

property auction

Thursday 2 April 2020

12 noon prompt

Hilton Liverpool
3 Thomas Steers Way
Liverpool L1 8LW

SuttonKersh

suttonkersh.co.uk

Now inviting instructions
for our **21 May 2020** auction
at the Hilton Hotel

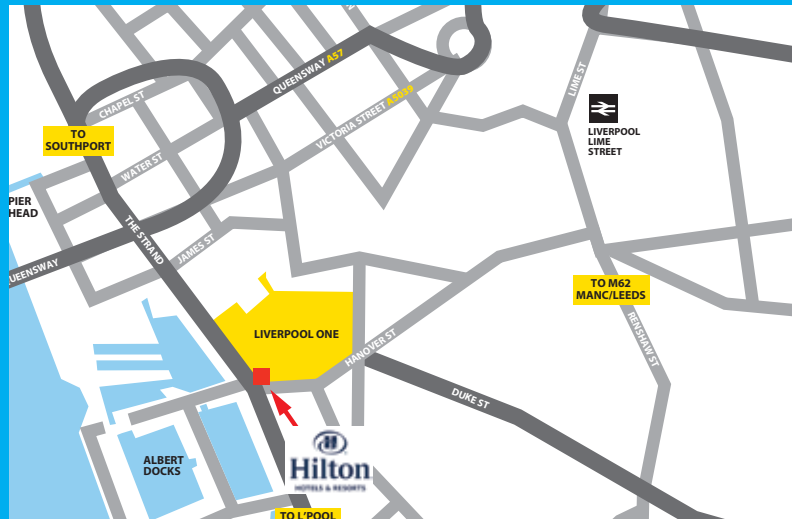
Location

Hilton Liverpool

3 Thomas Steers Way

Liverpool L1 8LW

Tel: 0151 708 4200



Auction programme 2020

AUCTION DATES

Thursday 2nd April

Thursday 21st May

Thursday 16th July

Thursday 10th September

Thursday 22nd October

Thursday 10th December

CLOSING DATES

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 21 May 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 April auction again being held at the Hilton Hotel, 3 Thomas Steers Way, Liverpool, starting as usual at 12 noon prompt!

Just as we say goodbye to the Brexit shenanigans along comes Covid 19 to once again throw the country into turmoil. History will always show that during times of uncertainty there are very few things as certain as property!

With this in mind we have a full catalogue of opportunities, whether you are a professional property investor, developer or private individual this sale has something to offer.

Here are just a few of them to tempt you

Lot 29 – 51 St Marys Road A Substantial corner property with an office, workshop and storage along with various rooms to the first floor.

Lot 30 – 8 Muriel Street, Liverpool A three bedroom middle terrace in need of a full upgrade and refurbishment scheme

Lot 73 - 148 Moston Lane, Manchester A Substantial 9 bedroomed detached property with a potential rental income of £42,000 per annum

Lot 80 – 2 Ridley Road, Liverpool A 3 bed end of terrace with double glazing, central heating and If let to 4 individuals at £85pppw the potential income being in excess of £17,680 per annum

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

91 lots available

50+

vacant
residential

4

commercial
investment

10

development
opportunities

16

residential
investment

2

vacant
commercial

3

land

Highlights



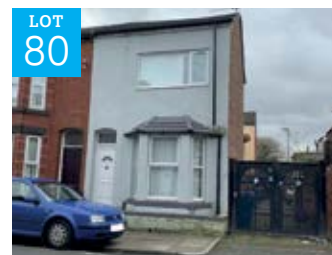
51 St. Marys Road, Garston,
Liverpool. L19 2NJ



8 Muriel Street, Liverpool.
L4 5SB



148 Moston Lane, Manchester.
M9 4HU



2 Ridley Road, Liverpool L6 6DN

Merseyside's leading auction team...



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Auctioneer



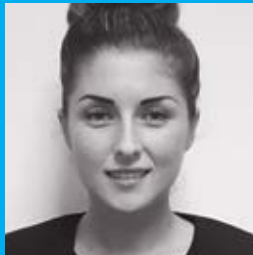
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for free advice or to arrange a free valuation

0151 207 6315
auctions@suttonkersh.co.uk

83
lots sold

90%
realised

£7.14m
raised

Highlights



SOLD

49 Grosvenor Road, Wavertree,
Liverpool L15 0EY
Guide price £70,000+*
SOLD FOR £131,000



SOLD

16 Marlborough Road, Tuebrook,
Liverpool L13 8AX
Guide price £100,000+*
SOLD FOR £237,000



SOLD

Land Adjacent To 79 Cotswold
Street, Liverpool L7 2PY
Guide price £75,000+*
SOLD FOR £177,000



SOLD

82 Trafalgar Street, Oldham
OL1 2HN
Guide price £10,000+*
SOLD FOR £71,000

Our first post-Brexit property auction has provided a clear sign that confidence in the property market has not dissipated following the UK's exit from the European Union.

Held, for the first time, at Liverpool's Hilton Hotel, the auction saw 95 lots up for grabs with eager buyers packing the venue (with standing-room only) and many others participating via phone.

20 lots had already been sold before the auction, totalling over £1.6 million.

Aside from the excitement that naturally builds within the atmosphere of an auction room, there was a touch of small-screen glamour added to the occasion – thanks to BBC One's Homes Under the Hammer team – who were in the room filming a new episode.

Once proceedings were underway the atmosphere continued to build – due in part to the unprecedented number of phone bids that were received – over 100; the most ever received during a Sutton Kersh auction.

The large volume of phone bids also confirmed that the North West is increasingly becoming the focus of property investors from outside of the region.

Commenting on the auction, Sutton Kersh Auctions Associate Director Cathy Holt, said:

“This was a great way to start the year, and it's good to see that Brexit hasn't dampened bidders' enthusiasm. We saw many lots going for much more than expected. Indeed, it seems that in post-Brexit Britain, property is being viewed as one of the safest investment options by more and more people. With over 90% of lots sold it's clear there's no shortage of willing buyers.”

“To have over 100 bids by phone is unprecedented and was an indication of what many of us in the North West have known for years; that it is rich with property investment opportunities which now seem to have caught the attention of those outside the region.”

The highlight of the day was a special lot in Oldham which had a guide price of £10k. Following a bidding war with over 10 phone bids it was sold for a staggering £71k, leading the room to erupt in applause for the successful bidder.

Auctioneer's pre-sale announcements

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

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

1. The auctioneer will offer all lots in the order as shown in the catalogue.
2. An addendum to the catalogue and Conditions of Sale is currently available for distribution in the auction room.
3. This addendum is an important document providing updates and corrections to the auction catalogue.
4. Sutton Kersh will always endeavour to inform prospective purchasers of changes that may have taken place after the catalogue was printed when such changes are brought to their attention.
5. Would prospective purchasers please ensure they have a copy of the auction catalogue and an addendum prior to bidding.
6. Prospective purchasers are deemed to have read the addendum whether they have done so or not.
7. You are bidding on the basis that you have checked the General Conditions of Sale, which are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot.
8. The Special Conditions of Sale together with the title documentation have been available for inspection at the auctioneer's office in the immediate period leading up to auction date.
9. You are bidding on the basis that you have made all necessary enquiries, particularly in respect of lots the auctioneer has not inspected or had initial sight of tenancy details, and have checked the General and Special Conditions of Sale and are satisfied that you fully understand their content. Please note that some legal packs may contain additional fees (such as the requirement for the seller to pay the vendor's legal fees).
10. If you have a question in respect of any of the lots within the catalogue would you please ask one of the Sutton Kersh representatives who will attempt to answer your question during the auction. The auctioneer will not answer any questions whilst the auction is proceeding.
11. Guide Prices shown in the catalogue are merely an approximation and the auctioneer's opinion only. They should not be regarded as anything more. (see definition of Guide Prices below)
12. The auctioneer will not describe each individual property in detail or elaborate on its features or finer points. He will merely state the address, lot number and a very brief description.
13. Please remember it is the bidder's duty to attract the auctioneer's attention.
14. Please bid clearly and do not delay.
15. At the fall of the hammer the successful bidder will be in a binding contract of sale. At this point, an auction runner will come to your place of bidding, take your name and address and details of your solicitor and will lead you to one of the contract tables in the auction room.
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. Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at privacy@countrywide.co.uk.

How will you be paying 10% deposit and buyers admin fee? 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

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 require 2 forms of certified ID, one photographic and one proof of residence – a list of acceptable documents can be found below.
2. In the case of an **individual acting on behalf of a third party individual**, we require 2 forms of certified ID, one photographic and one proof of residence **from both parties** – a list of acceptable documents can be found below.
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 your name or address changes. Any documents provided to us will be recorded and copied for audit purposes as part of our Anti Money Laundering obligations. We will also electronically verify your identity, Lexis Nexis OR ETSOS will undertake a search with Experian for the purposes of verifying your identity. To do so, Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. Experian may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
6. Registration on the day of the auction opens from 10:30am so please ensure you arrive early to ensure we have been able to satisfactorily fulfil the necessary requirements. **In all cases we will require proof of funds.**

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

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 2 April**

For sale by public auction unless sold prior or withdrawn

1	15 Adelaide Road, Kensington, Liverpool L7 8SG	£85,000+*
2	57 Stevenson Street, Liverpool L15 4HA	£75,000+*
3	7 Stanley Road, Ellesmere Port CH65 2BQ	£55,000+*
4	42a Broad Lane, Norris Green, Liverpool L11 1AJ	£35,000+*
5	3 Overbury Street, Edge Hill, Liverpool L7 3HJ	£220,000+*
6	Apt 34 Sharples Crescent, Liverpool L23 9YQ	£60,000+*
7	Unit 30 Parliament Place, 246 Upper Parliament Street, Liverpool L8 7Q	£30,000+*
8	51 Shepherds Row, Castlefields, Runcorn, Cheshire WA7 2LG	£40,000+*
9	2 Bellmore Street, Garston, Liverpool L19 1QR	£70,000+*
10	13 North View, Edge Hill, Liverpool L7 8TS	£400,000+*
11	17a Utting Avenue, Liverpool L4 7UN	£35,000+*
12	75 Fieldton Road, Liverpool L11 9AF	£55,000+*
13	15 Virginia Street, Southport, Merseyside PR8 6RZ	£70,000+*
14	24 Wadebridge Road, Liverpool L10 4UZ	£75,000+*
15	41 Bala Street, Liverpool L4 2QN	£30,000+*
16	136 Woolton Road, Allerton, Liverpool L19 5NH	£50,000+*
17	28 Craigs Road, Liverpool L13 9AT	£80,000+*
18	11 Whitby Road, Ellesmere Port CH65 8AA	£85,000+*
19	Flat 11 Rawson Buildings, 4 Rawson Road, Bradford BD1 3SA	£32,000+*
20	25 Ramsey Avenue, Blackpool FY3 7AG	£50,000+*
21	3 Vale Lodge, Rice Lane, Liverpool L9 1LR	£55,000+*
22	59 Ruskin Street, Liverpool L4 3SH	£40,000+*
23	11 Jacob Street, Liverpool L8 4TG	£75,000+*
24	43 Lindale Road, Liverpool L7 0JS	£55,000+*
25	14a Curzon Avenue, Manchester M14 5PU	£37,000+*
26	171 Park Road, Toxteth, Liverpool L8 6SE	£90,000+*
27	Land At Greenfield Road, Greenfield, Holywell, Clwyd CH8 7QU	£80,000+*
28	Apartment 223, 15 Hatton Garden, Liverpool L3 2HA	£85,000+*
29	51 St. Marys Road, Garston, Liverpool L19 2NJ	£180,000+*
30	8 Muriel Street, Liverpool L4 5S	£35,000+*
31	Freehold Investments & Basement Space, 1 Beach Lawn, Liverpool L22 8QA	£30,000+*
32	Apt 1, 1 Beach Lawn, Liverpool L22 8QA	£135,000+*
33	53a & 53b Townsend Lane, Anfield, Liverpool L6 0AX	£80,000+*
34	37 Curate Road, Liverpool L6 0BZ	£60,000+*
35	5 Nimrod Street, Liverpool L4 4DU	£43,000+*
36	1 Redgrave Street, Liverpool L7 0ED	£80,000+*
37	8 Lily Road, Litherland, Liverpool L21 6NX	SOLD PRIOR
38	16 Chelsea Road, Litherland, Liverpool L21 8HJ	£50,000+*
39	82 Oldbridge Road, Liverpool L24 2TW	£55,000+*
40	Plots 36, 49, 56, 57, 58 & 63 Land South Of High Street, Porth CF39 9HL	NIL - RESERVE*
41	Plots 43, 50, 59, 60, 61 & 62 Land South Of High Street, Porth CF39 9HL	NIL - RESERVE*
42	133 Gorsey Lane, Ford, Liverpool L21 0DQ	£35,000+*
43	Land At Dollywood Close, Buxworth, High Peak, Derbyshire SK23 7NX	£265,000+*
44	20 Romer Road, Liverpool L6 6DJ	£125,000+*
45	59 Townsend Lane, Anfield, Liverpool L6 0AX	£65,000+*
46	4 Guernsey Road, Tuebrook, Liverpool L13 6RZ	£90,000+*
47	33 Crosby Road South, Liverpool L21 1EN	£200,000+*
48	67 Webster Road, Liverpool L7 4LG	£45,000+*
49	401/401a Walton Breck Road, Liverpool L4 2RN	£85,000+*
50	30 Car Parking Spaces, Portside House, 29 Duke Street, Liverpool L1 5AQ	£190,000+*
51	Unit C Portside House, 29 Duke Street, Liverpool L1 5AQ	£100,000+*
52	18 Harrowby Road, Liverpool L21 1DR	£90,000+*
53	20 Dallas Grove, Liverpool L9 4RU	£45,000+*
54	4 Chapel Road, Anfield, Liverpool L6 0AU	£50,000+*
55	116 Penny Lane, Allerton, Liverpool L18 1DQ	£230,000+*

56	Banks Road Methodist Church, Priory Street, Liverpool L19 8JX	£100,000+*
57	62 Bala Street, Liverpool L4 2QN	£40,000+*
58	141 Campbell Drive, Knotty Ash, Liverpool L14 7QF	£110,000+*
59	8 Botanic Place, Liverpool L7 0ER	£60,000+*
60	96 Gidlow Road, Old Swan, Liverpool L13 2AH	£80,000+*
61	49 Acresgate Court, Gateacre, Liverpool L25 4UF	£55,000+*
62	222 Muirhead Avenue East, Liverpool L11 1EP	£100,000+*
63	318 Elephant Lane, St. Helens, Merseyside WA9 5EP	£50,000+*
64	475/475a West Derby Road, Liverpool L6 4BN	£75,000+*
65	3 Withnell Road, Broadgreen, Liverpool L13 4DB	£95,000+*
66	126 Longdown Road, Liverpool L10 4UT	£75,000+*
67	10 Corinthian Avenue, Liverpool L13 3DP	£75,000+*
68	27 Manton Road, Liverpool L6 6BL	£70,000+*
69	228-232 Knowsley Road, Bootle, Merseyside L20 5DG	£60,000+*
70	232 East Prescott Road, Liverpool L14 5NG	£85,000+*
71	22 Southgate Road, Old Swan, Liverpool L13 5YA	£50,000+*
72	71 Hahnemann Road, Liverpool L4 3RZ	£60,000+*
73	148 Moston Lane, Manchester M9 4HU	£185,000+*
74	26 Silverdale Avenue, Tuebrook, Liverpool L13 7EY	£65,000+*
75	Flat 2, 11 Hawarden Avenue, Liverpool L17 2AJ	£45,000+*
76	51 Rydal Street, Liverpool L5 6QP	£55,000+*
77	Former Cabin Public House, 49 Marsh Street, Kirkdale, Liverpool L20 2BN	£70,000+*
78	102b King Street, Wallasey, Merseyside CH44 8AW	£10,000+*
79	102 Benedict Street, Bootle, Merseyside L20 2EW	£35,000+*
80	2 Ridley Road, Liverpool L6 6DN	£70,000+*
81	14 Osborne Road, Tuebrook, Liverpool L13 8AT	£125,000+*
82	41 Overdale Avenue, Mynydd Isa, Mold, Clwyd CH7 6US	£140,000+*
83	33 Trevor Road, Orrell Park, Liverpool L9 8DY	£85,000+*
84	37 Hope Street, Liverpool L1 9DZ	£150,000+*
85	1-3 Normanton Avenue, Liverpool L17 4JL	£300,000+*
86	9 Normanton Avenue, Liverpool L17 4JL	£250,000+*
87	66 Lower Breck Road, Liverpool L6 4BZ	£80,000+*
88	175/175A County Road, Walton, Liverpool L4 5PB	£60,000+*
89	41 Clapham Road, Liverpool L4 2TG	£70,000+*
90	77 Dryden Street, Bootle, Merseyside L20 4RT	£35,000+*
91	100 Southgate Road, Liverpool L13 5XZ	£60,000+*

Order of sale by type

Commercial investment

- 11 17a Utting Avenue, Liverpool L4 7UN
- 50 30 Car Parking Spaces, Portside House, 29 Duke Street, Liverpool L1 5AQ
- 55 116 Penny Lane, Allerton, Liverpool L18 1DQ
- 64 475/475a West Derby Road, Liverpool L6 4BN

Development opportunities

- 27 Land At Greenfield Road, Greenfield, Holywell, Clwyd CH8 7QU
- 29 51 St. Marys Road, Garston, Liverpool L19 2NJ
- 31 Freehold Investments & Basement Space, 1 Beach Lawn, Liverpool L22 8QA
- 47 33 Crosby Road South, Liverpool L21 1EN
- 56 Banks Road Methodist Church, Priory Street, Liverpool L19 8JX
- 69 228-232 Knowsley Road, Bootle, Merseyside L20 5DG
- 77 Former Cabin Public House, 49 Marsh Street, Kirkdale, Liverpool L20 2BN
- 84 37 Hope Street, Liverpool L1 9DZ
- 85 1-3 Normanton Avenue, Liverpool L17 4JL
- 86 9 Normanton Avenue, Liverpool L17 4JL

Land

- 40 Plots 36, 49, 56, 57, 58 & 63 Land South Of High Street, Porth CF39 9HL
- 41 Plots 43, 50, 59, 60, 61 & 62 Land South Of High Street, Porth CF39 9HL
- 43 Land At Dollywood Close, Buxworth, High Peak, Derbyshire SK23 7NX

Residential investment

- 2 57 Stevenson Street, Liverpool L15 4HA
- 5 3 Overbury Street, Edge Hill, Liverpool L7 3HJ
- 10 13 North View, Edge Hill, Liverpool L7 8TS
- 12 75 Fieldton Road, Liverpool L11 9AF
- 14 24 Wadebridge Road, Liverpool L10 4UZ
- 16 136 Woolton Road, Allerton, Liverpool L19 5NH
- 17 28 Craigs Road, Liverpool L13 9AT
- 20 25 Ramsey Avenue, Blackpool FY3 7AG
- 24 43 Lindale Road, Liverpool L7 0JS
- 33 53a & 53b Townsend Lane, Anfield, Liverpool L6 0AX

- 45 59 Townsend Lane, Anfield, Liverpool L6 0AX
- 53 20 Dallas Grove, Liverpool L9 4RU
- 54 4 Chapel Road, Anfield, Liverpool L6 0AU
- 61 49 Acresgate Court, Gateacre, Liverpool L25 4UF
- 66 126 Longdown Road, Liverpool L10 4UT
- 67 10 Corinthian Avenue, Liverpool L13 3DP

Vacant commercial

- 51 Unit C Portside House, 29 Duke Street, Liverpool L1 5AQ
- 78 102b King Street, Wallasey, Merseyside CH44 8AW
- 88 175/175A County Road, Walton, Liverpool L4 5PB

Vacant residential

- 1 15 Adelaide Road, Kensington, Liverpool L7 8SG
- 3 7 Stanley Road, Ellesmere Port CH65 2BQ
- 4 42a Broad Lane, Norris Green, Liverpool L11 1AJ
- 6 Apt 34 Sharples Crescent, Liverpool L23 9YQ
- 7 Unit 30 Parliament Place, 246 Upper Parliament Street, Liverpool L8 7QE
- 8 51 Shepherds Row, Castlefields, Runcorn, Cheshire WA7 2LG
- 9 2 Bellmore Street, Garston, Liverpool L19 1QR
- 13 15 Virginia Street, Southport, Merseyside PR8 6RZ
- 15 41 Bala Street, Liverpool L4 2QN
- 18 11 Whitby Road, Ellesmere Port CH65 8AA
- 19 Flat 11 Rawson Buildings, 4 Rawson Road, Bradford BD1 3SA
- 21 3 Vale Lodge, Rice Lane, Liverpool L9 1LR
- 22 59 Ruskin Street, Liverpool L4 3SH
- 23 11 Jacob Street, Liverpool L8 4TG
- 25 14a Curzon Avenue, Manchester M14 5PU
- 26 171 Park Road, Toxteth, Liverpool L8 6SE
- 28 Apartment 223, 15 Hatton Garden, Liverpool L3 2HA
- 30 8 Muriel Street, Liverpool L4 5SB
- 32 Apt 1, 1 Beach Lawn, Liverpool L22 8QA
- 34 37 Curate Road, Liverpool L6 0BZ
- 35 5 Nimrod Street, Liverpool L4 4DU
- 36 1 Redgrave Street, Liverpool L7 0ED

- 37 8 Lily Road, Litherland, Liverpool L21 6NX
- 38 16 Chelsea Road, Litherland, Liverpool L21 8HJ
- 39 82 Oldbridge Road, Liverpool L24 2TW
- 42 133 Gorse Lane, Ford, Liverpool L21 0DQ
- 44 20 Romer Road, Liverpool L6 6DJ
- 46 4 Guernsey Road, Tuebrook, Liverpool L13 6RZ
- 48 67 Webster Road, Liverpool L7 4LG
- 49 401/401a Walton Breck Road, Liverpool L4 2RN
- 52 18 Harrowby Road, Liverpool L21 1DR
- 57 62 Bala Street, Liverpool L4 2QN
- 58 141 Campbell Drive, Knotty Ash, Liverpool L14 7QF
- 59 8 Botanic Place, Liverpool L7 0ER
- 60 96 Gidlow Road, Old Swan, Liverpool L13 2AH
- 62 222 Muirhead Avenue East, Liverpool L11 1EP
- 63 318 Elephant Lane, St. Helens, Merseyside WA9 5EP
- 65 3 Withnell Road, Broadgreen, Liverpool L13 4DB
- 68 27 Manton Road, Liverpool L6 6BL
- 70 232 East Prescot Road, Liverpool L14 5NG
- 71 22 Southgate Road, Old Swan, Liverpool L13 5YA
- 72 71 Hahnemann Road, Liverpool L4 3RZ
- 73 148 Moston Lane, Manchester M9 4HU
- 74 26 Silverdale Avenue, Tuebrook, Liverpool L13 7EY
- 75 Flat 2, 11 Hawarden Avenue, Liverpool L17 2AJ
- 76 51 Rydal Street, Liverpool L5 6QP
- 79 102 Benedict Street, Bootle, Merseyside L20 2EW
- 80 2 Ridley Road, Liverpool L6 6DN
- 81 14 Osborne Road, Tuebrook, Liverpool L13 8AT
- 82 41 Overdale Avenue, Mynydd Isa, Mold, Clwyd CH7 6US
- 83 33 Trevor Road, Orrell Park, Liverpool L9 8DY
- 87 66 Lower Breck Road, Liverpool L6 4BZ
- 89 41 Clapham Road, Liverpool L4 2TG
- 90 77 Dryden Street, Bootle, Merseyside L20 4RT
- 91 100 Southgate Road, Liverpool L13 5XZ

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LOT

1

15 Adelaide Road, Kensington, Liverpool L7 8SG

GUIDE PRICE £85,000+*

VACANT RESIDENTIAL

- A 2 bed plus attic room mid terrace • Double glazing • Central heating

A 2 bedroomed middle terrace property benefiting from double glazing and central heating. There is potential to convert the attic room into a bedroom, subject to consents. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. If let to 3 individuals at £85pppw the potential income would be approximately £13,260 per annum.

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

Joint Agent



Ground Floor Hall, Two Reception Rooms, Kitchen.

First Floor 2 Bedrooms, Bathroom/WC.

Second Floor Attic Room Above

Outside Yard to the rear.

LOT

2

57 Stevenson Street, Liverpool L15 4HA

GUIDE PRICE £75,000+*

RESIDENTIAL INVESTMENT

- Part let residential investment opportunity currently producing £8,580 per annum potential to achieve £12,720 • Double glazing • Central heating

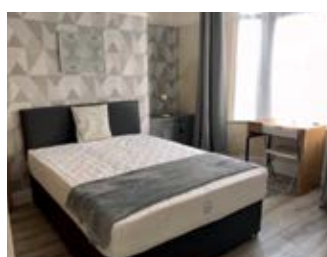
A part let residential investment opportunity producing £8,580 per annum. A middle terrace property benefiting from double glazing, central heating and will be sold fully furnished. The property is currently let to 2 individuals by way of Assured Shorthold tenancies holding over at a rental of £8,580 per annum. However, we are advised one of the tenant's is due to vacate on the 29th March. If fully let to 3 individuals the potential rental income would be in excess of £12,700 per annum.

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

First Floor 2 Letting Rooms, Bathroom with walk in Shower/WC.

Outside Yard to Rear.

Ground Floor Hall, 1 Letting Room, Communal Lounge, Kitchen.



LOT

3

7 Stanley Road, Ellesmere Port CH65 2BQ

GUIDE PRICE £55,000+*

VACANT RESIDENTIAL

- A 3 bed mid terrace • Central heating • In need of full upgrade and refurbishment

A 3 bed middle terraced property benefiting from central heating. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes.

Situated Off A5032 within close proximity to local amenities, transport links and less than 3 miles from Cheshire Oaks designer outlet and less than 1 miles from Ellesmere Port Town centre.

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

First Floor 3 Bedrooms, Wet room/WC.

Outside Rear Garden.



LOT

4

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

GUIDE PRICE £35,000+*

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, W.C.





- A residential investment opportunity currently let producing £20,100 per annum

A three storey 5 bed roomed mid-town house currently fully let to students on a single Assured Shorthold Tenancy producing £20,100 per annum to include all bills, with scope to increase the rent to £22,100 if changed to a 52 week tenancy. There is also potential to add a further bedroom subject to obtaining the necessary planning consents which would increase the rent by £4,020 per annum. The property is fully HMO Compliant and benefits from double glazing and central heating.

Situated Fronting Overbury Street just off Harbord Street within walking distance to local amenities, Liverpool City Centre and Liverpool Universities.

Ground Floor Vestibule, Hallway, Communal Lounge, Kitchen/Breakfast room, WC.

First Floor 2 Letting rooms, Shower/WC.

Second Floor 3 Letting rooms.

Outside Yard to rear.



LOT
6

Apt 34 Sharples Crescent, Liverpool L23 9YQ

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

- One bedroomed purpose built flat • Double glazing • Central heating • Fully furnished
- Communal parking and gardens

A one bedroomed second floor apartment within a purpose built block which is in good condition throughout and would be suitable for immediate occupation or investment purposes with a potential rental income in excess of £6,300 per annum. The property benefits from double glazing, central heating, Communal gardens and parking, intercom entry system and comes fully furnished.

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

Outside Communal Parking and Gardens.

Ground Floor Main Entrance Hallway.

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



LOT
7

Unit 30 Parliament Place, 246 Upper Parliament Street, Liverpool L8 7QE

GUIDE PRICE **£30,000+***

VACANT RESIDENTIAL

- Furnished studio apt • Double glazing
- Electric heating • Lift access

The property comprises of a first floor fully furnished modern studio apartment within a purpose built block benefiting from double glazing, electric heating, Lift access and communal reception area and Laundry room. The property has previously been let at a rental income of £6,240 per annum.

Situated Fronting Upper Parliament Street in a popular residential location close to local amenities, transport links and approximately 1 miles from Liverpool City Centre amenities and Universities.

Note We are advised the property is registered as the unit number rather than the actual door number, therefore the property is known as unit 30 which is apartment 38.

Ground Floor Main entrance Hallway, Communal reception area.

First Floor Studio Apt - Open plan Lounge/ Kitchen/ Bedroom, Shower room /W.C.



LOT

8

51 Shepherds Row, Castlefields, Runcorn, Cheshire WA7 2LG

GUIDE PRICE £40,000+*

VACANT RESIDENTIAL

- A 3 bed end town house • Double glazing
- Central heating. Gardens • Parking

A 3 bedroomed end town house benefiting from double glazing, central heating, gardens and parking. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £6,600 per annum.

Situated Off Castlefields Avenue North within close proximity to local amenities, schooling and transport links. Approximately 2 miles from Runcorn Town Centre.

Ground Floor Hall, WC, Open plan Kitchen/Dining Room, Lounge.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Front and Rear Gardens, Parking.



LOT

9

2 Bellmore Street, Garston, Liverpool L19 1QR

GUIDE PRICE £70,000+*

VACANT RESIDENTIAL

- A 1 bed end of terrace • In need of full upgrade and refurbishment scheme

A 1 bedroomed end of terrace house with potential to convert the bathroom into a second bedroom subject to obtaining the necessary consents. The vendor advises that neighbouring properties have been converted. Following a full upgrade and refurbishment scheme the property would be suitable for re-sale, occupation or investment purposes.

Situated Between Garston Old Road and Duncombe Road South in a popular and well-established location within close proximity to local amenities, Garston Village, schooling and transport links. Approximately 5.5 miles from Liverpool City Centre.

Ground Floor Vestibule, Lounge, Dining Room, Kitchen, Lean to.

First Floor 1 Bedroom, Bathroom/WC.

Outside Yard to Rear.





- A residential investment opportunity currently let producing £42,300 per annum

A large three storey 10 bed roomed town house currently let to 10 students on a single Assured Shorthold Tenancy producing £42,300 per annum to include all bills, with scope to increase the rent to £46,800 if changed to a 52 week tenancy. There is also potential to add two further bedrooms subject to obtaining the necessary planning consents which would increase the rent by a further £8,460 per annum. The property is fully HMO Compliant and benefits from most of its periodic features, central heating and is currently fully let until July 2021.

Situated Fronting North View in a Conservation Area just a few minutes' walk from the University of Liverpool campus and approximately 5 minutes from Liverpool City Centre by bus.

Basement Boiler room, 2 Rooms, Kitchen, Bathroom/WC, Shower room/WC.

Ground Floor Main Entrance Hallway, Kitchen, Lounge/Diner, 2 Letting Rooms.

First Floor 5 Letting rooms, Bathroom/WC, Separate WC.

Second Floor 3 Letting rooms.

Outside Rear Garden.



LOT
11

17a Utting Avenue, Liverpool L4 7UN

GUIDE PRICE **£35,000+***

COMMERCIAL INVESTMENT

- A commercial investment opportunity currently let producing £5,200 per annum
- Double glazing • Electric roller shutters

A single storey ground floor commercial unit which is currently let by way of a 6 year lease producing £5,200 per annum. The shop has been trading as a Dog Groomer's for over 27 years. The property benefits from double glazing and electric roller shutters.

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

Ground Floor Main Sales Area, Bath area/WC.



LOT
12

75 Fieldton Road, Liverpool L11 9AF

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

- A residential investment currently let producing £6,500 per annum • Double glazing. Central heating

A 3 bedrooomed semi-detached house benefiting from double glazing, central heating and gardens to the front and rear. The property is currently let by way of an Assured Shorthold tenancy producing £6,500.00 per annum.

Situated Just Off Carr Lane East in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 6 miles from Liverpool City Centre.

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

First Floor 3 Bedrooms.

Outside Driveway, Front and Rear Gardens.



LOT
13

15 Virginia Street, Southport, Merseyside PR8 6RZ

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

- 3 bed end terrace in need of a full upgrade and refurbishment scheme • Central heating

A 3 bedroomed end terraced property which is in need of a full upgrade and refurbishment scheme. Following which the property would be suitable for occupation, re-sale or investment purposes. The property benefits from central heating.

Situated Off the A570 roundabout at Eastbank Street/ Scarisbrick New Road in a popular and well established residential location, close to local amenities and schooling. Southport Town Centre is approximately 1 mile away.

Ground Floor Porch entrance, Hall, 2 Reception rooms, Kitchen.

First Floor 3 bedrooms, bathroom, W/C

Outside Rear yard.



LOT
14

24 Wadebridge Road, Liverpool L10 4UZ

GUIDE PRICE **£75,000+***

RESIDENTIAL INVESTMENT

- A residential investment opportunity currently let producing £6,300 per annum • Double glazing • Central heating • Gardens. Driveway

A modern 2 bedroomed semi-detached house benefiting from double glazing, central heating, gardens and a driveway. The property is currently let by way of an Assured Shorthold Tenancy producing £6,300.00 per annum.

Situated On an Estate of similar property just off Bridgehouse Lane which in turn is off the East Lancashire Road (A580) within close proximity to local amenities, schooling and transport links.

Ground Floor Hall, Lounge, Kitchen/Diner.

First Floor 2 Bedrooms, Bathroom/WC.

Outside Front and Rear Gardens, Driveway.



LOT
15

41 Bala Street, Liverpool L4 2QN

GUIDE PRICE £30,000+*

VACANT RESIDENTIAL

- 2 bedroomed end terrace • Double glazing
- Central heating

A 2 bedroomed end terraced house benefiting from double glazing and central heating. Following upgrade and refurbishment the property would be suitable for investment purposes with a potential income in excess of £4800 per annum.

Situated Off Oakfield Road (B5342) in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 3.5 miles from Liverpool City Centre.

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

First Floor 2 Bedrooms.

Outside Yard to the rear.



LOT
16

136 Woolton Road, Allerton, Liverpool L19 5NH

GUIDE PRICE £50,000+*

RESIDENTIAL INVESTMENT

- A residential investment opportunity currently let producing £4,800 per annum • Double glazing • Central heating

A ground floor purpose built studio flat benefiting from double glazing, electric heating and shared gardens. The property is currently let by way of an Assured Shorthold Tenancy producing £4,800 per annum.

Situated Fronting Woolton Road in a sought after location within close proximity to local amenities, New Mersey Retail Park, schooling and transport links.

Ground Floor Hall, Lounge/Bedroom, Kitchen, Shower/WC.

Outside Shared Gardens.



LOT
17

28 Craigs Road, Liverpool L13 9AT

GUIDE PRICE **£80,000+***

RESIDENTIAL INVESTMENT

- Residential investment producing £6,240 per annum
- Potential when fully let to produce in excess of £16,200 per annum
- Double glazing
- Central heating

A 4 bedrooomed middle terraced property benefiting from double glazing and central heating. Two of the rooms are currently let by way of Assured Shorthold Tenancies at a rental of £6240 per annum to include bills. There is potential to convert the property to provide 5 individual letting rooms, subject to gaining any necessary consents, with the potential income then being in excess of £16,200 per annum.

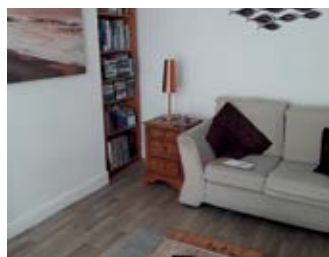
Situated Off Knoclaidd Road which in turn is off Townsend Lane in a popular and well established residential location close to local amenities, Schooling, approximately 2.4 miles from Alder Hey Children's Hospital and 4.5 miles from Liverpool City Centre.

First Floor 4 Bedrooms, Bathroom/W.C.

Outside Rear yard.

EPC Rating D

Ground Floor Vestibule, Hall, Kitchen/Dining room, 2 Reception rooms.



LOT
18

11 Whitby Road, Ellesmere Port CH65 8AA

GUIDE PRICE **£85,000+***

VACANT COMMERCIAL

- Ground floor restaurant together with several rooms to the upper floors

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

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

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

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

Second Floor Two Rooms.

Outside Rear Yard/Fire Exit.



LOT
19

Flat 11 Rawson Buildings, 4 Rawson Road, Bradford BD1 3SA

GUIDE PRICE **£32,000+***

VACANT RESIDENTIAL

- A first floor 2 bedroomed flat • Double glazing
- Electric heating

A 2 bedroomed purpose built first floor flat which is in good order throughout and would be suitable for immediate occupation or investment purposes with a potential rental income of approximately £5,700.00 per annum. The property benefits from double glazing and electric heating.

Situated Ideally close to local amenities, shops, catchment area for schooling and main commuter routes in and out of the city centre.

Ground Floor Communal Entrance.

First Floor Entrance Hall, Lounge Dining/Kitchen, Lounge Area, Kitchen/Dining Area, 2 Bedrooms, Bathroom/WC.



LOT
20

25 Ramsey Avenue, Blackpool FY3 7AG

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

- Residential investment producing £6,720.00 per annum • Double glazing • Central heating
- Gardens

A 3 bedroomed end town house property which benefits from double glazing, central heating and gardens. The property is currently let by way of an Assured Shorthold Tenancy producing £6,720.00 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 Ramsey Avenue at its junction with Foxdale Avenue within close proximity to local shopping amenities, schooling and approximately 1.2 miles from Blackpool Town Centre.

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

Ground Floor 2 Reception Rooms, Kitchen, Utility Room.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Front and rear gardens.



LOT
21

3 Vale Lodge, Rice Lane, Liverpool L9 1LR

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

- A 2 bed self-contained flat • Double glazing, central heating • Allocated parking & communal gardens

A two bedroomed ground floor flat within a purpose built block benefiting from double glazing, central heating, secure intercom system, allocated parking and communal gardens. 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 Fronting Rice Lane in a popular residential location within easy reach of Walton Vale amenities, schooling and approximately 4 miles from Liverpool City Centre.

Ground Floor Main entrance, Hallway. Flat - Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC.

Outside Allocated parking, Communal gardens.



LOT
22

59 Ruskin Street, Liverpool L4 3SH

GUIDE PRICE **£40,000+***

VACANT COMMERCIAL

- Mixed use premises comprising ground floor retail unit with flat above • Double glazing • Central heating

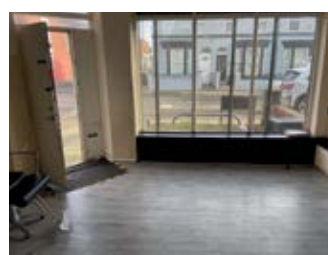
An end of terraced mixed use property comprising of a ground floor retail unit together with one bedroomed flat above, accessed via its own separate side entrance. The property benefits from double glazing and central heating. The retail unit was previously used as a Barber's and would be suitable for a number of uses, subject to any consents. The property is in need of refurbishment and modernisation and once upgraded the potential rental income would be approximately £12,000 per annum.

Situated On the corner of Ruskin Street and Rumney Road in popular and well established residential location within close proximity to local shopping amenities, Liverpool and Everton Football Club, schooling and approximately 2.5 miles from Liverpool City Centre.

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

Outside Yard, WC

Ground Floor Shop - Main Sales Area, Rear Room, Kitchen



LOT
23

11 Jacob Street, Liverpool L8 4TG

GUIDE PRICE £75,000+*

VACANT RESIDENTIAL

- 3 bedroom middle terraced property • Double glazing • Central heating

A 3 bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes. The potential income if let to 3 individuals at £85 pppw being in excess of £17,680 per annum.

Situated Off Park Road in an established and popular residential location within close proximity to local amenities, schooling and approximately 2 miles from Liverpool City Centre amenities and Universities.

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

First Floor 3 Bedrooms.

Outside Rear yard.



LOT
24

43 Lindale Road, Liverpool L7 0JS

GUIDE PRICE £55,000+*

RESIDENTIAL INVESTMENT

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

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

Situated Off Lomond Road which in turn is off Edge Lane in a popular and established residential location close to Edge Lane amenities, schooling and approximately 3 miles from Liverpool City Centre.

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

First Floor 3 Bedrooms.

Outside Yard to the rear.



LOT
25

14a Curzon Avenue, Manchester M14 5PU

GUIDE PRICE £37,000+*

VACANT RESIDENTIAL

- Ground floor 1 bed flat • Double glazing • Off road parking

A ground floor one bedroom self-contained flat benefiting from double glazing and off road parking for 1 car. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £7,800.00 per annum.

Situated Off Scarsdale Road in a popular residential location close to local amenities and approximately 2 miles from Manchester City Centre.

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

Outside Off Road Parking.



LOT
26

171 Park Road, Toxteth, Liverpool L8 6SE

GUIDE PRICE £90,000+*

VACANT COMMERCIAL

- A four storey plus cellar mixed use property
- Central heating • Electric roller shutters • Fire alarm system

A four storey plus cellar middle terrace property comprising of a ground floor retail unit together with 3 floors of accommodation above benefiting from central heating, electric roller shutters and fire alarm system. The shop has previously been used as a Beauty Salon and would be suitable for a number of uses, subject to any consents. The upper floors could be suitable for conversion to provide a generous 4 bed self-contained flat, subject to any necessary consents. Once converted the potential rental income being £7,200 or alternatively if let to 4 individuals at a rental income of £75ppw the potential rental income would be £15,600. When fully let the total income would be approximately £21,000 per annum.

Situated Fronting Park Road (A561) in a popular and well established location within close proximity to all local amenities and approximately 2 miles from Liverpool City Centre.

Cellar Staircase, lighting and metres.

Ground Floor Shop - Main Sales area, associated rear sales area and WC.

First Floor Bathroom/WC, Kitchen and large front room.

Second Floor 2 Rear rooms and front room (currently used as kitchen)



Third Floor 1 Large Room with Velux windows and scenic views to the front.

Outside Yard to Rear with access to rear alley.



LOT
27

Land At Greenfield Road, Greenfield, Holywell, Clwyd CH8 7QU

GUIDE PRICE **£80,000+***

DEVELOPMENT OPPORTUNITIES

- Plot of land with planning to erect 8 x 2 bedroomed self-contained apartments

A cleared site offered with the benefit of full planning permission granted September 2016 to erect 8 x 2 bedroomed self-contained apartments with a new access road, 13 off road car parking spaces and communal gardens. We assume all services are available, however potential purchasers should make their own enquiries. Planning Ref No: 052498

Situated On Greenfield Road overlooking Parys Pool and Greenfield Heritage Park and within close proximity to local amenities, schooling and transport links.

Proposed Accommodation

Plans are available via the planning section of the Flintshire.gov.uk website.



LOT
28

Apartment 223, 15 Hatton Garden, Liverpool L3 2HA

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

- Two bedroom second floor apartment
- Electric heating • Lift access • Secure entry

A two bedroomed second floor apartment situated in the ever popular Hatton Gardens Development. The apartment benefits from electric heating, lift access, secure entry system and would be suitable for occupation or investment purposes with a potential rental income of approximately £10,800 per annum.

Situated Off Tithebarn Street in the Heart of Liverpool City centre within immediate access to Local Bars, Restaurants, Shops and Transport Links.

Ground Floor Communal entrance hall with lift access

Second Floor Flat - Hall, Open Plan Lounge/Dining/Kitchen, Bathroom/WC

Mezzanine Level Two Bedrooms



LOT
29

51 St. Marys Road, Garston, Liverpool L19 2NJ

GUIDE PRICE **£180,000+***

DEVELOPMENT OPPORTUNITY

- Substantial corner property suitable for a number of uses (STC).

A substantial corner property previously known as 'K P Motor Factors' used a Shop/Trade Counter with an office, workshop and storage along with various rooms to the first floor. The property would be suitable for a number of uses and has the potential to provide 3 separate ground floor retail units together with residential accommodation above subject to gaining the necessary consents.

Situated Fronting St Mary's Road on the corner of Wellington Street in a popular and well established location close to local amenities, South Parkway Railway Station, Liverpool John Lennon Airport, Schooling and approximately 4 miles from Liverpool City Centre.

Ground Floor 3075 sq.ft.
(285.72 sq.m)

First Floor 1782 sq.ft. (165.52 sq.m)

Outside Rear yard with side access.



LOT
30

8 Muriel Street, Liverpool L4 5SB

GUIDE PRICE **£35,000+***

VACANT RESIDENTIAL

- Three bedroom middle terrace • In need of full upgrade and refurbishment scheme

A three bedroomed middle terraced house in need of a full upgrade and scheme of refurbishment works. Once upgraded the property would be suitable for occupation or investment purposes with a potential rental income of approximately £6,000 per annum.

Situated Off Walton Lane in a popular and well established residential location within close proximity to local amenities, Everton Football Club, Goodison Park, schooling and approximately 3 miles from Liverpool city centre.

Note The Purchaser is required to pay the City Council fees in addition to the purchase price at 3% of the sale price, subject to a minimum of £1,500.

On Behalf of



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

First Floor Three Bedrooms.

Outside Yard to the rear, On Street parking with residents parking scheme in operation.



LOT
31

THE NEXT LOT TO BE OFFERED IS KNOWN AS APT 1, 1 BEACH LAWN WHICH IS A 2 BEDROOMED GROUND FLOOR SELF CONTAINED APARTMENT

Freehold Investments & Basement Space, 1 Beach Lawn L22 8QA

GUIDE PRICE £30,000+*

DEVELOPMENT OPPORTUNITIES

- Freehold investment & basement space with development potential
- Seafront location

A rare opportunity to acquire the Freehold Interest of a Grade II listed building comprising of 6 self-contained apartments at 1 Beach Lawn L22 8QA which are subject to a term of 999 years with approximately 975 years left to run on each apartment. Each apartment is currently paying £50 pa for the ground rent. The Freeholder is currently also producing a Management Fee of £70 pcm each for the front 3 apartments and £35 pcm each for the back 3 apartments. The building is well maintained. Included in the sale there is also the benefit of basement space which would be suitable for conversion to provide a 2 bedroomed self-contained apartment with separate entrance subject to gaining the necessary planning consents. There is also an opportunity for further development should the top floor apartment wish to extend into the two rooms in the roof space.

Situated On the corner of Beach Lawn and Blucher Street in a popular and much sought after location close to local amenities and transport links. The property overlooks Beach Lawn Gardens, Crosby Beach and Marina, the Mersey Estuary, as well as Antony Gormley's "Another Place" and the Welsh hills. Liverpool city

centre is approximately 5 miles away.

Basement Various rooms for potential conversion with both internal and own external entrances. There are basement windows to the front and side of the building. Total size: Approximately 13.5 metres long x 7 metres wide



Ground Floor Main entrance hallway.

Outside Communal parking belonging to each apartment.

Note If purchased along with the next lot there is potential for conversion to increase the size of the apartment subject to gaining any necessary consents.



LOT
32

Apt 1, 1 Beach Lawn, Liverpool L22 8QA

GUIDE PRICE £135,000+*

VACANT RESIDENTIAL

- 2 bedroomed apartment within a grade II listed building
- Garden
- Parking
- Central heating

A ground floor 2 bedroomed apartment within a Grade II listed three storey plus basement building. The property is of a good size and benefits from central heating, private garden and communal parking. **If the freehold and basement space is purchased along with this apartment there is potential for conversion to increase the size of this apartment subject to gaining any necessary consents.

Situated On the corner of Beach Lawn and Blucher Street in a popular and much sought after location close to local amenities and transport links. The property overlooks Beach Lawn Gardens, Crosby Beach and Marina, the Mersey Estuary, as well as Antony Gormley's "Another Place" and the Welsh hills. Liverpool city centre is approximately 5 miles away.

Outside Private Garden, Communal off road Parking.

Note THE FREEHOLD FOR THE PROPERTY AND BASEMENT SPACE WITH POTENTIAL FOR CONVERSION INTO A 2 BEDROOMED APARTMENT KNOWN AS 1 BEACH LAWN L22 8QA WILL BE OFFERED FOR SALE DIRECTLY BEFORE THIS LOT.



Ground Floor - separate side entrance on Blucher Street Vestibule, Lounge, Kitchen/Breakfast room, 2 Bedrooms, Bathroom/W.C.

LOT
33

53a & 53b Townsend Lane, Anfield, Liverpool L6 0AX

GUIDE PRICE **£80,000+***

RESIDENTIAL INVESTMENT

- A residential investment producing £9,960.00 per annum
- 2 self-contained flatse
- Double glazing
- Central heating

A three storey middle terraced property converted to provide 1 x 1 bedroom and 1 x 2 bedrooomed self-contained flats benefiting from double glazing and central heating. The property is currently fully let producing an income of £9,960.00 per annum.

Situated Fronting Townsend Lane in a popular residential location close to local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool City Centre.

Outside Yard to the rear.

Ground Floor Main Entrance, Hallway. Flat A - Lounge, Kitchen, Bedroom, Bathroom/WC.

First Floor Flat B - Lounge, Kitchen, Bedroom, Bathroom/WC.

Second Floor 1 Further Bedroom.



LOT
34

37 Curate Road, Liverpool L6 0BZ

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

- A 4 bed mid terrace
- Double glazing
- Central heating
- Potential income £16,640 per annum

A 4 bedrooomed middle terraced house benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate investment purposes with a potential rental income of approximately £7,200 Per annum. Alternatively if let to 4 tenants at £80pppw the potential income would be in excess of £16,640.

Situated Off Townsend Lane in a popular and well-established residential location within easy reach of local amenities, schooling Liverpool Football club and approximately 3 miles from Liverpool City Centre.

Ground Floor Vestibule, Lounge, Kitchen/Diner.

First Floor 4 Bedrooms, Bathroom/WC.

Outside Yard to Rear.



LOT
35

5 Nimrod Street, Liverpool L4 4DU

GUIDE PRICE **£43,000+***

VACANT RESIDENTIAL

- A 2 bedroomed middle terrace • Double glazing • Central heating

A 2 bedroom middle terraced house benefiting from double glazing and gas central heating. The property has until recently been let producing £5,400 per annum and the first floor has undergone a scheme of refurbishment.

Situated Off County Road in a popular residential location close to local amenities, schooling, Everton and Liverpool Football Club and approximately 4 miles from Liverpool City Centre.

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

First Floor 2 Bedrooms.

Outside Yard to the rear.

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



LOT
36

1 Redgrave Street, Liverpool L7 0ED

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

- A 2/3 bed end terrace plus loft room • Double glazing • Central heating • Potential income £17,680 per annum

A 2/3 bedroom end terraced house benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes with a potential rental income of approximately £6,000.00 per annum. Alternatively the property could be let to 4 individual tenants at £85pppw with a potential rental income of approximately £17,680 per annum.

Situated Off Needham Road which is off Holt Road in a popular residential location with easy reach of Kensington amenities, schooling, Liverpool Universities and approximately 2 miles from Liverpool City Centre.

Attic 1 further Room.

Outside Yard to the rear.

Joint Agent



Ground Floor Hall, 2 Reception Rooms, Kitchen, Utility Room, WC.

First Floor 2 Bedrooms, Bathroom/WC.



LOT
37

8 Lily Road, Litherland, Liverpool L21 6NX

GUIDE PRICE £60,000+*

VACANT COMMERCIAL

- Commercial premises comprising of a warehouse building divided into offices/rooms with living accommodation above and a yard to the front

A commercial premises comprising of a warehouse building divided into offices/rooms with living accommodation above and a yard to the front. The property is in need of a full upgrade and refurbishment scheme and would be suitable for a number of uses subject to gaining the necessary permissions.

Situated Off Stanley Road in a popular and well established location within walking distance to local amenities and transport links and approximately

Ground Floor Hall, Various Rooms, WCs

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

Outside Yard to front



LOT
38

16 Chelsea Road, Litherland, Liverpool L21 8HJ

GUIDE PRICE £50,000+*

VACANT RESIDENTIAL

- 3 bed terrace • Double glazing • Central heating

A 3 bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £6600 per annum.

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 3 Bedrooms, Bathroom/WC

Outside Yard to the rear



LOT
39

82 Oldbridge Road, Liverpool L24 2TW

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

- Two bedroom end town house • Central heating • Gardens front and rear • Driveway

A two bedroomed end town house benefiting from central heating, gardens to the front and rear and off road parking. Following a scheme of refurbishment works the property would be suitable for investment purposes with a potential rental income of approximately £6000 per annum.

Situated Off Central Way in a popular and well established residential location close to local amenities, Gemini Retail Park, schooling and Liverpool John Lennon airport and approximately 10.5 miles from Liverpool city centre.

Ground Floor Hall, Lounge/Diner, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Outside Gardens front and rear, Driveway



LOT
40

Plots 36, 49, 56, 57, 58 & 63 Land South Of High Street, Porth CF39 9HL

GUIDE PRICE **NIL - RESERVE***

LAND

- Vacant land

A combined selection of 6 freehold vacant plots of land which are being sold all together as 1 larger auction lot. The plots form part of a 0.5 acre site and are located just south of the property known as Oak Tree Rise and the High Street. The plots will have access by foot via the rights of ways shown in green at all times day of night. These rights of way then lead down to a further established right of way, which could allow vehicular access, buyers to rely on own investigations. The plots (which are not subject to any overages) maybe suitable for a variety of uses, subject to any necessary planning consents.



LOT
41

Plots 43, 50, 59, 60, 61 & 62 Land South Of High Street, Porth CF39 9HL

GUIDE PRICE **NIL - RESERVE***

LAND

• Vacant land

A combined selection of 6 freehold vacant plots of land which are being sold all together as 1 larger auction lot. The plots form part of a 0.5 acre site and are located just south of the property known as Oak Tree Rise and the High Street. The plots will have access by foot via the rights of ways shown in green at all times day of night. These rights of way then lead down to a further established right of way, which could allow vehicular access, buyers to rely on own investigations. The plots (which are not subject to any overages) maybe suitable for a variety of uses, subject to any necessary planning consents.



LOT
42

133 Gorsey Lane, Ford, Liverpool L21 0DQ

GUIDE PRICE **£35,000+***

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.



LOT
43

Land At Dollywood Close, Buxworth, High Peak, Derbyshire SK23 7NX

GUIDE PRICE **£265,000+***

LAND

• Land with outline planning

A vacant parcel of freehold land measuring approximately 0.74 acres. The land benefits from outline planning consent for residential development which was granted on the 24th November 2017. A planning condition restricts the development of the site to no more than 5 dwellings and for further details please refer to the legal pack. Planning Ref No: HPK/2016/0108 We understand all mains services are available however advise interested parties to make their own enquiries.

Situated Off Dolly Lane (the B6062) in a popular and well established residential location close to local amenities and schooling, approximately 1 mile from Chinley and 1.5 miles from Furness Vale.

Joint Agent

bridgfords

Note Please note all the land level information regarding the plot are included within the price and the documents will be available.



LOT
44

20 Romer Road, Liverpool L6 6DJ

GUIDE PRICE **£125,000+***

VACANT RESIDENTIAL

- A 5 bedrooomed end of terrace property
- Double glazing • Central heating • Potential income £22,000 per annum

A vacant 5 bedrooomed end of terrace property which is fully HMO compliant and benefits from double glazing and central heating. The property is sold fully furnished and would be suitable for immediate investment purposes and if let to 5 individuals at £85pppw the potential rental income could be in excess of £22,000 per annum.

Situated Off Kensington in a popular and well established residential location within close proximity to local and City Centre amenities, The Royal Liverpool University Hospital and Liverpool Universities.

Joint Agent

**Entwistle
Green**

Ground Floor Entrance Hall, Kitchen/Lounge Area, 2 Rooms.

First Floor Landing, 3 Rooms, Shower Room/WC.

Outside Rear Yard.



LOT
45

59 Townsend Lane, Anfield, Liverpool L6 0AX

GUIDE PRICE **£65,000+***

RESIDENTIAL INVESTMENT

- A residential investment producing £7,800.00 per annum • Double glazing • Central heating

A good sized five bedrooomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing £7,800.00 per annum.

Situated Fronting Townsend Lane in a popular residential location close to local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool City Centre.

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

First Floor 3 Bedrooms, Bathroom/WC.

Attic 2 Further Bedrooms.

Outside Yard to the rear.



LOT
46

4 Guernsey Road, Tuebrook, Liverpool L13 6RZ

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

- A 4 bedrooomed middle terrace property
- Double glazing. Central heating

A vacant 4 bedrooomed middle terrace property benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation, re-sale or investment purposes. The potential rental income is approximately £7800.00. However, If let to 5 individuals at £80pppw the potential rental income is approximately £20,800 per annum.

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

Ground Floor Vestibule, Hall, Lounge, Dining Room, Kitchen/ Diner, Shower Room/WC.

First Floor 4 Bedrooms, Bathroom/WC.

Outside Rear Yard.





- A substantial semi-detached offered with full planning to convert into 6 x 1 bed self-contained flats

A Re development opportunity comprising of a substantial semi-detached property arranged over three floors together with a basement benefiting from double glazing, gardens and a garage to the side. The property is currently stripped back to brick and benefits from full planning permission to convert to provide 6 x 1 bed luxury self-contained flats. We are also advised a pre-application has been submitted for the basement to be converted into an additional unit, awaiting a decision. Once converted to provide 6 self-contained flats they can either be resold separately or let as an investment opportunity with a potential annual rental income of approximately £32,400 per annum. Planning Ref: DC/2019/01709



Situated Fronting Crosby Road South in a popular and well established residential location within close proximity to local amenities, schooling and transport links. Approximately 6 miles from Liverpool City Centre.

First Floor Various Rooms

Second Floor Various Rooms

Outside Gardens front and rear and parking to the side.

Basement Not inspected.

Ground Floor Entrance Hallway
- Various Rooms

LOT
48

67 Webster Road, Liverpool L7 4LG

GUIDE PRICE **£45,000+***

VACANT RESIDENTIAL

- 2 bed middle terrace • Double glazing • Central heating

A 2 bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income in excess of £5,000 per annum.

Situated Off Smithdown Road within close proximity to local shopping amenities, Universities, transport links and approximately 4 miles from Liverpool City Centre.

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

First Floor 2 Bedrooms.

Outside Rear Yard.



LOT
49

401/401a Walton Breck Road, Liverpool L4 2RN

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

- A 3 storey mid terrace converted to provide 2 x flats • Double glazing • Central heating

A three storey middle terraced property converted to provide 2 self-contained flats (1 x 1 and 1 x 3 maisonette) both benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £10,800 per annum. Alternatively the property could be let on an individual basis to 4/5 tenants at £85pppw with a potential rental income of approximately £22,100 per annum.

Situated Fronting Walton Breck Road at its junction with Anfield Road in a popular location within walking distance to local amenities, Liverpool Football Club, schooling and approximately 3 miles from Liverpool City Centre.

Second Floor 2 Further Bedrooms.

Outside Yard to rear. Flat 1 also benefits from a private yard.

Ground Floor Flat 1 - Lounge, Kitchen, Bedroom, Bathroom/WC.

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



LOT
50

30 Car Parking Spaces, Portside House, 29 Duke Street, Liverpool L1 5AQ

GUIDE PRICE **£190,000+***

COMMERCIAL INVESTMENT

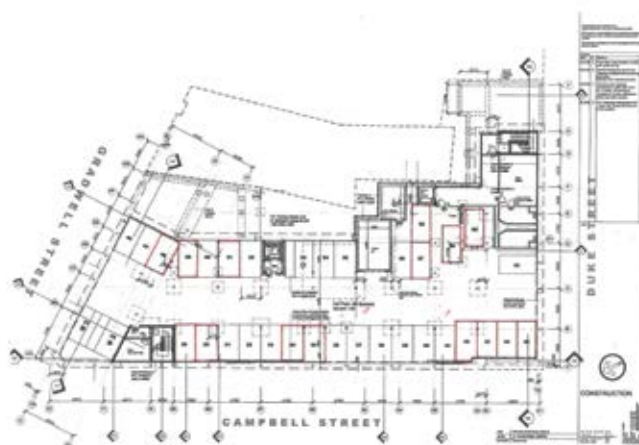
- Commercial investment producing £31,669.20 per annum

30 car parking spaces at Portside House comprising of 14 single units and 8 tandem (16) units currently let producing a total rental income of £31,669.20 per annum.

Situated Fronting Duke Street in a central location within walking distance to Liverpool city centre amenities and transport links.

Note Please note this sale is subject to VAT in addition to the purchase price.

Joint Agent



LOT
51

Unit C Portside House, 29 Duke Street, Liverpool L1 5AQ

GUIDE PRICE **£100,000+***

VACANT COMMERCIAL

- Vacant ground floor retail unit • Electric heating • Double glazing

A ground floor city centre retail unit benefiting from electric heating and double glazing. The unit was previously let out producing a rental income of £13,000 per annum and would be suitable for a number of uses, subject to gaining the necessary consents.

Situated Fronting Duke Street in a central location within walking distance to Liverpool city centre amenities and transport links.

Ground Floor Entrance, Main Sales Area, Kitchen Area Mezzanine Floor

Note Please note this sale is subject to VAT in addition to the purchase price.

Joint Agent



LOT
52

18 Harrowby Road, Liverpool L21 1DR

GUIDE PRICE **£90,000+***

VACANT RESIDENTIAL

- An extended 4 bed mid terrace • Double glazing • Central heating

An Extended 4 bedroomed mid terraced house benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of £8,700 Per annum. There is also potential to convert into a HMO subject to obtaining the necessary consents. If let to 5 individuals at £80ppw the potential income would be approximately £20,800.00 per annum.

Situated Between Gladstone road and Rawson road in a popular and well-established residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool City Centre.

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

First Floor 4 Bedrooms, Bathroom/WC.

Outside Rear Garden.



LOT
53

20 Dallas Grove, Liverpool L9 4RU

GUIDE PRICE **£45,000+***

RESIDENTIAL INVESTMENT

- A 2 bed end of terrace • Double glazing
- Central heating • Producing £5,500 per annum

A 2 bedroomed end of terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold tenancy holding over producing £5,500 per annum.

Situated Off Warbreck Avenue which in turn is just off Walton Vale in a popular and well established location close to local amenities and excellent transport links. Approximately 5 miles from Liverpool City Centre.

Ground Floor Through Lounge, Kitchen, Bathroom/WC.

First Floor 2 Bedrooms.

Outside Yard to Rear.



LOT
54

4 Chapel Road, Anfield, Liverpool L6 0AU

GUIDE PRICE £50,000+*

RESIDENTIAL INVESTMENT

- A 3 bed end of terrace • Double glazing
- Central heating • Producing £6,300 per annum

A 3 bedroomed end of terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold tenancy holding over producing £6,300 per annum.

Situated Off Townsend Lane in a popular and well established residential location within close proximity to local amenities, schooling and Liverpool Football club. Approximately 3 miles from Liverpool City Centre.

Ground Floor Hallway, Living room, Dining room/Kitchen.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Yard to Rear.



LOT
55

116 Penny Lane, Allerton, Liverpool L18 1DQ

GUIDE PRICE £230,000+*

COMMERCIAL INVESTMENT

- A part let mixed use investment opportunity currently producing £14,184 per annum

The property comprises a substantial three storey mid terrace arranged as a popular ground floor wine bar and restaurant (t/a The Penny Lane) with two self-contained flats situated over the first and second floors. The wine bar has been recently refurbished by the tenants. The ground floor is currently let by way of a 25 year FRI lease commencing 1st August 2017 at a rental of £1,000pcm with 5 yearly rent reviews. (next review 1st August 2022) The second floor flat is currently let to a longstanding sitting tenant producing £2,18pa. When fully let the potential rental income would be in excess of £20,684pa.

Situated Fronting the famous Penny Lane at its junction with Elm Hall Drive in a very popular and sought after residential location within walking distance to local amenities to include Allerton Road Shopping, within close proximity to Sefton Park and local transport links. Liverpool City Centre is approximately 5 miles south.

Ground Floor 116 - Restaurant Area, Bar Area, Kitchen, Separate WC'S, Store (70.68 sq m)

First Floor 116A - Reception room, Bedroom, Kitchen, Bathroom/WC (46.46 sq m)

Second Floor 116B - Reception room, 2 Bedrooms, Kitchen, Bathroom/WC (55.76 sq m)

Note VAT is not applicable.

Note The property will, in the first instance, be offered at the AHL auction on 25th March 2020 Please contact them direct should you have any enquiries.



Tel – 020 7625 9007. Should it fail to sell at that sale Sutton Kersh will offer it for sale on the 2nd April

Joint Agent



LOT
56

Banks Road Methodist Church, Priory Street, Liverpool L19 8JX

GUIDE PRICE **£100,000+***

DEVELOPMENT OPPORTUNITIES

- Development opportunity with D1 planning consent

The property comprises of a single storey purpose built building with an internal ground floor approx. net area of 356.2 sq.m (3,834 sq.ft) and comes with the benefit of D1 planning consent. The property would be suitable for a number of uses subject to gaining any necessary planning consents.

Situated Between its junctions with Priory Street and Aston Street in the Garston area, with Liverpool city centre situated approximately 7 miles to the northwest. The surrounding area is predominantly residential in nature. Garston Docks and an extensive area of industrial and warehousing developments is a short distance to the southwest of the property beyond nearby York Street, with an extensive modern industrial/commercial development nearby on the site of the former Speke Airport which has been largely redeveloped with industrial estates and business parks.

Basement

Ground Floor Reception/ Gathering Room: 48.0 sq.m (517 sq.ft) Kitchen: 13.0 sq.m (140 sq.ft) Storage Room: 19.5 sq.m (210 sq.ft) Office: 10.5 sq.m (138 sq.ft) Female WC: Not Measured Male/Disabled WC: Not Measured Main Hall: 177.0 sq.m (1,905 sq.ft) Storage Room 2: 8.7 sq.m (94 sq.ft) Worship Hall: 79.5 sq.m (856 sq.ft)

Joint Agent

SK REAL ESTATE
PROPERTY CONSULTANTS - CHARTERED SURVEYORS & VALUERS



LOT
57

62 Bala Street, Liverpool L4 2QN

GUIDE PRICE **£40,000+***

VACANT RESIDENTIAL

- A vacant 2 bedroomed middle terrace property
- Double glazing • Central heating

A vacant 2 bedroomed middle terrace property which benefits from double glazing and central heating. Following decoration the property would be suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.

Situated Off Oakfield Road (A5089) in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor Through Lounge, Kitchen, Bathroom/WC.

First Floor 2 Bedrooms.

Outside Rear Yard.



LOT
58

141 Campbell Drive, Knotty Ash, Liverpool L14 7QF

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

- A 3 bed roomed semi-detached property
- Double glazing • Central heating

A vacant 3 bed roomed semi-detached property which following a full upgrade and scheme of refurbishment works would be suitable for occupation, re-sale or investment purposes. The property benefits from double glazing, central heating and front and rear gardens.

Situated Off Pilch Lane in a very popular and well established residential location within close proximity to local shopping amenities, Broadgreen Hospital, schooling, transport links and approximately 6 miles from Liverpool City Centre.

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

First Floor 3 Bedrooms, Bathroom/WC.

Outside Front & Rear Gardens and Driveway.



LOT
59

8 Botanic Place, Liverpool L7 0ER

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

- A 2 bed mid terrace • Double glazing • Central heating • Good condition

A 2 bed roomed middle terraced house benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate investment purposes with a potential rental income of approximately £6,000 per annum.

Situated Off Edge Lane the main arterial route into the City centre in a popular and well-established residential location within walking distance to Liverpool Shopping park and within close proximity to local schooling and transport links. Approximately 3 miles from Liverpool City Centre.

Ground Floor Through Lounge, Kitchen, Bathroom/WC.

First Floor 2 Bedrooms.

Outside Yard to Rear.



LOT
60

96 Gidlow Road, Old Swan, Liverpool L13 2AH

GUIDE PRICE **£80,000+***

VACANT RESIDENTIAL

- A 3 storey 6 bedroomed middle terrace property
- Double glazing
- Central heating

A 3 storey 6 bedroomed middle terraced property which benefits from double glazing and central heating. The property has recently been refurbished and is fully HMO compliant to accommodate 5 occupants. The property is sold fully furnished to include white goods, and would be suitable for immediate occupation to provide a good sized family home or continued use as a HMO Investment. The property has until recently been let to 5 tenants at £85pppw producing a rental income of in excess of £22,100 per annum.

Situated Off Prescot Road at the junction with Green Lane in a popular and established residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool City Centre

Outside Yard to the rear.



Ground Floor Hall, 1 Letting room, Communal Lounge with Modern Kitchen Diner.

First Floor 4 Letting rooms (1 with ensuite shower room/WC), Bathroom/WC. Stairs to 1 further letting room.

LOT
61

49 Acresgate Court, Gateacre, Liverpool L25 4UF

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

- Residential investment producing £6,000 per annum
- Central heating
- Parking
- Gardens
- Garage

A ground floor 2 bedroomed purpose built apartment currently let by way of an Assured Shorthold Tenancy at a rental of £6,000.00 per annum. The property benefits from central heating, communal gardens, garage 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 - Lounge, 2 Bedrooms, Kitchen, Bathroom/WC

Outside Rear Communal Garden, Communal Parking, Garage.



LOT
62

222 Muirhead Avenue East, Liverpool L11 1EP

GUIDE PRICE **£100,000+***

VACANT RESIDENTIAL

- Three bedroomed semi-detached • Partial double glazing • Central heating • Gardens front and rear • Driveway

A three bedroomed semi-detached house benefiting from partial double glazing, central heating, gardens to the front and rear and off road parking. There is potential to extend the property to the side, subject to gaining the necessary consents. Once modernised the property would be suitable for resale, occupation or investment purposes.

Situated Fronting Muirhead Avenue East in a popular residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool City Centre.

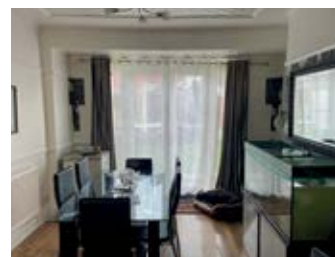
Joint Agent



Ground Floor Hallway, Through Living Room/Dining Room (french doors), Kitchen

First Floor Three Bedrooms, Bathroom/WC

Outside Gardens front and rear. Driveway.



LOT
63

318 Elephant Lane, St. Helens, Merseyside WA9 5EP

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

- A 3 bedroomed middle terrace property
- Double glazing • Central heating

A vacant 3 bedroomed middle terrace property benefiting from double glazing, central heating and off road parking to the rear. Following a scheme of upgrade and refurbishment works the property would be suitable for occupation, re-sale or investment purposes.

Situated Fronting Elephant Lane in a popular and well established residential location within close proximity to local shopping amenities, schooling and transport links.

Joint Agent



Ground Floor Vestibule, Hall, 2 reception rooms, Kitchen/Breakfast room, Utility Room.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Rear Yard with off road parking accessed from Beresford Street, Outhouse with WC.



LOT
64

475/475a West Derby Road, Liverpool L6 4BN

GUIDE PRICE **£75,000+***

COMMERCIAL INVESTMENT

- A 3 storey mixed use investment opportunity producing £10,800 per annum

A three storey mixed use investment opportunity producing a total rental income of £10,800 per annum. A ground floor retail unit currently trading as a barber shop and let by way of a FRI Lease producing £5,100 per annum together with a three bedroomed self-contained flat to the first and second floors accessed via a separate front entrance. The flat is currently let by way of an Assured Shorthold Tenancy agreement producing £5,700 per annum. The property benefits from double glazing and central heating.

Situated Fronting West Derby Road in a popular location within walking distance to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

Outside Rear yard.

Ground Floor Shop - Main Sales Room, WC.

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

Second Floor 2 Further Bedrooms.



LOT
65

3 Withnell Road, Broadgreen, Liverpool L13 4DB

GUIDE PRICE **£95,000+***

VACANT RESIDENTIAL

- A 3 bed mid terrace • Double glazing • Central heating

A three bedroom middle terraced property benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation or investment purposes with a potential rental income of approximately £7800.00

Situated Off Broad Green Road in a very popular residential location close to local amenities, Old Swan shopping facilities, schooling and approximately 4 miles from Liverpool City Centre.

Joint Agent



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

First Floor 3 Bedrooms, Bathroom/WC.

Outside Yard to the rear.



LOT
66

126 Longdown Road, Liverpool L10 4UT

GUIDE PRICE **£75,000+***

RESIDENTIAL INVESTMENT

- A residential investment opportunity currently let producing £6,300 per annum • Double glazing • Central heating • Rear garden • Driveway

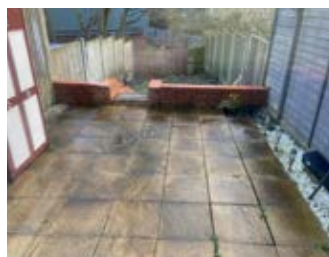
A modern 2 bedrooomed mid-town house benefiting from double glazing, central heating, rear garden and driveway. The property is currently let by way of an Assured Shorthold Tenancy producing £6,300.00 per annum.

Situated In a Cul de sac just off Bridgehouse Lane which in turn is off the East Lancashire Road (A580) within close proximity to local amenities, schooling and transport links.

Ground Floor Lounge, Kitchen/ Diner.

First Floor 2 Bedrooms, Bathroom/WC.

Outside Rear Garden, Driveway.



LOT
67

10 Corinthian Avenue, Liverpool L13 3DP

GUIDE PRICE **£75,000+***

RESIDENTIAL INVESTMENT

- A residential investment opportunity producing £7,800 per annum • Double glazing • Central heating

A 4 bedrooomed end of terrace benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £7,800 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 Derby Lane which in turn is just off Queens Drive (A5058) in a popular and well established residential location within the Old Swan District of Liverpool and within easy access to local amenities, approximately 3 miles from Liverpool City Centre.

Note Sutton Kersh have not internally inspected the property.

Ground Floor Hall, 3 Reception Rooms, Kitchen.

First Floor 4 Bedrooms, Bathroom/WC.

Outside Yard to Rear.



LOT
68

27 Manton Road, Liverpool L6 6BL

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

- 2 bed plus box room • Double glazing • Central heating • Potential income in excess of £13,260 per annum

A two bedroom plus box room end terraced house benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes. If let to 3 individuals at £85pppw the potential rental income would be £13,260.00 per annum.

Situated Off Molyneux Road in a popular residential location close to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

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

First Floor 2 Bedrooms, Box Room, Bathroom, Separate WC.

Outside Rear yard.

EPC Rating G



LOT
69

228-232 Knowsley Road, Bootle, Merseyside L20 5DG

GUIDE PRICE **£60,000+***

DEVELOPMENT OPPORTUNITIES

- 3 x 3 storey terraced properties with planning permission for conversion to 9 x studio flats

Three x 3 storey middle terraced properties which have previously been converted to provide 4 x self-contained flats. The property is in need of a full upgrade and refurbishment scheme and benefits from planning permission for conversion into 9 x self-contained studio apartments. Planning reference number: DC/2019/00307, DC/2018/01711, DC/2016/01870 and DC/2016/00360

Situated On the corner of Knowsley Road close to its junction with Hornby Boulevard in a popular and well established residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

228 Knowsley Road
Ground Floor - Hall

First Floor - Living Room, Kitchen (no fittings), Bathroom/WC, 1 Bedroom

Second Floor - Further Bedroom Access to 230

230 Knowsley Road
Ground Floor - Living Room, Kitchen (no fittings), Bedroom, Bathroom/WC (no fittings)
Access to 228

232 Knowsley Road
Ground Floor - Hall, Living Room/Kitchen (no fittings), Shower Room/WC (no fittings)

First Floor - Two Further Rooms, WC (no fittings)

Second Floor - One Further Room



LOT
70

232 East Prescott Road, Liverpool L14 5NG

GUIDE PRICE £85,000+*

VACANT RESIDENTIAL

- A 2 bedroomed cottage style town house
- Double glazing • Central heating

A vacant 2 bedroomed extended cottage style property benefiting from double glazing, central heating and rear garden. The property is in good order throughout would be suitable to provide good family accommodation or alternatively it could be let to 2 nurses at £85pppw with a potential rental income of approximately £8,840.00 per annum.

Situated Fronting East Prescott Road opposite the new Alder Hey Hospital within close proximity to local and Old Swan amenities, schooling, Springfield Park and approximately 5 miles from Liverpool City Centre.

Ground Floor Lounge, Kitchen, Bathroom/WC with Walk in Shower.

First Floor 2 Bedrooms.

Outside Rear Garden, On Street Parking.



LOT
71

22 Southgate Road, Old Swan, Liverpool L13 5YA

GUIDE PRICE £50,000+*

VACANT RESIDENTIAL

- 2 bed mid terrace • Part double glazing, in need of refurbishment

A two bedroomed middle terraced house benefiting from partial double glazing. Following a scheme of refurbishment and modernisation works the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £6300.00 per annum.

Situated Off Prescott Road in a popular residential location within walking distance to local amenities, Old Swan amenities, schooling and approximately 4 miles from Liverpool City Centre.

Joint Agent



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

First Floor 2 Bedrooms, Bathroom/WC.

Outside Yard to the rear.



LOT
72

71 Hahnemann Road, Liverpool L4 3RZ

GUIDE PRICE £60,000+*

VACANT RESIDENTIAL

- A 3 bed mid terrace • Double glazing • Central heating • In need of refurbishment

A three bedroomed mid terraced property benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes with a potential income of approximately £6,000 per annum. If let to 3 tenants at £85ppw the potential rental income is approximately £13,260.

Situated Off Stuart Road which in turn is just off County Road in an established and popular residential location within easy reach of local amenities, Liverpool and Everton Football Club, Schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor Hall, Through Lounge, Kitchen.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Garden to the rear



LOT
73

148 Moston Lane, Manchester M9 4HU

GUIDE PRICE £185,000+*

VACANT RESIDENTIAL

- Substantial 9 bedroomed detached property
- Potential rental income of £42,000 per annum
- Double glazing • Central heating

A substantial 9 bedroomed detached house benefiting from double glazing and central heating which has previously been used as a HMO. The property is in need of refurbishment and modernisation and once updated would be suitable for investment purposes. When fully let the potential total rental income would be approximately £42,000 per annum. Please note the property is suitable for cash buyers only.

Situated Fronting Moston Lane close to its junction with Hillier Street North in a popular and well established residential location close to local amenities and transport links and approximately 3.5 miles from Manchester city centre.

Rooms, Bathroom, Shower Room, Two Separate WCs

Outside Gardens

Joint Agent

bridgfords

Ground Floor Hall, Communal Lounge, Communal Kitchen/Diner, Second Kitchen/Utility, Two Letting Rooms, Shower Room, Separate WC

First Floor Seven Letting



LOT
74

26 Silverdale Avenue, Tuebrook, Liverpool L13 7EY

GUIDE PRICE **£65,000+***

VACANT RESIDENTIAL

- A 3 bedroomed middle terrace property
- Double glazing

A vacant 3 bedroomed middle terrace property which benefits from double glazing. Following an upgrade and scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes with a potential rental income of approximately £7,200.00 per annum. Alternatively if the property was let to 4 tenants at £80ppw the potential income is approximately £16,640 per annum. The property is suitable for cash buyers only.

Situated Off West Derby Road (A5049) in a popular and well established residential location within close proximity to local shopping amenities, schooling, Newsham Park, Liverpool Football Club and approximately 4 miles from Liverpool City Centre.

Joint Agent



Ground Floor Hall, 2 Reception Rooms, Kitchen.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Rear Yard.



LOT
75

Flat 2, 11 Hawarden Avenue, Liverpool L17 2AJ

GUIDE PRICE **£45,000+***

VACANT RESIDENTIAL

- A ground floor flat within a double fronted terrace
- Double glazing
- Central heating

A one bedroomed ground floor flat within a double fronted terraced house benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate investment purposes with a potential rental income of approximately £5,400 per annum.

Situated Off Smithdown Road at its junction with Ullet Road in a very popular and well established residential location within close proximity to local amenities, Sefton Park and approximately 4 miles from Liverpool City Centre.

Ground Floor Main Entrance Hallway. Flat 2 - Open plan Lounge/Kitchen, Bedroom, Bathroom/WC.

Outside Rear Yard.



LOT
76

51 Rydal Street, Liverpool L5 6QP

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

- A 3 bed mid terrace • Double glazing • Central heating

A 3 bedroomed middle terrace house benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate investment purposes.

The property could be let to a family with a potential rental income of £6000 per annum. Or alternatively if let to 3 tenants at £85pppw the potential rental income would be in excess of £13,260 per annum.

Outside Yard to Rear.

Situated Off Breck Road and Thirlmere Road in a popular location, close to local amenities, walking distance to Liverpool Football Club and approximately 4 miles from Liverpool City Centre.

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

First Floor 3 Bedrooms.



LOT
77

Former Cabin Public House, 49 Marsh Street, Kirkdale, Liverpool L20 2BN

GUIDE PRICE **£70,000+***

DEVELOPMENT OPPORTUNITY

- Redevelopment opportunity • Three storey detached with planning for 6 apartments

A redevelopment opportunity comprising of a three storey detached derelict former public house benefitting from planning permission to convert the existing dwelling into 6 self-contained flats (4 x 2 bedroomed and 2 x 1 bedroomed). Once converted and fully let the property has a potential rental income of approximately £39,000.00 per annum. Planning Ref: 19F/1187

Situated Off Westminster Road in a popular and well-established residential location within close proximity to local shopping amenities, Kirkdale Railway Station, and approximately 3 miles from Liverpool City Centre.

Accommodation Not Inspected.

Outside Yard.



LOT
78

102b King Street, Wallasey, Merseyside CH44 8AW

GUIDE PRICE **£10,000+***

VACANT COMMERCIAL

- **Vacant ground floor retail unit**

A vacant ground floor retail unit which is fully fitted as office accommodation and decorated to a good standard throughout. The property would be suitable for immediate occupation or investment purposes.

Ground Floor On a busy main road position within close proximity to local amenities and Egremont Promenade and Waterfront.

Accommodation Office, WC.



LOT
79

102 Benedict Street, Bootle, Merseyside L20 2EW

GUIDE PRICE **£35,000+***

VACANT RESIDENTIAL

- **A 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 would be suitable for investment purposes with a potential rental income of approximately £5,400 per annum.

Situated Off Hawthorne Road (A5090) in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 4 miles from Liverpool City Centre.

Ground Floor Hall, 2 Reception Rooms, Kitchen, Utility Room.

First Floor 2 Bedrooms, Bathroom/WC.

Outside Rear Yard.



LOT
80

2 Ridley Road, Liverpool L6 6DN

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

- A 3 bed end of terrace • Double Glazing
- Central Heating

A 3 bedroomed end of terrace benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes.

If let to 4 individuals at £85pppw the potential income being in excess of £17,680 per annum.

Ground Floor Off Sheil Road in a popular and well established residential location within close proximity to local and City Centre amenities, The Royal Liverpool University Hospital and Liverpool Universities.

tenanted however will be vacant on completion.

Ground Floor Hall, 2 Reception Rooms, Kitchen.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Rear Yard.

Note The property is currently



LOT
81

14 Osborne Road, Tuebrook, Liverpool L13 8AT

GUIDE PRICE **£125,000+***

VACANT RESIDENTIAL

- A three storey semi-detached converted to provide 3 x 1 bed flats • Double glazing
- Gardens

A three storey semi-detached house converted to provide 3 x 1 bedroomed self-contained flats benefiting from double glazing, gardens and a driveway. The property is part way through refurbishment works and following completion would be suitable for investment purposes with a potential rental income of approximately £17,100 per annum.

Situated Off West Derby Road within close proximity to local amenities, schooling, Liverpool Football Club and Newsham Park. Approximately 3 miles from Liverpool City Centre.

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

Outside Front and Rear Gardens, Driveway.

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

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



LOT
82

41 Overdale Avenue, Mynydd Isa, Mold, Clwyd CH7 6US

GUIDE PRICE **£140,000+***

VACANT RESIDENTIAL

- A 3 bedroomed detached bungalow • Double glazing • Central heating

A 3 bedroomed detached bungalow which benefits from double glazing, central heating, off road parking and gardens. Following refurbishment the property would be suitable for occupation or investment purposes.

Situated Off Mold Road (A549) in a popular and well established residential location within close proximity to local amenities, schooling and transport links.

Ground Floor Hall, Lounge, Kitchen/Diner, Dining Room/Study, 3 Bedrooms, Bathroom/WC, Loft Room.

Outside Gardens and Parking.



LOT
83

33 Trevor Road, Orrell Park, Liverpool L9 8DY

GUIDE PRICE **£85,000+***

VACANT RESIDENTIAL

- Three bed end terrace • Double glazing, central heating

A three bedroomed end terraced house benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £7,200 per annum.

Situated Off Orrell Lane in an established and popular residential location within easy reach of Walton Vale amenities, Orrell Park Train Station and approximately 5 miles of Liverpool city centre.

Ground Floor Hall, Through Lounge/Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear.

EPC Rating E





• Grade II listed building with planning permission to provide four self-contained units

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

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

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

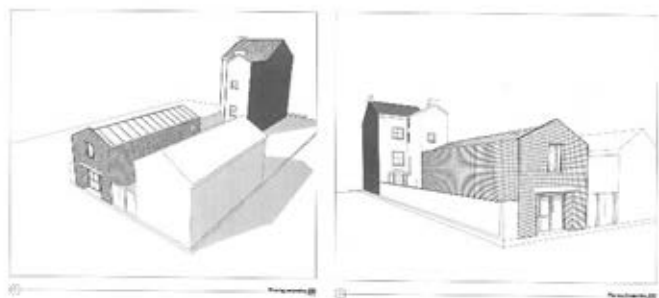
Ground Floor Vestibule, Main Entrance Hallway, two Large Rooms, Office, WC.

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

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

Third Floor Two Rooms, Shower/WC.

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



Note The property is held under a Lease from Liverpool City Council for 99 years calculated from the 1st March 1982 subject to the payment of a market rent currently at £29,000 pa subject to review.



- Substantial three storey plus basement double fronted Victorian property • Plus land suitable for redevelopment (subject to any necessary consents)

A substantial three storey plus basement double fronted Victorian property which is in a derelict state of repair having suffered some fire damage and is mostly back to bare brick. Following a full upgrade and scheme of refurbishment works the property would be suitable for a variety of uses, to include conversion to provide self contained flats or a HMO investment opportunity, subject to any necessary consents. Also included in the sale is the land at 1 Normanton Avenue which is a cleared site with no current permissions in place. The land would be suitable for redevelopment, subject to any necessary consents. The property is suitable for cash buyers only.

Situated On the corner of Normanton Avenue and Aigburth Road in a very popular and well established residential location within walking distance to local shopping amenities and Sefton Park, and approximately 4 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway, two Front Rooms, two

Rear Rooms, Shower Room/WC, Kitchen.

Half Landing Two Rooms, WC.

First Floor Kitchen, three Rooms.

Second Floor Five Rooms, Attic Room.



Outside Gardens and Off Road Parking.





- Substantial three storey plus basement double fronted Victorian property
- Planning permission to convert the existing dwelling into eight self-contained flats

A substantial three storey plus basement double fronted Victorian property which is in a derelict state of repair and mostly back to bare brick. The property benefits from planning permission to convert the existing dwelling into eight self contained flats. The property is suitable for cash buyers only.

Situated Off Aigburth Road in a very popular and well established residential location within walking distance to local shopping amenities and Sefton Park, and approximately 4 miles from Liverpool city centre.

Outside Driveway, Gardens Front & Rear.

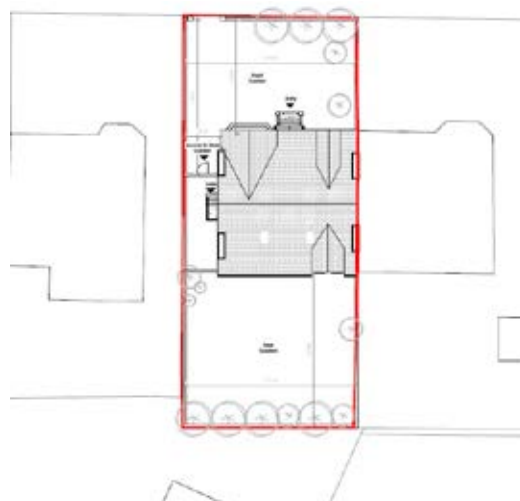
Planning Liverpool City Council Reference: 19F/1189

Lower Ground Floor Four Rooms.

Ground Floor Hall, four Large Rooms.

First Floor Four Rooms.

Second Floor Four Large Rooms.



LOT
87

66 Lower Breck Road, Liverpool L6 4BZ

GUIDE PRICE £80,000+*

VACANT RESIDENTIAL

- Three storey plus cellar mid terrace property converted to provide six letting rooms • Double glazing • Central heating • Potential income £23,400.00 per annum

A good sized three storey plus cellar middle terrace property converted to provide six letting rooms benefiting from double glazing and central heating. Following some minor refurbishment works the property would be suitable for investment purposes. If let to 6 tenants at a rental of £75pppw the potential rental income would be approximately £23,400 per annum.

Situated Fronting Lower Breck Road in a popular and well established residential location within close proximity to local amenities, schooling, Liverpool Football Club and 2 miles from Liverpool city centre.

Cellar Storage space.

Ground Floor Hall, two Lettings rooms with En-suite Shower rooms/WC, Communal Washroom/WC, Kitchen, Dining room.

First Floor Communal Lounge, three Lettings rooms with En-suite Shower rooms/WC

Second Floor One Letting room with En-suite Shower room/WC.

Outside Yard to Rear.

Note Sutton Kersh have not internally inspected the property; all details have been provided by the vendor.



LOT
88

175/175A County Road, Walton, Liverpool L4 5PB

GUIDE PRICE £60,000+*

VACANT COMMERCIAL

- Mixed use investment opportunity • Ground floor shop with 3 bed self contained flat with potential

A three storey mixed use investment opportunity comprising of a ground floor retail unit together with a 3 bedroomed flat above, accessed via a separate front entrance. The flat benefits from central heating and the ground floor benefit from steel roller shutters. Following a scheme of refurbishment works the property would be suitable for investment purposes. If the flat was let to 4 tenants at £80pppw the potential rental income is approximately £16,640. When fully let the potential rental income is over £20,000 per annum. The shop has until recently been trading as a Clothes Shop and would be suitable for a number of uses, subject to any consents.

Situated Fronting County Road on a busy mai road position within walking distance to Liverpool and Everton Football Club and approximately 3 miles from Liverpool City Centre.

Ground Floor Shop - Main sales area, 2 Rear rooms

First Floor Flat - Lounge, Kitchen, Rear Dining Room,

Second Floor 2 Bedroom, Bathroom/WC. Box Room with access to Loft Room.

Outside Yard to the rear.



LOT
89

41 Clapham Road, Liverpool L4 2TG

GUIDE PRICE **£70,000+***

VACANT RESIDENTIAL

- A 3 bed mid terrace • double glazing
- Central heating.

A 3 bedroomed middle terraced house benefiting from double glazing and central heating. If let to 3 tenants at £80pppw the potential rental income would be approximately £12,480 per annum.

Situated Off Priory Road in a popular and well established residential location within easy access to Stanley Park, Liverpool Football Club and approximately 4 miles from Liverpool City Centre.

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

First Floor 3 Bedrooms, Bathroom/WC.

Outside Yard to Rear.



LOT
90

77 Dryden Street, Bootle, Merseyside L20 4RT

GUIDE PRICE **£35,000+***

VACANT RESIDENTIAL

- A 3 bed end terrace in need of a full upgrade and refurbishment.

A three bedroomed end of terrace house in need of a full upgrade and refurbishment scheme. Following the works the property would be suitable for investment purposes with a potential rental income of approximately £5,400 per annum.

Situated Off Knowsley Road in a popular location close to local amenities, schooling and approximately 5 miles from Liverpool City Centre.

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

First Floor 3 Bedrooms.

Outside Yard to the rear.

Note Due to Covid-19, our auction will be live streamed only on 2nd April 2020 at 12pm and all bidders will need to register for remote bidding. There will be no in room bidding. Bidding forms are available from the auctioneers website.



LOT
91

100 Southgate Road, Liverpool L13 5XZ

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

A two bed extended mid terrace • Double glazing • Good condition

A two bedroomed extended middle terraced house benefiting from double glazing. The property is in good condition throughout and would be suitable for immediate occupation or investment purposes with the potential rental income being approximately £6,300 per annum.

Situated Off Prescott Road in a popular residential location within walking distance to local amenities, Old Swan amenities, schooling and approximately 4 miles from Liverpool city centre.

The Auction will go ahead as planned but will be held exclusively online commencing 12 noon 2nd April 2020. GET READY TO BID BY VISITING THE AUCTIONEERS WEBSITE

Ground Floor Vestibule, Through Lounge/Dining Room, Kitchen, Shower room/WC.

First Floor Two Bedrooms.

Outside Yard to Rear.

Joint Agent



Next auction **Thursday 21 May 2020**

We're now taking entries for this auction.

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1. For those who are unable to attend the auction the proxy, telephone or internet 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 proxy, telephone or internet bidding form in the catalogue and should ensure that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective.
2. Maximum bids must be for an exact figure and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective buyer.
3. All proxy, telephone or internet 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 or cheques.

Buyer's Administration Charge The successful buyer will be required to pay the Auctioneers 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, telephone or internet bidding form, deposit and buyer's administration charge should be supplied for each property upon which a bid is to be placed.
4. Any alteration to the proxy, telephone or internet bid or withdrawal must be in writing and be received in writing and be received by the auctioneer prior to commencement of the auction.
5. The auctioneer, in accepting proxy bids, acts as agent for the prospective buyer and the prospective buyer shall be considered to have authorised the auctioneer on the basis of the terms and conditions set out in this auction catalogue, all relevant conditions of sale and any amendments to the auction catalogue. In the event of the prospective buyer's bid being successful, the auctioneer is authorised by the prospective buyer to sign any memorandum or contract relating to the property concerned.
6. The auctioneer accepts no liability for any bid not being made on behalf of the prospective buyer and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
7. In the event that another bidder makes a bid equal to the maximum bid the prospective buyer is prepared to make, the auctioneer reserves the right to accept the bid of any bidder attending the auction in person or through an agent.
8. The auctioneer accepts no responsibility for failure of telecommunications in respect of a telephone or internet bid, or any delays in the postal system if a proxy bidding form is sent through the post.
9. If the prospective buyer wishes to attend the auction and bid in person, he or she shall notify the auctioneer who will then no longer bid. Such notification must be in writing and received by the auctioneer prior to commencement of the auction.
10. Prospective bidders should check with the auctioneer's office immediately prior to the auction to ensure there are no changes to the published terms and conditions.
11. In the case of unsuccessful bidders deposits, received by us into our clients' account, we will use best endeavours to return these to the originating bank account within 48 hours of the conclusion of the Sale. As part of this process our accounts team will contact you to ensure the funds are returned securely.
12. Should the property be knocked down to the proxy, telephone or internet bidder by the Auctioneer at a figure which is less than the maximum bid price on the form, the whole of the deposit supplied with the form will still be cashed and will count towards the purchase price sold.
13. Proxy, telephone or internet bidders are deemed to be making their bid with full knowledge of and in accordance with the Common Auction Conditions, Extra Conditions and Special Conditions of Sale, Addendum and the Important Notice for Prospective Buyers in the catalogue.
14. Proxy, telephone or internet bidders are also deemed to have knowledge of any Addendum sheet which may be issued prior to or at the auction sale. Proxy, telephone or internet bidders are advised to telephone the Auctioneer's offices before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
15. The proxy, telephone or internet bidder authorises the Auctioneer or any duly authorised partner or employee of Sutton Kersh as the prospective purchaser's agent to sign the Memorandum of Sale or Sale Contract incorporating any addendum at or after the auction.
16. Please note we must hold 2 forms of certified ID prior to auction, typically this will be: 1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement). If you are the successful purchaser we will carry out an additional electronic verification check on your identity which will leave a "soft footprint" on your credit history but does not affect your credit score. This will be undertaken by The Lexis Nexis company (Lexis House, 30 Farringdon Street, London, EC4A 4HH).
17. Proxy, telephone or internet bidding forms should be sent to Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY or email auctions@suttonkersh.co.uk

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

Payment Details

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

Debit Card no Valid from Expiry CSV Name on card

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 Email

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 or email auctions@suttonkersh.co.uk

Please note 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 require proof of funds.

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

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

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

List B – Evidence of Residence

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

Signed on behalf of Sutton Kersh Date

Name

Address Email

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)

Payment Details

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

Debit Card no Valid from Expiry CSV Name on card

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 bid 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 bank transfer to our client account, bankers draft, solicitors' client account cheque, or by debit card. We do not accept personal cheques or cash.

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:

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Once you have completed this form please send to: Auction Department, Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY or email auctions@suttonkersh.co.uk

Please note 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 require proof of funds.

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

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

List A – Photographic evidence of Identity

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

List B – Evidence of Residence

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

Signed on behalf of Sutton Kersh Date

Common Auction Conditions

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

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

Introduction

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

Glossary

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

Auction Conduct Conditions

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

Sale Conditions

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

Glossary

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

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

Wherever it makes sense:

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

ACTUAL COMPLETION DATE

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

ADDENDUM

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

Agreed COMPLETION DATE

Subject to CONDITION G9.3:

- a) the date specified in the SPECIAL CONDITIONS; or
- b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE;

but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

Approved Financial Institution

Any bank or building society that is regulated by a competent UK regulatory authority or is otherwise acceptable to the AUCTIONEERS.

ARREARS

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

ARREARS Schedule

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

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

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

AUCTIONEERS

The AUCTIONEERS at the AUCTION.

BUSINESS DAY

Any day except (a) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

BUYER

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

Catalogue

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

COMPLETION

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

Condition

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

CONTRACT

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

CONTRACT DATE

The date of the AUCTION or, if the LOT is sold before or after the AUCTION:

- a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or
- b) if CONTRACTs are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the

date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

DOCUMENTS

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

EXTRA GENERAL CONDITIONS

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

Financial Charge

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

General Conditions

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

INTEREST RATE

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

LOT

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

Old ARREARS

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

PARTICULARS

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

PRACTITIONER

An insolvency PRACTITIONER for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, a person undertaking a similar role).

PRICE

The PRICE (exclusive of VAT) that the BUYER agrees to pay for the LOT.

Ready To Complete

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

SALE CONDITIONS

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

SALE MEMORANDUM

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

SELLER

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

SPECIAL CONDITIONS

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

TENANCIES

TENANCIES, leases, licences to occupy and agreements for lease and any DOCUMENTS varying or supplemental to them.

TENANCY SCHEDULE

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

TRANSFER

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

TUPE

THE TRANSFER of Undertakings (Protection of Employment) Regulations 2006.

VAT

Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

Auction Conduct Conditions

Words in small capitals have the special meanings defined in the Glossary.

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

A1 Introduction

- A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.
- A1.2 IF YOU make a bid for a LOT or otherwise participate in the AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree.

A2 OUR role

- A2.1 As agents for each SELLER we have authority to
 - (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
 - (b) offer each LOT for sale;
 - (c) sell each LOT;
 - (d) receive and hold deposits;
 - (e) sign each SALE MEMORANDUM; and
 - (f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by

these AUCTION CONDUCT CONDITIONS or fails to provide identification as required by the AUCTIONEERS.

- A2.2 OUR decision on the conduct of the AUCTION is final.
- A2.3 WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.
- A2.4 YOU acknowledge that to the extent permitted by law WE owe YOU no duty of care and YOU have no claim against US for any loss.
- A2.5 WE may refuse to admit one or more persons to the AUCTION without having to explain why.
- A2.6 YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

A3 Bidding and reserve PRICES

- A3.1 All bids are to be made in pounds sterling exclusive of VAT.
- A3.2 WE may refuse to accept a bid. WE do not have to explain why.
- A3.3 If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final.
- A3.4 Unless stated otherwise each LOT is subject to a reserve PRICE (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve PRICE the LOT will be withdrawn from the AUCTION.
- A3.5 Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

A4 The PARTICULARS and other information

- A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. THE PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct. If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.
- A4.3 THE PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.
- A4.4 IF WE provide information, or a copy of a DOCUMENT, WE do so only on the basis that WE are not responsible for the accuracy of that information or DOCUMENT.

A5 The CONTRACT

- A5.1 A successful bid is one WE accept as such (normally on the fall of the hammer). THIS CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.
- A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).
- A5.3 YOU must before leaving the AUCTION
 - (a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US);
 - (b) sign the completed SALE MEMORANDUM; and
 - (c) pay the deposit.
- A5.4 If YOU do not WE may either
 - (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against YOU for breach of CONTRACT; or
 - (b) sign the SALE MEMORANDUM on YOUR behalf.
- A5.5 The deposit
 - (a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);
 - (b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;
 - (c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and
 - (d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.
- A5.6 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.
- A5.7 Where WE hold the deposit as stakeholder WE are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.
- A5.8 If the BUYER does not comply with its obligations under the CONTRACT then
 - (a) YOU are personally liable to buy the LOT even if YOU are acting as an agent; and
 - (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.
- A5.9 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.

A6 Extra Auction Conduct Conditions

- A6.1 Despite any SPECIAL CONDITION to the contrary the minimum deposit WE accept is £3,000.00 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.

General Conditions of Sale

Words in small capitals have the special meanings defined in the Glossary.

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

G1 The LOT

- G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL

	CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM.		made to the Land Registry and of the DOCUMENTS accompanying that application;		(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
G1.2	The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.		(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and		(b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
G1.3	The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.		(iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER.	G9.5	The BUYER must promptly
G1.4	The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS:		(d) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.	G9.6	(a) provide references and other relevant information; and
	(a) matters registered or capable of registration as local land charges;	G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):		(b) comply with the landlord's lawful requirements.
	(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;		(a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and		If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
	(c) notices, orders, demands, proposals and requirements of any competent authority;		(b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property.	G10	Interest and apportionments
	(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;	G4.4	The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.	G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.
	(e) rights, easements, quasi-easements, and wayleaves;	G4.5	The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.	G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
	(f) outgoing and other liabilities;	G4.6	The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their 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.	G10.3	Income and outgoing are to be apportioned at the ACTUAL COMPLETION DATE unless:
	(g) any interest which overrides, under the Land Registration Act 2002;				(a) the BUYER is liable to pay interest; and
	(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	G5	TRANSFER		(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;
	(i) anything the SELLER does not and could not reasonably know about.	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS		in which event income and outgoing are to be apportioned on the date from which interest becomes payable by the BUYER.
G1.5	Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.		(a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and	G10.4	Apportionments are to be calculated on the basis that:
G1.6	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.		(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.		(a) the SELLER receives income and is liable for outgoing for the whole of the day on which apportionment is to be made;
G1.7	The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:	G5.2	If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.		(b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period occurs at an equal daily rate during the period to which it relates; and
	(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and	G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.		(c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
	(b) the SELLER is to leave them at the LOT.	G5.4	Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER	G10.5	If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.
G1.8	The BUYER buys with full knowledge of		(a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;	G11	ARREARS
	(a) the DOCUMENTS, whether or not the BUYER has read them; and		(b) the form of new lease is that described by the SPECIAL CONDITIONS; and	Part 1 – Current rent	
	(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.		(c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.	G11.1	"Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION.
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.	G6	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.
G2	Deposit	G6.1	COMPLETION is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.	G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.
G2.1	The amount of the deposit is the greater of:			Part 2 – BUYER to pay for ARREARS	
	(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and	G6.2	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.	G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.
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.	G6.3	Payment is to be made in pounds sterling and only by	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.
G2.3	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.		(a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and	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.
G3	Between CONTRACT and COMPLETION		(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.	Part 3 – BUYER not to pay for ARREARS	
G3.1	From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless	G6.4	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.	G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS
	(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or				(a) so state; or
	(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.	G6.5	If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.		(b) give no details of any ARREARS.
G3.2	If the SELLER is required to insure the LOT then the SELLER	G6.6	Where applicable the CONTRACT remains in force following COMPLETION.	G11.8	While any ARREARS due to the SELLER remain unpaid the BUYER must:
	(a) must produce to the BUYER on request all relevant insurance details;				(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
	(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;	G7	Notice to complete		(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) gives no warranty as to the adequacy of the insurance;	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.		(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) 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;	G7.2	The person giving the notice must be READY TO COMPLETE.		(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) 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	G7.3	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:		(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) (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;		(a) terminate the CONTRACT;		(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.
	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).		(b) claim the deposit and any interest on it if held by a stakeholder;	G11.9	Where the SELLER has the right to recover ARREARS it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.
G3.3	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.		(c) forfeit the deposit and any interest on it;	G12	Management
G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.		(d) resell the LOT; and	G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
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.		(e) claim damages from the BUYER.	G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
G4	Title and identity	G7.4	If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:	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:
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.		(a) terminate the CONTRACT; 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;
	The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:		(b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.		(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
G4.2	(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.	G8	If the CONTRACT is brought to an end		(c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.
	(b) 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.		If the CONTRACT is lawfully brought to an end:		
	(c) If title is in the course of registration, title is to consist of:		(a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and		
	(i) certified copies of the application for registration of title		(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		

G13 Rent deposits

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

G14 VAT

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

G15 TRANSFER as a going concern

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

G16 Capital allowances

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

G17 Maintenance agreements

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

G18 Landlord and Tenant Act 1987

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

G19 Sale by PRACTITIONER

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

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

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

G20 TUPE

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

G21 Environmental

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

G22 Service Charge

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

G23 Rent reviews

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

G24 TENANCY renewals

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

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

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

G25 Warranties

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

G26 No assignment

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

G27 Registration at the Land Registry

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

G28 Notices and other communications

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

G29 CONTRACTS (Rights of Third Parties) Act 1999

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

G30 EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

G30.1 The Deposit

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

G30.2 Buyer's Administration Charge

Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1.2% 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.

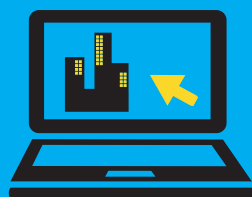
G30.3 Extra Auction Conduct Conditions

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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