

# SuttonKersh

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1<sup>st</sup>  
for

# Auctions

NORTHERN



**PROPERTY AUCTION SALE**

**TUESDAY 22 MAY 2012**

commencing at 12pm prompt at

Marriott Hotel, City Centre

One Queen Square, Liverpool L1 1RH

[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**

12 July  
6 September  
25 October  
6 December

### **CLOSING DATES**

5 June  
9 August  
20 September  
1 November

Entries are invited from owners or their agents

Contact:

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[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**

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

## Merseyside's leading auction team...



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

# Auction results **Tuesday 3 April**

LOT	PROPERTY	RESULT	PRICE
1	143 Worcester Road, Bootle, Merseyside L20 9AE	Sold	£46,000
2	109 Carisbrooke Road, Liverpool L4 3QU	Sold Prior	
3	10 Ardrossan Road, Liverpool L4 7XN	Sold After	
4	43 Newman Street, Liverpool L4 1RJ	Sold Prior	
5	Land At 474/478 And Shop/Flats At 468-472 Mill Street, Liverpool L8 4RG	Sold Prior	
6	37 Milman Road, Liverpool L4 5SH	Sold	£46,750
7	117 Sunbeam Road, Liverpool L13 5XT	Sold	£50,000
8	Flat 8, Halidon Court, Bootle, Merseyside L20 4UL	Available At	£45,000
9	20 Alfred Road, Prenton, Merseyside CH43 4TX	Available At	£125,000
10	33 Alfonso Road, Liverpool L4 1UH	Sold	£17,000
11	18 Gainsborough Road, Liverpool L15 3HU	Sold	£65,000
12	Land At Junction Of Sefton Street And Hill Street, Liverpool L1	Available At	£180,000
13	100 Sunbeam Road, Liverpool L13 5XT	Sold	£42,000
14	1 Shop Road, Knowsley Village, Liverpool L34 0HD	Withdrawn	
15	58 Conwy Drive, Liverpool L6 5JP	Withdrawn	
16	21 City Road, Liverpool L4 5UN	Sold	£30,000
17	12 Manorwood Drive, Whiston, Prescot, Merseyside L35 3UH	Available At	£110,000
18	14 South Parade, Speke, Liverpool, L24 2SG	Sold	£65,000
19	16 Acrefield Road, Liverpool L25 5JL	Sold	£115,000
20	31 South Drive, Wavertree, Liverpool L15 8JJ	Available At	£450,000
21	135 Priory Road, Liverpool L4 2SG	Available At	£70,000
22	8/8A Lawrence Road, Liverpool L15 0EG	Available At	£112,000
23	Plot 14 - Land To The South Of 30 High Street, Denbigh, Clwyd LL16 3RY	Sold	£1,100
24	Plot 15 - Land To The South Of 30 High Street, Denbigh, Clwyd LL16 3RY	Sold	£800
25	Plot 16 - Land To The South Of 30 High Street, Denbigh, Clwyd LL16 3RY	Sold	£900
26	Plot 17 - Land To The South Of 30 High Street, Denbigh, Clwyd LL16 3RY	Sold	£1,010
27	28 Oakfield Road, Walton, Liverpool L4 2QF	Sold	£31,000
28	35 Seymour Road, Broadgreen, Liverpool L14 3LH	Sold	£56,750
29	Land And Building, 287 Newton Street, St. Helens, Merseyside WA9 2JR	Sold	£85,000
30	62 Northumberland Way, Bootle, Merseyside L30 2QB	Sold	£65,000
31	8 Domville, Whiston, Prescot, Merseyside L35 3JF	Sold After	
32	365 Mill Street, Liverpool L8 4RB	Sold Prior	
33	81A Thornton Road, Bootle, Merseyside L20 5AW	Sold Prior	
34	95 Dewsbury Road, Liverpool L4 2XF	Sold	£40,000
35	80 Goodison Road, Liverpool L4 4EP	Sold	£39,000
36	20 Hartington Road, Liverpool L8 0SG	Sold After	
37	2 Barkers Cottage, Pilch Lane, Liverpool L14 0JH	Available At	£112,000
38	7 Colwell Road, Liverpool L14 8XY	Sold	£41,000
39	18 Albert Road, Tuebrook, Liverpool L13 8DZ	Sold	£48,000
40	38 Buckingham Road, Tuebrook, Liverpool L13 8AZ	Available At	£65,000
41	128 Sheil Road, Liverpool L6 7UA	Withdrawn	
42	395 Edge Lane, Fairfield, Liverpool L7 9LQ	Sold	£46,500
43	21 Seymour Road, Broadgreen, Liverpool L14 3LH	Sold	£51,000
44	116 Linacre Road, Liverpool L21 8JT	Available At	£18,000
45	30 Suburban Road Liverpool L6 0BP	Available At	£100,000
46	13 Norwich Road, Liverpool, L15 9HL	Available At	£162,500
47	The Selwyn, 106 Selwyn Street, Liverpool L4 3TW	Available At	£80,000
48	25 Colesborne Road, Liverpool L11 2TL	Sold	£40,000
49	75 Worcester Road, Bootle, Merseyside L20 9AA	Sold Prior	
50	24 Cross Street, Prescot, Merseyside L34 6JG	Available At	£44,000
51	92 Breck Road, Anfield, Liverpool L4 2RD	Sold After	
52	17 Lincoln Street, Liverpool L19 8LE	Available At	£60,000
53	192/194 Longmoor Lane, Liverpool L9 0EL	Sold Prior	

**OVER 75% SOLD**

54	37 Knoclaid Road, Liverpool L13 8DB	<b>Sold</b>	£39,500
55	40 Oakfield Road, Walton, Liverpool L4 2QF	<b>Sold After</b>	
56	40 St. Domingo Vale, Liverpool L5 6RN	<b>Sold After</b>	
57	3 Highfield Road, Old Swan, Liverpool L13 3BR	<b>Sold</b>	£70,000
58	5 Prior Street, Bootle, Merseyside L20 4PS	<b>Available At</b>	£40,000
59	28 Holbeck Street, Liverpool L4 2UT	<b>Sold</b>	£33,000
60	130 Walton Village, Liverpool L4 6TN	<b>Available At</b>	£57,500
61	16 Pomona Street, Liverpool L3 5TL	<b>Sold Prior</b>	
62	17B Walton Park, Liverpool L9 1EY	<b>Available At</b>	£120,000
63	3 Picton Grove, Liverpool L15 1HL	<b>Sold</b>	£43,000
64	43 Morecambe Street, Liverpool L6 4AU	<b>Sold</b>	£35,000
65	30 Hope Street, Liverpool L1 9BX	<b>Sold</b>	£325,000
66	67 Breeze Hill, Liverpool L9 1DZ	<b>Available At</b>	£43,000
67	4 Abbeygate Apartments, Wavertree Gardens, Liverpool L15 8HB	<b>Sold After</b>	
68	158-160 Edge Lane Drive, Liverpool L13 4AF	<b>Sold After</b>	
69	20 Alexandra Drive, Bootle, Merseyside L20 0EF	<b>Available At</b>	£110,000
70	9 Oban Road, Anfield, Liverpool, L4 2SA	<b>Sold</b>	£23,000
71	62 Derby Lane, Old Swan, Liverpool L13 3DN	<b>Available At</b>	£35,000
72	41 Cranborne Road, Liverpool L15 2HX	<b>Available At</b>	£75,000
73	8 Manningham Road, Liverpool L4 2UG	<b>Sold</b>	£33,000
74	51 Sedley Street, Liverpool L6 5AE	<b>Sold Prior</b>	
75	47 Cranborne Road, Liverpool L15 2HX	<b>Sold</b>	£68,750
76	70 Holbeck Street, Liverpool L4 2UT	<b>Sold After</b>	
77	50 Stanley Park Avenue North, Liverpool L4 9UE	<b>Sold</b>	£63,000
78	17 Cullen Street, Liverpool L8 0QY	<b>Sold After</b>	
79	59 Scarisbrick Drive, Liverpool L11 7DB	<b>Sold</b>	£46,000
80	148 Abbottshey Avenue, Liverpool L18 7JT	<b>Sold After</b>	
81	31 Shaftesbury Terrace, Liverpool L13 3BD	<b>Sold Prior</b>	
82	56 Rathbone Road, Wavertree, Liverpool L15 4HQ	<b>Available At</b>	£73,000
83	Fender Way, 19-21 Gaywood Close, Prenton, Merseyside CH43 9WQ	<b>Sold</b>	£20,500
84	323-325 Prescott Road, Old Swan, Liverpool L13 3BS	<b>Sold After</b>	
85	2 Goschen Street, Everton, Liverpool L5 1TA	<b>Available At</b>	£30,000
86	29 Rockfield Road, Liverpool L4 0SE	<b>Sold</b>	£25,000
87	11 Vicar Road, Liverpool L6 0BW	<b>Sold Prior</b>	
88	53 Newcombe Street, Liverpool L6 5AN	<b>Sold</b>	£34,000
89	43 Webster Road, Liverpool L7 6NY	<b>Sold</b>	£25,500
90	66 Glamis Road, Tuebrook, Liverpool L13 8DL	<b>Withdrawn</b>	
91	25 Pilgrim Street, Liverpool L1 9HB	<b>Sold</b>	£325,000

**TOTAL REALISATION = £3,853,060**

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SALE**

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37 Langdale Road L15 3LA



78 Langton Road L15 2HT



80 Kenmare Road L15 3HQ



62 Barrington Road L15 3HR

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PROPERTIES  
ALREADY  
UNDER  
OFFER**

**All enquiries**  
James Kersh MRICS, BSc (Hons)  
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**

**List B – Evidence of Residence**

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	

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.**

# Here... There...



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# Order of sale **Tuesday 22 May**

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

<b>LOT</b>	<b>PROPERTY</b>	<b>PRICE</b>
1	13 Bentley Road, Liverpool L8 0SZ	£110,000+
2	31 Woodgreen Road, Old Swan, Liverpool L13 3EA	£50,000+
3	10 Normandale Road, Liverpool L4 8UQ	£50,000+
4	31 Rydal Street, Liverpool L5 6QP	£30-35,000
5	13 Norwich Road, Liverpool L15 9HL	£150,000+
6	Apt 9, Millwood Court, Alderfield Drive, Liverpool L24 6TQ	£35-40,000
7	6a Duke Street, Waterloo, Liverpool L22 8QU	£90,000+
8	13 Ottley Street, Liverpool L6 3AL	£30-35,000
9	104 Lawrence Road, Liverpool L15 0EQ	£100,000+
10	Apt 11, Millwood Court, Alderfield Drive, Liverpool L24 6TQ	£35-40,000
11	4 Colesborne Road, Liverpool L11 2TL	SOLD PRIOR
12	43 Hero Street, Bootle, Merseyside L20 2HA	£40,000+
13	297 Warbreck Moor, Liverpool L9 0HX	£60-65,000
14	20 Huntley Road, Liverpool L6 3AJ	£100,000+
15	21 Annesley Road, Aigburth, Liverpool L17 9QR	£100,000+
16	19 Ismay Street, Liverpool L4 4EE	£30,000+
17	Apt 12, Millwood Court, Alderfield Drive, Liverpool L24 6TQ	£35-40,000
18	13 Osborne Road, Tuebrook, Liverpool L13 8AS	£75,000+
19	16/16a Greenbank Road, Liverpool L18 1HN	£175,000+
20	91 Rocky Lane, Liverpool L6	£15-20,000
21	57 Morecambe Street, Liverpool L6 4AU	£35,000+
22	Le Bateau, 62 Duke Street, Liverpool L1 5AA	£180,000+
23	60 Croxteth Road, Liverpool L8 3SQ	£275-300,000
24	8 Hero Street, Bootle, Merseyside L20 2HA	£40,000+
25	48 Benedict Street, Bootle, Merseyside L20 2EN	£40,000+
26	55 Newsham Drive, Liverpool L6 7UQ	£100,000+
27	46a South Road, Waterloo, Liverpool L22 5PQ	£55,000+
28	173-173a Smithdown Road, Liverpool L15 2HD	£75,000+
29	2 Longfellow Street, Bootle, Merseyside L20 4JR	£50,000+
30	185 Smithdown Road, Liverpool L15 2HD	£75,000+
31	13 Anfield Road, Liverpool L4 0TE	£75,000+
32	2 Goschen Street, Everton, Liverpool L5 1TA	£25,000+
33	40 Croxteth Road, Liverpool L8 3SQ	£200,000+
34	Land at 16 Princes Avenue, Liverpool L8 2TA	£100,000+
35	116 Linacre Road, Liverpool L21 8JT	£10-15,000
36	37 Holmrook Road, Liverpool L11 3AG	£40,000+
37	315 Breck Road/1a Oakfield Road, Everton, Liverpool L5 6PU	£10-15,000
38	6 Woodlands Square & 4 Healey Close, Liverpool L27 5RZ	£50-60,000
39	184 Molyneux Road, Kensington, Liverpool L6 6AW	£70,000+
40	70 Stockbridge Lane, Liverpool L36 3SF	£50,000+
41	10 Banner Street, Liverpool L15 0HQ	£40-45,000
42	5 Liberty Street, Liverpool L15 0ET	£40-45,000
43	100 Alderson Road, Liverpool L15 1HH	£75,000+
44	12 Anderson Road, Litherland, Liverpool L21 7ND	£50,000+
45	62 Balliol Road, Bootle, Merseyside L20 7EJ	£275-300,000
46	256 Stanley Road, Kirkdale, Liverpool L5 7QP	£20-25,000
47	11 Waller Close, Liverpool L4 4QJ	£20-25,000
48	168 Earle Road, Liverpool L7 6HH	£55,000+
49	Land and Building, 287 Newton Street, St Helens, Merseyside WA9 2JR	£80,000+
50	20 Kestrel Dene, Liverpool L10 7NR	£45,000+
51	59 Kimberley Drive, Liverpool L23 5TA	£90,000+
52	99 & 101 Linacre Road, Liverpool L21	£50,000+
53	90 Burleigh Road South, Liverpool L5 1TW	£90,000+
54-57	Vacant Freehold Land Plots to the south of 30 High Street, Denbigh, Clwyd LL16 3RY	Nil Reserve
58	4 Altfinch Close, Liverpool L14 8YG	£45,000+
59-64	Vacant Freehold Land Plots to the west of Japonica Gardens, St Helens, Merseyside WA9 4WP	£300+ each
65	105 Needham Road, Liverpool L7 0EF	£40-45,000
66	5 Whitby Street, Liverpool L6 4DH	£40-45,000
67	34 Smollett Street, Bootle, Merseyside L20 4PT	£35-40,000

68	8 Sutton Street, Liverpool L13 7EJ	£50,000+
69	14 Shrewsbury Place, Liverpool L19 5PD	£35-40,000
70	7 Liberty Street, Liverpool L15 0ET	£40-45,000
71	14 Horringford Road, Aigburth, Liverpool L19 3QX	SOLD PRIOR
72	46 Woodville Road, Birkenhead, Merseyside CH42 9LY	£20-25,000
73	129 Arthur Street, Birkenhead, Merseyside CH41 4JD	£50,000+
74	39 St Andrew Road, Liverpool L4 2RJ	£30-35,000
75	98 Carisbrooke Road, Liverpool L4 3RB	£55,000+
76	30 Princes Road, Liverpool L8 1TH	£115,000+
77	56 Rathbone Road, Wavertree, Liverpool L15 4HQ	£60,000+
78	28 Cullen Street, Liverpool L8 0QZ	£35-40,000
79	34 Lime Grove, Toxteth, Liverpool L8 0SL	£50,000+
80	16 Darrel Drive, Liverpool L7 4LW	£25-30,000
81	151 Smithdown Road, Liverpool L7 4JF	£50,000+
82	231 Walton Village, Liverpool L4 6TH	£55,000+
83	71 Taunton Street, Liverpool L15 4ND	£65-70,000
84	23 Tiverton Street, Liverpool L15 4LR	£65-70,000
85	43 Taunton Street, Liverpool L15 4ND	£65-70,000
86	24 Chestnut Grove, Wavertree, Liverpool L15 8HS	£100,000+
87	18 Rock Park, Birkenhead, Merseyside CH42 1PJ	£120,000+
88	481 Mill Street, Liverpool L8 4RD	£35-40,000
89	77 Cotswold Street, Liverpool L7 2PY	£40,000+
90	42-54 Broad Lane, Norris Green, Liverpool L11 1AJ	£325-350,000
91	29 Corwen Road, Liverpool L4 7TL	£52,000+
92	15 Crownway, Huyton, Liverpool L36 2PX	£40-£50,000
93	51 Newsham Drive, Liverpool L6 7UQ	£150,000+
94	35 Truro Road, Liverpool L15 9HW	£75,000+
95	29 Mayor's Road, Altrincham, Cheshire WA15 9RW	£125,000+



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# Order of sale **by type**

## Residential Investment

- 1 13 Bentley Road, Liverpool L8 0SZ
- 5 13 Norwich Road, Liverpool L15 9HL
- 6 Apt 9, Millwood Court, Alderfield Drive, Liverpool L24 6TQ
- 8 13 Ottley Street, Liverpool L6 3AL
- 9 104 Lawrence Road, Liverpool L15 0EQ
- 12 43 Hero Street, Bootle, Merseyside L20 2HA
- 23 60 Croxteth Road, Liverpool L8 3SQ
- 24 8 Hero Street, Bootle, Merseyside L20 2HA
- 25 48 Benedict Street, Bootle, Merseyside L20 2EN
- 29 2 Longfellow Street, Bootle, Merseyside L20 4JR
- 41 10 Banner Street, Liverpool L15 0HQ
- 45 62 Balliol Road, Bootle, Merseyside L20 7EJ
- 48 168 Earle Road, Liverpool L7 6HH
- 50 20 Kestrel Dene, Liverpool L10 7NR
- 58 4 Altfinch Close, Liverpool L14 8YG
- 66 5 Whitby Street, Liverpool L6 4DH
- 70 7 Liberty Street, Liverpool L15 0ET
- 75 98 Carisbrooke Road, Liverpool L4 3RB
- 78 28 Cullen Street, Liverpool L8 0QZ
- 79 34 Lime Grove, Toxteth, Liverpool L8 0SL
- 80 16 Darrel Drive, Liverpool L7 4LW
- 82 231 Walton Village, Liverpool L4 6TH
- 84 23 Tiverton Street, Liverpool L15 4LR
- 91 29 Corwen Road, Liverpool L4 7TL
- 92 15 Crownway, Huyton, Liverpool L36 2PX
- 93 51 Newsham Drive, Liverpool L6 7UQ
- 94 35 Truro Road, Liverpool L15 9HW
- 95 29 Mayor's Road, Altrincham, Cheshire WA15 9RW

## Vacant Residential

- 2 31 Woodgreen Road, Old Swan, Liverpool L13 3EA
- 3 10 Normandale Road, Liverpool L4 8UQ
- 4 31 Rydal Street, Liverpool L5 6QP
- 7 6a Duke Street, Waterloo, Liverpool L22 8QU
- 10 Apt 11, Millwood Court, Alderfield Drive, Liverpool L24 6TQ
- 11 4 Colesborne Road, Liverpool L11 2TL
- 13 297 Warbreck Moor, Liverpool L9 0HX
- 14 20 Huntley Road, Liverpool L6 3AJ
- 15 21 Annesley Road, Aigburth, Liverpool L17 9QR
- 16 19 Ismay Street, Liverpool L4 4EE
- 17 Apt 12, Millwood Court, Alderfield Drive, Liverpool L24 6TQ
- 18 13 Osborne Road, Tuebrook, Liverpool L13 8AS
- 21 57 Morecambe Street, Liverpool L6 4AU
- 26 55 Newsham Drive, Liverpool L6 7UQ
- 27 46a South Road, Waterloo, Liverpool L22 5PQ
- 32 2 Goschen Street, Everton, Liverpool L5 1TA

- 36 37 Holmrook Road, Liverpool L11 3AG
- 40 70 Stockbridge Lane, Liverpool L36 3SF
- 42 5 Liberty Street, Liverpool L15 0ET
- 43 100 Alderson Road, Liverpool L15 1HH
- 44 12 Anderson Road, Litherland, Liverpool L21 7ND
- 47 11 Waller Close, Liverpool L4 4QJ
- 51 59 Kimberley Drive, Liverpool L23 5TA
- 53 90 Burleigh Road South, Liverpool L5 1TW
- 65 105 Needham Road, Liverpool L7 0EF
- 67 34 Smollett Street, Bootle, Merseyside L20 4PT
- 68 8 Sutton Street, Liverpool L13 7EJ
- 69 14 Shrewsbury Place, Liverpool L19 5PD
- 71 14 Horrington Road, Aigburth, Liverpool L19 3QX
- 72 46 Woodville Road, Birkenhead, Merseyside CH42 9Ly
- 73 129 Arthur Street, Birkenhead, Merseyside CH41 4JD
- 74 39 St Andrew Road, Liverpool L4 2RJ
- 77 56 Rathbone Road, Wavertree, Liverpool L15 4HQ
- 83 71 Taunton Street, Liverpool L15 4ND
- 85 43 Taunton Street, Liverpool L15 4ND
- 86 24 Chestnut Grove, Wavertree, Liverpool L15 8HS
- 87 18 Rock Park, Birkenhead, Merseyside CH42 1PJ
- 89 77 Cotswold Street, Liverpool L7 2PY

## Commercial Investment

- 19 16/16a Greenbank Road, Liverpool L18 1HN
- 22 Le Bateau, 62 Duke Street, Liverpool L1 5AA
- 38 6 Woodlands Square & 4 Healey Close, Liverpool L27 5RZ
- 39 184 Molyneux Road, Kensington, Liverpool L6 6AW
- 90 42-54 Broad Lane, Norris Green, Liverpool L11 1AJ

## Vacant Commercial

- 20 91 Rocky Lane, Liverpool L6
- 28 173-173a Smithdown Road, Liverpool L15 2HD
- 30 185 Smithdown Road, Liverpool L15 2HD
- 35 116 Linacre Road, Liverpool L21 8JT
- 37 315 Breck Road/1a Oakfield Road, Everton, Liverpool L5 6PU
- 46 256 Stanley Road, Kirkdale, Liverpool L5 7QP
- 49 Land and Building, 287 Newton Street, St Helens, Merseyside WA9 2JR
- 52 99 & 101 Linacre Road, Liverpool L21
- 76 30 Princes Road, Liverpool L8 1TH

## Development Land

- 31 13 Anfield Road, Liverpool L4 0TE
- 34 Land at 16 Princes Avenue, Liverpool L8 2TA

## Flat Conversion

- 33 40 Croxteth Road, Liverpool L8 3SQ

## Land

- 54-57 Vacant Freehold Land Plots to the south of 30 High Street, Denbigh, Clwyd LL16 3RY
- 59-64 Vacant Freehold Land Plots to the west of Japonica Gardens, St Helens, Merseyside WA9 4WP

## Mixed Use

- 81 151 Smithdown Road, Liverpool L7 4JF

## Mixed Use Investment

- 88 481 Mill Street, Liverpool L8 4RD

**e a d** solicitors



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\*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.

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**The property comprises a three storey plus cellar semi-detached house converted into five self contained flats (four one-bedroom, one two-bedroom). Flats 1 and 4 benefit from central heating. The premises are in need of repair and modernisation. The current gross annual income is £12,600.**

**Situated**

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

**Cellar**

Two Storage compartments

**Ground Floor**

Communal Entrance hall, with staircase.  
**Flat 1** Entrance hall, front living room, kitchen, bedroom and bathroom/WC. Vacant  
**Flat 2** Entrance hall, living room, kitchen, bedroom and bathroom/WC  
 Occupied. Lease Term 30/07/2012. £300pcm

**First Floor**

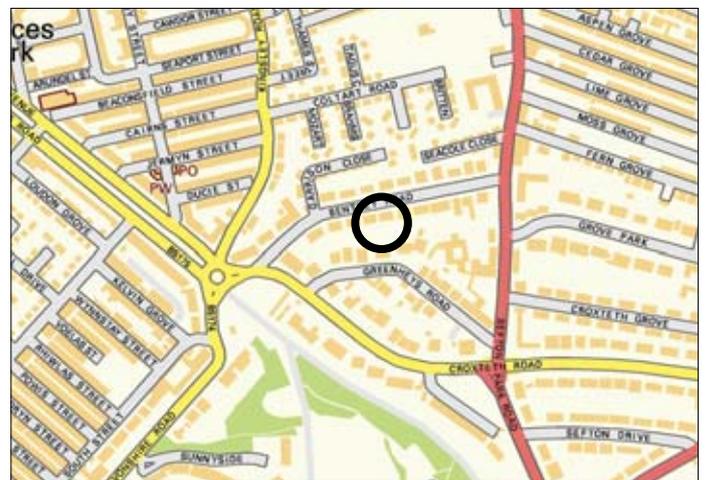
**Flat 3** Entrance hall, living room, kitchen, bedroom, bathroom/WC  
 Occupied. Lease Term 02/05/2012. £200pcm  
**Flat 4** Entrance hall, living room, kitchen, bedroom, bathroom/WC  
 Occupied. Lease Term 18/01/2013. 250pcm

**Second Floor**

**Flat 5** Hall, living room, kitchen, bedroom one, bedroom two, bathroom/WC  
 Occupied. Lease Term 02/10/2013. £300pcm

**Outside**

Front and rear garden with driveway to the front.



Not to scale. For identification purposes only

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FLOOR	FLAT NO	ACCOMMODATION	STATUS	LEASE TERM	RENT
Ground Floor	Flat 1	Hall, living room, kitchen bedroom, bathroom/WC	Vacant		N/A
Ground Floor	Flat 2	Hall, living room, kitchen, bedroom, bathroom/WC	Occupied	30/07/2012	£300pcm
First Floor	Flat 3	Hall, living room, kitchen, bedroom, bathroom/WC	Occupied	02/05/2012	£200pcm
First Floor	Flat 4	Hall, living room, kitchen, bedroom, bathroom/WC	Occupied	18/01/2013	£250pcm
Second Floor	Flat 5	Hall, living room, kitchen, bedroom 1, bedroom 2, bathroom/WC	Occupied	02/10/2013	£300pcm

LOT

2

## 31 Woodgreen Road, Old Swan, Liverpool L13 3EA

VACANT RESIDENTIAL

Guide price **£50,000+**



Not to scale. For identification purposes only

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

**Situated**

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

**Ground Floor**

Hall, Living Room, Dining Room, Kitchen.

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Yard to the rear. Outhouse.

LOT

3

## 10 Normandale Road, Liverpool L4 8UQ

VACANT RESIDENTIAL

Guide price **£50,000+**



Not to scale. For identification purposes only

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

**Situated**

Off Utting Avenue in a popular and well established residential location offering easy access to local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Hall, Lounge, Kitchen, Ante Space, WC

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Gardens to the front and rear.  
Driveway

LOT  
**4**

## 31 Rydal Street, Liverpool L5 6QP VACANT RESIDENTIAL

Guide price **£30-35,000**



Not to scale. For identification purposes only

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

### Situated

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

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Yard to the rear.

### Ground Floor

Hall, Through Living Room, Kitchen.

LOT  
**5**

## 13 Norwich Road, Liverpool L15 9HL RESIDENTIAL INVESTMENT

Guide price **£150,000+**



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 gas 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

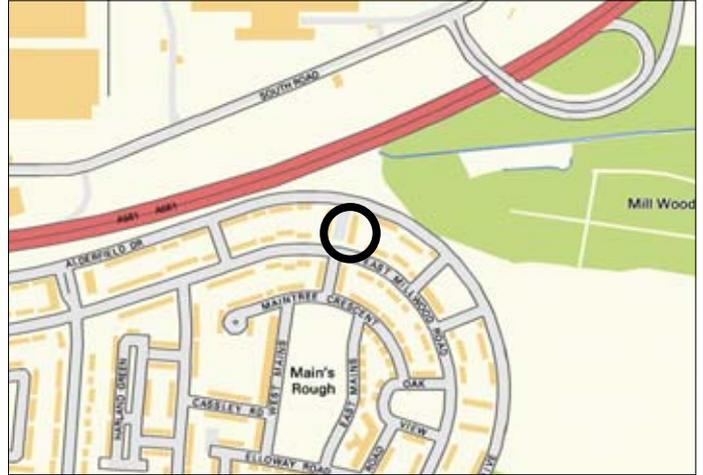
### First Floor

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

### Outside

Yard to the rear.

**LOT 6** **Apt 9, Millwood Court, Alderfield Drive, Liverpool L24 6TQ**  
**RESIDENTIAL INVESTMENT** Guide price **£35–40,000**



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**A three bedroomed first floor purpose built apartment currently let by way of an Assured Shorthold Tenancy at a rental of £5,400.00 per annum. The property is within a development of 24 apartments across two blocks which is fully fenced off and gated and benefits from double glazing, central heating, communal gardens and parking.**

**Situated**  
 The property is situated off Alderfield Drive in the Speke District within easy access to Speke's Retail

Park and approximately 5 miles from Liverpool city centre.

**Ground Floor**  
 Main Entrance Hallway

Not to scale. For identification purposes only

**First Floor**  
**Flat 9** Hall, Living Room, Open Plan Kitchen/Diner, Three Bedrooms, Bathroom/WC

information has been supplied by the vendor.

**Outside**  
 Communal Gardens and Parking.

**Note**  
 We have not carried out an internal inspection of the property nor seen sight of the tenancy agreement, all

**Joint Auctioneers**



**LOT 7** **6a Duke Street, Waterloo, Liverpool L22 8QU**  
**VACANT RESIDENTIAL** Guide price **£90,000+**



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**A vacant two bedroomed detached character cottage suitable for occupation or investment purposes. The property benefits from double glazing and gardens front & rear. The property also benefits from an advertising hoarding producing £125.00 every two months.**

**Situated**  
 Off Mount Pleasant Road in a sought after location within walking distance to Waterloo amenities, schooling, Waterloo train station

and approximately 4 miles from Liverpool city centre.

**Ground Floor**  
 Lounge, WC, Kitchen, Shower.

Not to scale. For identification purposes only

**First Floor**  
 Two Bedrooms.

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

LOT  
**8**

## 13 Ottley Street, Liverpool L6 3AL RESIDENTIAL INVESTMENT

Guide price **£30–35,000**



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 £3600.00 per annum. The property benefits from central heating.**

### Situated

Off Sheil Road close to its junction with Prescott Road and within easy access to local 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.

### Note

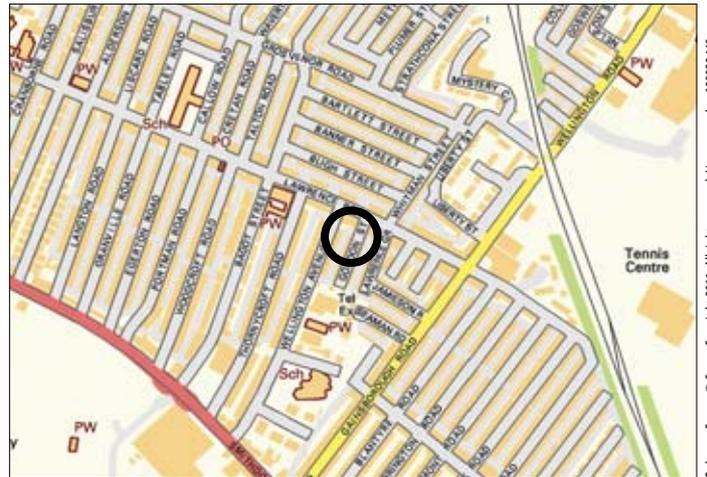
We have not inspected the property nor seen sight of the tenancy agreement. All information has been supplied by the vendor.

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LOT  
**9**

## 104 Lawrence Road, Liverpool L15 0EQ RESIDENTIAL INVESTMENT

Guide price **£100,000+**



Not to scale. For identification purposes only

**A residential investment currently producing a gross annual income of £20,000pa. The property comprises a mid terraced house converted to provide seven bedsitting rooms. The premises benefit from central heating, partial double glazing, fire alarm and emergency lighting. Each room is currently let at £55 per week including utilities.**

### Situated

The property is situated fronting Lawrence Road close to its junction with Gainsborough Road, within a popular residential area,

approximately 2.5 miles from Liverpool city centre.

### Basement

Not inspected

### Ground Floor

Hall Living room, bathroom/WC, WC, kitchen, utility room

### First Floor

Four Rooms, Shower room/WC

### Second Floor

Three rooms

### Outside

Yard to the rear

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**LOT 10** **Apt 11, Millwood Court, Alderfield Drive, Liverpool L24 6TQ**  
VACANT RESIDENTIAL Guide price **£35-40,000**



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Not to scale. For identification purposes only

**A vacant three bedroomed second floor purpose built apartment suitable for occupation or investment purposes. The property is within a development of 24 apartments across two blocks which is fully fenced off and gated and benefits from double glazing, central heating, communal gardens and parking.**

**Second Floor**  
Flat 11 Hall, Living Room, Open Plan Kitchen/Diner, three Bedrooms, Bathroom/WC

**Outside**  
Communal Gardens and Parking

**Situated**  
The property is situated off Alderfield Drive in the Speke District within easy access to Speke's Retail

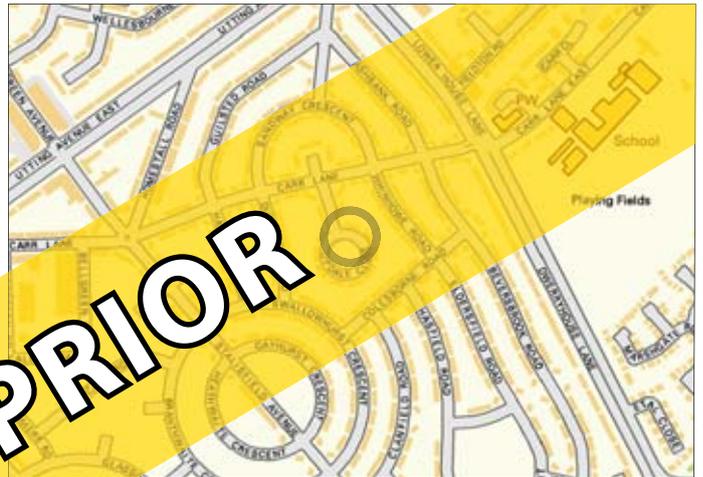
Park and approximately 5 miles from Liverpool city centre.

**Ground Floor**  
Main Entrance Hallway

**Joint Auctioneers**



**LOT 11** **4 Colesborne Road, Liverpool L11 2TL**  
VACANT RESIDENTIAL Guide price **£30-35,000**



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Not to scale. For identification purposes only

**A vacant three bedroomed semi detached house benefiting from central heating, gas and front road parking.**

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

**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.

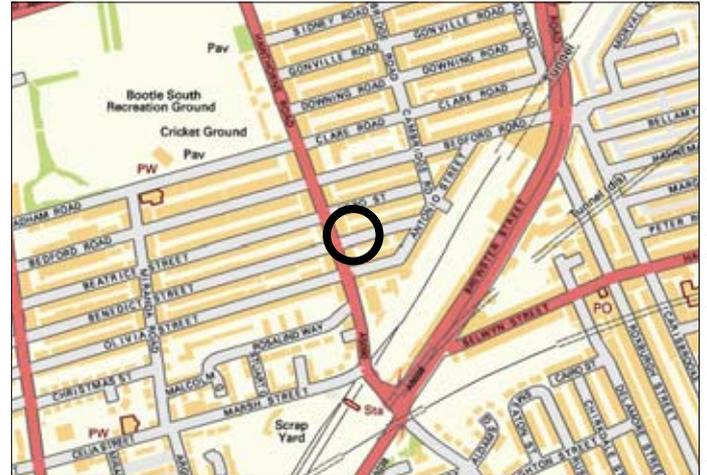
**Ground Floor**  
Lounge, Kitchen/Diner, Bathroom/WC.

**First Floor**  
Three Bedrooms.

LOT  
**12**

**43 Hero Street, Bootle, Merseyside L20 2HA**  
**RESIDENTIAL INVESTMENT**

Guide price **£40,000+**



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 £5,720.00 per annum. The property is in good order and benefits from double glazing and central heating.**

**Situated**

Off Hawthorne Road in a popular residential location approximately 4 miles from Liverpool city centre.

**First Floor**

Two Bedrooms, Bathroom/WC

**Outside**

Yard to the rear.

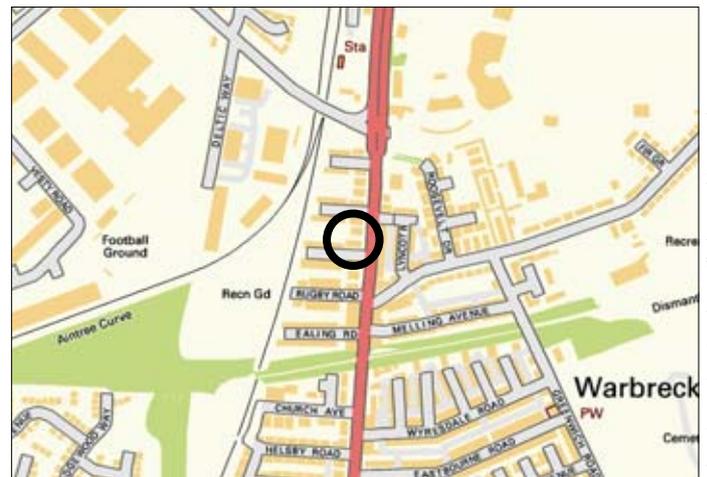
**Ground Floor**

Hall, Through Living Room, Kitchen.

LOT  
**13**

**297 Warbreck Moor, Liverpool L9 0HX**  
**VACANT RESIDENTIAL**

Guide price **£60-65,000**



Not to scale. For identification purposes only

**A vacant four bedroomed semi detached property which following repair and modernisation would be suitable for occupation or investment purposes. The property benefits from gardens and central heating.**

**Situated**

Fronting Warbreck Moor at its junction with Park Lane in a popular residential location within easy access to local amenities, Aintree Railway Station, Aintree Racecourse

and approximately 5 miles from Liverpool city centre.

**Ground Floor**

Vestibule, Hall, three Reception Rooms, Kitchen.

**First Floor**

Four Bedrooms, Bathroom/WC.

**Outside**

Gardens Front & Rear and Driveway.

LOT  
**14**

**20 Huntley Road, Liverpool L6 3AJ**  
VACANT RESIDENTIAL

Guide price **£100,000+**



Not to scale. For identification purposes only

**A substantial three storey seven-bedroomed semi detached property which following finishing works would be suitable for occupation or investment. The property benefits from gardens, double glazing and the property has been partially replastered. The property would be suitable as a large family home, HMO or possible flat conversion, subject to the relevant consents.**

**Situated**  
Off Sheil Road within walking distance to Newsham Park and within easy access to

local amenities, schooling and approximately 4 miles from Liverpool city centre.

**Ground Floor**

Vestibule, Hallway, three Reception Rooms, Kitchen.

**Outside**

Gardens front and rear.

**First Floor**

Three Rooms, Bathroom, Shower Room.

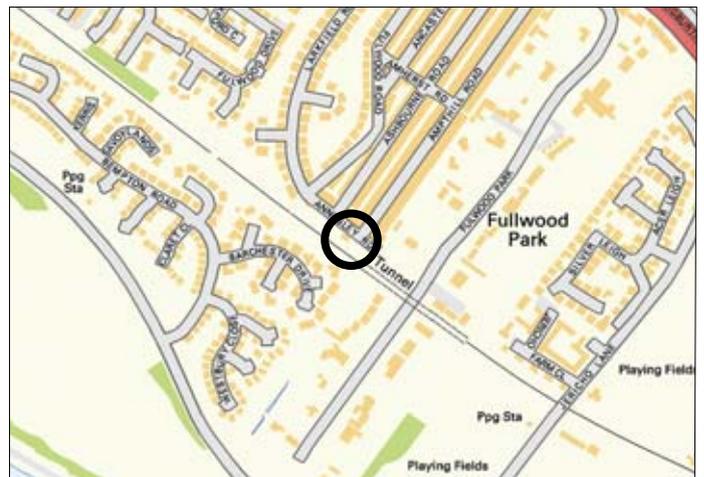
**Second Floor**

Four Further Rooms, Shower Room.

LOT  
**15**

**21 Annesley Road, Aigburth, Liverpool L17 9QR**  
VACANT RESIDENTIAL

Guide price **£100,000+**



Not to scale. For identification purposes only

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

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

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

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

**Second Floor**

Bedroom.

**Outside**

Yard to the rear.

LOT  
**16**

**19 Ismay Street, Liverpool L4 4EE**  
**VACANT RESIDENTIAL**

Guide price **£30,000+**



Not to scale. For identification purposes only

**A vacant two bedroomed middle terraced property which would be suitable for investment purposes following repair and modernisation.**

**Outside**  
Yard to the rear.

**Situated**

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

**Ground Floor**

Lounge, Dining Room, Kitchen, Bathroom/WC

**First Floor**

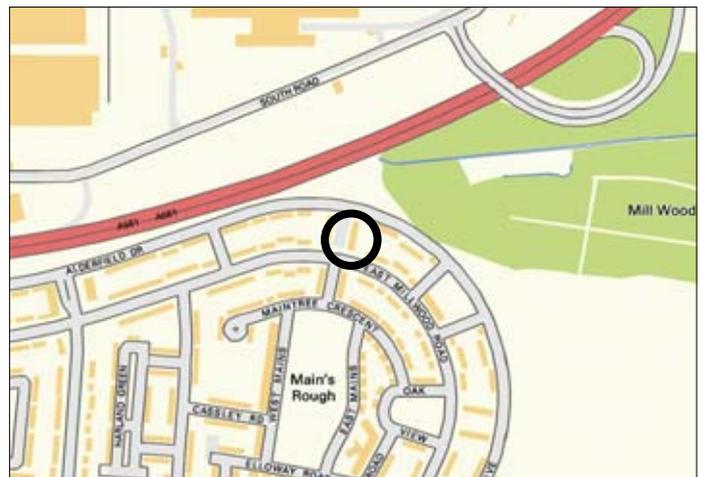
Two Bedrooms.

On the instruction of Edward Symmons LLP

LOT  
**17**

**Apt 12, Millwood Court, Alderfield Drive, Liverpool L24 6TQ**  
**VACANT RESIDENTIAL**

Guide price **£35-40,000**



Not to scale. For identification purposes only

**A vacant three bedroomed second floor purpose built apartment suitable for occupation or investment purposes. The property is within a development of 24 apartments across two blocks which is fully fenced off and gated and benefits from double glazing, central heating, communal gardens and parking.**

**Second Floor**

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

**Outside**

Communal Gardens and Parking

**Situated**

The property is situated off Alderfield Drive in the Speke District within easy access to Speke's Retail

Park and approximately 5 miles from Liverpool city centre.

**Ground Floor**

Main Entrance Hallway

**Joint Auctioneers**



LOT  
**18**

**13 Osborne Road, Tuebrook, Liverpool L13 8AS**  
VACANT RESIDENTIAL

Guide price **£75,000+**



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Not to scale. For identification purposes only

**A vacant six bedroomed three storey semi detached property benefiting from central heating, gardens and off road parking. Following refurbishment and modernisation the property would be suitable for investment purposes or occupation.**

**Situated**  
Off West Derby Road within easy access to Tuebrook amenities, schooling and approximately 3 miles from Liverpool city centre.

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

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

**Second Floor**  
Three Bedrooms.

**Outside**  
Gardens and Off Road Parking.

LOT  
**19**

**16/16a Greenbank Road, Liverpool L18 1HN**  
COMMERCIAL INVESTMENT

Guide price **£175,000+**



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**A three storey mixed use middle terraced property comprising a ground floor retail unit which is currently trading as "The Powder Room" and let by way of a 3 year Lease until 2015 at a rental of £5,400.00 per annum. To the upper floors there are four letting rooms currently let to four students until June 2013 at a rental of £15,744. The total annual rental income being in excess of £21,144 per annum. The property is in good order throughout and benefits from electric steel roller shutters to the ground floor and double glazing and central heating to the upper floors.**

**Situated**  
Fronting Greenbank Road off Smithdown Road in a very popular and well established residential location within walking distance to Greenbank Park and local amenities with Allerton Road a short distance away.

**Basement**  
One room.

**Ground Floor Shop** Main Sales Area, two Rear Rooms, Kitchen/WC

**First Floor** (via a separate entrance) Hall, Communal Lounge, Kitchen, Bathroom/WC, Letting Room.

**Second Floor**  
Three Letting Rooms.

**Outside**  
Yard to the rear.

LOT  
**20**

**91 Rocky Lane, Liverpool L6**  
**VACANT COMMERCIAL**

Guide price **£15–20,000**



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**A vacant freehold ground floor retail unit which would be suitable for a number of uses, subject to the relevant consents. The property benefits from steel roller shutters. The sale does not include the upper floors.**

**Situated**

Fronting Rocky Lane at its junction with Lower Breck Road on a busy main road position

**Ground Floor**

**Shop** Main Sales Area, rear room, Kitchen, WC

LOT  
**21**

**57 Morecambe Street, Liverpool L6 4AU**  
**VACANT RESIDENTIAL**

Guide price **£35,000+**



Not to scale. For identification purposes only

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

**Situated**

Off Rocky Lane in a popular and well established residential location within easy access to Tuebrook amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Through Living Room, Kitchen, Bathroom/WC

**First Floor**

Two Bedrooms.

**Outside**

Yard to the rear.

LOT  
**22**

**Le Bateau, 62 Duke Street, Liverpool L1 5AA**  
**COMMERCIAL INVESTMENT**

Guide price **£180,000+**



**A vacant freehold city centre former nightclub premises suitable for a variety of alternative uses subject to the necessary planning. The property has until last month traded as a nightclub for in excess of 20 years. It comprises a four storey period building with basement area with fixed bar, seating area and dancefloor, ground floor nightclub also with fixed bar and dance floor for approximately 220 people, with first and second floor offices & WCs. The floor areas are largely open plan.**

**Situated**

Centrally located on Duke Street in Liverpool City Centre Ropewalks District, within a well established bar/nightclub circuit. Nearby bars/nightclubs include The Munro, Blue Angel, The Zanzibar, Chameleon, Heebie Jeebies, Peacock, Alma De Cuba, The Barfly and The Crazy House to name but a few.

**Basement**

241m<sup>2</sup> (2,596sq ft)

**Ground Floor**

166.4m<sup>2</sup> (1,791sq ft)

**First Floor**

72.3m<sup>2</sup> (779sq ft)

**Second Floor**

Currently Not In Use 132.4m<sup>2</sup> (1,426sq ft)

**Total Approximate Floor Area**

612.5 m<sup>2</sup> (6,593sq ft)

**Note**

Occupation of the premises was surrendered by operation of law on Wednesday 25 April 2012 by the previous occupier handing back the keys and control of the Premises, but neither the Seller nor the Administrators give any warranties or make any representations, whether express or implied, that it was effectively surrendered.



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**A substantial four storey double fronted semi-detached property which is currently let until June 2012 to 11 students producing an annual rental income of £35,000 to include bills. There are currently 12 letting rooms. With full occupancy the potential total annual income is just over £38,000 (assuming current weekly rental rates). The property benefits from central heating, intercom system and generous off road parking. All letting rooms benefit from a WC and wash hand basin. Three of the four floors have communal showers (five in total). Potential to increase rental income through subdividing some large letting rooms and/or using one or more of the communal lounges for letting rooms (subject to all the necessary consents). Property also has the potential to be converted to apartments (subject to all necessary consents)**

**Situated**

The property is located on Croxteth Road in a popular and well established residential location. The city orbital bus route stops directly in front of the house. It is also within easy walking distance to Sefton Park and approximately 3 miles from Liverpool city centre.

**Basement**

Kitchen/Diner, Utility Room, Communal Lounge/Storage, WC

**Ground Floor**

Vestibule, Hallway, three Communal Lounges, Separate WC, two Letting Rooms (with ensuite WCs and hand basins), Shower Room.

**First Floor**

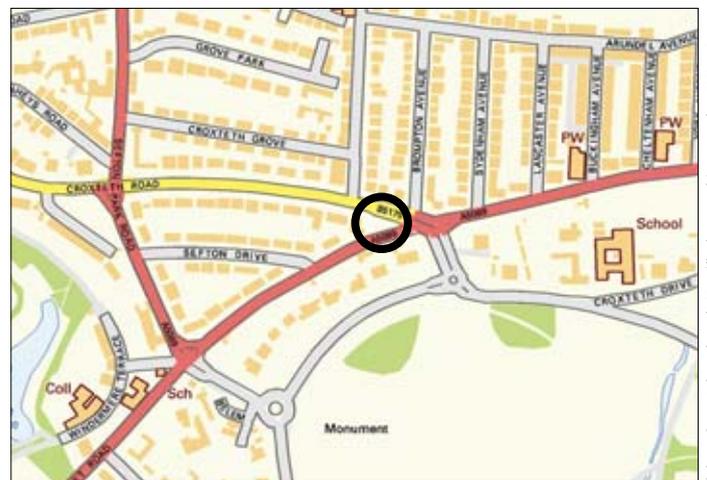
Five Letting Rooms (all with ensuite WCs and hand basins), two Communal Shower Rooms.

**Second Floor**

Five Letting Rooms (all with ensuite WCs and hand basins), two Communal Shower Rooms, Small Kitchenette.

**Outside**

Parking to the front (approx. six cars), Patio to side and rear including secure BBQ area. Full height steel construction fire escape.



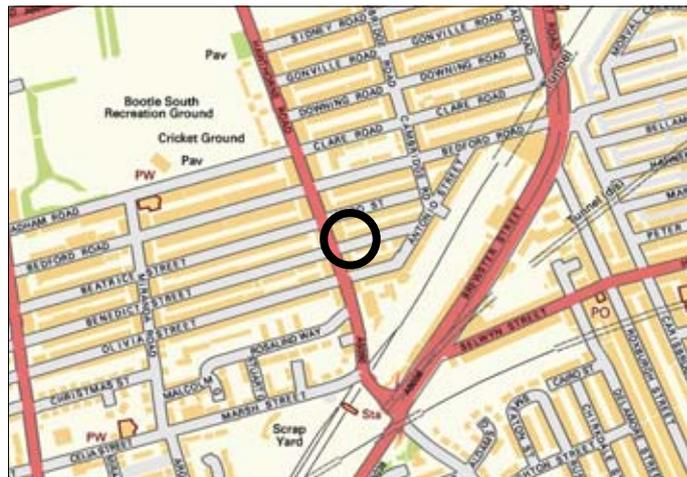
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LOT  
**24**

## 8 Hero Street, Bootle, Merseyside L20 2HA 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 £5,720.00 per annum. The property was refurbished in late 2011 and is in good order throughout and benefits from double glazing, central heating and new wooden flooring.**

### Outside

Yard to the rear.

### Situated

Off Hawthorne Road in a popular residential location approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, Through Living Room, Kitchen

### First Floor

Two Bedrooms, Bathroom/WC

LOT  
**25**

## 48 Benedict Street, Bootle, Merseyside L20 2EN 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 £5,100.16 per annum. The property was recently refurbished in early 2012 to include double glazing and central heating and is in good order throughout.**

### Outside

Yard to the rear.

### Situated

Off Hawthorne Road in a popular residential location approximately 4 miles from Liverpool city centre.

### Ground Floor

Hall, through Living Room, Kitchen.

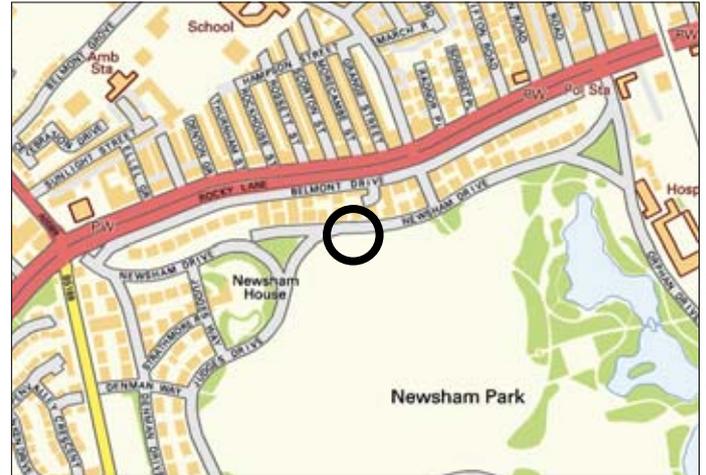
### First Floor

Two Bedrooms, Bathroom/WC.

LOT  
**26**

**55 Newsham Drive, Liverpool L6 7UQ**  
VACANT RESIDENTIAL

Guide price **£100,000+**



Not to scale. For identification purposes only

**A substantial three storey seven-bedroomed semi detached property in need of upgrading and modernisation. The property benefits from gardens and off road parking.**

**Situated**

Overlooking Newsham Park within easy access to Tuebrook amenities and approximately 3 miles from Liverpool city centre.

Room, Kitchen, Conservatory, WC, Utility room.

**First Floor**

Bathroom/WC, three Bedrooms (one ensuite Shower Room)

**Second Floor**

Four Bedrooms.

**Outside**

Gardens front and rear.

**Ground Floor**

Vestibule, Hall, Through Living

LOT  
**27**

**46a South Road, Waterloo, Liverpool L22 5PQ**  
VACANT RESIDENTIAL

Guide price **£55,000+**



Not to scale. For identification purposes only

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

**Situated**

The property is situated fronting South Road in the centre of Waterloo, a popular residential

area approximately 1 mile north of Crosby town centre and 4 miles north of Liverpool city centre.

**Accommodation**

**Ground floor**

Entrance

**First Floor**

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

**Second Floor**

Two Bedrooms

**Outside**

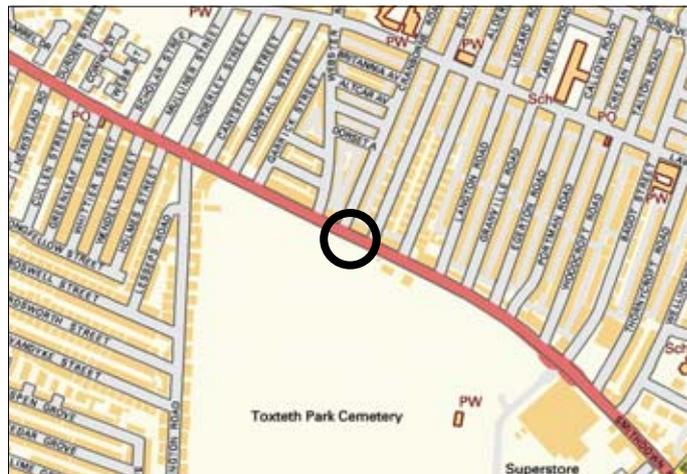
Yard to the rear.

LOT  
**28**

## 173–173a Smithdown Road, Liverpool L15 2HD

VACANT COMMERCIAL

Guide price **£75,000+**



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Not to scale. For identification purposes only

**A substantial three storey end terraced mixed use property with a two storey outrigger and single storey covered storage to the yard area. The ground floor commercial shop unit consists of front retail sales area with two storage rooms to the rear. To the upper floors there is living accommodation which can be accessed via a separate entrance. The property is in need of refurbishment. The property would be suitable for a number of uses, subject to the relevant consents.**

### Situated

Fronting Smithdown Road at its junction with Cranbourne Road in a popular location, approximately 2 miles from Liverpool city centre.

### Ground Floor

Main Sales area and two storage rooms  
Gross internal area 51.9m<sup>2</sup> (558sq ft)

### First Floor Flat

Living room, kitchen, shower room/ bathroom and WC

### Second Floor

Two bedrooms

### Outside

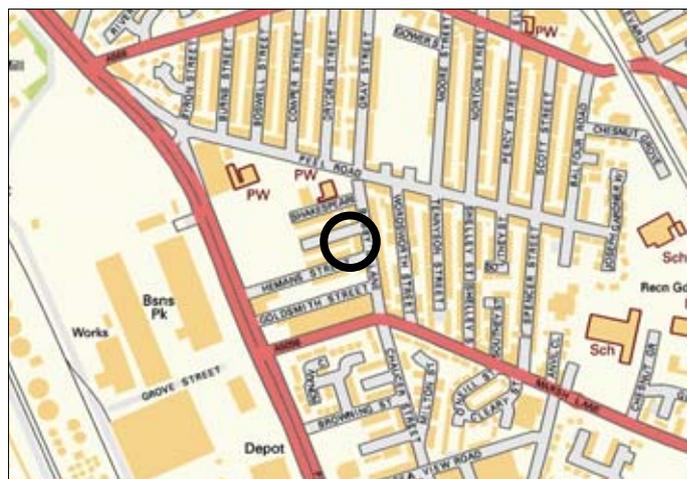
Covered storage area to the yard.

LOT  
**29**

## 2 Longfellow Street, Bootle, Merseyside L20 4JR

RESIDENTIAL INVESTMENT

Guide price **£50,000+**



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Not to scale. For identification purposes only

**A two storey end of terrace property converted to provide one two-bedroomed flat and one one-bedroomed flat. Both of the flats are currently let on assured shorthold tenancies producing £7,200 per annum. The property was in good order throughout and benefits from double glazing and central heating.**

### First Floor

Flat B Open plan lounge/kitchen, two bedrooms, shower room/WC

### Outside

Yard to the rear

### Situated

Fronting Longfellow Street on the corner of Bibby's Lane in a popular residential location approximately 5 miles from Liverpool city centre.

### Ground Floor

Flat A (Rear entrance) Open plan lounge/kitchen, bedroom, shower room/WC.

LOT  
**30**

**185 Smithdown Road, Liverpool L15 2HD**  
**VACANT COMMERCIAL**

Guide price **£75,000+**



**A substantial three storey end terraced mixed use property together with a two storey outrigger and single storey covered storage to the yard area. The ground floor commercial shop unit consists of front retail sales area with rear storage accommodation and WC. To the upper floors there is a self contained flat which can be accessed via a separate entrance. The property is in need of refurbishment. The property would be suitable for a number of uses, subject to the relevant consents.**

**Situated**

Fronting Smithdown Road at its junction with Salisbury Road in a popular location, approximately 2 miles from Liverpool city centre.

**Ground Floor**

Main Sales Area, storage room and WC  
Gross internal area 67.7m<sup>2</sup> (728sq ft)

**First Floor Flat**

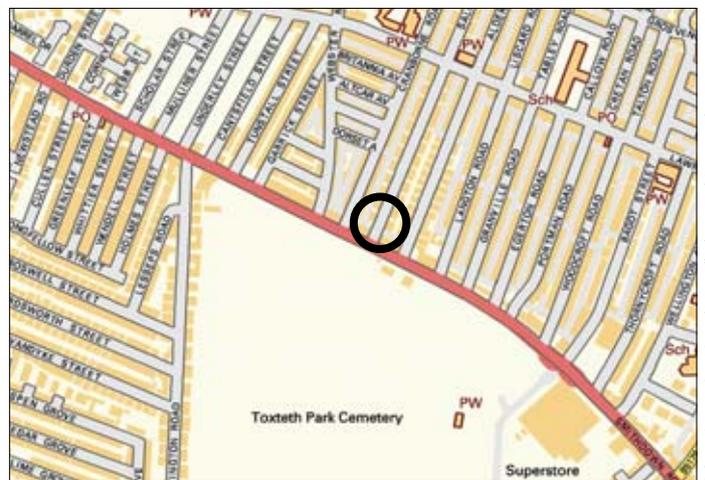
Living room, kitchen, shower room/bathroom and WC

**Second Floor**

Two bedrooms

**Outside**

Covered storage to the yard area.



Not to scale. For identification purposes only

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**A three storey plus basement six-bedroomed detached property which lies with approximately 0.58 acres and would be suitable for redevelopment, subject to the necessary planning consents. The property also benefits from a Coach House to the rear, front and rear gardens and off road parking. The existing building has suffered fire damage and is partly demolished to the rear.**

**Situated**

The property is located fronting Anfield Road within walking distance to Liverpool Football Club and within easy access to local amenities and approximately 3 miles from Liverpool city centre.

**Basement**

Five Rooms

**Ground Floor**

Hall, three Reception rooms, laundry room and kitchen

**First Floor**

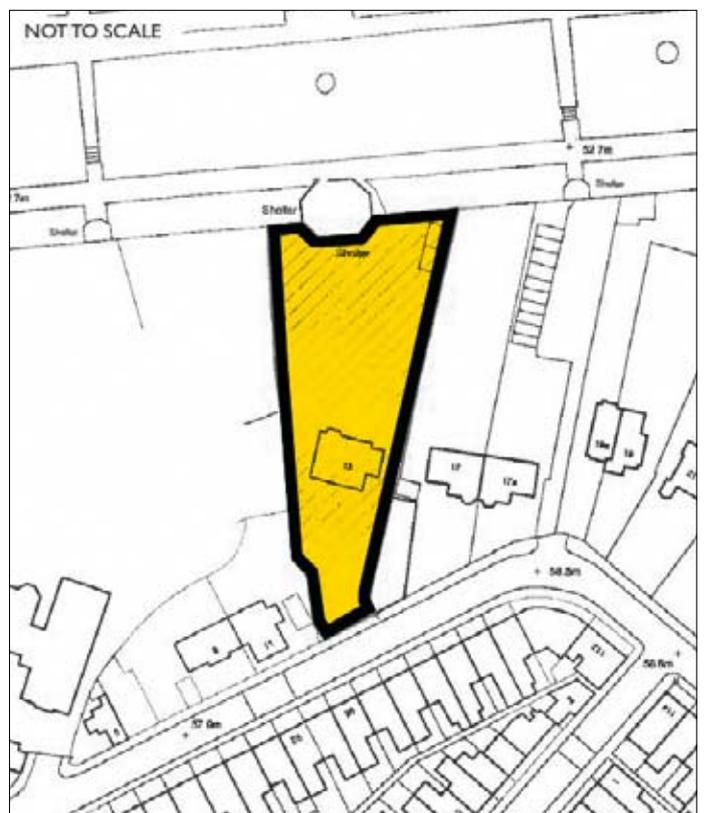
Landing, bathroom, separate WC, two dressing rooms and three bedrooms

**Second Floor**

Landing, two dressing rooms and three bedrooms

**Outside**

To the front there is a garden and driveway and to the rear there is a garden and a coach house.



Not to scale. For identification purposes only

LOT  
**32**

**2 Goschen Street, Everton, Liverpool L5 1TA**  
VACANT RESIDENTIAL

Guide price **£25,000+**



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**

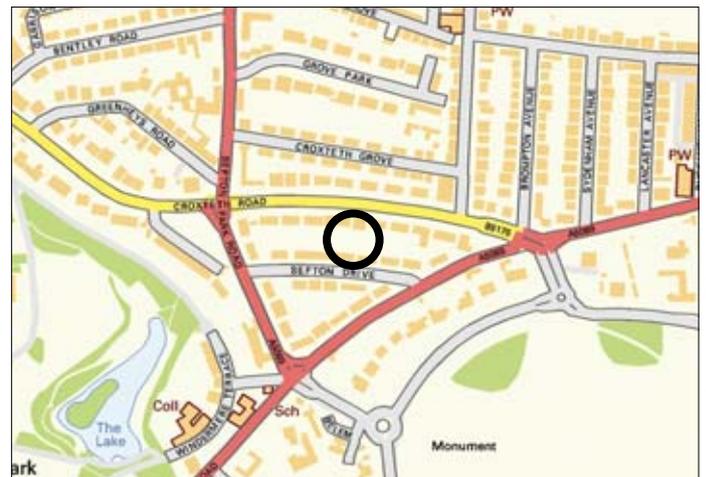
The building leads directly off the pavement on both road frontages. There is a small yard area.

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LOT  
**33**

**40 Croxteth Road, Liverpool L8 3SQ**  
FLAT CONVERSION

Guide price **£200,000+**



Not to scale. For identification purposes only

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

**Situated**

Fronting Croxteth Road in a popular and well established residential

location within walking distance to Sefton Park and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Main Entrance Hallway  
**Flat A** Hall, one Large Reception Rooms, Kitchen, two Bedrooms, Bathroom/WC

**First Floor**

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

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

**Second Floor**

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

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

**Outside**

Parking to the front, large garden to the rear.

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LOT  
**34**

## Land at 16 Princes Avenue, Liverpool L8 2TA DEVELOPMENT LAND

Guide price **£100,000+**



Not to scale. For identification purposes only

**A cleared site approximately 1/3 of an acre suitable for re-development, subject to the necessary planning applications. We believe all main services are available, however, potential purchasers should rely on their own enquiries.**

### Situated

Situated on Princes Avenue Boulevard at its junction with Upper Warwick Street in an established and popular location near Princes

Park approximately 2 miles from Liverpool city centre.

LOT  
**35**

## 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

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  
**36**

**37 Holmrook Road, Liverpool L11 3AG**  
VACANT RESIDENTIAL

Guide price **£40,000+**



Not to scale. For identification purposes only

**A three bedroomed mid town house which has recently been fully refurbished to include double glazing, central heating, new kitchen and flooring. There are front and rear gardens and off road parking. The property is suitable for immediate occupation or investment.**

**Outside**

Garden to the Front and rear,  
driveway

**Situated**

Off Scargreen Avenue which in turn is off Utting Avenue East in an established residential location within easy access to local amenities.

**Ground Floor**

Lounge, kitchen/diner, bathroom/  
WC

**First Floor**

Three bedrooms.

LOT  
**37**

**315 Breck Road/1a Oakfield Road, Everton, Liverpool L5 6PU**  
VACANT COMMERCIAL

Guide price **£10-15,000**



Not to scale. For identification purposes only

**A three storey end of terrace mixed use property comprising a ground floor retail unit together with a two bedroomed self contained flat above. The property is vacant and requires a full refurbishment and upgrade. The property is sold subject to a 99 year lease with 12 years remaining.**

**Second Floor**

Two Bedrooms.

**Outside**

Yard to the rear.

**Situated**

On the corner of Breck Road and Oakfield Road in a prominent position on a busy main road.

**Ground Floor**

Shop Main sales area, Rear Room.

**First Floor**

Lounge, Dining Room, Kitchen,  
Bathroom/WC

LOT  
**38**

## 6 Woodlands Square & 4 Healey Close, Liverpool L27 5RZ

COMMERCIAL INVESTMENT

Guide price **£50-60,000**



Not to scale. For identification purposes only

**A two storey middle terrace mixed use property consisting of a ground floor shop unit currently trading as Woodlands Supper Bar on a 30 day licence, however the tenants have been there for over eight years and wish to remain and are willing to sign an extended lease. The current rental income is £5,200.00 per annum. To the first floor there is two bedroomed flat above which has recently been refurbished and currently let by way of an Assured Shorthold Tenancy at a rental of £4,680.00. The property benefits from double glazing and electric steel roller shutters. The annual rental income being in excess of £9,880.00.**

### Situated

Fronting Woodlands Square within a parade of shops just off Wood Lane and within close proximity to Belle Vale Shopping Centre.

WC, Open plan Lounge/Kitchen diner with balcony.

### Outside

Rear parking.

### Ground Floor

Main sales front, Prep room, Kitchen, WC

### First Floor

Flat Hall, two Bedrooms, Bathroom/

LOT  
**39**

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

COMMERCIAL INVESTMENT

Guide price **£70,000+**



Not to scale. For identification purposes only

**A two storey end of terrace mixed use property comprising a ground floor retail unit which is currently let by way of a 10 year lease at a rental of £7800.00 per annum. To the upper floor there is a two bedroomed flat which is currently let by way of an Assured Shorthold Tenancy at a rental of £4,680.00 per annum. The property was in good order throughout and benefits from central heating, double glazing, electric steel roller shutters and air conditioning. The annual rental income being in excess of £12,480.**

### Situated

The property is located fronting Molyneux Road, in the inner city area of Kensington, approximately 1.4 miles from Liverpool city centre. Molyneux Road links to the A57 Kensington, via Grantham Street, which provides access to the M62 motorway to the west.

### Ground Floor

Shop Main Sales Area, three Rooms, Beauty Room, Shower/WC

### First Floor

Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC

### Outside

Yard to the rear.

LOT  
**40**

**70 Stockbridge Lane, Liverpool L36 3SF**  
VACANT RESIDENTIAL

Guide price **£50,000+**



Not to scale. For identification purposes only

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

**Situated**

Fronting Stockbridge Lane at its junction with East Prescot Road within easy access to local amenities in an established residential location.

**Ground Floor**

Hall, Front room, Rear Living room, Kitchen.

**First Floor**

Three Bedrooms, Bathroom, Separate WC

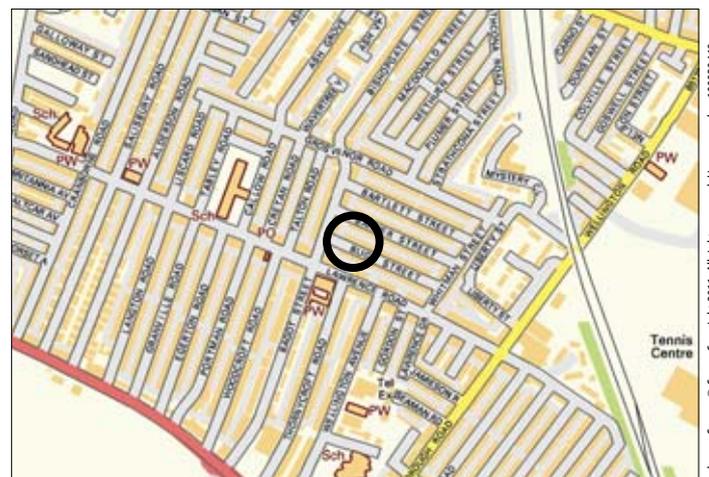
**Outside**

Gardens front and rear. Driveway.

LOT  
**41**

**10 Banner Street, Liverpool L15 0HQ**  
RESIDENTIAL INVESTMENT

Guide price **£40-45,000**



Not to scale. For identification purposes only

**A two bedroomed middle terrace property benefiting from central heating. The property is currently let to two students by way an of Assured Shorthold Tenancy at a rental of £4,416.00.**

**Situated**

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

**Ground Floor**

Lounge, Dining Room, Kitchen, Bathroom/WC

**First Floor**

Two Bedrooms.

**Outside**

Yard to the rear.

LOT  
**42**

**5 Liberty Street, Liverpool L15 0ET**  
VACANT RESIDENTIAL

Guide price **£40-45,000**



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Not to scale. For identification purposes only

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

**Outside**

Yard to the rear.

**Situated**

Off Gainsborough Road in a popular and well established residential location within easy access to Picton Road amenities and Sports Centre and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Through lounge, Kitchen, Bathroom/WC

**First Floor**

Two Bedrooms.

LOT  
**43**

**100 Alderson Road, Liverpool L15 1HH**  
VACANT RESIDENTIAL

Guide price **£75,000+**



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Not to scale. For identification purposes only

**A vacant three bed roomed end of terrace property suitable for investment purposes. The property benefits from central heating.**

**Situated**

Off Smithdown Road in an established and popular residential location, approximately 3 miles from Liverpool city centre.

**First Floor**

Three Bedrooms, Bathroom/WC with walk-in shower.

**Outside**

Yard to the Rear.

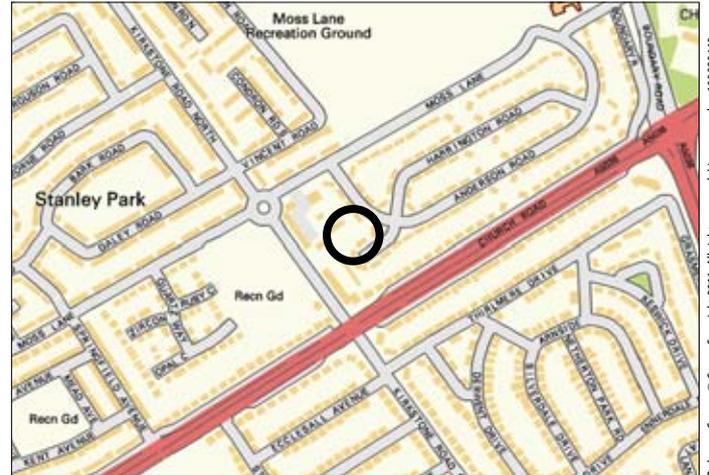
**Ground Floor**

Hall, Through Living Room, Kitchen.

LOT  
**44**

**12 Anderson Road, Litherland, Liverpool L21 7ND**  
VACANT RESIDENTIAL

Guide price **£50,000+**



Not to scale. For identification purposes only

**A vacant three bedroomed semi detached property suitable for occupation or investment purposes. The property benefits from double glazing, gas central heating, front and rear gardens and off road parking.**

**Outside**

Gardens front and rear. Driveway.

**Situated**

The property is situated off Moss Lane off Kirkstone Road North in a popular and established residential location.

**Ground Floor**

Hall, Lounge, Modern Kitchen/ Diner, Utility Room.

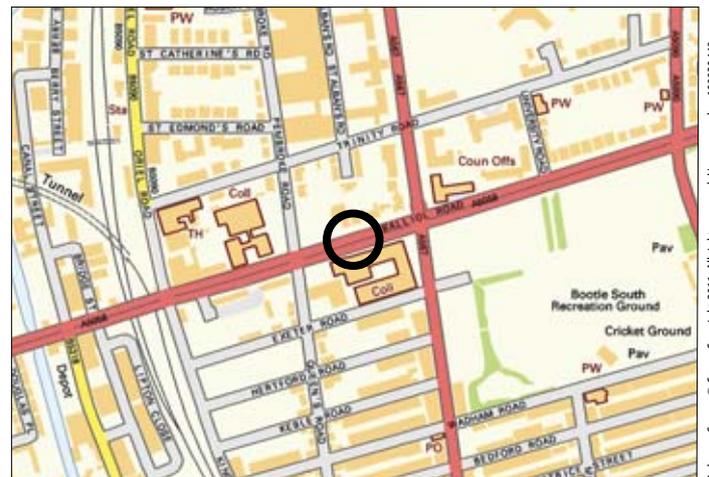
**First Floor**

Three Bedrooms, Bathroom/WC

LOT  
**45**

**62 Balliol Road, Bootle, Merseyside L20 7EJ**  
RESIDENTIAL INVESTMENT

Guide price **£275-300,000**



Not to scale. For identification purposes only

**A substantial four storey 14 bedroomed victorian detached property which is fully let producing an annual rental income of in excess of £43,680 which includes all bills. The property benefits from double glazing, central heating, lift service to all floors, large rear garden, garage and off road parking for six cars. Each room is let on a 6 month assured shorthold tenancy (holding over) and are all fully furnished. The property would be suitable for use as a HMO or possible flat conversion, subject to the relevant consents.**

**Situated**

Fronting Balliol Road at its junction with Stanley Road in an established location approximately 3 miles from Liverpool city centre.

**Basement**

Not inspected. Five Rooms.

**Ground Floor**

Vestibule, Main Entrance Hallway,

Three Letting Rooms, WC, Office, Communal Lounge/Diner, Kitchen

**First Floor**

Six Letting Rooms, Bathroom/WC.

**Second Floor**

Five Letting Rooms, Bathroom/WC.

**Outside**

Large Rear Garden, Garage, Driveway for six cars.

LOT  
**46**

## 256 Stanley Road, Kirkdale, Liverpool L5 7QP VACANT COMMERCIAL

Guide price **£20–25,000**



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Not to scale. For identification purposes only

**A vacant three storey five-bedroomed mixed use middle terraced property in need of repair and modernisation. The property would be suitable for a number of uses, subject to the relevant consents.**

**Situated**  
Fronting Stanley Road approximately 2 miles from Liverpool city centre.

**Basement**  
One Room.

**Ground Floor**  
Front Reception Room, Rear Room, Kitchen/Diner

**First Floor**  
Three Bedrooms, Bathroom/W.C.

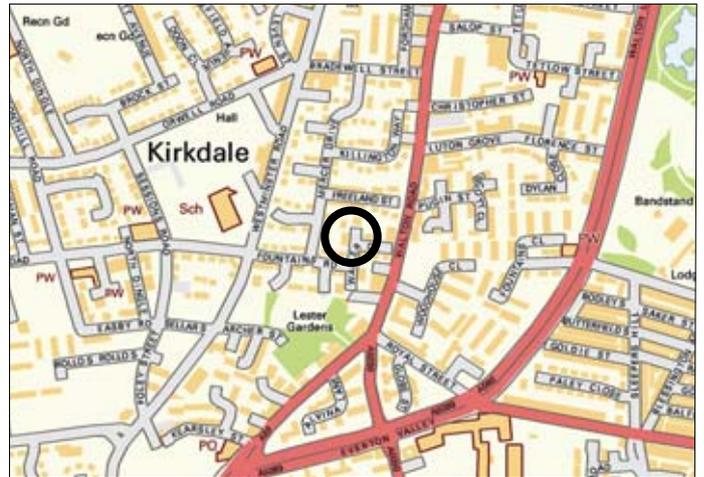
**Second Floor**  
Two Bedrooms.

**Outside**  
Yard to the rear.

LOT  
**47**

## 11 Waller Close, Liverpool L4 4QJ VACANT RESIDENTIAL

Guide price **£20–25,000**



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Not to scale. For identification purposes only

**A vacant ground floor purpose built studio apartment suitable for investment purposes. The property benefits from double glazing, communal gardens and parking.**

**Situated**  
in a cul de sac off Fountains Road which in turn is off Westminster Road in a popular residential location.

**Ground Floor**  
Main Entrance Hallway.

**Studio** Lounge/Bedroom, Kitchen, Shower Room/WC, Fitting Room.

**Outside**  
Communal Gardens, Parking.

LOT  
**48**

**168 Earle Road, Liverpool L7 6HH**  
RESIDENTIAL INVESTMENT

Guide price **£55,000+**



Not to scale. For identification purposes only

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

**Outside**

Yard to the rear.

**Situated**

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

**Ground Floor**

Hall, Lounge, Dining Room, Kitchen.

**First Floor**

Three Bedrooms, Bathroom/WC

LOT  
**49**

**Land and Building, 287 Newton Street, St Helens, Merseyside WA9 2JR**  
VACANT COMMERCIAL

Guide price **£80,000+**



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. We understand the property is registered for VAT and this will be applicable to the purchase price.**

**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  
**50**

## 20 Kestrel Dene, Liverpool L10 7NR RESIDENTIAL INVESTMENT

Guide price **£45,000+**



Not to scale. For identification purposes only

**A three bedroom end town house property currently let by way of an Assured Shorthold Tenancy holding over at a rental of £4,419.96 per annum. The property benefits from double glazing, central heating and gardens.**

### Outside

Gardens to the Front & Rear.

### Situated

Off Hawksmoor Road which in turn is off Copple House Lane, within close proximity to local amenities and public transport services on Longmoor Lane. Access to the motorway network is close by.

### Ground Floor

Hall, Living Room, Kitchen/Breakfast Room.

### First Floor

Three Bedrooms, Bathroom/WC.

LOT  
**51**

## 59 Kimberley Drive, Liverpool L23 5TA VACANT RESIDENTIAL

Guide price **£90,000+**



Not to scale. For identification purposes only

**A vacant five-/six-bedroom extended detached property benefiting from central heating. The property would be suitable for occupation or investment following a full renovation scheme and modernisation.**

### First Floor

Three Bedrooms, Bathroom/WC

### Second Floor

Two Bedrooms.

### Outside

Garden to the rear.

### Situated

Off Liverpool Road in a sought after location within easy access to Crosby amenities, schooling and approximately 5 miles from Liverpool city centre.

### Ground Floor

Hall, Lounge, Dining Room, Shower Room/WC Rear Porch extended Bedroom with ensuite Shower Room/WC

LOT  
**52**

**99 & 101 Linacre Road, Liverpool L21**  
**VACANT COMMERCIAL**

Guide price **£50,000+**



Not to scale. For identification purposes only

**A mixed use three storey middle terrace property consisting of an inter-connecting ground floor shop unit together with two two-bedroomed flats on first and second floors. The property is vacant and in need of refurbishment. The property benefits from steel roller shutters to the ground floor.**

**First and Second Floors**

**Two Flats** Living Room, Kitchen, two Bedrooms, Bathroom/WC

**Outside**

Yard to the rear

**Situated**

On Linacre Road approximately 4 miles north from Liverpool city centre.

**Ground Floor**

**Inter-connecting Shop Unit** Main Sales Area, Rear Room, Lean to Workshop

LOT  
**53**

**90 Burleigh Road South, Liverpool L5 1TW**  
**VACANT RESIDENTIAL**

Guide price **£90,000+**



Not to scale. For identification purposes only

**A substantial three storey character four-bedroomed semi-detached property benefiting from double glazing, central heating and gardens. The property would be suitable for occupation or investment purposes following refurbishment.**

**First Floor**

Landing, Master Bedroom with En-Suite, two further Bedrooms, Bathroom/WC.

**Second Floor**

Bedroom/Loft room.

**Outside**

Gardens to the Front, Side & Rear.

**Situated**

Between Walton Breck Road and Robson Street in an established and popular residential location, approximately 2 miles from Liverpool city centre.

**Basement**

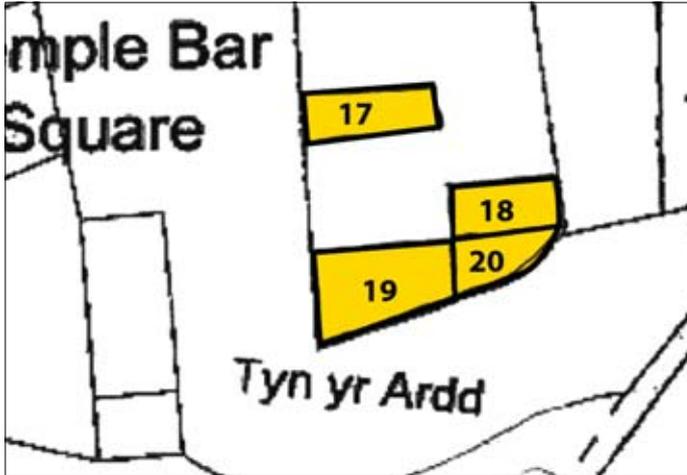
Cellar – Not inspected.

**Ground Floor**

Vestibule, Hall, Lounge, Dining Room, Kitchen, Utility Room.

LOT  
**54-57**

**Vacant Freehold Land Plots to the south of 30 High Street, Denbigh,  
Clwyd LL16 3RY LAND**  
Guide price **Nil Reserve**



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Not to scale. For identification purposes only

- Lot 54 Plot 17
- Lot 55 Plot 18
- Lot 56 Plot 19
- Lot 57 Plot 20

**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  
**58**

**4 Altfinch Close, Liverpool L14 8YG  
RESIDENTIAL INVESTMENT**

Guide price **£45,000+**



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Not to scale. For identification purposes only

**A three bedroomed mid town house property currently let by way of an assured shorthold tenancy holding over at a rental of £4,680.00 per annum. The property benefits from double glazing, central heating, gardens and off road parking.**

**Outside**

Front and rear gardens. Driveway.

**Situated**

The property is situated within Altfinch Close in a cul-de-sac accessed via Snowberry Road which in turn is off Princess Drive.

**Ground Floor**

Porch Entrance, Hall, Living Room, Kitchen/Breakfast Room.

**First Floor**

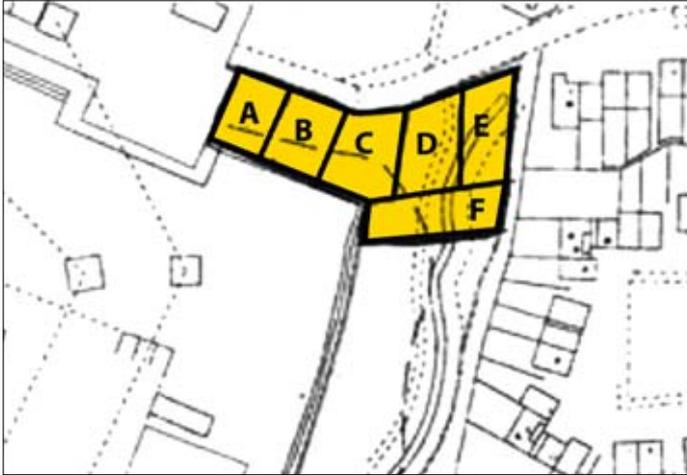
Three Bedrooms, Bathroom/WC

LOT  
**59-64**

**Vacant Freehold Land Plots to the west of Japonica Gardens, St Helens, Merseyside WA9 4WP**

LAND

Guide price **£300+ each**



Not to scale. For identification purposes only

**Six freehold land plots suitable for a variety of uses subject to the necessary planning consents, to be offered as individual lots.**

**Situated**

The land is situated to the west of Japonica Gardens, an attractive modern housing estate, known locally as the 'New Bold Estate'.

**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



Not to scale. For identification purposes only

- Lot 59 Plot A
- Lot 60 Plot B
- Lot 61 Plot C
- Lot 62 Plot D
- Lot 63 Plot E
- Lot 64 Plot F

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LOT  
**65**

**105 Needham Road, Liverpool L7 0EF**  
**VACANT RESIDENTIAL**

Guide price **£40-45,000**



**A vacant three bedroom extended middle terraced property suitable for immediate occupation or investment purposes. The property was in good order throughout and benefits from double glazing, central heating and solid wooden flooring to the ground floor.**

**Situated**

Off Holt 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**

Hall, Through Living Room, Kitchen/Utility Area, Bathroom/WC

**First Floor**

Three Bedrooms.



Not to scale. For identification purposes only

**Outside**

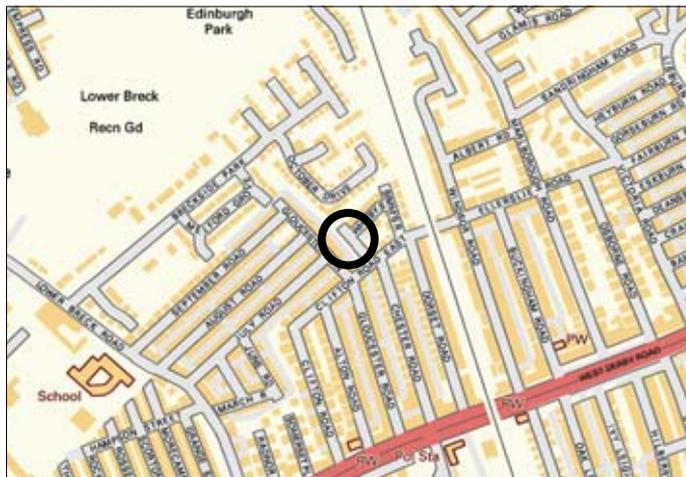
Yard to the rear.

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LOT  
**66**

## 5 Whitby Street, Liverpool L6 4DH RESIDENTIAL INVESTMENT

Guide price **£40–45,000**



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Not to scale. For identification purposes only

**A two bedroom middle terraced property currently let by way of an Assured Shorthold Tenancy holding over at a rental of £4,939.92 per annum. The property benefits from double glazing and central heating.**

### Outside

Yard to the Rear.

### Situated

Whitby Street is situated just off Clifton Road East in a popular residential location, within close proximity to local shopping amenities, and is approximately 4 miles from Liverpool city centre.

### Ground Floor

Vestibule, Living Room, Kitchen, Bathroom/WC.

### First Floor

Two Bedrooms.

LOT  
**67**

## 34 Smollett Street, Bootle, Merseyside L20 4PT VACANT RESIDENTIAL

Guide price **£35–40,000**



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Not to scale. For identification purposes only

**A vacant two bedroomed middle terraced property benefitting from double glazing and central heating.**

### Situated

Off Gray Street which in turn is off Knowsley Road in an established location within easy access to local amenities and approximately 5 miles from Liverpool city centre.

### Ground Floor

Lounge, Dining Room, Kitchen, Bathroom/WC

### First Floor

Two Bedrooms.

### Outside

Yard to the rear

LOT  
**68**

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

Guide price **£50,000+**



Not to scale. For identification purposes only

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

**Outside**

Yard to the rear.

**Situated**

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

**Ground Floor**

Entrance Hall, Lounge, Dining Room, Kitchen

**First Floor**

Three Bedrooms, Bathroom/WC

On behalf of Joint Agents Manchester Ace Property Care Ltd

LOT  
**69**

**14 Shrewsbury Place, Liverpool L19 5PD**  
VACANT RESIDENTIAL

Guide price **£35-40,000**



Not to scale. For identification purposes only

**A two bedroomed end terrace property benefitting from double glazing and central heating.**

**Situated**

Off Shrewsbury Road which in turn runs off Woolton Road within a popular and improved residential area close to amenities along St Marys Road and Speke Road

**Ground Floor**

Through Lounge, Kitchen and Bathroom/WC

**First Floor**

Two bedrooms

**Outside**

Yard

LOT  
**70**

**7 Liberty Street, Liverpool L15 0ET**  
RESIDENTIAL INVESTMENT

Guide price **£40-45,000**



Not to scale. For identification purposes only

**A two bedroomed middle terraced property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy (holding over) at a rental of £4,680.00 per annum.**

**Outside**

Yard to the rear.

**Situated**

Off Gainsborough Road in a popular and well established residential location within easy access to Picton Road amenities and Sports Centre and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Through Lounge, Kitchen, Bathroom/WC

**First Floor**

Two Bedrooms.

LOT  
**71**

**14 Herringford Road, Aigburth, Liverpool L19 3QX**  
VACANT RESIDENTIAL

Guide price **£150,000+**



Not to scale. For identification purposes only

**A vacant four-bedroomed middle terraced property which has been fully upgraded and modernised to a high standard. Suitable for occupation or investment purposes.**

**Outside**

Yard to the rear.

**Situated**

Off Aigburth Road at its junction with Mersey Road in a sought after location within easy access to Aigburth Vale Amenities and approximately 5 miles from Liverpool city centre.

**Ground Floor**

Hall, three Reception Rooms, Kitchen.

**First Floor**

Four Bedrooms, Bathroom/WC

**SOLD PRIOR**

LOT  
**72**

## 46 Woodville Road, Birkenhead, Merseyside CH42 9LY

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 repair and modernisation.**

### Situated

Off Woodchurch Road in a popular residential location within easy access to local amenities and Hamilton Square shopping centre.

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

Yard to the rear.

### Ground Floor

Through Living Room, Kitchen.

LOT  
**73**

## 129 Arthur Street, Birkenhead, Merseyside CH41 4JD

VACANT RESIDENTIAL

Guide Price **£50,000+**



Not to scale. For identification purposes only

**A vacant three bedroomed middle terraced property benefiting from double glazing and central heating.**

### Situated

Occupying a favoured position close to Birkenhead Park and within easy walking distance of Birkenhead Park Station convenient for trains to Liverpool and for all local amenities including shops, schools and regular main route bus services.

### Ground Floor

Hall, two Living Rooms, Kitchen, Utility/WC

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Yard to the rear.

LOT  
**74**

**39 St Andrew Road, Liverpool L4 2RJ**  
VACANT RESIDENTIAL

Guide price **£30-35,000**



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Not to scale. For identification purposes only

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

**Situated**

Off Breck Road within a popular residential area within easy reach of schools and shopping facilities. It is in close proximity to the city centre with public transport being within walking distance.

**Basement**

Cellar – Not inspected.

**Ground Floor**

Hall, Lounge, Dining room, Fitted Kitchen

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Yard to the rear.

LOT  
**75**

**98 Carisbrooke Road, Liverpool L4 3RB**  
RESIDENTIAL INVESTMENT

Guide price **£55,000+**



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Not to scale. For identification purposes only

**A three bedroomed middle terraced property currently let by way of an assured shorthold tenancy holding over at a rental of £6000.00 per annum. The property benefits from double glazing and central heating.**

**Situated**

Fronting Carisbrook Road just off Hale Road (A5038) in a popular and well established residential location within easy access to local amenities and schooling,

approximately 2 miles from Liverpool city centre.

**Lower Ground Floor**

Cellar

**Ground Floor**

Hall, two Living rooms, Kitchen/Breakfast room.

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Front forecourt and rear yard.

LOT  
**76**

**30 Princes Road, Liverpool L8 1TH**  
**VACANT COMMERCIAL**

Guide price **£115,000+**



Not to scale. For identification purposes only

**A three storey Grade II Listed period building previously used as offices, the property comprises three main floors plus useable attic and basement accommodation. The property requires a full programme of refurbishment and redecoration. There are car parking spaces to the front with a possibility for further car parking to the rear enclosed yard.**

**Situated**

Situated on the south west side of Princes Road within close proximity to the junction with Upper

Parliament Street, approximately 1 mile from Liverpool city centre.

**Basement**

Not measured

**Ground Floor**

69.2m<sup>2</sup> (745sq ft)  
plus additional area not measured

**First Floor**

82.6m<sup>2</sup> (889sq ft)

**Second Floor**

90m<sup>2</sup> (969sq ft)

LOT  
**77**

**56 Rathbone Road, Wavertree, Liverpool L15 4HQ**  
**VACANT RESIDENTIAL**

Guide price **£60,000+**



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.**

popular residential location within easy access to Wavertree High Street amenities and schooling.

**Situated**

Fronting Rathbone Road at its junction with Northdale Road in a

**Ground Floor**

Vestibule, Hall, Through Living Room, Kitchen.

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Yard to the rear.

LOT  
**78**

**28 Cullen Street, Liverpool L8 0QZ**  
RESIDENTIAL INVESTMENT

Guide price **£35–40,000**



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Not to scale. For identification purposes only

**A two bedroomed mid terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £5400.00 per annum.**

**Outside**

Yard to the Rear.

**Situated**

Off Smithdown Road within easy access to local amenities and approximately 2.5 miles from Liverpool city centre.

**Ground Floor**

Lounge, Dining Room, Kitchen, Bathroom/WC.

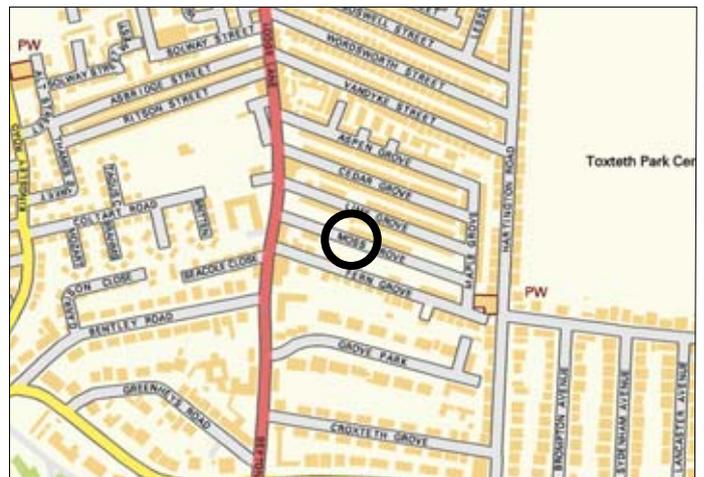
**First Floor**

Two Bedrooms.

LOT  
**79**

**34 Lime Grove, Toxteth, Liverpool L8 0SL**  
RESIDENTIAL INVESTMENT

Guide price **£50,000+**



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Not to scale. For identification purposes only

**A vacant three bedroomed end of terraced property benefitting from double glazing and central heating. The property has until recently been let on an AST at a rental income of £5700.00 p/a.**

**Outside**

Yard to the rear.

**Situated**

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

**Ground Floor**

Hall, through Living Room, Kitchen.

**First Floor**

Three Bedrooms, Bathroom/WC

LOT  
**80**

**16 Darrel Drive, Liverpool L7 4LW**  
**RESIDENTIAL INVESTMENT**

Guide price **£25–30,000**



Not to scale. For identification purposes only

**A purpose built first floor studio apartment currently let by way of an Assured Shorthold Tenancy at a rental of £3600.00 per annum. The property benefits from communal gardens and off road parking.**

**Outside**  
Communal Gardens and Parking

**Situated**

Just off Smithdown Road and Earle Road in a popular residential location within easy access to local amenities and approximately 2.5 miles from Liverpool city centre.

**Ground Floor**

Main Entrance Hallway.

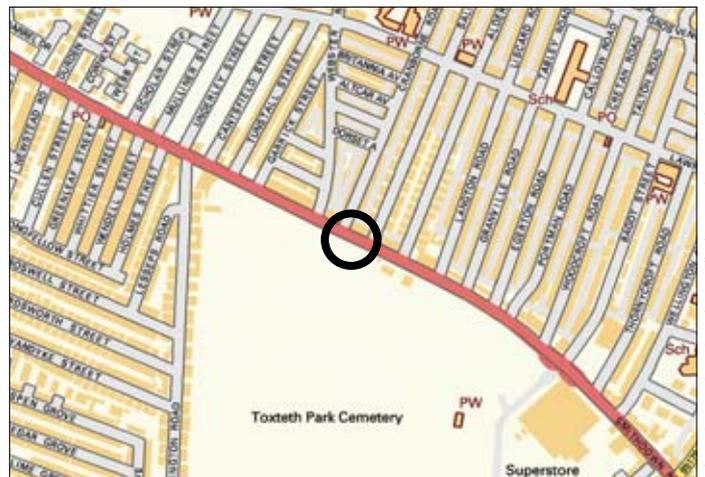
**First Floor**

**Studio** Open Plan Lounge/Kitchen/Bedroom, Bathroom/WC

LOT  
**81**

**151 Smithdown Road, Liverpool L7 4JF**  
**MIXED USE**

Guide price **£50,000+**



Not to scale. For identification purposes only

**A ground floor shop with first and second floor living accommodation. The property is currently let by way of a Full Repairing and Insuring Lease for a term of 15 years commencing October 2009 with a rent review every 3 years and currently producing £7,800 p/a.**

**First Floor**  
Living room, Bedroom, Kitchen, Bathroom

**Second Floor**

Two Bedrooms

**Situated**

The property is situated fronting Smithdown Road on a busy main road position approximately 1.5 miles from Liverpool city centre.

**Ground Floor**

Sales Area	29.76m <sup>2</sup>
Rear Store	8.86m <sup>2</sup>

**Outside**

Rear Yard

LOT  
**82**

**231 Walton Village, Liverpool L4 6TH**  
RESIDENTIAL INVESTMENT

Guide price **£55,000+**



Not to scale. For identification purposes only

**A two storey middle terrace property converted to provide two one-bedroomed flats. The property has recently been refurbished and benefits from double glazing and central heating. Both of the flats are currently let by way of Assured Shorthold Tenancies producing a rental income of £9360.00 per annum.**

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

**First Floor**

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

**Situated**

Fronting Walton Village off Walton Hall Avenue in a popular and established residential location

approximately 2 miles from Liverpool city centre.

**Ground Floor**

Main Entrance Hall

**Outside**

Yard to the rear

**Joint Agent**



**J & D Estates**

LOT  
**83**

**71 Taunton Street, Liverpool L15 4ND**  
VACANT RESIDENTIAL

Guide price **£65-70,000**



Not to scale. For identification purposes only

**A vacant two bedroomed property benefiting from central heating. The property would be suitable for occupation or investment following repair and modernisation.**

**Situated**

The property is situated off Picton Road in a very popular residential location approximately 2.5 miles from Liverpool city centre.

**First Floor**

Two Bedrooms, Bathroom/WC

**Outside**

Yard to the rear.

**Ground Floor**

Front Room, Living Room, Kitchen.

LOT  
**84**

**23 Tiverton Street, Liverpool L15 4LR**  
RESIDENTIAL INVESTMENT

Guide price **£65–70,000**



Not to scale. For identification purposes only

**A vacant three bedroomed property benefiting from double glazing and central heating. The property would be suitable for occupation or investment following repair and modernisation.**

**Situated**

The property is situated off Picton Road in a very popular residential location approximately 2.5 miles from Liverpool city centre.

**Ground Floor**

Front Room, Living room, Kitchen.

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Yard to the rear.

**Note**

We have not carried out an internal inspection. Prospective purchasers are advised to make their own enquiries.

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LOT  
**85**

**43 Taunton Street, Liverpool L15 4ND**  
VACANT RESIDENTIAL

Guide price **£65–70,000**



Not to scale. For identification purposes only

**A vacant three bedroomed property benefiting from double glazing and central heating. The property would be suitable for occupation or investment following repair and modernisation.**

**Situated**

The property is situated off Picton Road in a very popular residential location approximately 2.5 miles from Liverpool city centre.

**Ground Floor**

Front Room, Living room, Kitchen.

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Yard to the rear.

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LOT  
**86**

**24 Chestnut Grove, Wavertree, Liverpool L15 8HS**  
VACANT RESIDENTIAL

Guide price **£100,000+**



Not to scale. For identification purposes only

**A vacant four bedroom mid terrace house benefiting from partial double glazing. The property is suitable for investment and owner occupation.**

**Situated**

Chestnut Grove runs parallel to High Street in the Wavertree area of Liverpool, approximately 3 miles from Liverpool city centre.

**First Floor**

Two Bedrooms, Bathroom.

**Second Floor**

Two Rooms.

**Ground Floor**

Two Rooms, Kitchen, Utility/Store.

**Outside**

Yard to the rear.

LOT  
**87**

**18 Rock Park, Birkenhead, Merseyside CH42 1PJ**  
VACANT RESIDENTIAL

Guide price **£120,000+**



Not to scale. For identification purposes only

**A substantial Georgian Style Grade II detached property set back in its own grounds with views over the estuary and within a designated conservation area. The premises comprise an 11 bedroomed house suitable for a variety of uses, and which also benefits from planning permission to convert the existing into six two-bedroomed flats. The**

**property has suffered severe fire damage throughout.**

**Situated**

The property forms part of a Private Residential Park situated on the west bank of the River Mersey.

**Basement**

Kitchen, two Stores, Laundry Room and WC.

**Ground Floor**

Hall, four Bedrooms, two Reception Rooms, Kitchen, three WCs, Washroom.

**First Floor**

Seven Bedrooms, two Bathrooms, WC, Washroom.

**Outside**

Front & Rear Gardens and Parking for approximately 9–10 cars.

LOT  
**88**

## 481 Mill Street, Liverpool L8 4RD MIXED USE INVESTMENT

Guide price **£35–40,000**



The property comprises a three storey mid terrace building with a ground floor retail lock-up shop and a self contained residential flat to the first and second floors. The shop has until recently been utilised as a tanning salon and benefits from a glazed window display frontage and security roller shutters. The flat on the upper floors is accessed via a gated service entry way. The flat is let with the tenant holding over on an expired Assured Shorthold tenancy at a rental of £400.00 pcm.



Not to scale. For identification purposes only

### Situated

The property is situated on the easterly side of Mill Street between its junctions with David Street and Parkhill Street. The property forms part of a mixed residential and retail/commercial frontage approximately 1.5 miles south east of Liverpool city centre. The property is close to A561 Park Road, an arterial route linking the city centre to the south Liverpool suburbs.

### Ground Floor

Retail sales area, Staff area, Rear utility area, Rear Washroom/WC

### First Floor

Flat Hallway, Kitchen, Front Living Room.

### Second Floor

Two Bedrooms, Bathroom/WC

**Outside** Yard to the rear.

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LOT  
**89**

## 77 Cotswold Street, Liverpool L7 2PY VACANT RESIDENTIAL

Guide Price **£40,000+**



A vacant two bedroomed mid terrace property suitable for occupation or investment. The property benefits from central heating and partial double glazing.



Not to scale. For identification purposes only

### Situated

Off Holt Road in an established and improved residential location close to Kensington High Street and Edge Lane.

### First Floor

Two bedrooms and shower room/ WC

### Outside

Yard

### Ground Floor

Two reception rooms and Kitchen

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LOT  
**90**

**42–54 Broad Lane, Norris Green, Liverpool L11 1AJ**  
COMMERCIAL INVESTMENT

Guide Price **£325–350,000**



**A retail investment producing £77,500 per annum. The property is arranged on ground and two upper floors to provide six retail units on the ground floor and three flats on the first/second floors together with ancillary storage. The site could be suitable for redevelopment subject to the necessary planning consents.**

**Situated**

In the very busy suburb of Norris Green approximately 3.5 miles north east of the city centre. Broad Lane and Broadway are the main focus for retail and national multiples including Boots, Sayers, Farm Foods, Specsavers and Home Bargains amongst others.

**Note**

EPCs and measurements of the individual units are available on request.

**Joint Auctioneers**

Mason Owen & Partners



Not to scale. For identification purposes only

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DEMISE	TENANT	LEASE STATUS	ACCOMMODATION	LEASE TERM	FROM/TO	NEXT REVIEW	BREAK DATE	RENT PA	NOTES
42 Broad Lane	The Shaw Trust Limited	Current	Ground floor shop	5 Years	01/08/2011 to 31/07/2016	1/8/2013	01/08/2014	£17,500	The rent steps up to £22,500pa on 1/8/2012, and then £22,500 on 1/8/2013
44 Broad Lane	Life & Style Retail Ltd (In administration)	Current	Ground Floor Shop First Floor Storage	25 Years	25/12/1991 to 24/12/2016	25/12/2011		£30,000	A licence was granted to Ashlock Ltd to occupy the premises which expired at the end of February 2012 and they are in the process of negotiating a new lease, however they continue to pay the passing rent
44a Broad Lane	AAH Subsidiaries part of the Lloyds Pharmacy Group	Current	Ground floor shop	25 Years	25/12/1991 to 24/12/2016	25/12/2011		£25,000	The premises have been underlet to Caversham Finance Ltd t/a Brighthouse
46 Broad Lane	Mr P Melia	Current	Ground floor shop	1 Year	15/08/2011 to 14/08/2012			£5,000	
48/54 Broad Lane		Vacant	Ground floor shop						
42a/42b Broad Lane		Vacant	Living accommodation (not inspected)						
46a Broad Lane			Living accommodation (no access not inspected)						
<b>Rent passing</b>								<b>£77,500.00pa</b>	

LOT  
**91**

**29 Corwen Road, Liverpool L4 7TL**  
RESIDENTIAL INVESTMENT

Guide Price **£52,000+**



Not to scale. For identification purposes only

**A semi detached property currently let by way of a Regulated Tenancy at a rental of £4,680.00 per annum. The property benefits from partial double glazing, gardens and off road parking.**

**Outside**  
Gardens. Driveway.

**Situated**

Off Hildebrand Road which in turn is off Utting Avenue in a popular and well established residential location within 3 miles from Liverpool city centre.

**Ground Floor**

Two Rooms, Kitchen.

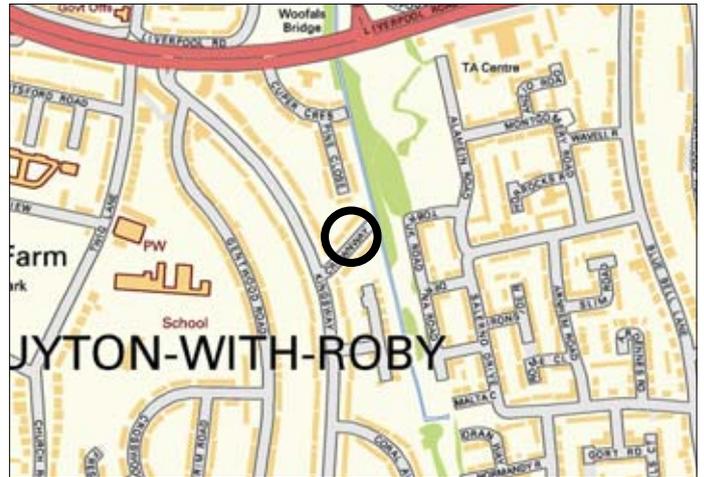
**First Floor**

Three Rooms, Bathroom.

LOT  
**92**

**15 Crownway, Huyton, Liverpool L36 2PX**  
RESIDENTIAL INVESTMENT

Guide Price **£40-£50,000**



Not to scale. For identification purposes only

**A end town house currently let by way of a Regulated Tenancy at a rental of £4,342.00 per annum. The property benefits from partial double glazing and gardens.**

**Situated**

Off Kingsway in a popular residential location within easy access to local amenities and approximately 5 miles from Liverpool city centre.

**Ground Floor**

Two Rooms, Kitchen.

**First Floor**

Three Rooms, Bathroom.

**Outside**

Gardens.

LOT  
**93**

## 51 Newsham Drive, Liverpool L6 7UQ RESIDENTIAL INVESTMENT

Guide Price **£150,000+**



Not to scale. For identification purposes only

**A three storey semi-detached property converted to provide three self contained flats all of which are currently let by way of an Assured Shorthold Tenancies producing a total annual rental income of in excess of £18,000. The flats are all in good order and benefit from double glazing, central heating, front and rear gardens and off road parking.**

### Situated

Overlooking Newsham Park within easy access to Tuebrook amenities and approximately 3 miles from Liverpool city centre.

### Ground Floor

Main Entrance Hallway

**Flat 1** Open Plan Living Room/  
Kitchen, three Bedrooms, three  
Bathrooms/WC

### First Floor

**Flat 2** Open Plan Living Room/  
Kitchen, two Bedrooms, two  
Bathrooms.

### Second Floor

**Flat 3** Open Plan Living Room/  
Kitchen, two Bedrooms, two  
Bathrooms.

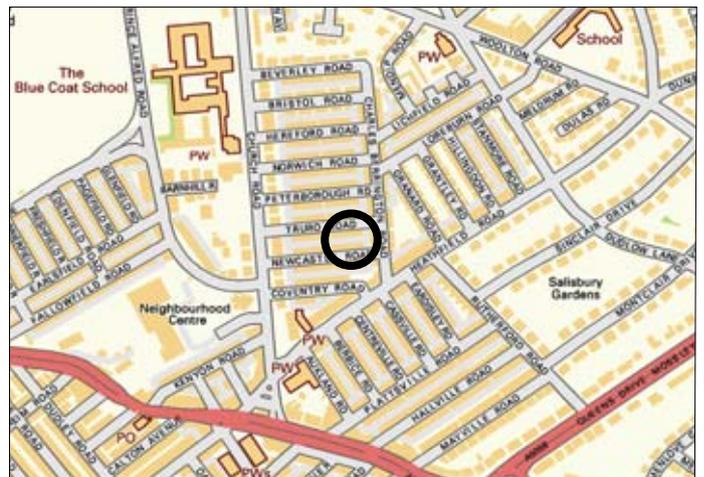
### Outside

Gardens front and rear. Driveway.

LOT  
**94**

## 35 Truro Road, Liverpool L15 9HW RESIDENTIAL INVESTMENT

Guide Price **£75,000+**



Not to scale. For identification purposes only

**A middle terraced property currently let by way of a Regulated Tenancy at a rental of £4,056.00 per annum.**

### Situated

Off Church Road which is accessed via Allerton Road in a popular and well established residential location within easy access to Allerton Road Amenities and approximately 5 miles from Liverpool city centre.

### Ground Floor

One Room, Kitchen/Diner

### First Floor

Three Rooms, Bathroom.

### Outside

Yard to the rear.

LOT  
**95**

**29 Mayor's Road, Altrincham, Cheshire WA15 9RW**  
RESIDENTIAL INVESTMENT

Guide Price **£125,000+**



Not to scale. For identification purposes only

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**An end of terrace property currently let by way of a Regulated Tenancy at a rental of £3,692.00 per annum.**

**Situated**

Off Moss Lane overlooking Stamford Park in a sought after location within easy access to local amenities.

**First Floor**

Two Rooms, Bathroom/WC

**Outside**

Yard to the rear.

**Ground Floor**

Two Rooms, Kitchen.

Now accepting instructions  
for our 12 July auction  
Closing date 5 June

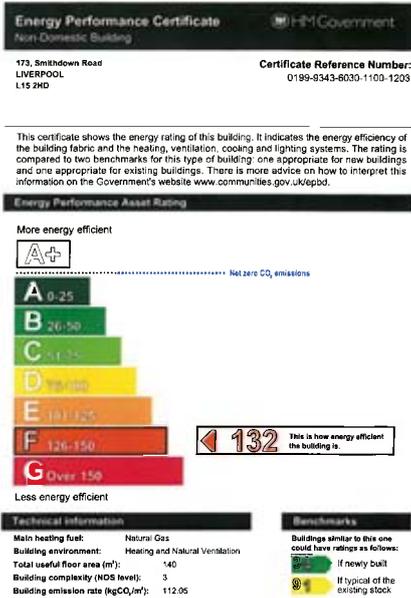
**James Kersh** BSc Hons MRICS  
james@suttonkersh.co.uk

**Cathy Holt** MNAEA  
cathy.holt@suttonkersh.co.uk

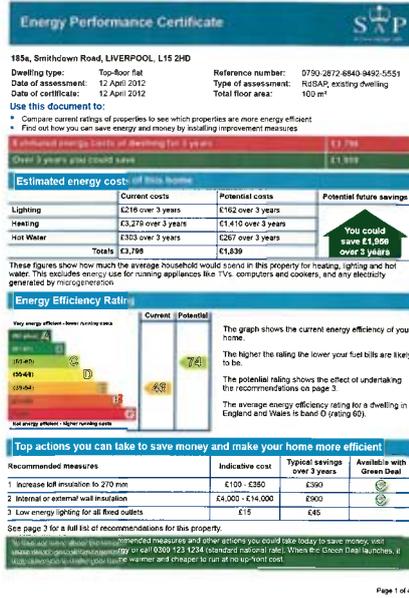
**0870 873 1212**

# EPC Appendix

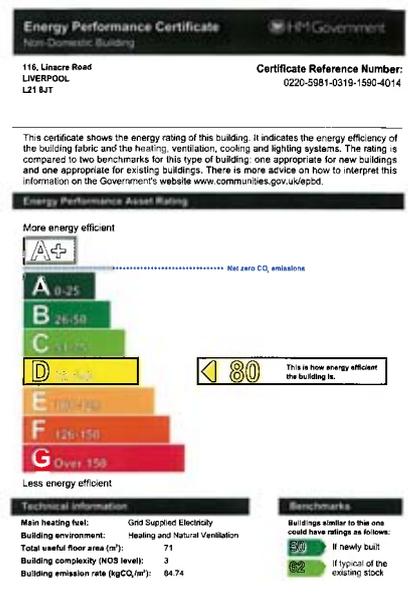
## Lot 28



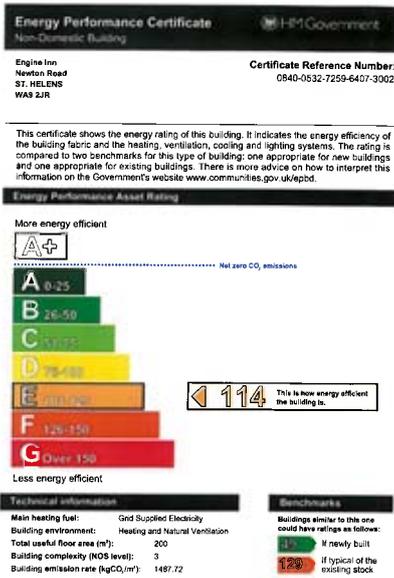
## Lot 30



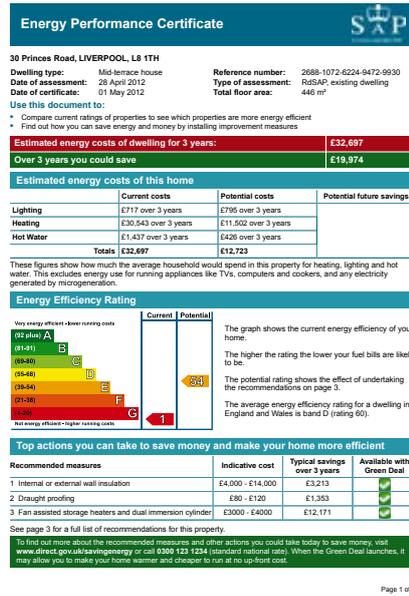
## Lot 35



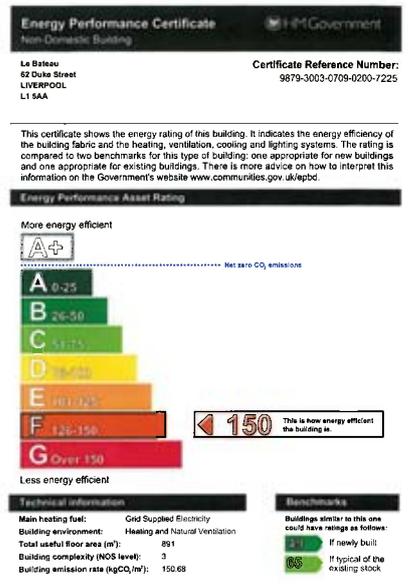
## Lot 49



## Lot 76



## Lot 77





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- They follow highly professional standards
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\*within scheme rules



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The Property Professionals

# 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 plusVAT 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:

- Glossary** The glossary gives special meanings to certain words used in both sets of conditions.
- 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.
- 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 CHATELLETS, 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 disapplied 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.
- 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 CHATELLETS 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:

<p>• (a) the DOCUMENTS, whether or not the BUYER has read them; and</p> <p>• (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.</p> <p>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.</p>	<p>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.</p> <p>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.</p>	<p>the BUYER is entitled that the SELLER subsequently receives in cleared funds.</p> <p>G10.3 Income and outgoings are to be apportioned at ACTUAL COMPLETION DATE unless:</p> <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> <li>• in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.</li> </ul>
<p><b>G2. Deposit</b></p> <p>G2.1 The amount of the deposit is the greater of:</p> <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> <p>G2.2 The deposit</p> <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>	<p><b>G5. Transfer</b></p> <p>G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS:</p> <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> <p>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.</p>	<p>G10.4 Apportionments are to be calculated on the basis that:</p> <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>
<p>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.</p> <p>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.</p> <p>G2.5 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.</p>	<p>G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.</p> <p><b>G6. Completion</b></p> <p>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.</p> <p>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.</p>	<p><b>G11. Arrears</b></p> <p><b>Part 1 Current rent</b></p> <p>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.</p> <p>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.</p> <p>G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to arrears of current rent.</p>
<p><b>G3. Between contract and completion</b></p> <p>G3.1 Unless the SPECIAL CONDITIONS state otherwise, the SELLER is to insure the LOT from and including the CONTRACT DATE to COMPLETION and:</p> <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> <p>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.</p> <p>G3.3 Section 47 of the Law of Property Act 1925 does not apply.</p> <p>G3.4 Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.</p>	<p>G6.3 Payment is to be made in pounds sterling and only by:</p> <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> <p>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.</p> <p>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.</p> <p>G6.6 Where applicable the CONTRACT remains in force following COMPLETION.</p> <p><b>G7. Notice to complete</b></p> <p>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> <p>G7.2 The person giving the notice must be READY TO COMPLETE.</p> <p>G7.3 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>	<p><b>Part 2 Buyer to pay for arrears</b></p> <p>G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of arrears.</p> <p>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.</p> <p>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.</p> <p><b>Part 3 Buyer not to pay for arrears</b></p> <p>G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS:</p> <ul style="list-style-type: none"> <li>• (a) so state; or</li> <li>• (b) give no details of any arrears.</li> </ul> <p>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.</p> <p>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.</p>
<p><b>G4. Title and identity</b></p> <p>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.</p> <p>G4.2 If any of the DOCUMENTS is not made available before the AUCTION the following provisions apply:</p> <ul style="list-style-type: none"> <li>• (a) The BUYER may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION.</li> <li>• (b) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.</li> <li>• (c) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant document.</li> <li>• (d) If title is in the course of registration, title is to consist of certified copies of:</li> <li>• (i) the application for registration of title made to the land registry;</li> <li>• (ii) the DOCUMENTS accompanying that application;</li> <li>• (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and</li> <li>• (iv) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration DOCUMENTS to the BUYER.</li> <li>• (e) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.</li> </ul> <p>G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):</p> <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> <p>G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.</p>	<p>G7.4 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:</p> <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> <p><b>G8. If the contract is brought to an end</b></p> <p>If the CONTRACT is lawfully brought to an end:</p> <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> <p><b>G9. Landlord's licence</b></p> <p>G9.1 Where the LOT is or includes leasehold land and licence to assign is required this CONDITION G9 applies.</p> <p>G9.2 The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.</p> <p>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.</p> <p>G9.4 The SELLER must:</p> <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> <p>G9.5 The BUYER must:</p> <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> <p>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.</p>	<p><b>G12. Management</b></p> <p>G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.</p> <p>G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.</p> <p>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:</p> <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> <p><b>G13. Rent deposits</b></p> <p>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.</p> <p>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.</p> <p>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:</p> <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>
<p><b>G10. Interest and apportionments</b></p> <p>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.</p> <p>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</p>	<p><b>G10. Interest and apportionments</b></p> <p>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.</p> <p>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</p>	<p><b>G14. VAT</b></p> <p>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.</p>

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.	BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.	G24.4	Following COMPLETION the BUYER must:	reasonably directs in relation to it. Following COMPLETION the BUYER must: (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings; (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER's period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.	
G15.	<b>Transfer as a going concern</b>	(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.	G24.5	The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.	G25.1 G25.2	<b>G25. Warranties</b> Available warranties are listed in the SPECIAL CONDITIONS. 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.
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.	<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. G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.	G25.3	If a warranty is not assignable the SELLER must after COMPLETION: (a) hold the warranty on trust for the BUYER; and (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.	G26.	<b>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.
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.	<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.	G26.1	The BUYER must assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.	G27.1	<b>G27. Registration at the Land Registry</b> 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.
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.	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 (arrear) 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.	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.	
G15.4	The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence: (a) of the BUYER'S VAT registration; (b) that the BUYER has made a VAT OPTION; and (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.	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.	G28.1	<b>G28. Notices and other communications</b> 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. 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.	
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	<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.	G28.2	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.	G28.3	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.
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 conveyance 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.	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.	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.
G16.	<b>Capital allowances</b>	<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	G29.1	<b>The Deposit</b> 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	G29.2	<b>Buyer's Administration Charge</b> 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.
G16.1	This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.	G29.3	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.	G29.3	<b>Extra Auction Conduct Conditions</b> 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.	
G16.2	The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.					
G16.3	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.					
G16.4	The SELLER and BUYER agree: (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.					
G17.	<b>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.					
G18.	<b>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.					
G19.	<b>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.					
G20.	<b>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					

## Commercial Property and Professional Services

### **Auctions – Liverpool**

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### **Auctions – London**

Albany House  
10 Wood Street, Barnet,  
Hertfordshire EN5 4BW  
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www.skbauctions.co.uk

### **Commercial Property**

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## Residential Lettings & Estate Agency Services

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