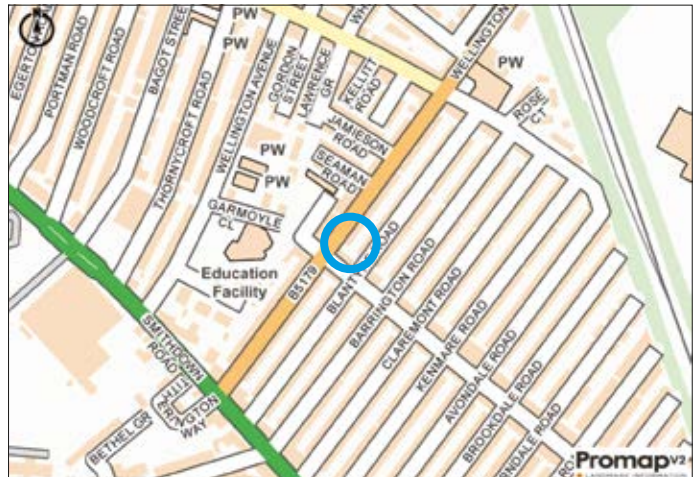
**Outside** Rear Yard.



LOT  
**50**

## 1 Mostyn Hall, Gainsborough Road, Liverpool L15 3HX

\*GUIDE PRICE £175,000+



Not to scale. For identification purposes only

- **A modern purpose-built 8 bed hmo investment opportunity. Fully hmo compliant. Double glazing. Central heating. Ready to Let.**

**Description** A modern purpose-built 8 bedroomed HMO investment opportunity. The property is fully HMO compliant and benefits from double glazing and central heating. The property is in good condition and ready for immediate rental with a potential rental of approximately £31,000 per annum. The property is sold fully furnished and ready to let.

**Situated** Fronting Gainsborough Road at it's junction with Garmoye Road in a popular and well established location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

**First Floor** 5 Rooms, Bathroom/WC.

**Second Floor** 3 Rooms, Store room, Shower room/WC.

**Outside** Courtyard.

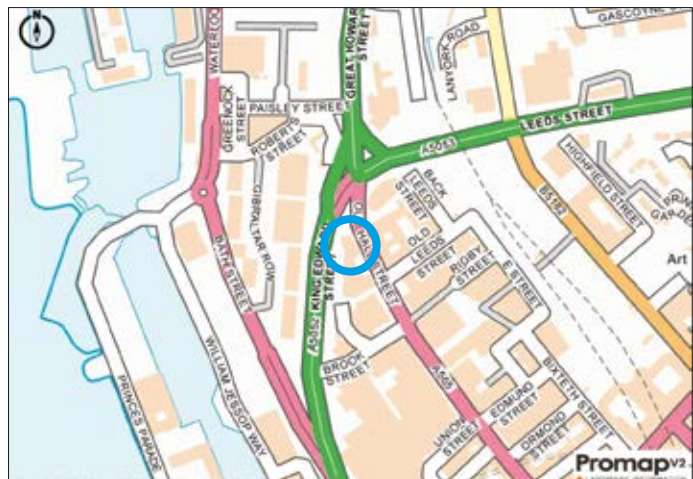
**Ground Floor** Main Entrance Hallway, Communal Lounge, WC.

**NEWSTEAD FARM TO BE OFFERED AFTER LOT 50 IF NOT SOLD BEFORE**

LOT  
**51**

## Apt 405, Beetham Tower, 4th Floor, 111 Old Hall Street, Liverpool L3 9BD

\*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

- **A modern 4th floor studio apartment. Double glazing. Electric heating.**

**Description** A modern 4th floor studio apartment benefiting from double glazing, electric heating, 24 hour concierge and lift. Following modernisation the property would be suitable for occupation or investment purposes.

**Situated** In the heart of Liverpool City Centre within a popular and well established location within walking distance to all local shops, bars, restaurants, the Commercial District and transport links.

**Fourth Floor** Apt – Hall, Lounge/Kitchen, Bedroom, Shower room/W.C.

**NB**

Date of Lease: 30/01/2004, Term of Lease: 999 Years, Ground Rent: £125.00, Service Charge: unknown.

**Ground Floor** Communal Entrance.

**EPC**  
C.

LOT  
**52**

**488 Rice Lane, Liverpool L9 2BW**

**\*GUIDE PRICE £115,000+**



- **A 6 bedroomed middle terrace property suitable for hmo use. Double glazing. Central heating. Potential income £26,520 pa.**

**Description** A vacant 6 bedroomed middle terrace property which benefits from double glazing, central heating, 2 bathrooms, fire doors and fire alarm. The property is fully HMO compliant and would be suitable for investment purposes. If let to 6 tenants at £85pppw the potential rental income would be approximately £26,520.00 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Rice Lane (A59) close to it's junction with Moss Lane (A566) in a popular and well established residential location within close proximity to local shopping amenities, Walton Vale, schooling, bus stops, two train stations (Orrell Park and Rice Lane) and Liverpool City Centre which is only 10 minutes away by train and 15 minutes by car, making the property ideal for commuting.

**Ground Floor** Vestibule, Hall, 2 Letting Rooms, Kitchen, Shower/WC.

**First Floor** 4 Letting Rooms, Bathroom/WC.

**Outside** Rear Yard.

LOT  
**53**

**318 Rice Lane, Liverpool L9 2BL**

**\*GUIDE PRICE £125,000+**



- **A 6 bedroomed middle terrace property fully HMO compliant. Double glazing. Central heating. Potential income £26,520 pa.**

**Description** A vacant 6 bedroomed middle terrace property which benefits from double glazing, central heating, fire doors, fire alarms and 2 bathrooms. The property is in good condition, is fully HMO compliant and will be sold fully furnished ready for immediate investment purposes. If let to 6 tenants at £85pppw the potential rental income would be approximately £26,520 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Rice Lane (A59) close to it's junction with Hornby Road (A5098) in a popular and well established residential location within close proximity to parkland, local shopping amenities, Walton Vale, schooling, bus stops, train stations and Liverpool City Centre which is only 10 minutes away by train and 15 minutes by car/bus making the property ideal for commuting.

**Ground Floor** Vestibule, Hall, 2 Letting Rooms, Kitchen/Diner, Shower/WC.

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

**Second Floor** 1 Letting Room.

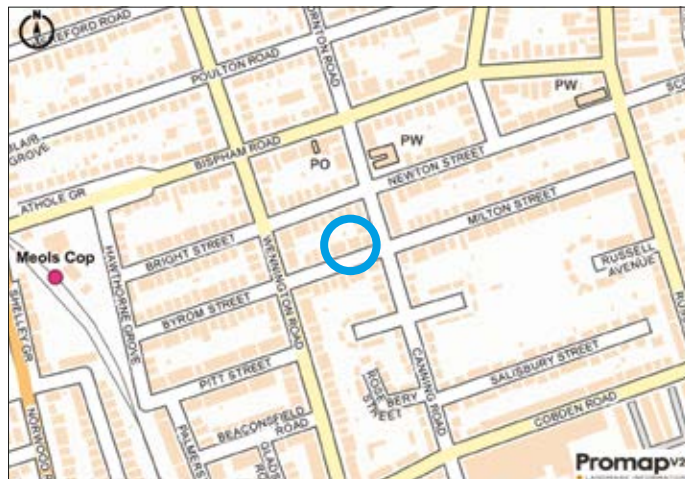
**Outside** Rear Yard.

LOT

54

67 Milton Street, Southport, Merseyside PR9 7AJ

\*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

- **3 bed semi detached. Gardens.**

**Description** A three bedroomed semi detached property benefiting from gardens to the front and rear. The property is in need of a full upgrade and refurbishment scheme and once upgraded would be suitable for occupation, resale or investment purposes.

**Situated** Off Wennington Road in a popular and well established residential location close to local amenities and transport links and approximately 2 miles from Southport town centre.

**First Floor** Three Bedrooms.

**Outside** Gardens to the front and rear, two storey outhouse to the rear.

**Ground Floor** Two Reception Rooms, Kitchen, Larder, Bathroom, Separate WC.

**Joint Agent**  
AHL



LOT

55

91 Aspes Road, West Derby, Liverpool L12 6QA

\*GUIDE PRICE £50,000–£60,000



Not to scale. For identification purposes only

- **3 bed middle town house. Double glazing, central heating. Potential income £6,600 per annum.**

**Description** A 3 bedroomed middle terraced property benefiting from double glazing, central heating and gardens. Following modernisation the property would be suitable for occupation or investment purposes with a potential income in excess of £6,600 per annum.

**Situated** Off Princess Drive in a popular and well established residential location close to local amenities and schooling approximately 6 miles from Liverpool City Centre.

**Outside** Front and rear gardens.

**N.B**

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

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

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

**Joint Agent**  
Atlas Estates



LOT  
**56**

**11 Whitby Road, Ellesmere Port CH65 8AA**

**\*GUIDE PRICE £130,000+**



- **Vacant commercial. Former restaurant with residential potential.**

**Description** A three storey middle terrace property which currently provides a ground floor restaurant together with several rooms to the upper floors. The property would be suitable for continued use or a variety of other uses subject to any necessary consents.



Not to scale. For identification purposes only

**Situated** Fronting Whitby Road in a prominent and busy main road position within a popular and well established location within close proximity to all local amenities and transport links.

**First Floor** Store Room, WC, Large Front Room, Ladies & Gents WC's.

**Second Floor** Two Rooms.

**Outside** Rear Yard/Fire Exit.

**Ground Floor** Restaurant, Bar Area, 70 Covers, Kitchen/Preparation Room, Walk in Fridge.

LOT  
**57**

**10 Primrose Court, Liverpool L36 8DH**

**\*GUIDE PRICE £40,000+**



- **A vacant 3 bedroomed semi detached property.**

**Description** A vacant 3 bedroomed semi detached property benefiting from a new kitchen, new carpeting, double glazing, central heating (boiler removed), driveway and gardens. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £6,000.00 per annum.



Not to scale. For identification purposes only

**Situated** Within a Cul-De-Sac off Hillside Avenue in a popular and well established residential location within close proximity to local shopping amenities, schooling and transport links.

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

**Outside** Front Driveway, Rear Garden.

**NB** There are some broken glass panes which need replacing and some bathroom fittings need replacing/renewing. Lot-

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

LOT  
**58**

## 40 Makin Street, Liverpool L4 5QG

\*GUIDE PRICE - £60,000 - £70,000



Not to scale. For identification purposes only

- **A middle terraced property converted to provide 2 x 2 bed flats. Double glazing. Central heating.**

**Description** A mid terrace property converted to provide 2 x 2 bed roomed flats. The property is in good order throughout and benefits from double glazing and central heating. One flat is currently let by way of an Assured Shorthold Tenancy at a rental of £5,400 per annum. When fully let the potential income being in excess of £10,800 per annum.

**Situated** Off County Road in a popular and well established residential location within close proximity to local amenities and schooling. Approximately 3 Miles from Liverpool City Centre.

**Ground Floor** Main Entrance Hallway

**Flat 1** Lounge, Kitchen, Shower room/W.C, 2 Bedrooms.

**First Floor Flat 2** - Open Plan

Lounge/Kitchen, 2 Bedrooms, Shower room/W.C.

**Outside** Yard to Rear.

**NB**

The property benefits from a new roof, new boilers, new windows and new carpets.

LOT  
**59**

## 16 Primrose Court, Liverpool L36 8DH

\*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **A vacant 3 bedroomed semi detached property.**

**Description** A vacant 3 bedroomed semi detached property benefiting from a new kitchen, new carpets, double glazing, central heating (boiler removed), driveway and gardens. The property would be suitable for occupation or investment purposes with

**Situated** Within a Cul-De-Sac off Hillside Avenue in a popular and well established residential location within close proximity to local shopping amenities, schooling and transport links.

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

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

**Outside** Front Driveway, Rear Garden.

**NB**

There are some broken glass panes which need replacing and some bathroom fittings need replacing/renewing.

LOT  
**60**

## 15 Birchfield Way, Liverpool L31 4DS

\*GUIDE PRICE £135,000+



- **Two bedroomed semi detached bungalow. Central heating. Double glazing. Gardens to the front and rear. Off road parking. Garage.**

**Description** A two bedroomed semi detached bungalow benefiting from central heating, double glazing, gardens to the front and rear, off road parking and a garage. The property is in need of modernisation and once updated would be suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

**Situated** Off Silver Birch Way which is in turn off Southport Road (A5147) in a popular and well established residential location close to local amenities and approximately 10 miles from Liverpool city centre.

**Outside** Gardens to the front and rear, off road parking and a detached garage

**Joint Agent**  
Entwistle Green



**Ground Floor** Porch, Entrance Hall, Living Room, Kitchen/Diner, Bathroom/WC, Two Bedrooms, Sun Room

LOT  
**61**

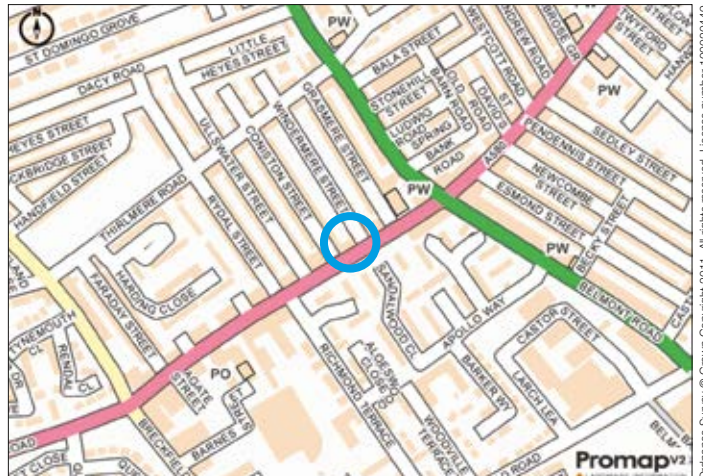
## 293 Breck Road, Everton, Liverpool L5 6PU

\*GUIDE PRICE £50,000+



- **A three storey middle terrace property. Central heating. Electric roller shutters. Suitable for residential conversion.**

**Description** A three storey middle terrace property benefiting from central heating and electric roller shutters. The property was previously used as offices and would be suitable for a number of uses, to include residential conversion to the upper floors to provide accommodation or a HMO investment opportunity subject to any necessary consents.



Not to scale. For identification purposes only

**Situated** Fronting Breck Road in a popular and well established residential location close to local amenities, Liverpool Football Club, and approximately 3 miles from Liverpool City Centre.

**First Floor** Ladies and Gents WC's, 3 Offices.

**Second Floor** Kitchen/Diner, 1 Office Room.

**Outside** Yard to Rear.

**Ground Floor** Main Entrance Hallway, Front Office/Reception Area, 2 Rear offices.

LOT  
**62**

## 38 Gautby Road, Birkenhead, Merseyside CH41 7DR

\*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

- **Residential investment producing £4,740.00 per annum. Double glazing. Central heating. Shared garden to the rear.**

**Description** A ground floor flat within a converted semi detached property providing 2 flats. The property benefits from double glazing, central heating and a shared garden to the rear. The property is let by way of an Assured Shorthold Tenancy producing £4,740.00 per annum. **The first floor flat No 40 is the next lot to be offered.**

**Situated** Fronting Gautby Road which is off Wallasey Bridge Road in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 6 miles from Liverpool City Centre.

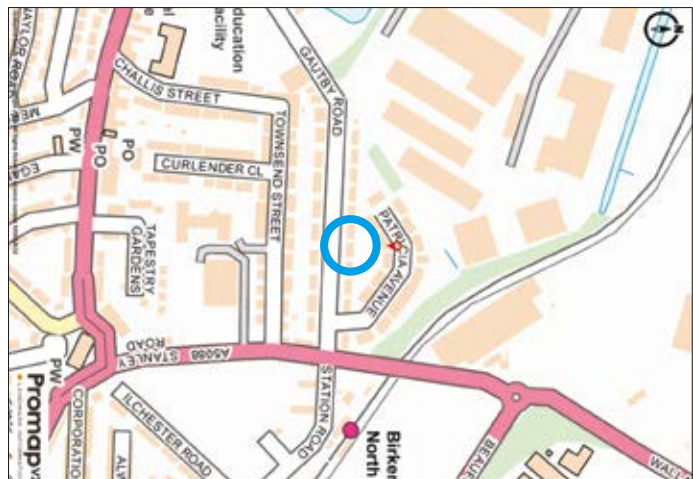
**Ground Floor** Front Porch Entrance, Hallway, Lounge, 2 Bedrooms, Kitchen, Bathroom/ WC.

**Outside** Shared Rear Garden.

LOT  
**63**

## 40 Gautby Road, Birkenhead, Merseyside CH41 7DR

\*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

- **Residential investment producing £4,500.00 per annum. Double glazing. Central heating. Shared garden.**

**Description** A first floor flat within a converted semi detached property providing 2 flats. The property benefits from double glazing, central heating and a shared garden to the rear. The property is let by way of an Assured Shorthold Tenancy producing £4,500 per annum.

**Situated** Fronting Gautby Road which is off Wallasey Bridge Road in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 6 miles from Liverpool City Centre.

**Ground Floor** Front Porch Entrance

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

**Outside** Shared Rear Garden.

LOT  
**64**

## 95 Esmond Street, Liverpool L6 5AY

\*GUIDE PRICE £47,500+



Not to scale. For identification purposes only

- A residential investment property producing £5,460.00 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 £5,460.00 per annum.

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

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

**Outside** Yard to the rear.

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

LOT  
**65**

## 1 Ennismore Road, Old Swan, Liverpool L13 2AS

\*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- A 3 bedroomed end terraced property.double glazing, central heating. Potential income being in excess of £6,600.00 per annum.

**Description** A vacant 3 bedroomed end of terrace 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 £6,600.00 per annum.

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

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

**Outside** Rear Yard.

**Joint Agent**  
Atlas Estates

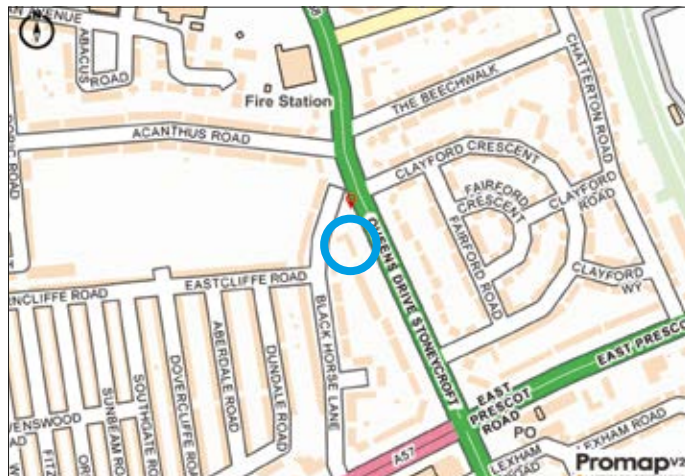
**Ground Floor** Hall, Through Lounge/Dining Room, Kitchen.



LOT  
**66**

## Flat 2, Rosegarth Green, Liverpool L13 5TT

\*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **A one bed ground floor flat. Double glazing. Central heating. Communal gardens.**

**Description** A one bedrooomed purpose-built ground floor flat benefiting from double glazing, central heating and secure intercom system. Following modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £4,800 per annum.

**Situated** Off Queens Drive and Black Horse Lane in a popular and well established residential location within close proximity to Old Swan amenities, Alder Hey hospital and schooling. Approximately 4 miles from Liverpool city centre.

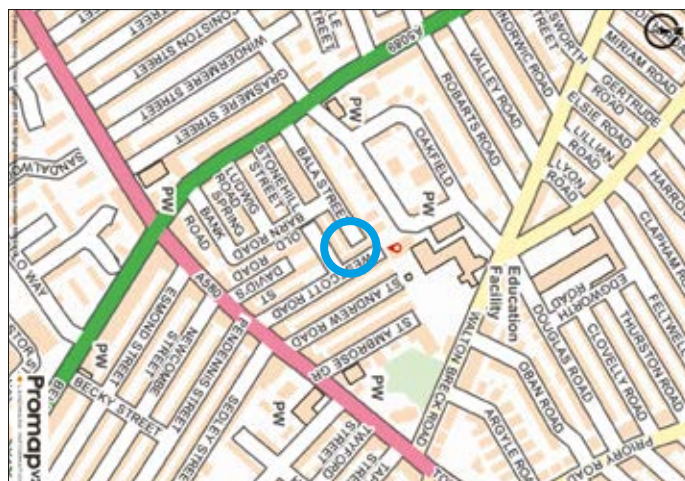
**Ground Floor** Main Entrance Hallway **Flat 2** – Hall, Lounge, Kitchen, Bedroom, Bathroom/ WC.

**Outside** Communal Gardens.

LOT  
**67**

## 68 Bala Street, Liverpool L4 2QW

\*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

- **A 2 bed end terrace. Double glazing.**

**Description** A two bedrooomed end terraced property benefiting from double glazing. Following a scheme of refurbishment works and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.

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

**First Floor** 2 Bedrooms.

**Outside** Yard to the rear.

**EPC Rating**  
D

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

LOT  
**68**

## Apt 304 City Gate, 5 Blantyre Street, Manchester M15 4JS

\*GUIDE PRICE £140,000+



Not to scale. For identification purposes only

- **A 4th floor 2 bed apartment. Double glazing and electric heating. Balcony.**

**Description** A fourth floor two bedroomed apartment within one of three purpose built apartment blocks benefiting from double glazing, electric heating, communal gardens, car parking space and a balcony. The property is suitable for investment purposes with a potential rental income of approximately £11,400.00 per annum.entrance.

**Situated** Within the Castlefield area of Manchester close to local amenities, all transport connections and within 2 miles of Manchester City Centre.

**Outside** Balcony, Communal Gardens. Car parking space.

**EPC Rating**  
C

**Ground Floor** Main Entrance, Hallway.

**Fourth Floor Apt 304 –**  
Hall, Open Plan Lounge/Kitchen, 2 Bedrooms, Bathroom/WC.

LOT  
**69**

## 60 Oakhill Road, Old Swan, Liverpool L13 5UF

\*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- **A part let mixed use property producing £4,800 per annum. Double glazing. Central heating.**

**Description** A two storey mixed use property part let producing £4,800 per annum. The property comprises of a ground floor retail unit together with a 2 bedroomed self-contained flat above, accessed via a separate front entrance. The property benefits double glazing and central heating. The flat is currently let by way of an Assured Shorthold Tenancy producing £4800 per annum. The shop would be suitable for a number of uses, and when fully let the potential income would be in excess of £9,000 per annum.

**Situated** Between Queens Drive and Broad Green Road in a popular and well-established residential location within close proximity to Old Swan amenities and schooling. Approximately 5 Miles from Liverpool City centre.

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

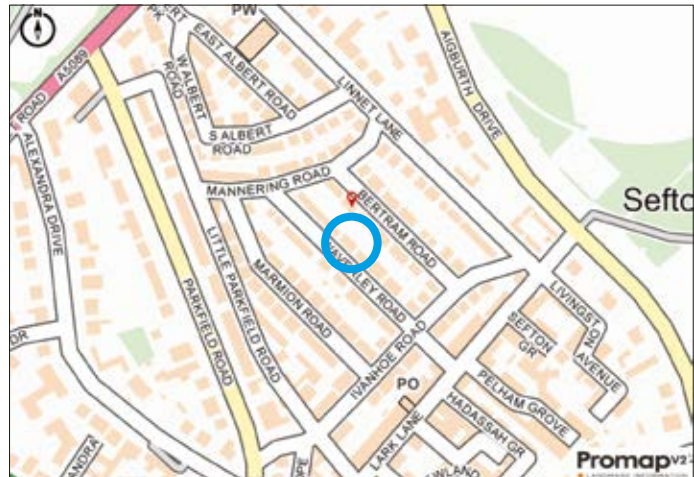
**Outside** Yard to Rear.

**Ground Floor Shop –** Main Sales Area, WC. **Flat** (separate entrance), Hallway, Dining Room, Kitchen.

LOT  
70

## 11 New Road Court, Liverpool L13 8EF

\*GUIDE PRICE £15,000-£20,000



Not to scale. For identification purposes only

- A ground floor studio flat. Double glazing. Electric heating.

**Description** A ground floor studio flat within a purpose built block benefiting from double glazing and electric heating. The property would be suitable for investment purposes with a potential income of approximately £4,200 per annum.

**Situated** Off New Road which in turn is off West Derby Road within close proximity close to local amenities, Schooling and approximately 4 miles from Liverpool City Centre.

**Flat** – Open Plan Lounge/ Bedroom, Kitchen, Cloakroom, Shower Room/WC.

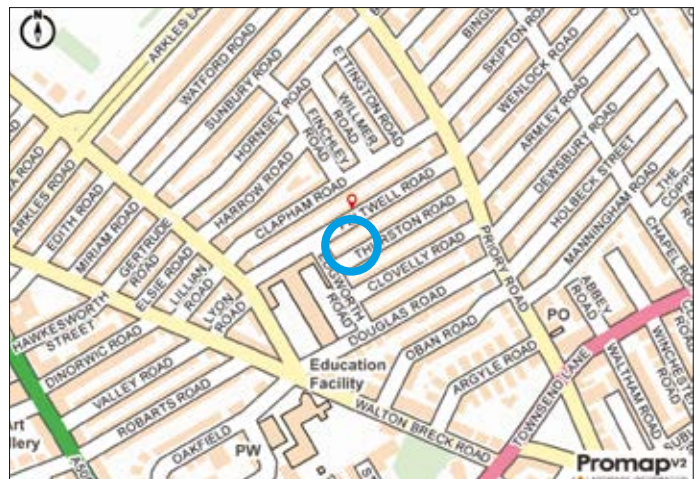
**Outside** Communal Gardens and Parking.

**Ground Floor** Main Entrance Hallway.

LOT  
71

## 9 Thurston Road, Liverpool L4 2SD

\*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

- A vacant 3 bedrooomed middle terrace property. Double glazing. Central heating.

**Description** A vacant 3 bedrooomed middle terrace property which benefits from from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of £6,000.00 per annum.

**Situated** Off Priory Road in a popular and well established residential location within close proximity to local shopping amenities, schooling, Liverpool Football Club, Stanley Park and approximately 4 miles from Liverpool City Centre.

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

**Outside** Rear Yard.

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

LOT  
**72**

**34 Gautby Road, Birkenhead, Merseyside CH41 7DR**

**\*GUIDE PRICE £30,000+**



Not to scale. For identification purposes only

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

**Description** A first floor flat within a semi detached property which benefits from double glazing and central heating. The property is let by way of an Assured Shorthold Tenancy producing £4,800 per annum.

**Situated** Fronting Gautby Road which is off Wallasey Bridge Road in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 6 miles from Liverpool City Centre.

**Ground Floor** Entrance Hall, Stairs

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

LOT  
**73**

**Unit 65, L1 Building, 21 Jamaica Street, Liverpool L1 0AF**

**\*GUIDE PRICE £40,000+**



Not to scale. For identification purposes only

- **Residential investment producing £6,960 per annum. Double glazing. Central heating. Lift access.**

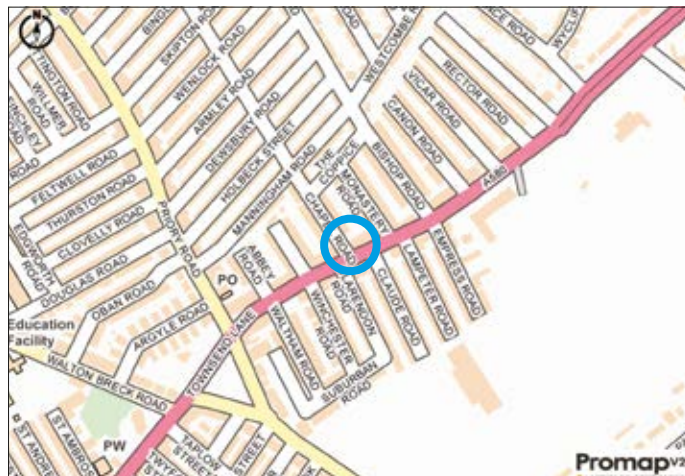
**Description** A sixth floor studio apartment currently let by way of an Assured Shorthold Tenancy producing £6,960 per annum. The property benefits from double glazing, central heating, lift access, communal living space, games room, mini gym, laundry room and a bike store.

**Situated** Accessed via Jamaica Street in the increasingly popular Baltic Triangle within walking distance to the Baltic Market, Camp and Furnace, Liverpool One and city centre amenities.

**Ground Floor** Communal Entrance

**Sixth Floor** Living Space/Kitchen/Bedroom/ Study Area, Shower Room/WC.

**Basement** Communal Lounge Area, Games Room, Mini Gym, Laundry Room, Bike Store



Not to scale. For identification purposes only

- **Retail unit and 3 x 1 bedrooomed s/c flats. Part let producing £3,360.00 per annum. Potential rent £18,000 p/a**

**Description** A substantial corner property comprising of a ground floor retail unit together with 3 x 1 bedrooomed self contained flats, accessed via 2 separate side entrances. The property benefits from part double glazing and electric heating. Following a scheme of refurbishment works the property would be suitable for investment purposes. We are advised that one of the flats is currently let by way of an Assured Shorthold Tenancy producing £3,360.00 per annum. When fully let the potential rental income is approximately £18,000 per annum.

**Situated** Fronting Townsend Lane on the corner of Chapel Road in a popular residential location close to local amenities, schooling, Liverpool Football Club and approximately 4 miles from Liverpool City Centre.

**47 Townsend Lane Shop –**  
Main sales area, Kitchen, WC, 2 Store Rooms.

**47A/47B Townsend Lane -**  
Over First/Second Floors: Each **Flat** comprises of a Lounge, Kitchen, Bedroom, Bathroom/WC.

**2 Chapel Road Flat –** Lounge, Kitchen, Bedroom, Bathroom/WC.

**Joint Agents**  
J & D Estates



Not to scale. For identification purposes only

- **2 bedrooomed end terrace. Double glazing central heating. Potential income in excess of £5700 per annum.**

**Description** A 2 bedrooomed end of terrace property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential income in excess of £5,700 per annum.

**Situated** Off Holt Road close to Kensington amenities in a popular and well established residential location within close proximity to universities, schooling and approximately 1 miles from Liverpool City Centre.

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

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

**Outside** Rear Yard.

**Joint Agent**  
Entwistle Green



LOT  
**76**

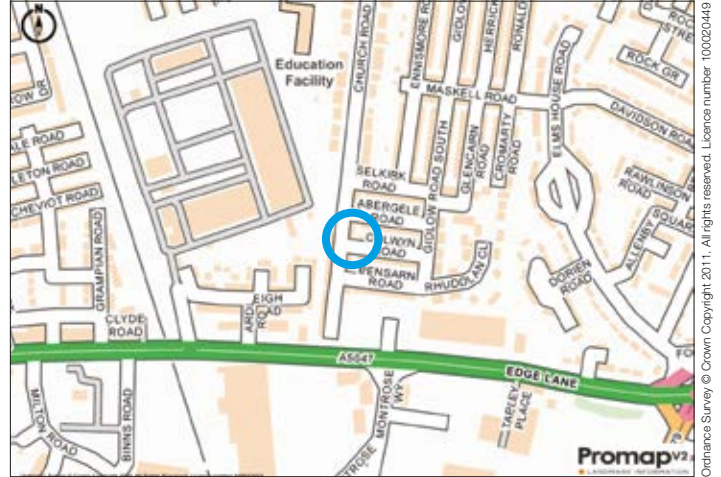
## 77 Church Road, Liverpool L13 2AY

\*GUIDE PRICE £60,000+



- **A 3 bedroomed end of terrace. Partial double glazing. Central heating.**

**Description** A 3 Bedroomed end of terrace property benefiting from partial double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes. The potential rental income is approximately £7,200 per annum



Not to scale. For identification purposes only

**Situated** Off Prescott Road (A57) in a popular and well established residential location within close proximity to local shopping amenities to include Liverpool Shopping Park, schooling and approximately 5 miles from Liverpool City Centre.

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

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

**Outside** Yard to Rear.

**Joint Agent**  
Entwistle Green



LOT  
**77**

## 32 Coral Avenue, Huyton, Liverpool L36 2PZ

\*GUIDE PRICE £65,000+



- **Residential investment producing a rental income of £5,564 per annum. Double glazing. Central heating. Gardens to the front and rear.**

**Description** A three bedroomed mid town house property let by way of a Regulated Tenancy producing a rental income of £5,564 per annum. The property benefits from double glazing, central heating, off road parking and gardens to the front and rear. 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 White Lodge Avenue which in turn is off Kingsway in a popular and well established residential location within close proximity to schooling and approximately 7 miles from Liverpool City Centre.

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

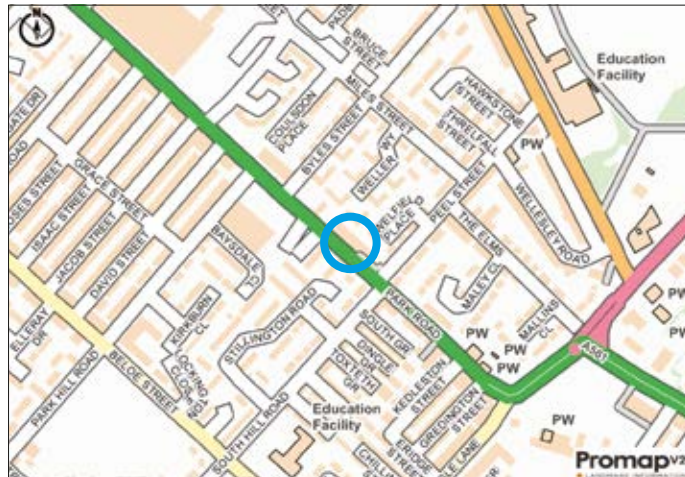
**First Floor** Three Bedrooms, Bathroom/WC

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

LOT  
78

343 Park Road, Toxteth, Liverpool L8 9RE

\*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **Vacant three storey middle terrace commercial property.**

**Description** A vacant three storey middle terrace property comprising of a ground floor retail unit together with 2 floors of accommodation above. The property is in need of a full upgrade and scheme of refurbishment works and would be suitable for a variety of uses subject to any necessary consents.

**Situated** Fronting Park Road (A561) in a popular and well established location within close proximity to all local amenities and approximately 2.5 miles from Liverpool City Centre.

**First/Second Floor** Various Accommodation (not inspected).

**Outside** Rear Yard.

**Ground Floor Shop** – Main Sales Area.

LOT  
79

5 Warbreck Avenue, Liverpool L9 4RL

\*GUIDE PRICE £30,000–£35,000



Not to scale. For identification purposes only

- **Two storey commercial unit.**

**Description** A two storey end commercial property comprising of a ground floor retail unit together with storage above. Following refurbishment the property would be suitable for a number of uses, to include residential conversion, subject to any necessary consents.

**Situated** Off Walton Road close to local amenities and Schooling approximately 5 miles from Liverpool City Centre.

**First Floor** Storage (access only possible via ladder through loft).

**Outside** Rear yard.

**Ground Floor** Main sales area 40.1 sq.m (431.6 sqft) Rear room with Kitchenette and W.C. 15.3 sqm (164.7 sq.ft)

EPC rating C



- **Vacant commercial property with potential redevelopment**

**Description** A Freehold detached former health centre and offices arranged over ground and first floors beneath a pitched roof extending to approximately 2380 sq ft with car park. The property benefits from extensive parking and would be suitable for a variety of uses, to include residential conversion, subject to any necessary consents.

**Situated** Fronting Poulton Road close to it's junction with Thornton Road in a popular and well established location within close proximity to all local amenities, schooling, transport links and approximately 1.5 miles from Southport Town Centre.



Not to scale. For identification purposes only

Accommodation Reception Area, Waiting Area, Clinical Rooms/ Offices, WC's.

**Outside** Parking to the front and side.

**Planning** Local Planning  
Authority: Sefton Council 0345 140 0845

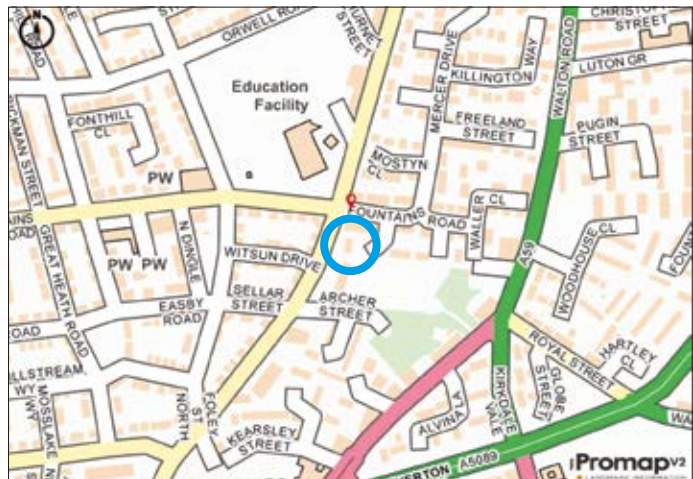


LOT

81

## 8 Lester Close, Liverpool L4 4QH

\*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

- **A residential investment producing £4,160.00 per annum. Double glazing. Central heating. Private front garden.**

**Description** A one bedroomed first floor purpose built flat benefiting from double glazing, central heating, a private front garden and off street parking. The property is currently let by way of an Assured Shorthold Tenancy agreement producing £4,160.00 per annum.

**Situated** On an estate just off Fountains Road which in turn is off Westminister Road in a popular residential location close to local amenities, schooling and approximately 1.5 miles from Liverpool City Centre.

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

**Outside** Private front garden, Off street parking.

**Ground Floor** Main entrance

LOT

82

## 15 Park Square, Ashton-under-lyne, Lancashire OL6 9RT

\*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- **2 bed ground floor flat. Double glazing. Central heating. Allocated parking. Shared garden.**

**Description** A two bedroomed ground floor flat within a modern purpose built block. The property is in good order throughout and benefits from double glazing, central heating, alarm, allocated parking and a shared garden. The property is ready for immediate occupation or investment purposes with a potential rental income of approximately £6,000 per annum.

**Situated** Off Mossley Road (the A670) in a popular and well established residential location close to local amenities, transport links and schooling and approximately 1.5 miles from Ashton-under-Lyne town centre.

Kitchen with access to shared garden

**Outside** Shared garden with next door flat, allocated car parking space

**Ground Floor** Private Entrance Door **Flat** – Hall, Two Bedrooms, Shower Room/WC, Living Room/



Not to scale. For identification purposes only

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

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

**Situated** Off Priory Road in a popular and well established residential location within close proximity to local shopping amenities, schooling, Liverpool Football Club and approximately 4 miles from Liverpool City Centre.

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

**Outside** Rear Yard.

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



Not to scale. For identification purposes only

- **2 cleared adjacent sites offered with the benefit of planning permission to erect 15 self contained flats**

**Description** Two plots of land benefiting from full planning permission to erect two three storey blocks comprising of a total of 15 apartments over three floors (1 x 1 bedroom, 3 x 3 bedroom and 11 x 2 bedroom). Planning reference number 16F/1778.

**Situated** Either side of Cotswold Street fronting onto Holt Road within a popular and well established residential location within close proximity to local amenities, Royal Liverpool Hospital and approximately 3.5 miles from Liverpool City Centre.

1 Bathroom. 3 Bedroomed Apartments – Open Plan Kitchen/ Dining Room, 1 Bathroom, 1 Ensuite.

**Outside** Shared Rear Gardens.

**NB**

Architects drawings are available for inspection at the Auctioneers Offices.

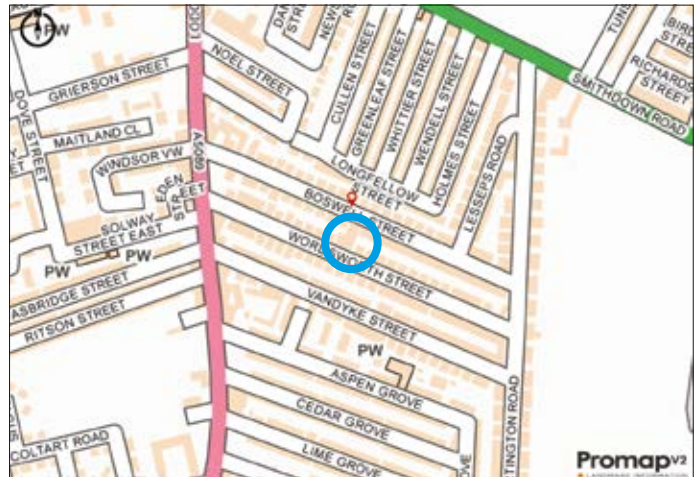
Accommodation 1 & 2 Bedroomed Apartments – Open Plan Kitchen/Dining Room,

LOT

85

## 51 Wordsworth Street, Liverpool L8 0RP

\*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

- **Residential investment producing £6840 per annum. Double glazing. Central heating.**

**Description** A 3 bedroomed semi detached property which is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6840 per annum. The property is in good condition and benefits from double glazing and central heating.

**Situated** Off Lodge Lane and Hartington Road in an established residential location within easy access to local amenities, Sefton Park and approximately 3 miles from Liverpool City Centre.

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

**Outside** Yard to the rear.

**Ground Floor** Vestibule, Hallway, Through Living room/Dining room, Kitchen.

LOT

86

## 33 Brookside, West Derby, Liverpool L12 0BA

\*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

- **One bed self contained flat. Double glazing, electric heating, good condition.**

**Description** A one bedroomed first floor flat benefiting from double glazing and electric heating. The property has been recently refurbishment throughout and is suitable for immediate occupation or investment purposes. The potential rental income is approximately £4,800 per annum.

**Situated** On an Estate of similar property off Deysbrook Lane in a popular and well established residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool City Centre.

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

**Outside** Shared Gardens

**Ground Floor** Entrance Hall

LOT  
**87**

## 2 Galloway Street, Liverpool L7 6PD

\*GUIDE PRICE £30,000+



- A 2 bed end of terrace. Double glazing. In need of refurbishment.

**Description** A 2 bedroomed end of terrace property benefiting from double glazing. Following a scheme of refurbishment works the property would be suitable for investment purposes with a potential rental income of £6,000 per annum.



Not to scale. For identification purposes only

**Situated** Off Webster Road in a popular residential location within easy reach of local amenities, schooling and approximately 2.5 miles from Liverpool City Centre.

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

**Outside** Yard to Rear.

**Ground Floor** Through Living Room/Dining Room, Kitchen (No Fittings)

LOT  
**88**

## 77 Pendennis Street, Liverpool L6 5AG

\*GUIDE PRICE £55,000+



- A 3 bedroomed end of terrace. Double glazing. Central heating.

**Description** A 3 bedroomed end of terrace property benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £7,200.00 per annum.



Not to scale. For identification purposes only

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

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

**Outside** Yard to the rear.

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

LOT

89

## 2-6 Townsend Lane, Anfield, Liverpool L6 0BA

\*GUIDE PRICE £200,000+



Not to scale. For identification purposes only

- **Residential investment producing £33,600pa. Double glazing. Central heating. Secure entry system.**

**Description** A three storey freehold property comprising of 8 self contained flats (7 x 1 bed and 1 x 2 beds) to the first and second floors. The property benefits from double glazing, central heating and a secure entry system. The flats are currently fully let by way of Assured Shorthold Tenancy agreements producing a rental income of £33,600 per annum. The ground floor public house is not included in the sale.

**Situated** Fronting Townsend Lane on the corner of Lower Breck Road in a popular

residential location close to local amenities, Liverpool & Everton Football Club, schooling and

approximately 3 miles from Liverpool City Centre.

**Ground Floor** Entrance Hallway  
**First Floor Flat 1** – Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.  
**Flat 2** – Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.  
**Flat 6** – Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.  
**Flat 7** – Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

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

**Flat 4** – Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.  
**Flat 5** – Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.  
**Flat 8** – Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC.

LOT

90

## 34 Edge Grove, Liverpool L7 0HW

\*GUIDE PRICE £150,000+



Not to scale. For identification purposes only

- **Four/five bedroomed semi detached property. Double glazing. Central heating.**

**Description** A four/five bedroomed semi detached property benefiting from double glazing and central heating. The property has been recently refurbished throughout and is suitable for immediate investment purposes. If let to 5 individuals the potential rental income would be approximately £25,740 per annum.

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

**Ground Floor** Entrance Hallway, Living Room/Dining Room, Kitchen, Reception Room with En Suite Shower which could

be utilised as another Bedroom, Bathroom/WC

**First Floor** Two Bedrooms with En Suites, Two Further Bedrooms

**Outside** Yard to the rear.

LOT  
**91**

**153 Orwell Road, Liverpool L4 1XU**

**\*GUIDE PRICE £60,000–£70,000**



Not to scale. For identification purposes only

- **A 2 bed extended semi-detached bungalow. Double glazing. Central heating**

**Description** A 2 bedroomed extended semi-detached bungalow benefiting from double glazing, central heating and gardens. Following modernisation the property would be suitable for occupation or investment purposes.

**Situated** Off Westminster Road in a popular residential location within close proximity to local amenities, schooling and approximately 3.5 miles from Liverpool City Centre.

**Outside** Front and Rear Gardens

**Joint Agent**  
Entwistle Green



**Ground Floor** Entrance Hall, W.C, Lounge, Study, Extended Kitchen, Two Bedrooms, Bathroom/WC.

LOT  
**92**

**Land At Hinderton Road/Holt Hill, Birkenhead, Merseyside CH41 9AD**

**\*GUIDE PRICE £10,000–£15,000**



Not to scale. For identification purposes only

- **Freehold land of approx 0.13 acres (527 sq.m)**

**Description** A Freehold cleared site approximately 0.13 acres (527 sq.m) with possible redevelopment potential, subject to obtaining all necessary consents. The site occupies a prominent corner site along Holt Road and Hinderton Road in a mainly residential area.

**Situated** At the corner of Hinderton Road and Holt Hill within close proximity to shops,

schools and local amenities and less than 1 mile of Birkenhead centre.

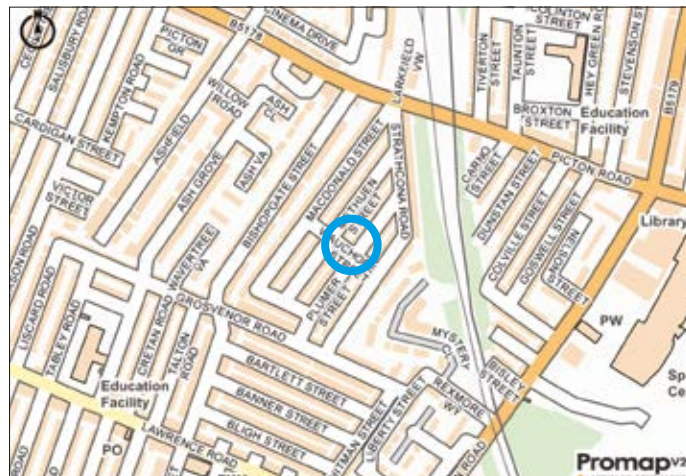


LOT

93

## 48 Plumer Street, Liverpool L15 1EE

\*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- A 2 bedroomed end of terrace property. Double glazing. Central heating.

**Description** A vacant 2 bedroomed end of terrace property which benefits from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £6,000.00 per annum.

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

**First Floor** 2 Bedrooms.

**Outside** Rear Yard.

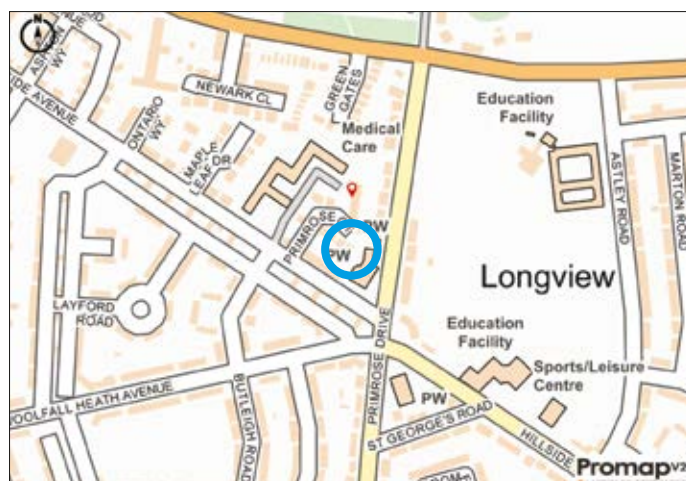
**Ground Floor** Lounge, Kitchen, Bathroom/WC.

LOT

94

## 12 Primrose Court, Liverpool L36 8DH

\*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- A vacant 3 bedroomed semi detached property.

**Description** A vacant 3 bedroomed semi detached property benefiting from double glazing, central heating (boiler removed), driveway and gardens. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £6,000.00 per annum.

**Situated** Within a Cul-De-Sac off Hillside Avenue in a popular and well established residential location within close proximity to local shopping amenities, schooling and transport links.

**Outside** Front Driveway, Rear Garden.

**NB**

There are some broken glass panes which need replacing and some bathroom fittings need replacing/renewing.

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

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

LOT  
**95**

## 31 Pine Close, Huyton, Liverpool L36 3RR

\*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- **Residential investment producing a rental income of £5,564 per annum. Double glazing. Central heating. Gardens to the front and rear.**

**Description** A three bedroomed end town house property let by way of a Regulated Tenancy producing a rental income of £5,564 per annum. The property benefits from double glazing, central heating and gardens to the front and rear. 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 Cuper Crescent which is in turn off Liverpool Road (A57) in a popular and well established residential location close to Huyton Village and Old Swan amenities and approximately 7 miles from Liverpool city centre.

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

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

**Ground Floor** Living Room, Kitchen

LOT  
**96**

## 98-102 Linacre Road, Litherland, Liverpool. L21 8JT

\*GUIDE PRICE £225,000 +



Not to scale. For identification purposes only

- **Residential investment producing approximately £50,000pa**

**Description** A residential investment opportunity currently producing approximately £50,000.00 per annum. A substantial corner property comprising of three x 3 storey terraced properties converted to provide 7 self contained flats plus a 4 bedroomed HMO. The property benefits from double glazing and central heating and is currently fully let.

**Situated** Fronting Linacre Road on the corner of Longfield Road in a prominent main road position within close proximity to all

local amenities, Bootle Strand Shopping amenities and with good transport links to Liverpool City Centre.

**Ground Floor** Main Entrance Hallway 3 x Studio flats - Living Room/Kitchen/Bedroom, Bathroom/WC.

**First Floor** 2 x 1 Bedroomed flats - Living Room, Kitchen, Bedroom, Bathroom/WC.

**Second Floor** 2 x 1 Bedroomed flats - Living Room, Kitchen, Bedroom, Bathroom/WC.

**98A (accessed via side entrance on Longfield Road)** 4 Bedroomed HMO (each room has it's own Bathroom/WC and Kitchenette), Communal Kitchen.

**Outside** Yard to the rear



- **Development opportunity consisting of a former railway building and two x 2/3 bed dwelling.**

**Description** A development opportunity consisting of former railway station buildings along with a 2/3 bedroom dwelling which are in need of a full upgrade and refurbishment scheme or demolition. The site would be subject for a number of uses subject to gaining the necessary consents. Outline planning permission was granted in 2007 to demolish the existing buildings and erect 4 semi detached houses with parking which has since lapsed.

**Situated** In a town centre location off the High Street within walking distance to local amenities such as shops, cafes, bars and the seashore.

**Joint Agent**  
Beresford Adams

**Beresford  
Adams**

**Ground Floor** Various Railway Buildings , 2/3 bedroom dwelling.



Not to scale. For identification purposes only

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LOT  
**98**

**106 County Road, Walton, Liverpool L4 3QW**

**\*GUIDE PRICE £45,000+**



Not to scale. For identification purposes only

- **A three storey mixed use property. Double glazing. Electric rollers shutters.**

**Description** A three storey middle terraced mixed use property comprising of a ground floor retail unit together with two floors of accommodation above. The second floor is in poor condition The property would be suitable for a number of uses, to include residential conversion to the upper floors to provide a self-contained flat, subject to any necessary consents. The property benefits from electric roller shutters and double glazing.

**Situated** Fronting County Road on a busy main road position and one of the main arteries into Liverpool City Centre.

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

**First Floor** Lounge, Kitchen, Shower Room/WC.

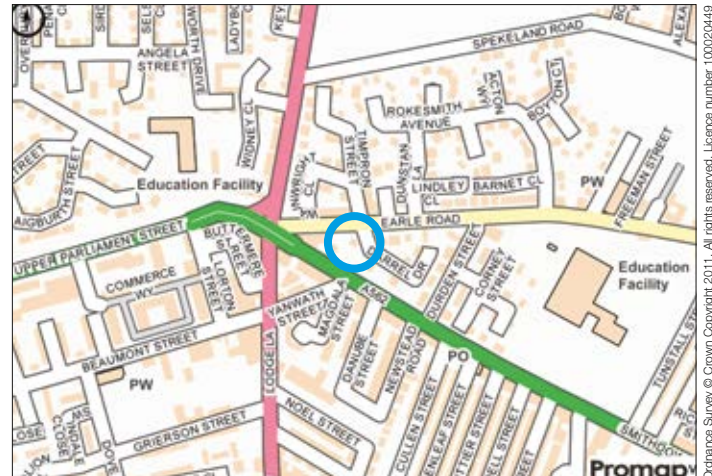
**Second Floor** 3 Rooms.

**Outside** Yard to the rear.

LOT  
**99**

**22 Earle Road, Liverpool L7 6HF**

**\*GUIDE PRICE £40,000+**



Not to scale. For identification purposes only

- **A residential investment producing approximately £4,680.00 per annum.**

**Description** A one bedroomed quasi semi-detached property benefiting from double glazing, central heating and a front garden. The property is currently let producing approximately £4,680.00 per annum.

**Situated** Fronting Earle Road which in turn is off Smithdown Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 2 miles from Liverpool City Centre.

**Ground Floor** Lounge, Kitchen.

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

**Outside** Garden

**Note** Please note we have not internally inspected the property.

LOT

100

58 Knoclaid Road, Liverpool L13 8DB

\*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

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

**Description** A vacant 3 bedroomed end of terrace property which benefits from double glazing and central heating. Following modernisation the property would be suitable for occupation, re-sale or investment purposes with a potential rental income in excess of £6,600.00 per annum.

**Situated** Off Maiden Lane which is off Townsend Lane in a popular and well established residential location within close proximity to local shopping amenities, schooling, and approximately 3 miles from Liverpool city centre.

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

**Outside** Rear Yard.

**EPC Rating** F

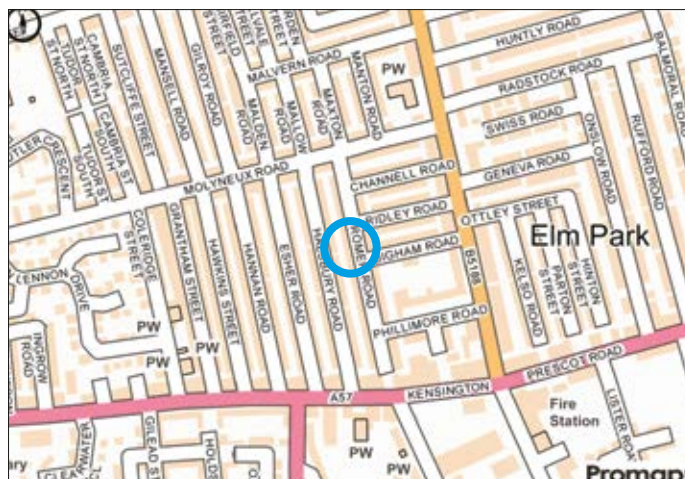
**Ground Floor** Hall, Through Lounge/Dining Room, Kitchen.

LOT

101

65 Romer Road, Liverpool L6 6DH

\*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

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

**Description** A vacant 3 bedroomed end terrace property which benefits from double glazing and central heating. Following modernisation the property would be suitable for investment purposes. If let to 4 individual tenants at £85pppw the potential income being in excess of £17,680.00 per annum.

**Situated** Off Kensington (A57) in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 4 miles from Liverpool City Centre.

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

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

**Outside** Rear Yard.



- Commercial investment producing £30,000 per annum.

**Description** The premises occupies part of the ground floor of the Wellington building on the Strand which is a mixed residential and commercial building. A self-contained ground floor commercial unit currently let to Rise Cycle studio limited by way of a 10 year lease until 2029 producing £30,000 per annum with the option to break on the 5th year. Approximately 3,400 sq.ft

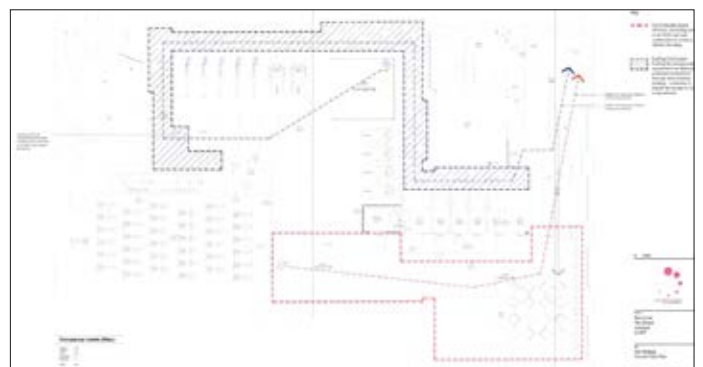
**Situated** Fronting The Strand (A5036) on a busy main carriageway carrying a high volume of city centre traffic. The property is within easy walking distance of the central business district and is also close to the Liverpool ONE shopping district. City centre and kerb side pay and display car parking are available nearby.

#### Ground Floor Unit

**Note** Change of use for leisure purposes has been granted under ref number 18F/3016 with Liverpool City Council.



Not to scale. For identification purposes only



Not to scale. For identification purposes only



Not to scale. For identification purposes only

- **3 Storey commercial property with planning permission to trade as a hot food takeaway.**

**Description** A vacant 3 storey commercial property arranged as a ground floor retail unit together with basement workshop and a store room to the first floor. The property has until recently been let as a mobile phone store at a rental income of £6,600 per annum. There has previously had full planning permission to trade as a hot food takeaway premises or alternatively could be used for a variety of other uses subject to any necessary consents.

**Situated** Off Grange Road West on the bend of Charing Cross in a prominent main road position within walking distance to Birkenhead town centre amenities, schooling and transport links.

**Basement** Work Bench, WC and Sink (4.75m x 4.04m)

**Ground Floor** Main Sales Area (4.34m x 2.08m), Rear Trading Area (4.09m x 2.01m)

**First Floor** Store Room (4.75m x 4.65m)

# Auction programme 2019

## Auction Dates

Thursday 11th July

Thursday 12th September

Thursday 31st October

Thursday 12th December

## Closing Dates

14th June

16th August

4th October

15th November



0151 207 6315

[auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk)



- **Pair of interconnecting semi detached properties. Potential income in excess of £30,000 per annum. Double glazing. Partial central heating.**

**Description** A pair of interconnecting semi-detached properties providing 7 self-contained units (2 x 3 bedroom, 1 x 2 bedroom, 4 x 1 bedroom). The property benefits from double glazing, partial central heating, gardens and driveway. Following upgrade and modernisation the property would be suitable for investment purposes with a potential rental income in excess of £30,000.00 per annum.

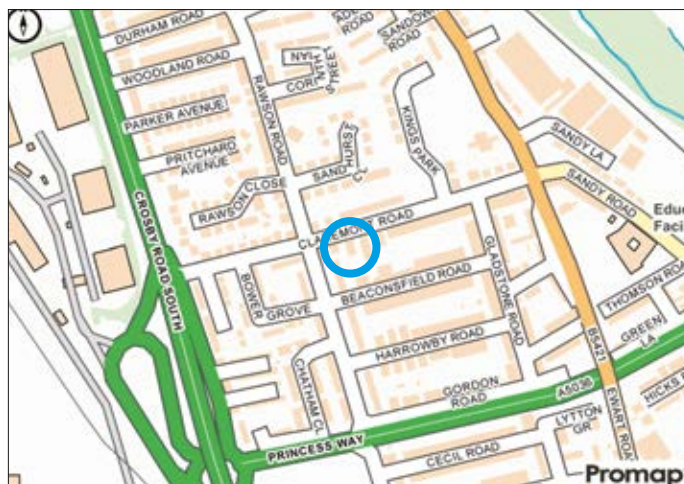
**Situated** Off Rawson Road in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 5 miles from Liverpool City Centre.

**Ground Floor** Main Entrance Hallway. **Flat 1** (No. 79) Hall, Lounge, Kitchen, 3 Bedrooms, Shower/WC. The flat benefits from central heating. **Flat 2** (No. 77) Hall, Lounge, Kitchen, 3 Bedrooms, Bathroom/WC. The flat benefits from central heating.

**First Floor Flat 3** (No. 79) Hall, Open Plan Lounge/Kitchen, 2 Bedrooms, Bathroom/WC. The flat benefits from central heating. **Flat 4** (No. 77) Hall, Lounge, Kitchen, 1 Bedroom, Bathroom/WC. **Flat 5** (No. 79) Hall, Lounge, Kitchen, 1 Bedroom, Bathroom/WC.

**Second Floor Flat 6** (No. 77) Hall, Lounge, Kitchen, 1 Bedroom, Bathroom/WC. **Flat 7** (No. 79) Hall, Lounge, Kitchen, 1 Bedroom, Bathroom/WC.

**Outside** Front Driveway, Rear Garden.



Not to scale. For identification purposes only

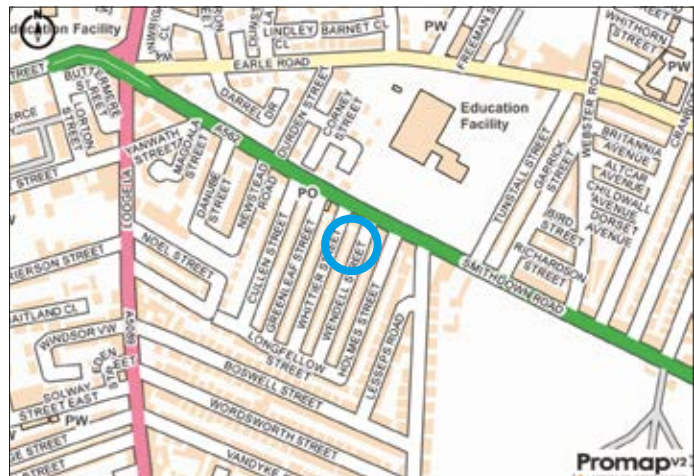


LOT

105

12 Wendell Street, Liverpool L8 0RQ

GUIDE PRICE £47,500 +



Not to scale. For identification purposes only

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

**Description** A two bedroomed middle terraced property benefiting from double glazing and central heating. The property has recently been refurbished and is currently let by way of an Assured Shorthold Tenancy agreement producing £6,000 per annum.

**Situated** Off Smithdown Road in a popular residential location close to local amenities and approximately 4 miles from Liverpool City Centre.

**First Floor** Two Bedrooms

**Outside** Yard to the rear.

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

LOT

106

Flat 1 Aylesbury House, 9 The Fieldings, Liverpool L31 2PT

GUIDE PRICE £75,000 +



Not to scale. For identification purposes only

- **A 2 bedroomed ground floor purpose built flat. Central heating. Communal gardens and parking.**

**Description** A vacant 2 bedroomed ground floor purpose built flat within a two storey block which is in need of refurbishment and modernisation. The property benefits from central heating, communal gardens with views overlooking the Leeds/Liverpool Canal. Once modernised the property would be suitable for occupation.

**Situated** Off the Moorings which in turn is off Southport Road, on a small cul de sac development of mixed houses and apartments within a private and popular residential area and within close proximity to all local amenities.

**Flat** Hall, Living Room, Kitchen, 2 Bedrooms, Shower Room/WC.

**Outside** Communal Gardens and Parking Area.

**Ground Floor** Communal Entrance Hall.



- A 3 storey middle terraced comprising of 4 lettings rooms in need of full upgrade and refurbishment scheme.

**Description** A 3 storey middle terraced property comprising of 4 letting rooms with the potential for the top floor to be converted into a self-contained studio flat.

The property is in need of a full upgrade and refurbishment scheme and would be suitable for a number of uses subject to any necessary consents.

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

**Ground Floor** Hall, 1 Letting Room, Communal Lounge, Kitchen/Diner (No fittings), Utility Room.

**First Floor** 2 Letting Rooms, Bathroom/WC (no fittings), 1 Further Room.

**Second Floor** 1 Further Room with loft space (Potential for conversion into self-contained unit)

**Outside** Rear Yard.



Not to scale. For identification purposes only

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# Terms & conditions for proxy or telephone bidders

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

- 1 For those who are unable to attend the auction the proxy bidding form should be used in order to submit a maximum bid to the Auctioneer. This bid will not be called upon prior to the time of offering the particular lot for which the bid has been made.  
  
A prospective buyer should fill in the appropriate telephone bidding form or proxy bidding form in the catalogue and should ensure that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective.
- 2 Maximum bids must be for an exact figure and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective buyer.
- 3 All proxy and telephone bidding completed forms must be delivered to the auctioneer not less than 48 hours prior to the start of the auction at which the property, the subject of the bid, is to be sold. Funds to the sum of 10% of the maximum bid or £3,000 whichever is the greater, must be **cleared** and held with the auctioneer 48 hours prior to the auction to validate the proxy or telephone bidding form. Proof of funds for a 10% deposit must also be provided. **We will not bid on your behalf or accept your telephone bid unless we hold cleared funds.**  
  
Funds can be paid by 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 1% of the purchase price subject to a minimum fee of £1,000 + VAT (£1,200 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts for each property purchased.  
  
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 .....

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 1% of the purchase price subject to a minimum fee of £1,000 + VAT (£1,200 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](http://www.countrywide.co.uk/notices/PrivacyNotice.pdf). Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at [privacy@countrywide.co.uk](mailto:privacy@countrywide.co.uk).

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

### List A – Photographic evidence of Identity

Tick	Item	Ref No
	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) .....

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 1% of the purchase price subject to a minimum fee of £1,000 + VAT (£1,200 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 can be a bankers draft or solicitors client account cheque, no cash must be sent through the post. The cheque will only be presented for payment should you be the successful bidder.

Solicitor address .....

Tel no ..... Fax no .....

Person acting .....

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

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

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

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

Date of signing .....

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

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

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

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

## List A – Photographic evidence of Identity

Tick	Item	Ref No
	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.

## 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:

- a) the date specified in the SPECIAL CONDITIONS; or
- b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE; but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

## APPROVED FINANCIAL INSTITUTION

Any bank or building society that 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

One 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:

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

## DOCUMENTS

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

- A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.
- A1.2 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

- A2.1 As agents for each SELLER we have authority to
- (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
  - (b) offer each LOT for sale;
  - (c) sell each LOT;
  - (d) receive and hold deposits;
  - (e) sign each SALE MEMORANDUM; and
  - (f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS or fails to provide identification as required by the AUCTIONEERS.
- A2.2 OUR decision on the conduct of the AUCTION is final.
- A2.3 WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION. 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.
- A2.5 WE may refuse to admit one or more persons to the AUCTION without having to explain why.
- A2.6 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

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

- A3.2 WE may refuse to accept a bid. WE do not have to explain why.
- A3.3 If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.

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

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

## A4 The PARTICULARS and other information

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

- A4.2 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.

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

- A4.4 If WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

## A5 The CONTRACT

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

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

- A5.3 YOU must before leaving the AUCTION

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

- A5.4 If YOU do not WE may either

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

- A5.5 The deposit

- (a) 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);
- (b) 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;
- (c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and
- (d) 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.

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

- A5.7 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.

- A5.8 If the BUYER does not comply with its obligations under the CONTRACT then

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

- A5.9 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

- A6.1 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 CAPITALS 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

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

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

- G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.

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

	<p>(a) matters registered or capable of registration as local land charges;</p> <p>(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;</p> <p>(c) notices, orders, demands, proposals and requirements of any competent authority;</p> <p>(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;</p> <p>(e) rights, easements, quasi-easements, and wayleaves;</p> <p>(f) outgoing and other liabilities;</p> <p>(g) any interest which overrides, under the Land Registration Act 2002;</p> <p>(h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and</p> <p>(i) anything the SELLER does not and could not reasonably know about.</p>		
G1.5	Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.		
G1.6	The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.		
G1.7	The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:		
	(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and		
	(b) the SELLER is to leave them at the LOT.		
G1.8	The BUYER buys with full knowledge of		
	(a) the DOCUMENTS, whether or not the BUYER has read them; and		
	(b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.		
G1.9	The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER's conveyancer's written replies to written enquiries to the extent stated in those replies.		
<b>G2</b>	<b>Deposit</b>		
G2.1	The amount of the deposit is the greater of:		
	(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and		
	(b) 10% of the PRICE (exclusive of any VAT on the PRICE).		
G2.2	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.		
G2.3	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.		
<b>G3</b>	<b>Between CONTRACT and COMPLETION</b>		
G3.1	From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless		
	(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or		
	(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.		
G3.2	If the SELLER is required to insure the LOT then the SELLER		
	(a) must produce to the BUYER on request all relevant insurance details;		
	(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;		
	(c) gives no warranty as to the adequacy of the insurance;		
	(d) must at the request of the BUYER use reasonable endeavours to have the BUYER's interest noted on the policy if it does not cover a contracting purchaser;		
	(e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and		
	(f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).		
G3.3	No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.		
G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.		
G3.5	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.		
<b>G4</b>	<b>Title and identity</b>		
G4.1	Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.		
G4.2	The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:		
	(a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.		
	(b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.		
	(c) If title is in the course of registration, title is to consist of:		
	(i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;		
	(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and		
	(iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.		
	(d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.		
G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):		
	(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and		
	(b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.		
G4.4	The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.		
G4.5	The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.		
G4.6	The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.		
<b>G5</b>	<b>TRANSFER</b>		
G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS		
	(a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and		
	(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.		
G5.2	If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.		
G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.		
G5.4	Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER		
	(a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;		
	(b) the form of new lease is that described by the SPECIAL CONDITIONS; and		
	(c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.		
<b>G6</b>	<b>COMPLETION</b>		
G6.1	COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.		
G6.2	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.		
G6.3	Payment is to be made in pounds sterling and only by		
	(a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and		
	(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.		
G6.4	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.		
G6.5	If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.		
G6.6	Where applicable the CONTRACT remains in force following COMPLETION.		
<b>G7</b>	<b>Notice to complete</b>		
G7.1	The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence. The person giving the notice must be READY TO COMPLETE.		
G7.2	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:		
G7.3	(a) terminate the CONTRACT;		
	(b) claim the deposit and any interest on it if held by a stakeholder;		
	(c) forfeit the deposit and any interest on it;		
	(d) resell the LOT; and		
	(e) claim damages from the BUYER.		
G7.4	If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:		
	(a) terminate the CONTRACT; and		
	(b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.		
<b>G8</b>	<b>If the CONTRACT is brought to an end</b>		
	If the CONTRACT is lawfully brought to an end:		
	(a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and		
	(b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.		
<b>G9</b>	<b>Landlord's licence</b>		
G9.1	Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.		
G9.2	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.		
G9.3	The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").		
G9.4	The SELLER must		
	(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and		
	(b) enter into any Authorised Guarantee Agreement ("AGA") 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.		
<b>G10</b>	<b>Interest and apportionments</b>		
G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the 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 outgoing 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 outgoing 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 outgoing 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.		
<b>G11</b>	<b>ARREARS</b>		
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 is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.		
G11.6	If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.		
Part 3 – BUYER not to pay for ARREARS			
G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS		
	(a) so state; or		
	(b) give no details of any ARREARS.		
G11.8	While any ARREARS due to the SELLER remain unpaid the BUYER must:		
	(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;		
	(b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment);		
	(c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require;		
	(d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;		
	(e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and		
	(f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.		
G11.9	Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.		
<b>G12</b>	<b>Management</b>		
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.		
<b>G13</b>	<b>Rent deposits</b>		
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.	(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. The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.	BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
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.		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.
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.		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.
<b>G14 VAT</b>			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.
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.		<b>G25 Warranties</b>
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.		G25.1 Available warranties are listed in the SPECIAL CONDITIONS.
<b>G15 TRANSFER as a going concern</b>			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.
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.	<b>G21 Environmental</b>	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.
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.	G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.	<b>G26 No assignment</b>
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. 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.	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	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.
G15.4	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. 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.	<b>G22 Service Charge</b>	<b>G27 Registration at the Land Registry</b>
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.	G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.	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.
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.	G22.2 No apportionment is to be made at COMPLETION in respect of service charges.	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.
<b>G16 Capital allowances</b>		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.	<b>G28 Notices and other communications</b>
G16.1	This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.	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.	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.
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.	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.	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.
G16.3	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.	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.	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.
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.	<b>G23 Rent reviews</b>	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.
<b>G17 Maintenance agreements</b>		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.	<b>G29 CONTRACTs (Rights of Third Parties) Act 1999</b>
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.	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.	No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.
G17.2	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.	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.	<b>Extra General Conditions</b>
<b>G18 Landlord and Tenant Act 1987</b>		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.	Applicable for all lots where the Common Auction Conditions apply.
G18.1	This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part 1 of the Landlord and Tenant Act 1987	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.	<b>1. The Deposit</b>
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.	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.	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 bankers draft drawn on a UK clearing bank or building society (or bysuch 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
<b>G19 Sale by PRACTITIONER</b>		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.	<b>2. Buyer's Administration Charge</b>
G19.1	This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.	G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.	2.1 Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1% of the purchase price subject to a minimum fee of £1,000 + VAT (£1,200 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.
G19.2	The PRACTITIONER has been duly appointed and is empowered to sell the LOT.	<b>G24 TENANCY renewals</b>	<b>3. Extra Auction Conduct Conditions</b>
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.	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.	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.
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.	G24.2 Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the	<b>4. Searches</b>
G19.5	Where relevant:		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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