

# property auction

**Thursday 12 September 2019**

12 noon prompt

Marriott Hotel, City Centre  
One Queen Square  
Liverpool L1 1RH

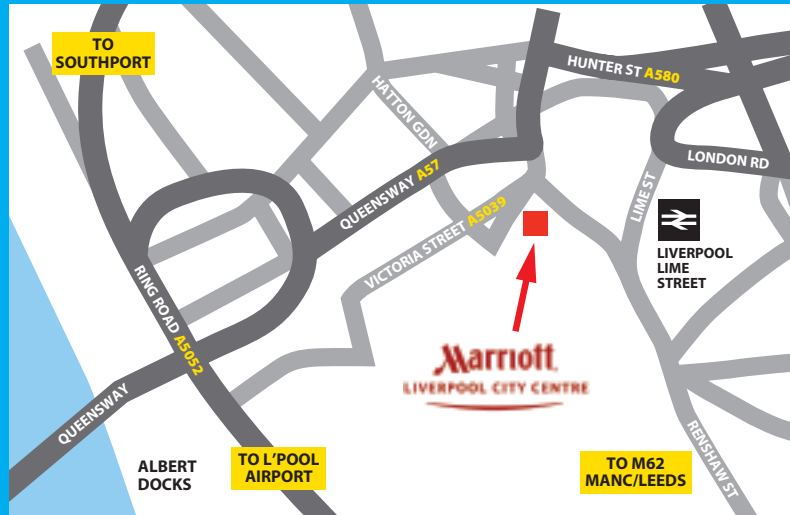
## SuttonKersh

**suttonkersh.co.uk**

Now inviting instructions  
for our **31 October** auction  
at the Marriott Hotel

# Location

**Marriott Hotel**  
City Centre  
One Queen Square  
Liverpool L1 1RH



## Auction programme 2019

AUCTION DATES	CLOSING DATES	VENUE
Thursday 14 February	18 January	Crowne Plaza
Thursday 28 March	1 March	Crowne Plaza
Wednesday 15 May	19 April	Crowne Plaza
Thursday 11 July	14 June	Crowne Plaza
Thursday 12 September	16 August	Marriott Hotel
Thursday 31 October	4 October	Marriott Hotel
Thursday 12 December	15 November	Marriott Hotel

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We're now taking entries for our  
**Thursday 31 October 2019** auction.

If you are thinking of selling at auction,  
one of our Auction valuers will be happy  
to offer you a free market appraisal and advice.

For further information please call Sutton Kersh  
on **0151 207 6315** or email **auctions@suttonkersh.co.uk**

# Welcome



**Storming through the year with a succession of popular auctions, I'm proud to say that Sutton Kersh has once again shown that that we are a force to be reckoned with.**

With the first half of the year proving that the auction house is moving from strength to strength, there are high hopes for our last three auctions of 2019.

We've already had a huge variety of properties on auction this year – from seaside beach houses to Grade II listed townhouses, so I'm very excited to announce our September 2019 listings in the following pages.

While we do experience a large turnout for our post-summer auction, our next auction (held at the Marriot Hotel, Liverpool) has secured over 100 properties from up and down the country and is expected to draw in a huge crowd.

Overall, we had thought that 2018 was our biggest year yet, but 2019 is looking to propel us even further ahead.

We know that there's always a lot of talk around how the industry is experiencing turbulence due to Brexit negotiations, but we're happy to be driving the industry forward for both Liverpool and the country as a whole.

If you do need any help before the auction, don't hesitate to send an email across to myself or the team. We'll also be on hand throughout the auction to answer any questions or help with any queries.

**Cathy Holt MNAEA MNAVA**  
**Associate Director**

# 105

 lots available

## 50+

vacant  
residential

## 20+

residential  
investment

## 10+

commercial  
investment

## 2

vacant  
commercial

## 9

development  
opportunities

## 2

land

### Highlights



8 Swanpool Lane, Aughton, Ormskirk, Lancashire L39 5AZ



85 Upton Rocks Avenue, Widnes, Cheshire WA8 9DA



19 St. Oswalds Street, Old Swan, Liverpool L13 5SA



11 Blackburne Place, Liverpool L8 7PE



14 Woolton Street, Woolton, Liverpool L25 5JA



Meadow Farm, Sandy Way, Holmeswood, Ormskirk L40 1UB

# Merseyside's leading auction team...



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



**Cathy Holt** MNAEA  
MNAVA  
Associate Director  
cathy.holt  
@suttonkersh.co.uk



**Andrew Binstock**  
BSc (Hons)  
Auctioneer



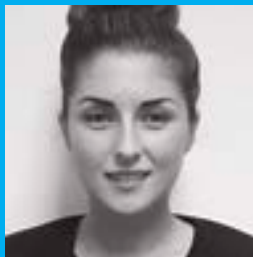
**Katie Donohue**  
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**Victoria Kenyon** MNAVA  
Business Development  
Manager  
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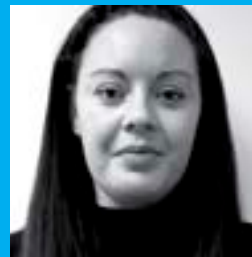
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## Contact

**Cathy Holt** MNAEA MNAVA  
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**Katie Donohue** BSc (Hons) MNAVA  
katie@suttonkersh.co.uk

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

for free advice or to arrange a free valuation

**0151 207 6315**  
**auctions@suttonkersh.co.uk**

**66**  
lots sold

**80%**  
realised

**£5.53m**  
raised

## Local auction house brings a host of highs

Continuing their consistent reign over the Liverpool property auction market, Sutton Kersh have once again shown why they're one of Liverpool's best in their bumper Summer auction.

Starting the day on a high, with £1.6m worth of property sold prior to the auction day, the local auction house was again joined by daytime TV favourites, *Homes Under the Hammer*, at the Crowne Plaza hotel in Liverpool City Centre.

By the end of the auction, the total sales for the auction had reached the £5.5m mark, with an 80% sell-rate – a consistently above average statistic that the team prides themselves on.

Being their half a year milestone, the summer auction is always one to keep an eye on for the Sutton Kersh team – providing benchmarks for the rest of the year. Already selling over £23.9m and reaching a sell-rate of 82% in 2019, it's safe to say that the auction house is proving its success over and over again.

A member of Lyon TV, the producers for *HUT*, said "It's a treat to come to the Liverpool auctions that are hosted by the Sutton Kersh team.

"They are experts in their field, which really shows on the day. Even when they are in the thick of managing the auction, they are more than happy to help anyone with a query."

Cathy Holt, Associate Director, commented, "Once again, we've had a fabulous auction with a room packed-full of bidders from across the country.

"At the end of the auction, we were totaling £5.5m but that is already rising with after-auction sales. Putting this figure with our 80%+ sell rate on almost every auction we host, it's no wonder that people prefer us over the competitors."

### Highlights



365 Mill Street, Liverpool L8 4RB  
Guide Price: £85,000+  
**SOLD FOR £156,000**



139 Aigburth Road, Aigburth Vale,  
Liverpool L17 0BJ  
Guide Price: £300,000+  
**SOLD FOR £350,000**



109 North Sudley Road, Liverpool  
L17 6BS  
Guide Price: £175,000+  
**SOLD FOR £236,000**



369 Smithdown Road,  
Liverpool L15 3JJ  
Guide Price: £75,000+  
**SOLD FOR £165,500**



# 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.
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.

# 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?

**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 satisfactory 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 × forms of ID for a charge of £10.50

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

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

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

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



# Order of sale **Thursday 12 September**

For sale by public auction unless sold prior or withdrawn

1	8 Swanpool Lane, Aughton, Ormskirk, Lancashire L39 5AZ	£240,000+
2	16 Henley Avenue, Litherland, Liverpool L21 2PU	£70,000+
3	82 Deane Road, Liverpool L7 0ET	£125,000+
4	146 Gentwood Road, Liverpool L36 2QP	£65,000+
5	Flat 34 Candia Towers, Jason Street, Liverpool L5 5EN	£30,000–£35,000
6	23 Spellow Lane, Liverpool L4 4DE	£100,000+
7	72 Sutton Street, Tuebrook, Liverpool L13 7EL	£40,000+
8	W5 Citygate, Oldham Street, Liverpool L1 2SU	£85,000+
9	73 New Wellington Street, Blackburn BB2 4HA	£65,000+
10	85 Upton Rocks Avenue, Widnes, Cheshire WA8 9DA	£225,000+
11	22 Chelsea Road, Litherland, Liverpool L21 8HJ	£40,000+
12	80 Holmes Street, Liverpool L8 0RJ	£40,000+
13	39 Rockhouse Street, Liverpool L6 4AP	£45,000+
14	91 Green Lane, Stoneycroft, Liverpool L13 7BB	£70,000+
15	19 Utting Avenue, Liverpool L4 7UN	£40,000+
16	118 Southgate Road, Old Swan, Liverpool L13 5XZ	£50,000+
17	26 Lawrence Street, Padiham, Burnley, Lancashire BB12 8DL	£40,000+
18	86 Prescott Road, Fairfield, Liverpool L7 0JA	£90,000+
19	162 The Reach, Leeds Street, Liverpool L3 2DD	£85,000+
20	167 The Reach, Leeds Street, Liverpool L3 2DD	£85,000+
21	1 Smilie Avenue, Wirral, Merseyside CH46 6BL	£80,000+
22	125/125a Windsor Street, Liverpool L8 8EF	£120,000+
23	19 St. Oswalds Street, Old Swan, Liverpool L13 5SA	£135,000+
24	9 Prince of Wales Avenue, Flint, Clwyd CH6 5DL	£80,000+
25	8 Dorien Road, Liverpool L13 2BS	£70,000+
26	Knightsbridge Court, 35 Holland Street, Liverpool L7 0JG	£45,000+
27	47 Townsend Lane/2 Chapel Road, Anfield, Liverpool L6 0AX	£55,000+
28	11 Blackburne Place, Liverpool L8 7PE	£160,000+
29	Apartment 12, 98 Lark Lane, Liverpool L17 8UU	£90,000+
30	57 Hinton Street, Fairfield, Liverpool L6 3AP	£45,000+
31	38 Part Street, Southport, Merseyside PR8 1HY	£200,000+
32	37 Cardiff Road, Pwllheli, Gwynedd LL53 5NT	£135,000+
33	27 Dunbar Street, Liverpool L4 5TS	£35,000+
34	The Abbey Public House, Walton Lane, Liverpool L4 4HH	£135,000+
35	12 Abingdon Grove, Walton, Liverpool L4 9UY	£55,000+
36	2 Acheson Road, Liverpool L13 9AB	£85,000+
37	214 Molyneux Road, Kensington, Liverpool L6 6AW	£60,000+
38	15 Cheadle Avenue, Liverpool L13 3AE	£50,000+
39	Land at Swan Street, Liverpool L13 3AD	£50,000+
40	Flat 3, 22 Radnor Place, Prenton, Merseyside CH43 4XH	£35,000+
41	14 Woolton Street, Woolton, Liverpool L25 5JA	£160,000+
42	12 Kendal Drive, Liverpool L31 9AZ	£180,000+
43	2 White Houses, Fowler Lane, Farington Moss, Leyland PR25 3RJ	£120,000+
44	42 Alderson Road, Liverpool L15 2HL	£80,000+
45	6 Stanley Street, Fairfield, Liverpool L7 0JW	£150,000+
46	Flat 125 The Marian Way, Bootle, Merseyside L30 3TE	£35,000+
47	84 Beaumont Street, Blyth, Northumberland NE24 1HL	£30,000+
48	Plots 74 & 75 south of Pen-y-dre, Trebanog CF39 9DJ	NIL RESERVE
49	Plots 64, 65 & 66 south of Pen-y-dre, Trebanog CF39 9DJ	NIL RESERVE
50	53 St. Marys Road & 46 Wellington Street, Garston, Liverpool L19 2NJ	£200,000+
51	30 Osborne Road, Tuebrook, Liverpool L13 8AT	£125,000+
52	4 Cameron Street, Liverpool L7 0EW	£70,000+
53	11 Chudleigh Road, Liverpool L13 3AZ	£70,000+
54	5 Rector Road, Liverpool L6 0BY	£40,000+
55	68 Breck Road/2a St. Andrews Road, Anfield, Liverpool L4 2RB	£50,000+

56	64/64a City Road, Liverpool L4 5TE	£40,000+
57	2a Pear Grove, Liverpool L6 9HR	£35,000–£40,000
58	88 Picton Road, Wavertree, Liverpool L15 4LH	£135,000+
59	255 County Road and 4 & 4a Bedford Road, Liverpool L4 5PU	£125,000+
60	33 Muirhead Avenue, Liverpool L13 0BR	£50,000+
61	215 Caryl Street, Liverpool L8 6RE	£65,000+
62	193 Queens Drive, Mossley Hill, Liverpool L18 1JP	£200,000+
63	49 Olivia Street, Bootle, Merseyside L20 2EP	£45,000+
64	24 Dingle Road, Birkenhead, Merseyside CH42 0JW	£90,000+
65	Apt 3-08 Young Village, 19 Wright Street, Liverpool L5 8SB	£20,000+
66	72 Daley Road, Litherland, Liverpool L21 7QQ	£35,000+
67	36a Muirhead Avenue, Liverpool L13 0BR	£50,000+
68	Three Garages & Land at Chapel Avenue, Liverpool L9 2BY	£10,000+
69	1c Liberty Street, Wavertree, Liverpool L15 0ET	£150,000+
70	33 Hawkins Street, Liverpool L6 6BY	£40,000+
71	25 Altcar Avenue, Liverpool L15 2JD	£50,000+
72	63 Borough Road, St. Helens, Merseyside WA10 3SX	£50,000+
73	98 Griffin Street, Blackburn BB2 2PD	£40,000+
74	7 St. Gregorys Croft, Bootle, Merseyside L30 3TP	£30,000–£35,000
75	129 Chirkdale Street, Liverpool L4 3SG	£45,000+
76	68 Cambridge Road, Bootle, Merseyside L20 9LQ	£50,000+
77	179 Westminster Road, Liverpool L4 4LR	£70,000+
78	10 Wenlock Road, Liverpool L4 2UU	£55,000+
79	3 Russell Road, Mossley Hill, Liverpool L18 1DY	£150,000+
80	27 Grey Road, Liverpool L9 1AX	£110,000+
81	292 Anfield Road, Liverpool L4 0TL	£55,000+
82	12 Crofton Crescent, Liverpool L13 5UL	£80,000+
83	Commercial Unit, Wellington Buildings, 7 The Strand, Liverpool L2 0PP	£225,000+
84	Flat 4, 1a Vicar Road, Liverpool L6 0BW	£30,000+
85	125 Sandhurst Street, Liverpool L17 7BU	£110,000+
86	8b The Green, Liverpool L13 4BX	£50,000+
87	17 Broughton Drive, Grassendale, Liverpool L19 0PB	£150,000+
88	19 Longford Street, Liverpool L8 9SD	£60,000+
89	43 Somerford Road, Liverpool L14 0ND	£65,000+
90	Flat 9, 55 Sandown Road, Wavertree, Liverpool L15 4JA	£40,000+
91	52 Mauretania Road, Liverpool L4 6SS	£55,000+
92	544–546 Prescot Road, Old Swan, Liverpool L13 3DB	£250,000+
93	14 Johnson Avenue, Prescot, Merseyside L35 5HD	£80,000+
94	12 Speke Road, Woolton, Liverpool L25 7TL	£30,000–£40,000
95	Land off East Road, Egremont, Cumbria CA22 2ED	£500,000+
96	22 Hoylake Road, Birkenhead, Merseyside CH41 7BX	£20,000–£30,000
97	16 Claude Road, Liverpool L6 0BT	£45,000+
98	2 Deerplay Close, Burnley, Lancashire BB10 2EA	£120,000+
99	Meadow Farm, Sandy Way, Holmeswood, Ormskirk L40 1UB	£250,000+
100	35 Banner Street, Liverpool L15 0HG	£50,000+
101	The Coach House, 35/37 Grange Lane, Gateacre, Liverpool L25 4RZ	£75,000+
102	19 Newburn Street, Liverpool L4 5TU	£45,000+
103	7 Studley Court, 45 Park Crescent, Southport, Merseyside PR9 9LJ	£10,000+
104	5/5a/5b Baileys Lane, Halewood, Liverpool L26 2XB	£110,000+
105	88 August Road, Liverpool L6 4DF	£40,000+*
106	70 Windsor Road, Tuebrook, Liverpool L13 8BD	£65,000+

*\*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

- 15 19 Utting Avenue, Liverpool L4 7UN
- 18 86 Prescott Road, Fairfield, Liverpool L7 0JA
- 22 125/125a Windsor Street, Liverpool L8 8EF
- 27 47 Townsend Lane/2 Chapel Road, Anfield, Liverpool L6 0AX
- 34 The Abbey Public House, Walton Lane, Liverpool L4 4HH
- 41 14 Woolton Street, Woolton, Liverpool L25 5JA
- 50 53 St. Marys Road & 46 Wellington Street, Garston, Liverpool L19 2NJ
- 55 68 Breck Road/2a St. Andrews Road, Anfield, Liverpool L4 2RB
- 56 64/64a City Road, Liverpool L4 5TE
- 59 255 County Road and 4 & 4a Bedford Road, Liverpool L4 5PU
- 77 179 Westminster Road, Liverpool L4 4LR
- 83 Commercial Unit, Wellington Buildings, 7 The Strand, Liverpool L2 0PP
- 92 544-546 Prescott Road, Old Swan, Liverpool L13 3DB
- 104 5/5a/5b Baileys Lane, Halewood, Liverpool L26 2XB

## Development opportunities

- 9 73 New Wellington Street, Blackburn BB2 4HA
- 32 37 Cardiff Road, Pwllheli, Gwynedd LL53 5NT
- 39 Land at Swan Street, Liverpool L13 3AD
- 68 Three Garages & Land at Chapel Avenue, Liverpool L9 2BY
- 94 12 Speke Road, Woolton, Liverpool L25 7TL
- 95 Land off East Road, Egremont, Cumbria CA22 2ED
- 103 7 Studley Court, 45 Park Crescent, Southport, Merseyside. PR9 9LJ
- 14 91 Green Lane, Stoneycroft, Liverpool L13 7BB
- 99 Meadow Farm, Sandy Way, Holmeswood, Ormskirk L40 1UB

## Land

- 48 Plots 74 & 75 south of Pen-y-dre, Trebanog CF39 9DJ
- 49 Plots 64, 65 & 66 south of Pen-y-dre, Trebanog CF39 9DJ

## Residential investment

- 2 16 Henley Avenue, Litherland, Liverpool L21 2PU
- 3 82 Deane Road, Liverpool L7 0ET
- 6 23 Spellow Lane, Liverpool L4 4DE
- 8 W5 Citygate, Oldham Street, Liverpool L1 2SU
- 13 39 Rockhouse Street, Liverpool L6 4AP
- 19 162 The Reach, Leeds Street, Liverpool L3 2DD

- 20 167 The Reach, Leeds Street, Liverpool L3 2DD
- 21 1 Smilie Avenue, Wirral, Merseyside CH46 6BL
- 26 Knightsbridge Court, 35 Holland Street, Liverpool L7 0JG
- 28 11 Blackburne Place, Liverpool L8 7PE
- 30 57 Hinton Street, Fairfield, Liverpool L6 3AP
- 38 15 Cheadle Avenue, Liverpool L13 3AE
- 45 6 Stanley Street, Fairfield, Liverpool L7 0JW
- 57 2a Pear Grove, Liverpool L6 9HR
- 58 88 Picton Road, Wavertree, Liverpool L15 4LH
- 60 33 Muirhead Avenue, Liverpool L13 0BR
- 61 215 Caryl Street, Liverpool L8 6RE
- 63 49 Olivia Street, Bootle, Merseyside L20 2EP
- 67 36a Muirhead Avenue, Liverpool L13 0BR
- 70 33 Hawkins Street, Liverpool L6 6BY
- 71 25 Altcar Avenue, Liverpool L15 2JD
- 79 3 Russell Road, Mossley Hill, Liverpool L18 1DY
- 86 8b The Green, Liverpool L13 4BX
- 89 43 Somerford Road, Liverpool L14 0ND
- 91 52 Mauretania Road, Liverpool L4 6SS
- 97 16 Claude Road, Liverpool L6 0BT
- 100 35 Banner Street, Liverpool L15 0HG
- 105 88 August Road, Liverpool L6 4DF

## Vacant commercial

- 23 19 St. Oswalds Street, Old Swan, Liverpool L13 5SA
- 96 22 Hoylake Road, Birkenhead, Merseyside CH41 7BX

## Vacant residential

- 1 8 Swanpool Lane, Aughton, Ormskirk, Lancashire L39 5AZ
- 4 146 Gentwood Road, Liverpool L36 2QP
- 5 Flat 34 Candia Towers, Jason Street, Liverpool L5 5EN
- 7 72 Sutton Street, Tuebrook, Liverpool L13 7EL
- 10 85 Upton Rocks Avenue, Widnes, Cheshire WA8 9DA
- 11 22 Chelsea Road, Litherland, Liverpool L21 8HJ
- 12 80 Holmes Street, Liverpool L8 0RJ
- 16 118 Southgate Road, Old Swan, Liverpool L13 5XZ
- 17 26 Lawrence Street, Padiham, Burnley, Lancashire BB12 8DL
- 24 9 Prince of Wales Avenue, Flint, Clwyd CH6 5DL
- 25 8 Dorien Road, Liverpool L13 2BS
- 29 Apartment 12, 98 Lark Lane, Liverpool L17 8UU
- 31 38 Part Street, Southport, Merseyside PR8 1HY

- 33 27 Dunbar Street, Liverpool L4 5TS
- 35 12 Abingdon Grove, Walton, Liverpool L4 9UY
- 36 2 Acheson Road, Liverpool L13 9AB
- 37 214 Molyneux Road, Kensington, Liverpool L6 6AW
- 40 Flat 3, 22 Radnor Place, Prenton, Merseyside CH43 4XH
- 42 12 Kendal Drive, Liverpool L31 9AZ
- 43 2 White Houses, Fowler Lane, Farington Moss, Leyland PR25 3RJ
- 44 42 Alderson Road, Liverpool L15 2HL
- 46 Flat 125 The Marian Way, Bootle, Merseyside L30 3TE
- 47 84 Beaumont Street, Blyth, Northumberland NE24 1HL
- 51 30 Osborne Road, Tuebrook, Liverpool L13 8AT
- 52 4 Cameron Street, Liverpool L7 0EW
- 53 11 Chudleigh Road, Liverpool L13 3AZ
- 54 5 Rector Road, Liverpool L6 0BY
- 62 193 Queens Drive, Mossley Hill, Liverpool L18 1JP
- 64 24 Dingle Road, Birkenhead, Merseyside CH42 0JW
- 65 Apt 3-08 Young Village, 19 Wright Street, Liverpool L5 8SB
- 66 72 Daley Road, Litherland, Liverpool L21 7QQ
- 69 1c Liberty Street, Wavertree, Liverpool L15 0ET
- 72 63 Borough Road, St. Helens, Merseyside WA10 3SX
- 73 98 Griffin Street, Blackburn BB2 2PD
- 74 7 St. Gregorys Croft, Bootle, Merseyside L30 3TP
- 75 129 Chirkdale Street, Liverpool L4 3SG
- 76 68 Cambridge Road, Bootle, Merseyside L20 9LQ
- 78 10 Wenlock Road, Liverpool L4 2UU
- 80 27 Grey Road, Liverpool L9 1AX
- 81 292 Anfield Road, Liverpool L4 0TL
- 82 12 Crofton Crescent, Liverpool L13 5UL
- 84 Flat 4, 1a Vicar Road, Liverpool L6 0BW
- 85 125 Sandhurst Street, Liverpool L17 7BU
- 87 17 Broughton Drive, Grassendale, Liverpool L19 0PB
- 88 19 Longford Street, Liverpool L8 9SD
- 90 Flat 9, 55 Sandown Road, Wavertree, Liverpool L15 4JA
- 93 14 Johnson Avenue, Prescott, Merseyside L35 5HD
- 98 2 Deerplay Close, Burnley, Lancashire BB10 2EA
- 101 The Coach House, 35/37 Grange Lane, Gateacre, Liverpool L25 4RZ
- 102 19 Newburn Street, Liverpool L4 5TU
- 106 70 Windsor Road, Tuebrook, Liverpool L13 8BD

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- Three bedroomed plus attic room semi-detached house
- Gardens to the front and rear
- Driveway
- Many original features
- Sizeable plot

A three bedroomed plus attic room semi-detached house benefiting from gardens to the front and rear, driveway and many of building's original features. The house is in need of a full upgrade and refurbishment scheme and once upgraded would be suitable for occupation or resale. The property is situated on a sizeable plot and would be suitable for redevelopment, subject to gaining the necessary consents. Please note the property is a cash buy only.

**Situated** Off Long Lane in a desirable location close to Aughton amenities and transport links. Ormskirk town centre is approximately 1.5 miles away.

**Lower Ground Floor** Basement

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

**First Floor** Shower Room/WC, two Bedrooms, Box Room

**Second Floor** Attic Room

**Outside** Garage (shell condition), shed, gardens to the front and rear, driveway and parking.

**Joint Agent**





LOT

2

## 16 Henley Avenue, Litherland, Liverpool L21 2PU

GUIDE PRICE £70,000+\*

RESIDENTIAL INVESTMENT

- A residential investment producing £5,824 per annum
- Gardens to the front and rear

A three bedroomed semi-detached house currently let by way of a Regulated Tenancy producing a rental income of £5,824 per annum. The property benefits from gardens to the front and rear.

**Situated** Off Beach Road in a popular and well established residential location within close proximity to local amenities and transport links. Approximately 6 miles from Liverpool city centre.

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

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

**Outside** Front and Rear Gardens.



LOT

3

## 82 Deane Road, Liverpool L7 0ET

GUIDE PRICE £125,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £9,600 per annum
- Double glazing
- Central heating
- Gardens front to rear

A residential investment currently let producing £9,600 per annum. A three storey end of terraced four bedroomed house benefiting from double glazing, central heating and gardens to the front and rear. We are advised the property has recently been refurbished throughout. The potential rental income once vacated is approximately £22,100 per annum if let to 5 individual tenants.

**Situated** Between Edge Lane and Kensington High Street in a popular and well-established residential location within easy reach of local transport links and walking distance to local amenities to include the new Liverpool Shopping park. Approximately 2 miles from Liverpool city centre.

**Ground Floor** Hallway, Living Room, Kitchen

**First/Second Floor** Four Bedrooms, Bathroom/WC

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



LOT  
4

## 146 Gentwood Road, Liverpool L36 2QP

GUIDE PRICE **£65,000+**\*

VACANT RESIDENTIAL

- A three bed town house • Double glazing
- Central heating • Gardens • Off road parking

A three bedroomed mid-town house benefiting from double glazing, central heating, gardens and off road parking. The property would be suitable for investment purposes with a potential rental income of approximately £7,800 per annum.

**Situated** Off Kingsway which is in turn off Liverpool Road (A57) in an established and popular residential location within easy reach of local amenities, schooling and approximately 5 miles from Liverpool city centre.

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

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

**Outside** Gardens front and rear. Driveway



LOT  
5

## Flat 34 Candia Towers, Jason Street, Liverpool L5 5EN

GUIDE PRICE **£30,000–£35,000\***

VACANT RESIDENTIAL

- Third floor three bedroom flat • Double glazing • Electric heating • Balcony • Parking
- Communal gardens

A three bedroomed third floor apartment within a purpose built block benefiting from double glazing, electric heating, balcony, parking, communal gardens and entrance system. The flat would be suitable for investment purposes with a potential rental income of approximately £5,700 per annum.

**Situated** Off Netherfield Road North in a popular and well established residential location close by to local amenities, schooling and transport links. Liverpool city centre is approximately 2 miles away.

**Joint Agent**



**Ground Floor** Communal Entrance, Lift .

**Third Floor Flat** Hall, Three Bedrooms, Living Room, Kitchen, Bathroom, Separate WC

**Outside** Balcony, Parking, Communal Gardens





LOT

6

## 23 Spellow Lane, Liverpool L4 4DE

GUIDE PRICE £100,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £17,581.20 per annum • Double glazing • Central heating
- Secure entry system

A three storey dormer style middle terraced house which has been converted to provide four self-contained flats (3 × one bedroom, 1 × studio) which are currently fully let producing £17,581.20 per annum. The property benefits from double glazing, central heating and secure entry system.

**Situated** Off Walton Road (A59) in a popular and well established residential location within close proximity to County Road shopping amenities, Stanley Park, Liverpool & Everton Football Clubs and approximately 3 miles from Liverpool city centre.

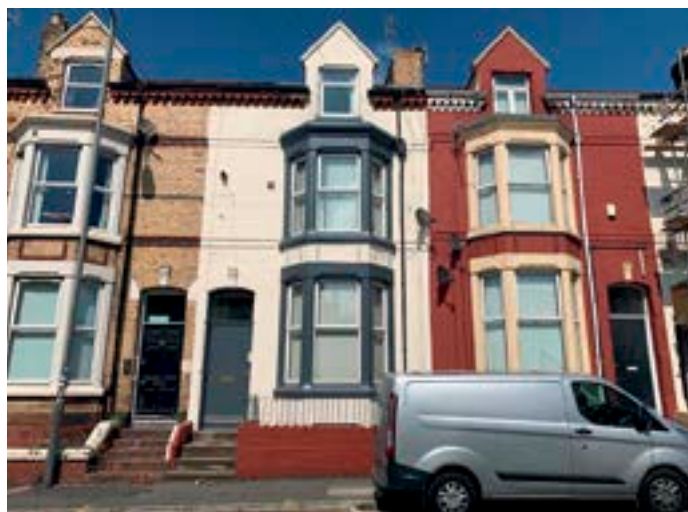
**First Floor** Flat 3 Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC

**Second Floor** Flat 4 Living Room, Kitchen, Bedroom, Shower/WC

**Outside** Rear Yard.

**Basement** Cellar Not Inspected.

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



LOT

7

## 72 Sutton Street, Tuebrook, Liverpool L13 7EL

GUIDE PRICE £40,000+\*

VACANT RESIDENTIAL

- A modern one bed quasi semi-detached house
- Double glazing • Central heating • Front garden • Driveway

A modern one bedroomed quasi semi-detached house benefiting from double glazing, central heating, front garden and driveway. The property would be suitable for immediate occupation or investment purposes with a potential rental income of approximately £5,700 per annum. The property has until recently been let producing £476pcm.

**Situated** Off Green Lane which in turn is off West Derby Road in a popular and well established residential location within close proximity to Tuebrook amenities, schooling, Newsham Park and approximately 4 miles from Liverpool city centre.

**Ground Floor** Lounge, Kitchen.

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

**Outside** Front Garden, Driveway.



LOT

8

## W5 Citygate, Oldham Street, Liverpool L1 2SU

GUIDE PRICE £85,000+\*

RESIDENTIAL INVESTMENT

- Residential investment currently let producing £7,560 per annum
- Double glazing
- Central heating
- Secure entry system
- Communal gardens
- Parking

A two bedroomed first floor apartment currently let producing £7,560.00 per annum. The property benefits from double glazing, central heating, secure entry system and communal gardens and parking.

**Situated** Off Roscoe Street which in turn is off Mount Pleasant within walking distance to the University of Liverpool and LJMU's student unions. Access to the main shopping district of Liverpool One is accessible on foot within a few minutes.

**Outside** Communal Gardens and parking

**Ground Floor** Main Entrance Hallway.

**First Floor** Flat Hallway, Lounge, Kitchen, Two Bedrooms (one with En-suite), Bathroom/WC.



LOT

9

## 73 New Wellington Street, Blackburn BB2 4HA

GUIDE PRICE £65,000+\*

DEVELOPMENT OPPORTUNITIES

- Development opportunity with planning permission
- Double glazing
- Central heating

A development opportunity comprising a two bedroomed end of terraced house together with land which comes with the benefit of outline planning permission. The property is in need of modernisation and benefits from double glazing and central heating. The land is currently used as an extensive garden with side garage however has outline planning permission for building 3 x two bedroomed terraced houses. Planning Ref Number: 10/18/0728

**Situated** Off Moorgate Street in a popular and well established residential location close to local amenities, transport links and schooling and approximately 2 miles from Blackburn town centre.

**First Floor** Bedroom One 13'11" x 12'10" (4.24m x 3.91m), Bedroom Two 9'7" x 11'1" (2.92m x 3.38m), Bathroom/WC 6'9" x 11'1" (2.06m x 3.38m)

**Outside** Land with side Garage

**Ground Floor** Living Room 13'11" x 12'10" (4.24m x 3.91m), Kitchen/Diner 12'7" x 15'8" (3.84m x 4.78m)

**Joint Agent**

bridgfords







- Five bedroom detached house • Double glazing • Central heating • Gardens
- Conservatory

A five bedroom detached house benefiting from double glazing, central heating, driveway, front and rear gardens and conservatory. Following modernisation the house would be suitable for occupation, re-sale or investment purposes.

**Situated** Off Queensbury Way in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Widnes town centre.

**Ground Floor** Porch, Hallway, Three Reception Rooms, Kitchen/Breakfast Room, Utility Room, WC, Conservatory.

**First Floor** Five Bedrooms (one with en suite), Two family Bathroom/WCs.

**Outside** Gardens front and rear, Driveway.



LOT  
11

## 22 Chelsea Road, Litherland, Liverpool L21 8HJ

GUIDE PRICE **£40,000+\***

VACANT RESIDENTIAL

- A two bed roomed middle terraced house in need of a full upgrade and refurbishment scheme • Double glazing • Central heating

A two bed roomed middle terraced house benefiting from double glazing and central heating. Following a full upgrade and refurbishment scheme the house would be suitable for investment purposes with a potential rental income in excess of £6,000 per annum.

**Situated** Off Linacre Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 4 miles north of Liverpool city centre.

**Joint Agent**



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

**First Floor** Two Double Bedrooms, Shower room, Separate WC

**Outside** Rear Yard.

LOT  
12

## 80 Holmes Street, Liverpool L8 0RJ

GUIDE PRICE **£40,000+\***

VACANT RESIDENTIAL

- Two bed terraced house • Double glazing
- Central heating • Potential rent £5,400 per annum

A two bed roomed middle terraced house benefiting from double glazing and central heating. Following decoration the property would be suitable for investment purposes with a potential rental income of approximately £5,400 per annum. The property will be sold with vacant possession.

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

**Ground Floor** Vestibule, Lounge, Kitchen

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

**Outside** Yard to the rear.





LOT  
13

## 39 Rockhouse Street, Liverpool L6 4AP

GUIDE PRICE **£45,000+\***

RESIDENTIAL INVESTMENT

- Residential investment producing a rental income of £5,400 per annum • Partial double glazing • Central heating

A two bedroomed middle terraced property benefiting from central heating and partial double glazing. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,400 per annum.

**Situated** Off Rocky Lane in a popular and well established residential location within close proximity to Tuebrook shopping amenities, Newsham Park, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

**Note** Please note Sutton Kersh haven't inspected the property internally and details have been provided by the managing agents.

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

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

**Outside** Yard to the rear.



LOT  
14

## 91 Green Lane, Stoneycroft, Liverpool L13 7BB

GUIDE PRICE **£70,000+\***

DEVELOPMENT OPPORTUNITY

- Three storey mixed use property
- Development potential • Double glazing
- Central heating

A three storey mixed use mid terraced property comprising a ground floor retail unit together with accommodation to the first and second floors accessed via a separate front entrance. The property benefits from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for a number of uses, to include conversion to provide three self-contained flats or a retail unit with two self-contained flats or an HMO Investment opportunity, subject to any necessary consents.

**Situated** Fronting Green Lane in an established residential location within close proximity to Tuebrook and Old Swan amenities and approximately 3 miles from Liverpool city centre.

**Second Floor** Bathroom/WC, Bedroom, Open Plan Lounge/Kitchen

**Outside** Yard to the rear

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

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





LOT  
15

19 Utting Avenue, Liverpool L4 7UN

GUIDE PRICE £40,000+\*

COMMERCIAL INVESTMENT

- Commercial investment producing £5,880.00 per annum
- Electric heating
- Roller shutters

A single storey ground floor commercial unit which is currently let to Grosvenor Waterford by way of a 3 year lease producing £5,880.00 per annum. The property benefits from electric heating and roller shutters.

**Situated** Fronting Utting Avenue in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

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

**Outside** Shared Rear Yard.



LOT  
16

118 Southgate Road, Old Swan, Liverpool L13 5XZ

GUIDE PRICE £50,000+\*

VACANT RESIDENTIAL

- A two bed middle terrace
- Partial double glazing
- Central heating

A two bedroomed middle terrace house benefiting from central heating and partial double glazing. The property is in good condition and would be suitable for immediate investment purposes with a potential rental income of approximately £6000.00 per annum.

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

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

**First Floor** Two Bedrooms.

**Outside** Yard to Rear.



LOT  
17

26 Lawrence Street, Padiham, Burnley, Lancashire BB12 8DL

GUIDE PRICE £40,000+\*

VACANT RESIDENTIAL

- Two bedroom mid terraced house • Double glazing • Central heating

An extended two bedroomed mid terraced house in need of refurbishment and modernisation. The property benefits from double glazing and central heating. Once upgraded the property would be suitable for occupation, resale or investment purposes with a potential rental income of approximately £4,800 per annum.

**Situated** Off Grove Lane in a popular and well established residential location within close proximity to local amenities, schooling and transport links.

Joint Agent



**Ground Floor** Two Reception Rooms, Kitchen

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

**Outside** Garden to front and yard to the rear.



LOT  
18

86 Prescott Road, Fairfield, Liverpool L7 0JA

GUIDE PRICE £90,000+\*

COMMERCIAL INVESTMENT

- Mixed use investment producing £10,200 per annum

A three storey mixed use investment opportunity which comprises a ground floor retail unit together with a three bedroomed flat above which is fully let producing a total income of £10,200 per annum. The retail unit is currently let as a Hot Food Takeaway, by way of a 15 year lease from 2017 producing £4,800 per annum. The flat is let by way of an Assured Shorthold Tenancy producing £5,400 per annum. The flat is accessed via a separate rear entrance and benefits from double glazing and central heating.

**Situated** Fronting Prescott Road (A57) in a busy prominent main road position within close proximity to local amenities, transport links and approximately 4 miles from Liverpool city centre.

**Second Floor** Three Bedrooms.

**Outside** Rear Yard, WC.

**Ground Floor** Shop Main Sales Area, Kitchen/Preparation Room.

**First Floor** Flat (Accessed via Rear Entrance) Kitchen, Lounge, Utility Room, Bathroom/WC.



LOT  
19

## 162 The Reach, Leeds Street, Liverpool L3 2DD

GUIDE PRICE **£85,000+\***

RESIDENTIAL INVESTMENT

- Residential investment producing £8,700 per annum • Double glazing • Central heating
- Secure entry system • Communal gardens
- Parking

A two bedroomed fifth floor apartment currently let by way of an Assured Shorthold Tenancy producing £8,700.00 per annum. The property benefits from double glazing, central heating, secure entry system and communal gardens and parking.

**Situated** Located on Leeds Street within walking distance to Liverpool city centre, close to local amenities including universities, shops, restaurants and bars.

**Ground Floor** Main Entrance Hallway

**Fifth Floor** Flat Hallway, Two Bedrooms, Living Room, Kitchen, Bathroom/WC

**Outside** Communal Gardens and parking.



LOT  
20

## 167 The Reach, Leeds Street, Liverpool L3 2DD

GUIDE PRICE **£85,000+\***

RESIDENTIAL INVESTMENT

- Residential investment producing £7,500 per annum • Double glazing • Central heating
- Secure entry system • Communal gardens
- Parking

A two bedroomed fifth floor apartment currently let by way of an Assured Shorthold Tenancy producing £7,500 per annum. The property benefits from double glazing, central heating, secure entry system and communal gardens and parking.

**Situated** Located on Leeds Street within walking distance to Liverpool city centre, close to local amenities including universities, shops, restaurants and bars.

**Ground Floor** Main Entrance Hallway.

**5th Floor** Apartment Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

**Outside** Communal Gardens and Parking





LOT  
21

1 Smilie Avenue, Wirral, Merseyside CH46 6BL

GUIDE PRICE £80,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £7,800 per annum • Double glazing • Central heating
- Garage • Gardens to the front, side and rear

A good sized three bedroomed semi detached house benefiting from double glazing, central heating, garage and gardens to the front, side and rear. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £7,800 per annum. There is potential to extend the property to the side, subject to gaining the necessary consents.

**Situated** Off Town Meadow Lane in a popular and well established residential location close to local amenities, schooling and transport links and approximately 1.5 miles from Moreton town centre.

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

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

**Outside** Garage, Gardens to the front, side and rear.



LOT  
22

125/125a Windsor Street, Liverpool L8 8EF

GUIDE PRICE £120,000+\*

COMMERCIAL INVESTMENT

- Par let commercial investment producing £4,600 per annum with three self-contained flats
- Potential rent £20,000pa

A three storey corner property comprising a ground floor retail unit together with 3 self-contained units to the first and second floors accessed via a separate side entrance. The property benefits from majority double glazing and partial central heating. The ground floor shop and garage are both let on informal agreements producing £4,600.00 per annum. Following refurbishment the flats would be suitable for investment purposes with a potential income of £15,300 per annum. Total potential rental income is approximately £20,000 per annum.

**Situated** Fronting Windsor Street in a popular and well established location within close proximity to local shopping amenities, schooling, transport links and approximately 2 miles from Liverpool city centre.

**Ground Floor** Shop Main Sales Area, Kitchen, WC.

**Ground Floor** Flats Main Entrance Hallway. **Flat 1**

Lounge/Bedroom, Kitchen, Bathroom/WC.

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

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

**Outside** Rear Yard.



LOT  
23

19 St. Oswalds Street, Old Swan, Liverpool L13 5SA

GUIDE PRICE **£135,000+\***

VACANT COMMERCIAL

- Former licensed restaurant together with three bed maisonette above • Double glazing • Central heating

An opportunity to acquire the former and well known “Lady Jade” Restaurant together with a three bedroomed maisonette to the first and second floors, accessed via a separate front entrance. The restaurant has been trading for over 14 years and is suitable for immediate continued use benefitting from A4 Use and is fully Licensed. Alternatively the property would be suitable for a number of uses, subject to any relevant consents. The potential rental income is approximately £12,000 per annum. To the first and second floors there is a three bedroomed maisonette which would be suitable for occupation or investment purposes. The potential rental income is approximately £7,200 per annum. The property benefits from double glazing, central heating and electric roller shutters to the ground floor.

**Situated** Fronting St. Oswald’s Street at its junction with Prescot Road in a popular and well established residential location within walking distance to Edge Lane Retail Park, Old Swan amenities, schooling and approximately 3 miles to Liverpool city centre.

**Basement** Cellar Not inspected.

**Restaurant** Providing approx 34 covers, Bar Area, Ladies and Gents disabled WC’s, Prep Room, Kitchen, Walk-in Fridge.

**First Floor** Flat 19a Hallway,

Lounge, Dining Room, Kitchen, Bathroom/WC

**Second Floor** Three Bedrooms.



LOT  
24

9 Prince of Wales Avenue, Flint, Clwyd CH6 5DL

GUIDE PRICE **£80,000+\***

VACANT RESIDENTIAL

- Three bedroom semi-detached • Double glazing • Central heating • Garage • Outhouse • Driveway • Gardens to the front and rear

A three bedroomed semi-detached house in need of refurbishment and modernisation. The property benefits from central heating, double glazing, garage, driveway and gardens to the front and rear. Once updated the house would be suitable for occupation, resale or investment purposes with a potential rental income of approximately £8,400 per annum.

**Situated** Off Duke Street which is in turn off Chester Road in a popular and well established residential location within walking distance of Flint town centre and amenities, railway station and schooling.

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

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

**Outside** Garden to the front and rear, garage, Out house, driveway.





LOT  
25

## 8 Dorien Road, Liverpool L13 2BS

GUIDE PRICE **£70,000+\***

VACANT RESIDENTIAL

- Three bed end town house • Front and rear gardens • In need of refurbishment

A three bedroomed end town house sat on a good sized corner plot with potential to extend subject to any necessary consents. The house benefits from front and rear gardens. Following upgrade and refurbishment the property would be suitable for occupation, re-sale or investment purposes.

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

Joint Agent



**Ground Floor** Porch, Hall, Lounge, Kitchen/Dining room, WC

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

**Outside** Front and rear gardens.



LOT  
26

## Knightsbridge Court, 35 Holland Street, Liverpool L7 0JG

GUIDE PRICE **£45,000+\***

RESIDENTIAL INVESTMENT

- Residential investment producing £6,000 per annum • Double glazing • Central heating • Communal car parking • Gardens

A two bedroomed ground floor purpose built apartment benefiting from double glazing, central heating, communal car parking and gardens. The apartment is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum.

**Situated** Fronting Holland Street which in turn is off Prescot Road within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor** Communal entrance hallway. Flat Hall, Living room, Kitchen, Bathroom/WC, two Bedrooms.

**Outside** Private balcony, communal car parking and gardens.



LOT  
27

## 47 Townsend Lane/2 Chapel Road, Anfield, Liverpool L6 0AX

GUIDE PRICE **£55,000+\***

COMMERCIAL INVESTMENT

- Retail unit and three one-bedroomed self-contained flats
- Part let producing £3,360.00 per annum
- Potential rent £18,000pa

A substantial corner property comprising a ground floor retail unit together with three one-bedroomed self-contained flats, accessed via two 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, two Store Rooms.

### 47A/47B Townsend Lane

Over First/Second Floors: Each

Flat comprises a Lounge, Kitchen, Bedroom, Bathroom/WC.

### 2 Chapel Road

Flat Lounge, Kitchen, Bedroom, Bathroom/WC.

### Joint Agent

J & D Estates



LOT  
28

## 11 Blackburne Place, Liverpool L8 7PE

GUIDE PRICE **£160,000+\***

RESIDENTIAL INVESTMENT

- A two bed character mews house in the Georgian Quarter currently let £10,800 per annum
- Central heating

A two bedroomed character Georgian coach house currently let by way of an Assured Shorthold Tenancy producing £10,800 per annum. The property benefits from many original features but updated to a modern standard. The property benefits from central heating and yard.

**Situated** in a sought after location between Catharine Street (A5039) and Hope Street within the fashionable Georgian Quarter of the city within easy reach of the cities universities, nightlife and retail core.

**Ground Floor** Lounge, Kitchen.

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

**Outside** Yard to the rear and on street parking.



LOT  
29

## Apartment 12, 98 Lark Lane, Liverpool L17 8UU

GUIDE PRICE **£90,000+\***

VACANT RESIDENTIAL

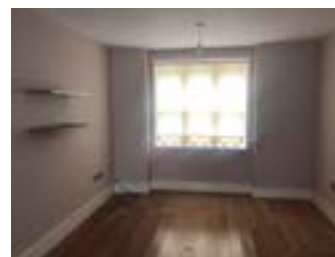
- Ground floor two bedroom apartment • Gated access • Parking

A ground floor two bedroomed apartment within a purpose built block benefiting from gated access, an intercom system and parking. The apartment is in need of modernisation and once updated would be suitable for occupation or investment purposes with a potential rental income of approximately £9,000 per annum.

**Situated** Fronting Lark Lane in a sought after position within close proximity to all local amenities, Sefton Park and approximately 3 miles from Liverpool city centre.

**Ground Floor** Communal Entrance Hall **Flat** Hall, Living Room/Diner/Kitchen, Two Bedrooms one with En Suite Shower Room/WC, Bath Room/WC

**Outside** Parking, Communal Gardens



LOT  
30

## 57 Hinton Street, Fairfield, Liverpool L6 3AP

GUIDE PRICE **£45,000+\***

RESIDENTIAL INVESTMENT

- Residential investment producing a rental income of £5,436 per annum • Central heating
- Partial double glazing

A two bedroomed middle terraced house benefiting from central heating and partial double glazing. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,436 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** Vestibule, Living Room/Dining Room, Kitchen

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

**Outside** Yard to the rear.







- Five bedroomed semi-detached house
- Double glazing • Central heating • Gardens front and rear • Parking

A substantial five bedroomed semi-detached Victorian house on a good sized plot benefiting from double glazing, central heating, gardens to the front and rear and parking. The building has many of its original features and following refurbishment would be suitable for use as a family home or alternatively flat conversion, subject to gaining the necessary consents.

**Situated** Off Portland Street in a desirable and well established residential location within close proximity to Southport town centre amenities, schooling and transport links.

**Outside** Parking and Gardens to the front and rear, the rear garden measuring approximately 0.5 acres

**Lower Ground Floor** Cellar

**Ground Floor** Porch, Hall, Living Room, Dining Room, Bathroom/WC, Reception Room, Kitchen, Utility Room

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



LOT  
32

37 Cardiff Road, Pwllheli, Gwynedd LL53 5NT

GUIDE PRICE £135,000+\*

DEVELOPMENT OPPORTUNITIES

- Redevelopment opportunity • Double glazing
- Central heating • Garage

A four storey end terraced premises set in a prime location currently comprising a ground floor commercial unit previously used as a food outlet with accommodation to the first, second and third floors. It benefits from double glazing, central heating and garage to the rear. The property comes with the benefit of full planning permission to convert the ground floor into residential use and has potential for redevelopment into a variety of uses, subject to the necessary consents Planning Reference: C18/0729/45/LL

**Situated** Fronting Cardiff Road in a prominent position within close proximity to the Pwllheli seafront and promenade, local amenities such as shops, cafes, restaurants, banks, schooling and transport links. Abersoch is approximately 7 miles away.

**Ground Floor** Commercial Unit Trading Area, Kitchen, Office, WC, Further Room

**First Floor** Lounge, Kitchen/ Diner, Bedroom One, Bathroom/ WC, Separate WC

**Second Floor** Four Further Bedrooms, Shower Room/WC

**Third Floor** Two Further Bedrooms

**Outside** Yard to the rear, Garage

**Joint Agent**

**Beresford  
Adams**



LOT  
33

27 Dunbar Street, Liverpool L4 5TS

GUIDE PRICE £35,000+\*

VACANT RESIDENTIAL

- Two bedroomed middle terrace house
- Double glazing • Central heating

A vacant two bedroomed middle terrace property which is in need of refurbishment and modernisation. The property benefits from double glazing and central heating and once upgraded would be suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.

**Situated** Off Church Road West which is in turn off County 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.

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

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

**Outside** Rear Yard.







- A part let investment opportunity producing £15,600 per annum
- Central heating
- Potential rental income £28,000 per annum

A part let investment opportunity producing £15,600 per annum. A substantial three storey plus cellar detached property currently operating as a Public House to the ground floor and let by way of a 3 year producing £15,600 per annum. The tenants have been in situ for 3 Years. To the first and second floors accessed via a separate side entrance there is a three bedroomed self-contained flat which is currently vacant. The property benefits from central heating and following conversion of the upper floors could be used as a HMO or Bed and Breakfast investment opportunity subject to obtaining the necessary planning consents.

**Situated** Fronting Walton Lane on the corner of Tetlow Street in a popular and well established location within walking distance to Stanley Park, both Liverpool and Everton Football Club and approximately 3 miles from Liverpool city centre.

**Basement** Cellar Not Inspected.

**Ground Floor** Public House  
Two Entrances, Bar/Lounge area, Ladies & Gents WCs.

**First Floor** Lounge, bedroom, Kitchen/Utility room.

**Second Floor** Two bedrooms, Bathroom/WC.

**Outside** Small Yard.





LOT  
35

## 12 Abingdon Grove, Walton, Liverpool L4 9UY

GUIDE PRICE **£55,000+**\*

VACANT RESIDENTIAL

- A three bed mid-town house • Double glazing
- Central heating • Rear garden • Good order

A three bedroomed end town house benefiting from double glazing, central heating, a rear garden and on street parking. The house is in good order throughout and would be suitable for occupation or investment purposes. The potential rental income is approximately £6,300.00 per annum.

**Situated** Off Abingdon Road which in turn is off Walton Hall Avenue close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

**Ground Floor** Hall, Kitchen/ Breakfast Room, Cloak Room, Lounge, WC.

**First Floor** Three Bedrooms, Shower Room/WC, Store Cupboard.

**Outside** Garden to the rear, On street parking.



LOT  
36

## 2 Acheson Road, Liverpool L13 9AB

GUIDE PRICE **£85,000+**\*

VACANT RESIDENTIAL

- Three bed semi-detached house • Double glazing • Central heating • Gardens • Potential to extend

A three bedroomed semi-detached house benefiting from double glazing, central heating, gardens to the front, side and rear and off road parking with space for two cars. Following a scheme of refurbishment works and modernisation the house would be suitable for occupation, resale or investment purposes. There is also potential to extend the property at the side, subject to gaining the necessary consents.

**Situated** Off Lisburn Lane conveniently placed within walking distance of Tuebrook amenities, transport and schooling. Liverpool city centre is approximately 3.5 miles away.

**Outside** Front, side and rear gardens, off road parking with space for 2 cars.

**Joint Agent**

**Ground Floor** Hall, Front Dining Room, Rear Living Room, Kitchen

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



LOT  
37

## 214 Molyneux Road, Kensington, Liverpool L6 6AW

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

- Two bedroom mid terraced house • Double glazing • Central heating

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following modernisation the house would be suitable for occupation or investment purposes. If let to 3 individuals at £75 per person per week the potential income being in excess of £11,700 per annum. The property will be suitable for cash buyers only.

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

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

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

**Outside** Rear Yard.



LOT  
38

## 15 Cheadle Avenue, Liverpool L13 3AE

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £6,300.00 per annum • Double glazing • Central heating

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

**Situated** Off Prescott Road (A57) in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 4.5 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms.

**Outside** Rear Yard.

**Note** We have not internally inspected the property; all information has been supplied by the vendor.





LOT  
39

ON BEHALF OF LIVERPOOL CITY COUNCIL

## Land at Swan Street, Liverpool L13 3AD

GUIDE PRICE **£50,000+**\*

DEVELOPMENT OPPORTUNITIES

### • Cleared site with development potential

A cleared site suitable for re-development to provide residential, light industrial or commercial/office use, subject to gaining the necessary planning consents. Prospective purchasers should make their own enquiries with Liverpool City Council planning team on 0151 233 3021. We believe all main services are available however potential purchasers should make their own enquiries.

**Situated** Off Prescott Road at its junction with Green Lane in a popular residential location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

#### Fees

The purchaser is required to pay the City Council's fees in addition to the purchase price at 3% of the price, subject to a minimum fee of £1,500.

#### Tenure

Liverpool City Council owns the Freehold of the site. A new 125 year lease is to be sold with a requirement to develop the site within 3 years of the lease commencement date with an option to acquire the Freehold for £1 subject to the site being satisfactory developed.



LOT  
40

## Flat 3, 22 Radnor Place, Prenton, Merseyside CH43 4XH

GUIDE PRICE **£35,000+**\*

VACANT RESIDENTIAL

- A one bedroomed second floor flat • Double glazing • Central heating • Suitable for immediate occupation or investment purposes
- Potential income in excess of £4,500 per annum

A one bedroomed top floor self-contained flat within a three storey end terraced property benefiting from double glazing, central heating and a secure intercom system. The property is in good condition throughout and would be suitable for immediate occupation or investment purposes with a potential rental income in excess of £4,500 per annum.

**Situated** Fronting Radnor Place on the corner of Grange Road West within close proximity to local amenities and approximately 1 mile from Birkenhead town centre.

**Outside** On Street Parking.

**Joint Agent**

**Clive Watkin**  
PROPERTY SERVICES

**Ground Floor** Main Entrance Hallway.

**Second Floor** Flat Open Plan Lounge/Kitchen/Dining Room, Bedroom, Shower room/WC.







- A mixed use commercial investment opportunity currently producing a total rental income of £14,200 per annum
- Electric roller shutters

A mixed use commercial investment opportunity currently producing a total rental income of £13,623 per annum which is increasing to £14,223 per annum from 1st January 2020. A three storey end terraced property in a prominent position comprising a retail unit with ancillary accommodation above. The property is let to a long standing tenant who has been there for 20 years and signed a new lease dated 2020 for 5 years producing a rental income of £6,200 per annum. The property benefits from electric roller shutters. There is a telecom aerial to the upper floor producing an additional rental income of £8,023 per annum.

**Situated** Fronting Woolton Street at its junction with Mason Street in a prominent main road position in the middle of Woolton Village. Liverpool city centre is approximately 6.5 miles away.

**Ground Floor** Shop Main Sales Area, Rear Room/Office, Kitchen Approximately 420 sq ft

**First Floor** One Room/Office, WC Approximately 244 sq ft

**Second Floor** One Further Room, WC Approximately 210 sq ft

**Third Floor/Outside** One Room Roof – Telecom mast



LOT  
42

12 Kendal Drive, Liverpool L31 9AZ

GUIDE PRICE **£180,000+**\*

VACANT RESIDENTIAL

- Four/five bedroomed semi detached house
- Double glazing • Central heating • Driveway
- Garage

A good sized four/five bedroomed semi-detached house benefiting from front and rear gardens, driveway and garage. Following a scheme of refurbishment and modernisation the property would be suitable for occupation, re-sale or investment purposes. There is also potential to extend subject to obtaining the necessary planning consents. Suitable for cash purchasers only.

**Situated** Off Coniston Road which in turn is off Eastway in a popular and well established residential location within close proximity to local amenities, schooling and less than 1 mile from Maghull town centre.

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

**Joint Agent**



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

**First Floor** Five Bedrooms with the fifth being accessed via the fourth, Bathroom, Separate WC.



LOT  
43

2 White Houses, Fowler Lane, Farington Moss, Leyland PR25 3RJ

GUIDE PRICE **£120,000+**\*

VACANT RESIDENTIAL

- Two bedroomed mid terraced character house
- Semi-rural location • Double glazing • Central heating • Gardens to the front and rear

A two bedroomed mid terraced character house in a semi-rural location. The house benefits from double glazing, central heating and gardens to the front and rear. It is in need of refurbishment and modernisation and once upgraded would be suitable for occupation, investment or resale purposes.

**Situated** Off Stanifield Lane in a semi-rural location with easy access to motorway networks, schooling and local amenities and approximately 2 miles from Leyland town centre.

**EPC Rating** D

**Joint Agent**



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

**First Floor** Bedroom One with En Suite Shower Room/WC, Bedroom Two

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





LOT  
44

## 42 Alderson Road, Liverpool L15 2HL

GUIDE PRICE **£80,000+**\*

VACANT RESIDENTIAL

- Three bedroom end of terraced house • Partial double glazing • Central heating (boiler removed) • Gardens

A three bedroomed end terraced house benefiting from partial double glazing, central heating (boiler removed) and gardens. Following modernisation the property would be suitable for occupation or investment purposes.

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

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

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

**Outside** Side and rear gardens.

**EPC Rating** E



LOT  
45

## 6 Stanley Street, Fairfield, Liverpool L7 0JW

GUIDE PRICE **£150,000+**\*

RESIDENTIAL INVESTMENT

- A residential investment producing £14,325.00 per annum • Double glazing • Central heating
- Potential income in excess of £21,000 per annum

A three storey semi-detached property converted to provide a ground floor one bedroomed self-contained flat together with 4 letting rooms above benefiting from double glazing and central heating. The flat and 2 rooms are currently let by way of Assured Shorthold Tenancies producing £14,325 per annum with the potential when fully let to achieve in excess of £21,645 per annum.

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

**Ground Floor** Main entrance, Hallway.

**Flat** Hall, Lounge, Kitchen, Bedroom, Shower Room/WC.

**First Floor** Kitchen, Shower Room/WC, 1 Letting Room, Communal Lounge/Dining Room.

**Second Floor** Three Letting Rooms, Shower Room/WC

**Outside** Yard to the rear.

**Note** The property is HMO compliant however currently it is a one bedroomed self-contained flat and a four bedroomed house share which does not require HMO licensing.





LOT  
**46**

## Flat 125 The Marian Way, Bootle, Merseyside L30 3TE

GUIDE PRICE **£35,000+\***

VACANT RESIDENTIAL

- A two bed first floor self-contained flat
- Double glazing • Central heating • Secure entry system • Off road parking • Communal gardens

A two bed roomed first floor purpose built self-contained flat benefiting from double glazing, central heating, secure entry system, off road parking and communal gardens. The flat would be suitable for investment purposes with a potential income of approximately £5,100 per annum.

**Situated** In a cul de sac just Off St. Oswalds Lane in a popular residential location within close proximity to local amenities and approximately 6.5 miles from Liverpool City centre.

**Ground Floor** Main Entrance Hallway.

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

**Outside** Store Cupboard. Communal Gardens and off Road parking.



LOT  
**47**

## 84 Beaumont Street, Blyth, Northumberland NE24 1HL

GUIDE PRICE **£30,000+\***

VACANT RESIDENTIAL

- First floor two bed roomed flat • Double glazing
- Central heating • Laminate flooring • A private rear garden • Separate front entrance

A first floor two bed roomed flat benefiting from double glazing, central heating, laminate flooring, a private rear garden and its own separate front entrance. The flat has recently been refurbished and would be suitable for immediate investment purposes with a potential rental income of £4,800 per annum.

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

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

**Outside** Private Rear Garden

**EPC Rating** C



LOT  
48

## Plots 74 & 75 south of Pen-y-dre, Trebanog CF39 9DJ

GUIDE PRICE **NIL RESERVE\***

LAND

- Two freehold plots of land

Two freehold vacant plots of land to be sold together as one combined lot. The plots will have use by foot at all times day or night over the rights of way as shown in green on the title plan an may be suitable for a variety of uses subject to any necessary consents.

**Situated** The postcode given is not specific to each of the plots and is just for indication purposes to the nearest location.

**Note** The buyer will be responsible to pay the sellers legal/selling fees, please refer to the legal documentation.



LOT  
49

## Plots 64, 65 & 66 south of Pen-y-dre, Trebanog CF39 9DJ

GUIDE PRICE **NIL RESERVE\***

LAND

- Three freehold plots of land

Three freehold vacant plots of land to be sold together as one combined lot. The plots will have use by foot at all times day or night over the rights of way as shown in green on the title plan an may be suitable for a variety of uses subject to any necessary consents.

**Situated** The postcode given is not specific to each of the plots and is just for indication purposes to the nearest location.

**Note** The buyer will be responsible to pay the sellers legal/selling fees, please refer to the legal documentation.







- Part let mixed use investment opportunity
- Potential rental income £25,000 per annum

TO BE OFFERED AS ONE LOT AND IF NOT SOLD TO BE OFFERED INDIVIDUALLY.

A mixed use investment opportunity with a potential total rental income of approximately £25,000 per annum.

**53 St Marys Road GUIDE PRICE £140,000+** The property comprises two ground floor retail units together with a three bedroomed luxury flat above with a decked roof terrace plus garage/warehouse with potential to convert to residential use, subject to any consents. One retail unit is currently let as a clothes shop on a 10 year lease which was renewed in Jan 2019 producing a rental income of £4,080 per annum and the other is let as a nail salon producing £5,400 per annum. The flat will be sold with vacant possession and benefits from double glazing, air conditioning system, grassed/decked roof terrace and hot tub.

**46 Wellington Street GUIDE PRICE £60,000+** The property comprises a vacant two bedroomed detached property with a large fitted open plan lounge/Kitchen with adjoining grassed/decked roof terrace accessed via a rear workshop/warehouse with potential. Viewing is strongly recommended to appreciate the condition and potential!



**Situated** Fronting St Marys Road on the corner of Wellington Street which is off Garston Way A561 in a popular and well established location within close proximity to local amenities, transport links and approximately 7 miles from Liverpool city centre.

**Ground Floor Salon 53b**  
Main Sales Area, Beauty Room, Kitchen/WC Clothes Shop  
**53**  
Main Sales Area, Rear Room, WC  
Rear Garage – Access to Flat 53a  
Hallway, Utility Room, Gym/  
Office/Study

**First Floor Flat 53a** Hall, Open

Plan Lounge/Kitchen/Diner,  
Three Bedrooms (one with En  
Suite Shower Room/WC and  
Walk In Wardrobe), Separate  
WC, Hot Tub with grassed Roof  
Garden and Decked Patio

**46 Wellington Street**  
**Ground Floor** Hall, Utility

Room, Two Bedrooms, Bathroom  
with a freestanding bath and  
walk in shower/WC

**First Floor** Large open plan  
lounge/Kitchen with patio doors  
leading to decked/grassed roof  
terrace.



LOT  
51

30 Osborne Road, Tuebrook, Liverpool L13 8AT

GUIDE PRICE **£125,000+\***

VACANT RESIDENTIAL

- Two self-contained flats • Double glazing
- Central heating • Gardens & driveway

A three storey semi-detached property converted to provide two self-contained flats (1 × two and 1 × four bed) benefiting from double glazing, central heating, gardens and a driveway. The property is suitable for investment purposes with a potential income of approximately £13,200 per annum or alternatively conversion to provide an eight bedroomed HMO Investment Opportunity, subject to any necessary consents. If the property was let to 8 tenants at £85pppw the potential rental income would be approximately £35,360 per annum.

**Situated** Off West Derby Road in the Tuebrook area within walking distance to local amenities, Newsham Park, Schooling, Liverpool Football Club and approximately 3.5 miles from Liverpool city centre.

**Second Floor** Three Bedrooms.

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



**Ground Floor** Main Entrance Hallway. **Flat 1** Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC.

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

LOT  
52

4 Cameron Street, Liverpool L7 0EW

GUIDE PRICE **£70,000+\***

VACANT RESIDENTIAL

- A three bed mid terraced house • Partial double glazing
- Central heating

A three bedroomed middle terraced house benefiting from central heating and partial double glazing. The property would be suitable as a student investment opportunity and if let to 4 tenants the potential rental income would be approximately £17,680 per annum.

**Situated** Off Needham Road which in turn is off Holt Road and Edge Lane in a popular and established residential location within close proximity to local amenities and a short distance from the University of Liverpool and Liverpool city centre.

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

**First Floor** Three Bedrooms.

**Outside** Yard to the rear.



LOT  
53

## 11 Chudleigh Road, Liverpool L13 3AZ

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

- A three bedroomed middle terrace house
- Double glazing • Central heating

A three bedroomed middle terrace house benefiting from double glazing and central heating. The property requires modernisation and once updated would be suitable for occupation, re-sale or investment purposes with a potential rental income of approximately £7,800.00 per annum. Alternatively if let to 4 individuals at £80pppw the rental income would be in excess of £16,000.00 per annum.

**Situated** Off Prescott Road (A57) in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 5 miles from Liverpool city centre.

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

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

**Outside** Rear Yard, Shed.



LOT  
54

## 5 Rector Road, Liverpool L6 0BY

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

- Two bedroomed mid terraced house • Central heating

A two bedroomed mid terraced house 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 approximately £5,400 per annum.

**Situated** Off Townsend Lane in an established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms

**Outside** Yard to the rear.



LOT  
**55**

## 68 Breck Road/2a St. Andrews Road, Anfield, Liverpool L4 2RB

GUIDE PRICE **£50,000+\***

COMMERCIAL INVESTMENT

- A mixed use investment producing £10,700.00 per annum • Double glazing

A three storey mixed use investment property comprising a ground floor retail unit currently trading as "The Breakfast Café" together with 2 self-contained flats to the first floor and second floors, accessed via a separate side entrance. The café is currently let by way of a Lease which is holding over and both flats let by way of Assured Shorthold Tenancies producing a rental income of approximately £10,700.00 per annum. The property benefits from double glazing.

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

**Ground Floor** Café Main Sales Area, Kitchen, WC.

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

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

**Outside** Yard to the rear.



LOT  
**56**

## 64/64a City Road, Liverpool L4 5TE

GUIDE PRICE **£40,000+\***

COMMERCIAL INVESTMENT

- A mixed use investment producing £7,080.00 per annum • Double glazing

A mixed use investment property comprising a ground floor retail unit currently trading as a Hairdressers together with a one bedroomed self-contained flat to the upper floors accessed via a separate side entrance. The property benefits from double glazing. The property is currently fully let producing a rental income of approximately £7,080.00 per annum.

**Situated** Fronting City Road in a popular residential location close to local amenities, schooling, Everton Football Club and approximately 4 miles from Liverpool city centre.

**Ground Floor** Hairdressers Main sales area, Kitchen, WC.

**First Floor** (64a) Flat Hall, Lounge, Bathroom/WC.

**Second Floor** Bedroom, Kitchen

**Outside** Yard to the rear





LOT  
57

## 2a Pear Grove, Liverpool L6 9HR

GUIDE PRICE **£35,000–£40,000\***

RESIDENTIAL INVESTMENT

- Residential investment producing £4,726.80 per annum • Double glazing • Central heating
- Communal parking

A one bedroomed first floor flat benefiting from double glazing, central heating and communal parking. The flat is in good order and is currently let by way of an Assured Shorthold Tenancy producing £4,726.80 per annum.

**Situated** Off Butler Street which in turn is off Boaler Street within close proximity to schooling and West Derby Road amenities approximately 2.5 miles from Liverpool city centre.

**Ground Floor** Vestibule, Cloakroom.

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

**Outside** Communal parking

**Note** This property has not been internally inspected. All information has been provided by the vendors



LOT  
58

## 88 Picton Road, Wavertree, Liverpool L15 4LH

GUIDE PRICE **£135,000+\***

RESIDENTIAL INVESTMENT

- A four/five bedroomed middle terraced HMO compliant house • Double glazing • Central heating

A three storey four/five bedroomed middle terrace property benefiting from double glazing and central heating. The property is fully HMO compliant and is let by way of Assured Shorthold Tenancies to 4 students at a rental of £14,664 per annum to include bills. If let to 5 individuals the potential annual income being in excess of £19,500.

**Situated** Fronting Picton Road in a popular and well-established residential location close to local amenities, schooling, universities and approximately 3 miles from Liverpool City centre.

**Outside** Rear Yard.

**Ground Floor** Main Entrance Hallway, 1 Letting room, Communal lounge, Kitchen.

**First Floor** Two Letting rooms, Bathroom/WC, Separate WC

**Second Floor** Two Further Letting rooms.





- Mixed use property comprising office building plus two flats
- Part let producing £10,800 per annum
- Double glazing
- Central heating
- Secure intercom entry system

A substantial three storey corner property providing office accommodation to the basement, ground, first and second floors, together with two separate self-contained flats (1 × one bed and 1 × three bed) accessed via a separate front entrance on Bedford Road. The property benefits from double glazing, central heating, secure intercom entry system, partial strip lighting and WC facilities. The property would be suitable for a number of uses to include residential re-development, subject to any necessary consents. The flats are both currently let by way of Assured Shorthold Tenancies producing £10,800 per annum.



**Situated** At the junction of Bedford Road with County Road in a popular residential area, within close proximity to Queens Drive amenities and approximately 4 Miles from Liverpool city centre.

**Basement** Storage Accommodation (1,030 sq.ft)

**2 Bedford Road**  
Main Entrance Hallway, Reception/Office, 2 Offices, WC (745sq ft)

**First Floor** 4 Rooms, WC (788sq ft)

**Second Floor** Two Rooms, (457sq ft)

**4 Bedford Road**  
**Ground Floor** 4A Hall, Lounge, Kitchen, Bedroom, Shower/WC

**First Floor** 4B Hall, Lounge, Kitchen, Bathroom/WC, Bedroom/Dining Room

**Second Floor** Two Bedrooms

**Outside** Yard to the rear



LOT  
60

## 33 Muirhead Avenue, Liverpool L13 0BR

GUIDE PRICE **£50,000+\***

RESIDENTIAL INVESTMENT

- Residential investment producing £5,940 per annum
- Double glazing
- Central heating
- Good order

A two bedroomed ground floor flat in good order throughout benefiting from double glazing and gas central heating. The flat is currently let by way of an Assured Shorthold Tenancy producing an income of £5,940 per annum.

**Situated** On Muirhead Avenue (A5047) within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

**Ground Floor** Entrance Hall  
**Flat** Hall Lounge, Kitchen, two bedrooms, Bathroom/WC

**Outside** Communal front and rear gardens.

**Note** Sutton Kersh have not inspected the property internally and details have been provided by the vendor.



LOT  
61

## 215 Caryl Street, Liverpool L8 6RE

GUIDE PRICE **£65,000+\***

RESIDENTIAL INVESTMENT

- Residential investment producing a rental income of £5,460 per annum
- Central heating
- Partial double glazing
- Longstanding tenant

A three bedroomed end of terrace house benefiting from central heating and partial double glazing. The property is let by way of an Assured Shorthold Tenancy to a longstanding tenant producing a rental income of £5,460 per annum.

**Situated** Off Park Street which is in turn off Sefton Street in a popular and well established residential location within close proximity to local amenities and transport links and approximately 1.5 miles from Liverpool city centre.

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

**First Floor** Three Bedrooms

**Outside** Yard to the rear.







- Three bed well-presented semi-detached house
- Majority double glazing
- Central heating
- Good condition
- Conservatory
- Gardens to the front and rear
- Off road parking and garage

A well-presented three bedroomed semi-detached house benefiting from majority double glazing, central heating, conservatory, gardens to the front and rear, off road parking and garage. The property would make excellent family accommodation and viewing is highly recommended.

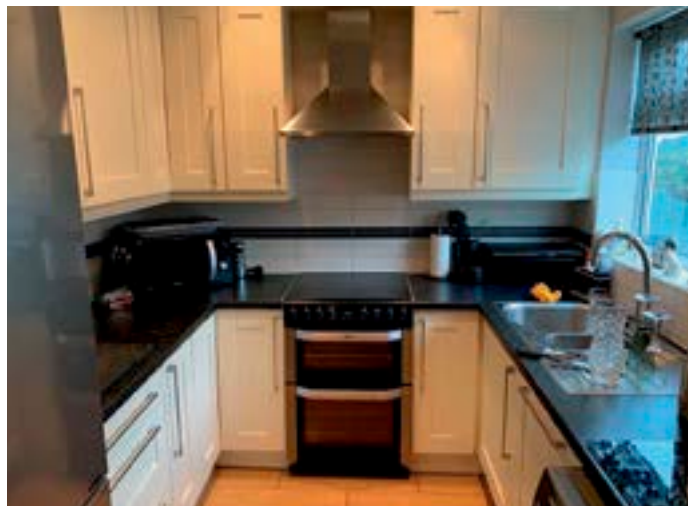
**Situated** In the heart of Mossley Hill well placed for access to a wide and comprehensive range of amenities including excellent schooling covering all age ranges. Rose Lane and Allerton Road are nearby and public transport services are available via both road and rail in the area.

**Ground Floor** Porch and reception Hallway, Formal Lounge with Stunning cast iron fires, Sitting Room, Contemporary Fitted open plan kitchen, Conservatory with patio door.

**First Floor** Three double Bedrooms, 4 piece bathroom with jacuzzi bath and walk in corner shower

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

**EPC Rating** D



LOT  
63

49 Olivia Street, Bootle, Merseyside L20 2EP

GUIDE PRICE £45,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,400.00 per annum • Good order • Double glazing
- Central heating

A two bedrooomed middle terrace house currently let by way of an Assured Shorthold Tenancy producing £5,400.00 per annum. The property is in good order throughout and benefits from double glazing and central heating.

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

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

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

**Outside** Rear Yard.

**EPC Rating** D



LOT  
64

24 Dingle Road, Birkenhead, Merseyside CH42 0JW

GUIDE PRICE £90,000+\*

VACANT RESIDENTIAL

- Three bedrooomed semi-detached house
- Double glazing • Central heating • Driveway
- Garden

A three bedrooomed semi-detached house which has been refurbished throughout and benefits from double glazing, central heating, a driveway and rear garden. The property would be suitable for occupation or investment purposes with a potential rental income in excess of £8,400.00 per annum.

**Situated** Off Victoria Road which in turn is off Borough Road (A552) close to amenities in Birkenhead town centre and approximately 4 miles from Liverpool city centre.

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

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

**Outside** Rear garden with a decked area, Driveway.





LOT  
65

## Apt 3-08 Young Village, 19 Wright Street, Liverpool L5 8SB

GUIDE PRICE **£20,000+\***

VACANT RESIDENTIAL

- A third floor studio apartment • Double glazing
- Electric heating • Intercom system

A third floor studio apartment benefiting from double glazing, electric heating and a secure intercom system. The apartment requires some modernisation works and would be suitable for investment purposes with a potential rental income in excess of £4,420 per annum including bills.

**Situated** Off Limekiln Lane close to local amenities and Liverpool Universities approximately 1 mile from Liverpool city centre.

### Lower Ground Floor

Communal Laundry Room.

**Ground Floor** Main entrance, Hallway.

**Third Floor Studio** Open Plan Lounge/Bedroom, Shower Room/WC. Communal Kitchen/Lounge.



LOT  
66

## 72 Daley Road, Litherland, Liverpool L21 7QQ

GUIDE PRICE **£35,000+\***

VACANT RESIDENTIAL

- Three bed town house in need of repair and modernisation • Gardens front and rear

A three bedroomed mid-town house in need of repair and modernisation. Following refurbishment the house would be suitable for investment purposes with a potential rental income in excess of £6,000 per annum. The property benefits from gardens to the front and rear.

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

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

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

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





LOT  
**67**

## 36a Muirhead Avenue, Liverpool L13 0BR

GUIDE PRICE **£50,000+\***

RESIDENTIAL INVESTMENT

- Residential investment producing £5,580 per annum
- Double glazing
- Central heating
- Gardens

A three bedroomed first floor flat benefiting from double glazing and gas central heating. The flat is currently let by way of an Assured Shorthold Tenancy producing an income of £5,580 per annum.

**Situated** On Muirhead Avenue (A5047) within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

**Ground Floor** Entrance Hall

### First Floor

**Flat** Lounge, Kitchen, three Bedrooms, Shower Room, Separate WC

**Outside** Balcony and communal gardens



LOT  
**68**

## Three Garages & Land at Chapel Avenue, Liverpool L9 2BY

GUIDE PRICE **£10,000+\***

DEVELOPMENT OPPORTUNITIES

- Piece of land together with three garages suitable for possible redevelopment

A piece of land together with three garages suitable for possible redevelopment to include a retail unit with a flat above, subject to any necessary planning consents. We believe all main services are available however purchasers should make their own further enquiries

**Situated** Fronting Chapel Avenue which in turn is just off Rice Lane/Walton Vale in an established and popular residential location.



LOT  
69

## 1c Liberty Street, Wavertree, Liverpool L15 0ET

GUIDE PRICE **£150,000+\***

VACANT RESIDENTIAL

- A five bed HMO investment opportunity potential income £22,100 per annum • Double glazing • Central heating • Hmo compliant

A five bedrooomed HMO investment opportunity with a potential rental income of approximately £22,100 per annum. The property comprises a five bedrooomed modern end of terrace house benefitting from double glazing and gas central heating and is fully HMO compliant. The property will be sold with vacant possession.

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

**Ground Floor** Main Entrance Hallway, Bathroom/WC, Communal Lounge/Kitchen, 1 Letting Room.

**First Floor** Four Letting Rooms, Shower room/WC

**Outside** Yard to rear



LOT  
70

## 33 Hawkins Street, Liverpool L6 6BY

GUIDE PRICE **£40,000+\***

RESIDENTIAL INVESTMENT

- Residential investment producing a rental income of £5,400 per annum • Double glazing • Central heating

A two bedrooomed middle terraced house benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,400 per annum.

**Situated** Off Molyneux Road in a popular and well established residential location within close proximity to Kensington shopping amenities, schooling and approximately 3.5 miles from Liverpool city centre.

**Note** Please note Sutton Kersh haven't inspected the property internally and details have been provided by the managing agents.

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

**First Floor** Two Bedrooms

**Outside** Yard to the rear



LOT  
71

25 Altcar Avenue, Liverpool L15 2JD

GUIDE PRICE £50,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,040 per annum
- Double glazing
- Electric heating

A two bedroomed middle terraced house benefitting from double glazing and electric heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,040 per annum.

**Situated** Off Cranbourne Road which in turn is off Smithdown Road close to local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

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

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

**Outside** Yard to rear



LOT  
72

63 Borough Road, St. Helens, Merseyside WA10 3SX

GUIDE PRICE £50,000+\*

VACANT RESIDENTIAL

- Two bed mid terraced house
- Double glazing
- Central heating
- Good condition

A flat fronted two bedroomed middle terrace house which benefits from double glazing and central heating. The house has undergone recent refurbishment. The property would be suitable for investment purposes with a potential rental of approximately £6,600.00 per annum.

**Situated** Off the A58 Kirkland Street in a popular and well established residential location within close proximity to local shopping amenities, schooling and within close proximity of St Helens town centre.

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

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

**Outside** Rear Yard.





LOT  
73

98 Griffin Street, Blackburn BB2 2PD

GUIDE PRICE £40,000+\*

VACANT RESIDENTIAL

- A two bed mid terraced house • Double glazing • Central heating • Rear garden

A two bed roomed middle terraced house benefiting from double glazing, central heating and a rear garden with a decked area. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £4,800.00 per annum.

**Situated** Fronting Griffin Street in a popular location close to local amenities and approximately 3 miles from Blackburn town centre.

**Ground Floor** Porch, Lounge, Kitchen.

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

**Outside** Garden with decked area.



LOT  
74

7 St. Gregorys Croft, Bootle, Merseyside L30 3TP

GUIDE PRICE £30,000–£35,000\*

VACANT RESIDENTIAL

- Two bedroom flat • Double glazing • Electric heating

A two bed roomed ground floor flat benefitting from double glazing and electric heating. The property would be suitable for investment purposes with a potential rental income in excess of £4,500 per annum.

**Situated** Off The Marian Way within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

**Ground Floor** Flat Lounge, Kitchen, two Bedrooms, Bathroom.

**Outside** Communal Gardens

**Note** Sutton Kersh have not internally inspected this property – all information has been supplied by the vendor



LOT  
75

129 Chirkdale Street, Liverpool L4 3SG

GUIDE PRICE £45,000+\*

VACANT RESIDENTIAL

- A two bedroomed middle terraced house
- Potential rental income in excess of £5,400 per annum
- Double glazing
- Central heating

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

**Situated** Off Goodall Street which in turn is off Westminster Road in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms.

**Outside** Rear Yard.



LOT  
76

68 Cambridge Road, Bootle, Merseyside L20 9LQ

GUIDE PRICE £50,000+\*

VACANT RESIDENTIAL

- Four letting rooms each with their own kitchen and shower room
- Electric heating
- Potential rental income £17,000 per annum
- Good condition

A two storey middle terraced house providing four letting rooms each with their own kitchen and Shower/WC. The property is in good condition and benefits from electric heating and will be sold fully furnished. The property is ready for immediate let with a potential rental income of approximately £17,680 per annum.

**Situated** Off Antonio Street which in turn is off Hawthorne Road in an established location within easy reach of local amenities, schooling and approximately 2 miles north of Liverpool city centre.

**First Floor** Two rooms both with en-suite shower room and kitchen.

**Outside** Yard to Rear.

**Ground Floor** Vestibule, Hall, Front room with kitchen and En-suite shower room/WC, Rear room with Kitchen and Shower/WC.



LOT  
77

## 179 Westminster Road, Liverpool L4 4LR

GUIDE PRICE **£70,000+\***

COMMERCIAL INVESTMENT

- Three storey commercial property comprising as ground floor retail unit together with 2 flats above
- Electric roller shutters
- Double glazing
- Central heating in flats

A three storey substantial corner property comprising a ground floor retail unit currently trading as 'Innhome Upholstery' together with two one-bed flats above accessed via a separate side entrance. The flats are currently let by way of Assured Shorthold tenancies producing £7,200 per annum. The property benefits from electric roller shutters, double glazing and central heating in the flats. There is currently no agreement in place for the ground floor retail unit however they would be interested in signing a 12 month lease at £300pcm or alternatively they will vacate upon completion. There is potential to convert the ground floor into residential use subject to any necessary consents.



**Situated** Fronting Westminster Road on the corner of Tawd Street in a popular and established location within walking distance to County Road amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor** Main Sales Area, Rear Workshop Room, Kitchen, WC

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

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

**Note** Sutton Kersh have not inspected the flats internally and details have been provided by the vendor.

LOT  
78

## 10 Wenlock Road, Liverpool L4 2UU

GUIDE PRICE **£55,000+\***

VACANT RESIDENTIAL

- Three bed mid terrace house
- Good condition

A three bed roomed middle terrace house in good condition and suitable for occupation or investment purposes. The potential rental income is approximately £6600.00 per annum.

**Situated** Off Priory Road in a popular and well established residential location within walking distance to local amenities, transport links and Liverpool Football Club and approximately 2.5 miles away from Liverpool city centre.

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

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

**Outside** Yard to Rear.





LOT  
79

## 3 Russell Road, Mossley Hill, Liverpool L18 1DY

GUIDE PRICE **£150,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment opportunity currently producing £10,200 per annum • Double glazing
- Central heating

A residential investment opportunity currently producing £10,200 per annum. A four bedroomed end of terrace house currently let and holding over until April 2020. The house benefits from double glazing and gas central heating. Once vacated the property would be suitable as a HMO Investment opportunity with a potential rental income of approximately £19,000 per annum.

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

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

**Outside** Yard to rear.

**Ground Floor** Vestibule, Hallway, Front Living Room, Rear Dining Room, Kitchen, Utility Room, Showerroom/WC



LOT  
80

## 27 Grey Road, Liverpool L9 1AX

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

- A five/six bedroomed town house • Double glazing • Central heating • Potential income £26,520 per annum

A large four storey five/six bedroomed middle town house benefiting from double glazing, central heating, a new kitchen and bathroom. The property would be suitable for a number of uses to include a six bedroomed HMO Investment opportunity subject to gaining the necessary planning consents. If let to 6 tenants at £85pppw the potential rental income would be approximately £26,520.00 per annum.

**Situated** Off Rice Lane (A59) in a popular and well established residential location within close proximity to local shopping amenities, Walton Vale, schooling and local transport links. Liverpool city centre is approximately 10 minutes away by train and 15 minutes by car, making the property ideal for commuting.

**Half Landing** Bedroom, Bathroom/WC.

**First Floor** Three Bedrooms.

**Second Floor** Further bedroom.

**Outside** Front Yard and Rear Garden.

**Ground Floor** Entrance Hall, two Reception Rooms, Kitchen, WC.



LOT  
81

## 292 Anfield Road, Liverpool L4 0TL

GUIDE PRICE **£55,000+\***

VACANT RESIDENTIAL

- Four bedroomed end of terrace house
- Majority double glazing

A four bedroomed end of terrace house benefiting from majority double glazing. Following an upgrade and modernisation the property would be suitable for a number of uses, to include conversion to provide two self-contained flats, or a six bed HMO investment opportunity, subject to any necessary consents. If the property was let to 6 tenants at £85 pppw the potential rental income is approximately £26,520.00 per annum.

**Situated** Fronting Anfield Road within close proximity to local amenities, Liverpool Football Club and approximately 2 miles from Liverpool city centre.

**Ground Floor** Hall, Front Lounge, Rear Dining Room, Kitchen, Utility Room.

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

**Outside** Yard to the rear.



LOT  
82

## 12 Crofton Crescent, Liverpool L13 5UL

GUIDE PRICE **£80,000+\***

VACANT RESIDENTIAL

- Three bedroomed mid-town house
- Partial double glazing
- Central heating
- Gardens to the front and rear

A three bedroomed mid-town house benefiting from partial double glazing, central heating and gardens to the front and rear. Following refurbishment and modernisation the house would be suitable for occupation, re-sale or investment purposes with a potential rental income of approximately £8,400 per annum. Suitable for Cash Buyers only.

**Situated** Off Crofton Road which in turn is off Queens Drive (A5058) in a popular and well established residential location approximately 5 miles from Liverpool city centre.

**Joint Agent**



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

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

**Outside** Front and Rear Gardens.



LOT  
83

## Commercial Unit, Wellington Buildings, 7 The Strand, Liverpool L2 0PP

GUIDE PRICE **£225,000+\***

COMMERCIAL INVESTMENT

- Commercial investment producing £30,000 per annum

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

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.

**SOLD PRIOR**



LOT  
84

## Flat 4, 1a Vicar Road, Liverpool L6 0BW

GUIDE PRICE **£30,000+\***

VACANT RESIDENTIAL

- A two bed second floor flat • Double glazing
- Central heating

A two bedroomed second floor flat within a purpose built block benefiting from double glazing and central heating. Following modernisation the flat would be suitable for investment purposes with a potential rental income of approximately £4,200.00 per annum.

**Situated** On the corner of Townsend Lane within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

**Ground Floor** Main Entrance, Hallway.

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





LOT  
**85**

125 Sandhurst Street, Liverpool L17 7BU

GUIDE PRICE **£110,000+**\*

VACANT RESIDENTIAL

- Three bedroomed mid terraced house • Double glazing • Central heating

A three bedroomed mid terraced house benefiting from double glazing and central heating. The property is in need of refurbishment and modernisation and once upgraded would be suitable for occupation, resale or investment purposes. The potential rent if let to one tenant would be approximately £7,800 per annum or alternatively if let on a room basis to 4 individual tenants at £85ppw the potential rental income is approximately £18,000 per annum.

**Situated** Off Aigburth road in a popular and well established residential location within close proximity to local amenities, schooling, Sefton park and local transport links. Approximately 3 miles from Liverpool city centre.

**Joint Agent**



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

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

**Outside** Yard to the rear.



LOT  
**86**

8b The Green, Liverpool L13 4BX

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

- Two bed flat • Double glazing • Gas central heating • Gardens

A two bedroomed second floor flat benefitting from double glazing and gas central heating. The property is in a good order and is currently let producing a rental income of £5,100 per annum.

**Situated** Of Queens Drive (A5080) within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

**Ground Floor** Entrance Hall

**Second Floor** Flat Lounge, Kitchen, two Bedrooms, Shower Room, Separate WC

**Outside** Communal front and rear gardens

**Note** Sutton Kersh have not internally inspected this property – all information has been supplied by the vendor.





- Six bed semi-detached house • Double glazing
- Central heating • Gardens • Potential HMO investment opportunity

A substantial double fronted three storey character six bed roomed semi-detached house benefiting from majority double glazing, central heating, front and rear gardens and off road parking. Following an upgrade and scheme of refurbishment the property would be suitable for a number of uses, to include excellent family accommodation, a 8 Bed HMO investment opportunity or flat conversion, subject to obtaining the necessary planning consents. If the property was converted to provide an eight bed HMO Investment opportunity the potential rental income is approximately £36,000 per annum. The property has bags of potential and a viewing is strongly recommended.

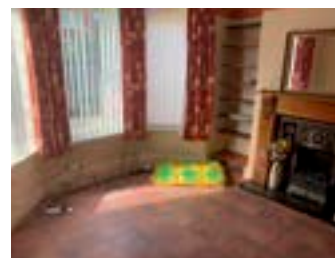
**Situated** Off Aigburth Road (A561) in a sought after residential location within easy reach of local amenities, schooling, transport links to include Cressington Station, less than 2 miles from New Mersey retail park and approximately 6 miles from Liverpool city centre

**Ground Floor** Entrance Hallway, 2 Front Reception Rooms, Kitchen, Morning Room, Shower/WC, 2 Store Rooms.

**Half Landing** Bathroom/WC.

**First Floor** Three Bedrooms, Box Room.

**Second Floor** Two Bedrooms.



**Outside** Front garden mainly paved and Rear garden with mature lawn and patio and shed. Driveway





LOT  
88

19 Longford Street, Liverpool L8 9SD

GUIDE PRICE £60,000+\*

VACANT RESIDENTIAL

- A two bedroomed middle terrace house
- Double glazing • Central heating

A vacant two bedroomed middle terrace house benefitting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. If the property was let to 2 tenants at £85pppw the potential rental is approximately £8,840.00 per annum.

**Situated** Off Dingle 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.

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

**First Floor** Two Bedrooms

**Outside** Rear Yard.



LOT  
89

43 Somerford Road, Liverpool L14 0ND

GUIDE PRICE £65,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing a rental income of £6,000 per annum • Central heating
- Partial double glazing • Gardens to the front, side and rear

A three bedroomed end town house benefitting from central heating, partial double glazing and gardens to the front, side and rear. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,000 per annum.

**Situated** Off Stonefield Road in a popular and well established location within close proximity to local amenities and approximately 5.5 miles from Liverpool city centre.

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

**First Floor** Three Bedrooms.

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





LOT  
90

## Flat 9, 55 Sandown Road, Wavertree, Liverpool L15 4JA

GUIDE PRICE **£40,000+\***

VACANT RESIDENTIAL

- Two bedroomed first floor flat • Double glazing
- Electric heating • Communal gardens and parking

A Two bed first floor flat within a purpose built block benefitting from double glazing, electric heating, communal gardens and parking. The flat would be suitable for occupation or investment purposes with a potential rental income in excess of £6,000 per annum.

**Situated** Off Ventnor Road which in turn is off Rathbone Road in a popular and well established residential location close to local amenities and approximately 4 miles from Liverpool city centre.

**Ground Floor** Main Entrance Hallway

**First Floor** Flat Hall, Open Plan Lounge/Kitchen, two Bedrooms (one with en-suite shower room/WC), Bathroom/WC

**Outside** Communal parking and gardens.



LOT  
91

## 52 Mauretania Road, Liverpool L4 6SS

GUIDE PRICE **£55,000+\***

RESIDENTIAL INVESTMENT

- Residential investment producing a rental income of £4,992 per annum • Double glazing

A three bedroomed mid terraced house benefiting from double glazing. The house is let by way of an Regulated Tenancy producing a rental income of £4,992 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 Haggerston Road which is in turn off Queens Drive (A5058) in a popular and well established residential location within close proximity to County Road amenities and approximately 2 miles from Liverpool city centre.

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

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

**Outside** Yard to the rear.





- Mixed use investment opportunity producing approx £34,000 per annum • Good condition
- Double glazing • Central heating • Steel roller shutters

A mixed used investment opportunity currently fully let producing £33,280 per annum. A substantial three-storey corner property comprising two ground floor retail units together with four self-contained flats above (2 × three bed, 1 × two bed, 1 × one bed) accessed via a separate side entrance. The ground and first floors of 542 have been sold off on a long lease. 'Gyros Grill' occupies one of the ground floor retail units by way of a 5 year lease commencing January 2019 at a rental of £7,000 per annum. The second retail unit is occupied by 'Mini Chic Boutique' by way of a 5 year Lease commencing January 2019 at a rental income of £5,400 per annum. The flats are all currently let by way of Assured Shorthold Tenancies producing £19,680 per annum. The property is in good condition and benefits from double glazing, central heating and steel roller shutters.

**Ground Floor** Fronting Prescot Road (A57) on the corner of Batley Street, one of the main arterial routes linking the city centre to the M62 Motorway within close proximity to local shopping amenities, Edge Lane and approximately 4 miles from Liverpool city centre.

**Ground Floor Shop Gyros Grill** Main Sales area, Rear kitchen, Prep room, WC. (701sq.ft)  
**Shop Mini Chic Boutique** Main Sales area, Rear room, Kitchen, WC. (538sq.ft)

**First Floor Flat 1** Open plan Lounge/ Kitchen, two Bedrooms, Bathroom/WC. (512sq.ft)  
**Flat 2** Lounge, Kitchen, Bedroom, Bathroom/WC. (405sq.ft)

**Second Floor Flat 3** Open plan Lounge/ Kitchen, three Bedrooms, Bathroom/WC. (656sq.ft)  
**Flat 4** Open plan Lounge/ Kitchen, three Bedrooms, Bathroom/WC. (816sq.ft)

**Outside** Yard to the rear

Property	Rental income
542	Peppercorn on 80 year lease
544 'Mini Chic Boutique'	£5,400 per annum
546 'Gyros Grill'	£7,000 per annum
Flat 1	£3,600 per annum
Flat 2	£4,080 per annum
Flat 3	£6,000 per annum
Flat 4	£6,000 per annum



LOT  
93

14 Johnson Avenue, Prescot, Merseyside L35 5HD

GUIDE PRICE £80,000+\*

VACANT RESIDENTIAL

- A four bed end town house together with a parcel of land offered with outline planning for a two bedroomed semi detached property

A four bedroomed end town house benefiting from double glazing, central heating and gardens. Following modernisation the house would be suitable for occupation, resale or investment purposes with a potential income in excess of £6,600 per annum. The property also benefits from a parcel of land with outline planning permission to erect a two bedroomed detached property. Once built the property would be suitable for resale or investment purposes. Planning Ref: 16/00431/OUT.

**Situated** Off Hughes Avenue which in turn is off Thomas Drive in a popular and well established residential location within close proximity to local shopping amenities, Cables Retail Park, schooling and transport links.

**Outside** Front and Rear Gardens.

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

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



LOT  
94

12 Speke Road, Woolton, Liverpool L25 7TL

GUIDE PRICE £30,000–£40,000\*

DEVELOPMENT OPPORTUNITIES

- Freehold single storey vacant former convenience store offered with planning permission

A freehold single storey former convenience store offered with planning permission to erect a two storey office building following the demolition of the current building. The property is approximately 213 sq ft and we believe all main services are available, however potential purchasers should make their own enquiries. Planning Ref: 18F/0271

**Situated** In a prominent position on Speke Road in a popular and well established location within easy access to Woolton village amenities, Schooling and approximately 8 miles from Liverpool city centre.

**Ground Floor** Retail Area.

**Outside** Shared yard access to the side with outhouse.







• Land with planning permission

Land benefiting from planning permission for development of a site to comprise 24 × self-contained flats and 10 × 2 ½ storey houses. The land has a hard surfaced access road (which will require relaying) and it is apparent that services are within close proximity, if not already connected to the site. The site itself is relatively flat, fenced to all boundaries and adjacent to a modern housing development. Briefly, in accordance with the planning, the development will comprise: 3 × one bedroom flats with 'gross internal areas' in the order of 49.7m<sup>2</sup> / 535ft<sup>2</sup>. 21 × two bedroom flats with 'gross internal areas' in the order of 60m<sup>2</sup> / 645ft<sup>2</sup>. 8 × 2 ½ storey three bedroom town houses with 'gross internal areas in the order of 111m<sup>2</sup> / 1,195ft<sup>2</sup> 2 × 2 ½ storey four bedroom town houses with 'gross internal areas' in the order of 123m<sup>2</sup> / 1,324ft<sup>2</sup> Planning reference number 4/17/2392/0F1.

**Situated** The site is located within Egremont, to the west of the Lake District National Park and is situated in a predominantly residential area. The plot forms a fairly rectangular shaped plot of land with planning permission for a residential development (4/17/2392/0F1).

**Joint Agent**  
Atlas Estates



LOT  
96

22 Hoylake Road, Birkenhead, Merseyside CH41 7BX

GUIDE PRICE £20,000–£30,000\*

VACANT COMMERCIAL

- Vacant commercial unit • Roller shutters

A ground floor retail unit benefiting from roller shutters. The uppers floors have been sold off separately and are not included within the sale.

**Situated** Fronting Hoylake Road (A553) in a popular and well established location within close proximity to local amenities. Approximately 2 miles from Birkenhead town centre.

**Ground Floor** Main Sales seating area, Kitchen, WC's.

**Note** This property has not been internally inspected. All information has been provided by the vendors



LOT  
97

16 Claude Road, Liverpool L6 0BT

GUIDE PRICE £45,000+\*

RESIDENTIAL INVESTMENT

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

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental income of £6,000 per annum.

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

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

**First Floor** Three Bedrooms.

**Outside** Rear Yard



- A three bedroomed semi-detached house
- Double glazing • Central heating • Gardens

A three bedroomed semi-detached house benefitting from double glazing, central heating and gardens to the front side and rear. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes.

**Situated** On a corner plot in the corner of Croasdale Avenue and Deerplay Close approximately 2 miles from the local shopping amenities, schooling of Burnley town centre.

**Outside** Gardens front, side and rear. Garage and driveway.

**EPC Rating** D

**Ground Floor** Lounge/Diner 21'9" × 12'2" (6.63m × 3.7m), Kitchen 9'9" × 9'4" (2.97m × 2.84m)

**First Floor** Bedroom 1 11'5" × 9'4" (3.48m × 2.84m), Bedroom 2 10'7" × 9'2" (3.23m × 2.8m), Bedroom 3 8'5" × 8'11" (2.57m × 2.72m), Shower Room/WC



## Legal packs

Legal packs are available to download via the website [www.suttonkersh.co.uk](http://www.suttonkersh.co.uk) and will only be available prior to the auction. They will not be available once the auction has started.

For further information please call Sutton Kersh on **0151 207 6315** or email [auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk)

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







- Three bed bungalow with land and buildings suitable for redevelopment
- Double glazing
- Central heating
- Underfloor heating
- Two logburners

A fantastic and rare opportunity to acquire a three bedroomed detached bungalow benefiting from double glazing, central heating, underfloor heating and two logburners together with former farm buildings and approx 4 acres of land. The house is suitable for occupation or investment or alternatively it could be demolished and erect a new dwelling together with one further dwelling, subject to obtaining any necessary consents. We are advised the land is subject to an agricultural occupancy condition which after 10 years can be lifted on the May 2020, however any interested parties should make their own enquiries. The property can only be sold to cash buyers.



**Situated** On Sandy Way in a sought after and semi rural location in between Southport and Ormskirk within close proximity to Holmeswood Village amenities, schooling, transport links and Martin Mere nature reserve.

with wet room which benefits from underfloor heating), Family Bathroom with walk-in shower and free standing bath.

**Outside** Driveway, Gardens, Storage Buildings, Dutch Barn, Former Piggery, Open Fronted Barn, Allotment/Orchard

**Bungalow** Hallway, Lounge, L-shaped Kitchen/Diner, Utility Room, Three Bedrooms (one



LOT  
**100**

## 35 Banner Street, Liverpool L15 0HG

GUIDE PRICE **£50,000+\***

RESIDENTIAL INVESTMENT

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

A two bedroomed middle terrace house benefiting from double glazing and central heating. The house is currently let by way of an Assured Shorthold tenancy producing a rental income of £6,000 per annum.

**Situated** Off Bagot Street which in turn is off Lawrence Road in a popular and well established residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

**Joint Agent**



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

**First Floor** Two Bedrooms.

**Outside** Yard to Rear.



LOT  
**101**

## The Coach House, 35/37 Grange Lane, Gateacre, Liverpool L25 4RZ

GUIDE PRICE **£75,000+\***

VACANT RESIDENTIAL

- A one bed coach house
- Refurbished throughout to a high standard
- Double glazing
- Central heating.

A one bedroomed coach house/bungalow benefiting from double glazing, central heating, decked patio and allocated parking. The property has recently been refurbished to a high standard and would be suitable for immediate occupation or investment purposes.

**Situated** Off Gateacre Park Drive in a sought after location within close proximity to Gateacre and Woolton Village and transport links. Approximately 6 miles from Liverpool city centre.

**Ground Floor** Open Plan Lounge/Kitchen, Bedroom, Wet room/WC.

**Outside** Decked Patio, Allocated Parking.





LOT  
102

19 Newburn Street, Liverpool L4 5TU

GUIDE PRICE £45,000+\*

VACANT RESIDENTIAL

- Two bed terrace, double glazing, central heating • Potential rent £6,000 per annum.

A good sized two bedroomed end of terrace property benefiting from double glazing, central heating, modern kitchen and in good condition. The property is suitable for occupation or investment purposes. The potential rental income is approximately £6,000 per annum.

**Situated** Off Church Road in Walton Village within walking distance to County Road amenities and within close proximity to schooling and approximately 3 miles from Liverpool city centre.

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

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

**Outside** Yard to the rear.



LOT  
103

7 Studley Court, 45 Park Crescent, Southport, Merseyside PR9 9LJ

GUIDE PRICE £10,000+\*

DEVELOPMENT OPPORTUNITIES

- Potential development comprising a two bedroom basement flat within a Grade II listed building

Potential development comprising a two bedroomed basement flat within a Grade II Listed building benefiting from a separate rear entrance. The building itself has fallen into a poor state of repair and its listed building status will need to be reviewed in respect of the development opportunity for the existing building to be demolished and a new build purpose built block to be built. We have not inspected the property and potential purchasers should make their own enquiries. We are advised by the seller that the property's main value is that the purchase of the property prevents future developments.

**Situated** Fronting Park Crescent in a popular residential location within close proximity to Southport's Promenade and town centre and approximately 20 miles from Liverpool city centre.

**Basement** Approx floor space of 75sqm.

**Note** The property has not been internally inspected







- A mixed use investment currently fully let producing a rental income of £12,000 per annum

A mixed use investment currently fully let producing a rental income of £12,000 per annum. The property comprises two ground floor retail units trading as 'red & blue' barbers and a florist. There is also a two bedroomed self contained flat to the first floor which is accessed via a separate entrance. The property benefits from double glazing and roller shutters.

**Situated** Fronting Baileys Lane in the centre of Halewood Village in a popular residential location and approximately 7 miles from Liverpool city centre.

**5A Baileys Lane**  
Flat Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

**5B Baileys Lane**  
Retail Unit 30.1sq m. (432sq ft)

#### 5 Baileys Lane

Retail Unit 40.2sq m. (432sq ft)



Address	Tenancy	Rental Income
5 Baileys Lane (Barbers)	5 year lease from 1.8.19	£3,900 per annum
5a Baileys Lane	Monthly periodic tenancy	£5,400 per annum
5b Baileys Lane (Flower shop)	5 year lease from 1.8.19	£2,700 per annum
Total		£12,000 per annum

LOT  
**105**

88 August Road, Liverpool L6 4DF

GUIDE PRICE **£40,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing a rental income of £5,280 per annum • Double glazing
- Central heating

A three bed roomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,280 per annum. The tenant is currently on a rolling contract.

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

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

**First Floor** Three Bedrooms

**Outside** Yard to the rear.



LOT  
**106**

70 Windsor Road, Tuebrook, Liverpool L13 8BD

GUIDE PRICE **£65,000+**

VACANT RESIDENTIAL

- A 3 bed end of terraced house • Double glazing
- Central heating

A three bed roomed end of terrace house benefiting from double glazing and central heating. Following refurbishment the property would be suitable for occupation, re-sale or investment purposes. If let to 3 tenants at £85pppw the potential rent would be £13,260 per annum.

**Situated** Off West Derby Road in a popular and well established residential location within close proximity to Tuebrook amenities, Newsham Park, schooling and approximately 3 miles from Liverpool City Centre.

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

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

**Outside** Yard to Rear.



# 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

- 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.
- 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.
- 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 Auctioneer's 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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).
- Proxy or telephone bidding forms should be sent to Mr J Kersh MRICS, Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY.



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 × Photo ID (Driving Licence or Passport) &amp; 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 .....

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 × 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.

### Introduction

The Common Auction Conditions are designed for real estate auctions, to set a consistent practice across the industry. There are three sections, all of which must be included without variation, except where stated:

#### Glossary

The glossary gives special meanings to certain words used in the conditions.

#### Auction Conduct Conditions

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the property is located, and cannot be changed without the auctioneer's agreement. We recommend that these conditions are set out in a two-part notice to bidders, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions and any extra auction conduct conditions.

#### Sale Conditions

The Sale Conditions apply only to property in England and Wales, and govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum. They must not be used if other standard conditions apply.

### 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 small capitals have the special meanings 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.
- A2.4 YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.
- 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. 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 £3,000.00 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.

## General Conditions of Sale

Words in small capitals have the special meanings 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.		made to the Land Registry and of the DOCUMENTS accompanying that application;		(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
G1.2	The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.		(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and		(b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
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.		(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.	G9.5	The BUYER must promptly
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:		(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.	G9.6	(a) provide references and other relevant information; and
	(a) matters registered or capable of registration as local land charges;		G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):		(b) comply with the landlord's lawful requirements.
	(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;		(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		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.
	(c) notices, orders, demands, proposals and requirements of any competent authority;		(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.	G10	<b>Interest and apportionments</b>
	(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;		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.	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.
	(e) rights, easements, quasi-easements, and wayleaves;		G4.5 The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.	G10.2	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.
	(f) outgoing and other liabilities;		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 mortgages and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.	G10.3	Income and outgoing are to be apportioned at the ACTUAL COMPLETION DATE unless:
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.				(a) the BUYER is liable to pay interest; and
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.	G5	<b>TRANSFER</b>		(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;
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:	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS		in which event income and outgoing are to be apportioned on the date from which interest becomes payable by the BUYER.
	(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and		(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	G10.4	Apportionments are to be calculated on the basis that:
G1.8	(b) the SELLER is to leave them at the LOT.		(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.		(a) the SELLER receives income and is liable for outgoing for the whole of the day on which apportionment is to be made;
	The BUYER buys with full knowledge of		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.		(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
	(a) the DOCUMENTS, whether or not the BUYER has read them; and		G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.		(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.
	(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.		G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER	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.
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.		(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;	G11	<b>ARREARS</b>
G2	<b>Deposit</b>		(b) the form of new lease is that described by the SPECIAL CONDITIONS; and	Part 1 – Current rent	
G2.1	The amount of the deposit is the greater of:		(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.	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.
	(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and			G11.2	If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.
G2.2	(b) 10% of the PRICE (exclusive of any VAT on the PRICE).			G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.
	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.	G6	<b>COMPLETION</b>	Part 2 – BUYER to pay for ARREARS	
G2.3	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	G6.1	COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.	G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.
G3	<b>Between CONTRACT and COMPLETION</b>		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.	G11.5	The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.
G3.1	From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless		G6.3 Payment is to be made in pounds sterling and only by	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.
	(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or		(a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and	Part 3 – BUYER not to pay for ARREARS	
	(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.		(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.	G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS
G3.2	If the SELLER is required to insure the LOT then the SELLER		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.		(a) so state; or
	(a) must produce to the BUYER on request all relevant insurance details;		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.		(b) give no details of any ARREARS.
	(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;		G6.6 Where applicable the CONTRACT remains in force following COMPLETION.	G11.8	While any ARREARS due to the SELLER remain unpaid the BUYER must:
	(c) gives no warranty as to the adequacy of the insurance;				(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
	(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;				(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);
	(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				(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;
	(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;				(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;
	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).				(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
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.				(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.
G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.			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.
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.			G12	<b>Management</b>
G4	<b>Title and identity</b>			G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
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.			G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
G4.2	The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:			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) 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.				(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 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.				(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) If title is in the course of registration, title is to consist of:				(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.
	(i) certified copies of the application for registration of title				

### G13 Rent deposits

- G13.1 Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.
- G13.2 The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other DOCUMENT under which the rent deposit is held.
- G13.3 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER's lawful instructions.
- G13.4 Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:
- (a) observe and perform the SELLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;
  - (b) give notice of assignment to the tenant; and
  - (c) give such direct covenant to the tenant as may be required by the rent deposit deed.

### G14 VAT

- G14.1 Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.
- G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.

### G15 TRANSFER as a going concern

- G15.1 Where the SPECIAL CONDITIONS so state:
- (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and
  - (b) this CONDITION G15 applies.
- G15.2 The SELLER confirms that the SELLER:
- (a) is registered for VAT, either in the SELLER's name or as a member of the same VAT group; and
  - (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.
- G15.3 The BUYER confirms that
- (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
  - (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;
  - (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
  - (d) it is not buying the LOT as a nominee for another person.
- G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence
- (a) of the BUYER'S VAT registration;
  - (b) that the BUYER has made a VAT OPTION; and
  - (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs;
- and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.
- G15.5 The BUYER confirms that after COMPLETION the BUYER intends to
- (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and
  - (b) collect the rents payable under the TENANCIES and charge VAT on them.
- G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:
- (a) the SELLER's conveyancer is to notify the BUYER's conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;
  - (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
  - (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.

### G16 Capital allowances

- G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.
- G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER's claim for capital allowances.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
- G16.4 The SELLER and BUYER agree:
- (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
  - (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.

### G17 Maintenance agreements

- G17.1 The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.
- G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.

### G18 Landlord and Tenant Act 1987

- G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.
- G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

### G19 Sale by PRACTITIONER

- G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
- G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
- G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER's obligations. The TRANSFER is to include a declaration excluding that personal liability.
- G19.4 The LOT is sold
- (a) in its condition at COMPLETION;
  - (b) for such title as the SELLER may have; and
  - (c) with no title guarantee;

and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.

- G19.5 Where relevant:
- (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the DOCUMENT of appointment and the PRACTITIONER'S acceptance of appointment; and
  - (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.

### G20 TUPE

- G20.1 If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.
- G20.2 If the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply:
- (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
  - (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFERRING Employees.
  - (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the TRANSFERRING Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.
  - (d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERRING Employees after COMPLETION.

### G21 Environmental

- G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.
- G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT.
- G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.

### G22 Service Charge

- G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.
- G22.2 No apportionment is to be made at COMPLETION in respect of service charges.
- G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:
- (a) service charge expenditure attributable to each TENANCY;
  - (b) payments on account of service charge received from each tenant;
  - (c) any amounts due from a tenant that have not been received;
  - (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.
- G22.4 In respect of each TENANCY, if the service charge account shows:
- (a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or
  - (b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER;
- but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.
- G22.5 In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.
- G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
- (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and
  - (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.

### G23 Rent reviews

- G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.
- G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.
- G23.3 Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.
- G23.4 The SELLER must promptly:
- (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
  - (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.
- G23.5 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.
- G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as ARREARS.
- G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.

### G24 TENANCY renewals

- G24.1 This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- G24.2 Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the

BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

- G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.
- G24.4 Following COMPLETION the BUYER must:
- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
  - (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
  - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
- G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.

### G25 Warranties

- G25.1 Available warranties are listed in the SPECIAL CONDITIONS.
- G25.2 Where a warranty is assignable the SELLER must:
- (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
  - (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.
- G25.3 If a warranty is not assignable the SELLER must after COMPLETION:
- (a) hold the warranty on trust for the BUYER; and
  - (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.

### G26 No assignment

- The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.

### G27 Registration at the Land Registry

- G27.1 This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:
- (a) procure that it becomes registered at the Land Registry as proprietor of the LOT;
  - (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
  - (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2 This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:
- (a) apply for registration of the TRANSFER;
  - (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and
  - (c) join in any representations the SELLER may properly make to the Land Registry relating to the application.

### G28 Notices and other communications

- G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.
- G28.2 A communication may be relied on if:
- (a) delivered by hand; or
  - (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
  - (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.
- G28.3 A communication is to be treated as received:
- (a) when delivered, if delivered by hand; or
  - (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.
- G28.4 A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.

### G29 CONTRACTS (Rights of Third Parties) Act 1999

No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.

### G30 EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

#### G30.1 The Deposit

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

#### G30.2 Buyer's Administration Charge

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.

#### G30.3 Extra Auction Conduct Conditions

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

#### G30.4 Searches

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

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