

# property auction

**Thursday 13 February 2020**

12 noon prompt

Hilton Liverpool

3 Thomas Steers Way

Liverpool L1 8LW

# SuttonKersh

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

Now inviting instructions  
for our **2 April 2020** auction  
at the Hilton Hotel

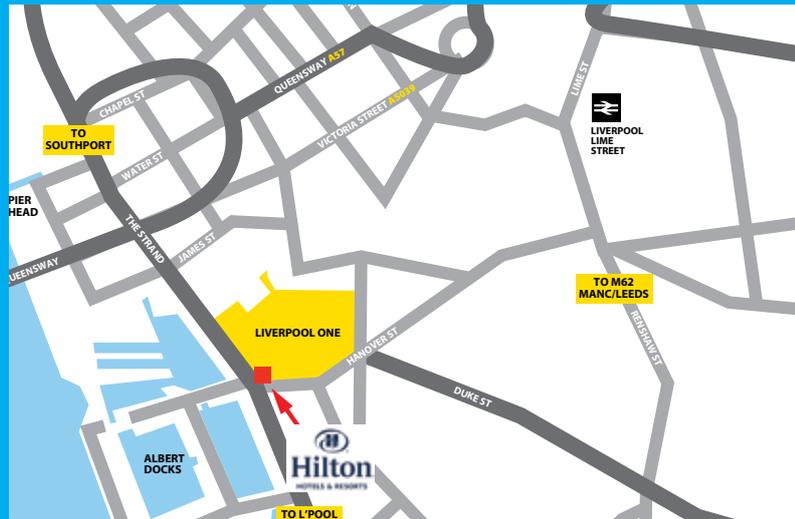
# Location

## Hilton Liverpool

3 Thomas Steers Way

Liverpool L1 8LW

Tel: 0151 708 4200



## Auction programme 2020

### AUCTION DATES

Thursday 13th February

Thursday 2nd April

Thursday 21st May

Thursday 16th July

Thursday 10th September

Thursday 22nd October

Thursday 10th December

### CLOSING DATES

17th January

6th March

24th April

19th June

14th August

25th September

13th November

### VENUE

Hilton Hotel, 3 Thomas Steers Way, Liverpool L1 8LW

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We're now taking entries for our  
**Thursday 2 April 2020** 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



**Welcome to our first auction of 2020 at our new venue of the Hilton Hotel, 3 Thomas Steers Way, Liverpool, starting as usual at 12 noon prompt!**

With all the economic uncertainty derived from the Brexit wrangling I'm sure few of us are sad to see the back of 2019, so it's with a refreshing start that we enter 2020 with a sense of certainty and a feel good factor about the economy and the direction we are moving in.

To further reinforce this, our first sale starts off as a cracker – over 100 lots offered ensuring there really is something for everyone in this sale

Here are just a few of them to tempt you

Stoddart Road, L4 an end of terrace investment opportunity in need of refurbishment

Gorton Road, L13 Residential investment currently producing over £5,000pa

Land adjacent to 79 Cotswold Street, L7 – a cleared site with potential residential re-development.

Marlborough Road, Tuebrook, L13 A large three storey house suitable for conversion to flats/HMO potential

As always if you do need any help before the sale, 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

Good luck with your bidding whether in the room, on the phone, by proxy or by internet!

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

**103** lots available

**40+**  
vacant residential

**30+**  
residential investment

**5**  
commercial investment

**7**  
vacant commercial

**4**  
development opportunities

**3**  
land

## Highlights



2 Stoddart Road,  
Liverpool L4 6TR



49 Grosvenor Road, Wavertree,  
Liverpool L15 0EY



45 Gorton Road,  
Liverpool L13 4DG



16 Marlborough Road, Tuebrook,  
Liverpool L13 8AX



Land adjacent to 79 Cotswold  
Street, Liverpool L7 2PY



82 Trafalgar Street,  
Oldham OL1 2HN

# Merseyside's leading auction team...



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MNAVA  
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**Andrew Binstock**  
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## Contact

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for free advice or to arrange a free valuation

# 0151 207 6315

auctions@suttonkersh.co.uk

**66**  
lots sold

**84%**  
realised

**£6.85m**  
raised

## A very merry auction on Election Day

Buyers voted overwhelmingly in favour of investing in property, as Sutton Kersh's latest Liverpool auction – on Election Day – raised £6.2 million.

Their final auction of the year, on December 12, saw over 80% of lots sold, with a strong turnout at the Liverpool Marriott Hotel – and one property going for more than three times the guide price.

“This was a great way to end the year, with lively bidding and many lots going for well above expectations,” said Sutton Kersh Auctions Associate Director Cathy Holt.

“The Election itself, and the uncertainty about the future, certainly didn't affect bidders' enthusiasm.

“In fact, it would seem that many buyers see property as a safe investment in such uncertain times.

“Overall, we've had a successful year, and are looking forward to a strong 2020, in our new location at The Hilton Hotel on Liverpool's waterfront,” said Ms Holt, who added that 30% of the lots were sold before the auction.

The highlight of the day was a mixed-use redevelopment building on Liverpool's waterfront which – with a guide price of £100,000 – sold for £305,000 after a competitive bidding war.

“We are ending the year on a high: 2019 saw us raise £45.2 million for our clients selling over 500 Lots which is nearly double that of our nearest competitor,” added Ms Holt.

### Highlights



70 Waterloo Road & Land to 71 Waterloo Road, Liverpool L3 7BE  
Guide price £100,000+\*  
**SOLD FOR £305,000**



Land at Sandhills, Hightown, Liverpool L38 9EP  
Guide price £20,000–£30,000\*  
**SOLD FOR £18,000**



18 Alverstone Road, Allerton, Liverpool L18 1HD  
Guide price £75,000+\*  
**SOLD FOR £101,500**



39 Lawton Avenue, Bootle, Merseyside. L20 0BH  
Guide price £75,000+\*  
**SOLD FOR £86,500**



12, 14 & 16 New Chester Road, Wirral, Merseyside CH62 5AB  
Guide price £235,000+\*  
**SOLD FOR £275,000**



11 Strathmore Road, Newsham Park, Liverpool L6 7UD  
Guide price £75,000+\*  
**SOLD FOR £158,000**

# 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 1.2% of the purchase price subject to a minimum fee of £1,200 including VAT (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 1.2% of the purchase price including VAT subject to a minimum of £1,200 including VAT (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:

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 £3,000 (whichever is greater). The Buyer's Administration Charge is 1.2% of the purchase price subject to a minimum fee of £1,200 including VAT (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 13 February

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

1	2 Stoddart Road, Liverpool L4 6TR	£30,000+*
2	35 Rudyard Road, Liverpool L14 5NN	£90,000+*
3	67 Teynham Crescent, Liverpool L11 3BH	£50,000+*
4	Flat 16, Libertas, 48 St. James Street, Liverpool L1 0AB	£50,000–£60,000*
5	73 Whittier Street, Liverpool L8 ORE	£40,000+*
6	7 Hooton Road, Liverpool L9 4SF	£90,000+*
7	267 Boundary Road, St. Helens, Merseyside WA10 2PS	£50,000+*
8	77 Goodison Road, Liverpool L4 4EN	£40,000+*
9	49 Grosvenor Road, Wavertree, Liverpool L15 0EY	£70,000+*
10	14 Hawthorne Road, Bootle, Merseyside L20 2DN	£70,000+*
11	2 Kingsley Road/240 Poulton Road, Wallasey, Merseyside CH44 4DS	£65,000+*
12	110 Fieldton Road, Liverpool L11 9AQ	£55,000+*
13	Plots 31, 38 & 45, Land to the south of High Street, Porth CF39 9HL	NIL RESERVE*
14	45 Gorton Road, Liverpool L13 4DG	£70,000+*
15	149 Picton Road, Wavertree, Liverpool L15 4LG	£135,000+*
16	Horseshoe Cottage, Calceby Corner, Alford, Lincolnshire LN13 0AU	£41,000+*
17	75 Bartlett Street, Liverpool L15 OHN	£50,000+*
18	Basement Flat, Sundene Lodge, The Esplanade, Waterloo L22 5RN	£10,000+*
19	9 Milvain Drive, Warrington WA2 9NZ	£125,000+*
20	26 Moor Court, Liverpool L10 0AS	£25,000+*
21	11 Moor Court, Liverpool L10 0AS	£25,000+*
22	4 Derby Road, Wallasey, Merseyside CH45 5HH	£60,000+*
23	31/33 Tynwald Hill, Tuebrook, Liverpool L13 7DN	£275,000+*
24	74 Longfellow Street, Liverpool L8 0QX	£50,000+*
25	41a Croxteth Hall Lane, Croxteth, Liverpool L11 4SA	£25,000–£30,000*
26	30 Fallowfield Road, Liverpool L15 5BW	£130,000+*
27	78 Max Road, Liverpool L14 4BJ	£45,000+*
28	66 Knoclaidd Road, Liverpool L13 8DD	£95,000+*
29	9 Baldwin Street, St. Helens, Merseyside WA10 2RS	£80,000+*
30	71 Renwick Road, Liverpool L9 2DE	£70,000+*
31	27 Lilford Avenue, Liverpool L9 3AT	£95,000+*
32	107 Roxburgh Street, Liverpool L4 3SZ	SOLD PRIOR
33	19 Greystone Road, Liverpool L14 6UD	£80,000+*
34	29 Victoria Road, Bagillt, Clwyd CH6 6JN	£50,000+*
35	86 Prescott Road, Fairfield, Liverpool L7 0JA	£70,000+*
36	Units 103, 104 & 105, Alexander Terrace, Hatton Garden L3 2FE	£35,000+*
37	16 Chelsea Road, Litherland, Liverpool L21 8HJ	£50,000+*
38	4 Tan Y Bryn Road, Llandudno, Gwynedd LL30 1UU	£140,000+*
39	21–23 Chester Street, Flint, Clwyd CH6 5BL	£90,000+*
40	204a Church Street, Eccles, Manchester M30 0LZ	£80,000+*
41	83 Benedict Street, Bootle, Merseyside L20 2EL	£55,000+*
42	48 Cardigan Street, Liverpool L15 1HA	£70,000+*
43	32 Burnand Street, Liverpool L4 0SH	£40,000+*
44	56 Renwick Road, Liverpool L9 2DF	£65,000+*
45	226, 226a & 226b Knowsley Road, St. Helens WA10 4QA	£135,000+*
46	4 Malcolm Grove, Liverpool L20 2BZ	£60,000+*
47	Land At Pant Hill, Rhosllanerchrugog, Wrexham, Clwyd LL14 2DB	£30,000+*
48	19 Dumbarton Street, Liverpool L4 3RR	£60,000–£70,000*
49	47 Halsbury Road, Kensington, Liverpool L6 6DG	£45,000+*
50	9 Elstead Road, Walton, Liverpool L9 6BD	£50,000+*
51	Apt 32, Beech Rise, Roughwood Drive, Liverpool L33 8WY	£20,000+*
52	76 Holt Road, Liverpool L7 2PR	£100,000–£125,000*
53	30/30a Lawrence Road, Liverpool L15 0EG	£135,000+*
54	80 Scorton Street, Liverpool L6 4AT	£40,000+*
55	42a Broad Lane, Norris Green, Liverpool L11 1AJ	£40,000+*

56	209 Market Street, Shawforth, Rochdale, Lancashire OL12 8PA	£70,000+*
57	58 Moss Lane, Orrell Park, Liverpool L9 8AN	£90,000+*
58	Apt 1601, Beetham Tower, 111 Old Hall Street, Liverpool L3 9BD	£165,000+*
59	174 Boaler Street, Kensington, Liverpool L6 6AD	£135,000+*
60	21 Bishop Road, Liverpool L6 0BJ	£50,000+*
61	70 King Street, Southport, Merseyside PR8 1LG	SOLD PRIOR
62	29 Bishop Road, Liverpool L6 0BJ	£60,000+*
63	39 Priory Road, Liverpool L4 2RX	£35,000+*
64	16 Marlborough Road, Tuebrook, Liverpool L13 8AX	£100,000+*
65	73 Renwick Road, Liverpool L9 2DE	£70,000+*
66	Land adjacent to 79 Cotswold Street, Liverpool L7 2PY	£75,000+*
67	97 Rudyard Road, Liverpool L14 5NN	£85,000+*
68	Millbrow Bungalow, Southport Road, Scarisbrick L40 8HG	£120,000+*
69	82 Trafalgar Street, Oldham OL1 2HN	£10,000+*
70	78 Woodsome Park, Woolton, Liverpool L25 5HA	SOLD PRIOR
71	100 Peel House Lane, Widnes, Cheshire WA8 6TQ	£90,000+*
72	31 Esmond Street, Liverpool L6 5AY	£40,000+*
73	83 Ackers Hall Avenue, Liverpool L14 2DX	£50,000+*
74	7c Gainsborough Road, Liverpool L15 3HU	£120,000+*
75	137 Jeffereys Crescent, Liverpool L36 4JU	£90,000+*
76	12 Pearson Street, Liverpool L15 4LX	£45,000+*
77	4 Helsby Road, Liverpool L9 4SH	£90,000+*
78	11 Dominion Street, Liverpool L6 4AA	£40,000+*
79	191, 191a & 191b Nutgrove Road, St. Helens, Merseyside WA9 5JH	£125,000+*
80	13 Cathedral Road, Liverpool L6 0AT	£50,000+*
81	3 Adelaide Road, Kensington, Liverpool L7 8SG	SOLD PRIOR
82	57/59 Westfield Road, Runcorn, Cheshire WA7 4DR	£110,000+*
83	145 Bedford Road, Bootle, Merseyside L20 2DR	£50,000+*
84	6 Fletsand Road, Wilmslow, Cheshire SK9 2AB	£1,250,000+*
85	Flat 3, 128 Moscow Drive, Liverpool L13 7DL	£30,000+*
86	Flat 1, 1 Ilford Avenue, Liverpool L23 7YE	£85,000+*
87	72 Carisbrooke Road, Liverpool L4 3RA	£70,000+*
88	23 Sixth Avenue, Fazakerley, Liverpool L9 9DU	£45,000+*
89	20 Station Road, Aspatria, Wigton, Cumbria CA7 2AL	SOLD PRIOR
90	49 Acresgate Court, Gateacre, Liverpool L25 4UF	£55,000+*
91	59 Granite Court, Longfield Centre, Prestwich, Manchester M25 1GW	£125,000+*
92	18 Mount Pleasant, Waterloo, Liverpool L22 5PW	£50,000+*
93	35 Wendell Street, Liverpool L8 0RG	£35,000+*
94	Flat 6, 9 Princes Avenue, Princes Park, Liverpool L8 2TA	£65,000+*
95	53/53a Lower Breck Road, Liverpool L6 4BX	£60,000+*
96	34 Ling Street, Liverpool L7 2QF	£100,000+
97	116 Oakfield Road, Walton, Liverpool L4 0UQ	£55,000+*
98	84 Longfellow Street, Liverpool L8 0QX	£35,000+*
99	40 St. Andrew Road, Liverpool L4 2RJ	£65,000+*
100	13 West Albert Road, Sefton Park, Liverpool L17 8TJ	£275,000+
101	35 Sandway Crescent, Liverpool L11 2SN	£55,000+*
102	40 Orwell Road, Liverpool L4 1RQ	£35,000+*
103	133 Gorse Lane, Ford, Liverpool L21 0DQ	£35,000-£40,000*

# Order of sale by type

## Commercial investment

- 35 86 Prescott Road, Fairfield, Liverpool L7 OJA
- 45 226, 226a & 226b Knowsley Road, St. Helens WA10 4QA
- 53 30/30a Lawrence Road, Liverpool L15 OEG
- 79 191, 191a & 191b Nutgrove Road, St. Helens, Merseyside WA9 5JH
- 95 53/53a Lower Breck Road, Liverpool L6 4BX

## Development opportunities

- 18 Basement Flat, Sundene Lodge, The Esplanade, Waterloo L22 5RN
- 23 31/33 Tynwald Hill, Tuebrook, Liverpool L13 7DN
- 92 18 Mount Pleasant, Waterloo, Liverpool L22 5PW
- 97 116 Oakfield Road, Walton, Liverpool L4 0UQ

## Land

- 13 Plots 31, 38 & 45, Land to the south of High Street, Porth CF39 9HL
- 47 Land At Pant Hill, Rhosllanerchrugog, Wrexham, Clwyd LL14 2DB
- 66 Land adjacent to 79 Cotswold Street, Liverpool L7 2PY

## Residential investment

- 2 35 Rudyard Road, Liverpool L14 5NN
- 3 67 Teynham Crescent, Liverpool L11 3BH
- 4 Flat 16, Libertas, 48 St. James Street, Liverpool L1 0AB
- 6 7 Hooton Road, Liverpool L9 4SF
- 12 110 Fieldton Road, Liverpool L11 9AQ
- 14 45 Gorton Road, Liverpool L13 4DG
- 17 75 Bartlett Street, Liverpool L15 OHN
- 25 41a Croxteth Hall Lane, Croxteth, Liverpool L11 4SA
- 26 30 Fallowfield Road, Liverpool L15 5BW
- 30 71 Renwick Road, Liverpool L9 2DE
- 32 107 Roxburgh Street, Liverpool L4 3SZ
- 33 19 Greystone Road, Liverpool L14 6UD
- 36 Units 103, 104 & 105, Alexander Terrace, Hatton Garden L3 2FE
- 37 16 Chelsea Road, Litherland, Liverpool L21 8HJ
- 44 56 Renwick Road, Liverpool L9 2DF
- 57 58 Moss Lane, Orrell Park, Liverpool L9 8AN
- 60 21 Bishop Road, Liverpool L6 0BJ
- 62 29 Bishop Road, Liverpool L6 0BJ
- 65 73 Renwick Road, Liverpool L9 2DE
- 67 97 Rudyard Road, Liverpool L14 5NN
- 68 Millbrow Bungalow, Southport Road, Scarisbrick L40 8HG
- 71 100 Peel House Lane, Widnes, Cheshire WA8 6TQ

- 75 137 Jeffereys Crescent, Liverpool L36 4JU
- 77 4 Helsby Road, Liverpool L9 4SH
- 78 11 Dominion Street, Liverpool L6 4AA
- 82 57/59 Westfield Road, Runcorn, Cheshire WA7 4DR
- 85 Flat 3, 128 Moscow Drive, Liverpool L13 7DL
- 87 72 Carisbrooke Road, Liverpool L4 3RA
- 88 23 Sixth Avenue, Fazakerley, Liverpool L9 9DU
- 90 49 Acresgate Court, Gateacre, Liverpool L25 4UF
- 91 59 Granite Court, Longfield Centre, Prestwich, Manchester M25 1GW
- 93 35 Wendell Street, Liverpool L8 0RG
- 94 Flat 6, 9 Princes Avenue, Princes Park, Liverpool L8 2TA
- 96 34 Ling Street, Liverpool L7 2QF
- 98 84 Longfellow Street, Liverpool L8 0QX
- 99 40 St. Andrew Road, Liverpool L4 2RJ
- 100 13 West Albert Road, Sefton Park, Liverpool L17 8TJ
- 101 35 Sandway Crescent, Liverpool L11 2SN

## Vacant commercial

- 11 2 Kingsley Road/240 Poulton Road, Wallasey, Merseyside CH44 4DS
- 15 149 Picton Road, Wavertree, Liverpool L15 4LG
- 29 9 Baldwin Street, St. Helens, Merseyside WA10 2RS
- 39 21-23 Chester Street, Flint, Clwyd CH6 5BL
- 55 42a Broad Lane, Norris Green, Liverpool L11 1AJ
- 61 70 King Street, Southport, Merseyside PR8 1LG
- 63 39 Priory Road, Liverpool L4 2RX

## Vacant residential

- 1 2 Stoddart Road, Liverpool L4 6TR
- 5 73 Whittier Street, Liverpool L8 0RE
- 7 267 Boundary Road, St. Helens, Merseyside WA10 2PS
- 8 77 Goodison Road, Liverpool L4 4EN
- 9 49 Grosvenor Road, Wavertree, Liverpool L15 0EY
- 10 14 Hawthorne Road, Bootle, Merseyside L20 2DN
- 16 Horseshoe Cottage, Calceby Corner, Alford, Lincolnshire LN13 0AU
- 19 9 Milvain Drive, Warrington WA2 9NZ
- 20 26 Moor Court, Liverpool L10 0AS
- 21 11 Moor Court, Liverpool L10 0AS
- 22 4 Derby Road, Wallasey, Merseyside CH45 5HH
- 24 74 Longfellow Street, Liverpool L8 0QX
- 27 78 Max Road, Liverpool L14 4BJ
- 28 66 Knoclaid Road, Liverpool L13 8DD

- 31 27 Lilford Avenue, Liverpool L9 3AT
- 34 29 Victoria Road, Bagillt, Clwyd CH6 6JN
- 38 4 Tan Y Bryn Road, Llandudno, Gwynedd LL30 1UU
- 40 204a Church Street, Eccles, Manchester M30 0LZ
- 41 83 Benedict Street, Bootle, Merseyside L20 2EL
- 42 48 Cardigan Street, Liverpool L15 1HA
- 43 32 Burnand Street, Liverpool L4 0SH
- 46 4 Malcolm Grove, Liverpool L20 2BZ
- 48 19 Dumbarton Street, Liverpool L4 3RR
- 49 47 Halsbury Road, Kensington, Liverpool L6 6DG
- 50 9 Elstead Road, Walton, Liverpool L9 6BD
- 51 Apt 32, Beech Rise, Roughwood Drive, Liverpool L33 8WY
- 52 76 Holt Road, Liverpool L7 2PR
- 54 80 Scorton Street, Liverpool L6 4AT
- 56 209 Market Street, Shawforth, Rochdale, Lancashire OL12 8PA
- 58 Apt 1601, Beetham Tower, 111 Old Hall Street, Liverpool L3 9BD
- 59 174 Boaler Street, Kensington, Liverpool L6 6AD
- 64 16 Marlborough Road, Tuebrook, Liverpool L13 8AX
- 69 82 Trafalgar Street, Oldham OL1 2HN
- 70 78 Woodsome Park, Woolton, Liverpool L25 5HA
- 72 31 Esmond Street, Liverpool L6 5AY
- 73 83 Ackers Hall Avenue, Liverpool L14 2DX
- 74 7c Gainsborough Road, Liverpool L15 3HU
- 76 12 Pearson Street, Liverpool L15 4LX
- 80 13 Cathedral Road, Liverpool L6 0AT
- 81 3 Adelaide Road, Kensington, Liverpool L7 8SG
- 83 145 Bedford Road, Bootle, Merseyside L20 2DR
- 84 6 Fletsand Road, Wilmslow, Cheshire SK9 2AB
- 86 Flat 1, 1 Ilford Avenue, Liverpool L23 7YE
- 89 20 Station Road, Aspatria, Wigton, Cumbria CA7 2AL
- 102 40 Orwell Road, Liverpool L4 1RQ
- 103 133 Gorseby Lane, Ford, Liverpool L21 0DQ

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LOT

1

## 2 Stoddart Road, Liverpool L4 6TR

GUIDE PRICE £30,000+\*

VACANT RESIDENTIAL

- A one bed end of terrace • In need of refurbishment scheme

A one bedroomed end of terrace house, previously a two bedroomed however the bedroom walls have been removed but could easily be reinstated to convert back to a two bedroomed. The property benefits from double glazing and following a scheme of refurbishment works the property would be suitable for re-sale or investment purposes with a potential rental income of £5,400 per annum. Suitable for cash purchasers only.

**Situated** Off Walton Village in a popular residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool city centre.

**Ground Floor** Through Living Room, Kitchen, Shower/WC

**First Floor** One Bedroom.



LOT

2

## 35 Rudyard Road, Liverpool L14 5NN

GUIDE PRICE £90,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,980 per annum • Double glazing • Central heating • Off-road parking • Gardens

A three bedroomed semi-detached property benefiting from double glazing, central heating, front and rear gardens and off-road parking. The property is let by way of a Regulated Tenancy producing a rental income of £5,980 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 Thomas Lane in a popular residential location within easy access to Old Swan amenities, schooling and approximately 4 miles from Liverpool city centre.

**Note** Please note Sutton Kersh have not internally inspected the property

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

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

**Outside** Gardens front and rear, driveway



LOT

3

## 67 Teynham Crescent, Liverpool L11 3BH

GUIDE PRICE £50,000+\*

RESIDENTIAL INVESTMENT

- A residential investment producing £6,180.00 per annum
- Double glazing
- Central heating
- Gardens

A three bedroom end town house benefiting from double glazing, central heating and front and rear gardens. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing £6,180.00 per annum.

**Situated** Off Sedgemoor Road which in turn is off Utting Avenue East in a popular residential location close to local amenities, Broadway Shopping parade, schooling and approximately 6 miles from Liverpool city centre.

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

**First Floor** Three Bedrooms.

**Outside** Front and Rear Gardens.

**EPC Rating** D



LOT

4

## Flat 16, Libertas, 48 St. James Street, Liverpool L1 0AB

GUIDE PRICE £50,000–£60,000\*

RESIDENTIAL INVESTMENT

- Second floor studio apartment producing £6192.00 per annum
- Double glazing
- Electric heating

A second floor studio apartment which is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,192 per annum. The property benefits from electric heating, double glazing, 24 hour concierge, gymnasium, bike store, pool room and secure intercom system. The vendor has advised that the property recently been redecorated and improvements made to the kitchen and bathroom.

**Situated** In the popular Baltic Triangle within walking distance from Liverpool One and city centre amenities.

**Lower Ground Floor** Laundry Room, Communal Lounge, Gymnasium, Pool Room and Bike Store

**Ground Floor** Main Entrance Hallway

**Second Floor Flat 16** Open Plan Lounge/Kitchen/Bedroom, Shower Room/WC

**Note** The service charge is £1,462.80 per annum. The property is Leasehold with approximately 242 years remaining at a ground rent of £250 per annum, subject to verification.



LOT

5

73 Whittier Street, Liverpool L8 0RE

GUIDE PRICE £40,000+\*

VACANT RESIDENTIAL

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

A two bedroomed middle terraced house in need of an upgrade and refurbishment scheme. The property benefits from double glazing and central heating and once upgraded would be suitable for investment purposes with a potential rental income of £5,400 per annum.

**Situated** Off Smithdown Road in a popular and well established residential location within walking distance to local amenities, transport links and approximately 2 miles from Liverpool city centre.

Joint Agent



**Ground Floor** Vestibule, Living Room/Dining Room, Kitchen, Shower Room/WC

**First Floor** Two Bedrooms

**Outside** Yard to the rear.



LOT

6

7 Hooton Road, Liverpool L9 4SF

GUIDE PRICE £90,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,720 per annum
- Double glazing • Central heating

A four bedroomed semi-detached house benefiting from double glazing and central heating. The property is let by way of a Regulated Tenancy producing a rental income of £5,720 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 Warbreck Moor in a very popular and well established residential location within easy access to local amenities, schooling and approximately 5 miles north of Liverpool city centre.

**Ground Floor** Three Reception Rooms, Kitchen

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

**Outside** Gardens

**Note** Please note Sutton Kersh have not internally inspected the property



LOT

7

## 267 Boundary Road, St. Helens, Merseyside WA10 2PS

GUIDE PRICE £50,000+\*

VACANT RESIDENTIAL

- A two/four bed end of terrace house • Double glazing • Central heating (boiler removed)

A two/four bed end terraced house benefiting from double glazing and central heating (boiler removed). The property has been split into four letting rooms and has recently been freshly painted and newly carpeted throughout. Following completion of the works the property would be suitable for investment purposes. If let to 4 individuals at £85pppw the potential rental income would be approximately £17,680 per annum.

**Situated** Off Prescott Road (A58) in a popular and well established residential location within walking distance to local amenities and approximately 1 mile from St Helens town centre.

**Outside** Front Garden and Rear Yard.

**Note** Boiler removed.

**Joint Agent**

**Ground Floor** Kitchen, one Letting Room with En-suite Shower room (no WC), one Letting Room with En-suite Shower room/WC.



**First Floor** Two Letting rooms both with En-suite shower rooms (no WC).



LOT

8

## 77 Goodison Road, Liverpool L4 4EN

GUIDE PRICE £40,000+\*

VACANT RESIDENTIAL

- Two bedroomed end of terraced house
- Double glazing • Central heating

A two bedroomed end of terraced house benefiting from double glazing and central heating. The property is in need of refurbishment and modernisation and once updated the property would be suitable for investment purposes with a potential rental income of approximately £5,700 per annum.

**Situated** At the junction of Goodison Road and Dane Street in a popular and well established residential location within walking distance to Everton Football Club, close to local amenities and transport links and approximately 3 miles away from Liverpool city centre.

**Ground Floor** Vestibule, Living Room, Dining Room, Kitchen, Bathroom/WC (fittings removed)

**First Floor** Two Bedrooms

**Outside** Yard to the rear.



LOT

9

## 49 Grosvenor Road, Wavertree, Liverpool L15 0EY

GUIDE PRICE £70,000+\*

VACANT RESIDENTIAL

- Three/four bedroom mid terraced • Double glazing • Central heating • Good condition
- Potential income £17,680 pa

A three/four bedroomed HMO compliant end terraced property benefiting from double glazing and central heating. The property is in good condition throughout, comes fully furnished and would be suitable for immediate occupation or investment purposes. If let to four individuals at a rental of £85 per person per week the potential income being in excess of £17,680 per annum.

**Situated** On the corner of Ash Grove, near Lawrence Road in a popular and well established residential location within close proximity to local amenities, Schooling and transport links. Approximately 2 miles from Liverpool city centre.

**Outside** Yard to the rear

**Ground Floor** Hall, 1 Letting room, Communal Lounge, Kitchen/Dining room.

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



LOT

10

## 14 Hawthorne Road, Bootle, Merseyside L20 2DN

GUIDE PRICE £70,000+\*

VACANT RESIDENTIAL

- A three storey middle terraced property converted to provide three flats (one × two bed and two × one bed) • The potential income being in excess of £14,000 per annum

A three storey middle terraced property converted to provide 1 × two bedroomed and 2 × one bedroomed self-contained flats. The property has undergone a scheme of refurbishment and following further minor works has the potential to achieve in excess of £14,000.00 per annum.

**Situated** Fronting Hawthorne Road at its junction with Westminster Road in an established location within easy reach of local amenities, schooling and approximately 2 miles north of Liverpool city centre.

**First Floor** (Accessed via separate front entrance)  
**Flat 2** Vestibule, Lounge, two Bedrooms, Shower Room/WC, Kitchen.

**Second Floor** (Accessed via separate front entrance)  
**Flat 3** Open Plan Lounge/ Kitchen, Bedroom with en-suite Shower Room/WC.

**Ground Floor** Flat 1 Vestibule, Kitchen/Diner, Lounge, Bedroom, Bathroom/WC (no fittings).

**Outside** Rear Yard – access from rear alleyway.



LOT

11

## 2 Kingsley Road/240 Poulton Road, Wallasey, Merseyside CH44 4DS

GUIDE PRICE **£65,000+**\*

VACANT COMMERCIAL

- A ground floor retail unit and three bed maisonette
- Double glazing
- Central heating

A mixed use corner property comprising a ground floor retail unit together with a three bedroom maisonette to the ground and first floors accessed via a separate side entrance. The property benefits from double glazing and central heating. The property would be suitable for conversion to provide a ground floor retail unit together with a two bedroomed flat above accessed via a separate side entrance, subject to any consents. When fully let the potential rental income is approximately £10,000 per annum.

**Situated** Fronting Poulton Road at the junction with Kingsley Road in a popular location close to local amenities, schooling and approximately 1.5 miles from Wallasey Village.

**Outside** Yard to the rear.

**Ground Floor** 240 Poulton Road (Retail unit) Main sales area.

**2 Kingsley Road** (Maisonette) Lounge, Dining Room, Kitchen.

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



LOT

12

## 110 Fieldton Road, Liverpool L11 9AQ

GUIDE PRICE **£55,000+**\*

RESIDENTIAL INVESTMENT

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

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

**Situated** Off Carr Lane East close to local amenities and approximately 5.5 miles from Liverpool city centre.

**Joint Agent**

**Lambert  
Smith  
Hampton**

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

**First Floor** Three Bedrooms.

**Outside** Yard to the rear

**Note** We are advised a reduced rent of £3,600 was previously agreed.



LOT  
**13**

## Plots 31, 38 & 45, Land to the south of High Street, Porth CF39 9HL

GUIDE PRICE **NIL RESERVE\***

LAND

- **Vacant land**

Three adjoining plots of Freehold land (forming part of a larger site) situated just south of the property known as Oak Tree Rise. The plots have title access by foot via the rights of ways shown in green at all times day and night. These rights of way then lead down to a further right of way, which allows vehicular access. The plots (which are not subject to any overages) maybe suitable for a variety of uses, subject to any necessary planning consents.



LOT  
**14**

## 45 Gorton Road, Liverpool L13 4DG

GUIDE PRICE **£70,000+\***

RESIDENTIAL INVESTMENT

- **Residential investment producing £5,096 per annum**
- **Double glazing**
- **Gardens**

A three bedroomed middle terraced property benefiting from double glazing and gardens to the front and rear. The property is let by way of a Regulated Tenancy producing a rental income of £5,096 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

**Situated** Off Broadgreen Road in an established and popular residential location within walking distance to the popular Old Swan Shopping Parade, Schooling and approximately 3 miles from Liverpool city centre.

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

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

**Outside** Gardens front and rear.

**Note** Please note Sutton Kersh have not internally inspected the property



LOT  
15

## 149 Picton Road, Wavertree, Liverpool L15 4LG

GUIDE PRICE **£135,000+**\*

VACANT COMMERCIAL

- Three storey mixed use property
- Double glazing
- Central heating
- Potential income in excess of £24,000 per annum

A vacant three storey middle terraced property comprising a ground floor retail unit together with five letting rooms above accessed via a separate front entrance benefiting from double glazing and central heating. The property would be suitable for immediate investment purposes and when fully let the potential rental income being in excess of £24,000 per annum.

**Situated** Fronting Picton Road in a popular and well established residential location close to local amenities, schooling, universities, transport links and approximately 2 miles from Liverpool city centre.

**Second Floor** Two Letting Rooms with En Suite Shower Rooms/WC.

**Outside** Yard to the rear.

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

**Flat** Main Entrance Hallway, Lounge/Kitchen.

**First Floor** Three Letting Rooms with En Suite Shower Rooms/WC.



LOT  
16

## Horseshoe Cottage, Calceby Corner, Alford, Lincolnshire LN13 0AU

GUIDE PRICE **£41,000+**\*

VACANT RESIDENTIAL

- A four bed roomed cottage in need of a full upgrade
- Front and rear gardens

A four bed roomed end of terrace property which is in a poor state of repair and following a substantial amount of work would be suitable for occupation, re-sale or investment purposes.

**Situated** Located in a rural area within close proximity to the main A16 highway, the nearest towns being Spilsby and Louth.

**Ground Floor** Entrance Hallway, Breakfast/Kitchen, Bathroom/WC, Living Room.

**First Floor** Four Bedrooms.

**Outside** Front and Rear Gardens.

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



LOT  
17

## 75 Bartlett Street, Liverpool L15 0HN

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,700 per annum
- Double glazing
- Central heating

A two bedroomed middle terraced property benefiting from double glazing and central heating. We are advised by the vendor that the property has a recently refitted and retiled bathroom, a refitted kitchen with some appliances and has been replastered throughout. The property is currently let by way of an Assured Shorthold Tenancy producing £5,700 per annum.

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

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

**First Floor** Two Bedrooms.

**Outside** Yard to the rear.



LOT  
18

## Basement Flat, Sundene Lodge, The Esplanade, Waterloo L22 5RN

GUIDE PRICE **£10,000+**\*

DEVELOPMENT OPPORTUNITIES

- Basement space offered with planning permission to convert into one bed self-contained flat

Development opportunity comprising basement space within a modern purpose-built apartment block benefiting from gated access, secure intercom system and lift service to all floors. The property is offered with the benefit of full planning permission to convert the basement into a one bedroomed apartment. Awaiting Freeholder's decision. The apartment will also benefit from an allocated car parking space. We are advised the total area of the basement is approximately 67sqm. Planning Reference No: DC/2016/02459

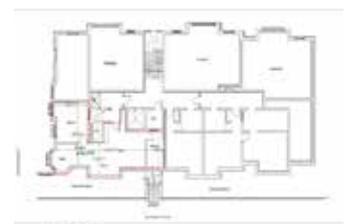
**Situated** Fronting the Esplanade on the corner of Brunswick Parade which in turn is off Cambridge Road in a popular and well established residential location within close proximity to Waterloo and Crosby amenities. Schooling, and approximately 4 miles from Liverpool city centre.

**Lower Ground Floor Proposed Accommodation** Hallway, Lounge, Kitchen, Bathroom, Bedroom, Store room/Bedroom.

**Outside** Communal Gardens, Allocated Parking space.

**Tenure** Leasehold.

**Ground Floor** Main Entrance Hallway.



LOT  
19

## 9 Milvain Drive, Warrington WA2 9NZ

GUIDE PRICE **£125,000+**\*

VACANT RESIDENTIAL

- An extended three bed semi-detached property
- Double glazing • Central heating • Off street parking • Front and rear gardens • Garage

An extended three bed semi-detached property benefiting from double glazing, central heating, driveway, front, rear and side gardens and garage/outhouse. Following modernisation the property would be suitable for occupation, re sale or investment purposes with a potential annual income in excess of £9,600 per annum.

**Situated** Off Beatty Avenue in a popular and well established residential location close to local amenities and approximately 2 miles from Warrington town centre.

**Ground Floor** Porch entrance, Hall, Through reception room, Kitchen/Dining room.

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

**Outside** Driveway, Garage/ Outhouse, Front, Side and rear gardens.



LOT  
20

## 26 Moor Court, Liverpool L10 0AS

GUIDE PRICE **£25,000+**\*

VACANT RESIDENTIAL

- First floor one bedroom flat • Double glazing
- Central heating • Potential income £5,400 per annum

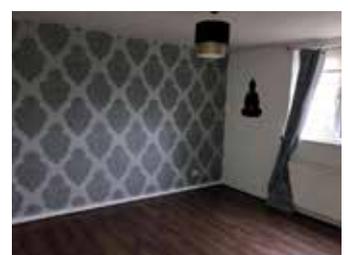
A one bedroomed first floor flat benefiting from double glazing, central heating, secure intercom system, communal gardens. Following modernisation the property would be suitable for investment purposes with a potential annual income in excess of £5,400 per annum.

**Situated** Off Coplehouse Lane in a popular and established residential location, close to local amenities and Aintree University Hospital. Approximately 7 miles from Liverpool city centre.

**Ground Floor** Main entrance Hallway.

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

**Outside** Communal gardens.



LOT  
21

## 11 Moor Court, Liverpool L10 0AS

GUIDE PRICE **£25,000+**\*

VACANT RESIDENTIAL

- Ground floor one bedroom flat • Double glazing • Central heating • Potential income £5,400 per annum

A one bedroomed ground floor flat benefiting from double glazing, central heating. Secure intercom entry system, communal gardens. Following modernisation the property would be suitable for investment purposes with a potential annual income in excess of £5,400 per annum.

**Situated** Off Coplehouse Lane in a popular and established residential location, close to local amenities and Aintree University Hospital. Approximately 7 miles from Liverpool city centre.

**Ground Floor** Main entrance Hallway.

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

**Outside** Communal gardens.



LOT  
22

## 4 Derby Road, Wallasey, Merseyside CH45 5HH

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

- An extended two bed semi-detached • Double glazing • Central heating

A two bedroomed semi-detached house benefiting from double glazing and central heating. Following a full upgrade and refurbishment scheme the property would be suitable for occupation or investment purposes with the potential rental income being in excess of £7,200 per annum

**Situated** Off Earlston Road which in turn is off Seaview Road in a popular and well established location in Wallasey town centre within close proximity to local amenities and transport Links .

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

**First Floor** Two Bedrooms, Storage room, Wet Room/WC.

**Outside** Rear yard.





- A redevelopment opportunity comprising a pair of inter-connecting four bedroomed two storey plus basement semi-detached houses which have in the past been used as a nursery

A redevelopment opportunity comprising a pair of inter-connecting four bedroomed two storey plus basement semi-detached houses which have in the past been used as a Nursery. The properties would be suitable for conversion back to single dwellings or alternatively several self-contained flats, bedsits, or a HMO Investment opportunity subject to any consents. The property benefits from a large front forecourt for parking for several cars and a generous garden with an outhouse with the potential to extend the property to provide further accommodation. An inspection is strongly recommended to appreciate its true size and its potential.

**Situated** Off Green Lane in a popular and well established residential location close to local amenities, Tuebrook shopping, Newsham Park, Liverpool Football Club, schooling and approximately 4 miles from Liverpool city centre.

**31 Tynwald Hill**  
**Basement Cellar** Not inspected.

**Ground Floor** Vestibule, Hallway, three Reception Rooms, Kitchen, Rear Room, WC's.

**First Floor** four Rooms, one Small Room, WC.

**33 Tynwald Hill**  
**Basement Cellar** Not inspected.

**Ground Floor** Vestibule, Hallway, three Reception Rooms, Kitchen, WCs.

**First Floor** One large Open Space (was four rooms), WC.

**Outside** Large Rear Gardens, Parking to front forecourt

**EPC Rating** D

LOT  
24

74 Longfellow Street, Liverpool L8 0QX

GUIDE PRICE **£50,000+**\*

VACANT RESIDENTIAL

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

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property will be sold with vacant possession however was previously let producing £6,960 per annum.

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

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

**First Floor** Two Bedrooms.

**Outside** Yard to Rear.



LOT  
25

41a Croxteth Hall Lane, Croxteth, Liverpool L11 4SA

GUIDE PRICE **£25,000–£30,000**\*

RESIDENTIAL INVESTMENT

- A residential investment producing £5,400.00 per annum • Double glazing • Central heating
- Balcony • Communal parking

A two bedroom first floor duplex flat over second and third floors benefiting from double glazing, central heating, balcony and communal parking. The property is currently let by way of an Assured Shorthold Tenancy Agreement producing £5,400.00 per annum.

**Situated** Fronting Croxteth Hall Lane in a popular residential location close to local amenities and approximately 6 miles from Liverpool city centre.

**Outside** Balcony, Communal Parking.

**EPC Rating** E

**Ground Floor** Main Entrance, Entry Stairwell to Second Floor Access Walkway.

**Second Floor Flat** Open Plan Lounge/Kitchen, Under Stairs Store Cupboard.

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



LOT  
26

30 Fallowfield Road, Liverpool L15 5BW

GUIDE PRICE **£130,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £8,100 per annum
- Double glazing
- Central heating

A three bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of £8,100 per annum. The property benefits from double glazing and central heating. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

**Situated** Off Smithdown Road (A562) in a popular and well established residential location within walking distance to Allerton Road amenities and the Mystery Park.

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

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

**Outside** Yard to the rear.

**Note** Please note Sutton Kersh have not internally inspected the property



LOT  
27

78 Max Road, Liverpool L14 4BJ

GUIDE PRICE **£45,000+**\*

VACANT RESIDENTIAL

- A two bedroomed town house
- Double glazing
- Central heating
- Gardens

A vacant two bedroomed mid-town house benefiting from double glazing, central heating and gardens front & rear. Following a scheme of refurbishment works the property would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.

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

**Ground Floor** Lounge, Kitchen.

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

**Outside** Gardens Front & Rear.



LOT  
28

66 Knoclaid Road, Liverpool L13 8DD

GUIDE PRICE **£95,000+**\*

VACANT RESIDENTIAL

- A mid terraced property converted to provide four letting rooms • Double glazing • Central heating

A mid terraced property converted to provide four letting rooms each with ensuite shower room/WC. The property benefits from double glazing and central heating and has been refurbished to a high standard throughout and comes fully furnished. When fully let to 4 tenants at £85pppw the potential rental income would be approximately £17,680 per annum.

**Situated** Off Maiden Lane which is off Townsend Lane in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 2.4 miles from Alder Hey Children's Hospital and 4.5 miles from Liverpool city centre.

**Outside** Yard to the rear.

**Ground Floor** Hall, Kitchen/Diner, two Letting Rooms each with En Suite Shower Room/WC.

**First Floor** Two Letting rooms each with En Suite Shower Room/WC and Kitchenette.



LOT  
29

9 Baldwin Street, St. Helens, Merseyside WA10 2RS

GUIDE PRICE **£80,000+**\*

VACANT COMMERCIAL

- Three storey mid terraced property providing a retail unit with five potential letting rooms or two x two bed flats above • Double glazing

A three storey mid terraced property currently providing a ground floor retail unit together with various rooms to the first and second floors. The property benefits from double glazing and following a scheme of refurbishment has potential to convert the upper floors to provide five individual letting rooms or alternatively 2 x two bed roomed flats subject to gaining any necessary consents. If let as a shop and five lettings rooms the potential rental income when fully let would be approximately £35,000 per annum.

**Situated** Fronting Baldwin Street which is off the A571 in a popular location close to local amenities, transport links and within walking distance to St Helens town centre.

**Outside** Shared Rear Access.

**Ground Floor** Shop Main Sales Area, WC, Kitchen (no fittings)

**First Floor** Various rooms

**Second Floor** Various rooms.



LOT  
30

71 Renwick Road, Liverpool L9 2DE

GUIDE PRICE £70,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £6,084 per annum
- Double glazing
- Central heating
- Gardens
- Off road parking

A three bedroomed semi-detached house benefiting from double glazing, central heating, gardens and off road parking. The property is let by way of a Regulated Tenancy producing a rental income of £6,084 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** In a cul de sac Off Regina Road which is in turn off Walton Vale in a popular and well established residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

**Note** Please note Sutton Kersh have not internally inspected the property



**Ground Floor** Living Room, Kitchen

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

**Outside** Gardens and Driveway

LOT  
31

27 Lilford Avenue, Liverpool L9 3AT

GUIDE PRICE £95,000+\*

VACANT RESIDENTIAL

- End terraced property converted to provide four letting rooms
- Double glazing
- Central heating

An end terraced property converted to provide four letting rooms which has been fully refurbished throughout to a high standard. The property benefits from double glazing and central heating and comes fully furnished. When fully let to 4 tenants at £85pppw the potential rental income would be approximately £17,680 per annum.

**Situated** Off Moss Lane on the corner of Haddon Avenue in a popular and well established residential location within close proximity to Walton Vale amenities, Orrell Park and Rice Lane Railway stations, schooling and approximately 5 miles from Liverpool city centre.

**First Floor** Three Letting Rooms each with En Suite Shower Room/WC

**Outside** Yard to the rear.



LOT  
32

107 Roxburgh Street, Liverpool L4 3SZ

GUIDE PRICE £40,000+\*

RESIDENTIAL INVESTMENT

- A residential investment producing £5,940.00 per annum
- Double glazing.
- Central heating

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,940 per annum. The property is suitable for cash buyers only.

**Situated** Just off County 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** Hall, Lounge, Dining Room, Kitchen.

**First Floor** Two Bedrooms, four Piece Bathroom Suite

**Outside** Yard to the rear.

SOLD PRIOR



LOT  
33

19 Greystone Road, Liverpool L14 6UD

GUIDE PRICE £80,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,252 per annum
- Double glazing
- Central heating
- Gardens

A three bedroomed middle terraced house benefiting from double glazing, central heating and gardens. The property is let by way of a Regulated Tenancy producing £5,252 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 Milton Avenue in a very popular and well established residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool city centre.

**Note** Please note Sutton Kersh have not internally inspected the property

**Ground Floor** Living Room, Kitchen

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

**Outside** Gardens



LOT  
34

29 Victoria Road, Bagillt, Clwyd CH6 6JN

GUIDE PRICE **£50,000+**\*

VACANT RESIDENTIAL

- A three bed mid-town house • Double glazing
- In need of upgrade and refurbishment
- Central heating • Gardens

A three bedroomed mid-town house benefiting from double glazing, central heating and gardens. Following a scheme of refurbishment works the property would be suitable for occupation, re-sale or investment purposes. The potential rental income is approximately £6,600 per annum.

**Situated** Off A5026, fronting Victoria Road within close proximity to local amenities and transport links.

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

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

**Outside** Front and Rear Gardens.



LOT  
35

86 Prescott Road, Fairfield, Liverpool L7 0JA

GUIDE PRICE **£70,000+**\*

COMMERCIAL INVESTMENT

- Mixed use investment producing £10,200 per annum • Double glazing • Central heating

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  
36

## Units 103, 104 & 105, Alexander Terrace, Hatton Garden L3 2FE

GUIDE PRICE **£35,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,250 per annum
- Double glazing
- Electric heating

Three en suite pods within Sleep Eat Love Hostel let on a 5 year lease until 2024 with a guaranteed rental income of £5,250 per annum. The property benefits from double glazing, electric heating, onsite gym, communal lounge/kitchen area, games room, laundry room and 24 hour reception.

**Situated** Fronting Hatton Garden in a central location within walking distance to city centre amenities and transport links.

**Basement** Laundry

**Ground Floor** 24 hour Reception, Games Room

**First Floor** Rooms 103, 104 & 105 – All with En Suite Shower Room/WC, Communal Lounge/Kitchen

**Second Floor** Gym



LOT  
37

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

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,820 per annum
- Double glazing
- Central heating

A three bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing £5820 per annum. The property benefits from double glazing and central heating.

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

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

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

**Outside** Yard to the rear





- Three bedrooed semi-detached house with self-contained flat
- Double glazing
- Central heating
- Off road parking
- Garden
- Garage

A three bedrooed semi-detached house together with a one bedrooed self-contained flat benefiting from double glazing, central heating, off road parking, rear garden and garage. Following a scheme of refurbishment works and modernisation the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £15,600 per annum. Please note this property is suitable for cash buyers only.

**Situated** Fronting Tan Y Bryn Road in a popular and well established residential location close to local amenities, the promenade and schooling and approximately 1.5 miles from Llandudno town centre.

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

**Outside** Off Road Parking, Garage. Each property has their own section of the back garden – with shared access.

**Lower Ground Floor Flat** Hall, Lounge, Bedroom, Kitchen, Bathroom/WC

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



LOT  
39

21-23 Chester Street, Flint, Clwyd CH6 5BL

GUIDE PRICE £90,000+\*

VACANT COMMERCIAL

- Ground floor retail unit with rooms above
- Steel roller shutters

A vacant two storey property comprising a ground floor retail unit together with rooms above benefiting from steel roller shutters. The ground floor has previously been let as a continental food store at a rental of £12,000 per annum. There is potential to convert the upper floor into two × one bedroomed flats with a separate access either via the front or rear of the property subject to gaining any necessary planning consents.

**Situated** Fronting Chester Street in a busy and prominent main road position a popular and well established location within walking distance of Flint town centre and amenities, railway station and schooling.

**Outside** Rear yard.

**Ground Floor** Main sales area, Office, WC, Kitchen, two large rear rooms.

**First Floor** Various rooms (N.B we have not inspected these floors as there is currently no access)



LOT  
40

204a Church Street, Eccles, Manchester M30 0LZ

GUIDE PRICE £80,000+\*

VACANT RESIDENTIAL

- Three bedroomed duplex flat • Central heating
- Potential income in excess of £8400 per annum

A three bedroomed duplex flat benefiting from central heating. Following modernisation the property would be suitable for occupation or investment purposes. It let on a single tenancy the potential rental income being in excess of £8,400 per annum or alternatively there is potential to let on an individual room basis at £75 pppw the potential income being in excess of £11,700 per annum.

**Situated** Fronting Church Street on the corner of Bright Road in a popular and well established residential location close to local amenities and Schooling.

**Ground Floor** (Side entrance) Main entrance hallway.

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

**Second Floor** Two Further Bedrooms, Shower room/WC.



LOT  
41

## 83 Benedict Street, Bootle, Merseyside L20 2EL

GUIDE PRICE **£55,000+**\*

VACANT RESIDENTIAL

- A two bed mid terrace converted to provide three letting rooms • Double glazing • Electric heating

A two bedroomed middle terraced house which has been converted to provide three en-suite letting rooms plus a loft room. The property benefits from double glazing and electric heating and has been fully refurbished throughout. If let to three individuals at £75 pppw the potential rental income would be approximately £11,700 per annum.

**Situated** Benedict Street runs between Stanley Road and Hawthorne Road within a popular residential area approximately 4 miles from Liverpool city centre.

**Ground Floor** Hall, Letting Room with en-suite Shower/WC, Communal Lounge, Kitchen.

**First Floor** Letting Room with en-suite Shower/WC and access to loft room, Letting Room with en-suite Shower/WC.

**Outside** Yard to the rear.



LOT  
42

## 48 Cardigan Street, Liverpool L15 1HA

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

- A three/four bed mid terrace • Double glazing
- Central heating • In need of refurbishment

A three/four bedroomed middle terrace property benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for resale, occupation or investment purposes. If let to four individuals at a rental of £85 per person per week the potential income being in excess of £17,680 per annum.

**Situated** Off Alderson Road which in turn is off Picton Road and Smithdown Road in an established and popular residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Note** The property is being offered fully furnished and all appliances are included.

**Ground Floor** Hall, Letting room, Rear communal lounge, Kitchen, Bathroom/WC.

**First Floor** Three Bedrooms.

**Outside** Rear Yard.



LOT  
43

32 Burnand Street, Liverpool L4 0SH

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

- A two/three bed mid terrace • Double glazing
- Central heating • In need of refurbishment

A two/three bed roomed mid terrace benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes with a potential rental income of approximately £5,400 per annum.

**Situated** Off Walton Breck Road in a popular and well established residential location within easy reach of local amenities, schooling, a stone's throw from Liverpool Football Club and approximately 2 miles from Liverpool city centre.

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

**First Floor** Three Bedrooms (Third bedroom accessed via the second)

**Outside** Yard to Rear.

**EPC Rating** D



LOT  
44

56 Renwick Road, Liverpool L9 2DF

GUIDE PRICE **£65,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,772 per annum • Double glazing • Central heating
- Gardens

A two bedroomed semi-detached house benefiting from double glazing, central heating and gardens. The property is let by way of a Regulated Tenancy producing a rental income of £5,772 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** In a cul de sac Off Regina Road which is in turn off Walton Vale in a popular and well established residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

**Note** Please note Sutton Kersh have not internally inspected the property

**Ground Floor** Living Room, Kitchen

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

**Outside** Gardens





- A mixed use commercial investment producing £17,900 per annum
- Double glazing
- Electric heating
- Garage

A mixed-use investment opportunity currently fully let producing £17,300 per annum A two-storey corner property comprising a ground floor retail unit currently trading as 'Best in Breeds' together with a two apartments accessed by a separate side and rear entrance (one x one bed and one x two bed). The property benefits from double glazing, electric heating, gardens, parking to the front forecourt, driveway and garage to rear. The ground floor is currently let by way of a 5 year lease producing £6,500 per annum and the two apartments are each let by way of Assured Shorthold Tenancies producing a total of £10,800 per annum.

**Situated** Fronting Knowsley Road on the corner of Alder Hey road in a popular and well established location within close proximity to local amenities and transport links.

**Ground Floor** Shop Main Sales area, Rear Room/ WC.  
226A Entrance Hallway.  
Flat 226B (to the rear) Lounge, Kitchen, Bedroom, Bathroom with walk in Shower/WC.

**First Floor** Flat 226A Lounge, Kitchen, two Bedrooms, Bathroom with walk in Shower/ WC.

**Outside** Rear Garden. Outhouse.



LOT  
**46**

## 4 Malcolm Grove, Liverpool L20 2BZ

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

- Four bedroomed end town house with gardens
- In need of refurbishment

TO BE OFFERED FOR SALE IN AUCTION HOUSE LONDON'S AUCTION ON 12TH FEBRUARY A four bedroomed end town house benefiting from gardens to the front and rear. Following a scheme of refurbishment works the property would be suitable for resale, occupation or investment purposes.

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

**Joint Agent**



**Ground Floor** Living Room, Kitchen

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

**Outside** Gardens front and rear

LOT  
**47**

## Land At Pant Hill, Rhosllanerchrugog, Wrexham, Clwyd LL14 2DB

GUIDE PRICE **£30,000+**\*

LAND

- Three plots of land suitable for a number of uses subject to gaining any necessary consents

The land comprises three irregular shaped separate plots held on the same single title. The main plot forms a broadly rectangular field that extends along Stryt Las to the north, housing to the west and east and further undeveloped land to the south. It appears to be relatively flat throughout and is largely overgrown with grass, mature landscaping and a vehicular track from the main road. It is estimated that the land extends to 2.11 ha (5.52 acres). The second piece is a very narrow strip which is positioned detached from the main plot and runs to the south of Greenfield Cottage. This is effectively land-locked which what appears to be no designated access. This is estimated to extend to 331 sq m (0.082 acres). The third plot appears to effectively be a small estate road to a modern development of houses situated off Stryt Las. Estimated to extend to 285 sq m (0.070 acres). We believe all main services are available and there is potential for development opportunity however all potential buyers should make their own further enquiries.

**Situated** Off Stryt Las on the fringe of Rhosllanerchrugog approximately 4 miles south west of Wrexham.



LOT  
48

## 19 Dumbarton Street, Liverpool L4 3RR

GUIDE PRICE £60,000–£70,000\*

VACANT RESIDENTIAL

- Three bedrooed middle terraced house
- Double glazing • Central heating • Recently refurbished

A three bedrooed middle terraced house benefiting from new double glazing and central heating. The property has been recently refurbished throughout and would be suitable for investment purposes. The house would be suitable for HMO conversion subject to gaining the necessary consents and if let to four individual tenants at £75pppw the potential rental income would be approximately £15,600 per annum.

**Situated** Off Carisbrooke Road in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 2.5 miles from Liverpool city centre.

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

**Outside** Yard to the rear.

**Lower Ground Floor** Basement – not inspected

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



LOT  
49

## 47 Halsbury Road, Kensington, Liverpool L6 6DG

GUIDE PRICE £45,000+\*

VACANT RESIDENTIAL

- A three bed mid terrace • Double glazing • In need of refurbishment

A three bedrooed middle terrace property benefiting from double glazing. Following a full upgrade and scheme of refurbishment works, the property would be suitable for occupation, re-sale or investment purposes. If let to four individuals at £75 per person per week the potential income being in excess of £15,600 per annum.

**Situated** Off Molyneux Road and Kensington High Street 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** Vestibule, Hall, Front Lounge, Rear Lounge, Kitchen.

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

**Outside** Yard to Rear.



LOT  
50

## 9 Elstead Road, Walton, Liverpool L9 6BD

GUIDE PRICE **£50,000+**\*

VACANT RESIDENTIAL

- A two bed roomed mid-town house • Double glazing • Garden • Driveway

A two bed roomed mid-town house benefiting from double glazing and rear garden. Following modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £5,400.00 per annum.

**Situated** Off Bulford Road which is off Long Lane 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.

**Joint Agent**



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

**First Floor** Two Bedrooms.

**Outside** Rear Garden, Driveway.



LOT  
51

## Apt 32, Beech Rise, Roughwood Drive, Liverpool L33 8WY

GUIDE PRICE **£20,000+**\*

VACANT RESIDENTIAL

- Fifth floor two bed duplex flat • Double glazing
- Electric heating • Secure intercom system
- Allocated parking

A fifth floor two bedroom duplex apartment benefiting from double glazing, electric heating, secure intercom system, gated car park with allocated parking space and lift access. The property is in good condition and would be suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.

**Situated** Fronting Roughwood Drive in a popular residential location ideally located with easy access to the plentiful amenities of Kirkby town centre, schooling, excellent transport links with bus, train and motorway access to be found within close proximity and approximately 10 miles from Liverpool city centre.

**Sixth Floor** Open Plan Lounge/ Kitchen/Diner, two Bedrooms, Bathroom/WC.

**Outside** Balcony, Allocated parking space.

**Ground Floor** Main Entrance hallway.

**Fifth Floor Flat** Hall, WC, Storage Room.



LOT  
52

## 76 Holt Road, Liverpool L7 2PR

GUIDE PRICE **£100,000–£125,000\***

VACANT RESIDENTIAL

- Three storey plus basement mid terraced property converted to provide six letting rooms
- Double glazing • Central heating • Potential income in excess of £23,000 per annum

A three storey plus basement mid terraced property which has been converted to provide six letting rooms. The property benefits from double glazing and central heating and if fully let at £75pppw the potential rental income would be approximately £23,400 per annum.

**Situated** Fronting Holt Road in a popular and well established residential location close to local amenities, universities, transport links and approximately 2.5 miles from Liverpool city centre.

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

**Outside** Yard to the rear.

**Basement** Not Inspected

**Ground Floor** Main Entrance Hallway, Communal Lounge, Kitchen/Dining Room, Shower Room/WC

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



LOT  
53

## 30/30a Lawrence Road, Liverpool L15 0EG

GUIDE PRICE **£135,000+\***

COMMERCIAL INVESTMENT

- Part let investment – commercial unit with a five bed flat above • Double glazing • Central heating

A three storey mixed use investment opportunity comprising a ground floor retail unit together with a five bed roomed flat to the first and second floors, accessed via a separate front entrance. The ground floor is currently let by way of a 20 year lease at a rental of £4200 per annum. The flat is currently vacant and once modernised would be suitable for investment purposes. If let to 5 tenants at £85pppw the potential rental income is approximately £22,100. The property benefits from double glazing and central heating.

**Situated** Fronting Lawrence Road in an established location approximately 3 miles from Liverpool city centre and within easy access to local amenities, schooling and transport links.

**Outside** Yard to the rear.

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

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

**Second Floor** Three Bedrooms.



LOT  
54

80 Scorton Street, Liverpool L6 4AT

GUIDE PRICE £40,000+\*

VACANT RESIDENTIAL

- A two bed terrace • Double glazing • Central heating

A two bed roomed mid terraced house benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes with a potential rental income of approximately £5400.00 per annum.

**Situated** Off Rocky Lane in a popular residential location close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Joint Agent



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

**First Floor** Two Bedrooms.

**Outside** Yard to the rear.



LOT  
55

42a Broad Lane, Norris Green, Liverpool L11 1AJ

GUIDE PRICE £40,000+\*

VACANT COMMERCIAL

- A ground floor retail unit benefiting from central heating and roller shutters

A ground floor retail unit benefiting from central heating and roller shutters. Following a scheme of refurbishment the property would be suitable for investment purposes and until recently has been let to 'Tagg Flooring' at a rental income of £6,000 per annum.

**Situated** Fronting Broad Lane in a popular and busy location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

**Ground Floor** Main Sales Area, Storage room, WC.



LOT  
56

209 Market Street, Shawforth, Rochdale, Lancashire OL12 8PA

GUIDE PRICE **£70,000+**\*

VACANT RESIDENTIAL

- A three-bedroomed semi-detached property
- Good sized plot • Gardens

A three bedroomed semi detached house which is back to bare brick and in need of a full upgrade and scheme of refurbishment works. The property is set on a good sized plot and benefits from side and rear gardens and a garage. The property would be suitable for occupation or investment purposes and has potential to extend, subject to gaining the necessary consents. The house is now available for internal viewings.

**Situated** Fronting Market Street (A671) in a popular and well established residential location approximately 6.5 miles from Rochdale town centre.

**Ground Floor** Several Rooms

**First Floor** Several Rooms

**Outside** Side and Rear Gardens, Garage.



LOT  
57

58 Moss Lane, Orrell Park, Liverpool L9 8AN

GUIDE PRICE **£90,000+**\*

RESIDENTIAL INVESTMENT

- Part let mixed use investment opportunity currently producing £5,100 per annum
- Potential income in excess of £10,500 per annum • Double glazing • Central heating
- Electric roller shutters

A part let mixed use investment opportunity currently producing £5,100 per annum. A two-storey mixed use property comprising a ground floor retail unit together with a two bedroomed flat above accessed via a separate front entrance. The property benefits from electric roller shutters and double glazing and central heating in the flat. The ground floor has been trading as a well-established café for the past 30 years and will be sold vacant to include equipment. The flat is let by way of an Assured Shorthold tenancy at a rental of £5,100 per annum. When fully let the potential income being in excess of £10,500 per annum.

**Situated** Fronting Moss Lane (A556) in a popular and well established location within close proximity to local amenities, schooling, transport links and approximately 5 miles from Liverpool city centre.

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

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

**Outside** Yard to Rear.



Joint Agent



LOT  
58

## Apt 1601, Beetham Tower, 111 Old Hall Street, Liverpool L3 9BD

GUIDE PRICE **£165,000+**\*

VACANT RESIDENTIAL

- A modern two bed apartment • Double glazing • Electric heating • Secure underground allocated parking

A modern two bedroomed sixteenth floor apartment with stunning views of both The River Mersey and city landscape benefiting from double glazing, electric heating, 24 hour concierge, secure underground allocated parking and lift. The property is in excellent condition throughout and would be suitable for immediate occupation or investment purposes.

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

**Note** Ground Rent: £200pa, Service Charge: £750pq.

**Joint Agent**



**Ground Floor** Communal Entrance.

**Sixteenth Floor** Apt Hall, Lounge, Kitchen, two Bedrooms one with En-suite, Bathroom/WC.



LOT  
59

## 174 Boaler Street, Kensington, Liverpool L6 6AD

GUIDE PRICE **£135,000+**\*

VACANT RESIDENTIAL

- A six bed mid terrace • Double glazing
- Central heating • Good condition

A six bedroomed HMO opportunity with a potential rental income of approximately £29,640 per annum. The property comprises a six bedroomed mid terrace property which has recently been fully refurbished benefiting from double glazing, central heating, two letting rooms with ensuite shower/wc and will be offered fully furnished. The property is in excellent condition and ready for immediate letting.

**Situated** Fronting Boaler Street in a well-established and popular residential location, close to local amenities and schooling. Liverpool city centre is approximately 3 miles away.

**Outside** Yard to the rear.

**Basement** Cellar  
Two Letting Rooms with En-suite Shower/WC

**Ground Floor** Main Entrance  
Hallway, 2 Letting Rooms,  
Communal Kitchen

**First Floor** Two Letting Rooms,  
Bathroom/WC



LOT  
60

21 Bishop Road, Liverpool L6 0BJ

GUIDE PRICE **£50,000+**\*

RESIDENTIAL INVESTMENT

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

A three bed mid terrace property currently let by way of an Assured Shorthold Tenancy producing £6000 per annum. The property benefits from double glazing and central heating.

**Situated** Off Townsend Lane in a popular residential location within easy reach of local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

**Ground Floor** Hallway, Front Lounge, Rear Dining Room, Kitchen, Utility Room

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

**Outside** Yard to the rear



LOT  
61

70 King Street, Southport, Merseyside PR8 1LG

GUIDE PRICE **£90,000+**\*

VACANT COMMERCIAL

- Ground floor retail unit together with a two bed flat above
- Majority double glazing
- Central heating

A two storey mid terrace property comprising a good sized ground floor retail unit together with a two bedroomed self-contained flat above. The property benefits from central heating and majority double glazing and off road parking for two cars. The property has lots of potential and would be suitable for a number of uses, to include its existing use as a shop and flat or alternatively conversion to provide a ground floor retail unit together with a further one/two bedroomed flat to the ground floor, subject to any consents. If converted to provide two flats and a retail unit the potential rental income is approximately £18,000 per annum.

**Situated** Fronting King Street which in turn is off Eastbank Street (A570) in a popular and well established residential location within walking distance to Southport town centre amenities and the Promenade.

**Ground Floor Shop** Main sales area, 3 Rear rooms, Kitchen, Utility room, WC.

**First Floor Flat** Lounge, Kitchen/Diner, Shower room/WC, two Bedrooms.

**Outside** Parking to the front for two vehicles., Yard to Rear.



LOT  
62

## 29 Bishop Road, Liverpool L6 0BJ

GUIDE PRICE **£60,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £6,900 per annum
- Double glazing
- Central heating

A good sized four bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing £6,900 per annum.

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

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

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

**Outside** Yard to the rear.



LOT  
63

## 39 Priory Road, Liverpool L4 2RX

GUIDE PRICE **£35,000+**\*

VACANT COMMERCIAL

- A ground floor retail unit suitable for a number of uses subject to necessary consents
- Electric roller shutters

A recently modernised ground floor retail unit formerly used as a barber shop which would be suitable for a number of uses subject to any necessary consents. The property benefits from electric roller shutters. The potential rental income is approximately £5200 per annum. The first floor flat has been sold off separately on a long lease.

**Situated** Fronting Priory Road on a main road position in a popular location approximately 4 miles from Liverpool city centre and within walking distance to Liverpool Football Club.

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

**Outside** Yard to the rear.





- A three storey semi-detached property
- Central heating • Gardens • Driveway

A substantial eight bedroomed semi-detached property arranged over three floors together with a basement in need of a full upgrade. The property benefits from central heating, front and rear gardens and a driveway. We are advised the property benefits from full planning permission to convert to provide four x two bed self-contained flats, or alternatively it could be converted to provide a 10 bed HMO Investment opportunity, subject to consents. If converted to provide four self-contained flats the annual rental income would be approximately £24,000 per annum. If converted to provide a 10 bed HMO the annual rental income would be approximately £49,500 per annum.

**Situated** Off West Derby Road in an established and popular residential location within walking distance to Tuebrook amenities, Newsham Park, schooling and approximately 4 miles from Liverpool city centre.

**Basement** Cellar. Several Rooms

**Ground Floor** Vestibule, Hallway, two Reception Rooms, Bathroom/WC, Wetroom/WC, Kitchen.

**Half Landing** WC.

**First Floor** Four Rooms, Bathroom.

**Second Floor** Four Rooms.

**Outside** Front & Rear Gardens. Driveway



LOT  
65

73 Renwick Road, Liverpool L9 2DE

GUIDE PRICE £70,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £6,084 per annum
- Double glazing
- Central heating
- Gardens

A three bedroomed semi-detached property benefiting from double glazing, central heating and gardens. The property is let by way of a Regulated Tenancy producing a rental income of £6,084 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** In a cul de sac Off Regina Road which is in turn off Walton Vale in a popular and well established residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

**Note** Please note Sutton Kersh have not internally inspected the property

**Ground Floor** Living Room, Kitchen

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

**Outside** Gardens front and rear



LOT  
66

ON BEHALF OF LIVERPOOL CITY COUNCIL

Land adjacent to 79 Cotswold Street, Liverpool L7 2PY

GUIDE PRICE £75,000+\*

LAND

- A cleared site suitable for redevelopment subject to any necessary consents

A cleared site formerly five terraced houses which have now been demolished suitable for re-development to provide residential houses 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 Holt Road within a popular and well established residential location within close proximity to local amenities, Royal Liverpool Hospital and approximately 3.5 miles from Liverpool city centre.

**Fees** The purchaser is required to pay the City Council's fees in addition to the purchase price at 3% of the sale 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 satisfactorily developed.



LOT  
67

## 97 Rudyard Road, Liverpool L14 5NN

GUIDE PRICE **£85,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,720 per annum
- Double glazing
- Central heating
- Gardens

A three bedroomed middle town house currently let by way of a Regulated Tenancy producing a rental income of £5,720 per annum. The property benefits from double glazing, central heating and gardens. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

**Situated** Off Thomas Lane in a popular residential location within easy access to Old Swan amenities, schooling and approximately 4 miles from Liverpool city centre.

**Note** Please note Sutton Kersh have not internally inspected the property

**Ground Floor** Living Room, Kitchen

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

**Outside** Gardens front and rear



LOT  
68

## Millbrow Bungalow, Southport Road, Scarisbrick L40 8HG

GUIDE PRICE **£120,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5408.00 per annum
- Double glazing
- Off road parking
- Gardens

A two bedroomed detached bungalow benefiting from double glazing, gardens and off road parking. The property is let by way of a Regulated Tenancy producing a rental income of £5,408 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** Fronting Southport Road (the A570) in a semi-rural location approximately 2.5 miles from Ormskirk town centre amenities and transport links.

**Ground Floor** Vestibule, Hall, Living Room, Kitchen/Diner, Two Bedrooms, Bathroom/WC

**Outside** Gardens to the front and rear. Off-road parking.

**Note** Please note Sutton Kersh have not internally inspected the property



LOT  
69

ON BEHALF OF A HOUSING ASSOCIATION

82 Trafalgar Street, Oldham OL1 2HN

GUIDE PRICE **£10,000+**\*

VACANT RESIDENTIAL

- A two bed roomed middle terrace property in need of a full upgrade

A vacant two storey two bed roomed middle terrace property which is fire damaged throughout and is in need of a full upgrade and scheme of refurbishment works.

**Situated** Fronting Trafalgar Street in the Coldhurst area approximately 0.5 miles north west of Oldham town centre.

**Ground Floor** Living Room, Kitchen.

**First Floor** Landing, two Bedrooms, Bathroom/WC.

**Outside** Rear Yard.



LOT  
70

78 Woodsome Park, Woolton, Liverpool L25 5HA

GUIDE PRICE **£60,000–£70,000**\*

VACANT RESIDENTIAL

- A two bed first floor apartment • Double glazing • Electric heating • Allocated parking

A two bed roomed first floor apartment within a purpose-built block benefiting from double glazing, electric heating, secure intercom system and allocated parking space. The property is in good condition throughout and would be suitable for immediate occupation or investment purposes with the potential income being approximately **£6,600 per annum**.

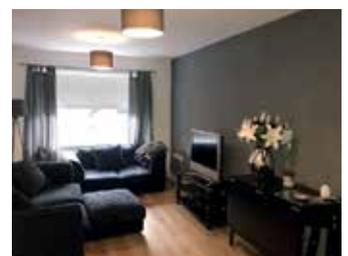
**Situated** Off Halewood Road in a popular and well established residential location within easy reach of Woolton Village amenities and Gateacre Village, Schooling and transport links.

**Ground Floor** Main Entrance Hallway.

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

**Outside** Allocated parking space (No.45)

**EPC Rating** F



LOT  
71

100 Peel House Lane, Widnes, Cheshire WA8 6TQ

GUIDE PRICE £90,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £7,800 per annum
- Double glazing
- Central heating

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

**Situated** Off Albert Road in a popular and well established residential location close to Widnes town centre amenities, schooling and transport links.

**Ground Floor** three Reception Rooms, Kitchen

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

**Outside** Yard to the rear.

**Note** Please note Sutton Kersh have not internally inspected the property



LOT  
72

31 Esmond Street, Liverpool L6 5AY

GUIDE PRICE £40,000+\*

VACANT RESIDENTIAL

- A two bedroomed middle terraced house
- Double glazing
- Central heating

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following a scheme of modernisation and refurbishment works the property would be suitable for investment purposes with a potential rental income of approximately £6,000.00 per annum.

**Situated** Off Breck Road in a popular location close to local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

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

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

**Outside** Yard to the rear.

**EPC Rating** C



LOT  
73

83 Ackers Hall Avenue, Liverpool L14 2DX

GUIDE PRICE **£50,000+**\*

VACANT RESIDENTIAL

- A three bed end town house in need of upgrade and refurbishment
- Central heating
- Front, side and rear gardens

A three bedroomed end town house sat on a good sized corner plot benefiting from central heating, front, side and rear gardens. Following an upgrade and scheme of refurbishment works, the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £6,000.00 per annum. There is potential to extend the property to the side and rear, subject to any consents.

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

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

**First Floor** Three Bedrooms.

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



LOT  
74

7c Gainsborough Road, Liverpool L15 3HU

GUIDE PRICE **£120,000+**\*

VACANT RESIDENTIAL

- Four bedroomed middle terraced house
- Double glazing
- Central heating

A four bedroomed middle 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 or investment purposes. If let to four individual tenants at £85pppw the potential rental income would be approximately £17,680 per annum, subject to gaining the necessary consents.

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

Joint Agent



**Ground Floor** Entrance Hall, Lounge, Dining Room, Kitchen/Utility Area

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

**Outside** Yard to the rear. Shared access from rear.



LOT  
75

137 Jeffereys Crescent, Liverpool L36 4JU

GUIDE PRICE £90,000+\*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,668 per annum
- Double glazing
- Central heating
- Off road parking
- Gardens

A three bedroomed semi-detached property benefiting from double glazing, central heating, off road parking and gardens. The property is let by way of a Regulated Tenancy producing a rental income of £5,668 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 Western Avenue in an established and popular residential location within easy reach of local amenities, schooling and approximately 5 miles from Liverpool city centre.

**Note** Please note Sutton Kersh have not internally inspected the property



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

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

**Outside** Garden to the front and rear, driveway

LOT  
76

ON BEHALF OF LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

12 Pearson Street, Liverpool L15 4LX

GUIDE PRICE £45,000+\*

VACANT RESIDENTIAL

- A two bedroomed middle terrace property in need of a full upgrade
- Double glazing

A vacant two bedroomed middle terrace property in need of a full upgrade and scheme of refurbishment works. The property benefits from double glazing and would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.

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

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

**First Floor** Two Bedrooms.

**Outside** Rear Yard, on street Parking



LOT  
77

## 4 Helsby Road, Liverpool L9 4SH

GUIDE PRICE **£90,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £4,966 per annum
- Double glazing
- Central heating

A four bedroomed semi-detached property let by way of a Regulated Tenancy producing a rental income of £4,966 per annum. The property benefits from double glazing and central heating. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

**Situated** off Warbreck Moor (A59) in an established and popular residential location within walking distance to Walton Vale amenities, schooling and approximately 4 miles from Liverpool city centre.

**Ground Floor** Three Reception Rooms, Kitchen

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

**Outside** Yard to the rear

**Note** Please note Sutton Kersh have not internally inspected the property



LOT  
78

## 11 Dominion Street, Liverpool L6 4AA

GUIDE PRICE **£40,000+**\*

RESIDENTIAL INVESTMENT

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

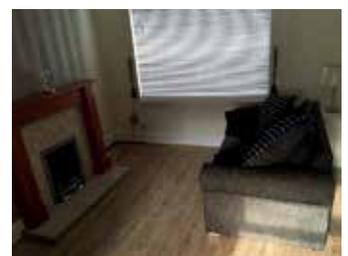
A two bedroom end terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £5,400 per annum.

**Situated** Just off Belmont Road in a popular location close to local amenities, Liverpool Football Club, schooling and approximately 3 miles from Liverpool city centre.

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

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

**Outside** Yard to the rear.





- A part let mixed used investment opportunity producing £6,500 per annum
- Double glazing
- Electric heating
- Roof terrace

A mixed use investment opportunity with a potential rental income of approximately £19,000 per annum. The property comprises a ground floor retail unit currently trading as 'The Salon' together with a two bedroomed apartment above accessed via a separate front entrance and a separate rear office accessed via a separate side entrance. The property benefits from double glazing, electric heating and roof terrace. The ground floor is currently let producing by way of a 5 year Lease from at a rental income of £6,500 per annum. The flat and office have until recently been let and are now vacant. When fully let the potential income would be approximately £19,000 per annum

**Situated** Fronting Nutgrove road (B5413) and on the corner of Samuel Street in a popular and well established location within close proximity to local amenities and transport links.

**Flat**  
**Ground Floor** Entrance Hallway

**First Floor** Landing, Kitchen, Shower/WC, Lounge, two Bedrooms with roof terrace.

**Ground Floor Shop** Main Sales Area, Rear room/Kitchen, WC.  
**Office to Rear** – 1 Room/Office, Kitchen, WC.



LOT  
80

13 Cathedral Road, Liverpool L6 0AT

GUIDE PRICE £50,000+\*

VACANT RESIDENTIAL

- A three bed mid terrace • Double glazing
- Central heating

A three bedroom middle terraced house benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes. The potential rental income is approximately £6,000 per annum.

**Situated** Off Townsend Lane in a popular residential location close to local amenities, Liverpool Football Club, schooling and approximately 3 miles from Liverpool city centre.

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

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

**Second Floor** Attic Room Above

**Outside** Yard to the rear.



LOT  
81

3 Adelaide Road, Kensington, Liverpool L7 8SG

GUIDE PRICE £140,000+\*

VACANT RESIDENTIAL

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

A five bedroom HMO investment opportunity with a potential rental income of approximately £22,100 per annum. The property comprises a five bed end terrace house which is in good condition and fully HMO compliant. The property benefits from double glazing and central heating and will be sold fully furnished and ready to let.

**Situated** Off Kensington High street in a popular location close to local and city centre amenities, The Royal Liverpool University Hospital and Liverpool Universities.

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

**First Floor** Three Letting Rooms.

**Attic** One Letting Room.

**Outside** Yard to the rear.



LOT  
82

57/59 Westfield Road, Runcorn, Cheshire WA7 4DR

GUIDE PRICE **£110,000+**\*

RESIDENTIAL INVESTMENT

- A four bed roomed semi-detached property
- Gardens • Parking • Currently let

A four bed roomed semi-detached property benefiting from gardens and parking. The vendors are verbally advised that the property is tenanted producing £6,600.00 per annum but have no proof nor are they collecting rent.

**Situated** On Westfield Road which is off Weston Point Expressway (A557) in a popular and well established location within close proximity to all local amenities, transport links and approximately 2 miles from Runcorn town centre.

**Ground Floor** Three Reception Rooms, Kitchen, WC.

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

**Outside** Front & Rear Gardens.



LOT  
83

145 Bedford Road, Bootle, Merseyside L20 2DR

GUIDE PRICE **£50,000+**\*

VACANT RESIDENTIAL

- A four bed roomed terrace property • Majority double glazing • Central heating

A four bed roomed middle terrace property benefiting from central heating and majority double glazing. Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum. The property is currently let however it will be vacant on completion. Alternatively the property could be converted to provide a five bed HMO investment opportunity with a potential rental income of approximately £19,500, subject to any necessary consents.

**Situated** Off Hawthorne Road (A5090) in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 3 miles from Liverpool city centre.

**Second Floor** Two Bedrooms

**Outside** Rear Yard.

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

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





- A five bed detached property sat on approximately 0.58 acres • In need of full upgrade

An impressive five bedroomed detached property sat on approximately 0.58 acres with a gated entrance. Following a full upgrade and refurbishment scheme the property would be suitable for occupation and would make a fantastic family home. There is also potential for development subject to obtaining the necessary consents.

**Situated** Fronting Fletsand Road in the sought after location of Wilmslow within easy reach of local amenities, schooling, transport links, bars and restaurants. Approximately less than 1 mile from Wilmslow town centre.

**Note** Please note Sutton Kersh have not internally inspected the property. External viewings only.

**Accommodation**

We believe the property comprises three Reception rooms, Kitchen, five Bedrooms, two Bathrooms.

**Outside** Gardens 0.58 acres



LOT  
**85**

## Flat 3, 128 Moscow Drive, Liverpool L13 7DL

GUIDE PRICE **£30,000+\***

RESIDENTIAL INVESTMENT

- Residential investment producing £5,700 per annum
- Double glazing
- Secure entry system
- Electric heating

A residential investment opportunity currently let producing £5,700 per annum. A two bedroomed second floor flat within a converted terraced house. The property benefits from double glazing, secure entry system, electric heating and is currently let by way of an Assured Shorthold tenancy producing £5,700 per annum.

**Situated** Off Queens Drive mid-way between Tuebrook, Old Swan and West Derby. There are numerous shops, bars and restaurants on nearby West Derby Road. Liverpool city centre is only 4 miles away with regular public transport links close by.

**Ground Floor** Main Entrance Hallway.

**Second Floor Flat** Hallway, Lounge, two Bedrooms, Kitchen, Bathroom/WC.

**Outside** Shared Rear Yard.



LOT  
**86**

## Flat 1, 1 Ilford Avenue, Liverpool L23 7YE

GUIDE PRICE **£85,000+\***

VACANT RESIDENTIAL

- A vacant two bedroomed ground floor flat
- Double glazing
- Central heating

A vacant two bedroomed ground floor flat benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £9,000.00 per annum.

**Situated** Off St Michaels Road in a popular and well established residential location close to local amenities and Schooling, approximately 2 miles from Crosby town centre and 8 miles from Liverpool city centre.

**Joint Agent**



**Ground Floor** Communal Entrance Porch

**Flat** Private Entrance Hallway, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

**Outside** Communal gardens.



LOT  
87

72 Carisbrooke Road, Liverpool L4 3RA

GUIDE PRICE **£70,000+**\*

RESIDENTIAL INVESTMENT

- A part let investment opportunity producing £5,400 per annum
- Potential income £10,500pa

A mid terrace property converted to provide two self-contained flats (1 × one bed and 1 × three bed) benefiting from double glazing and central heating. The ground floor flat is currently let by way of an Assured Shorthold Tenancy at a rental of £5,400 per annum. When fully let the potential income being in excess of £10,500 per annum.

**Situated** Fronting Carisbrooke Road in a popular and well-established residential location within close proximity to local shopping amenities, schooling and approximately 2.5 miles from Liverpool city centre.

**Outside** Yard to Rear.

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

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

**Second Floor** Two Further rooms.



LOT  
88

23 Sixth Avenue, Fazakerley, Liverpool L9 9DU

GUIDE PRICE **£45,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £4,500 per annum
- Double glazing
- Central heating

A two bed end of terrace property currently let by way of an Assured Shorthold Tenancy at a rental income of £4,500 per annum. The property benefits from double glazing and central heating.

**Situated** Off Lakes Road which in turn is off Longmoor Lane (A506) in an established and popular residential location within easy reach of local amenities, schooling and approximately 5 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms.

**Joint Agent**

**Lambert  
Smith  
Hampton**



LOT  
89

20 Station Road, Aspatria, Wigton, Cumbria CA7 2AL

GUIDE PRICE **£25,000+**\*

VACANT RESIDENTIAL

- A two bedroomed end of terrace property
- Partial double glazing • Integrated garage

A two bedroomed end of terrace property which is in need of a full upgrade and scheme of refurbishment works. The property benefits from partial double glazing with integrated garage and would be suitable for occupation, re-sale or investment purposes.

**Situated** Fronting Station Road in a popular and well established residential location within close proximity to Aspatria railway station, local amenities and schooling

**Ground Floor** Open Plan Living Room/Kitchen, Integrated Garage.

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

**SOLD PRIOR**



LOT  
90

49 Acresgate Court, Gateacre, Liverpool L25 4UF

GUIDE PRICE **£55,000+**\*

RESIDENTIAL INVESTMENT

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

A ground floor two bedroomed purpose built apartment currently let by way of an Assured Shorthold Tenancy at a rental of £6,000 per annum. The property benefits from double glazing, central heating, communal gardens and parking.

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

**Ground Floor** Main entrance hallway. Flat Hall, Lounge, two Bedrooms, Kitchen, Bathroom/WC

**Outside** Rear communal gardens and parking. Garage.

**Joint Agent**

**Lambert  
Smith  
Hampton**



LOT  
91

## 59 Granite Court, Longfield Centre, Prestwich, Manchester M25 1GW

GUIDE PRICE **£125,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing a rental income of £10,200 per annum
- Double glazing
- Electric heating
- 24 hour concierge
- Lift access
- Secure parking
- Balcony

A two bed roomed fourth floor apartment located within the heart of Prestwich Village. The property benefits from double glazing, electric heating, balcony, 24 hour concierge, lift access and a secure underground parking space. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £10,200 per annum. Cash buyers only.

**Situated** Located in Prestwich Village close to Bury New Road (A56) in a popular and well established residential location within close proximity to local shopping amenities, tram links, bars and restaurants.

**Fourth Floor Flat** Hall, two Double Bedrooms (Master with En-Suite Shower Room/WC), Bathroom/WC, Open Plan Kitchen/Living Room, Balcony

**Outside** Car Parking Space, Communal Courtyard.

**Ground Floor** Communal Entrance, lift access



LOT  
92

## 18 Mount Pleasant, Waterloo, Liverpool L22 5PW

GUIDE PRICE **£50,000+**\*

DEVELOPMENT OPPORTUNITIES

- A three storey middle terrace in need of full upgrade
- Central heating

A three storey mid terrace property comprising a ground floor retail unit together with accommodation to the first and second floors. The property benefits from central heating. Following a full upgrade and refurbishment scheme the property would be suitable for a number of uses, to include conversion to provide three self-contained flats, subject to any necessary consents.

**Situated** Fronting Mount Pleasant off South Road in a popular and well-established location within close proximity to Waterloo and Crosby amenities, transport links and approximately 6.5 miles from Liverpool city centre

**Outside** Yard to Rear.

**Ground Floor** Front room with access to basement. Dining Room, Kitchen.

**First Floor** Two Large Rooms, Bathroom/WC

**Second Floor** Two Further Rooms



LOT  
93

## 35 Wendell Street, Liverpool L8 0RG

GUIDE PRICE **£35,000+**\*

RESIDENTIAL INVESTMENT

- A residential investment opportunity producing £5,400.20 per annum
- Double glazing
- Central heating

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,400.20 per annum.

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

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

**Ground Floor** Two Bedrooms.

**Outside** Yard to Rear.



LOT  
94

## Flat 6, 9 Princes Avenue, Princes Park, Liverpool L8 2TA

GUIDE PRICE **£65,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £6,600pa
- Central heating
- Secure intercom entry

A one bedroomed duplex apartment situated over second and third floors within a mid-town house benefiting from intercom entry system and central heating. The property is in good condition throughout and is currently let by way of a rolling tenancy at £6,600 per annum.

**Situated** Fronting Princess Avenue close to Princess Park and within easy reach of local amenities, Schooling and approximately 2 miles from Liverpool city centre.

**Ground Floor** Main entrance hallway.

**Second Floor** Apt Hall, Open Plan Living room/Kitchen.

**Third Floor** Bedroom, Bathroom/W.C.



LOT  
95

53/53a Lower Breck Road, Liverpool L6 4BX

GUIDE PRICE **£60,000+**\*

COMMERCIAL INVESTMENT

- Part let commercial investment producing £4,800.00 per annum
- Double glazing
- Central heating
- Steel roller shutters

A ground floor retail unit together with a one bed roomed flat above accessed via a separate front entrance. The property benefits from double glazing, central heating and steel roller shutters. The ground floor has most recently been used as a Barber Shop and would be suitable for continued use or a variety of other uses subject to any necessary consents. The flat is currently let by way of an Assured Shorthold Tenancy producing £4,800.00 per annum. When fully let the potential rental income would be approximately £9,600.00 per annum.

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

**Flat** Entrance. Kitchen.

**First Floor** Lounge/Dining Room, Bedroom, Bathroom/WC.

**Outside** Rear Yard accessed via Flat.

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



LOT  
96

34 Ling Street, Liverpool L7 2QF

GUIDE PRICE **£100,000+**

RESIDENTIAL INVESTMENT

- A residential investment opportunity currently producing £16,640 per annum

The property comprises a four bed mid terrace house currently let to 4 students producing £16,640 per annum until June 2020. The property benefits from double glazing and central heating.

**Situated** Off Holt Road in an established and popular residential location within walking distance to local amenities and schooling and within close proximity to Liverpool Football Club. Liverpool city centre is approximately 2 miles away.

**Ground Floor** Vestibule, Hallway, one Letting Room, Communal Lounge, Breakfast/Kitchen

**First Floor** Three Letting Rooms, Bathroom/WC

**Outside** Yard to the rear



LOT  
97

116 Oakfield Road, Walton, Liverpool L4 0UQ

GUIDE PRICE **£55,000+**\*

DEVELOPMENT OPPORTUNITIES

- A three storey end terrace suitable for a number of uses
- Double glazing
- Steel roller shutters
- New roof

A three storey end terraced property suitable for a number of uses subject to the relevant consents. The property benefits from double glazing and steel roller shutters. The property internally is back to brick and has undergone a scheme of various works to include a new roof and floor boards throughout. A3 usage has been obtained and drawings have been completed for the conversion of the property into a 3 storey restaurant and are held in the Sutton Kersh office for review. Alternatively the property would be suitable for a variety of uses, including conversion to residential subject to gaining any necessary consents.

**Situated** Fronting Oakfield Road in a popular location, close to local amenities, walking distance to Liverpool Football Club and approximately 2 miles from Liverpool city centre.

**Outside** Yard to the rear.

**Ground Floor** Retail front and rear room.

**First/Second Floors** Various rooms.



LOT  
98

84 Longfellow Street, Liverpool L8 0QX

GUIDE PRICE **£35,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £4,800 per annum
- Recently refurbished
- Double glazing
- Central heating

A one bed roomed middle terraced property which is currently let by way of an Assured Shorthold Tenancy producing £4,800.00 per annum. The property benefits from double glazing, central heating and has recently been refurbished throughout to include a new kitchen and boiler.

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

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

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

**Outside** Rear Yard.



LOT  
99

## 40 St. Andrew Road, Liverpool L4 2RJ

GUIDE PRICE **£65,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £7,200 per annum
- Double glazing
- Central heating

A four bedroomed three storey middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £7,200.00 per annum. The property is in good order throughout and benefits from double glazing and central heating.

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

**Note** The vendor has advised there is potential to let the property on a per room basis and if let to 4 tenants at a rental of £70 pppw the potential income being in excess of £14,500 per annum.

**Basement** Not Inspected.

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

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

**Second Floor** Two Bedrooms.

**Outside** Rear Yard.



LOT  
100

## 13 West Albert Road, Sefton Park, Liverpool L17 8TJ

GUIDE PRICE **£275,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing a total rental income of £24,960 per annum
- Central heating
- Intercom
- Gardens front and rear

The property comprises a three storey plus basement semi detached house converted to provide four × one-bedroomed flats benefiting from central heating, intercom and gardens. The flats are fully let by way of Assured Shorthold Tenancies producing a total rental income of £24,960 per annum.

**Situated** Off East Albert Road which is in turn off Ullet Road (the B5342) in a very popular and well established residential location close to Sefton Park, Lark Lane amenities, transport links and approximately 5 miles from Liverpool city centre.

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

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

**Lower Ground Floor** Flat 1 (own side entrance) Hallway, Bathroom/WC, Bedroom, Office/Study, Kitchen, Lounge

**Second Floor** Flat 4 Hall, Kitchen, Separate WC, Bathroom, Lounge, Bedroom

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



Joint Agent



LOT  
101

## 35 Sandway Crescent, Liverpool L11 2SN

GUIDE PRICE **£55,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £6,480 per annum
- Double glazing
- Central heating
- Gardens.

A three bedroomed mid-town house benefiting from double glazing, central heating and gardens. The property is currently let by way of an Assured Shorthold Tenancy producing £6,480 per annum.

**Situated** Off Carr Lane in a popular and well established residential location approximately 6 miles from Liverpool city centre.

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

**First Floor** Three Bedrooms.

**Outside** Front and rear gardens.



LOT  
102

## 40 Orwell Road, Liverpool L4 1RQ

GUIDE PRICE **35,000+**\*

VACANT RESIDENTIAL

- A vacant 2 bedroomed middle terrace property in need of a full upgrade.

A vacant 2 bedroomed middle terrace property which is in need of a full upgrade and scheme of refurbishment works. The property benefits from partial double glazing and would be suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.

**Situated** Off Stanley Road (A567) in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 2 miles from Liverpool City Centre.

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

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

**Outside** Rear Yard.

**Note** Sutton Kersh have not internally inspected the property.



LOT  
**103**

133 Gorsey Lane, Ford, Liverpool L21 0DQ

GUIDE PRICE **£35,000–£40,000\***

VACANT RESIDENTIAL

• **First floor flat.** • **Double glazing.** • **Central heating.**

**A 1 bedroomed first floor flat benefiting from double glazing and central heating. The property is in reasonable order throughout and would be suitable for occupation or investment purposes with a potential income in excess of £4,500 per annum.**

**Situated** Fronting Gorsey Lane close to the junction with Ford Lane within a popular location close to local amenities and Schooling and approximately 6 miles from Liverpool City Centre.

**Ground Floor** Main entrance hallway.

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

**Outside** Communal rear yard.



## Next auction **Thursday 2 April 2020**

We're now taking entries for this 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](mailto:auctions@suttonkersh.co.uk)

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



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# Terms & conditions for proxy or telephone bidders

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

- 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 1.2% of the purchase price subject to a minimum fee of £1,200 including VAT (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 1.2% of the purchase price subject to a minimum fee of £1,200 including VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to Sutton Kersh, the auctioneers

**Purchaser Details**

Full name(s) .....

Company .....

Address .....

..... Postcode .....

Business telephone ..... Home telephone .....

Solicitors .....

..... Postcode .....

For the attention of ..... Telephone .....

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

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

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

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

.....

Date of signing .....

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

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

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

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

**List A – Photographic evidence of Identity**

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

**List B – Evidence of Residence**

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

Signed on behalf of Sutton Kersh ..... Date .....

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 1.2% of the purchase price subject to a minimum fee of £1,200 including VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to Sutton Kersh, the auctioneers

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

Solicitor address .....

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

Person acting .....

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

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

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

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

.....

Date of signing .....

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

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

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

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

**List A – Photographic evidence of Identity**

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

**List B – Evidence of Residence**

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

Signed on behalf of Sutton Kersh ..... Date .....

# Common Auction Conditions

## Common Auction Conditions (4th Edition 2018 – reproduced with the consent of the RICS).

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

### 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.

#### SPECIAL 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.

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

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

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

#### A5 The CONTRACT

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

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

A5.3 YOU must before leaving the AUCTION

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

A5.4 If YOU do not WE may either

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

A5.5 The deposit

- (a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);

- (b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;
- (c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and

- (d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.

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

A5.7 Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.

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

- (a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and

- (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.

A5.9 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.

#### A6 Extra Auction Conduct Conditions

A6.1 Despite any SPECIAL CONDITION to the contrary the minimum deposit WE accept is £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.
- G1.2 The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.
- G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.
- G1.4 The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:
- (a) matters registered or capable of registration as local land charges;
  - (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
  - (c) notices, orders, demands, proposals and requirements of any competent authority;
  - (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
  - (e) rights, easements, quasi-easements, and wayleaves;
  - (f) outgoings and other liabilities;
  - (g) any interest which overrides, under the Land Registration Act 2002;
  - (h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and
  - (i) anything the SELLER does not and could not reasonably know about.
- G1.5 Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.
- G1.6 The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.
- G1.7 The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:
- (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and
  - (b) the SELLER is to leave them at the LOT.
- G1.8 The BUYER buys with full knowledge of
- (a) the DOCUMENTS, whether or not the BUYER has read them; and
  - (b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.
- G1.9 The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.
- G2 Deposit**
- G2.1 The amount of the deposit is the greater of:
- (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and
  - (b) 10% of the PRICE (exclusive of any VAT on the PRICE).
- G2.2 If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.
- G2.3 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.
- G3 Between CONTRACT and COMPLETION**
- G3.1 From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless
- (a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or
  - (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.
- G3.2 If the SELLER is required to insure the LOT then the SELLER
- (a) must produce to the BUYER on request all relevant insurance details;
  - (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;
  - (c) gives no warranty as to the adequacy of the insurance;
  - (d) must at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser;
  - (e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and
  - (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any claim;
- and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).
- G3.3 No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.
- G3.4 Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.
- G3.5 Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.
- G4 Title and identity**
- G4.1 Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.
- G4.2 The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:
- (a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.
  - (b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.
  - (c) If title is in the course of registration, title is to consist of:
    - (i) certified copies of the application for registration of title made to the Land Registry and of the DOCUMENTS accompanying that application;
    - (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
    - (iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.
  - (d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.
- G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):
- (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and
  - (b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.
- G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.
- G4.5 The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.
- G4.6 The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.
- G5 TRANSFER**
- G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS
- (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and
  - (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
- G5.2 If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
- G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
- G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER
- (a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;
  - (b) the form of new lease is that described by the SPECIAL CONDITIONS; and
  - (c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.
- G6 COMPLETION**
- G6.1 COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.
- G6.2 The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.
- G6.3 Payment is to be made in pounds sterling and only by
- (a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and
  - (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.
- G6.4 Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.
- G6.5 If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.
- G6.6 Where applicable the CONTRACT remains in force following COMPLETION.
- G7 Notice to complete**
- G7.1 The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence. The person giving the notice must be READY TO COMPLETE.
- G7.2 If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:
- (a) terminate the CONTRACT;
  - (b) claim the deposit and any interest on it if held by a stakeholder;
  - (c) forfeit the deposit and any interest on it;
  - (d) resell the LOT; and
  - (e) claim damages from the BUYER.
- G7.4 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:
- (a) terminate the CONTRACT; and
  - (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.
- G8 If the CONTRACT is brought to an end**
- If the CONTRACT is lawfully brought to an end:
- (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and
  - (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.
- G9 Landlord's licence**
- G9.1 Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies.
- G9.2 The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
- G9.3 The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice").
- G9.4 The SELLER must
- (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
  - (b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
- G9.5 The BUYER must promptly
- (a) provide references and other relevant information; and
  - (b) comply with the landlord's lawful requirements.
- G9.6 If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
- G10 Interest and apportionments**
- G10.1 If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.
- G10.2 Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
- G10.3 Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:
- (a) the BUYER is liable to pay interest; and
  - (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER;
- in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.
- G10.4 Apportionments are to be calculated on the basis that:
- (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
  - (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
  - (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
- G10.5 If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.
- G11 ARREARS**
- Part 1 – Current rent*
- G11.1 "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.
- G11.2 If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS.
- G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.
- Part 2 – BUYER to pay for ARREARS*
- G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.
- G11.5 The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS.
- G11.6 If those ARREARS are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those ARREARS.
- Part 3 – BUYER not to pay for ARREARS*
- G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS
- (a) so state; or
  - (b) give no details of any ARREARS.
- G11.8 While any ARREARS due to the SELLER remain unpaid the BUYER must:
- (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
  - (b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment);
  - (c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER'S conveyancer may reasonably require;
  - (d) if reasonably required, allow the SELLER'S conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER'S order;
  - (e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS or accept a surrender of or forfeit any TENANCY under which ARREARS are due; and
  - (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.
- G11.9 Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.
- G12 Management**
- G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
- G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
- G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and:
- (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;
  - (b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and
  - (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.

### G13 Rent deposits

- G13.1 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 1 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 1.2% of the purchase price subject to a minimum fee of £1,200 including VAT (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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