

NEXT AUCTION  
3 APRIL 2012  
CLOSING DATE FOR ENTRIES 10 MARCH

# SuttonKersh



## property auction sale

**THURSDAY 16 FEBRUARY 2012**

**commencing at 12pm prompt at**

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



Tel: 0151 207 6315  
Fax: 0151 207 6316  
[www.suttonkersh.co.uk](http://www.suttonkersh.co.uk)

# Location



Marriott Hotel  
City Centre  
One Queen Square  
Liverpool L1 1RH

## Auction programme **2012** **Liverpool**

### **AUCTION DATES**

16 February  
3 April  
22 May  
12 July  
6 September  
25 October  
6 December

### **CLOSING DATES**

19 January  
10 March  
30 April  
5 June  
9 August  
20 September  
1 November

Contact:

**James Kersh BSc Hons MRICS**

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

**Cathy Holt MNAEA**

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

for free advice or to arrange a free valuation

**0870 873 1212**

Entries are invited from owners or their agents

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

## Merseyside's leading auction team...



**Katie Donohue**  
**Bsc (Hons)**  
Auction Administrator  
[katie@suttonkersh.co.uk](mailto:katie@suttonkersh.co.uk)



**Cathy Holt MNAEA**  
Auction manager  
[cathy.holt@suttonkersh.co.uk](mailto:cathy.holt@suttonkersh.co.uk)



**James Kersh Bsc**  
**(Hons) MRICS**  
Director  
[james@suttonkersh.co.uk](mailto:james@suttonkersh.co.uk)



**Ashleigh Moore**  
Auction Administrator  
[ashleigh@suttonkersh.co.uk](mailto:ashleigh@suttonkersh.co.uk)



**Alexa Taylor**  
Auction Co-ordinator  
[alexa@suttonkersh.co.uk](mailto:alexa@suttonkersh.co.uk)

## Sutton Kersh awarded silver at The Estate Agency of the Year Awards 2011



Celebrity host Ben Fogle, pictured with Paul Sutton (Managing Director Sutton Kersh) and Alex Dixon (Director Sutton Kersh) receiving their award

**Sutton Kersh has been awarded silver at The Estate Agency of the Year Awards in the category for Best Small Estate Agency Northern England.**

The awards ceremony took place on the 8th December at The Lancaster London Hotel and was the culminating event of a thorough judging process carried out over a four month period by a panel of industry experts who assessed initial entry submissions before conducting an extensive review of the entrants which included hundreds of telephone interviews and mystery shopping exercises, the winners were announced. The whole judging process was overseen by The Property Ombudsman; Christopher Hamer.

Over 5,000 offices from across England and Wales were represented in the competition which was organised in association with The Sunday Times and Zoopla.

The expert judging panel commented "Everyone at Sutton Kersh is focused on what sellers need,

with a real concentration on sales progression. The emphasis on training is exemplary and even the admin team are trained on the technical aspects to enable them to really help the customers as well. We were impressed with the implementation of technology in this business, and the approach of asking an interested negotiator to design the IT systems to ensure it really fulfills the requirements of the business from a practical point of view. Sutton Kersh has taken a family business with traditional values and added top notch technology to ensure clients get the the best of both worlds."

James Kersh, director at Sutton Kersh commented "We are absolutely delighted to have been awarded at The Estate Agency of the Year Awards. Sutton Kersh started out as a family business with a single estate agency and chartered surveying practice in 1976 and has maintained its independence ever since - something we take great pride in. To be recognised as being in the top two small estate agency chains in the whole of Northern England by a panel of industry experts is a real

honour for the firm and something we are all incredibly proud of. The award provides great motivation to our team and we will look to build on this success in the year ahead."

Peter Knight, Chairman of the event organisers Estate Agency Events commented "At a time when the property market throughout much of the UK continues to struggle, choosing the right estate agent has never been more pertinent. The winners of these awards represent the top 10% of an industry where standards are hugely variable. Consumers should have confidence that a firm displaying a winner's medal from these awards are a cut above the rest."



## Merseyside's no.1 auction house 2006–2012

**For the last 5 years we have maintained our position as the best performing auction house in Merseyside consistently achieving the biggest catalogues, highest attendances, and best results at every auction. In 2011 we achieved a selling average of 74% which is greater than the national average. We sold 345 properties and total receipts exceeded £20,000,000.**

### Instant marketing

As soon as we receive your instruction we instantly upload your property onto our company website [www.suttonkersh](http://www.suttonkersh.co.uk) which achieves 400,000+ page views and 20,000+ unique visitors, on average, every month. This allows us to extend your marketing period and increases your chances of attracting potential buyers.

### Extensive marketing

Over 5,000 investors from across the UK and abroad subscribe to receive our auction catalogue. In addition to this we regularly advertise in the leading local print publications and list all of our properties on [rightmove](http://www.rightmove.co.uk) and our company website [www.suttonkersh.co.uk](http://www.suttonkersh.co.uk).

### Wisdom comes with age

Since our establishment in 1976, we have built

up excellent knowledge of the local area and a proven track record in successfully selling a broad range of properties and land across North West England. This, combined with our multidiscipline expertise, enables us to provide you with sound advice at every stage of your property transaction.

### Accuracy & integrity

We are invited to value 100's of properties every year providing us with an intimate knowledge of property values in local areas. Our professional valuers are committed to providing honest and accurate advice with an aim of attracting multiple buyers and achieving the best price for your property.

### 8 weeks from instruction to completion.

Auction is the fastest way to sell your property. The whole process from instruction through to completion generally takes as few as 8 weeks. We begin marketing your property the moment we receive your instruction to ensure maximum exposure to the marketplace throughout the short selling period. When the gavel falls a binding contract is formed between the buyer and the seller, and the buyer must pay 10% of the sale value immediately. The remaining balance must then be paid within the following 28 days, at which point contracts will be

exchanged and the keys will be handed over to the purchaser.

### 7 auctions per annum

We hold all of our auctions at the conveniently located Liverpool City Centre Marriott Hotel which has ample parking, and is located near to major bus and rail routes. See the inside front cover for details of our 2012 auction dates.

### Our people

We understand that our business is not just about property; it's about people too. We only employ people who are passionate about property. Our team provides a great mix of professionalism, experience, wisdom, and enthusiasm ensuring you receive the best service possible.

### We're NOT anti social

Social media; you either love it or hate it. Regardless of your views, when it comes to business, social media networks provide huge opportunities to raise broad awareness. We have active Facebook and Twitter accounts which we use to promote your properties. The average number of friends a person has on Facebook is 130. So, if one person 'likes' or shares your property on Facebook, 130 people or more could potentially see your property online. If 5 people 'like' your property, 650 people could see it. Follow us now.



Sutton Kersh Auctions



Skauctions

## Don't just take our word for it...

**Actions speak louder than words. Repeat business and referrals account for a high percentage of our business; something we take great pride in.**

"Sutton Kersh provided an excellent service from start to finish. The good thing was, everything went smoothly, and more importantly, the speed at which the sale went through, and I got the price I was looking for. Sutton Kersh dealt with everything on my behalf and kept me informed throughout the whole process, making it so simple for someone who has never sold at auction before."

*From Mr B from Kirkby, private vendor*

"I have been dealing professionally with Cathy Holt for the last 12 months with both sales and purchases. Despite these recessionary times, I have been more than happy with my sales receipts upon disposal of properties via Cathy and her team. Additionally, in that time, Sutton Kersh Auctions liaised with my solicitors and also negotiated an acquisition that I was able to purchase for a very realistic price. Furthermore, only recently, I have given Cathy a further instruction for another disposal. She listens to you and your requirements, following your instructions totally with the additional virtues of

integrity, punctuality and reliability thus making the whole process as simple, straightforward and expeditious as possible. If you want someone "on board", particularly in these tough times, don't hesitate to contact Cathy and her team. Professional from start to finish. Long may it continue."

*From Ms Mc, landlord.*

"Sutton Kersh guided me through the whole process and it all went smoothly and I was very happy with the service."

*From Mrs S from Chester, private vendor.*

"I have been operating in the property development and management business for over twenty years and in that time, I have used the services of a number of estate agents, surveyors and property management companies. I would like to express my gratitude for the services that Sutton Kersh have provided, which have far out-performed those of their competitors. I would not have a moment's hesitation in recommending your

services to other customers, from both a selling and purchasing perspective."

*From property developer*

"Sutton Kersh provided a brilliant service. My sale went very smoothly with no problems. From the initial valuation, the whole process and service was second to none. Cathy and the staff were very friendly and helpful, and even attended all of the viewings on my behalf. I would strongly recommend using them to sell your house."

*From Mr & Mrs B from Old Swan, private vendor.*

"The entire process of the sale of the house was made incredibly simple, from our first meeting when the property was valued to the actual Auction whereupon the property realised an excellent result. Being my first auction experience, and therefore being totally ignorant of such a process, I contacted and visited the office on several occasions and was always dealt with in a most courteous, friendly and efficient manner. I was unable to attend the sale but was kept fully informed throughout. It was altogether a pleasure to deal both with Mr Kersh and his staff. I would have no hesitation in recommending the services of Sutton Kersh."

*From Ms V-P, private vendor*

# 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 5 years from the above date. The details may also be supplied to other parties if Sutton Kersh are legally required to do so.

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

### List A – Photographic evidence of Identity

Tick	Item	Ref No
	Current signed passport	
	Current full UK/EU photocard driving licence	
	Valid identity card (e.g. HM Forces, police warrant / prison officer card, government / local authority issued card)	
	Firearm or shotgun certificate	
	Resident permit issued by the Home Office to EU Nationals	

### List B – Evidence of Residence

Tick	Item	Ref No
	Utility bill issued in last three months (not mobile phone)	
	Recent bank / building society / mortgage / credit card statement	
	Revenue & Customs tax notification (current tax year)	
	Current house / motor insurance certificate	
	Recent council tax bill / council rent book	

Signed ..... Date .....

on behalf of Sutton Kersh

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

# Auctioneer's pre-sale announcements

- 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.
- 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.
- 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. Identification details (details of which are available from Sutton Kersh staff) will be required from you. Please make sure that you have the required documentation readily available. If in doubt, please contact James Kersh prior to bidding.  
You will then be invited to sign the Memorandum or Contract of Sale and provide a 10% deposit cheque subject to a minimum of £2,000 whichever is the greater. Please note we will not accept cash deposits under any circumstances.
- 16 We only accept deposit cheques on the basis that there are adequate funds in the account on which the cheque is drawn. We reserve the right to take any action as appropriate against a purchaser whose cheque is not honored on first presentation.
- 17 A successful purchaser will also be required to pay a Buyer's Administration charge of £350 inclusive of VAT by cheque made payable to Sutton Kersh.
- 18 Completion of the sale and payment of the balance of the purchase money is 28 days after the auction unless the conditions of sale provide otherwise.
- 19 Unless otherwise stated all property is sold subject to a reserve price whether declared or not.
- 20 Please note that purchasers will not be entitled to keys or access to properties until completion of the sale. If access is required it may be arranged through the auctioneers with the express permission of the vendor.
- 21 Sutton Kersh hold regular property auctions throughout the year.
- 22 Sutton Kersh operate a substantial dedicated mailing list free of charge to applicants. If you wish to be placed on the mailing list, please give your details to one of our representatives.

## Property? We do the lot.

### Estate Agents

#### Allerton /South Liverpool

Tel: 0151 734 0666  
Fax: 0151 734 4504  
allerton@suttonkersh.co.uk  
40/42 Allerton Road  
Liverpool L18 1LN

#### City Centre

Tel: 0151 236 2332  
Fax: 0151 236 3755  
citycentre@suttonkersh.co.uk  
30-32 Exchange Street East  
Liverpool L2 3PQ

#### West Derby/Old Swan

Tel: 0151 256 7837  
Fax: 0151 226 1349  
westderby@suttonkersh.co.uk  
18 West Derby Village  
Liverpool L12 5HW

#### Walton/Anfield

Tel: 0151 521 7383  
Fax: 0151 286 3082  
walton@suttonkersh.co.uk  
102 County Road  
Liverpool L4 3QN

### Auctions

Tel: 0151 207 6315  
Fax: 0151 207 6316  
auctions@suttonkersh.co.uk  
2 Cotton Street  
Liverpool L3 7DY

### Commercial and Professional Services

**Commercial**  
Tel: 0151 207 9339  
Fax: 0151 207 9449  
commercial@suttonkersh.co.uk  
2 Cotton Street  
Liverpool L3 7DY

### Surveys & Valuations

2 Cotton Street  
Liverpool L3 7DY  
Tel: 0151 207 9966  
Fax: 0151 207 9933  
exchange@suttonkersh.co.uk

### Building Surveying

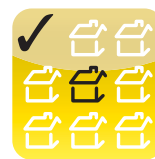
Tel: 0151 207 9966  
Fax: 0151 207 9933  
exchange@suttonkersh.co.uk  
2 Cotton Street  
Liverpool L3 7DY

### Mortgages

Tel: 0151 280 0407  
Fax: 0151 734 4504  
mortgages@suttonkersh.co.uk  
40-42 Allerton Road  
Liverpool L18 1LN

### Lettings & Property Management

Tel: 0151 207 5923  
Fax: 0151 207 6316  
lettings@suttonkersh.co.uk  
6 Cotton Street  
Liverpool L3 7DY



# Auction results Thursday 8 December

LOT	PROPERTY	RESULT	PRICE
1	70 Adlam Road, Liverpool, L10 1LQ	Sold	£40,000
2	45 Windsor Road, Tuebrook, Liverpool L13 8BA	Sold	£43,500
3	1 Lune Street, Crosby, Liverpool, L23 5TU	Sold	£80,500
4	63 Stonehill Street, Liverpool L4 2QA	Sold Prior	
5	The Watchmaker Public House, Lyneham, Whiston, Prescot L35 3TN	Sold After	
6	11 Jersey Avenue, Liverpool L21 9LA	Sold Prior	
7	52/52a Liscard Road, Wallasey, Merseyside CH44 9AF	Available At	£65,000
8	Unit 4, Brookfield Drive, Liverpool, L9 7AN	Available At	£50,000
9	49 Coniston Street, Liverpool L5 6QY	Sold Prior	
10	107 Picton Road & 1a/1b Stevenson Street, Liverpool L15 4LF	Sold	£90,000
11	37 Cranborne Road, Liverpool L15 2HX	Sold Prior	
12	84 Smithdown Road, Liverpool L7 4JQ	Sold	£65,000
13	46a South Road, Waterloo, Liverpool L22 5PQ	Available At	£65,000
14	5 Royal Court, Castle Hill Road, Hindley, Wigan, Lancashire WN2 4BJ	Available At	£50,000
15	41 Cranborne Road, Liverpool L15 2HX	Sold Prior	
16	89 Duke Street, Birkenhead, Merseyside CH41 8BR	Sold Later	
17	39 Newsham Drive, Liverpool L6 7UQ	Sold Prior	
18	12 Gordon Drive, Dovecot, Liverpool L14 7PY	Available At	£90,000
19	167 Smithdown Road, Liverpool L15 2HD	Withdrawn	
20	39 Sandway Crescent, Liverpool L11 2SN	Available At	£50,000
21	189 Bedford Road, Bootle, Merseyside L20 2DR	Sold	£45,000
22	24 Tudor Street, Liverpool, L6 6AQ	Sold After	
23	Land Between 82 & 84 Blakeacre Road, Liverpool L26 9UZ	Available At	£24,000
24	32 Victoria Road, Birkenhead, Merseyside Ch42 0LN	Available At	£115,000
25	362 Hawthorne Road, Bootle, Merseyside L20 9AZ	Available At	£38,000
26	567 Price Street, Birkenhead, Merseyside CH41 8DU	Sold Prior	
27	16 Dial Street, Liverpool L7 0EH	Sold	£35,000
28	Apartment 3, 73 Wood Street, Liverpool, L1 4NU	Sold	£45,000
29	163 Glovers Lane, Bootle, Merseyside L30 3TJ	Sold	£70,000
30	31 Redbrook Street, Liverpool L6 0AL	Sold	£35,000
31	213 County Road, Walton, Liverpool L4 5PE	Withdrawn	
32	106 Aigburth Road, Aigburth, Liverpool L17 7BP	Available At	£150,000
33	31 Orwell Road, Liverpool L4 1RG	Sold After	
34	43 Newsham Drive, Liverpool L6 7UQ	Sold After	
35	87 Benedict Street, Bootle, Merseyside L20 2EL	Sold	£36,000
36	48 Storrington Avenue, Liverpool L11 9AS	Withdrawn	
37	35 Gorst Street, Liverpool L4 0SB	Sold After	
38	40 Railton Avenue, Rainhill, Prescot, Merseyside L35 0QB	Sold After	
39	66a Storrington Avenue, Liverpool L11 9AS	Withdrawn	
40	38 Allerton Road, Mossley Hill, Liverpool L18 1LN	Sold	£332,000
41	73 Benedict Street, Bootle, Merseyside L20 2EL	Sold	£35,500
42	71 David Street, Liverpool L8 4TL	Sold	£45,000
43	106 Gray Street, Bootle, Merseyside L20 4PR	Available At	£47,000
44	116 Linacre Road, Liverpool L21 8JT	Available At	£22,500
45	Former Resource Centre, Huyton Church Road, Huyton L36 5SH	Sold	£201,000
46	21 Balfour Street, Liverpool L4 0SD	Available At	£32,000
47	43 Newman Street, Liverpool L4 1RJ	Sold After	
48	46a Liscard Road/108 Bell Road, Wallasey, Merseyside Ch44 9AF	Available At	£50,000

49	The Old Barn Public House, 36-38 Old Barn Road, Liverpool, L4 2QP	<b>Sold Prior</b>	
50	51a Junction Lane, St. Helens, Merseyside Wa9 3JN	<b>Available At</b>	£30,000
51	1 Buller Avenue, Penwortham, Preston Pr1 9QQ	<b>Sold Prior</b>	
52	34,34a,34b Knowsley Road, Bootle, Liverpool L20 4NL	<b>Available At</b>	£75,000
53	51-53 Merton Road, Bootle, Merseyside L20 7AP	<b>Sold Prior</b>	
54	7 Cotswold Street, Liverpool L7 2PY	<b>Sold Prior</b>	
55	Flat 2, 95 Penkett Road, Wallasey, Merseyside CH45 7QA	<b>Sold</b>	£35,000
56	166 Woolton Road, Garston, Liverpool L19 5NF	<b>Sold</b>	£100,000
57	61 Harebell Street, Liverpool L5 7RL	<b>Sold</b>	£23,000
58	33 St Andrews Road, Liverpool, Merseyside L4 2RJ	<b>Available At</b>	£36,000
59	31-33 Stafford Street, Liverpool L3 8LX	<b>Sold Prior</b>	
60	355 Aigburth Road, Liverpool L17 0BP	<b>Available At</b>	£60,000
61	Apartment 2 Nightingale House, 2 Cambridge Road, Southport PR9 9NG	<b>Withdrawn</b>	
62	165 Westminster Road, Liverpool L4 4LR	<b>Sold</b>	£20,250
63	52 Rodney Street, Liverpool L1 9AD	<b>Sold</b>	£326,000
64	36 Clifton Road, Anfield, Liverpool, L6 4BQ	<b>Sold</b>	£55,000
65	28 Walton Hall Avenue, Liverpool, L4 6UF	<b>Sold</b>	£62,000
66	9 Earp Street, Garston, Liverpool L19 1RT	<b>Sold</b>	£63,000
67	395 Liverpool Road, Great Sankey, Warrington, Wa5 1RE	<b>Available At</b>	£125,000

**TOTAL REALISATION = £3,509,700**



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**FOR SALE/  
TO LET**

## Land & Buildings at Link Road, Huyton, Liverpool L36



- **Substantial Land & Offices/Industrial Unit Complex with car parking/yard area**
- **Approx site area 3.93 acres**
- **Current income producing £109,519**
- **May be split to occupier's requirements**
- **Potential redevelopment opportunity to create Office/Industrial Estate**
- **Situated off Junction 6 of the M62 and Junction 1 of the M57 motorways**
- **Immediately situated off Wilson Road in a well established industrial area within Huyton Business Park**

### Location

The land and buildings fronts onto both Link Road and Ellis Ashton Street which in turn is immediately situated off Wilson Road a well established industrial area within Huyton Business Park. Link Road has good access links to the motorway network from Junction 1 of the M57 and Junction 6 of the M62 motorway. Link Road is approximately 5½ miles east of Liverpool city centre.

### Description

The site provides a substantial land and building complex providing a site area of approximately 4 acres. There are substantial car parking facilities and yard areas to the front, rear and side elevations. The main access to the site is from Link Road with single storey offices linking with 5 interlocking warehouses, which may be subdivided to provide occupiers requirements. The office accommodation specification provides perimeter trunking, suspended ceiling, recessed lighting, laminate flooring, keycode entry to the internal doors

and central heating systems. There is also canteen and WC facilities and a main reception. The five interlocking warehouse buildings are of steel frame construction with brick and block wall steel cladding, translucent roof panels, three phase electric and some with hot and cold heating blowers.

### Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:-

Site Area	3.93 acres approx
Office Area	1,252m <sup>2</sup> (13,476sq ft) approx
Warehouse Area	3,600 sq.m (38,750sq ft) approx

### Tenure

We understand the total site is held freehold. NB Parts of the site are occupied until 2012 with the benefit of an income of £109,519 per annum.



Not to scale. For identification purposes only

### Price/Rent

Offers in excess of £1,000,000 for the total site. Individual parts of the site may be sold, subject to occupiers requirements and agreement between the parties. Alternatively we will consider letting the whole site or individual parts on flexible terms. Rent on application.

### All enquiries

Jonathan Owen MRICS  
jonathanowen@suttonkersh.co.uk  
Tel: 0151 207 9339

## For sale by Private Treaty

### 13 Bentley Road, Liverpool L8 0SZ

GUIDE PRICE £130,000+

- Residential investment three storey plus cellar semi-detached house
- Converted into five self contained flats (four one-bedroom, one two-bedroom).
- Flats 1 and 4 benefit from central heating.
- In need of repair and modernisation.
- Current gross annual income is £12,600.



### 42 Bentley Road, Liverpool L8 0SZ

GUIDE PRICE £170,000+

- Residential investment
- Substantial three storey plus basement double fronted detached house.
- All the flats benefit from central heating with the exception of flat 3.
- Comprises six self contained flats (five one-bed and one two-beds)
- In need of repair and modernisation.
- Current gross annual income is £19,800.



### 59/59A Duke Street, St. Helens, Merseyside WA10 2JF

GUIDE PRICE £140,000+

- Restaurant investment
- Ground floor restaurant with first floor function room and staff facilities
- Vehicle access from Hamer Street
- Customer car parking for approximately 10 cars.
- Currently producing £24,000 per annum.



### 61 Duke Street, St. Helens Merseyside WA10 2JF

GUIDE PRICE £30,000+

- Vacant retail use
- Two storey end terrace building
- Ground floor retail shop with first floor ancillary accommodation
- In need of repair and modernisation.



#### All enquiries

James Kersh MRICS, BSc (Hons)  
james@suttonkersh.co.uk  
Tel: 0151 207 6315

# Order of sale **Thursday 16 February**

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

LOT	PROPERTY	PRICE
1	1 Cooper Close, Aigburth, Liverpool L19 3PP	£135,000+
2	2 Uldale Way, Liverpool L11 2UA	£30-35,000
3	Apt 6, Millwood Court, Alderfield Drive, Liverpool L24 6TQ	£40-45,000
4	8 Domville, Whiston, Prescot, Merseyside L35 3JF	£60,000+
5	8 Vicar Road, Liverpool L6 0BW	£30,000+
6	133 Elephant Lane, Thatto Heath, St Helens, Merseyside WA9 5QZ	£50,000+
7	7 Oak Terrace, Beech Street, Liverpool L7 0HJ	£125,000+
8	Land Between 82 & 84 Blakeacre Road, Liverpool L26 9UZ	£20,000+
9	362 Hawthorne Road, Bootle, Merseyside L20 9AZ	£30,000+
10	8 Sutton Street, Liverpool L13 7EJ	£60,000+
11	44 Argyle Street South, Birkenhead, Merseyside CH41 9BX	£30-35,000
12	99/99a Marsh Lane, Bootle, Merseyside L20 4JB	£35-40,000
13	66 Dale Street, Liverpool L2 5ST	£100,000+
14	35 Orwell Road, Liverpool L4 1RG	£30-35,000
15	48 Bartlett Street, Liverpool L15 0HW	£40-45,000
16	11 Belmont Drive, Liverpool L6 7UW	£70,000+
17	46a Liscard Road/108 Bell Road, Wallasey, Merseyside CH44 9AF	£40,000+
18	51 Oakfield Road, Walton, Liverpool L4 0UE	£20-25,000
19	371-373 Borough Road, Birkenhead, Merseyside CH42 0HA	£100,000+
20	9 Rodney Street, Liverpool L1 9EF	£300-£325,000
21	The Watchmaker Public House, Lyneham, Whiston, Prescot L35 3TN	£100,000+
22	116 Linacre Road, Liverpool L21 8JT	£20,000+
23	14 Hanwell Street, Liverpool L6 0AW	£30-35,000
24	100 Barrington Road, Liverpool L15 3HR	£95,000+
25	Apt 9, Millwood Court, Alderfield Drive, Liverpool L24 6TQ	£40-45,000
26	36 Menai Street, Birkenhead, Merseyside CH41 6EL	£35,000+
27	49 Sunlight Street, Liverpool L6 4AG	£25-30,000
28	37 Orwell Road, Liverpool L4 1RG	£30-35,000
29	97 Newsham Drive, Liverpool L6 7UQ	£140,000+
30	5 Royal Court, Castle Hill Road, Hindley, Wigan, Lancashire WN2 4BJ	£45,000+
31	3 Bridle Way, Bootle, Merseyside L30 4UA	£75,000+
32	51a Junction Lane, St Helens, Merseyside WA9 3JN	£25-30,000
33	106 Gray Street, Bootle, Merseyside L20 4PR	£35-40,000
34	40 Croxteth Road, Liverpool L8 3SQ	£200-225,000
35	71 Lowell Street, Liverpool L4 4DL	£25-30,000
36	21 Annesley Road, Aigburth, Liverpool L17	£115,000+
37	West Derby Cemetery, Lower House Lane, Liverpool L11	£50,000+
38	The Barn, Shevingtons Lane, Liverpool L33 1XA	£175,000+
39	30 Cretan Road, Liverpool L15	£55,000+
40	Apt 11, Millwood Court, Alderfield Drive, Liverpool L24 6TQ	£40-45,000
41	50 Huskisson Street, Liverpool L8 7LR	£200,000+
42	16 Pomona Street, Liverpool L3 5TL	£100,000+
43	34, 34a, 34b Knowsley Road, Bootle, Liverpool L20 4NL	£70,000+
44	Apt 12, Millwood Court, Alderfield Drive, Liverpool L24 6TQ	£40-45,000
45	67 Wendell Street, Liverpool L8 0RG	£40,000+
46	44 Rickman Street, Liverpool L4 1RL	£30-35,000
47	45 Moscow Drive, Liverpool L13 7DF	£65,000+
48	Apt 17, Millwood Court, Alderfield Drive, Liverpool L24 6TQ	£40-45,000
49	41 Warwick Street, Liverpool L8 6TG	£25,000+
50	71 Crosby Road North, Liverpool L22 4QD	£120,000+
51	51 Winskill Road, Liverpool L11 1HA	£30-35,000
52	15 Melling Road, Bootle, Merseyside L20 5BD	£35-40,000

53	26 Harebell Street, Liverpool L5 7RP	<b>£30–35,000</b>
54	25 Harebell Street, Liverpool L5 7RP	<b>£30–35,000</b>
55	323–325 Prescott Road, Old Swan, Liverpool L13 3BS	<b>£100,000+</b>
56	Norfolk House, 1–3 Norfolk Street, Wigan, Lancashire WN5 9BJ	<b>£150,000+</b>
57	46a South Road, Waterloo, Liverpool L22 5PQ	<b>£60,000+</b>
58	193 Rice Lane, Liverpool L9 1AQ	<b>£30–35,000</b>
59	166 Woolton Road, Garston, Liverpool L19 5NF	<b>£80,000+</b>
60	64 Wykeham Street, Liverpool L4 1QY	<b>Nil Reserve</b>
61	117 Sunbeam Road, Liverpool L13 5XT	<b>£55,000+</b>
62	Kirkby Family Centre, Jack Ashley House, 45 William Roberts Avenue L32 0UQ	<b>£250,000+</b>
63	72 Rhodesia Road, Liverpool L9 9BU	<b>£40–45,000</b>
64	39 Sandway Crescent, Liverpool L11 2SN	<b>£35–40,000</b>
65	122 Paterson Street, Birkenhead, Merseyside CH41 4BJ	<b>£35–40,000</b>
66	455 West Derby Road, Liverpool L6 4BL	<b>£50,000+</b>
67	450 New Hall Lane, Preston, Lancashire PR1 4TA	<b>£100,000+</b>
68	54 Harrow Road, Liverpool L4 2TJ	<b>£20–25,000</b>
69	140–142 Whetstone Lane, Birkenhead, Merseyside CH41 2TQ	<b>£225–£250,000</b>
70	104 Anderson Road, Liverpool L21 7NG	<b>£60,000+</b>
71	51 Sedley Street, Liverpool L6 5AE	<b>£40,000+</b>
72	107 Chirkdale Street, Liverpool L4 3SG	<b>£25–30,000</b>
73	Land at 56, 58, 60 Oakfield Road, Walton, Liverpool L4 2QF	<b>£25–30,000</b>
74	175 Kensington, Liverpool L7 2RF	<b>£150,000+</b>
75	6 Lancaster Road, Huyton, Liverpool L36 1UR	<b>£55–60,000</b>
76	26 Anfield Road, Liverpool L4 0TF	<b>£50,000+</b>
77	62 Trinity Road, Bootle, Merseyside L20 3BB	<b>£125,000+</b>
78	27 Copy Lane, Bootle, Merseyside L30 8RB	<b>£110,000+</b>
79	49 Geraint Street, Liverpool L8 8HQ	<b>Sold Prior</b>
80	4 Callow Road, Liverpool L15	<b>£50,000+</b>
81	29 Balmoral Road, Liverpool L6 8NB	<b>£85,000+</b>
82	10 Banner Street, Liverpool L15	<b>£40–45,000</b>
83	2 Elmsdale Road, Liverpool L18 1LX	<b>£90,000+</b>
84	73 Chatsworth Avenue, Orrell Park, Liverpool L9 3AY	<b>£40,000+</b>
85	72 St. Domingo Vale, Liverpool L5 6RW	<b>£45,000+</b>
86	112 Dacy Road, Liverpool L5 6SB	<b>£35–40,000</b>
87	57 Botanic Road, Liverpool L7 5PX	<b>£30–35,000</b>
88	Manchester House, The Square, Aberbeeg, Abertillery, Gwent NP13 2AB	<b>£15,000+</b>
89	20 Earle Road, Liverpool L7	<b>£20–25,000</b>
90	129 Chirkdale Street, Liverpool L4 3SG	<b>£25–30,000</b>
91	12 Smithdown Place, Liverpool L15 9EH	<b>£250,000+</b>
92	39 Orwell Road, Liverpool L4 1RG	<b>£25–30,000</b>
93	154 Rathbone Road, Wavertree, Liverpool L15 4HH	<b>£40–45,000</b>
94	15 Geneva Road, Liverpool L6 3AS	<b>£85,000+</b>
95	71 Yew Tree Lane, Liverpool L12 9HQ	<b>£110,000+</b>
96	6 Springmeadow Road, Gateacre, Liverpool L25 3PT	<b>£95,000+</b>
97	38 Bentley Road, Liverpool L8 0SZ	<b>£125,000+</b>

# Order of sale **by type**

## Vacant Residential

- 1 1 Cooper Close, Aigburth, Liverpool L19 3PP
- 2 2 Uldale Way, Liverpool L11 2UA
- 4 8 Domville, Whiston, Prescot, Merseyside L35 3JF
- 5 8 Vicar Road, Liverpool L6 0BW
- 6 133 Elephant Lane, Thatto Heath, St Helens, Merseyside WA9 5QZ
- 7 7 Oak Terrace, Beech Street, Liverpool L7 0HJ
- 9 362 Hawthorne Road, Bootle, Merseyside L20 9AZ
- 10 8 Sutton Street, Liverpool L13 7EJ
- 11 44 Argyle Street South, Birkenhead, Merseyside CH41 9BX
- 14 35 Orwell Road, Liverpool L4 1RG
- 15 48 Bartlett Street, Liverpool L15 0HW
- 16 11 Belmont Drive, Liverpool L6 7UW
- 23 14 Hanwell Street, Liverpool L6 0AW
- 24 100 Barrington Road, Liverpool L15 3HR
- 26 36 Menai Street, Birkenhead, Merseyside CH41 6EL
- 27 49 Sunlight Street, Liverpool L6 4AG
- 28 37 Orwell Road, Liverpool L4 1RG
- 29 97 Newsham Drive, Liverpool L6 7UQ
- 30 5 Royal Court, Castle Hill Road, Hindley, Wigan, Lancashire WN2 4BJ
- 33 106 Gray Street, Bootle, Merseyside L20 4PR
- 34 40 Croxteth Road, Liverpool L8 3SQ
- 35 71 Lowell Street, Liverpool L4 4DL
- 36 21 Annesley Road, Aigburth, Liverpool L17
- 37 West Derby Cemetery, Lower House Lane, Liverpool L11
- 41 50 Huskisson Street, Liverpool L8 7LR
- 45 67 Wendell Street, Liverpool L8 0RG
- 46 44 Rickman Street, Liverpool L4 1RL
- 47 45 Moscow Drive, Liverpool L13 7DF
- 54 25 Harebell Street, Liverpool L5 7RP
- 56 Norfolk House, 1–3 Norfolk Street, Wigan, Lancashire WN5 9BJ
- 57 46a South Road, Waterloo, Liverpool L22 5PQ
- 59 166 Woolton Road, Garston, Liverpool L19 5NF
- 60 64 Wykeham Street, Liverpool L4 1QY
- 61 117 Sunbeam Road, Liverpool L13 5XT
- 63 72 Rhodesia Road, Liverpool L9 9BU
- 64 39 Sandway Crescent, Liverpool L11 2SN
- 68 54 Harrow Road, Liverpool L4 2TJ
- 69 140–142 Whetstone Lane, Birkenhead, Merseyside CH41 2TQ
- 70 104 Anderson Road, Liverpool L21 7NG
- 71 51 Sedley Street, Liverpool L6 5AE
- 72 107 Chirkdale Street, Liverpool L4 3SG
- 75 6 Lancaster Road, Huyton, Liverpool L36 1UR
- 77 62 Trinity Road, Bootle, Merseyside L20 3BB
- 78 27 Copy Lane, Bootle, Merseyside L30 8RB

- 79 49 Geraint Street, Liverpool L8 8HQ
- 80 4 Callow Road, Liverpool L15
- 81 29 Balmoral Road, Liverpool L6 8NB
- 83 2 Elmsdale Road, Liverpool L18 1LX
- 84 73 Chatsworth Avenue, Orrell Park, Liverpool L9 3AY
- 85 72 St. Domingo Vale, Liverpool L5 6RW
- 86 112 Dacy Road, Liverpool L5 6SB
- 87 57 Botanic Road, Liverpool L7 5PX
- 88 Manchester House, The Square, Aberbeeg, Abertillery, Gwent NP13 2AB
- 89 20 Earle Road, Liverpool L7
- 90 129 Chirkdale Street, Liverpool L4 3SG
- 92 39 Orwell Road, Liverpool L4 1RG
- 93 154 Rathbone Road, Wavertree, Liverpool L15 4HH
- 94 15 Geneva Road, Liverpool L6 3AS
- 95 71 Yew Tree Lane, Liverpool L12 9HQ
- 96 6 Springmeadow Road, Gateacre, Liverpool L25 3PT

## Residential Investment

- 3 Apt 6, Millwood Court, Alderfield Drive, Liverpool L24 6TQ
- 25 Apt 9, Millwood Court, Alderfield Drive, Liverpool L24 6TQ
- 32 51a Junction Lane, St Helens, Merseyside WA9 3JN
- 39 30 Cretan Road, Liverpool L15
- 40 Apt 11, Millwood Court, Alderfield Drive, Liverpool L24 6TQ
- 43 34, 34a, 34b Knowsley Road, Bootle, Liverpool L20 4NL
- 44 Apt 12, Millwood Court, Alderfield Drive, Liverpool L24 6TQ
- 48 Apt 17, Millwood Court, Alderfield Drive, Liverpool L24 6TQ
- 51 51 Winskill Road, Liverpool L11 1HA
- 52 15 Melling Road, Bootle, Merseyside L20 5BD
- 53 26 Harebell Street, Liverpool L5 7RP
- 65 122 Paterson Street, Birkenhead, Merseyside CH41 4BJ
- 74 175 Kensington, Liverpool L7 2RF
- 76 26 Anfield Road, Liverpool L4 0TF
- 82 10 Banner Street, Liverpool L15
- 97 38 Bentley Road, Liverpool L8 0SJ

## Vacant Commercial

- 13 66 Dale Street, Liverpool L2 5ST
- 18 51 Oakfield Road, Walton, Liverpool L4 0UE
- 20 9 Rodney Street, Liverpool L1 9EF
- 21 The Watchmaker Public House, Lyneham, Whiston, Prescot L35 3TN
- 22 116 Linacre Road, Liverpool L21 8JT

- 31 3 Bridle Way, Bootle, Merseyside L30 4UA
- 42 16 Pomona Street, Liverpool L3 5TL
- 49 41 Warwick Street, Liverpool L8 6TG
- 50 71 Crosby Road North, Liverpool L22 4QD
- 55 323–325 Prescot Road, Old Swan, Liverpool L13 3BS
- 58 193 Rice Lane, Liverpool L9 1AQ
- 62 Kirkby Family Centre, Jack Ashley House, 45 William Roberts Avenue L32 0UQ
- 66 455 West Derby Road, Liverpool L6 4BL
- 91 12 Smithdown Place, Liverpool L15 9EH

## Commercial Investment

- 12 99/99a Marsh Lane, Bootle, Merseyside L20 4JB
- 17 46a Liscard Road/108 Bell Road, Wallasey, Merseyside CH44 9AF
- 19 371–373 Borough Road, Birkenhead, Merseyside CH42 0HA
- 67 450 New Hall Lane, Preston, Lancashire PR1 4TA

## Land With Potential

- 8 Land Between 82 & 84 Blakeacre Road, Liverpool L26 9UZ
- 38 The Barn, Shevingtons Lane, Liverpool L33 1XA
- 73 Land at 56, 58, 60 Oakfield Road, Walton, Liverpool L4 2QF

**e a d solicitors**



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LOT

1

## 1 Cooper Close, Aigburth, Liverpool L19 3PP VACANT RESIDENTIAL

Guide price **£135,000+**



Not to scale. For identification purposes only

**A vacant three bedroomed semi detached property benefitting from partial double glazing, gardens, off road parking and a garage. Following refurbishment the property would be suitable for occupation.**

### Situated

Off Cooper Avenue South just off Aigburth Hall Avenue in a well established and popular residential location within easy access to local schooling and approximately 5 miles from Liverpool city centre.

### Ground Floor

Porch Entrance, Hall, two Reception Rooms, Kitchen.

### First Floor

Three Bedrooms, Bathroom, separate WC

### Outside

Gardens front and rear, Driveway, Garage.

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LOT

2

## 2 Uldale Way, Liverpool L11 2UA VACANT RESIDENTIAL

Guide price **£30-35,000**



Not to scale. For identification purposes only

**A vacant two bedroomed mid town house benefitting from double glazing and gardens. Following repair and modernisation the property would be suitable for investment purposes.**

### Situated

Just off Carr Lane off Utting Avenue East in an established residential location approximately 4 miles from Liverpool city centre.

### Ground Floor

Lounge, Kitchen/Diner

### First Floor

Two Bedrooms, Shower Room/WC

### Outside

Gardens front and rear.

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LOT

3

## Apt 6, Millwood Court, Alderfield Drive, Liverpool L24 6TQ

RESIDENTIAL INVESTMENT

Guide price **£40-45,000**



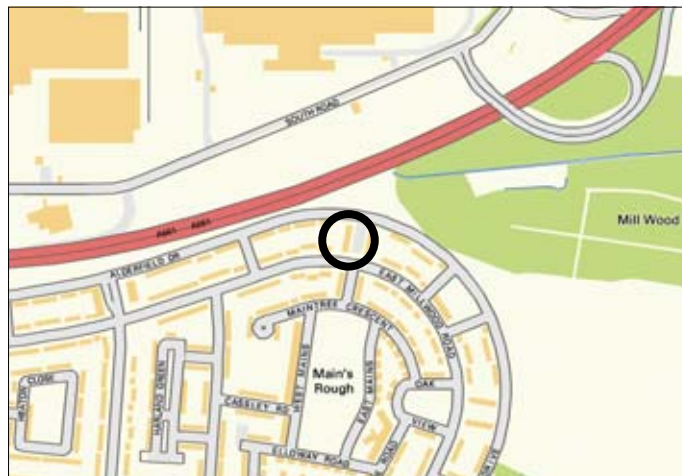
**A three-bedroomed second floor purpose built apartment currently let by way of an Assured Shorthold Tenancy at a rental of £5700.00 per annum. The property is within a development of 24 apartments across two blocks which is fully fenced off and gated and benefits from double glazing, central heating, communal gardens and parking.**

### Situated

The property is situated off Alderfield Drive in the Speke District within easy access to Speke's Retail Park and approximately 5 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway



Not to scale. For identification purposes only

### Second Floor

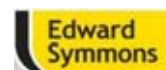
Flat 6 – Hall, Living Room, Open Plan Kitchen/Diner, three Bedrooms, Bathroom/WC

### Outside

Communal Gardens and Parking.

### Note

We have not carried out an internal inspection of the property nor seen sight of the tenancy agreement, all information has been supplied by the vendor.



LOT

4

## 8 Domville, Whiston, Prescot, Merseyside L35 3JF

VACANT RESIDENTIAL

Guide price **£60,000+**



**A four bedroomed end town house benefiting from double glazing, central heating, and side and rear gardens with parking.**

### Situated

Off Pennywood Drive which in turn is off Lickers Lane within easy access to local amenities, schooling and Railway Stations.

### Ground Floor

Hall, Lounge, Kitchen/Diner, WC, Utility room.

### First Floor

Four Bedrooms, Bathroom/WC



Not to scale. For identification purposes only

### Outside

Parking to the rear, Garden to side and rear.

LOT  
**5**

## 8 Vicar Road, Liverpool L6 0BW VACANT RESIDENTIAL

Guide price **£30,000+**



**A three bedroomed middle terraced property in need of repair and modernisation.**

### Situated

Off Townsend Lane within easy access to local amenities and approximately 3 miles from Liverpool city centre.

### First Floor

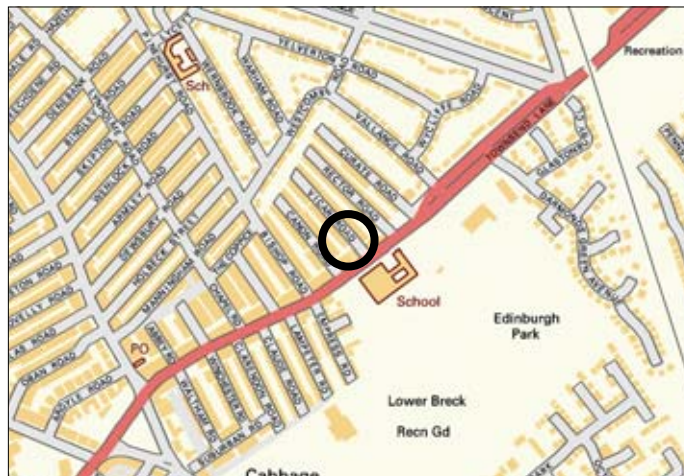
Three Bedrooms, Bathroom/WC

### Outside

Yard to the rear.

### Ground Floor

Hall, through Living Room, Kitchen



Not to scale. For identification purposes only

### Note

We have not carried out an internal inspection. All information has been supplied by the vendor.

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LOT  
**6**

## 133 Elephant Lane, Thatto Heath, St Helens, Merseyside WA9 5QZ VACANT RESIDENTIAL

Guide price **£50,000+**



**The property comprises a vacant two bedroom semi detached house with rear garden, and benefiting from double glazing, gas central heating and modernised kitchen. There is parking to the rear with access from Dorothy Street.**

### Situated

The premises are situated fronting Elephant Lane, close to its junction with Dorothy Street within a densely populated residential area.

### Ground Floor

Lounge, Kitchen.

### First Floor

Two Bedrooms, Bathroom/WC



Not to scale. For identification purposes only

### Outside

Rear garden with vehicle access from Dorothy Street.

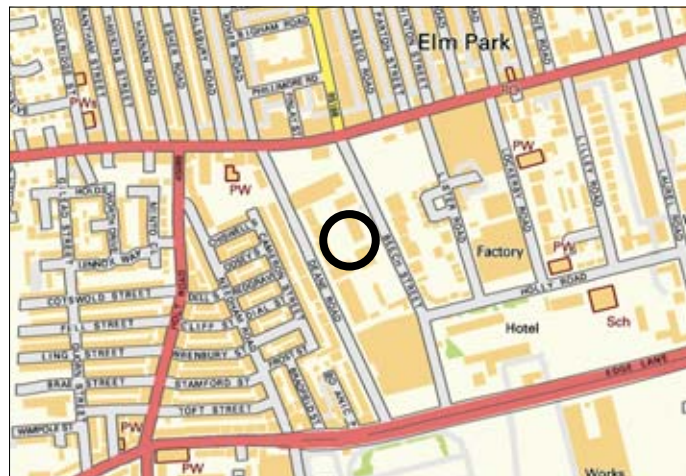
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LOT  
**7**

## 7 Oak Terrace, Beech Street, Liverpool L7 0HJ

### VACANT RESIDENTIAL

Guide price **£125,000+**



Not to scale. For identification purposes only

**A three storey Grade II Listed end town house converted to provide three self contained flats together with a cellar with the potential to provide a further unit, subject to the relevant consents. The property is in need of repair and modernisation and benefits from off road parking and gardens.**

#### Situated

The property is situated in a quiet private terrace off Beech Street which in turn is off Kensington High Street within easy access to local

amenities and approximately 2 miles from Liverpool city centre.

#### Ground Floor

Main Entrance Hallway

**Flat 1** – Hall, Open Plan Lounge/ Kitchen, Bathroom/WC, two Bedrooms. Cellar

#### First Floor

**Flat 2** – Hall, Open Plan Lounge/ Kitchen, stairs to three Bedrooms, Bathroom/WC

#### Second Floor

**Flat 3** – Hall, Living Room, Kitchen, three Bedrooms, Bathroom/WC

#### Outside

Communal Parking. Rear Garden.

On behalf of Knowsley Council

LOT  
**8**

## Land Between 82 & 84 Blakeacre Road, Liverpool L26 9UZ

### LAND WITH POTENTIAL

Guide price **£20,000+**



Not to scale. For identification purposes only

**A Freehold development site extending to 560m<sup>2</sup> or thereabouts with the benefit of outline planning consent for the erection of one three-bedroomed detached house.**

#### Situated

The site is situated within a popular residential area between 82 and 84 Blakeacre Road, close to Higher Lane (A562) close to local amenities.

#### Site Area

560m<sup>2</sup> or thereabouts (0.14 acres)

#### General

1. There will be a bond of £2500 payable by the purchaser on completion which will be refunded in the event no damage is caused to any adjoining adopted footpaths and highways.

#### Fees

The purchaser will be responsible for the council's surveyors and legal fees being 4% of the purchase price subject to a minimum of £600+vat.

#### Planning

For further information visit [www.knowsley.gov.uk](http://www.knowsley.gov.uk). Application reference 11/00378/KMBC1.

#### Contact

Jonathan Lowe  
[jonathan.lowe@knowsley.gov.uk](mailto:jonathan.lowe@knowsley.gov.uk)  
Tel: 0151 443 2328

On Behalf of



LOT  
**9**

**362 Hawthorne Road, Bootle, Merseyside L20 9AZ**  
**VACANT RESIDENTIAL**

Guide price **£30,000+**



Not to scale. For identification purposes only

**A vacant two storey middle terraced property converted to provide two one-bedroomed flats in need of repair and modernisation.**

**Outside**

Yard to the rear.

**Situated**

Fronting Hawthorne Road in a popular residential location within close proximity to Bootle Strand Shopping Parade and approximately 4 miles from Liverpool city centre.

**Ground Floor**

Main Entrance Hallway

**Flat 1** – Hall, Living Room, Kitchen, Bedroom, Bathroom/WC

**First Floor**

**Flat 2** – Hall, Living Room, Kitchen, Bedroom, Bathroom/WC

LOT  
**10**

**8 Sutton Street, Liverpool L13 7EJ**  
**VACANT RESIDENTIAL**

Guide price **£60,000+**



Not to scale. For identification purposes only

**A vacant three bedroomed double fronted middle terraced property benefitting from double glazing and central heating. The property would be suitable for occupation or investment purposes.**

**Outside**

Yard to the rear.

**Situated**

Off Green Lane in an established residential location within easy access to Tuebrook amenities, schooling and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Entrance Hall, Lounge, Dining Room, Kitchen

**First Floor**

Three Bedrooms, Bathroom/WC

LOT  
**11**

## 44 Argyle Street South, Birkenhead, Merseyside CH41 9BX

VACANT RESIDENTIAL

Guide price **£30–35,000**



Not to scale. For identification purposes only

**A vacant two bedroomed middle terraced property in need of a full upgrade and modernisation.**

### Situated

Fronting Argyle Street South facing Tile World in a popular residential location within close proximity to Birkenhead Central Railway Station.

### First Floor

Two bedrooms, bathroom/WC

### Outside

Yard to the rear

### Ground Floor

Hall, two Living Rooms & Kitchen

LOT  
**12**

## 99/99a Marsh Lane, Bootle, Merseyside L20 4JB

COMMERCIAL INVESTMENT

Guide price **£35–40,000**



Not to scale. For identification purposes only

**A three storey mixed use middle terrace property consisting of a ground floor shop unit together with an ancillary office and storage accommodation to the upper floors. The property benefits from electric steel roller shutters. We are advised the property is currently let on a 1 year lease producing an annual rental income of £6600 per annum.**

### Situated

Fronting Marsh Lane in the Bootle district approximately 3 miles from Liverpool city centre.

### Ground Floor

Shop, Main sales area, rear room, kitchen/WC

### First Floor

Storage/Ancillary Accommodation

### Outside

Yard to the rear

LOT  
**13**

## 66 Dale Street, Liverpool L2 5ST VACANT COMMERCIAL

Guide price **£100,000+**



Not to scale. For identification purposes only

**A retail unit arranged over lower ground and ground floors which is within the Imperial Chambers Building in the centre of Liverpool's Business District. It is currently used as a Beauty Salon and is fitted to an excellent standard for this use. The property will be sold with vacant possession and would be suitable for A1/A2/A5 Use, subject to the necessary consent. The total area is 732sq ft. The property benefits from central heating and electric roller shutters. The property is sold subject to a 99 year lease from 1st February 2006.**

### Situated

Fronting Dale Street at its junction with Cumberland Street on a prominent corner position, adjacent to Liverpool's first 5-star hotel, scheduled to open shortly, and opposite there will be a Tesco Express store and the Ibis Hotel scheduled for completion next year.

### Lower Ground Floor

Two Treatment Rooms, Kitchen, WC, Cellar

### Ground Floor

Main sales area.

On behalf of a Housing Association

LOT  
**14**

## 35 Orwell Road, Liverpool L4 1RG VACANT RESIDENTIAL

Guide price **£30-35,000**



Not to scale. For identification purposes only

**The property comprises a two storey three bedroom terraced house. The property is in need of extensive repair and modernisation. The property benefits from double glazing.**

### Outside

Front open forecourt and enclosed rear yard.

### Situated

Off Stanley Road in an established residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

### Ground Floor

Entrance Hall, Front Living Room opening to Rear Living Room, Kitchen.

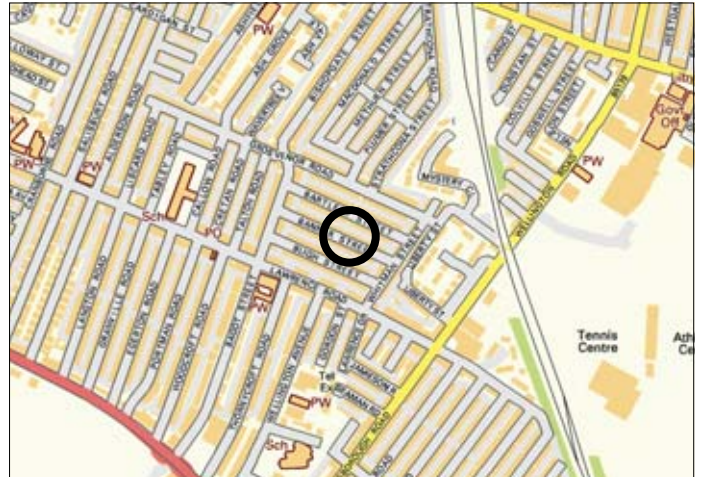
### First Floor

Three Bedrooms, Bathroom/WC

LOT  
**15**

**48 Bartlett Street, Liverpool L15 0HW**  
**VACANT RESIDENTIAL**

Guide price **£40–45,000**



Not to scale. For identification purposes only

**A vacant two bedroomed middle terrace property in need of repair and modernisation. The property benefits from central heating.**

**Outside**

Yard to the rear.

**Situated**

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

**Ground Floor**

Through Living Room, Kitchen, Bathroom/WC

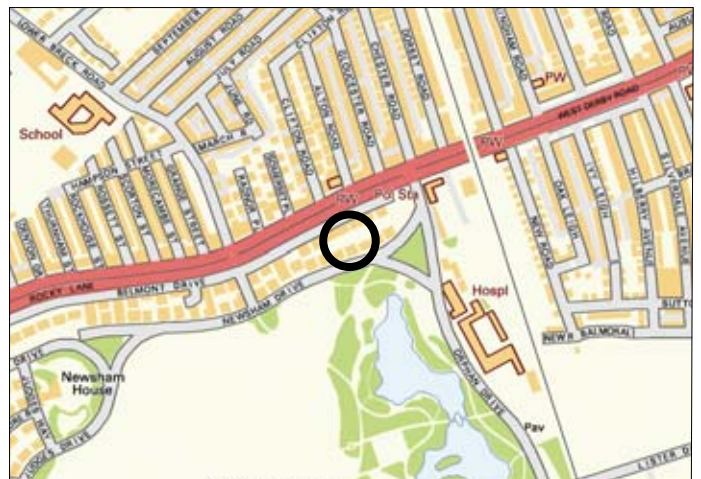
**First Floor**

Two Bedrooms.

LOT  
**16**

**11 Belmont Drive, Liverpool L6 7UW**  
**VACANT RESIDENTIAL**

Guide price **£70,000+**



Not to scale. For identification purposes only

**A vacant three storey six bedroomed semi detached property in need of repair and modernisation. The property benefits from gardens.**

**Second Floor**

Three Bedrooms. two Ante-spaces.

**Outside**

Gardens front and rear.

**Situated**

Fronting Belmont Drive which in turn is off West Derby Road within easy access to Tuebrook amenities, Newsham Park, schooling and approximately 3 miles from Liverpool city centre.

**Cellar**

Not Inspected. Ground Floor: Hall, three Reception Rooms, Kitchen, Utility Room, Wet Room/WC

**First Floor**

Three Bedrooms, Separate WC

LOT  
**17**

## 46a Liscard Road/108 Bell Road, Wallasey, Merseyside CH44 9AF

COMMERCIAL INVESTMENT

Guide price **£40,000+**



Not to scale. For identification purposes only

**A vacant end terrace mixed use property in need of refurbishment, providing a ground floor retail unit together with a two bedroomed flat above. The property would be suitable for a number of uses, subject to the relevant consents.**

### Situated

On the corner of Liscard Road and Bell Road. Liscard Road is quite a busy thoroughfare approximately 1 mile from Wallasey town centre.

### Ground Floor

Shop area measuring 486sq ft with stock room and separate WC.

### First Floor

Flat accessed via a separate entrance – Hall, two bedrooms, lounge, kitchen and bathroom.

### Outside

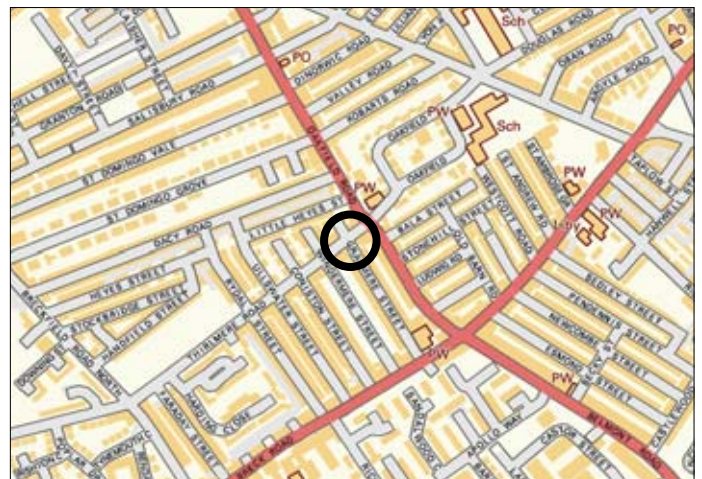
Yard to the rear.

LOT  
**18**

## 51 Oakfield Road, Walton, Liverpool L4 0UE

VACANT COMMERCIAL

Guide price **£20–25,000**



Not to scale. For identification purposes only

**A vacant corner ground floor retail unit benefiting from access to a shared basement. The property would be suitable for a number of uses, subject to the relevant consents. GIA approximately 113m<sup>2</sup> (460sq ft)**

### Situated

fronting Oakfield Road and on the corner of Thirlmere Road within close proximity to Liverpool Football Club and approximately 2 miles from Liverpool city centre.

### Basement

There is no division between the basement of the subject property and the basement of the adjoining premises (53 Oakfield Road) effectively forming a large shared basement.

### Ground Floor

Reception, Office and Kitchen/Storage GIA approximately: 113m<sup>2</sup> (460sq ft)

### Tenure

The Freehold interest in the building is being offered, which is subject to two residential long leases on the first and second floors of the property, both at a nominal ground rent. The ground floor

unit as stated is vacant. For further information prospective purchasers are referred to the legal pack.

### Joint Agents



James Couth,  
Tel: 0161 956 4262  
Email: james.couth@gva.co.uk



**The property consists of three adjoining and interconnecting two-storey terraced buildings. Internally the property comprises a large ground floor retail shop unit and self contained storage accommodation to the first floor. The premises are currently let to The Bankrupt Shop Limited by way of a new 10 year Full Repairing and Insuring Lease at a rental of £14,000 per annum. There is also provision within the lease for a Tenant only break clause at the end of year 5.**

#### **Situated**

The premises are prominently situated fronting Borough Road (A552) at its junction with Willmer Road, approximately 0.5 miles from Birkenhead town centre. The immediate surrounding area consists of residential terraced style housing and mixed use two-storey commercial premises. Nearby occupiers consist of predominantly local sole traders including The Oriental Chef, News & Booze, and Frank Cavanagh Shoe Repairs.

#### **Ground Floor**

Lower Ground Floor	
Retail Sales Area	149m <sup>2</sup> (1067sq ft)
Upper Ground Floor	
Retail Sales Area	146m <sup>2</sup> (1577sq ft)
Storage	6m <sup>2</sup> (65sq ft)
Staffroom	5m <sup>2</sup> (57sq ft)
Total Ground Floor Area	306 sq.m (3293sq ft)

#### **First Floor**

Storage	180m <sup>2</sup> (1944sq ft)
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LOT  
**20**

# **9 Rodney Street, Liverpool L1 9EF** **VACANT COMMERCIAL**

Guide price **£300–£325,000**



**A substantial, vacant, freehold Georgian Grade II listed town house suitable for a variety of uses subject to the necessary planning consents. The property is arranged over basement, ground, first, second and third floors and comprise former office and living accommodation. The second and third floors require some refurbishment and modernisation. There is a rear yard, however the rear garage is not included within the sale.**

## **Situated**

The property is situated fronting Rodney Street between its junction with Hardman Street and Maryland Street, which forms part of The Georgian Quarter conservation area.

## **Basement**

Three Rooms (not measured)

## **Ground Floor**

Front office	22.40m <sup>2</sup> (241sq ft)
Rear office 1	26.87m <sup>2</sup> (289sq ft)
Rear office 2	20.15m <sup>2</sup> (217sq ft)
Rear store	7.01m <sup>2</sup> (75sq ft)
WC	

## **First Floor**

Front office	34.60m <sup>2</sup> (372sq ft)
Rear office 1	22.90m <sup>2</sup> (246sq ft)
Rear office 2	6.13m <sup>2</sup> (66sq ft)
Rear office 3	17.40m <sup>2</sup> (187sq ft)
WC	

## **Second Floor**

Room 1	14.84m <sup>2</sup> (159sq ft)
Room 2	19.01m <sup>2</sup> (205sq ft)
Room 3	35.4m <sup>2</sup> (381sq ft)

Kitchen, Bathroom

## **Third Floor**

Room 1	5.48m <sup>2</sup> (59sq ft)
Room 2	9.14m <sup>2</sup> (98sq ft)



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**A Freehold former public house with three bedroom living accommodation on the upper floors, suitable for a variety of alternative uses subject to the necessary planning consents.**

#### **Situated**

The premises are situated within a predominantly residential area of the corner of Lyneham and Driveway Whiston.

#### **Ground Floor**

Main Bar	58.52m <sup>2</sup> (630sq ft)
Lounge Bar (Including kitchen)	104m <sup>2</sup> (1119sq ft)
Beer Store	24.65m <sup>2</sup> (265sq ft)
Ancillary Store 1	28.09m <sup>2</sup> (302sq ft)
Ancillary Store 2	2.24m <sup>2</sup> (24sq ft)
Garage	12.72m <sup>2</sup> (137sq ft)
Male and female WCs & Staff WC	

#### **First Floor (Living Accommodation)**

Three Bedrooms, Lounge, Kitchen, Bathroom.

#### **Outside**

Car parking and amenity space.

#### **Fees**

The Council's Surveyor's fees are 4% and the Legal Costs are 2% of the sale price, subject to a minimum fee of £600 in each case and not as stated in the catalogue.



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#### **Contact**

Jonathan Lowe  
jonathan.lowe@knowsley.gov.uk  
Tel: 0151 443 2328

#### **On Behalf of**



LOT  
**22**

**116 Linacre Road, Liverpool L21 8JT**  
**VACANT COMMERCIAL**

Guide price **£20,000+**

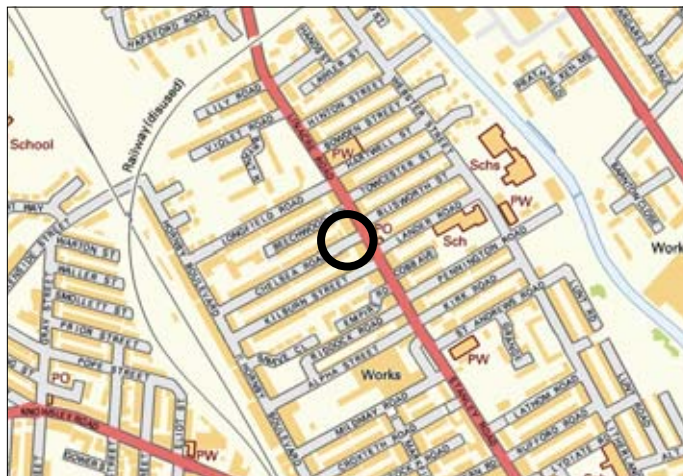


**The property comprises of a ground floor retail shop within a three storey mid terrace building. The property is in a shell state and would be suitable for investment following refurbishment. The property benefits from steel roller shutters and an alarm system. The upper floors are not included.**

**Situated**

Fronting Linacre Road within the Litherland area of Merseyside. The immediate surrounding area consists of residential terraced

style housing and mixed use commercial/residential premises.



Not to scale. For identification purposes only

**Ground Floor**

Retail Sales	45m <sup>2</sup> (484sq ft)
Rear Storage	23m <sup>2</sup> (251sq ft)
<b>Total Ground Floor Area</b>	<b>68m<sup>2</sup> (735sq ft)</b>

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LOT  
**23**

**14 Hanwell Street, Liverpool L6 0AW**  
**VACANT RESIDENTIAL**

Guide price **£30-35,000**



**A vacant two bedroomed mid terrace property benefiting from double glazing and central heating. The property would be suitable for occupation or investment purposes.**

**Situated**

Off Lower Breck Road in a popular residential location within easy access to local amenities and approximately 2.5 miles from Liverpool city centre.

**Ground Floor**

Lounge, Kitchen, Bathroom/WC.

**First Floor**

Two Bedrooms.

**Outside**

Yard to the rear.



Not to scale. For identification purposes only

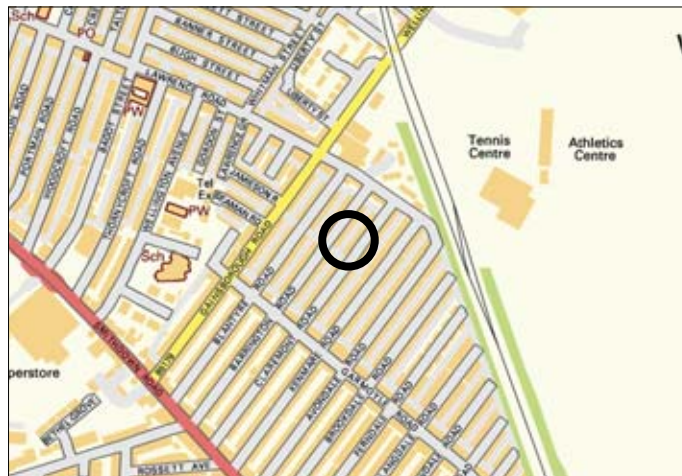
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LOT  
**24**

## 100 Barrington Road, Liverpool L15 3HR

### VACANT RESIDENTIAL

Guide price **£95,000+**



Not to scale. For identification purposes only

**A vacant three bedroomed middle terraced property benefitting from partial double glazing and central heating. Following refurbishment the property would be suitable for occupation or investment.**

#### Situated

Off Smithdown Road in a popular and well established residential location within easy access to local amenities and Allerton Road is only a short distance away.

#### Ground Floor

Hall, Lounge, Sitting Room, Kitchen

#### First Floor

Three Bedrooms, Bathroom/WC

#### Outside

Yard to the rear.

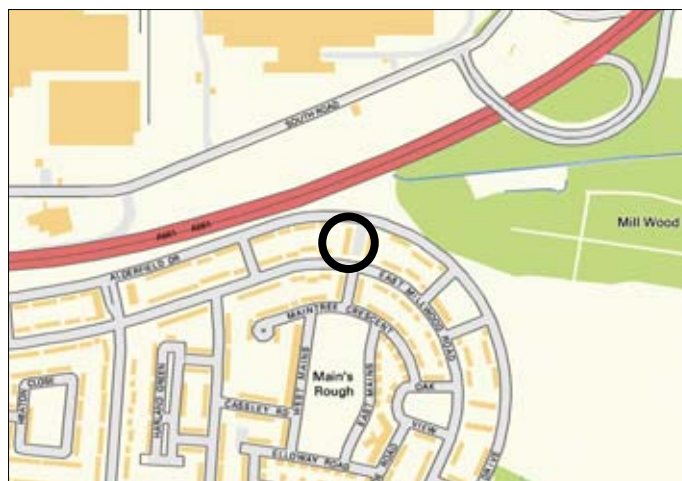
On the instruction of Edward Symmons LLP

LOT  
**25**

## Apt 9, Millwood Court, Alderfield Drive, Liverpool L24 6TQ

### RESIDENTIAL INVESTMENT

Guide price **£40-45,000**



Not to scale. For identification purposes only

**A three-bedroomed first floor purpose built apartment currently let by way of an Assured Shorthold Tenancy at a rental of £5400.00 per annum. The property is within a development of 24 apartments across two blocks which is fully fenced off and gated and benefits from double glazing, central heating, communal gardens and parking.**

#### Situated

The property is situated off Alderfield Drive in the Speke District within easy access to Speke's Retail Park and approximately 5 miles

from Liverpool city centre.

#### Ground Floor

Main Entrance Hallway

#### First Floor

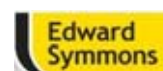
Flat 9 – Hall, Living Room, Open Plan Kitchen/Diner, three Bedrooms, Bathroom/WC

#### Outside

Communal Gardens and Parking.

#### Note

We have not carried out an internal inspection of the property nor seen sight of the tenancy agreement, all information has been supplied by the vendor.



LOT  
**26**

**36 Menai Street, Birkenhead, Merseyside CH41 6EL**  
**VACANT RESIDENTIAL**

Guide price **£35,000+**



Not to scale. For identification purposes only

**A two bedroomed middle terraced property benefiting from double glazing and central heating. The property has been partially refurbished and would be suitable for investment purposes.**

**Outside**

Yard to the rear

**Situated**

The property fronts Menai Street adjacent to Birkenhead town centre.

**Ground Floor**

Vestibule, Through lounge/Dining Room, Laundry room, Staircase down to Bathroom/WC

**First Floor**

Landing, two bedrooms.

LOT  
**27**

**49 Sunlight Street, Liverpool L6 4AG**  
**VACANT RESIDENTIAL**

Guide price **£25-30,000**



Not to scale. For identification purposes only

**A vacant two bedroomed mid terrace property in need of repair and modernisation following which would be suitable for investment purposes.**

**Outside**

Yard to the rear.

**Situated**

Off Belmont Road approximately 3 miles from Liverpool city centre and within easy access to local amenities.

**Ground Floor**

Through Lounge, Kitchen, Bathroom/WC

**First Floor**

Two Bedrooms.

LOT  
**28**

## 37 Orwell Road, Liverpool L4 1RG

VACANT RESIDENTIAL

Guide price **£30–35,000**



Not to scale. For identification purposes only

**The property comprises a two storey three bedroomed mid terraced house. The property is in need of extensive repair and modernisation. The property benefits from double glazing.**

### Situated

Off Stanley Road in an established residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

### Ground Floor

Entrance Hall, Front Living Room opening to Rear Living Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Front open forecourt and enclosed rear yard.

LOT  
**29**

## 97 Newsham Drive, Liverpool L6 7UQ

VACANT RESIDENTIAL

Guide price **£140,000+**



Not to scale. For identification purposes only

**A three storey semi detached property converted to provide three bedroomed flats. The property is in good order throughout and benefits from central heating, gardens and off road parking. The potential annual rental income when fully let is in excess of £15,000.**

### Situated

Overlooking Newsham Park within easy access to Tuebrook amenities and approximately 2.5 miles from Liverpool city centre.

### Cellar

Not inspected.

### Ground Floor

Main Entrance Hallway

**Flat 1** – Hall, Living Room, Bathroom/WC, Open Plan Living Room/Kitchen, two Bedrooms.

### First Floor

**Flat 2** – Hall, Living Room, Kitchen, two Bedrooms, Bathroom/WC.

### Second Floor

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

### Outside

Front & Rear Gardens and Parking.

LOT  
**30**

## 5 Royal Court, Castle Hill Road, Hindley, Wigan, Lancashire WN2 4BJ

VACANT RESIDENTIAL

Guide price **£45,000+**



Not to scale. For identification purposes only

**A vacant two bedroomed duplex modern basement apartment which until recently was let by way of an Assured Shorthold Tenancy at a rental of £5000 per annum. The property is in immaculate condition, fully furnished with all appliances together with one parking space, electric heating and double glazing.**

### Situated

Just off Castle Hill Road (A58) close to Hindley town centre and Train Station in an established residential location.

### Ground Floor

Entrance hallway.

### Basement Apartment

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

### Outside

One Allocated Parking Space.

On behalf of LPA Receivers

LOT  
**31**

## 3 Bridle Way, Bootle, Merseyside L30 4UA

VACANT COMMERCIAL

Guide price **£75,000+**



Not to scale. For identification purposes only

**A three storey office building to include two workshop units to the rear with their own shared dedicated yard. The property was previously used as a serviced office centre and is fitted out for this use. It would also be suitable for potential investment or owner occupier opportunity subject to the relevant consents.**

### Situated

The property is situated on Bridle Way, off Bridle Road and Park Lane on an established Netherton Industrial Estate. The property is within 2 miles of Junction 7 of the M57 which

provides direct access to the M62 and 4 miles away from Liverpool.

### Office Accommodation

Foyer Reception, concierge Office, three Office Rooms, store room,

Gents WC and disabled toilet.

Net area 5,224sq ft

### Workshop Units

Two workshop units built under a pitched roof over a steel frame support and constructed of part block work/brick and accessed via manual roller shutters. Warehouse 1 contains a porta cabin office and separate toilet block.

Net area 6,358sq ft.

### Note

The property benefits from an intruder alarm/fire detection system and manual steel roller shutters. The premises are held under a long leasehold interest granted for 99 years from 1st November 1965.



LOT  
**32**

## 51a Junction Lane, St Helens, Merseyside WA9 3JN

### RESIDENTIAL INVESTMENT

Guide price **£25–30,000**



Not to scale. For identification purposes only

**A one bedroomed first floor flat currently let by way of an Assured Shorthold Tenancy at a rental of £4,500 per annum. The property benefits from partial double glazing.**

#### Situated

Fronting Junction Lane off Peckers Hill Road in a popular location within close proximity to St Helens Railway Station.

#### First Floor

**Flat** – Living room, Bedroom, Kitchen, Bathroom/WC

#### Outside

Yard to the rear.

#### Ground Floor

Main Entrance Hallway.

LOT  
**33**

## 106 Gray Street, Bootle, Merseyside L20 4PR

### VACANT RESIDENTIAL

Guide price **£35–40,000**



Not to scale. For identification purposes only

**A vacant extended two bedroomed middle terrace property benefiting from partial double glazing. The property is in good order and suitable for immediate occupation or investment purposes. The property has the potential to convert to provide three bedrooms.**

#### Situated

Off Knowsley Road in a popular residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

#### Ground Floor

Hall, Front living room, rear living room, kitchen and wet room.

#### First Floor

Two bedrooms and bathroom/WC

#### Outside

Yard to the rear

LOT  
**34**

**40 Croxteth Road, Liverpool L8 3SQ**  
**VACANT RESIDENTIAL**

Guide price **£200–225,000**



**A substantial three storey semi detached property converted at present to provide two one-bedroomed flats, one two-bedroomed flat and two studios in need of a full refurbishment scheme and could be used as existing. However, the property would be more suitable for conversion to provide five/six one-bedroomed luxury apartments, subject to the relevant consents. There are front and rear gardens and off road parking.**

#### **Situated**

Fronting Croxteth Road in a popular and well established residential location within walking distance to Sefton Park and approximately 3 miles from Liverpool city centre.

#### **Outside**

Parking to the front, large garden to the rear.

#### **Ground Floor**

Main Entrance Hallway

**Flat A** – Hall, Large Reception Rooms, Kitchen, two Bedrooms, Bathroom/WC

#### **First Floor**

**Flat B** – Living Room/Bedroom, Kitchen, Shower Room/WC

**Flat C** – Living Room, Kitchen, Bedroom, Bathroom/WC

#### **Second Floor**

**Flat D** – Living Room/Bedroom, Kitchen, Bathroom/WC

**Flat E** – Living Room, Kitchen, Shower Room/WC, Bedroom.



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LOT  
**35**

**71 Lowell Street, Liverpool L4 4DL**  
**VACANT RESIDENTIAL**

Guide price **£25–30,000**



Not to scale. For identification purposes only

**A vacant two bedroomed end of terraced property in need of repair and modernisation.**

**Situated**

Between Goodison Road and County Road in a popular residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Lounge, Kitchen.

**First Floor**

Two Bedrooms, Bathroom/WC

**Outside**

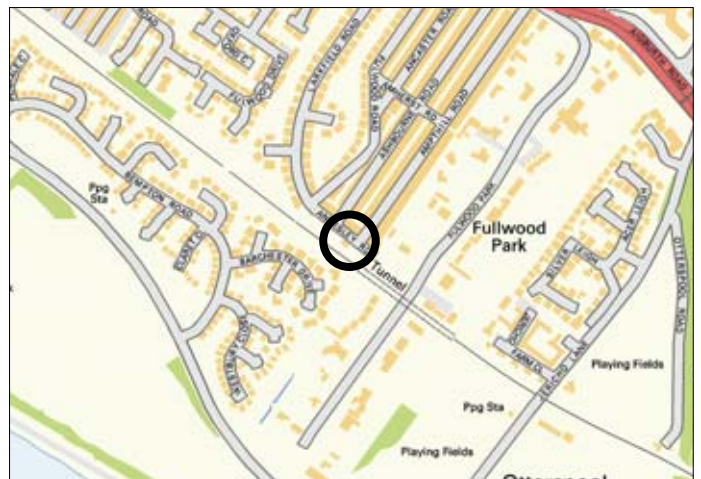
Yard to the rear.

On the Instruction of Grainger Plc

LOT  
**36**

**21 Annesley Road, Aigburth, Liverpool L17**  
**VACANT RESIDENTIAL**

Guide price **£115,000+**



Not to scale. For identification purposes only

**A three storey four bedroomed dormer style middle terraced property benefitting from double glazing and central heating. Following refurbishment the property would be suitable for occupation or investment purposes.**

**Situated**

Just off Aigburth Road in a very popular and well established residential location within easy access to Aigburth Vale amenities and approximately 4 miles from Liverpool city centre.

**Ground Floor**

Vestibule, Hallway, three Reception Rooms, Kitchen

**First Floor**

Three Bedrooms, Bathroom/W.C.

**Second Floor**

Bedroom.

**Outside**

Yard to the rear.

**grainger**  
residential management



**A two storey Grade II Listed semi detached building comprising mess rooms for cemetery workers, separate offices, clock tower together with a three bed roomed flat above via a separate entrance. The property is in need of a full refurbishment scheme and could continue its use as offices or alternatively would be suitable for possible conversion to provide two/three flats, subject to the relevant consents. In addition to the price achieved at the auction, the purchaser shall pay the Council's surveyors and legal costs at 3% of the price subject to a minimum fee of £1500.00.**

#### **Situated**

In the cemetery grounds off Lower House Lane in an established location approximately 5 miles from Liverpool city centre.

#### **Ground Floor**

Mess Rooms/Office – Hall, Reception, Staff Mess Room, Changing Room, Store, Shower/WC

#### **First Floor**

**Flat** – Hall, Living Room, Kitchen, Bathroom/WC, three Bedrooms with access to the clock tower.

#### **Outside**

Front Garden and parking.



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On the instructions of



**The Barn, Shevingtons Lane, Liverpool L33 1XA**  
**LAND WITH POTENTIAL**Guide price **£175,000+**

**A re-development opportunity suitable for a variety of uses subject to the necessary planning consents. The premises currently comprise of former offices (68m<sup>2</sup>, over two floors) nursery, with rear parking and amenity space. The site area extends to approximately 1941m<sup>2</sup>.**

**Situated**

The property is situated fronting Shevington's Lane which runs directly off Bank Lane (A506) within a predominantly residential area close to Kirkby town centre.

**Contact**

Jonathan Lowe  
jonathan.lowe@knowsley.gov.uk  
Tel: 0151 443 2328

**Ground Floor**

Offices 237m<sup>2</sup>

**First Floor**

Offices 131m<sup>2</sup>  
Site area 1941m<sup>2</sup>

**Outside**

Rear car park for approximately 20 cars

**Fees**

The purchaser will be responsible for the council's surveyors and legal fees being 4% of the purchase price subject to a minimum of £600+ VAT.



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On Behalf of



LOT  
**39**

## 30 Cretan Road, Liverpool L15 RESIDENTIAL INVESTMENT

Guide price **£55,000+**



Not to scale. For identification purposes only

**A three bedroomed middle terrace property benefiting from central heating and partial double glazing. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £3360.00 per annum.**

### Situated

off Lawrence Road in a well established and popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, Through Living Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

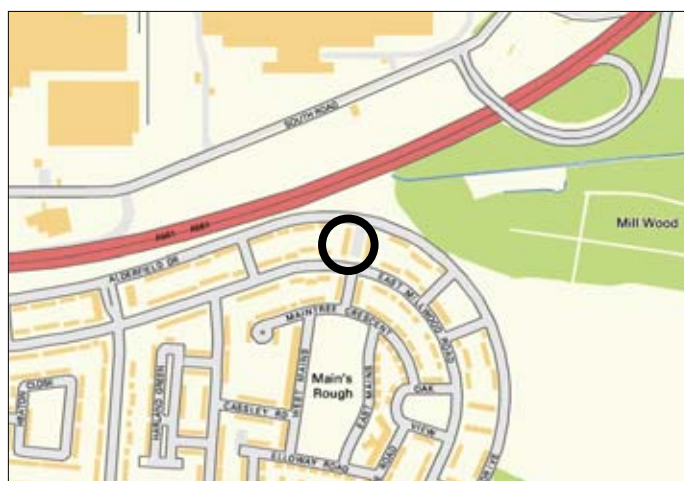
Yard to the rear.

On the instruction of Edward Symmons LLP

LOT  
**40**

## Apt 11, Millwood Court, Alderfield Drive, Liverpool L24 6TQ RESIDENTIAL INVESTMENT

Guide price **£40-45,000**



Not to scale. For identification purposes only

**A three-bedroomed second floor purpose built apartment currently let by way of an Assured Shorthold Tenancy at a rental of £5400.00 per annum. The property is within a development of 24 apartments across two blocks which is fully fenced off and gated and benefits from double glazing, central heating, communal gardens and parking.**

### Situated

The property is situated off Alderfield Drive in the Speke District within easy access to Speke's Retail Park and approximately 5 miles

from Liverpool city centre.

### Ground Floor

Main Entrance Hallway

### Second Floor

Flat 11 – Hall, Living Room, Open Plan Kitchen/Diner, three Bedrooms, Bathroom/WC

### Outside

Communal Gardens and Parking

### Note

We have not carried out an internal inspection of the property nor seen sight of the tenancy agreement, all information has been supplied by the vendor.





**A freehold Grade II three storey middle terraced property converted to provide six self contained studio apartments. Following refurbishment the property would be suitable for investment purposes or possible conversion to flats, subject to the relevant consents. The property benefits from a rear garden. In addition to the price achieved at the auction, the purchaser shall pay the Council's surveyors and legal costs at 3% of the price subject to a minimum fee of £1500.00.**

#### **Situated**

Huskisson Street is situated off Catharine Street within the popular Georgian Quarter area of Liverpool. The property is therefore situated with access to a wide range of facilities and amenities including theatres, restaurants, city shopping, parks, city's Cathedrals and public transport links in and across the city centre.

#### **Ground Floor**

Vestibule, Main Entrance Hallway.

**Flat 1** – Living Room/Bedroom, Kitchen, Shower Room/WC

**Flat 2** – Living Room/Bedroom, Kitchen, Shower Room/WC

#### **First Floor**

Landing

**Flat 3** – Living Room/Bedroom, Kitchen, Shower Room/WC

**Flat 4** – Living Room/Bedroom, Kitchen, Shower Room/WC

#### **Second Floor**

Landing

**Flat 5** – Living Room/Bedroom, Kitchen, Shower Room/WC

**Flat 6** – Living Room/Bedroom, Kitchen, Shower Room/WC

Basement – Not Inspected.

#### **Outside**

Rear Garden.



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On the instructions of



LOT  
**42**

## 16 Pomona Street, Liverpool L3 5TL VACANT COMMERCIAL

Guide price **£100,000+**



**The subject property consists of an end terrace two storey light industrial/workshop building. The Ground Floor has a roller shuttered vehicle access door to the front elevation and internally comprises of main workshop/storage area. The First Floor can be accessed via an external staircase and comprises three separate rooms and bathroom/WC**

### Situated

The premises are located fronting Pomona Street close to its junction with Mount Pleasant and the outskirts of Liverpool city centre.

The immediate surrounding area consists of a number of buildings forming part of Liverpool John Moores University and Liverpool University. Liverpool Metropolitan



Not to scale. For identification purposes only

Cathedral is also within short distance, as is Lime Street Railway station.

### Ground Floor

Main workshop/ Storage area.

### First Floor

Accessed via an external staircase, three rooms, Bathroom/WC

LOT  
**43**

## 34, 34a, 34b Knowsley Road, Bootle, Liverpool L20 4NL RESIDENTIAL INVESTMENT

Guide price **£70,000+**



**A three storey corner property converted to provide three self contained flats. The flats have recently been refurbished benefitting from double glazing and suitable for immediate occupation. One of the flats is currently let on an Assured Shorthold Tenancy at a rental of £400.00 pcm. When fully let the potential annual rental income is in excess of £12,000.**

### Situated

Fronting Knowsley Road on the corner of Byron Street in an established residential location approximately 4 miles north of

Liverpool city centre and within easy access to Bootle Strand Shopping Centre.



Not to scale. For identification purposes only

### Ground Floor

**Flat 34** – Hall, Living Room, Kitchen, Bedroom, Bathroom/WC (front entrance)

two Bedrooms, Bathroom/WC (side entrance)

### First Floor

**Flat A** – Hall, Living Room, Kitchen, Bedroom Bathroom/WC (side entrance)

### Outside

Yard to the rear.

### Second Floor

**Flat B** – Hall, Living Room, Kitchen,

LOT  
**44**

## Apt 12, Millwood Court, Alderfield Drive, Liverpool L24 6TQ

RESIDENTIAL INVESTMENT

Guide price **£40-45,000**



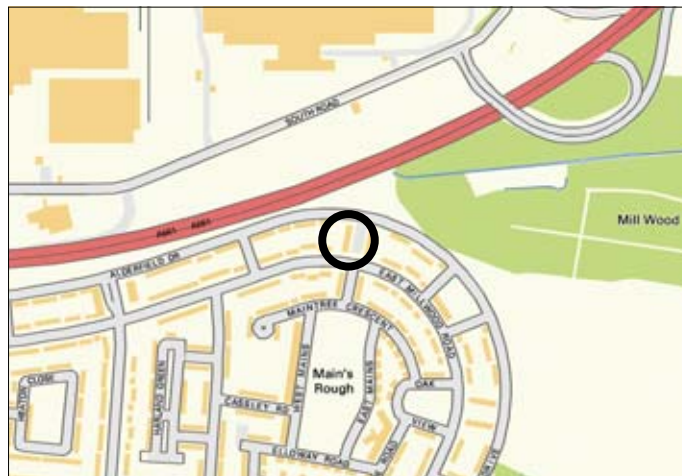
**A three bedroomed second floor purpose built apartment currently let by way of an Assured Shorthold Tenancy at a rental of £5400.00 per annum. The property is within a development of 24 apartments across two blocks which is fully fenced off and gated and benefits from double glazing, central heating, communal gardens and parking.**

### Situated

The property is situated off Alderfield Drive in the Speke District within easy access to Speke's Retail Park and approximately 5 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway



Not to scale. For identification purposes only

### Second Floor

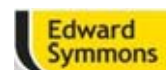
Flat 12 – Hall, Living Room, Open Plan Kitchen/Diner, three Bedrooms, Bathroom/WC

### Outside

Communal Gardens and Parking

### Note

We have not carried out an internal inspection of the property nor seen sight of the tenancy agreement, all information has been supplied by the vendor.



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LOT  
**45**

## 67 Wendell Street, Liverpool L8 0RG

VACANT RESIDENTIAL

Guide price **£40,000+**



**A vacant two bedroomed mid terrace property benefiting from double glazing and central heating. The property would be suitable for occupation or investment purposes following refurbishment.**

### Situated

Off Smithdown Road in a popular residential location approximately 1.5 miles from Liverpool city centre.

### Ground Floor

Through Living Room, Kitchen, Bathroom/WC

### First Floor

Two Bedrooms.



Not to scale. For identification purposes only

### Outside

Yard to the rear

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On behalf of a Housing Association

LOT  
**46**

## 44 Rickman Street, Liverpool L4 1RL

VACANT RESIDENTIAL

Guide price **£30–35,000**



Not to scale. For identification purposes only

**The property comprises a two storey three bedroomed end terraced house suitable for investment purposes following refurbishment. The property benefits from double glazing.**

### Situated

In an area of late Victorian terraced houses close to Stanley Road where there are good local shopping facilities available and bus services to the city centre.

### Ground Floor

Hall, Living Room, Kitchen/Dining Room.

### First Floor

Two Bedrooms, Bathroom/WC

### Second Floor

Bedroom.

### Outside

Forecourt to the front and a small rear yard.

On behalf of a Housing Association

LOT  
**47**

## 45 Moscow Drive, Liverpool L13 7DF

VACANT RESIDENTIAL

Guide price **£65,000+**



Not to scale. For identification purposes only

**The property comprises a mainly two storey mid terraced house which has been converted to provide two self contained flats sharing the same front entrance. The property benefits from an intercom system.**

### Situated

The property is situated in an area of late Victorian terraced and semi-detached houses. Access is from Green Lane and there is local shopping available with shops on West Derby Road and Old Swan.

### Ground Floor

Common entrance hall.

**Flat 1** – Hall, Living Room, Kitchen, Bathroom/WC, Bedroom.

### First Floor

**Flat 2** – Hall, Boxroom, Living Room, Kitchen/breakfast Room, Bedroom, Bathroom/wc.

### Second Floor

Landing, Bedroom.

### Outside

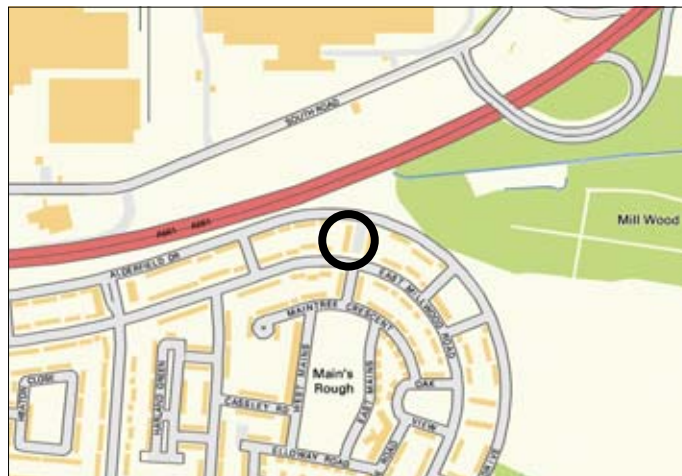
There is a small garden area to the front and a yard area to the rear.

LOT  
**48**

## Apt 17, Millwood Court, Alderfield Drive, Liverpool L24 6TQ

RESIDENTIAL INVESTMENT

Guide price **£40-45,000**



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**A three bedroomed second floor purpose built apartment currently let by way of an Assured Shorthold Tenancy at a rental of £5700.00 per annum. The property is within a development of 24 apartments across two blocks which is fully fenced off and gated and benefits from double glazing, central heating, communal gardens and parking.**

### Situated

The property is situated off Alderfield Drive in the Speke District within easy access to Speke's Retail Park and approximately 5 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway

Not to scale. For identification purposes only

### Second Floor

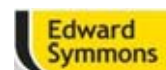
Flat 17 – Hall, Living Room, Open Plan Kitchen/Diner, three Bedrooms, Bathroom/W.C.

### Outside

Communal Gardens and Parking.

### Note

We have not carried out an internal inspection of the property nor seen sight of the tenancy agreement, all information has been supplied by the vendor.

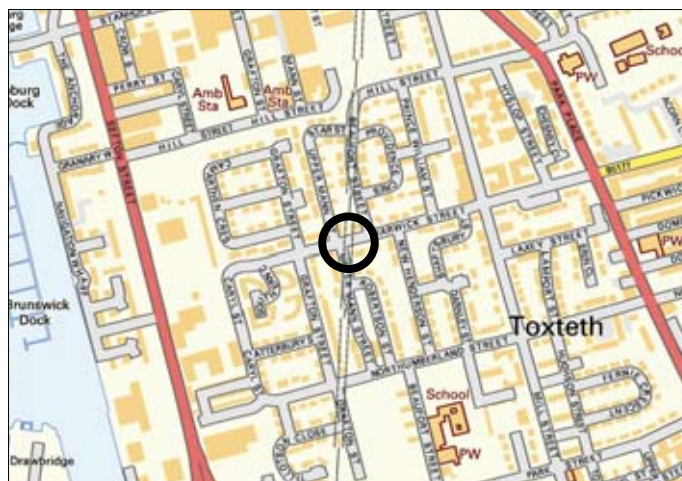


LOT  
**49**

## 41 Warwick Street, Liverpool L8 6TG

VACANT COMMERCIAL

Guide price **£25,000+**



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**A vacant single storey retail unit previously used and fitted out as a Sunbed Shop and could continue as existing or would be suitable for a number of uses, subject to the relevant consents. The property benefits from electric steel roller shutters.**

### Situated

Fronting Warwick Street off Mill Street just off Park Road in an established location with a parade of similar units.

### Accommodation

Shop – Reception Area, three Cubicles, WC, Rear Room, Kitchen Area.

Not to scale. For identification purposes only

### Outside

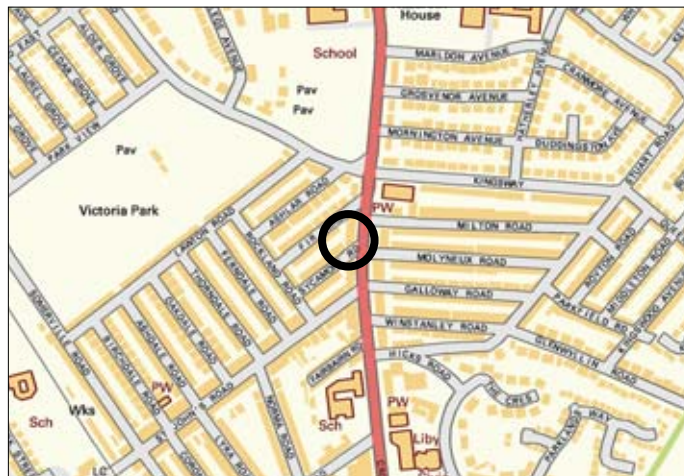
Shared Yard.

LOT  
**50**

## 71 Crosby Road North, Liverpool L22 4QD

### VACANT COMMERCIAL

Guide price **£120,000+**



Not to scale. For identification purposes only

**A vacant mixed use two storey middle terraced property comprising of a ground floor retail premises together with a three bedroomed flat above. The property benefits from central heating, electric steel roller shutters and an alarm. The property would be suitable for a number of uses, subject to the relevant consents. The flat is currently let on an AST at a rental of £4,800pa. However we are advised this will be vacant on completion.**

#### Situated

Fronting Crosby Road North in a prominent location and a main arterial route into Liverpool city centre and Crosby Village amenities.

#### First Floor

**Flat** – Living Room, Kitchen, three Bedrooms, Bathroom/WC

#### Outside

Yard to the rear.

#### Ground Floor

**Shop** – Front Sales Area 2 Rear Storage Rooms, Kitchen and WC (Total ground floor area 973sq ft)

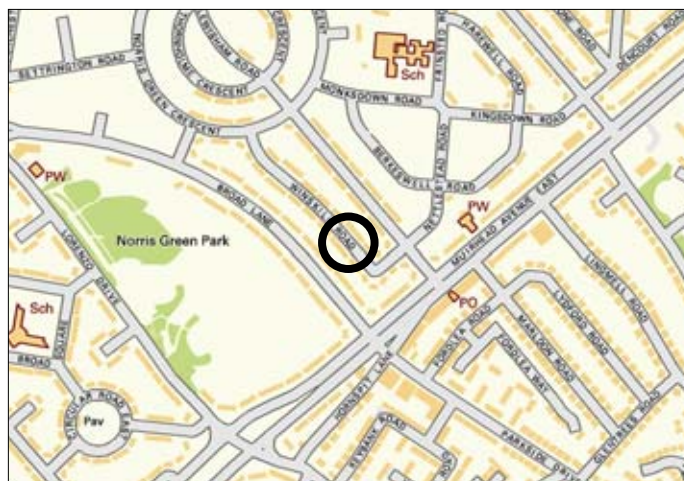
On behalf of Receivers

LOT  
**51**

## 51 Winskill Road, Liverpool L11 1HA

### RESIDENTIAL INVESTMENT

Guide price **£30–35,000**



Not to scale. For identification purposes only

**A three bedroomed mid town house which is currently let by way of an Assured Shorthold Tenancy at a rental income of £3,380 per annum. The property benefits from central heating, gardens and off road parking.**

#### Situated

Off Lewisham Road which in turn is off Muirhead Avenue East approximately 4 miles from Liverpool city centre.

#### Ground Floor

Entrance hall, Lounge, Kitchen, WC

#### First Floor

Three Bedrooms, Bathroom/WC

#### Outside

Front and rear gardens, Driveway.



LOT  
**52**

**15 Melling Road, Bootle, Merseyside L20 5BD**  
**RESIDENTIAL INVESTMENT**

Guide price **£35–40,000**



**A middle terraced property benefitting from central heating and double glazing. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £6600.00 per annum.**

**Situated**

Off Stanley Road in an established location within easy access to local amenities.

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Yard to the rear.

**Ground Floor**

Hall, two Reception Rooms, Kitchen.



Not to scale. For identification purposes only

**Note**

We have not carried out an internal inspection of the property.



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LOT  
**53**

**26 Harebell Street, Liverpool L5 7RP**  
**RESIDENTIAL INVESTMENT**

Guide price **£30–35,000**



**A two bedroomed mid terrace property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £4800 per annum.**

**Situated**

Off Stanley Road in an established residential location approximately 2 miles from Liverpool city centre.

**Ground Floor**

Hall, through living room and kitchen.

**First Floor**

Two bedrooms and bathroom/WC



Not to scale. For identification purposes only

**Outside**

Yard to the rear

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LOT  
**54**

## 25 Harebell Street, Liverpool L5 7RP

### VACANT RESIDENTIAL

Guide price **£30–35,000**



Not to scale. For identification purposes only

**A three bedroomed mid terrace property benefiting from double glazing and central heating.**

#### Situated

Off Stanley Road in an established residential location approximately 2 miles from Liverpool city centre.

#### First Floor

Three Bedrooms

#### Outside

Yard to the rear

#### Ground Floor

Hall, Lounge, Kitchen/diner and bathroom/WC

LOT  
**55**

## 323–325 Prescott Road, Old Swan, Liverpool L13 3BS

### VACANT COMMERCIAL

Guide price **£100,000+**



Not to scale. For identification purposes only

**A double fronted three storey end terraced property which until recently traded as a hair, beauty and barber training school. The ground floor has been fitted for this purpose and benefits from timber laminate flooring, three phase electricity, electric steel roller shutters and an alarm. To the first floor there is a combination of treatment rooms, offices and training rooms. The property would be suitable for a number of uses subject to the relevant consents and could possibly be put back to provide two retail units with flats above. The total net internal area is 2061sq ft**

#### Situated

Fronting Prescott Road (A57) on the corner of Cheadle Avenue approximately 3 miles east of Liverpool city centre and a short distance from Old Swan.

#### Ground Floor

Reception/Salon with 10 stations, 2 Separate WCs., Shower Room/WC, rear wash room, Training Room.  
Net Internal Area 967sq ft

#### First Floor

Landing, two Offices, WC, Beauty Room, Rear Office, WC Kitchen.  
Net Internal Area 812sq ft

#### Second Floor

Two Offices 282sq ft.

#### Outside

Garage.

LOT  
**56**

## Norfolk House, 1–3 Norfolk Street, Wigan, Lancashire WN5 9BJ

VACANT RESIDENTIAL

Guide price **£150,000+**



**A two storey brick built detached property providing nine bedrooms and three bathrooms. The property is vacant and was previously used as a Care Home benefitting from fire doors, fire alarm, double glazing and central heating. The property could continue to be used as existing as an investment opportunity or potential for re-development subject to the necessary consents.**

### Situated

Fronting Norfolk Street off Ormskirk Road (A577) at its junction with Warrington Road (A59) within easy access to the town centre and motorway connections.



Not to scale. For identification purposes only

### Ground Floor

Hall, Front Office, Rear Room with ensuite shower room/WC, kitchen, dining room, lounge, kitchen, bathroom/WC, separate WC, two Bedrooms, Conservatory.

### Outside

Rear Garden/Courtyard.

### First Floor

Hall, seven Bedrooms, Bathroom/WC, Shower Room/WC,

### On Behalf of



LOT  
**57**

## 46a South Road, Waterloo, Liverpool L22 5PQ

VACANT RESIDENTIAL

Guide price **£60,000+**



**A vacant first and second floor maisonette suitable for occupation or investment purposes. The property benefits from double glazing and wall heaters together with a newly fitted kitchen. The property also benefits from planning permission for the conversion of the existing accommodation into a one one-bedroom flat and one two-bedroom flat.**

### Situated

The property is situated fronting South Road in the centre of Waterloo, a popular residential area approximately 1 mile north of Crosby town centre and 4 miles north of Liverpool city centre.



Not to scale. For identification purposes only

### Ground floor

Entrance

### Outside

Yard to the rear.

### First Floor

Hall, dining kitchen, bathroom, separate WC bedroom and living room.

### Second Floor

Two Bedrooms

LOT  
**58**

**193 Rice Lane, Liverpool L9 1AQ**  
**VACANT COMMERCIAL**

Guide price **£30–35,000**



**A two storey end of terrace property comprising of a ground floor retail unit together with a three room first floor living accommodation. The property does require repair and modernisation.**

**Situated**

On a High Street position approximately 1 mile from the centre of Bootle and 3 miles north east of Liverpool city centre.

**Ground Floor**

Retail unit – main sales area, rear room.

**First Floor**

Three rooms and bathroom/WC



Not to scale. For identification purposes only

**Outside**

Yard

**Note**

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

LOT  
**59**

**166 Woolton Road, Garston, Liverpool L19 5NF**  
**VACANT RESIDENTIAL**

Guide price **£80,000+**



**A three bedroomed semi detached property in need of a full refurbishment scheme. The property benefits from front and rear gardens, off road parking and a garage.**

**Situated**

Fronting Woolton Road close to its junction with Mather Avenue in a popular and well established residential location within close proximity to South Parkway Train Station and Garston Village amenities.

**Ground Floor**

Hall, two Reception Rooms, Kitchen

**First Floor**

Three Bedrooms, Bathroom/WC



Not to scale. For identification purposes only

**Outside**

Gardens front and rear, Driveway, Garage.

On behalf of a Housing Association

LOT  
**60**

**64 Wykeham Street, Liverpool L4 1QY**  
**VACANT RESIDENTIAL**

Guide price **Nil Reserve**



Not to scale. For identification purposes only

**The property comprises a two storey, two bedroom mid terrace house in need of repair and modernisation. The property suffers from structural defects and will only sell to a cash buyer!**

**Outside**

Yard to the rear.

**Situated**

Fronting Wykeham Street close to Stanley Road within close proximity to local amenities.

**Ground Floor**

Vestibule, Hall, Front Living Room, Rear Living Room, Kitchen/Breakfast Room.

**First Floor**

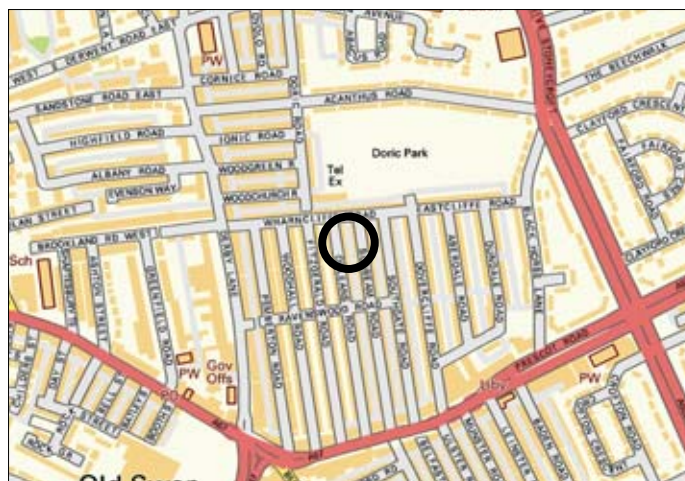
Two bedrooms, bathroom/WC.

On behalf of a Housing Association

LOT  
**61**

**117 Sunbeam Road, Liverpool L13 5XT**  
**VACANT RESIDENTIAL**

Guide price **£55,000+**



Not to scale. For identification purposes only

**The property comprises of a two bedroomed middle terraced property benefitting from double glazing. The property would be suitable for occupation or investment purposes following refurbishment.**

**Outside**

Yard to the rear.

**Situated**

Off Prescott Road in the heart of the Old Swan District within walking distance to local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Porch, Hall, Living Room, Dining Room, Kitchen.

**First Floor**

Two Bedrooms, Bathroom/WC

LOT  
**62**

**Kirkby Family Centre, Jack Ashley House, 45 William Roberts Avenue L32 0UQ**  
**VACANT COMMERCIAL**

Guide price **£250,000+**



Not to scale. For identification purposes only

**A substantial redevelopment opportunity subject to the necessary planning consents. The site briefly comprises: a cleared site 0.35 acres; two semi detached properties with access from Norbury Close; Family Centre – extending to approximately 6,000sq ft of office space.**

#### Location

The premises are situated on the fringe of Kirkby town centre, with access from William Roberts Avenue, within a predominantly residential area.

#### Accommodation

##### No. 1 Norbury Close

Ground Floor consisting of: Living Room (231sq ft); Kitchen (107sq ft)

First Floor consisting of: Bedroom 1 (114sq ft); Bedroom 2 (76sq ft); Bedroom 3 (117sq ft); WC/ Bathroom

##### No. 3 Norbury Close

Ground Floor consisting of: Front Office (217sq ft); Kitchen (91sq ft)

First Floor consisting of: Front Office (109sq ft); Rear Office (108sq ft); WC; Storage Cupboard

Each property benefits from carpeted floors, gas central-heating, UPVC double glazing, and security alarm systems.

#### Family Centre

Ground and First floor offices approximately 557m<sup>2</sup> (6000sq ft)

#### Cleared site

approximately 1416m<sup>2</sup> (0.35 acres)

#### Fees

The purchaser will be responsible for the council's surveyors and legal fees being 4% of the purchase price subject to a minimum of £600 + VAT.

#### Contact

Jonathan Lowe  
jonathan.lowe@knowsley.gov.uk  
Tel: 0151 443 2328



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On Behalf of



LOT  
**63**

**72 Rhodesia Road, Liverpool L9 9BU**  
**VACANT RESIDENTIAL**

Guide price **£40–45,000**



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Not to scale. For identification purposes only

**A vacant two bedroomed mid town house benefitting from double glazing and gardens. The property would be suitable for occupation or investment following repair and modernisation.**

**Situated**

Off Sandy Lane which in turn is off Higher Lane and Long Lane in a popular and well established residential location.

**Ground Floor**

Lounge, Kitchen.

**First Floor**

Two Bedrooms, Bathroom/WC

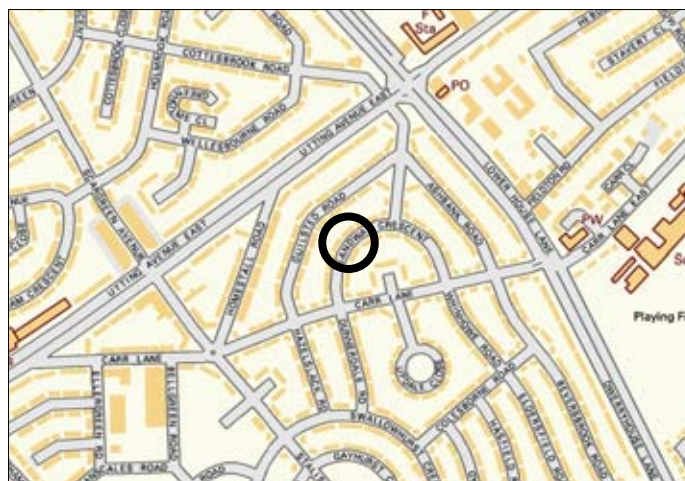
**Outside**

Gardens front and rear.

LOT  
**64**

**39 Sandway Crescent, Liverpool L11 2SN**  
**VACANT RESIDENTIAL**

Guide price **£35–40,000**



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Not to scale. For identification purposes only

**A three bedroomed end town house suitable for occupation or investment purposes. The property benefits from double glazing, central heating, gardens and off road parking.**

**Situated**

The property is situated off Carr Lane in a popular residential location.

**First Floor**

Three Bedrooms.

**Outside**

Gardens front and rear, Driveway.

**Ground Floor**

Hall, Lounge, Kitchen, Bathroom/WC

LOT  
**65**

**122 Paterson Street, Birkenhead, Merseyside CH41 4BJ**

**RESIDENTIAL INVESTMENT**

Guide price **£35–40,000**



Not to scale. For identification purposes only

**A three bedroomed mid terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental income of £5,940 per annum.**

**Situated**

The property is located on Paterson Street which is off Cloughton Road, approximately 1 mile from Birkenhead town centre and a short distance from Birkenhead Park.

**Ground Floor**

Entrance hall, Through Living Room, kitchen

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Small area to the front, enclosed domestic yard to the rear



LOT  
**66**

**455 West Derby Road, Liverpool L6 4BL**

**VACANT COMMERCIAL**

Guide price **£50,000+**



Not to scale. For identification purposes only

**A vacant three storey middle terraced property comprising of a ground floor retail unit together with three bedroomed self contained flat above. The property is in need of refurbishment works and would be suitable for a number of uses, subject to the relevant consents.**

**Situated**

Fronting West Derby Road close to its junction with Clifton Road approximately 2 miles east of Liverpool city centre.

**Ground Floor**

Shop with rear storage

**First Floor**

Flat – Living Room, Kitchen, Bathroom/WC, Bedroom.

**Second Floor**

Bedroom.

**Outside**

Yard to the rear.

LOT  
**67**

## 450 New Hall Lane, Preston, Lancashire PR1 4TA

### COMMERCIAL INVESTMENT

Guide price **£100,000+**



Not to scale. For identification purposes only

The property comprises three two-storey interconnecting mid terraced buildings providing a ground floor retail sales area with storage accommodation to the first floor. The ground floor retail shop unit has been fitted to a relatively good standard and benefits from CCTV alarm system and external roller shutters. The premises are currently let to The Bankrupt Shop Ltd by way of a new Lease for a term of 10 years from 1st September 2011 at a rental of £14,000 per annum. The Lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

#### Situated

The premises are situated in a prominent position fronting New Hall Lane (A59) close to its junction with Blackpool Road (A5085) approximately 3 miles east of Preston city centre.

#### First Floor

Storage 1508sq ft

#### Note

For the year ended 31st May 2010 The Bankrupt Shop Limited reported a turnover of net assets of £1.3 million and trade from 9 branches.

#### Ground Floor

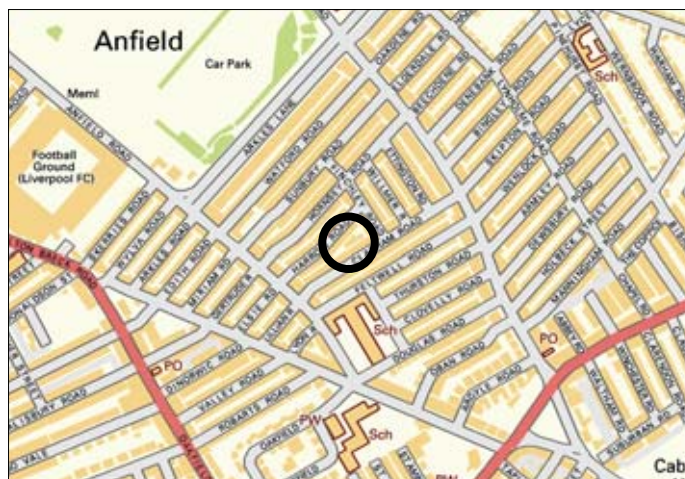
Retail Sales Area 1942sq ft

LOT  
**68**

## 54 Harrow Road, Liverpool L4 2TJ

### VACANT RESIDENTIAL

Guide price **£20-25,000**



Not to scale. For identification purposes only

A vacant two bedroomed middle terraced property which requires a full refurbishment scheme.

#### Situated

Off Anfield Road in an established and residential location within easy access to local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

#### First Floor

Two Bedrooms.

#### Outside

Yard. WC

#### Ground Floor

Lounge, Kitchen, Lean to.

LOT  
**69**

**140–142 Whetstone Lane, Birkenhead, Merseyside CH41 2TQ**

**VACANT RESIDENTIAL**

Guide price **£225–£250,000**



**A pair of three storey plus lower ground floor (basement) Grade II semi detached houses converted to provide 12 self contained flats. The flats are all in need of repair and modernisation.**

#### **Situated**

The properties occupy a corner position with frontages onto Whetstone Lane and Wellington Terrace which form part of the Clifton Park Designated Conservation Area. Whetstone Lane is conveniently placed for local amenities and Birkenhead town centre being a short car journey away.

#### **Outside**

Front Forecourt, communal rear garden/car parking largely laid to lawn.

#### **Lower Ground Floor (Basement)**

Communal Entrance Hall with staircase to upper levels. There is no passenger lift. Utility Area.

#### **Ground Floor**

Communal Landing

**Flats 1–4** each comprising Living room with kitchen off, Bedroom, Bathroom/WC

#### **First Floor**

**Flats 5–8** each comprising Living Room with Kitchen Off, Bedroom, Bathroom/WC

#### **Second Floor**

**Flats 9–12** each comprising Living Room with Kitchen off, Bedroom, Bathroom/WC



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On behalf of

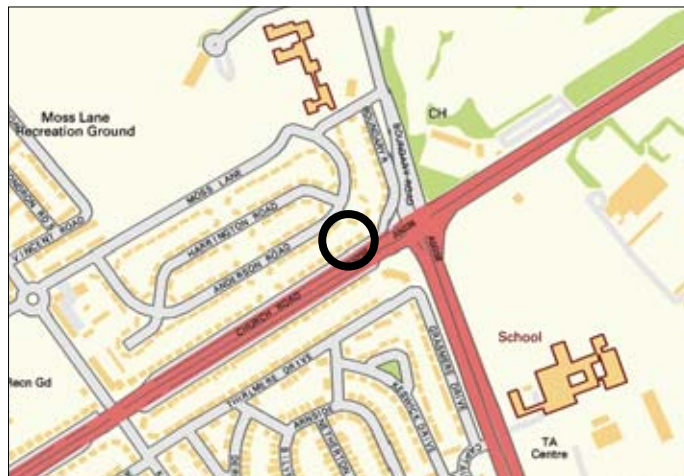


LOT  
**70**

## 104 Anderson Road, Liverpool L21 7NG

### VACANT RESIDENTIAL

Guide price **£60,000+**



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Not to scale. For identification purposes only

#### Outside

Gardens side & rear, Garage.

**A vacant three bedrooomed semi detached property benefiting from double glazing, central heating, gardens and communal parking. The property would be suitable for occupation or investment purposes.**

#### Situated

Just off Kirkstone Road North in an established residential location approximately 4 miles from Liverpool city centre.

#### Ground Floor

Lounge, Dining Room, Kitchen, Utility Room, WC.

#### First Floor

Three Bedrooms, Bathroom/WC.

LOT  
**71**

## 51 Sedley Street, Liverpool L6 5AE

### VACANT RESIDENTIAL

Guide price **£40,000+**



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Not to scale. For identification purposes only

#### Ground Floor

Hall, lounge/dining room, kitchen, WC and 1 further room

#### First Floor

Two bedrooms and bathroom/WC

#### Outside

Land to the rear

**A two bedrooomed modern detached property benefitting from a single storey extention to the side to provide a further room. The property benefits from double glazing and central heating and would be suitable for occupation or investment following refurbishment work. There is also land to the rear/side of the property.**

#### Situated

Off Breck Road in an established residential location within easy access to local amenities and

approximately 3 miles from Liverpool city centre.

LOT  
**72**

**107 Chirkdale Street, Liverpool L4 3SG**  
**VACANT RESIDENTIAL**

Guide price **£25–30,000**



Not to scale. For identification purposes only

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**A two bedroomed mid terrace property benefiting from double glazing and central heating suitable for investment purposes.**

**Situated**

Off Goodall Street just off County Road in a popular residential location within easy access to local amenities.

**First Floor**

Two Bedrooms, Bathroom/WC

**Outside**

Yard to the rear.

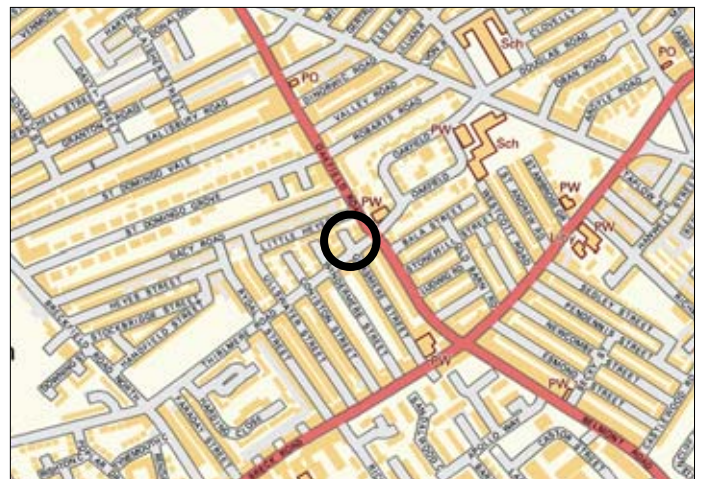
**Ground Floor**

Lounge, Kitchen/Diner.

LOT  
**73**

**Land at 56, 58, 60 Oakfield Road, Walton, Liverpool L4 2QF**  
**DEVELOPMENT LAND**

Guide price **£25–30,000**



Not to scale. For identification purposes only

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**A cleared plot of land offered with the benefit of planning permission to erect two retail units and three self contained flats.**

**Situated**

Fronting Oakfield Road on the corner of Bala Street within close proximity to Liverpool Football Club and Breck Road Amenities.

**Note**

Plans are available for inspection at the auctioneers offices



The property comprises an end of terrace building arranged over lower ground, ground and two upper floors beneath a pitched roof. The property is internally arranged to provide ten bedsitting rooms with communal lounge, dining room, kitchen and washing facilities. The property has a current HMO Licence for not more than ten people. The property has been fully refurbished and benefits from double glazing, central heating and new kitchens and bathrooms. The property is currently let to 10 working tenants, all over 25 years to produce an annual rental income of £38,480 per annum.

#### **Situated**

The property is located on the north side of Kensington (A57) at its junction with Denman Street, just to the east of Liverpool city centre and its waterfront. Liverpool One Shopping Centre, Royal Liverpool Hospital and Liverpool's Universities are all situated within reach. There are Rail and Bus stations in the city centre and the A57, A5047 and M62 Motorway are all accessible.

#### **Basement**

Living Room, Dining room and Kitchen

#### **Ground Floor**

Hall, three letting rooms, communal shower room/WC

#### **First Floor**

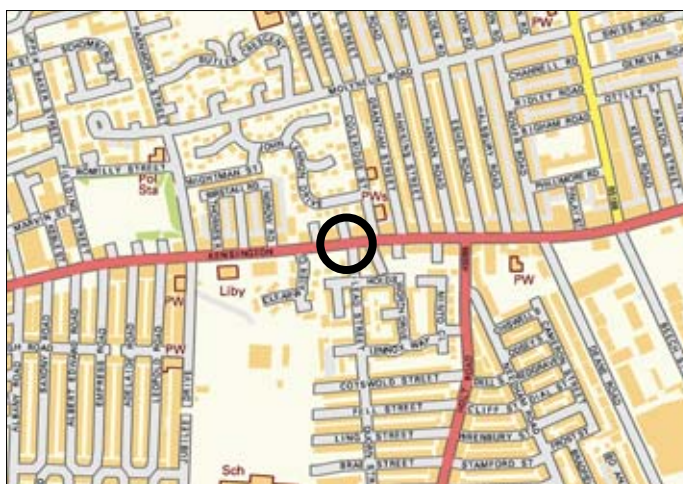
Four letting rooms, communal shower room/WC

#### **Second Floor**

Three letting rooms.

#### **Outside**

Yard to the rear



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LOT  
**75**

## 6 Lancaster Road, Huyton, Liverpool L36 1UR

VACANT RESIDENTIAL

Guide price **£55–60,000**



Not to scale. For identification purposes only

**A vacant three bedroomed mid town house benefiting from double glazing, central heating, gardens and off road parking. Following modernisation the property would be suitable for occupation or investment purposes.**

### Situated

Just off Hurst Park Drive, which in turn is off Huyton Lane in an established location within close proximity to schooling, Huyton village and Huyton leisure centre.

### Ground Floor

Hall, Lounge/Dining area, Kitchen.

### First Floor

Three Bedrooms, Bathroom, Separate WC

### Outside

Gardens, Driveway.

LOT  
**76**

## 26 Anfield Road, Liverpool L4 0TF

RESIDENTIAL INVESTMENT

Guide price **£50,000+**



Not to scale. For identification purposes only

**A three bedroomed mid terraced property which benefits from a full scheme of renovation to include double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £6600.00 per annum.**

### Situated

Fronting Anfield Road off Walton Lane in a popular residential location within walking distance to Liverpool Football Club and a short distance into Liverpool city centre.

### Ground Floor

Hall, two Reception Rooms, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to the rear.

LOT  
**77**

**62 Trinity Road, Bootle, Merseyside L20 3BB**  
**VACANT RESIDENTIAL**

Guide price **£125,000+**



Not to scale. For identification purposes only

**A substantial vacant three storey, plus basement, six bedroom semi detached house, suitable for conversion to provide four self-contained flats or refurbishment to a single dwelling subject to the necessary planning consents. The property benefits from gardens and off-road parking.**

**Situated**

Trinity Way runs directly off Stanley Road within a popular residential area close to Bootle town centre.

**Basement**

4 Rooms.

**Ground Floor**

Hall, two Living Rooms, Store, Kitchen.

**First Floor**

Four Bedrooms (main bedroom with en suite), Bathroom.

**Second Floor**

Three Bedrooms.

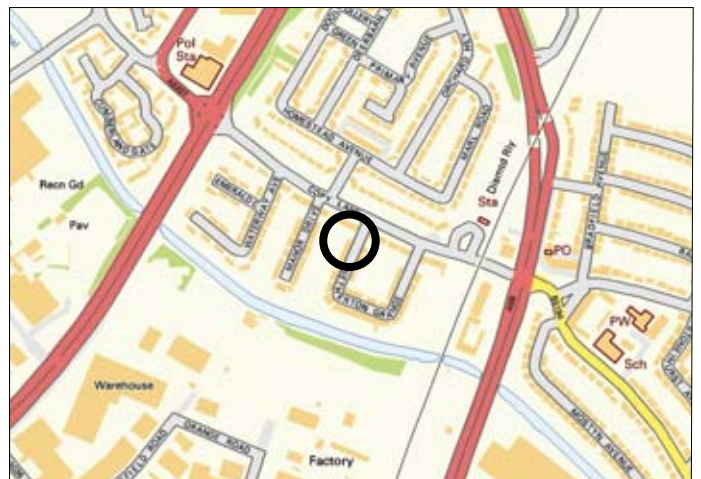
**Outside**

Front driveway with shared vehicular access to the rear garden and double garage.

LOT  
**78**

**27 Copy Lane, Bootle, Merseyside L30 8RB**  
**VACANT RESIDENTIAL**

Guide price **£110,000+**



Not to scale. For identification purposes only

**A vacant three bedroomed semi detached benefiting from double glazing, central heating, front and rear gardens, garage and off road parking. Following modernisation the property would be suitable for occupation or investment.**

**Situated**

Fronting Copy Lane just off Dunningbridge Road (A5036) in a popular residential location and within easy access to local amenities.

**Ground Floor**

Hall, front living room, rear living room, kitchen/diner.

**First Floor**

Three bedrooms, bathroom/WC.

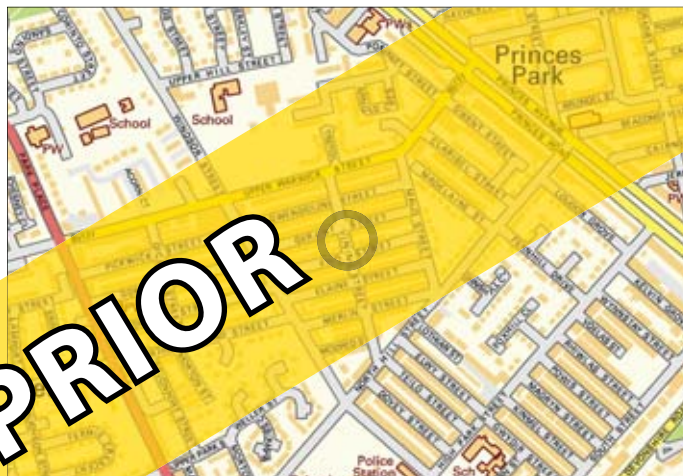
**Outside**

Gardens front & rear, driveway and garage.

LOT  
**79**

**49 Geraint Street, Liverpool L8 8HQ**  
**VACANT RESIDENTIAL**

Guide price **Sold Prior**



**A two bed roomed middle terrace property requiring repair and modernisation. The property has a bay window, double glazing and central heating.**

**Situated**

The property can be accessed from Upper Warwick Street. There is local shopping nearby on Admiral Street and the city centre is within easy reach.

**Ground Floor**

Entrance hall, two Reception rooms, Kitchen

**First Floor**

Two Bedrooms, Bathroom/WC

Not to scale. For identification purposes only

**Outside**

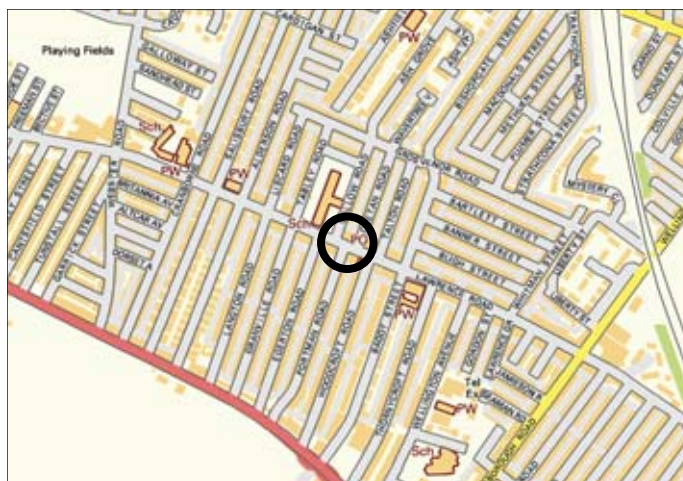
Rear yard and outhouse.

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LOT  
**80**

**4 Callow Road, Liverpool L15**  
**VACANT RESIDENTIAL**

Guide price **£50,000+**



**A vacant two bed roomed end terrace property benefitting from double glazing and central heating. Following refurbishment the property would be suitable for occupation or investment purposes.**

**Situated**

off Lawrence Road in a well established and popular residential location within easy access to local Amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Hall, two Reception Rooms, Kitchen.

**First Floor**

Two Bedrooms, Bathroom/WC

Not to scale. For identification purposes only

**Outside**

Yard to the rear.

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LOT  
**81**

## 29 Balmoral Road, Liverpool L6 8NB

### VACANT RESIDENTIAL

Guide price **£85,000+**



**A vacant double fronted semi detached house converted to provide five self contained flats in need of repair and modernisation.**

#### Situated

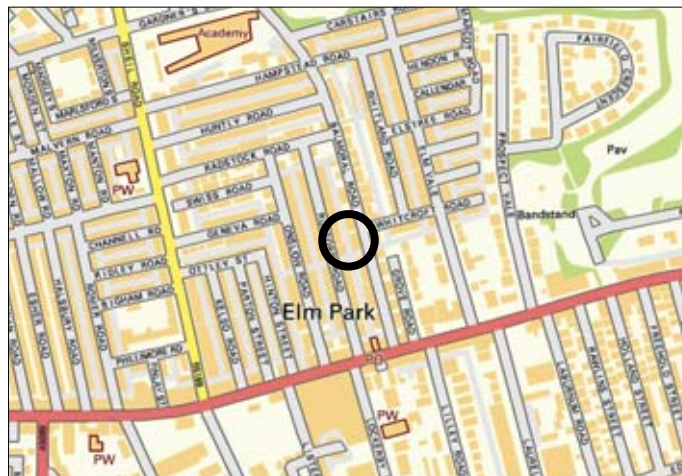
Off Prescott Road close to its junction with Sheil Road, within a popular residential location and within easy access to local amenities.

#### Ground Floor

**Flat 1** – Two Bedrooms, Living Room, Kitchen, Bathroom/WC.

**Flat 2** – Bedroom, Living Room, Kitchen, Bathroom/WC

**Flat 3** – Hall, two Bedrooms, Living Room, Kitchen, Bathroom/WC



Not to scale. For identification purposes only

**Flat 4** – Hall, Bedroom, Living Room, Kitchen, Bathroom/WC.

#### First Floor

**Flat 5** – Two Bedrooms, Living Room, Kitchen, Bathroom/WC.

#### Outside

Front and Rear Gardens.

LOT  
**82**

## 10 Banner Street, Liverpool L15

### RESIDENTIAL INVESTMENT

Guide price **£40-45,000**



**A two bedroomed middle terrace property benefiting from central heating. The property is currently let by way an of Assured Shorthold Tenancy at a rental of £4416.00.**

#### Situated

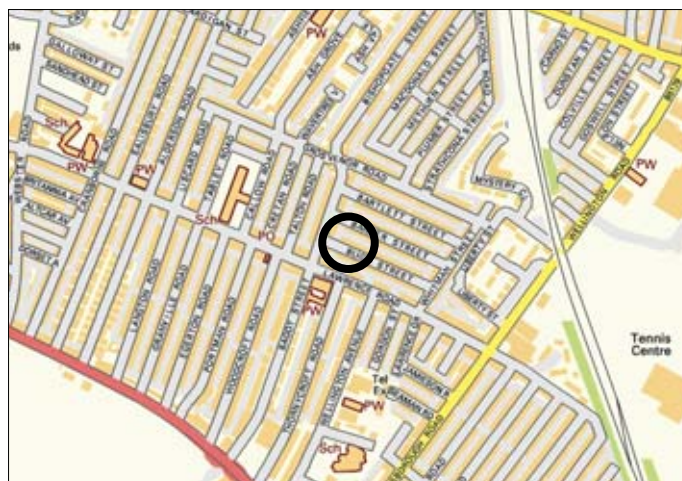
Off Bagot Street just off Lawrence Road in a well established and popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

#### Ground Floor

Lounge, Dining Roo, Kitchen, Bathroom/WC

#### First Floor

Two Bedrooms.



Not to scale. For identification purposes only

#### Outside

Yard to the rear.

LOT  
**83**

## 2 Elmsdale Road, Liverpool L18 1LX VACANT RESIDENTIAL

Guide price **£90,000+**



Not to scale. For identification purposes only

**A vacant three bedroomed end of terrace property benefiting from double glazing and central heating. The property would be suitable for occupation or investment purposes.**

### Situated

Between Allerton Road and Elm Hall Avenue in a sought after location with easy access to Allerton Road amenities.

### Ground Floor

Hall, Lounge, Open plan Kitchen/ Diner.

### First Floor

Three Bedrooms, Bathroom/WC

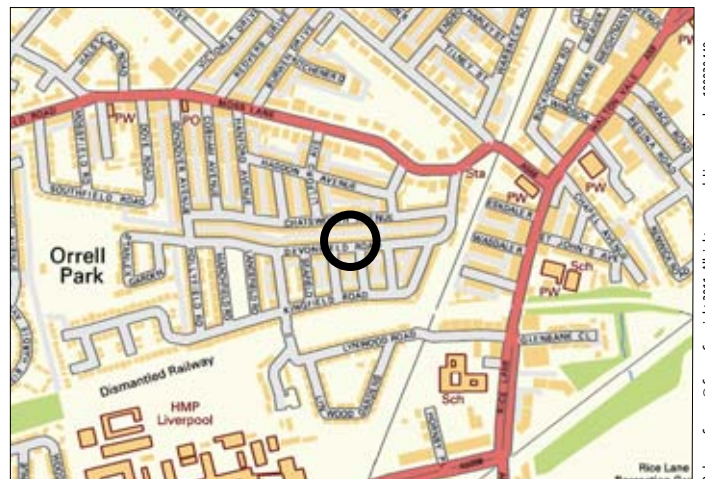
### Outside

Yard to the rear.

LOT  
**84**

## 73 Chatsworth Avenue, Orrell Park, Liverpool L9 3AY VACANT RESIDENTIAL

Guide price **£40,000+**



Not to scale. For identification purposes only

**A two storey middle terraced property converted to provide two one-bedroomed self contained flats in need of a full refurbishment scheme. The property could be converted into a single dwelling subject to the relevant consents.**

### Situated

Off Moss Lane in a popular and well established residential location within easy access to local amenities, schooling and Orrell Park Railway Station.

### Ground Floor

Main Entrance Hallway

**Flat 1** – Hall, Living Room, Bedroom, Kitchen, Bathroom.

### First Floor

**Flat 2** – Hall, Living Room, Kitchen, Bedroom, Bathroom.

### Outside

Yard to the rear.

LOT  
**85**

## 72 St. Domingo Vale, Liverpool L5 6RW

VACANT RESIDENTIAL

Guide price **£45,000+**



Not to scale. For identification purposes only

**A substantial seven bedroomed three storey middle terrace property in need of refurbishment and modernisation. The property benefits from double glazing.**

### Situated

Off Oakfield Road within close proximity to Liverpool Football Club approximately 2 miles from Liverpool city centre.

### Basement

Living Room, Kitchen/ Diner, Bathroom/WC

### Ground Floor

Vestibule, Hall, Front Living Room, Rear Living Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Second Floor

Three Further Bedrooms, Box Room.

### Outside

Yard to the rear.

LOT  
**86**

## 112 Dacy Road, Liverpool L5 6SB

VACANT RESIDENTIAL

Guide price **£35–40,000**



Not to scale. For identification purposes only

**A three bedroomed middle terraced property benefitting from double glazing. The property would be suitable for occupation or investment purposes following refurbishment.**

### Situated

Off Oakfield Road in a popular residential location within easy access to Liverpool Football Club and Breck Road Amenities, approximately 3.5 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to the rear, Outhouse with low level WC

LOT  
**87**

**57 Botanic Road, Liverpool L7 5PX**  
**VACANT RESIDENTIAL**

Guide price **£30–35,000**



Not to scale. For identification purposes only

**The property comprises a three storey plus cellar middle terraced property converted to provide three self contained flats. The property has suffered fire/smoke damage and is in need of full repair and modernisation.**

**Situated**

On Botanic Road overlooking Wavertree Botanic Gardens in a popular residential location. The property has good access to local amenities and public transport routes to Liverpool city centre.

There is also a local shopping precinct within walking distance.

**Basement**

Cellar.

**Ground Floor**

Communal vestibule, Communal entrance hall.

**Flat 1** – Entrance hall, Living Room, Kitchen, Bedroom, Bathroom/WC

**First Floor**

**Flat 2** – Entrance hall, Living Room, Kitchen, Bedroom, Bathroom/WC.

**Second Floor**

**Flat 3** – Entrance hall, Living Room, Kitchen, Bedroom, Bathroom/WC

**Outside**

Front Forecourt and Small Rear Yard

On the instruction of David Currie & Co

LOT  
**88**

**Manchester House, The Square, Aberbeeg, Abertillery, Gwent NP13 2AB**  
**VACANT RESIDENTIAL**

Guide price **£15,000+**



Not to scale. For identification purposes only

**A large two bedroomed second floor apartment benefiting from double glazing and central heating. The property would be suitable for immediate occupation or letting.**

**Situated**

Located in the small village of Aberbeeg which lies in Wales located close to the A449 and about 30 miles to all major motorway links. The property is surrounded by natural aesthetic views.

**Ground Floor**

Main Entrance Hallway

**Second Floor**

**Flat** – Lounge, Kitchen, Bathroom/WC, two Bedrooms.

**Note**

We have not inspected the property and all the information has been supplied by the vendor.



LOT  
**89**

## 20 Earle Road, Liverpool L7 VACANT RESIDENTIAL

Guide price **£20–25,000**



Not to scale. For identification purposes only

**A one bedroomed quasi semi detached property in need of repair and modernisation. The property benefits from gardens and off road parking.**

### Situated

Fronting Earle Road just off Smithdown Road in an established residential location approximately 2 miles from Liverpool city centre.

### First Floor

Bedroom, Bathroom/WC

### Outside

Garden and Driveway.

### Ground Floor

Lounge, Kitchen.

LOT  
**90**

## 129 Chirkdale Street, Liverpool L4 3SG VACANT RESIDENTIAL

Guide price **£25–30,000**



Not to scale. For identification purposes only

**A vacant two bedroomed mid terraced property benefitting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes.**

### Situated

Off Goodall Street just off County Road in an established location within easy to local amenities and approximately 3 miles from Liverpool city centre.

### Ground Floor

Lounge, Dining Room, Kitchen, Bathroom/WC

### First Floor

Two Bedrooms.

### Outside

Yard to the rear.

LOT  
**91**

# 12 Smithdown Place, Liverpool L15 9EH

## VACANT COMMERCIAL

Guide price **£250,000+**



**A vacant three storey former restaurant premises suitable for a variety of uses subject to the necessary planning consents. The premises is fitted out for restaurant use over ground and first floors with storage on the third floor, with a potential of 60 covers. It benefits from central heating, kitchen extraction system and dumbwaiter.**

### Situated

The property occupies a prominent location fronting Smithdown Place close to its junction with Allerton Road, Smithdown Road and the famous 'Penny Lane', approximately 4 miles South of Liverpool city centre. Nearby retailers include Boots, WH Smith, Specsavers, Greggs, Tesco Express to name but a few.

### Ground Floor

Restaurant/Bar area	47m <sup>2</sup> (506sq ft)
Kitchen	19m <sup>2</sup> (205sq ft)

### First Floor

Dining area	14m <sup>2</sup> (150sq ft)
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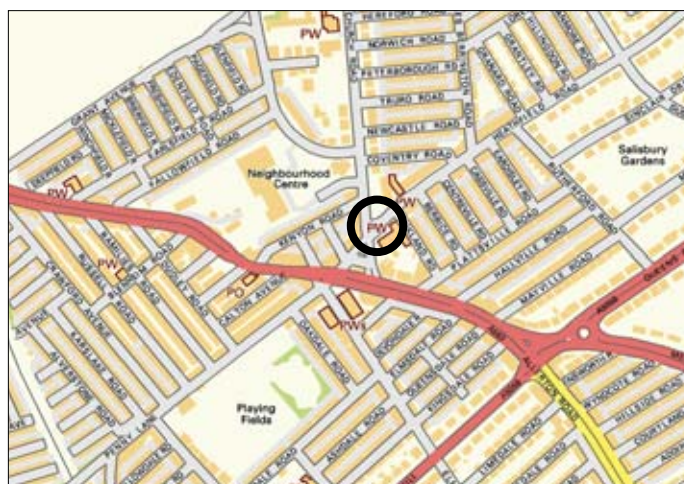
Male and Female WCs, fire escape to rear yard, service area with dumbwaiter.

### Second Floor

Storage Room 1	12m <sup>2</sup> (130sq ft)
Room 2	34m <sup>2</sup> (366sq ft)

### Outside

Rear Yard.



Not to scale. For identification purposes only

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LOT  
**92**

**39 Orwell Road, Liverpool L4 1RG**  
**VACANT RESIDENTIAL**

Guide price **£25–30,000**



Not to scale. For identification purposes only

**The property comprises a two storey three bedroom end terraced house. The property is in need of extensive repair and modernisation. The property benefits from double glazing.**

**Situated**

Off Stanly Road in an established residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Entrance Hall, Front Living Room opening to Rear Living Room, Kitchen.

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Front open forecourt and enclosed rear yard.

LOT  
**93**

**154 Rathbone Road, Wavertree, Liverpool L15 4HH**  
**VACANT RESIDENTIAL**

Guide price **£40–45,000**



Not to scale. For identification purposes only

**A vacant two bedrooomed mid town house benefitting from partial double glazing. Following repair and modernisation the property would be suitable for occupation or investment purposes.**

**Situated**

Fronting Rathbone Road at its junction with Ventnor Road in a popular residential location within easy access to Picton High Street amenities and schooling.

**Ground Floor**

Lounge, Kitchen.

**First Floor**

Two Bedrooms, Bathroom/WC

**Outside**

Garden to the front and rear.

LOT  
**94**

**15 Geneva Road, Liverpool L6 3AS**  
**VACANT RESIDENTIAL**

Guide price **£85,000+**



Not to scale. For identification purposes only

**A vacant double fronted middle terraced property converted to provide five self contained flats in need of repair and modernisation.**

**Situated**

Off Shiel Road within close proximity to Prescott Road amenities and approximately 2.5 miles from Liverpool city centre.

**Ground Floor**

Communal Entrance, Vestibule and Hall.

**Flat 1** – Hall, Living Room, Bedroom, Kitchen, Bathroom/WC.

**Flat 2** – Hall, Living Room, Bedroom, Kitchen, Bathroom/WC.

**Flat 3** – Hall, Living Room, Bedroom, Kitchen, Bathroom/WC.

**Outside**

Front and Rear Gardens.

**First Floor**

Common Landing.

**Flat 4** – Hall, Living Room, Bedroom, Kitchen, Bathroom/WC.

**Second Floor**

**Flat 5** – Hall, Living Room, two Bedrooms, Kitchen/Breakfast Room, Bathroom/WC.

LOT  
**95**

**71 Yew Tree Lane, Liverpool L12 9HQ**  
**VACANT RESIDENTIAL**

Guide price **£110,000+**



Not to scale. For identification purposes only

**A vacant three bedroomed semidetached property benefitting from double glazing, central heating, gardens and off road parking. The property is not overlooked at the rear and backs onto West Derby golf course. Following refurbishment the property would be suitable for occupation or investment purposes.**

**Situated**

Fronting Yew Tree Lane at its junction with Grange Avenue in a popular residential location within walking distance to local schooling

and approximately 4 miles from Liverpool city centre.

**Ground Floor**

Porch Entrance, Hall, two Reception Rooms, Kitchen.

**First Floor**

Three Bedrooms, Bathroom, Separate WC

**Outside**

Gardens front and rear. Driveway. Garage.

LOT  
**96**

**6 Springmeadow Road, Gateacre, Liverpool L25 3PT**  
**VACANT RESIDENTIAL**

Guide price **£95,000+**



Not to scale. For identification purposes only

**A vacant two bedroomed linked semi detached property benefitting from double glazing, gardens, off road parking and a garage. Following refurbishment the property would be suitable for occupation or resale.**

**Situated**

Off Grangemeadow Road which in turn is off Grange Lane within close proximity to Belle Vale Shopping Centre, local schooling and approximately 5 miles from Liverpool city centre.

**Ground Floor**

Porch Entrance, Hall, L Shaped lounge/dining room, Kitchen.

**First Floor**

Two Bedrooms, Bathroom/WC

**Outside**

Gardens front and rear, two Car Driveway, Garage.

# online legal documentation

If you wish to receive legal documents in respect of any lot, please visit **[www.suttonkersh.co.uk](http://www.suttonkersh.co.uk)** where legal packs we have received will be adjacent to each lot. Alternatively please call our offices on **0151 207 6315**.

Please note: larger documents such as architects' plans etc may have to be viewed at our offices.

For more detailed legal enquiries, please contact the auctioneers in the first instance.

Copy documentation is available for inspection on the day of the auction at the auction venue or at our offices from receipt until the auction date.



**A substantial three storey plus basement double fronted detached house converted to provide 6 self contained flats (five one-bed and one two-bed) which require repair and modernisation. All of the flats benefit from central heating with the exception of flat 3. The property is currently let producing a gross annual rental income of £20,160.**

#### Situated

The property is situated within an established residential area. Bentley Road runs directly off Croxteth Road and runs through to Sefton Park Road approximately 1 mile from Liverpool city centre.

#### Cellar

Two storage compartments

#### Ground Floor

Communal Entrance hall, with staircase.

**Flat 1** – Entrance hall, living room, kitchen, bedroom, bathroom/WC – Lease term 31/03/2012 – £300pcm

**Flat 2** – Entrance hall, living room, kitchen, bedroom, bathroom/WC – Lease term 31/05/2012 – £300pcm

**Flat 3** – Entrance hall, living room, kitchen interconnecting with shower room/WC, bedroom – Lease term 30/06/2012 – £260pcm

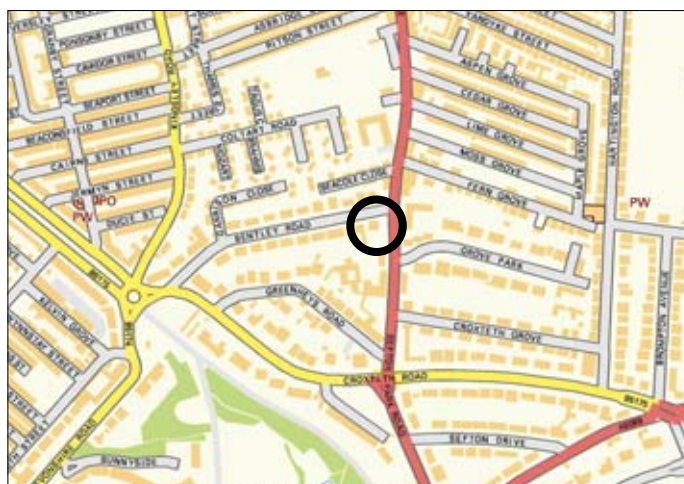
#### First Floor

**Flat 4** – Entrance hall, living room, kitchen, bedroom, bathroom/WC – Lease term 31/12/2012 – £270pcm

**Flat 5** – Entrance hall, living room, kitchen, bedroom, bathroom/WC – Lease term periodic – £250pcm

#### Second Floor

**Flat 6** – Entrance hall, living room/kitchen, store room, bedroom one, bedroom two, bathroom/WC – Lease term is unknown – £300pcm



Not to scale. For identification purposes only

#### Outside

Front Garden with parking and rear garden with coach house.

FLOOR	FLAT NO	ACCOMMODATION	STATUS	LEASE TERM	RENT
Ground Floor	Flat 1	Hall, living room, kitchen, bedroom, bathroom/WC	Occupied	31/01/2013	£300pcm
Ground Floor	Flat 2	Hall, living room, kitchen, bedroom, bathroom/WC	Occupied	31/05/2012	£300pcm
Ground Floor	Flat 3	Hall, living room, kitchen interconnecting with shower room/WC, bedroom	Occupied	30/06/2012	£260pcm
First Floor	Flat 4	Hall, living room, kitchen, bedroom, bathroom/WC	Occupied	31/12/2012	£270pcm
First Floor	Flat 5	Hall, living room, kitchen, bedroom, bathroom/WC	Occupied	Periodic	£250pcm
Second Floor	Flat 6	Hall, living room/ kitchen, store room, bedroom 1, bedroom 2, bathroom/WC	Occupied	Unknown	£300pcm

# Terms and conditions for proxy or telephone bidders

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

- 1 For those who are unable to attend the auction the proxy bidding form should be used in order to submit a maximum bid to the Auctioneer. This bid will not be called upon prior to the time of offering the particular lot for which the bid has been made. A prospective buyer should fill in the appropriate telephone bidding form or proxy bidding form in the catalogue and should ensure that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective.
- 2 Maximum bids must be for an exact figure and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective buyer.
- 3 All proxy and telephone bidding completed forms must be delivered to the auctioneer with the appropriate deposit cheque 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. A cheque or banker's draft in the sum of 10% of the maximum bid or £2,000 whichever is the greater, is enclosed with the proxy or telephone bidding form. Cheques should be made payable to Sutton Kersh. Receipt of funds must be the day prior to the auction.  
Buyer's Administration Charge – The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of £350 inclusive of VAT upon exchange of contracts for each property purchased (cheques made payable to Sutton Kersh). A separate proxy or telephone bidding form, deposit and buyer's administration charge should be supplied for each property upon which a bid is to be placed.
- 4 Any alteration to the proxy or telephone bid or withdrawal must be in writing and be received in writing and be received by the auctioneer prior to commencement of the auction.
- 5 The auctioneer, in accepting proxy bids, acts as agent for the prospective buyer and the prospective buyer shall be considered to have authorised the auctioneer on the basis of the terms and conditions set out in this auction catalogue, all relevant conditions of sale and any amendments to the auction catalogue. In the event of the prospective buyer's bid being successful, the auctioneer is authorised by the prospective buyer to sign any memorandum or contract relating to the property concerned.
- 6 The auctioneer accepts no liability for any bid not being made on behalf of the prospective buyer and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
- 7 In the event that another bidder makes a bid equal to the maximum bid the prospective buyer is prepared to make, the auctioneer reserves the right to accept the bid of any bidder attending the auction in person or through an agent.
- 8 The auctioneer accepts no responsibility for failure of telecommunications in respect of a telephone bid, or any delays in the postal system if a proxy bidding form is sent through the post.
- 9 If the prospective buyer wishes to attend the auction and bid in person, he or she shall notify the auctioneer who will then no longer bid. Such notification must be in writing and received by the auctioneer prior to commencement of the auction.
- 10 Prospective bidders should check with the auctioneer's office immediately prior to the auction to ensure there are no changes to the published terms and conditions.
- 11 Successful/unsuccessful bids will be notified to the prospective buyer within 24 hours of the conclusion of the auction sale.
- 12 Should the property be knocked down to the proxy bidder by the Auctioneer at a figure which is less than the maximum bid price on the form, the whole of the deposit supplied with the form will still be cashed and will count towards the purchase price sold.
- 13 Proxy bidders are deemed to be making their bid with full knowledge of and in accordance with the Common Auction Conditions, Extra Conditions and Special Conditions of Sale and the Important Notice for Prospective Buyers in the catalogue..
- 14 Proxy bidders are also deemed to have knowledge of any Addendum sheet which may be issued prior to or at the auction sale. Proxy bidders are advised to telephone the Auctioneer's offices before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
- 15 The proxy bidder authorises the Auctioneer or any duly authorised partner or employee of Sutton Kersh as the prospective purchaser's agent to sign the Memorandum of Sale or Sale Contract incorporating any addendum at or after the auction.
- 16 Proxy or telephone bidding forms should be sent to Mr J Kersh MRICS, Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY.

# Proxy bidding form



Date of Auction ..... Lot Number .....

**I hereby instruct and authorise you to bid on my behalf in accordance with the terms and conditions attached hereto and I understand that should my bid be successful the offer will be binding upon me.**

Address of Lot .....  
.....

Maximum bid price ..... Words .....

Cheque for 10% deposit (£2,000 minimum) £ ..... enclosed herewith (made payable to Sutton Kersh)

**Buyer's Administration Charge** – Should my bid be successful I agree to pay a Buyer's Administration Charge of £350 inclusive of VAT upon exchange of contracts to Sutton Kersh, the auctioneers

## Purchaser Details

Full name(s) .....

Company .....

Address .....

..... Postcode .....

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

Solicitors .....

.....

..... Postcode .....

For the attention of .....

Telephone .....

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 .....

# Telephone bidding form



Name .....

Address .....

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

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

Lot No. of property to be bid on .....

Property known as .....

Maximum bid .....(Figures)

10% deposit of maximum bid (£2,000 minimum) ..... enclosed (made payable to Sutton Kersh)

**Buyer's Administration Charge** – Should my bid be successful I agree to pay a Buyer's Administration Charge of £350 inclusive of VAT upon exchange of contracts to Sutton Kersh, the auctioneers

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

Solicitor address .....

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

Person acting .....

I ..... **attach deposit for 10% (£2,000 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**

# Common Auction Conditions

Common Auction Conditions (3rd Edition August 2009 – 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 have been produced for real estate auctions in England and Wales to set a common standard across the industry. They are in three sections:

1. **Glossary** The glossary gives special meanings to certain words used in both sets of conditions.
2. **Auction Conduct Conditions** The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who has a catalogue, or who attends or bids at the auction. They cannot be changed without the auctioneer's agreement. We recommend that these conditions are set out in a two-part notice to bidders in the auction catalogue, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions.
3. **Sale Conditions** The Sale Conditions 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.

## Important notice

A prudent buyer will, before bidding for a lot at an auction:

- Take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant;
- Read the conditions;
- Inspect the lot;
- Carry out usual searches and make usual enquiries;
- Check the content of all available leases and other documents relating to the lot;
- Check that what is said about the lot in the catalogue is accurate;
- Have finance available for the deposit and purchase price;
- Check whether VAT registration and election is advisable;

The conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a lot without taking these normal precautions you do so at your own risk.

## GLOSSARY

This glossary applies to the auction conduct conditions and the sale conditions. 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 printed in bold black type appear in bold blue type 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 has signed up to the Banking Code or Business Banking Code 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) a Saturday or a Sunday; (b) a bank holiday in England and Wales; or (c) Good Friday or Christmas Day.

**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 to which the CONDITIONS refer including any supplement to it.

**Completion** Unless otherwise agreed between SELLER and BUYER (or their conveyancers) the occasion when both SELLER and BUYER have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER'S conveyancer's client account.

**Condition** One of the AUCTION CONDUCT CONDITIONS or SALES 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 not sold at 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.

**Financial charge** A charge to secure a loan or other financial indebtedness (not including a rentcharge).

**General conditions** That part of the SALE CONDITIONS so headed,

including any extra GENERAL CONDITIONS.

**Interest rate** If not specified in the SPECIAL CONDITIONS, 4% above the base rate from time to time of Barclays Bank plc. (The INTEREST RATE will also apply to judgment debts, if applicable.)

**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, any similar official).

**Price** The price 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 tenancy schedule (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 a copy of the CATALOGUE or who attends or bids at the AUCTION, whether or not a BUYER.

## AUCTION CONDUCT CONDITIONS

### A1 Introduction

A1.1 Words in bold blue type have special meanings, which are defined in the Glossary.

A1.2 The CATALOGUE is issued only on the basis that you accept these AUCTION CONDUCT CONDITIONS. They govern our relationship with you and cannot be disappplied or varied by the SALE CONDITIONS (even by a CONDITION purporting to replace the whole of the Common Auction Conditions). 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.

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.

### A3 Bidding and reserve prices

A3.1 All bids are to be made in pounds sterling exclusive of any applicable 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.

A3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the SELLER might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always – as the SELLER may fix the final reserve price just before bidding commences.

### A4 The particulars and other information

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

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

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

A4.4 If we provide information, or a copy of a document, provided by others 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 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) 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 stated in the SALE CONDITIONS; and
- (b) must be paid in pounds sterling by cheque or by bankers' draft made payable to US on an APPROVED FINANCIAL INSTITUTION. The extra AUCTION CONDUCT CONDITIONS may state if we accept any other form of payment.

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 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.

A5.8 Where the BUYER is a company you warrant that the BUYER is properly constituted and able to buy the LOT.

## Words that are capitalised have special meanings, which are defined in the Glossary.

The GENERAL CONDITIONS (including any extra GENERAL CONDITIONS) apply to the CONTRACT except to the extent that they are varied by SPECIAL CONDITIONS or by an ADDENDUM.

## 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 the LOT is that referred to in the SALE MEMORANDUM.

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

G1.3 The LOT is sold subject to all matters contained or referred to in the DOCUMENTS, but excluding any FINANCIAL CHARGES: these the SELLER must discharge on or before COMPLETION.

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

- (a) matters registered or capable of registration as local land charges;
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
- (c) notices, orders, demands, proposals and requirements of any competent authority;
- (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
- (e) rights, easements, quasi-easements, and wayleaves;
- (f) outgoing and other liabilities;
- (g) any interest which overrides, within the meaning of the Land Registration Act 2002;
- (h) matters that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and
- (i) anything the SELLER does not and could not reasonably know about.

G1.5 Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability.

G1.6 The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply with them and keep the SELLER indemnified.

G1.7 The LOT does not include any tenant's or trade fixtures or fittings.

G1.8 Where CHATTELS are included in the LOT the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use.

G1.9 The BUYER buys with full knowledge of:

	<ul style="list-style-type: none"> <li>• (a) the DOCUMENTS, whether or not the BUYER has read them; and</li> <li>• (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.</li> </ul>		
G1.10	The BUYER is not to rely on the information contained in the PARTICULARS but may rely on the SELLER'S conveyancer's written replies to preliminary enquiries to the extent stated in those replies.		
<b>G2. Deposit</b>			
G2.1	The amount of the deposit is the greater of: <ul style="list-style-type: none"> <li>• (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and</li> <li>• (b) 10% of the PRICE (exclusive of any VAT on the PRICE).</li> </ul>	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.
G2.2	The deposit <ul style="list-style-type: none"> <li>• (a) must be paid in pounds sterling by cheque or banker's draft drawn on an APPROVED FINANCIAL INSTITUTION (or by any other means of payment that the AUCTIONEERS may accept); and</li> <li>• (b) is to be held as stakeholder unless the AUCTION CONDUCT CONDITIONS provide that it is to be held as agent for the SELLER.</li> </ul>	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 Land Registry Rules when making application for registration of the transaction to which the CONDITIONS apply.
G2.3	Where the AUCTIONEERS hold the deposit as stakeholder they 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.	<b>G5. Transfer</b>	
G2.4	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.	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS: <ul style="list-style-type: none"> <li>• (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</li> <li>• (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.</li> </ul>
G2.5	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	G5.2	If the SELLER remains liable in any respect 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>G3. Between contract and completion</b>		G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
G3.1	Unless the SPECIAL CONDITIONS state otherwise, the SELLER is to insure the LOT from and including the CONTRACT DATE to COMPLETION and: <ul style="list-style-type: none"> <li>• (a) produce to the BUYER on request all relevant insurance details;</li> <li>• (b) pay the premiums when due;</li> <li>• (c) if the BUYER so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;</li> <li>• (d) 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;</li> <li>• (e) 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</li> <li>• (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance (to the extent not already paid by the BUYER or a tenant or other third party) for the period from and including the CONTRACT DATE to COMPLETION.</li> </ul>	<b>G6. Completion</b>	
G3.2	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.	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.
G3.3	Section 47 of the Law of Property Act 1925 does not apply. Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.	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.
G3.4		G6.3	Payment is to be made in pounds sterling and only by: <ul style="list-style-type: none"> <li>• (a) direct TRANSFER to the SELLER'S conveyancer's client account; and</li> <li>• (b) the release of any deposit held by a stakeholder.</li> </ul>
<b>G4. Title and identity</b>		G6.4	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER'S conveyancer's client account.
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 except in relation to any matter that occurs after the CONTRACT DATE.	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.
G4.2	If any of the DOCUMENTS is not made available before the AUCTION the following provisions apply: <ul style="list-style-type: none"> <li>• (a) The BUYER may raise no requisition on or objection to any of the DOCUMENTS that is made available before the AUCTION.</li> <li>• (b) 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.</li> <li>• (c) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS 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.</li> <li>• (d) If title is in the course of registration, title is to consist of certified copies of:</li> <li>• (i) the application for registration of title made to the land registry;</li> <li>• (ii) the DOCUMENTS accompanying that application;</li> <li>• (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and</li> <li>• (iv) 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.</li> <li>• (e) 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.</li> </ul>	G6.6	Where applicable the CONTRACT remains in force following COMPLETION.
G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide): <ul style="list-style-type: none"> <li>• (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</li> <li>• (b) the covenant set out in section 4 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.</li> </ul> The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.	<b>G7. Notice to complete</b>	
G4.4		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. <p>The person giving the notice must be READY TO COMPLETE.</p> <p>If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:</p> <ul style="list-style-type: none"> <li>• (a) terminate the CONTRACT;</li> <li>• (b) claim the deposit and any interest on it if held by a stakeholder;</li> <li>• (c) forfeit the deposit and any interest on it;</li> <li>• (d) resell the LOT; and</li> <li>• (e) claim damages from the BUYER.</li> </ul>
		G7.2	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the BUYER has:
		G7.3	<ul style="list-style-type: none"> <li>• (a) terminate the CONTRACT; and</li> <li>• (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.</li> </ul>
		<b>G8. If the contract is brought to an end</b>	
			If the CONTRACT is lawfully brought to an end: <ul style="list-style-type: none"> <li>• (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and</li> <li>• (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.</li> </ul>
		<b>G9. Landlord's licence</b>	
		G9.1	Where the LOT is or includes leasehold land and licence to assign 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.
		G9.4	The SELLER must: <ul style="list-style-type: none"> <li>• (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and</li> <li>• (b) enter into any authorised guarantee agreement properly required.</li> </ul>
		G9.5	The BUYER must: <ul style="list-style-type: none"> <li>• (a) promptly provide references and other relevant information; and</li> <li>• (b) comply with the landlord's lawful requirements.</li> </ul>
		G9.6	If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the licence has not been obtained 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 licence is obtained. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
		<b>G10. Interest and apportionments</b>	
		G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the PRICE (less any deposit paid) from the AGREED COMPLETION DATE up to and including the ACTUAL COMPLETION DATE.
		G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must pay to the BUYER after COMPLETION any sum to which
			the BUYER is entitled that the SELLER subsequently receives in cleared funds.
		G10.3	Income and outgoings are to be apportioned at ACTUAL COMPLETION DATE unless: <ul style="list-style-type: none"> <li>• (a) the BUYER is liable to pay interest; and</li> <li>• (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;</li> </ul> <ul style="list-style-type: none"> <li>• in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.</li> </ul>
		G10.4	Apportionments are to be calculated on the basis that: <ul style="list-style-type: none"> <li>• (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;</li> <li>• (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and</li> <li>• (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.</li> </ul>
		<b>G11. Arrears</b>	
		<b>Part 1 Current rent</b>	
		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 in advance on the most recent rent payment date on or within four months preceding COMPLETION.
		G11.2	If on COMPLETION there are any arrears of current rent the BUYER must pay them, whether or not details of those arrears are given in the SPECIAL CONDITIONS.
		G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to arrears of current rent.
		<b>Part 2 Buyer to pay for arrears</b>	
		G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of arrears.
		G11.5	The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the SPECIAL CONDITIONS.
		G11.6	If those arrears are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those arrears.
		<b>Part 3 Buyer not to pay for arrears</b>	
		G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS: <ul style="list-style-type: none"> <li>• (a) so state; or</li> <li>• (b) give no details of any arrears.</li> </ul>
		G11.8	While any arrears due to the seller remain unpaid the buyer must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy; (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require; (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order; (e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.
		G11.9	Where the SELLER has the right to recover arrears it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.
		<b>G12. Management</b>	
		G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
		G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
		G12.3	The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and: <ul style="list-style-type: none"> <li>• (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;</li> <li>• (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</li> <li>• (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.</li> </ul>
		<b>G13. Rent deposits</b>	
		G13.1	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.
		G13.2	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.
		G13.3	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: <ul style="list-style-type: none"> <li>• (a) observe and perform the SELLER'S covenants and CONDITIONS in the rent deposit deed and indemnify the SELLER in respect of any breach;</li> <li>• (b) give notice of assignment to the tenant; and</li> <li>• (c) give such direct covenant to the tenant as may be required by the rent deposit deed.</li> </ul>
		<b>G14. VAT</b>	
		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 CONTRACTS 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. 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 that:
- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to the excess when it provides the service charge account;
  - (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the BUYER must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the SELLER within five BUSINESS DAYS of receipt in cleared funds; 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 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 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 Contract (Rights of Third Parties) Act 1999.

## Extra General Conditions

Applicable for all lots where the Common Auction Conditions apply.

- The Deposit**
  - 1.1 GENERAL CONDITIONS A5.5a shall be deemed to be deleted and replaced by the following:  
A5.5a. The Deposit: a) must be paid to the AUCTIONEERS by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)  
b) is to be held as stakeholder save to the extent of the AUCTIONEERS' fees and expenses which part of the deposit shall be held as agents for the SELLER
- Buyer's Administration Charge**
  - 2.1 Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £350 inclusive of VAT upon exchange of contracts to the Auctioneer.
- Extra Auction Conduct Conditions**
  - 3.1 Despite any special CONDITION to the contrary the minimum deposit we accept is £2,000 (or the total PRICE, if less). A special CONDITION may, however, require a higher minimum deposit.

## Commercial Property and Professional Services

### Auctions – Liverpool

2 Cotton Street  
Liverpool L3 7DY  
Tel: 0151 207 6315  
auctions@suttonkersh.co.uk

### Auctions – London

Albany House  
10 Wood Street, Barnet,  
Hertfordshire EN5 4BW  
Tel: 020 8449 5599  
www.skbauctions.co.uk

### Commercial Property

2 Cotton Street  
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### Building Surveying

Tel: 0151 207 9966  
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### Mortgages

40–42 Allerton Road  
Liverpool L18 1LN  
Tel: 0151 280 0407  
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### Surveys & Valuations

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## Residential Lettings & Estate Agency Services

### Residential Lettings Head Office

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### West Derby & Central Liverpool

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### Walton & North Liverpool

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