

NEXT AUCTION  
22 MAY 2012  
CLOSING DATE FOR ENTRIES 30 APRIL

# SuttonKersh



## property auction sale

**TUESDAY 3 APRIL 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**

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

### **CLOSING DATES**

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

Entries are invited from owners or their agents

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

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**

## Merseyside's leading auction team...



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

# Auction results Thursday 16 February

LOT	PROPERTY	RESULT	PRICE
1	1 Cooper Close, Aigburth, Liverpool L19 3PP	Sold	£180,000
2	2 Uldale Way, Liverpool L11 2UA	Sold	£38,000
3	Apt 6, Millwood Court, Alderfield Drive, Liverpool L24 6TQ	Available At	£45,000
4	8 Domville, Whiston, Prescot, Merseyside L35 3JF	Available At	£60,000
5	8 Vicar Road, Liverpool, L6 0BW	Sold	£29,000
6	133 Elephant Lane, Thatto Heath, St. Helens, Merseyside WA9 5QZ	Available At	£52,000
7	7 Oak Terrace, Beech Street, Liverpool L7 0HJ	Sold	£125,000
8	Land Between 82 & 84 Blakeacre Road, Liverpool L26 9UZ	Sold After	
9	362 Hawthorne Road, Bootle, Merseyside L20 9AZ	Sold	£37,000
10	8 Sutton Street, Liverpool L13 7EJ	Withdrawn	
11	44 Argyle Street South, Birkenhead, Merseyside Ch41 9BX	Sold	£29,000
12	99/99a Marsh Lane, Bootle, Merseyside L20 4JB	Available At	£40,000
13	66 Dale Street, Liverpool L2 5ST	Sold Prior	
14	35 Orwell Road, Liverpool L4 1RG	Sold	£31,000
15	48 Bartlett Street, Liverpool L15 0HW	Sold	£50,000
16	11 Belmont Drive, Liverpool L6 7UW	Sold	£72,000
17	46a Liscard Road/108 Bell Road, Wallasey, Merseyside CH44 9AF	Sold	£45,000
18	51 Oakfield Road, Walton, Liverpool L4 0UE	Sold After	
19	371-375 Borough Road, Birkenhead, Merseyside CH42 0HA	Available At	£125,000
20	9 Rodney Street, Liverpool L1 9EF	Withdrawn	
21	The Watchmaker Public House, Lyneham, Whiston, Prescot L35 3TN	Sold	£137,000
22	116 Linacre Road, Liverpool L21 8JT	Available At	£21,500
23	14 Hanwell Street, Liverpool L6 0AW	Sold	£47,000
24	100 Barrington Road, Liverpool L15 3HR	Sold	£103,500
25	Apt 9, Millwood Court, Alderfield Drive, Liverpool L24 6TQ	Available At	£45,000
26	36 Menai Street, Birkenhead, Merseyside CH41 6EL	Sold After	
27	49 Sunlight Street, Liverpool L6 4AG	Sold	£31,000
28	37 Orwell Road, Liverpool L4 1RG	Sold	£30,000
29	97 Newsham Drive, Liverpool, L6 7UQ	Available At	£140,000
30	5 Royal Court, Castle Hill Road, Hindley, Wigan, Lancashire WN2 4BJ	Available At	£50,000
31	3 Bridle Way, Bootle, Merseyside L30 4UA	Sold	£75,000
32	51a Junction Lane, St. Helens, Merseyside WA9 3JN	Available At	£30,000
33	106 Gray Street, Bootle, Merseyside L20 4PR	Sold Prior	
34	40 Croxteth Road, Liverpool, L8 3SQ	Available At	£225,000
35	71 Lowell Street, Liverpool L4 4DL	Sold	£30,000
36	21 Annesley Road, Aigburth, Liverpool L17 9QR	Available At	£120,000
37	Northfield New House, West Derby Cemetary, Lower House Lane, L11	Sold After	
38	The Barn, Shevingtons Lane, Liverpool L33 1XA	Sold	£175,000
39	30 Cretan Road, Liverpool L15	Sold	£60,000
40	Apt 11, Millwood Court, Alderfield Drive, Liverpool L24 6TQ	Available At	£45,000
41	50 Huskisson Street, Liverpool L8 7LR	Sold	£210,000
42	16 Pomona Street, Liverpool, L3 5TL	Available At	£120,000
43	34,34a,34b Knowsley Road, Bootle, Liverpool L20 4NL	Available At	£75,000
44	Apt 12, Millwood Court, Alderfield Drive, Liverpool L24 6TQ	Available At	£45,000
45	67 Wendell Street, Liverpool, L8 0RG	Withdrawn	
46	44 Rickman Street, Liverpool L4 1RL	Sold After	
47	45 Moscow Drive, Liverpool L13 7DF	Sold	£70,000
48	Apt 17, Millwood Court, Alderfield Drive, Liverpool L24 6TQ	Available At	£45,000
49	41 Warwick Street, Liverpool, L8 6TG	Sold	£25,000
50	71/71a Crosby Road North, Liverpool L22 4QD	Sold	£120,000
51	51 Winskill Road, Liverpool L11 1HA	Sold	£30,000
52	15 Melling Road, Bootle, Merseyside L20 5BD	Sold	£45,000
53	26 Harebell Street, Liverpool L5 7RP	Sold	£36,500

54	25 Harebell Street, Liverpool L5 7RP	<b>Sold Prior</b>	
55	323–325 Prescott Road, Old Swan, Liverpool L13 3BS	<b>Available At</b>	£110,000
56	Norfolk House, 1–3 Norfolk Street, Wigan, Lancashire WN5 9BJ	<b>Withdrawn</b>	
57	46a South Road, Waterloo, Liverpool L22 5PQ	<b>Available At</b>	£65,000
58	193 Rice Lane, Liverpool, L9 1AQ	<b>Available At</b>	£35,000
59	166 Woolton Road, Garston, Liverpool L19 5NF	<b>Sold Prior</b>	
60	64 Wykeham Street, Liverpool, L4 1QY	<b>Sold</b>	£21,500
61	117 Sunbeam Road, Liverpool L13 5XT	<b>Available At</b>	£60,000
62	Kirkby Family Centre, Jack Ashley House, 45 William Roberts Avenue L32 0UQ	<b>Withdrawn</b>	
63	72 Rhodesia Road, Liverpool L9 9BU	<b>Sold</b>	£63,000
64	39 Sandway Crescent, Liverpool L11 2SN	<b>Sold Prior</b>	
65	122 Paterson Street, Birkenhead, Merseyside CH41 4BJ	<b>Sold</b>	£45,000
66	455 West Derby Road, Liverpool L6 4BL	<b>Sold Prior</b>	
67	450 New Hall Lane, Preston, Lancashire, PR1 4TA	<b>Available At</b>	£125,000
68	54 Harrow Road, Liverpool L4 2TJ	<b>Sold</b>	£25,000
69	140–142 Whetstone Lane, Birkenhead, Merseyside CH41 2TQ	<b>Sold</b>	£235,000
70	104 Anderson Road, Liverpool L21 7NG	<b>Sold Prior</b>	
71	51 Sedley Street, Liverpool L6 5AE	<b>Available At</b>	£45,000
72	107 Chirkdale Street, Liverpool, L4 3SG	<b>Sold</b>	£29,500
73	Land At 56, 58, 60 Oakfield Road, Walton, Liverpool L4 2QF	<b>Sold After</b>	
74	175 Kensington, Liverpool L7 2RF	<b>Available At Refer To Auctioneers</b>	
75	6 Lancaster Road, Huyton, Liverpool L36 1UR	<b>Sold</b>	£66,000
76	26 Anfield Road, Liverpool L4 0Tf	<b>Sold Prior</b>	
77	62 Trinity Road, Bootle, Merseyside L20 3BB	<b>Withdrawn</b>	
78	27 Copy Lane, Bootle, Merseyside L30 8RB	<b>Sold Prior</b>	
79	49 Geraint Street, Liverpool L8 8HQ	<b>Sold Prior</b>	
80	4 Callow Road, Liverpool L15 0HP	<b>Sold</b>	£61,000
81	29 Balmoral Road, Liverpool L6 8NB	<b>Sold</b>	£105,250
82	10 Banner Street, Liverpool L15 0HQ	<b>Available At</b>	£53,000
83	2 Elmsdale Road, Liverpool L18 1LX	<b>Sold</b>	£110,000
84	73 Chatsworth Avenue, Orrell Park, Liverpool L9 3AY	<b>Sold</b>	£65,500
85	72 St. Domingo Vale, Liverpool L5 6RW	<b>Sold Prior</b>	
86	112 Dacy Road, Liverpool L5 6SB	<b>Sold</b>	£37,000
87	57 Botanic Road, Liverpool, L7 5PX	<b>Withdrawn</b>	
88	Manchester House, The Square, Aberbeeg, Abertillery, Gwent NP13 2AB	<b>Available At</b>	£15,000
89	20 Earle Road, Liverpool, L7 6HF	<b>Sold</b>	£31,250
90	129 Chirkdale Street, Liverpool L4 3SG	<b>Sold</b>	£29,000
91	12 Smithdown Place, Liverpool L15 9EH	<b>Withdrawn</b>	
92	39 Orwell Road, Liverpool L4 1RG	<b>Sold</b>	£30,000
93	154 Rathbone Road, Wavertree, Liverpool L15 4HH	<b>Sold</b>	£63,250
94	15 Geneva Road, Liverpool L6 3AS	<b>Sold</b>	£107,000
95	71 Yew Tree Lane, Liverpool L12 9HQ	<b>Sold</b>	£125,500
96	6 Springmeadow Road, Gateacre, Liverpool L25 3PT	<b>Sold</b>	£111,000
97	38 Bentley Road, Liverpool L8 0SZ	<b>Sold</b>	£173,000

**TOTAL REALISATION = £4,266,000**

**FOR  
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**All enquiries**

James Kersh MRICS, BSc (Hons)

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

Tel: 0151 207 6315

**SuttonKersh**



# 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.**

# Order of sale **Tuesday 3 April**

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

LOT	PROPERTY	PRICE
1	143 Worcester Road, Bootle, Merseyside L20 9AE	£35–40,000
2	109 Carisbrooke Road, Liverpool L4 3QU	£30–35,000
3	10 Ardrossan Road, Liverpool L4 7XN	£75,000+
4	43 Newman Street, Liverpool L4 1RJ	£30–35,000
5	Land at 474/478 and Shop/Flats at 468–472 Mill Street, Liverpool L8 4RG	£100,000+
6	37 Milman Road, Liverpool L4 5SH	£30–35,000
7	117 Sunbeam Road, Liverpool L13 5XT	£45–50,000
8	Flat 8, Halidon Court, Bootle, Merseyside L20 4UL	£40–45,000
9	20 Alfred Road, Prenton, Merseyside CH43 4TX	£125,000+
10	33 Alfonso Road, Liverpool L4 1UH	£25,000+
11	18 Gainsborough Road, Liverpool L15 3HU	£65,000+
12	Land at junction of Sefton Street and Hill Street, Liverpool L1	£150,000+
13	100 Sunbeam Road, Liverpool L13 5XT	£40,000+
14	1 Shop Road, Knowsley Village, Liverpool L34 0HD	£190,000+
15	58 Conwy Drive, Liverpool L6 5JP	£20–25,000
16	21 City Road, Liverpool L4 5UN	£30–35,000
17	12 Manorwood Drive, Whiston, Prescot, Merseyside L35 3UH	£100,000+
18	14 South Parade, Speke, Liverpool L24 2SG	£65,000+
19	16 Acrefield Road, Liverpool L25 5JL	£100,000+
20	31 South Drive, Wavertree, Liverpool L15 8JJ	£400–450,000
21	135 Priory Road, Liverpool L4 2SG	£70,000+
22	8/8a Lawrence Road, Liverpool L15 0EG	£100–125,000
23–26	Vacant Freehold Land Plots, 14 High Street, Denbigh, Clwyd LL16 3RY	Nil reserve
27	28 Oakfield Road, Walton, Liverpool L4 2QF	£25–30,000
28	35 Seymour Road, Broadgreen, Liverpool L14 3LH	£40,000+
29	Land and Building, 287 Newton Road, St Helens, Merseyside WA9 2JR	£100,000+
30	62 Northumberland Way, Bootle, Merseyside L30 2QB	£60–65,000
31	8 Domville, Whiston, Prescot, Merseyside L35 3JF	£50,000+
32	365 Mill Street, Liverpool L8 4RB	£55,000+
33	81a Thornton Road, Bootle, Merseyside L20 5AW	£75,000+
34	95 Dewsbury Road, Liverpool L4 2XF	£35–40,000
35	80 Goodison Road, Liverpool L4 4EP	£30–35,000
36	20 Hartington Road, Liverpool L8 0SG	£190,000+
37	2 Barkers Cottage, Pilch Lane, Liverpool L14 0JH	£100,000+
38	7 Colwell Road, Liverpool L14 8XY	£35,000+
39	18 Albert Road, Tuebrook, Liverpool L13 8DZ	£45–50,000
40	38 Buckingham Road, Tuebrook, Liverpool L13 8AZ	£60,000+
41	128 Sheil Road, Liverpool L6 7UA	£100–125,000
42	395 Edge Lane, Fairfield, Liverpool L7 9LQ	£40,000+
43	21 Seymour Road, Broadgreen, Liverpool L14 3LH	£40,000+
44	116 Linacre Road, Liverpool L21 8JT	£10–15,000
45	30 Suburban Road Liverpool L6 0BP	£90,000+
46	13 Norwich Road, Liverpool L15 9HL	£160,000+
47	The Selwyn, 106 Selwyn Street, Liverpool L4 3TW	£80,000+
48	25 Colesborne Road, Liverpool L11 2TL	£40–45,000
49	75 Worcester Road, Bootle, Merseyside L20 9AA	£80,000+
50	24 Cross Street, Prescot, Merseyside L34 6JG	£35,000+
51	92 Breck Road, Anfield, Liverpool L4 2RD	£35–40,000
52	17 Lincoln Street, Liverpool L19 8LE	£55–60,000
53	192/194 Longmoor Lane, Liverpool L9 0EL	£60,000+
54	37 Knoclaidd Road, Liverpool L13 8DB	£35–40,000
55	40 Oakfield Road, Walton, Liverpool L4 2QF	£25–30,000
56	40 St Domingo Vale, Liverpool L5 6RN	£40–45,000
57	3 Highfield Road, Old Swan, Liverpool L13 3BR	£70,000+
58	5 Prior Street, Bootle, Merseyside L20 4PS	£35–40,000
59	28 Holbeck Street, Liverpool L4 2UT	£30,000+
60	130 Walton Village, Liverpool L4 6TN	£50,000+
61	16 Pomona Street, Liverpool L3 5TL	£100,000+
62	17b Walton Park, Liverpool L9 1EY	£110,000+

63	3 Picton Grove, Liverpool L15 1HL	<b>£15–20,000</b>
64	43 Morecambe Street, Liverpool L6 4AU	<b>£30,000+</b>
65	30 Hope Street, Liverpool L1 9BX	<b>£275,000+</b>
66	67 Breeze Hill, Liverpool L9 1DZ	<b>£40,000+</b>
67	4 Abbeygate Apartments, Wavertree Gardens, Liverpool L15 8HB	<b>£60–65,000</b>
68	158–160 Edge Lane Drive, Liverpool L13 4AF	<b>£180,000+</b>
69	20 Alexandra Drive, Bootle, Merseyside L20 0EF	<b>£110,000+</b>
70	9 Oban Road, Anfield, Liverpool L4 2SA	<b>£20–25,000</b>
71	62 Derby Lane, Old Swan, Liverpool L13 3DN	<b>£30,000+</b>
72	41 Cranborne Road, Liverpool L15 2HX	<b>£70,000+</b>
73	8 Manningham Road, Liverpool L4 2UG	<b>£30–35,000</b>
74	51 Sedley Street, Liverpool L6 5AE	<b>£35,000+</b>
75	47 Cranborne Road, Liverpool L15 2HX	<b>£50,000+</b>
76	70 Holbeck Street, Liverpool L4 2UT	<b>£40,000+</b>
77	50 Stanley Park Avenue North, Liverpool L4 9UE	<b>£30,000+</b>
78	17 Cullen Street, Liverpool L8 0QY	<b>£35–40,000</b>
79	59 Scarisbrick Drive, Liverpool L11 7DB	<b>£40–45,000</b>
80	148 Abbottsley Avenue, Liverpool L18 7JT	<b>£140,000+</b>
81	31 Shaftesbury Terrace, Liverpool L13 3BD	<b>£20–25,000</b>
82	56 Rathbone Road, Wavertree, Liverpool L15 4HQ	<b>£60–65,000</b>
83	Fender Way, 19–21 Gaywood Close, Prenton, Merseyside CH43 9WQ	<b>£10,000+</b>
84	323–325 Prescot Road, Old Swan, Liverpool L13 3BS	<b>£80,000+</b>
85	2 Goschen Street, Everton, Liverpool L5 1TA	<b>£30,000+</b>
86	29 Rockfield Road, Liverpool L4 0SE	<b>£10–15,000</b>
87	11 Vicar Road, Liverpool L6 0BW	<b>£20–25,000</b>
88	53 Newcombe Street, Liverpool L6 5AN	<b>£20–25,000</b>
89	43 Webster Road, Liverpool L7 6NY	<b>£20–25,000</b>
90	66 Glamis Road, Tuebrook, Liverpool L13 8DL	<b>£40–45,000</b>
91	25 Pilgrim Street, Liverpool L1 9HB	<b>£295,000+</b>



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# Order of sale **by type**

## **Vacant Residential**

- 1 143 Worcester Road, Bootle, Merseyside L20 9AE
- 2 109 Carisbrooke Road, Liverpool L4 3QU
- 3 10 Ardrossan Road, Liverpool L4 7XN
- 4 43 Newman Street, Liverpool L4 1RJ
- 6 37 Milman Road, Liverpool L4 5SH
- 7 117 Sunbeam Road, Liverpool L13 5XT
- 8 Flat 8, Halidon Court, Bootle, Merseyside L20 4UL
- 9 20 Alfred Road, Prenton, Merseyside CH43 4TX
- 10 33 Alfonso Road, Liverpool L4 1UH
- 11 18 Gainsborough Road, Liverpool L15 3HU
- 17 12 Manorwood Drive, Whiston, Prescot, Merseyside L35 3UH
- 19 16 Acrefield Road, Liverpool L25 5JL
- 21 135 Priory Road, Liverpool L4 2SG
- 27 28 Oakfield Road, Walton, Liverpool L4 2QF
- 30 62 Northumberland Way, Bootle, Merseyside L30 2QB
- 31 8 Domville, Whiston, Prescot, Merseyside L35 3JF
- 32 365 Mill Street, Liverpool L8 4RB
- 33 81a Thornton Road, Bootle, Merseyside L20 5AW
- 34 95 Dewsbury Road, Liverpool L4 2XF
- 35 80 Goodison Road, Liverpool L4 4EP
- 36 20 Hartington Road, Liverpool L8 0SG
- 37 2 Barkers Cottage, Pilch Lane, Liverpool L14 0JH
- 40 38 Buckingham Road, Tuebrook, Liverpool L13 8AZ
- 42 395 Edge Lane, Fairfield, Liverpool L7 9LQ
- 48 25 Colesborne Road, Liverpool L11 2TL
- 49 75 Worcester Road, Bootle, Merseyside L20 9AA
- 55 40 Oakfield Road, Walton, Liverpool L4 2QF
- 56 40 St Domingo Vale, Liverpool L5 6RN
- 57 3 Highfield Road, Old Swan, Liverpool L13 3BR
- 59 28 Holbeck Street, Liverpool L4 2UT
- 62 17b Walton Park, Liverpool L9 1EY
- 63 3 Picton Grove, Liverpool L15 1HL
- 64 43 Morecambe Street, Liverpool L6 4AU
- 66 67 Breeze Hill, Liverpool L9 1DZ
- 67 4 Abbeygate Apartments, Wavertree Gardens, Liverpool L15 8HB
- 69 20 Alexandra Drive, Bootle, Merseyside L20 0EF
- 70 9 Oban Road, Anfield, Liverpool L4 2SA
- 73 8 Manningham Road, Liverpool L4 2UG

- 74 51 Sedley Street, Liverpool L6 5AE
- 75 47 Cranborne Road, Liverpool L15 2HX
- 77 50 Stanley Park Avenue North, Liverpool L4 9UE
- 79 59 Scarisbrick Drive, Liverpool L11 7DB
- 80 148 Abbottsley Avenue, Liverpool L18 7JT
- 81 31 Shaftesbury Terrace, Liverpool L13 3BD
- 82 56 Rathbone Road, Wavertree, Liverpool L15 4HQ
- 85 2 Goschen Street, Everton, Liverpool L5 1TA
- 86 29 Rockfield Road, Liverpool L4 0SE
- 87 11 Vicar Road, Liverpool L6 0BW
- 88 53 Newcombe Street, Liverpool L6 5AN
- 89 43 Webster Road, Liverpool L7 6NY
- 90 66 Glamis Road, Tuebrook, Liverpool L13 8DL

## **Commercial Investment**

- 5 Land at 474/478 and Shop/Flats at 468–472 Mill Street, Liverpool L8 4RG
- 60 130 Walton Village, Liverpool L4 6TN

## **Land With Potential**

- 12 Land at junction of Sefton Street and Hill Street, Liverpool L1

## **Residential Investment**

- 13 100 Sunbeam Road, Liverpool L13 5XT
- 15 58 Conwy Drive, Liverpool L6 5JP
- 16 21 City Road, Liverpool L4 5UN
- 20 31 South Drive, Wavertree, Liverpool L15 8JJ
- 28 35 Seymour Road, Broadgreen, Liverpool L14 3LH
- 38 7 Colwell Road, Liverpool L14 8XY
- 39 18 Albert Road, Tuebrook, Liverpool L13 8DZ
- 41 128 Sheil Road, Liverpool L6 7UA
- 43 21 Seymour Road, Broadgreen, Liverpool L14 3LH
- 45 30 Suburban Road Liverpool L6 0BP
- 46 13 Norwich Road, Liverpool L15 9HL
- 50 24 Cross Street, Prescot, Merseyside L34 6JG
- 52 17 Lincoln Street, Liverpool L19 8LE
- 54 37 Knoclaidd Road, Liverpool L13 8DB
- 58 5 Prior Street, Bootle, Merseyside L20 4PS
- 72 41 Cranborne Road, Liverpool L15 2HX
- 76 70 Holbeck Street, Liverpool L4 2UT
- 78 17 Cullen Street, Liverpool L8 0QY
- 91 25 Pilgrim Street, Liverpool L1 9HB

## **Commercial Investment**

- 14 1 Shop Road, Knowsley Village, Liverpool L34 0HD
- 22 8/8a Lawrence Road, Liverpool L15 0EG
- 53 192/194 Longmoor Lane, Liverpool L9 0EL

## **Vacant Commercial**

- 18 14 South Parade, Speke, Liverpool L24 2SG
- 29 Land and Building, 287 Newton Road, St Helens, Merseyside WA9 2JR
- 44 116 Linacre Road, Liverpool L21 8JT
- 47 The Selwyn, 106 Selwyn Street, Liverpool L4 3TW
- 51 92 Breck Road, Anfield, Liverpool L4 2RD
- 61 16 Pomona Street, Liverpool L3 5TL
- 65 30 Hope Street, Liverpool L1 9BX
- 71 62 Derby Lane, Old Swan, Liverpool L13 3DN
- 83 Fender Way, 19–21 Gaywood Close, Prenton, Merseyside CH43 9WQ
- 84 323–325 Prescot Road, Old Swan, Liverpool L13 3BS

## **Development Land**

- 23–26 Vacant Freehold Land Plots, 14 High Street, Denbigh, Clwyd LL16 3RY

## **Vacant Mixed Use**

- 68 158–160 Edge Lane Drive, Liverpool L13 4AF



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# Buying or selling at auction?

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EAD Solicitors is proud to work with Sutton Kersh. We have extensive expertise in all manner of auction lots and offer free legal advice at all of Sutton Kersh's auctions.

Our core conveyancing business is acting for investors, landlords and developers though we do accept all manner of conveyancing instructions.

Our philosophy is to offer all clients a friendly approachable service and our staff are trained accordingly.

The normal requirement in an auction contract is to complete the transaction within 28 days and we are proud to say we are noted for both our speed and efficiency.

We also offer a 'no sale, no fee' process so if a transaction does not proceed, no fees will be charged.

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on 0151 735 1000  
or email [garry.abrams@eadsolicitors.co.uk](mailto:garry.abrams@eadsolicitors.co.uk)**

**[www.eadsolicitors.co.uk](http://www.eadsolicitors.co.uk)**

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

# 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 £400 plus 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  
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Liverpool L18 1LN

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Tel: 0151 236 2332  
Fax: 0151 236 3755  
citycentre@suttonkersh.co.uk  
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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  
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### Auctions

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### Building Surveying

Tel: 0151 207 9966  
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lettings@suttonkersh.co.uk  
6 Cotton Street  
Liverpool L3 7DY





LOT

1

**143 Worcester Road, Bootle, Merseyside L20 9AE**

**VACANT RESIDENTIAL**

Guide price **£35–40,000**



Not to scale. For identification purposes only

**A vacant three bedroomed end of terrace property benefiting from double glazing. Following refurbishment the property would be suitable for investment purposes.**

**Situated**

Off Aintree Road in a popular and well established residential location.

**First Floor**

Three bedrooms and bathroom/WC

**Outside**

Yard to the rear

**Ground Floor**

Hall, two Reception rooms and Kitchen

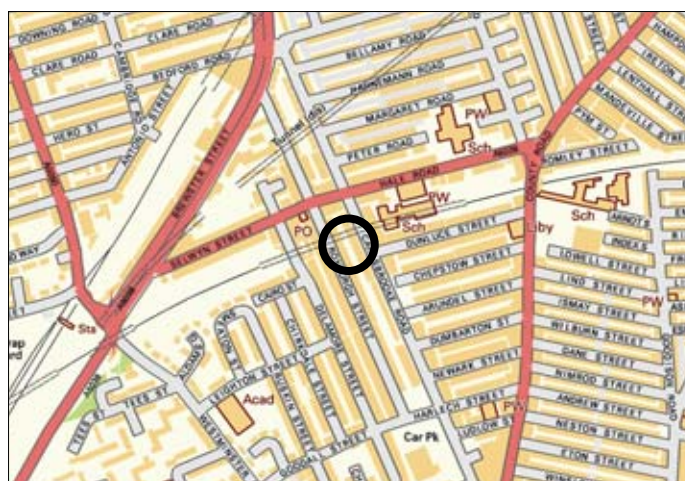
LOT

2

**109 Carisbrooke Road, Liverpool L4 3QU**

**VACANT RESIDENTIAL**

Guide price **£30–35,000**



Not to scale. For identification purposes only

**A vacant four bedroomed mid terrace property in need of repair and modernisation.**

**Situated**

Fronting Carisbrook Road just off Hale Road in a popular and well established residential location within easy access to local amenities and schooling.

**Ground Floor**

Vestibule Hall, Lounge, dining room and kitchen.

**First Floor**

Three bedrooms and bathroom/WC

**Second Floor**

One further bedroom

**Outside**

Yard to the rear

LOT  
**3**

## 10 Ardrossan Road, Liverpool L4 7XN

VACANT RESIDENTIAL

Guide price **£75,000+**



Not to scale. For identification purposes only

**A vacant three bedrooomed semi-detached property benefitting from double glazing, central heating, gardens and off road parking. Following modernisation the property would be suitable for occupation or investment purposes.**

### Situated

Off Utting Avenue in a popular residential location approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, Front Living Room, Dining Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Gardens to the front and rear.  
Driveway.

On behalf of LPA Receivers

LOT  
**4**

## 43 Newman Street, Liverpool L4 1RJ

VACANT RESIDENTIAL

Guide price **£30-35,000**



Not to scale. For identification purposes only

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

### Situated

Off Orwell Road in an established residential location, within close proximity to local amenities.

### Ground Floor

Hall, living room, dining room and kitchen.

### First Floor

Two bedrooms and bathroom/WC.

### Outside

Yard to the rear.



**Land at 474/478 and Shop/Flats at 468–472 Mill Street, Liverpool L8 4RG****COMMERCIAL INVESTMENT**Guide price **£100,000+**

**A three storey detached property consisting of two ground floor retail units together with four self-contained flats above plus cellars. One of the ground floor retail units is currently let on a 3 year lease from December 2009 at a rental income of £7200.00 per annum. The other unit is vacant. To the upper floors there are four self-contained flats one of which is currently let on an Assured Shorthold Tenancy at a rental of £430.00pcm. The three vacant flats are in need of refurbishment works. The potential annual rental income when fully let being in excess of £25,000. The sale will also include a cleared site to the right hand side of the property which would be suitable for re-development subject to the relevant consents.**

**Situated**

Fronting Mill Street at its junction with Park Hill Road in an established residential location approximately 1.5 miles south east of Liverpool city centre.

**Outside**

Yard to the rear.

**Cellar**

Not Inspected.

**Ground Floor**

**No 468–470** Shop – Main Sales Area, two x WCs., Kitchen, Store Room.

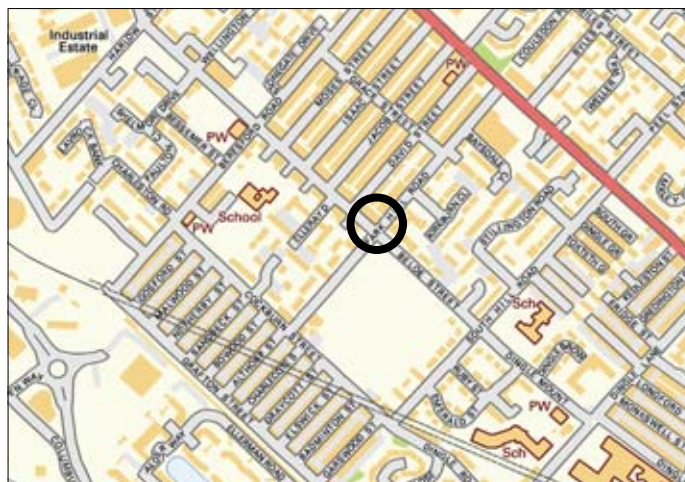
**No 472** Vacant and Not Inspected.

**First Floor**

**Flats 1 & 2** each comprising a Hall, Living Room, Kitchen, two Bedrooms, Bathroom/WC

**Second Floor**

**Flats 3 & 4** each comprising a hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC



Not to scale. For identification purposes only



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LOT  
**6**

## 37 Milman Road, Liverpool L4 5SH

### VACANT RESIDENTIAL

Guide price **£30–35,000**



Not to scale. For identification purposes only

**A vacant three bedroomed mid terrace property in need of repair and modernisation.**

#### Situated

Off Walton Lane in a popular and well established residential location approximately 3 miles from Liverpool city centre.

#### First Floor

Three bedrooms and bathroom/WC

#### Outside

Yard to the rear

#### Ground Floor

Hall, Two living rooms and kitchen

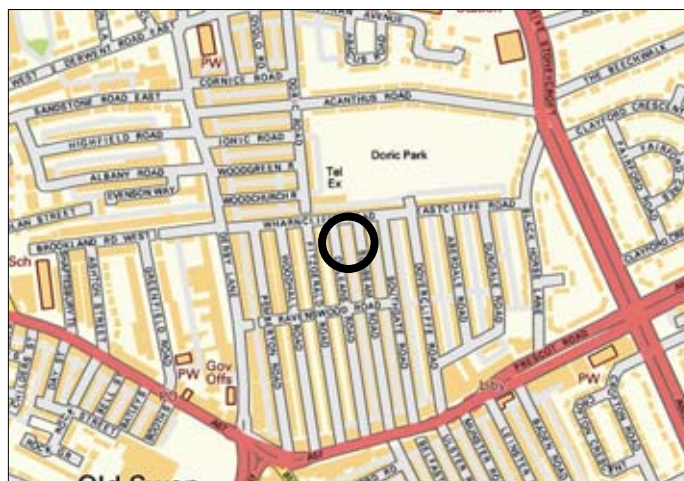
On behalf of a Housing Association

LOT  
**7**

## 117 Sunbeam Road, Liverpool L13 5XT

### VACANT RESIDENTIAL

Guide price **£45–50,000**



Not to scale. For identification purposes only

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

#### Situated

Off Prescot 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

#### Outside

Yard to the rear.

LOT

8

## Flat 8, Halidon Court, Bootle, Merseyside L20 4UL

VACANT RESIDENTIAL

Guide price **£40-45,000**

Not to scale. For identification purposes only

**A vacant two bedroomed ground floor purpose built apartment which would be suitable for investment purposes following refurbishment. The property benefits from an intercom system and private parking and private garden to the rear.**

### Situated

Just off Marsh Lane in a popular residential location approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, Living Room/Diner, two Bedrooms, Kitchen, Bathroom/WC.

### Outside

Private Rear Garden, front communal gardens and parking.

LOT

9

## 20 Alfred Road, Prenton, Merseyside CH43 4TX

VACANT RESIDENTIAL

Guide price **£125,000+**

Not to scale. For identification purposes only

**A substantial two storey semi-detached property converted to provide three one-bedroom self-contained flats and one studio flat benefitting from front and rear gardens. The property does require repair and modernisation and when fully let has potential to produce an annual rental income of in excess of £20,000.**

### Situated

Off Balls Road in a popular and well established residential location.

### Cellar

(Not Inspected)

### Ground Floor

Main entrance hallway

**Flat A** – Shower room, Kitchen, Bedroom (living room on first floor)  
**Flat B** – Hall, Living Room, Kitchen, Bedroom, Bathroom/WC

Bedroom, Kitchen (bathroom on first floor)

### First Floor

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

### Outside

Gardens front and rear.

### Second Floor

**Flat D** – Hall, Living Room/



LOT  
**10**

## 33 Alfonso Road, Liverpool L4 1UH

VACANT RESIDENTIAL

Guide price **£25,000+**



Not to scale. For identification purposes only

**A vacant one bedroomed end of terrace property benefiting from double glazing. Following refurbishment the property would be suitable for investment purposes.**

### Situated

Off Melrose Road in an established residential location approximately 2.5 miles from Liverpool city centre.

### First Floor

Bedroom and Bathroom/WC

### Outside

Yard to the rear

### Ground Floor

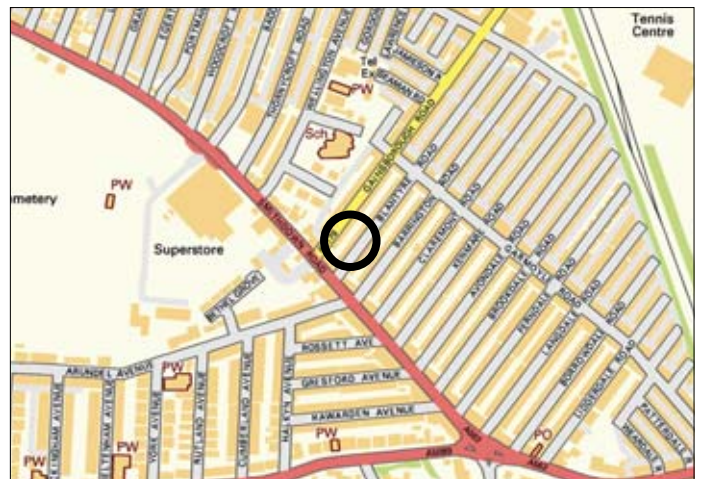
Lounge and Kitchen

LOT  
**11**

## 18 Gainsborough Road, Liverpool L15 3HU

VACANT RESIDENTIAL

Guide price **£65,000+**



Not to scale. For identification purposes only

**A vacant three bedroomed middle terraced property in need of repair and modernisation. The property would be suitable for occupation or student investment purposes.**

### Situated

Fronting Gainsborough Road off Smithdown Road in a very popular and well established residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, two Reception Rooms, Kitchen

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to the rear.

LOT  
**12**

## Land at junction of Sefton Street and Hill Street, Liverpool L1

LAND WITH POTENTIAL

Guide price **£150,000+**



Not to scale. For identification purposes only

**A cleared site of approximately 22m x 15m, formerly the location of the Highland House Hotel with 30 rooms, bar and restaurant, and therefore A3 consent. The site previously formed part of a joint venture with adjacent site that gained planning permission for apartments, retail and commercial to a height of five stories.**

### Situated

In a prime location on a main route connecting the south of the city with the city centre, close to the Marina, Echo Arena, Albert Dock and Liverpool One.

LOT  
**13**

## 100 Sunbeam Road, Liverpool L13 5XT

RESIDENTIAL INVESTMENT

Guide price **£40,000+**



Not to scale. For identification purposes only

**A two bedroomed terraced property currently let by way of a Regulated Tenancy effective from September 2010 at a rental of £3510.00 per annum. The property benefits from partial double glazing.**

### Situated

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

### Ground Floor

Two rooms, Kitchen.

### First Floor

Two rooms, Bathroom/WC

### Outside

Yard to the rear.





The premises comprises a large two storey semi-detached building of traditional brick construction under slate pitch roof. The premises have been converted in the past to provide two ground floor retail shop units fronting Knowsley Lane, together with a three bedroomed double staircased house to the rear with access fronting Shop Road. The premises also benefits from a large forecourt area with ample parking provisions for 8 cars plus. The Barber Shop is currently let at a rent of £5,160 per annum with approximately two years unexpired lease term remaining. The Newsagents is currently let at a rental of £5,160 per annum on a 6 month Assured Shorthold Tenancy.

#### **Situated**

Fronting Knowsley Lane at its junction with Shop Road in the popular and well established centre of Knowsley Village.

#### **Ground Floor Retail Units**

**Retail Shop Unit No.1 "The Village Shop".**

Gross Internal Area: 29.3m<sup>2</sup> (315sq ft)

**Retail Shop Unit No.2 "Barbers".**

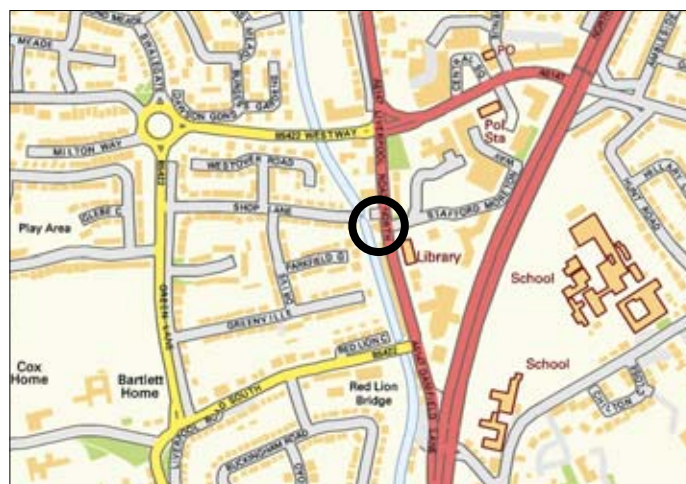
Gross Internal Area: 16.7m<sup>2</sup> (179sq ft)

#### **House – 1 Shop Road**

Living Room, Kitchen, Study, Bathroom/WC, downstairs toilet and three Bedrooms.

#### **Outside**

Ample parking, front and side garden. Sun Room overlooking Court Yard.



Not to scale. For identification purposes only





LOT  
**15**

## 58 Conwy Drive, Liverpool L6 5JP RESIDENTIAL INVESTMENT

Guide price **£20–25,000**



**A ground floor purpose built studio apartment which is currently let by way of an Assured Shorthold Tenancy at a rental of £4200.00 per annum. The property has been recently refurbished and benefits from double glazing and electric storage heaters.**

### Situated

Off West Derby Road within easy access to Tuebrook Amenities and approximately 3 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway  
**Flat** – Living room/Bedroom, Dressing Room, Kitchen, Shower Room/WC



Not to scale. For identification purposes only

### Outside

Communal Gardens and Parking.

### Note

We have not inspected the property nor seen sight of the tenancy agreement, all the information has been supplied by the vendor.

LOT  
**16**

## 21 City Road, Liverpool L4 5UN RESIDENTIAL INVESTMENT

Guide price **£30–35,000**



**A terraced property currently let by way of a Regulated Tenancy effective from December 2011 at a rental income of £3614.00 per annum. The property benefits from partial double glazing.**

### Situated

Fronting City Road in a popular and well established residential location within close proximity to Everton Football Club and approximately 3 miles from Liverpool city centre.

### Ground Floor

One room, Kitchen, Bathroom/WC

### First Floor

Two rooms.



Not to scale. For identification purposes only

### Outside

Yard to the rear.

LOT  
**17**

## 12 Manorwood Drive, Whiston, Prescot, Merseyside L35 3UH

VACANT RESIDENTIAL

Guide price **£100,000+**



Not to scale. For identification purposes only

**A five bedroomed semi-detached property benefiting from double glazing, central heating, front and rear gardens and off road parking. The property would be suitable for occupation or investment purposes following refurbishment.**

### Situated

Off Lickers Lane within close proximity to Whiston Train Station and Whiston Hospital.

### Ground Floor

Hall, Lounge, Kitchen, Conservatory, and WC.

### First Floor

Five Bedrooms, Bathroom/WC.

### Outside

Gardens Front & Rear, Driveway, and Integrated Garage.

Joint Agent



LOT  
**18**

## 14 South Parade, Speke, Liverpool L24 2SG

VACANT COMMERCIAL

Guide price **£65,000+**



Not to scale. For identification purposes only

**A vacant single storey property previously used as Probation Offices and fitted out as such benefitting from a burglar alarm, smoke alarms, trunked wiring, central heating and disabled access. The property would be suitable for a number of uses or possible residential redevelopment, subject to the relevant consents. The property also benefits from a surfaced car park at the front providing parking for some 10-12 cars and manual shutters to all windows.**

### Situated

fronting South Parade within the central commercial area in the Speke District within close proximity to John Lennon Airport.

### Outside

Parking for 12 cars to the front and rear grassed area.

### Accommodation

10 Offices, two Reception Rooms, two Kitchens/WCs

Approx. Gross

Internal Area

3252.85sq ft

Site Area

8,200sq ft



LOT  
**19**

## 16 Acrefield Road, Liverpool L25 5JL

### VACANT RESIDENTIAL

Guide price **£100,000+**



Not to scale. For identification purposes only

**A two bedroomed Grade II listed detached cottage which would be suitable for occupation or investment following refurbishment and modernisation. The property benefits from a large rear garden.**

#### Outside

Good sized Rear Garden.

#### Situated

In the heart of Woolton Village within close proximity to local amenities and transport links.

#### Ground Floor

Lounge, Dining Room, Kitchen, and Bathroom.

#### First Floor

Three Bedrooms.

Joint Agent



LOT  
**20**

## 31 South Drive, Wavertree, Liverpool L15 8JJ

### RESIDENTIAL INVESTMENT

Guide price **£400–450,000**



Not to scale. For identification purposes only

**A substantial semi-detached property converted to provide two self-contained flats and ten studio apartments, all of which are currently let by way of Assured Shorthold Tenancies producing a gross annual rental income of in excess of £55,000 inclusive of bills. The property was fully renovated in 2007 and is in good order and benefits from double glazing, central heating, intercom system, communal gardens and off road parking.**

south of Liverpool city centre.

#### Ground Floor

Main Entrance Hallway

**Flats 1–4** Each comprising:

Living Room/Bedroom, Kitchen, Bathroom/WC

#### First Floor

**Flat 5–8** Each comprising:

Living Room/Bedroom, Kitchen, Bathroom/WC

#### Second Floor

**Flats 9–12** Each comprising:

Living Room/Bedroom, Kitchen, Bathroom/WC

#### Outside

Gardens front and rear. Driveway.

#### Situated

Just off Wavertree High Street in a sought after location within

easy access to local amenities to include the popular Allerton Road facilities and approximately 4 miles



LOT  
**21**

## 135 Priory Road, Liverpool L4 2SG VACANT RESIDENTIAL

Guide price **£70,000+**



Not to scale. For identification purposes only

**A good sized five bedroomed middle terraced property which following upgrading and modernisation would be suitable for occupation or investment purposes. The property benefits from partial double glazing.**

### Situated

Fronting Priory Road at its junction with Arkles Lane in a popular and well established residential location within easy access to Stanley Park and Liverpool Football Club

and approximately 4 miles from Liverpool city centre.

### Cellar

Not Inspected.

### Ground Floor

Vestibule, Hallway, three Reception Rooms, Kitchen.

### First Floor

Five Bedrooms, Bathroom/WC

### Outside

Yard to the rear.

LOT  
**22**

## 8/8a Lawrence Road, Liverpool L15 0EG COMMERCIAL INVESTMENT

Guide price **£100–125,000**



Not to scale. For identification purposes only

**A three storey middle terraced mixed use property comprising a ground floor retail unit together with a five bedroomed flat above. The ground floor shop is currently let and trading as "5 Star Computer Services" and the upper floors are let to four students. The total rental income is £16,608 per annum. The property was in good condition and benefits from central heating.**

### Situated

Fronting Lawrence Road between Langton Road/Alderson Road on a busy main road position

approximately 3 miles from Liverpool city centre.

### Cellar

Not inspected.

### Ground Floor

**Shop** – Main sales area, Rear room/ Kitchen.

**Flat** – Hall, Kitchen, Utility room. (via a separate entrance)

### First Floor

Bathroom/WC, two Letting rooms, Communal lounge.

### Second Floor

Three Letting rooms.

### Outside

Yard to the rear. WC



LOTS  
**23-26**

## Vacant Freehold Land Plots, 14 High Street, Denbigh, Clwyd LL16 3RY

Guide price nil reserve



Not to scale. For identification purposes only

**Four Freehold Land Plots suitable for a variety of uses subject to the necessary planning consents, to be offered as individual lots.**

### Situated

The plots are located adjacent to Temple Bow Square, between Bull Lane, Leicester Terrace and The High Street, within Denbigh town centre.

### Note

The buyer will be responsible for the seller's legal and auctioneer's costs. Please refer to the special conditions of sale within the legal pack

Lot 23  
Lot 24  
Lot 25  
Lot 26

Plot 14  
Plot 15  
Plot 16  
Plot 17

On behalf of a Housing Association

LOT  
**27**

## 28 Oakfield Road, Walton, Liverpool L4 2QF

VACANT RESIDENTIAL

Guide price **£25-30,000**



Not to scale. For identification purposes only

**A vacant two bedrooomed mid terraced property benefiting from double glazing. Following refurbishment the property would be suitable for investment purposes.**

### Situated

At the corner of Oakfield Road and Ludwig Street within close proximity to Liverpool Football Club, local amenities and approximately 3 miles from Liverpool city centre.

### Ground Floor

Living Room, Kitchen/Breakfast Room.

### First Floor

Two Bedrooms, Bathroom/WC.

### Outside

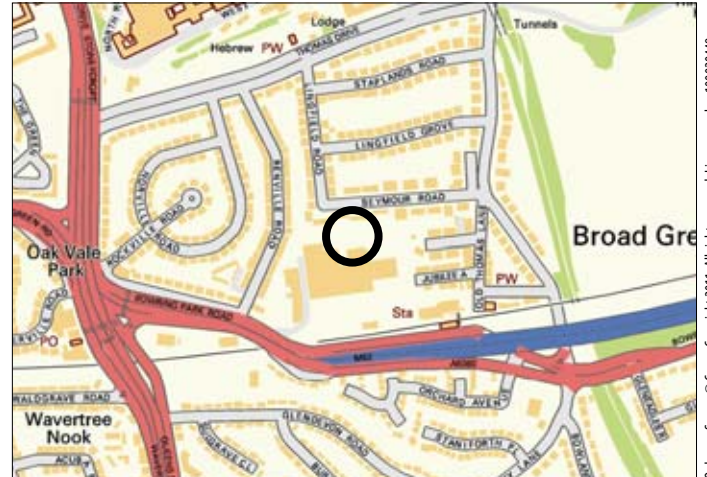
Yard to the rear.

LOT  
**28**

## 35 Seymour Road, Broadgreen, Liverpool L14 3LH

### RESIDENTIAL INVESTMENT

Guide price **£40,000+**



Not to scale. For identification purposes only

**A terraced property currently let by way of a Regulated Tenancy effective from July 2010 at a rental of £4394.00 per annum. The property benefits from double glazing and gardens.**

#### Situated

Off Thomas Lane in a popular and well established residential location within easy access to the M62 Motorway Services and approximately 5 miles from Liverpool city centre.

#### Ground Floor

One room, Kitchen, Bathroom/WC

#### First Floor

Three rooms.

#### Outside

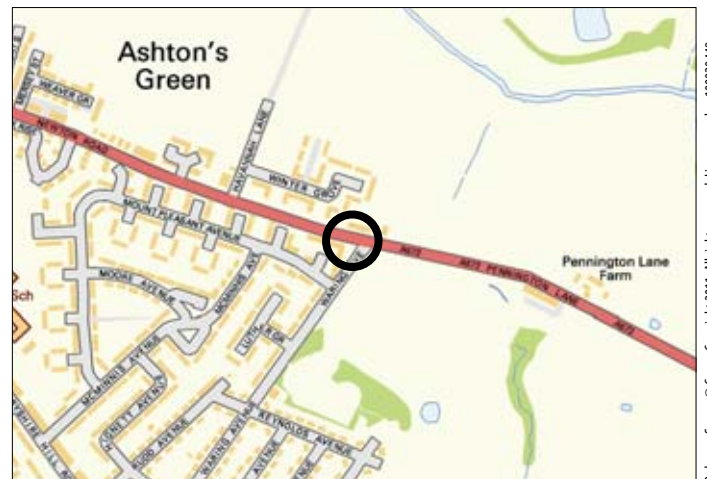
Gardens to the front and rear.

LOT  
**29**

## Land and Building, 287 Newton Road, St Helens, Merseyside WA9 2JR

### VACANT COMMERCIAL

Guide price **£100,000+**



Not to scale. For identification purposes only

**A vacant two storey semi-detached former Public House building situated on a site which extends to 0.47 acres. The main frontage to Newton Road extends to 35m (116ft). The property would be suitable for a number of uses, subject to the relevant consents.**

#### Situated

Fronting Newton Road (A572) at its junction with Havannah Lane within a primarily residential area, situated approximately 3 miles from St Helens town centre. Newton

Road itself forms part of the main arterial route linking St Helens town centre to Newton-le-Willows.

#### Ground Floor

Lounge, Bar, Kitchen, Vault, Store and Male & Female WCs.

Gross Internal Area

249m<sup>2</sup> (2685sq ft)

#### First Floor

Lounge and Bar.

Gross Internal Area

134m<sup>2</sup> (1445sq ft)



LOT  
**30**

## 62 Northumberland Way, Bootle, Merseyside L30 2QB

VACANT RESIDENTIAL

Guide price **£60–65,000**



Not to scale. For identification purposes only

**A vacant three bedroomed end town house benefitting front double glazing, central heating, gardens and off road parking. The property is in good order and would be suitable for occupation or investment purposes.**

### Situated

Northumberland Way can be accessed via Gorsey Lane and Sterrix Lane in a popular and well established residential location.

### Ground Floor

Porch Entrance, Hall, Kitchen/Diner, Lounge.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Gardens Front, Side & Rear and Driveway.

LOT  
**31**

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

VACANT RESIDENTIAL

Guide price **£50,000+**



Not to scale. For identification purposes only

**A four bedroomed end town house benefitting from double glazing, central heating, and side and rear gardens with parking. The property would be suitable for immediate occupation or investment.**

### 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

### Outside

Parking to the rear, Garden to side and rear.

LOT  
**32**

**365 Mill Street, Liverpool L8 4RB**  
**VACANT RESIDENTIAL**

Guide price **£55,000+**



Not to scale. For identification purposes only

**A two storey building providing three self-contained flats which benefits from double glazing. We are advised one of the flats are currently let on an Assured Shorthold Tenancy producing £5,220 per annum. The property would be suitable for investment purposes following refurbishment. When fully let we believe the potential annual rental income could be in excess of £13,000.**

**Situated**

Fronting Mill Street close to Park Road amenities and the new Tesco Superstore. The city centre with

all its amenities is approximately 2 miles away.

**Ground Floor**

**Flat 1** – Hall, Open Plan Living Area, Kitchen, two Bedrooms, ensuite shower room, Bathroom/WC  
**Flat 3** – Hall, Living Area, Kitchen, Bathroom/WC, two Bedrooms.

**First Floor**

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

**Outside**

On street parking.

**Note**

We have not seen sight of the tenancy agreement, all details have been supplied by the vendor.

LOT  
**33**

**81a Thornton Road, Bootle, Merseyside L20 5AW**  
**VACANT RESIDENTIAL**

Guide price **£75,000+**



Not to scale. For identification purposes only

**A vacant two storey four bedroomed detached property in need of repair and modernisation together with land to the side and rear. The property benefits from planning permission to provide three three-storey four bedroomed properties.**

**Situated**

Situated on Thornton Road on the corner of Melling Road in a popular and well established residential location within easy access to

Bootle Strand and approximately 5 miles north of Liverpool city centre.

**Ground Floor**

Hall, Living room, kitchen/diner,

rear living room, conservatory and shower room

**First Floor**

Four Bedrooms, bathroom and separate WC

**Outside**

Land to the side and rear.

**Note**

Plans are available for inspection at the auctioneer's offices.



LOT  
**34**

## 95 Dewsbury Road, Liverpool L4 2XF

### RESIDENTIAL INVESTMENT

Guide price **£35–40,000**



Not to scale. For identification purposes only

**A two bedroomed mid terraced property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £5,100 per annum.**

#### Situated

Off Priory Road in a popular residential location, within easy access to local amenities and approximately 3 miles from Liverpool city centre.

#### Ground Floor

Lounge, Dining Room, Kitchen.

#### First Floor

Two Bedrooms, Bathroom/WC.

#### Outside

Yard to Rear.

LOT  
**35**

## 80 Goodison Road, Liverpool L4 4EP

### VACANT RESIDENTIAL

Guide price **£30–35,000**



Not to scale. For identification purposes only

**A vacant two bedroomed terraced property suitable for investment purposes. The property benefits from double glazing and central heating.**

#### Situated

Fronting Goodison Road which is located off County Road, in a popular and well established residential area within easy access to local amenities and Everton Football Club.

#### Ground Floor

Vestibule, Lounge/Dining room, Ante space, Kitchen, Bathroom/WC

#### First Floor

Two Bedrooms.

#### Outside

Rear yard with gated access.





**A freehold impressive three storey 7 high ceilinged double bedroomed dormer style Edwardian semi-detached property which has recently been fully refurbished to a high standard. The property is fully HMO Compliant and benefits from three fully fitted bathrooms, double glazing, central heating, new fitted gloss kitchen to include white goods, new student village carpeting and luxurious laminate flooring. Each letting room is fully furnished and admitted to Liverpool City Council's Class Listings. The property is suitable for immediate occupation with a projected, realistic, annual rental income of in excess of £25,000.**

#### **Situated**

Fronting Hartington Road on the corner of Boswell Street with its own large corner plot with private gardens to the front and back. Sefton Park, Liverpool Women's Hospital and the 24 hour supermarkets on Smithdown Road are just 10 minutes away and it is approximately 1.5 miles from Liverpool city centre.

#### **Cellar**

Not inspected.

#### **Ground Floor**

Vestibule, Hallway  
Communal Lounge 15' x 12'10" (4.57m x 3.91m)  
Kitchen/Diner 11'7" x 6'6" (3.53m x 1.98m)/12'10" x 6'10" (3.91m x 2.08m)  
Bedroom 1 – 12' x 13' (3.66m x 3.96m)  
Shower Room/WC.

#### **First Floor**

Bedroom 2 – 12'6" x 12'8" (3.81m x 3.86m)  
Bedroom 3 – 13'7" x 9'9" (4.14m x 2.97m)  
Bedroom 4 – 13'8" x 10'7" (4.17m x 3.23m)  
Bathroom/WC with walk in shower.

#### **Second Floor**

Bedroom 5 – 6'11" x 13' 5" (2.11m x 4.09m)  
Bedroom 6 – 10' x 8'4" (3.05m x 2.54m)  
Bedroom 7 – 13'4" x 12'3" (4.06m x 3.73m)  
Bathroom/WC.

#### **Outside**

Gardens and parking for three cars.



Not to scale. For identification purposes only



LOT  
**37**

## 2 Barkers Cottage, Pilch Lane, Liverpool L14 0JH

VACANT RESIDENTIAL

Guide price **£100,000+**



Not to scale. For identification purposes only

**A spacious three bedroomed character cottage style property benefiting from double glazing, central heating, front and rear gardens and off road parking. The property is in good order throughout and would be suitable for immediate occupation or investment.**

### Situated

Fronting Pilch Lane in a popular residential location within easy access to local amenities, schooling and approximately 5 miles from Liverpool city centre.

### Ground Floor

Porch Entrance, Lounge, Dining Room and Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Rear Patio Area and Garden.  
Driveway.

LOT  
**38**

## 7 Colwell Road, Liverpool L14 8XY

RESIDENTIAL INVESTMENT

Guide price **£35,000+**



Not to scale. For identification purposes only

**A three bedroomed end town house benefiting from double glazing, central heating, front and rear gardens and off road parking. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £3900.00 per annum.**

### Situated

Just off Princess Drive within easy access to local amenities and schooling and approximately 5 miles from Liverpool city centre.

### Ground Floor

Lounge, Kitchen, Bathroom/WC

### First Floor

Three bedrooms.

### Outside

Gardens to the front and rear.  
Driveway.

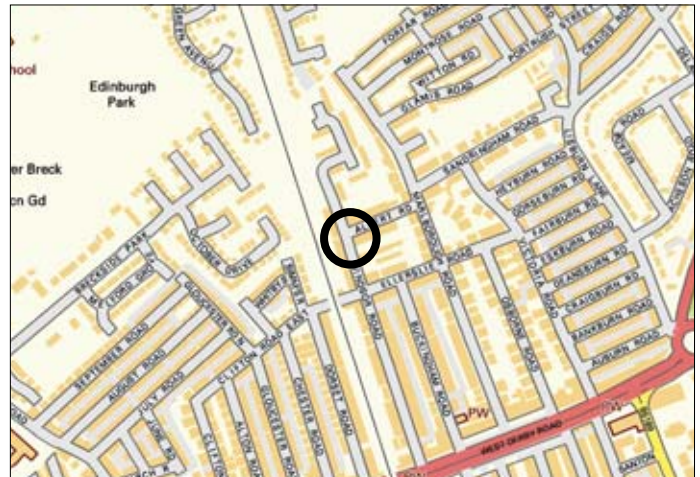


LOT  
**39**

## 18 Albert Road, Tuebrook, Liverpool L13 8DZ

### RESIDENTIAL INVESTMENT

Guide price **£45–50,000**



Not to scale. For identification purposes only

**A middle terraced property currently let by way of an Assured Periodic Tenancy effective from January 2011 at a rental of £6300.00 per annum.**

#### Situated

between Windsor Road and Marlborough Road in the Tuebrook District within easy access to local amenities and approximately 3 miles from Liverpool city centre.

#### Ground Floor

Three rooms, Kitchen

#### First Floor

Four rooms, Bathroom/WC

#### Outside

Yard to the rear.

LOT  
**40**

## 38 Buckingham Road, Tuebrook, Liverpool L13 8AZ

### VACANT RESIDENTIAL

Guide price **£60,000+**



Not to scale. For identification purposes only

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

#### Situated

in a popular residential location off West Derby Road in the Tuebrook District approximately 3 miles from Liverpool city centre.

#### Ground Floor

Hall, through living room, kitchen/diner and WC

#### First Floor

Three Bedrooms and Bathroom/WC

#### Outside

Yard to the rear



LOT  
**41**

## 128 Sheil Road, Liverpool L6 7UA RESIDENTIAL INVESTMENT

Guide price **£100–125,000**



Not to scale. For identification purposes only

**A substantial three storey semi-detached property converted to provide two one- and two two-bedroomed flats, two of which are currently let on Assured Shorthold Tenancies at a rental of £300.00 p.m. each and two are currently vacant and suitable for immediate letting. The property is in good condition and benefits from central heating, gardens and off road parking. The potential annual rental income being in excess of £18,000.**

### Situated

Fronting Sheil Road at its junction with Rocky Lane in a popular

residential location within easy access to Newsham Park and Tuebrook amenities.

### Ground Floor

Main Entrance Hallway

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

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

### Second Floor

**Flat D** – Hall, Lounge, Kitchen, two bedrooms, Bathroom/WC

### Outside

Gardens front and rear. Driveway.

### First Floor

**Flat C** – Hall, Living Room, Kitchen, two bedrooms, Bathroom/WC

On behalf of Liverpool City Council

LOT  
**42**

## 395 Edge Lane, Fairfield, Liverpool L7 9LQ VACANT RESIDENTIAL

Guide price **£40,000+**



Not to scale. For identification purposes only

**A three storey middle terraced property comprising a ground floor retail unit together with 7 lettings rooms. The property would be suitable for a number of uses, subject to the relevant consents. The property benefits from electric steel roller shutters to the ground floor and central heating. In addition to the price achieved at the auction, the purchaser shall pay the Council's surveyors and legal costs at 3% of the purchase price subject to a minimum fee of £1500.00.**

### Situated

Fronting Edge Lane on a busy main road position in a mixed commercial and residential location approximately 4 miles from Liverpool city centre.

### Ground Floor

Shop main sales area, two Letting Rooms, WC Kitchen.

### First Floor

Three Letting Rooms, Bathroom/WC

### Second Floor

Two Letting Rooms.

### Outside

Yard to the rear.

On the instructions of





LOT  
**43**

## 21 Seymour Road, Broadgreen, Liverpool L14 3LH

### RESIDENTIAL INVESTMENT

Guide price **£40,000+**



Not to scale. For identification purposes only

**A terraced property currently let by way of a Regulated Tenancy effective from August 2010 at a rental of £4160.00 per annum. The property benefits from double glazing and gardens.**

#### Situated

Off Thomas Lane in a popular and well established residential location within easy access to the M62 Motorway Services and approximately 5 miles from Liverpool city centre.

#### Ground Floor

One room, Kitchen, Shower Room/ WC

#### First Floor

Three rooms.

#### Outside

Gardens to the front and rear.

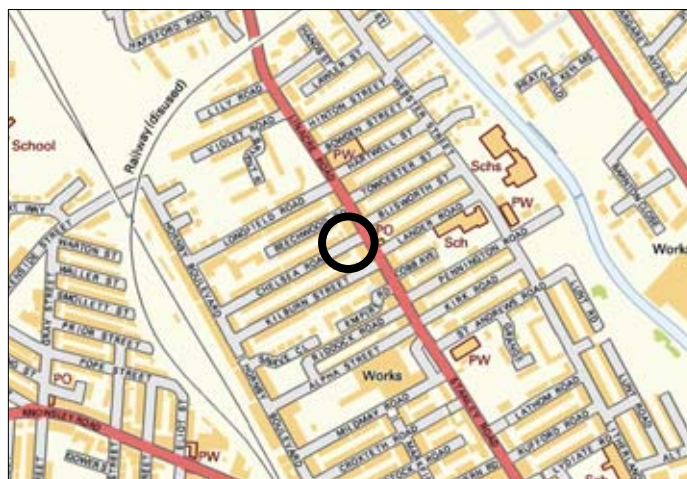
On behalf of LPA Receivers

LOT  
**44**

## 116 Linacre Road, Liverpool L21 8JT

### VACANT COMMERCIAL

Guide price **£10-15,000**



Not to scale. For identification purposes only

**The property comprises 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.

#### Ground Floor

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

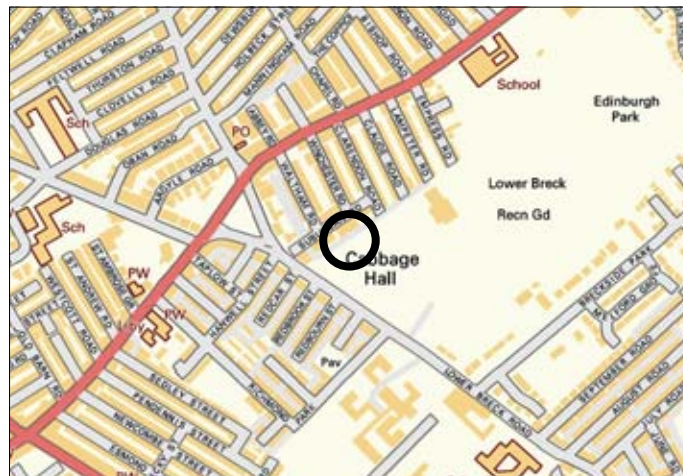


LOT  
**45**

## 30 Suburban Road Liverpool L6 0BP

### RESIDENTIAL INVESTMENT

Guide price **£90,000+**



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Not to scale. For identification purposes only

**A three storey dormer style middle terraced property which has been converted to provide three self-contained flats. The property has recently been refurbished and benefits from double glazing, central heating, intercom system, separate alarms and gardens. All of the flats are currently let on Assured Shorthold Tenancies producing an annual rental income of £13,920.**

#### Situated

Off Townsend Lane in a popular residential location within easy access to local amenities, schooling

and approximately 3 miles from Liverpool city centre.

#### Ground Floor

Main Entrance Hallway  
**Flat 1** – Hall, Lounge, Kitchen, Bedroom, Shower Room/WC

#### First Floor

**Flat 2** – Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

#### Second Floor

**Flat 3** – Hall, Open Plan Lounge/ Kitchen, Bedroom, Shower Room/ WC

#### Outside

Gardens front and rear.

LOT  
**46**

## 13 Norwich Road, Liverpool L15 9HL

### RESIDENTIAL INVESTMENT

Guide price **£160,000+**



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Not to scale. For identification purposes only

**A double fronted middle terraced property providing seven bedsitting rooms together with two bathrooms and two kitchens. The property was fully let at the time of our inspection on Assured Shorthold Tenancies producing in excess of £18,500 per annum. The property benefits from central heating.**

#### Situated

Off Church Road in a sought after location within easy access to Allerton Road amenities, schooling

and approximately 4 miles south of Liverpool city centre.

#### Ground Floor

Hall, three Letting rooms, Shared Kitchen, Bathroom/WC

#### First Floor

half landing: Bathroom, Separate WC  
Landing. Four Letting Rooms, Kitchen.

#### Outside

Yard to the rear.



LOT  
**47**

## The Selwyn, 106 Selwyn Street, Liverpool L4 3TW VACANT COMMERCIAL

Guide price **£80,000+**



Not to scale. For identification purposes only

**A vacant two storey semi-detached public house together with 6 bedroomed private accommodation above. The property would be suitable for existing use or for re-development or an alternative use subject to the necessary consents. Site Area Approximately 339.49m<sup>2</sup> (406sq yds).**

### Situated

Fronting Selwyn Street (A5038) at its junction with Delamore Street, approximately 3 miles from Liverpool city centre.

### Basement

Beer Cellar with Stores

### Ground Floor

Lounge and Public Bar, Male & Female WCs, and Games Room.

### First Floor

Private accommodation comprising six Bedrooms, Bathroom, Lounge and Office.

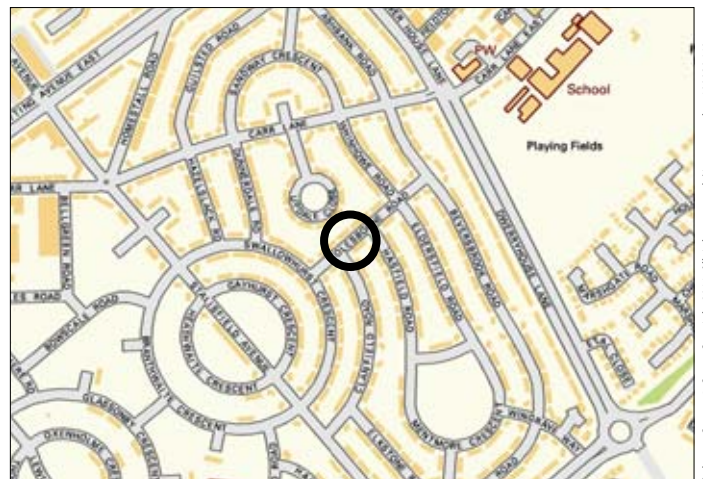
### Outside

Yard to the rear.

LOT  
**48**

## 25 Colesborne Road, Liverpool L11 2TL VACANT RESIDENTIAL

Guide price **£40-45,000**



Not to scale. For identification purposes only

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

### Situated

Just off Carr Lane in an established location within close proximity to Broadway Shopping Amenities, schooling and approximately 5 miles from Liverpool city centre.

### Ground Floor

Lounge, Kitchen/Diner, Bathroom/ WC

### First Floor

Three Bedrooms.

### Outside

Gardens front and rear. Driveway.

LOT  
**49**

**75 Worcester Road, Bootle, Merseyside L20 9AA**  
**VACANT RESIDENTIAL**

Guide price **£80,000+**



**A three storey middle terraced property converted to provide three self-contained flats. Following repair and modernisation the property would be suitable for investment purposes with a potential rental income of in excess of £13,000 per annum.**

**Situated**

Fronting Worcester Road overlooking the park in a popular residential location.

**Ground Floor**

Main Entrance Hallway  
**Flat 1** – Hall, Living Room, Kitchen, Dining Room, Shower Room/WC Bedroom.



Not to scale. For identification purposes only

**First Floor**

**Flat 2** – Hall, Lounge, Bedroom, Kitchen, Bathroom/WC

**Second Floor**

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

**Outside**

Yard to the rear.

LOT  
**50**

**24 Cross Street, Prescot, Merseyside L34 6JG**  
**RESIDENTIAL INVESTMENT**

Guide price **£35,000+**



**A middle terraced property currently let by way of a Regulated Tenancy effective from December 2010 at a rental income of £3406.00 per annum. The property benefits from double glazing.**

**Situated**

Off St. Helens Road (A580) within easy access to Prescot town centre.

**First Floor**

Three rooms, Bathroom/WC

**Outside**

Yard to the rear.

**Ground Floor**

Two rooms, Kitchen.



Not to scale. For identification purposes only



LOT  
**51**

## 92 Breck Road, Anfield, Liverpool L4 2RD

### VACANT COMMERCIAL

Guide price **£35–40,000**



**A three storey end of terraced property comprising a ground floor retail unit together with two floors of accommodation above in need of repair and modernisation. The property was previously used as a Hairdressers and would be suitable for a number of uses, subject to the relevant consents. The property benefits from steel roller shutters.**

#### Situated

Fronting Breck Road on the corner of St. David's Road on a busy main road position approximately 3 miles from Liverpool city centre.

#### Ground Floor

**Shop** – Main Sales Area, Kitchen, WC Storage.



Not to scale. For identification purposes only

#### First Floor

Four Rooms.

#### Second Floor

Three Rooms.

#### Outside

Yard to the rear.

LOT  
**52**

## 17 Lincoln Street, Liverpool L19 8LE

### RESIDENTIAL INVESTMENT

Guide price **£55–60,000**



**A two bedroomed mid terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold tenancy at a rental of £6000.00 per annum.**

#### Situated

The property is situated off Brunswick Street and close to local amenities within Garston Village. Approximately 4 miles from Liverpool city centre

#### Ground Floor

Hall, Lounge, Dining room and Kitchen

#### First Floor

Two bedrooms and Bathroom/WC



Not to scale. For identification purposes only

#### Outside

Yard to the rear

#### Note

We are advised the property is in good order throughout. Not internally inspected by Sutton Kersh, nor have we had sight of the tenancy agreement.



LOT  
**53**

## 192/194 Longmoor Lane, Liverpool L9 0EL COMMERCIAL INVESTMENT

Guide price **£60,000+**



**A two storey double fronted middle terraced mixed use property comprising a ground floor shop unit together with a flat above. The property is fully let to William Hill on a 20 year FRI Lease commencing 2007 at a rental of £6300.00 per annum.**

### Situated

Fronting Longmoor Lane (A506) on a busy main road position and within walking distance of Walton Vale Amenities.

### Ground Floor

**Shop** – Main Sales Area, Rear Offices, Kitchen, WC



Not to scale. For identification purposes only

### First Floor

**Flat** – Lounge Kitchen, Bathroom/ WC

been undertaken nor have we seen sight of the tenancy agreement. All information has been supplied by the vendor.

### Second Floor

Two Bedrooms.

### Outside

Yard to the rear.

### Note

An internal inspection has not

LOT  
**54**

## 37 Knoclaidd Road, Liverpool L13 8DB RESIDENTIAL INVESTMENT

Guide price **£35–40,000**



**A three bedroomed middle terraced property currently let by way of a Regulated Tenancy effective from February 2011 at a rental of £3906.00 per annum.**

### Situated

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

### Ground Floor

Two rooms, Kitchen.

### First Floor

Three rooms, Bathroom/WC

### Outside

Yard to the rear.



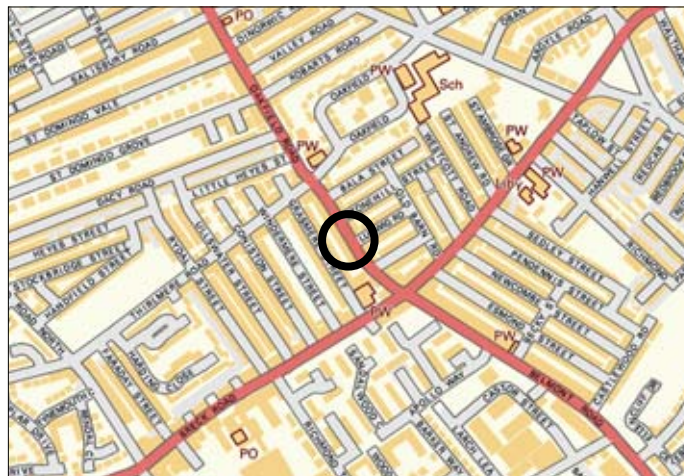
Not to scale. For identification purposes only



LOT  
**55**

**40 Oakfield Road, Walton, Liverpool L4 2QF**  
**VACANT RESIDENTIAL**

Guide price **£25–30,000**



Not to scale. For identification purposes only

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

**Situated**

In a prominent position in the Anfield area of Liverpool, approximately 1 mile from Liverpool city centre. Within close proximity to local shopping amenities and a short distance from Liverpool Football Club's Anfield Stadium.

**Ground Floor**

Hall, Living Room/Dining Room, Kitchen, Antespace, Bathroom/WC.

**First Floor**

Three Bedrooms.

**Outside**

Courtyard to front and yard to rear.

LOT  
**56**

**40 St Domingo Vale, Liverpool L5 6RN**  
**VACANT RESIDENTIAL**

Guide price **£40–45,000**



Not to scale. For identification purposes only

**A three storey middle terraced property converted to provide three self-contained flats which require refurbishment prior to letting. The property benefits from double glazing. We have been advised by the vendor that the property benefits from a spacious basement that is in good condition and could be converted into a further apartment subject to the relevant consents.**

**Situated**

Off Oakfield Road within walking distance to Liverpool Football Club

and approximately 3 miles From Liverpool city centre.

**Basement**

Not inspected.

**Ground Floor**

Main Entrance Hallway.

**First Floor**

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

**Second Floor**

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

**Outside**

Yard to the rear.



LOT  
**57**

## 3 Highfield Road, Old Swan, Liverpool L13 3BR

### VACANT RESIDENTIAL

Guide price **£70,000+**



Not to scale. For identification purposes only

**The property comprises a three bedroomed mid terrace property built around 1905 forming part of an old established residential area. The property would be suitable for occupation or investment following modernisation and improvement.**

#### Situated

Off Derby Road in a popular and well established residential location within easy access to the Old Swan amenities and Schooling.

#### Ground Floor

Hall, Living Room, Dining Room, Kitchen, Rear Passage.

#### First Floor

Three Bedrooms, Bathroom/WC

#### Outside

Lawned front garden and enclosed rear yard.

LOT  
**58**

## 5 Prior Street, Bootle, Merseyside L20 4PS

### RESIDENTIAL INVESTMENT

Guide price **£35-40,000**



Not to scale. For identification purposes only

**A two bedroomed mid terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy of £5300.00 per annum.**

#### Situated

Off Gray Street which in turn is off Knowsley Road in a popular residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

#### Ground Floor

Vestibule, Lounge, dining room and kitchen

#### First Floor

Two bedrooms and Bathroom/WC

#### Outside

Yard to the rear

#### Note

We are advised the property is in good order throughout. Not internally inspected by Sutton Kersh, nor have we had sight of the tenancy agreement.



LOT  
**59**

**28 Holbeck Street, Liverpool L4 2UT**  
**VACANT RESIDENTIAL**

Guide price **£30,000+**



Not to scale. For identification purposes only

**A two bedroomed middle terraced property which following refurbishment would be suitable for investment purposes. The property benefits from central heating.**

**Situated**

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

**Ground Floor**

Through Lounge, Kitchen, Bathroom/WC

**First Floor**

Two Bedrooms.

**Outside**

Yard to the rear.

LOT  
**60**

**130 Walton Village, Liverpool L4 6TN**  
**COMMERCIAL INVESTMENT**

Guide price **£50,000+**



Not to scale. For identification purposes only

**A two storey middle terrace mixed use property consisting of a vacant ground floor shop unit which would be suitable for a number of uses, subject to the relevant consents. The ground floor has recently been fully refurbished and benefits from steel roller shutters. To the upper floors there is a two bedroomed flat benefitting from double glazing and is currently let by way of an Assured Shorthold Tenancy at a rental of £4200.00 per annum.**

**Situated**

Fronting Walton Village in an established location approximately 2.5 miles from Liverpool city centre.

Diner, Bathroom, Separate WC. Bedroom.

**Ground Floor**

Shop – Main Sales Area, Rear Room, WC

**Second Floor**  
Bedroom.

**First Floor**

Flat – Hall, Living Room, Kitchen/

**Outside**  
Covered Yard



LOT

61

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 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

62

17b Walton Park, Liverpool L9 1EY

VACANT RESIDENTIAL

Guide price **£110,000+**



**An impressive semi-detached property which is currently arranged as two two-bedroomed self-contained flats which benefit from double glazing, central heating, two separate gardens and off road parking. The property could however be converted to provide a five bedroomed family home, subject to the relevant consents. The property would be suitable for immediate investment purposes.**

**Situated**

On Walton Park which is located off Rice Lane in a popular and well established residential location

offering easy access to local amenities including schooling and approximately 5 miles from Liverpool city centre.



Not to scale. For identification purposes only

**Ground Floor**

**Flat 1** – Hallway, Lounge, Sitting Room, two Bedrooms, Shower Room/WC, Kitchen

**First/Second Floor**

**Flat 2** – Hallway, Landing, Kitchen, Lounge, Dining Room, two Bedrooms, Bathroom/WC Attic Room.

**Outside**

Gardens front and rear, Driveway for two Cars.



LOT  
**63**

## 3 Picton Grove, Liverpool L15 1HL VACANT RESIDENTIAL

Guide price **£15–20,000**



Not to scale. For identification purposes only

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

### Situated

Off Kempton Road which in turn is off Picton Road in a popular and well established residential location within easy access to Picton Road amenities, schooling and approximately 3 miles from Liverpool city centre.

### Ground Floor

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

### First Floor

Two Bedrooms, Bathroom/WC.

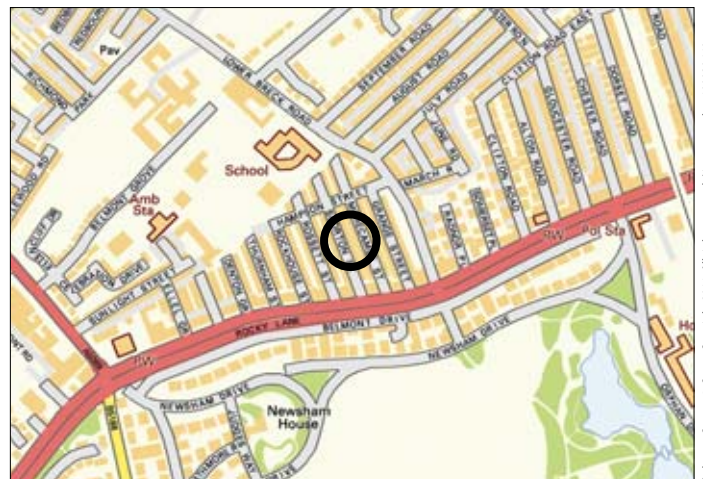
### Outside

Yard to the rear.

LOT  
**64**

## 43 Morecambe Street, Liverpool L6 4AU VACANT RESIDENTIAL

Guide price **£30,000+**



Not to scale. For identification purposes only

**A vacant two bedroomed middle terraced property benefitting from partial double glazing. Following refurbishment the property would be suitable for investment purposes.**

### Situated

Off Rocky Lane within close proximity to Tuebrook amenities, schooling and approximately 3 miles from Liverpool city centre.

### Ground Floor

Through Lounge, Kitchen, Bathroom/WC

### First Floor

Two Bedrooms.

### Outside

Yard to the rear.

LOT  
**65**

**30 Hope Street, Liverpool L1 9BX**  
**VACANT COMMERCIAL**

Guide price **£275,000+**



The property extends to basement, ground and first floors and, in addition, has attic storage space. It is of traditional brick construction with a pitched slated roof and attractive gable and parapet upstand to Hope Street. To the rear of the property is a gated tarmac car parking compound with access from Maryland Street, with five car parking spaces exclusive to the owner. The property was formerly used for religious meeting room purposes. The basement comprises secure storage space, whilst the ground and first floors provide a range of meeting rooms, together with ancillary kitchen, lounge and bathroom facilities. The property is suitable for conversion to commercial, residential or leisure use, subject to planning. It is located in a Conservation Area and is Grade II Listed. Further information may be obtained from Liverpool City Council Planning Department on 0151 233 3000.



Not to scale. For identification purposes only

**Situated**

The property is situated on the westerly side of Hope Street, close to its junction with Leese Street in Liverpool city centre. The immediate area is a popular location, being situated in close proximity to the Universities, the Philharmonic Hall and a range of attractive leisure amenities. The area also comprises a mixture of similar accommodation, which has been converted to either office, residential or leisure use.

**Basement**

83m<sup>2</sup> (893sq ft)

**Ground Floor**

94m<sup>2</sup> (1,012sq ft)

**First Floor**

115m<sup>2</sup> (1,238sq ft)

**Attic Space**

37m<sup>2</sup> (398sq ft)

**Total**

**329m<sup>2</sup> (3,541sq ft)**

**Joint Agent**

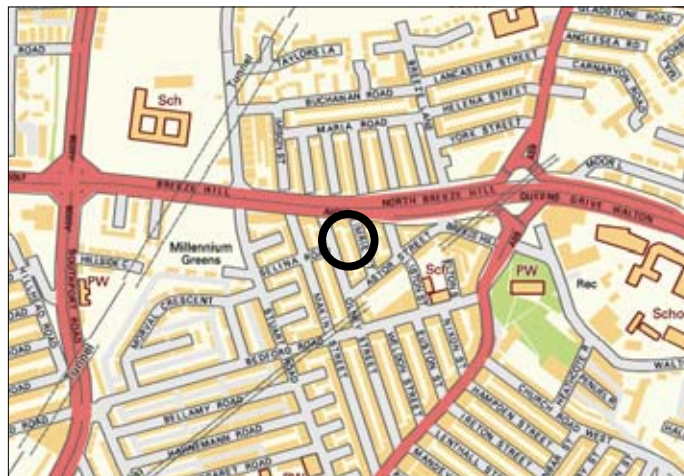




LOT  
**66**

## 67 Breeze Hill, Liverpool L9 1DZ VACANT RESIDENTIAL

Guide price **£40,000+**



Not to scale. For identification purposes only

**A vacant three bedrooomed terraced property benefiting from central heating. Following refurbishment the property would be suitable for occupation or investment purposes.**

### Situated

Fronting Breeze Lane, close to the Queens Drive Flyover within easy access to local amenities.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Rear yard.

### Ground Floor

Lounge, Dining room, Kitchen.

LOT  
**67**

## 4 Abbeygate Apartments, Wavertree Gardens, Liverpool L15 8HB VACANT RESIDENTIAL

Guide price **£60-65,000**



Not to scale. For identification purposes only

**A vacant three bedrooomed ground floor apartment benefitting from central heating, partial double glazing, an intercom system and communal gardens and parking. The property would be suitable for occupation or investment purposes.**

### Situated

On the popular Wavertree High Street within easy access to local amenities, transport links, schooling, the Mystery Park and 0.6 miles of Wavertree Technology Park Station.

### Ground Floor

Flat 4 – Hall, Lounge, Kitchen, three Bedrooms, Shower Room/WC

### Outside

Communal Gardens and parking

### Outside

Secure off road parking to the rear and gated access to communal garden area, which is shared by all residents within the block.



LOT  
**68**

**158–160 Edge Lane Drive, Liverpool L13 4AF**  
**VACANT MIXED USE**

Guide price **£180,000+**



**A vacant doctor's surgery, with first floor living accommodation currently producing £6,000 per annum. The property comprises a pair of semi-detached residential dwellings, converted to doctors consulting rooms arranged over ground and first floors. There is a self-contained first floor bedroom flat which is currently let. To the rear there is parking for approximately 6–8 cars with access from Talbotville Road. The property would be suitable for conversion back to its original use subject to the necessary planning permissions.**

**Situated**

The property is situated at the corner of Edge Lane Drive and Talbotville Road, Old Swan, close to Queens Drive and the M62 motorway. Liverpool city centre is approximately 5 miles away.

**158 Edge Lane Ground Floor**

Room 1 – 23m<sup>2</sup>. Room 2 – 17m<sup>2</sup>. Room 3 – 13m<sup>2</sup>. Room 4 – 7m<sup>2</sup>. WC.

**First Floor**

Room 1 – 9m<sup>2</sup>. Room 2 – 59m<sup>2</sup>. Room 3 – 18m<sup>2</sup>. Room 4 – 12m<sup>2</sup>. Kitchen – 5m<sup>2</sup>. WC.

**160 Edge Lane Ground Floor**

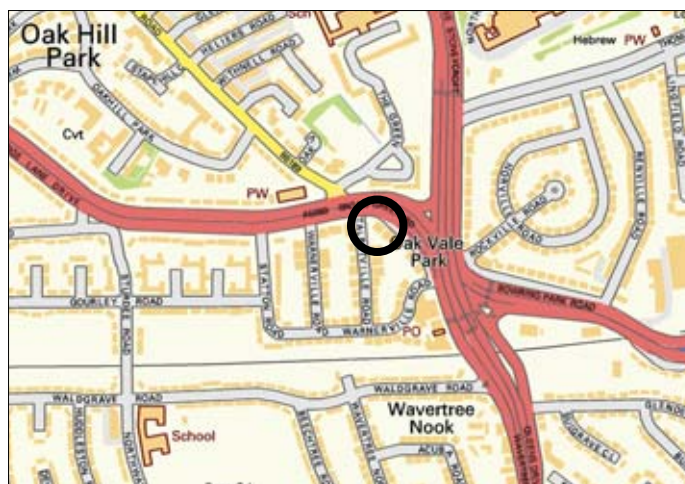
Room 1 – 20m<sup>2</sup>. Room 2 – 15m<sup>2</sup>. Room 3 – 13m<sup>2</sup>. Room 4 – 13m<sup>2</sup>. Room 5 – 14m<sup>2</sup>. Room 6 – 13m<sup>2</sup>. Room 7 – 4m<sup>2</sup>

**First Floor**

Living Accommodation: two Bedrooms, Living Room, Kitchen, Bathroom, WC, and Store. Currently let by way of an Assured Shorthold Tenancy (holding over) producing £500pcm.

**Outside**

Parking to the rear of No. 158 for 6–8 cars, and rear yard to No. 160.



Not to scale. For identification purposes only



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LOT  
**69**

**20 Alexandra Drive, Bootle, Merseyside L20 0EF**  
**RESIDENTIAL INVESTMENT**

Guide price **£110,000+**



Not to scale. For identification purposes only

**The property comprises a three storey plus cellar semi-detached dwelling house currently providing eight bedsits. Three of the bedsits are let producing approximately £8,140 per annum inclusive of bills. With a potential gross income of £23,000 per annum once fully let. The property benefits from double glazing and partial central heating.**

**Situated**

Directly off Moss lane and Orrell Lane in an established and residential location, approximately 5 miles from Liverpool city centre.

**Ground Floor**

Vestibule, Entrance hall, Bedsit one, Bedsit two, Bedsit three, Kitchen and cloakroom/WC

**First Floor**

Landing, Bedsit four, Bedsit five, Bedsit six, Kitchen and bathroom/WC

**Second Floor**

Landing, Bedsit seven, Bedsit eight, Kitchen and Bathroom/WC

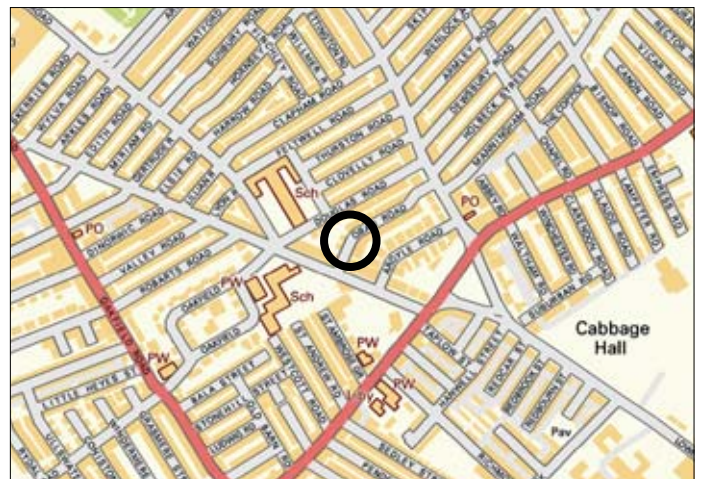
**Outside**

Front and rear garden and garage.

LOT  
**70**

**9 Oban Road, Anfield, Liverpool L4 2SA**  
**VACANT RESIDENTIAL**

Guide price **£20-25,000**



Not to scale. For identification purposes only

**A vacant four bedroomed middle terrace property in need of refurbishment and modernisation. The property benefits from double glazing.**

**Situated**

The property is situated off Priory Road in a popular and well established residential location.

**First Floor**

Four Bedrooms, Bathrooms/WC

**Outside**

Yard to the rear

**Ground Floor**

Hall, two Living Rooms, Kitchen/Diner



LOT  
**71**

## 62 Derby Lane, Old Swan, Liverpool L13 3DN

### VACANT COMMERCIAL

Guide price **£30,000+**



Not to scale. For identification purposes only

**A ground floor retail shop unit within a mid-terrace two storey building suitable for a number of uses, subject to the relevant consents. The property benefits from laminate floors, part glazed frontage, spotlighting and steel rollers shutters.**

#### Situated

Fronting Derby Lane in a mixed commercial/residential location within walking distance to the popular Old Swan Amenities.

#### Ground Floor

**Shop** – Main Sales Area, Rear Room/Kitchen, WC

LOT  
**72**

## 41 Cranborne Road, Liverpool L15 2HX

### RESIDENTIAL INVESTMENT

Guide price **£70,000+**



Not to scale. For identification purposes only

**A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £5,400.00 per annum.**

#### Situated

Off Smithdown Road in a popular and well established residential location within easy access to local amenities, schooling 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.

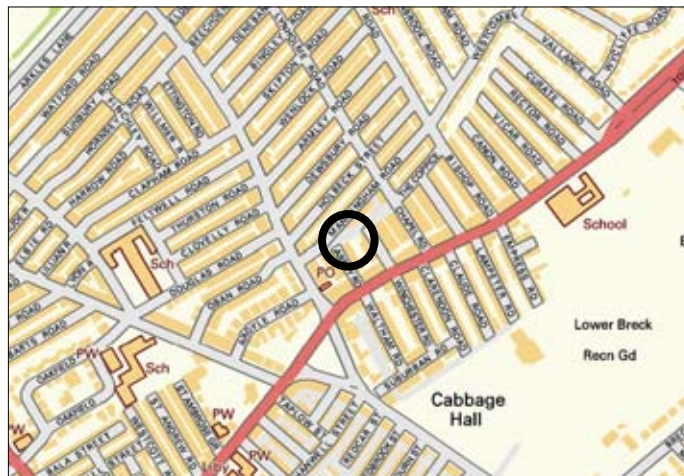


LOT  
**73**

## 8 Manningham Road, Liverpool L4 2UG

VACANT RESIDENTIAL

Guide price **£30-35,000**



Not to scale. For identification purposes only

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

### Situated

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

### Ground Floor

Through Lounge, Kitchen, Bathroom/WC

### First Floor

Two Bedrooms.

### Outside

Yard to the rear.

LOT  
**74**

## 51 Sedley Street, Liverpool L6 5AE

VACANT RESIDENTIAL

Guide price **£35,000+**



Not to scale. For identification purposes only

**A two bedroomed modern detached property benefitting from a single storey extension 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.

### Ground Floor

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

### First Floor

Two bedrooms and bathroom/WC

### Outside

Land to the rear



LOT  
**75**

## 47 Cranborne Road, Liverpool L15 2HX

### VACANT RESIDENTIAL

Guide price **£50,000+**



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Not to scale. For identification purposes only

**A vacant three bedroomed end terrace property in need of repair and modernisation. The property has suffered fire damage mainly to the ground floor and smoke damage throughout.**

#### Situated

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

#### Ground Floor

Hall, two Living Rooms, Kitchen.

#### First Floor

Three Bedrooms, Bathroom/WC

#### Outside

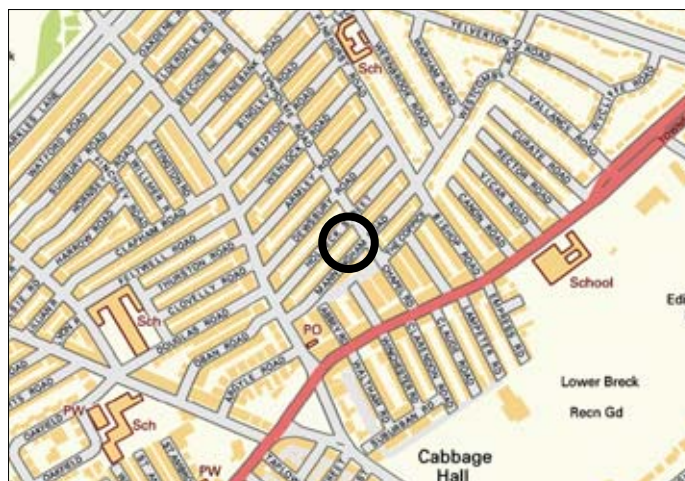
Yard to the rear.

LOT  
**76**

## 70 Holbeck Street, Liverpool L4 2UT

### RESIDENTIAL INVESTMENT

Guide price **£40,000+**



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Not to scale. For identification purposes only

**A two bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £470.00 pcm. The property benefits from double glazing.**

#### Situated

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

#### Ground Floor

Through Lounge, Kitchen, Bathroom/WC

#### First Floor

Two Bedrooms.

#### Outside

Yard to the rear.



LOT  
**77**

## 50 Stanley Park Avenue North, Liverpool L4 9UE

### VACANT RESIDENTIAL

Guide price **£30,000+**



Not to scale. For identification purposes only

**A vacant three bedroomed middle town house in need a full upgrade and modernisation. The property benefits from gardens and off road parking.**

#### Situated

Fronting Stanley Park Avenue North between Queens Drive and Walton Hall Avenue in a popular residential location approximately 4 miles from Liverpool city centre.

#### Ground Floor

Hall, two Reception Rooms, Kitchen.

#### First Floor

Three Bedrooms, Bathroom/WC

#### Outside

Front and Rear Gardens and Driveway.

LOT  
**78**

## 17 Cullen Street, Liverpool L8 0QY

### RESIDENTIAL INVESTMENT

Guide price **£35-40,000**



Not to scale. For identification purposes only

**A two bedroomed mid terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured shorthold tenancy at a rental of £4,800 per annum.**

#### Situated

Off Smithdown Road in an established and residential location close to local amenities and public transport links, approximately 3 miles from Liverpool city centre.

#### Ground Floor

Hall, Lounge, kitchen and bathroom/WC

#### First Floor

Two bedrooms

#### Outside

Yard to the rear

#### Note

We are advised the property is in good order throughout. Not internally inspected by Sutton Kersh, nor have we had sight of the tenancy agreement.

LOT  
**79**

**59 Scarisbrick Drive, Liverpool L11 7DB**  
**VACANT RESIDENTIAL**

Guide price **£40-45,000**



Not to scale. For identification purposes only

**A vacant three bedroomed mid town house benefiting from double glazing and gardens. Following refurbishment the property would be suitable for investment purposes.**

**Situated**

Just off Parthenon Drive, which in turn is off Walton Hall Avenue, in a popular residential location, within easy access to local amenities such as schooling, shopping facilities and public transport routes.

**Ground Floor**

Hall, Lounge, Kitchen, Ante Space.

**First Floor**

Three Bedrooms, Bathroom/WC.

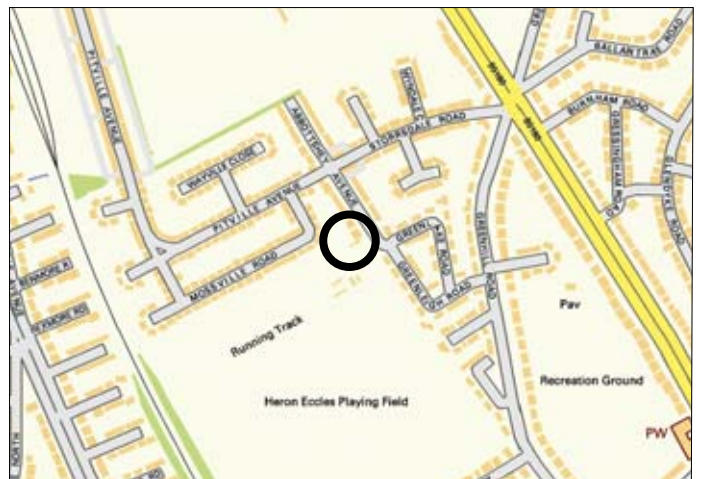
**Outside**

Gardens Front and Rear.

LOT  
**80**

**148 Abbottshey Avenue, Liverpool L18 7JT**  
**VACANT RESIDENTIAL**

Guide price **£140,000+**



Not to scale. For identification purposes only

**A vacant three bedroomed extended semi-detached house suitable for occupation following modernisation. The property benefits from partial double glazing, central heating, front and rear gardens and off road parking.**

**Situated**

Situated in the popular Mossley Hill District close to local amenities along Rose Lane and Allerton Road.

**Ground Floor**

Porch, Hall, Dining Room, Lounge, Morning room and kitchen

**First Floor**

Three bedrooms and bathroom/WC

**Outside**

Front driveway with off road parking and gardens.

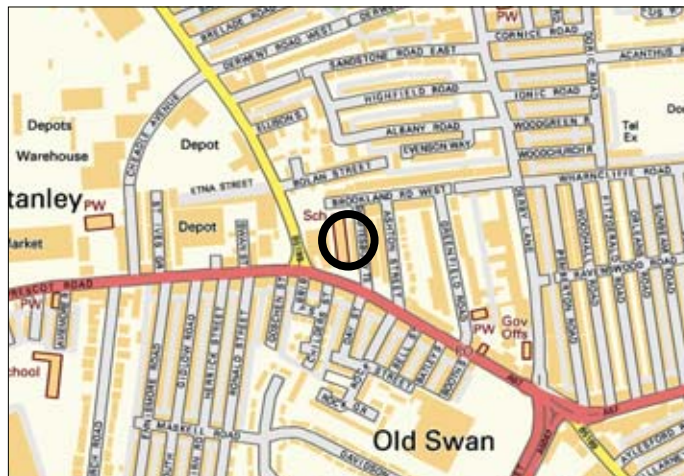


LOT  
**81**

## 31 Shaftesbury Terrace, Liverpool L13 3BD

VACANT RESIDENTIAL

Guide price **£20–25,000**



Not to scale. For identification purposes only

**A vacant two bedroomed end of terrace property in need of a full upgrade and refurbishment scheme.**

### Situated

Off Prescot Road in a popular residential location within easy access to Old Swan amenities and approximately 3 miles from Liverpool city centre.

### Ground Floor

Hall, two reception rooms and kitchen

### First Floor

Two bedrooms and bathroom/WC

### Outside

Yard

LOT  
**82**

## 56 Rathbone Road, Wavertree, Liverpool L15 4HQ

VACANT RESIDENTIAL

Guide price **£60–65,000**



Not to scale. For identification purposes only

**A vacant three bedroomed middle terraced property benefiting from central heating. The property would be suitable for occupation or investment following refurbishment.**

### Situated

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

### Ground Floor

Vestibule, Hall, Through Living Room, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to the rear.

LOT  
**83**

## Fender Way, 19–21 Gaywood Close, Prenton, Merseyside CH43 9WQ

VACANT COMMERCIAL

Guide price **£10,000+**



Not to scale. For identification purposes only

**A two storey property suitable for conversion for residential purposes, community use, offices etc, subject to the relevant consents. The property has in the past been used for a youth project with gymnasium and hairdressing salon. It is in need of refurbishment although provides spacious and versatile accommodation and benefits from central heating.**

### Situated

Close to the corner of Fender Way and Beechwood Drive opposite the Beechwood Recreation Centre and shops.

### Ground Floor

Entrance hall, fitness suite/beauty salon with wash area, shower room, nail salon and general office, front room, kitchen, store and disabled WC

### First Floor

Landing, five rooms, ladies and gents WC.

There is a net internal floor area of approximately 2,580sq ft

### Outside

Car parking.

### Note

We are only selling part of the property.

### Joint Agent

**Hitchcock Wright**  
CHARTERED SURVEYORS & ESTATE AGENTS

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LOT  
**84**

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

VACANT COMMERCIAL

Guide price **£80,000+**



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, two 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.

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LOT  
**85**

## 2 Goschen Street, Everton, Liverpool L5 1TA

VACANT RESIDENTIAL

Guide price **£30,000+**



Not to scale. For identification purposes only

**The property comprises an end terraced house converted to provide two one-bedroomed flats in need of repair and modernisation.**

### Situated

On the corner of Goschen Street and Robson Street close to local amenities and approximately 3 miles from Liverpool city centre.

### Ground Floor

Private ground floor entrance hall and staircase to upper flat.

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

### First Floor

**Duplex Flat** – Landing, Living room, Kitchen, Bedroom.

### Second Floor

Bedroom, Bathroom/WC

### Outside

The building leads directly off the pavement on both road frontages. There is a small yard area.

LOT  
**86**

## 29 Rockfield Road, Liverpool L4 0SE

VACANT RESIDENTIAL

Guide price **£10–15,000**



Not to scale. For identification purposes only

**A three storey end of terraced property converted to provide two two-bedroomed flats and one studio flat. The property is in need of repair and modernisation.**

### Situated

Fronting Rockfield Road on the corner of Coningsby Road within walking distance to Liverpool Football Club and approximately 3 miles from Liverpool city centre.

### Ground Floor

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

### First Floor

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

### Second Floor

**Studio flat** – Living Room/Bedroom, Kitchen, Bathroom/WC

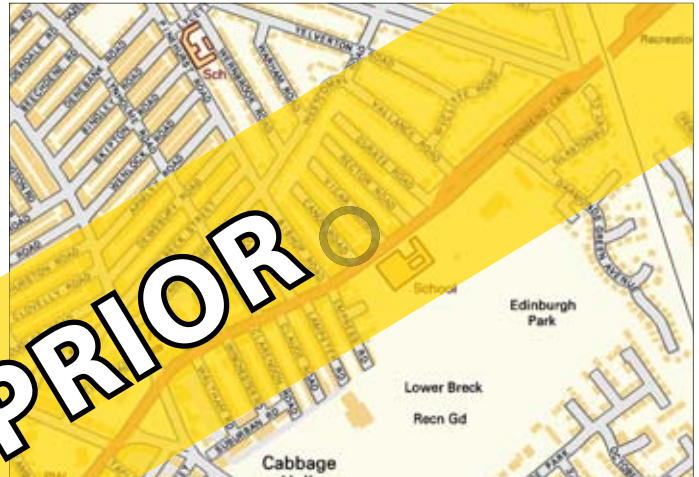
### Outside

Yard to the rear.

LOT  
**87**

**11 Vicar Road, Liverpool L6 0BW**  
**VACANT RESIDENTIAL**

Guide price **£20–25,000**



Not to scale. For identification purposes only

**A vacant two bedroomed middle terrace house in need of repair and modernisation.**

**Situated**

Off Townsend Lane in a popular residential location within easy access to Breck Road Amenities, schooling and approximately 3.5 miles from Liverpool city centre.

**First Floor**

Two bedrooms, Bathroom/WC

**Outside**

Yard to the rear

**Ground Floor**

Hall, Through Living Room, Kitchen.

On behalf of a Housing Association

LOT  
**88**

**53 Newcombe Street, Liverpool L6 5AN**  
**VACANT RESIDENTIAL**

Guide price **£20–25,000**



Not to scale. For identification purposes only

**The property comprises a two bedroom terraced house in need of modernisation and repair.**

**Situated**

The property is situated off Breck Road in a popular residential area, approximately 3 miles from Liverpool city centre.

**First Floor**

Front Bedroom One, Rear Bedroom Two, Bathroom/WC

**Outside**

Yard to the rear.

**Ground Floor**

Vestibule, Hall, Living Room/Dining Room, Kitchen.



LOT  
**89**

## 43 Webster Road, Liverpool L7 6NY

### VACANT RESIDENTIAL

Guide price **£20–25,000**



Not to scale. For identification purposes only

**A vacant two bedroomed mid terrace property in need of repair and modernisation.**

undertaken, the information has been supplied by the vendor.

#### Situated

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

#### First Floor

Two Bedrooms, Bathroom/WC

#### Outside

Yard.

#### Ground Floor

Two Reception rooms, Kitchen.

#### Note

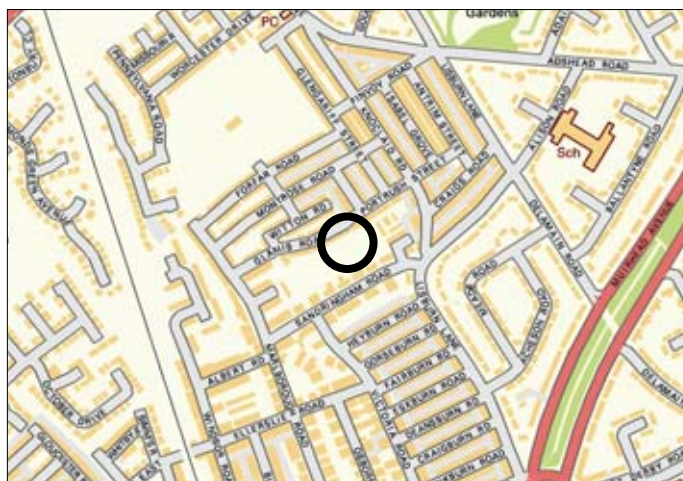
An internal inspection has not been

LOT  
**90**

## 66 Glamis Road, Tuebrook, Liverpool L13 8DL

### VACANT RESIDENTIAL

Guide price **£40–45,000**



Not to scale. For identification purposes only

**A vacant two bedroomed end terrace property benefitting from double glazing. The property would be suitable for occupation or investment following refurbishment.**

#### Outside

Yard to the rear.

#### Situated

Off Marlborough Road in the popular Tuebrook District within easy access to local amenities, schooling and approximately 3 miles from Liverpool city centre.

#### Ground Floor

Lounge, Kitchen/Diner, Bathroom/WC

#### First Floor

Two Bedrooms.





**A freehold city centre student investment, currently let by way of an assured shorthold tenancy at a passing rent of £31,500pa. The property comprises a four storey, six bedroom, Grade II listed Georgian town house in the heart of Liverpool's Georgian Quarter. The property has been tastefully and comprehensively refurbished over recent years.**

#### **Situated**

The premises occupy a much sought after position at the junction of Pilgrim Street and Mount Street close to Liverpool Institute of Performing Arts and the Anglican Cathedral. The property is also situated close to the Philharmonic hall and an excellent choice of bars and restaurants. Easy access is also afforded to Liverpool Lime Street train station and the M62 motorway. Pilgrim Street still maintains its original cobbled road and is home to a number of listed, period style buildings of architectural merit.

#### **Accommodation**

##### **Lower Ground Floor**

Hall, kitchen, breakfast room, Cloakroom, Bedroom 1 with ensuite shower room.

##### **Ground Floor**

Hall, Dining room, Sun lounge, Bedroom 2

##### **First Floor**

Landing, Bedroom 3 with ensuite bathroom, Bedroom 4 with ensuite shower room

##### **Second floor**

Bedroom 5, Bedroom 6 Bathroom

##### **Outside**

The main entrance to the building is located on Pilgrim Street.

A side entrance can be accessed via the rear/ side elevation, which leads into the sun room/ conservatory.

##### **Conservatory**

Providing natural daylight to the lower ground kitchen and access into the internal sun lounge via glazed bi-fold doors.



Not to scale. For identification purposes only

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...why would you use an *UNLICENSED* Letting Agent.

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- They hold professional indemnity insurance
- They are admitted to membership by a recognised qualification.
- They follow highly professional standards
- They are members of an ombudsman scheme and offer a complaints process should things go wrong.

\*within scheme rules



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The Property Professionals

# Notes



# Notes

# 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 £400 plus 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 £400 plus 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 £400 plus 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 or on 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 BUYER 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>
			in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.
		G10.4	Apportionments are to be calculated on the basis that: <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.		
<b>G15. Transfer as a going concern</b>			
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; and • (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.		
<b>G16. Capital allowances</b>			
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.		
<b>G17. Maintenance agreements</b>			
G17.1	The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.		
G17.2	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.		
<b>G18. Landlord and Tenant Act 1987</b>			
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.		
<b>G19. Sale by practitioner</b>			
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.		
<b>G20. TUPE</b>			
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.		
<b>G21. Environmental</b>			
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.		
<b>G22. Service Charge</b>			
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.		
<b>G23. Rent reviews</b>			
G23.1	This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.		
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.		
<b>G24. Tenancy renewals</b>			
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; and • (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.		
<b>G25. Warranties</b>			
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.		
<b>G26. No assignment</b>			
	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.		
<b>G27. Registration at the Land Registry</b>			
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.		
<b>G28. Notices and other communications</b>			
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.		
<b>G29. Contracts</b>			
	(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.		
<b>Extra General Conditions</b>			
Applicable for all lots where the Common Auction Conditions apply.			
<b>1. The Deposit</b>			
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		
<b>2. Buyer's Administration Charge</b>			
2.1	Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £400 plus VAT upon exchange of contracts to the Auctioneer.		
<b>3. Extra Auction Conduct Conditions</b>			
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

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