

Now inviting instructions
for 6 December auction

SuttonKersh

Your Local
Property Professionals



1st
for

Auctions

PROPERTY AUCTION SALE
THURSDAY 25 OCTOBER 2012

commencing at 12pm prompt at
Marriott Hotel, City Centre
One Queen Square, Liverpool L1 1RH



www.suttonkersh.co.uk

James Kersh looks back on the last decade...



"From the property boom in 2004 to the bust of the Lehman Brothers in 2008, the property industry has certainly delivered some highs and lows over the last ten years. Sutton Kersh Auctions has not only survived the recent years of uncertainty it has maintained its market share and position as Merseyside's leading auction house throughout, consistently delivering the best results and attracting the largest catalogues in the area and I have a fantastic team to thank for this".

Since its establishment a decade ago Sutton Kersh Auctions has sold over three thousand nine hundred properties across seventy auctions and has generated total proceeds of three hundred million pounds.

There have been many highlights but for me the lockout auction in February 2004 probably tops the list. The auction took place in the wake of the announcement that Liverpool would be Capital of Culture 2008. Over a thousand people turned out for the event at the Adelphi Hotel at which one hundred properties sold for over £8.4 million. Some more highlights are detailed below.

As we look back on the old and forward to the start of a new decade I would like to take this opportunity to thank all our clients for their continued support."

Best wishes,
James Kersh

Some highlights from the past 10 years

17 October 2002

Sutton Kersh's first ever auction

Sutton Kersh achieved a 100% sales record at its first ever auction at the Adelphi Hotel. Lot 1 in the catalogue was a redevelopment opportunity located at 11 Rose Lane which was guided at £10,000-£15,000 and sold for £32,000.

2002



'The first ever lot to be offered at auction by Sutton Kersh on 17/10/2002'

11 Rose Lane, Mossley Hill, Liverpool, L18

Guide Price £10-15,000

Sold for £32,000

The property comprises a ground floor shop with first floor ancillary accommodation, a former two-storey house converted to provide retail accommodation and first floor storage.

19 February 2004 It's a lockout

In the wake of the announcement that Liverpool would be Capital of Culture 2008 over a thousand people laid siege on the Adelphi Hotel for Sutton Kersh's first sale of the year. The auction was a lockout and one hundred properties from the one hundred and fourteen on offer sold for a total of £8,436,750.

28/29 April 2004 The best auction in Liverpool's history

Two hundred and twenty one properties sold for a total of £11,467,750 from a catalogue of three hundred and twenty four properties at the two day event. This continues to be the best property auction in Liverpool's history



November 2007 Listed in top 6 fastest growing auction houses in UK

Estates Gazette listed Sutton Kersh Auctions in the top 6 fastest growing auction houses in the UK after it achieved 357% growth in five years. This was also the year in which Sutton Kersh established its London auction house – Sutton Kersh Binstock.

2004

2007



29 October 2003 A blooming success

Thirty six lots sold in streets named after flowers in L5 including Daisy Street, Snowdrop Street, Crocus Street and Woodbine Street.

The property details include:

9 Snowdrop Street, Liverpool, L5
Guide price £15,000-£20,000
Sold for £29,000

23 Daisy Street, Liverpool, L5
Guide price £15,000-£20,000
Sold for £29,500

8 Crocus Street, Liverpool, L5
Guide price £14,000-£18,000
Sold for £28,250

6 Woodbine Street, Liverpool, L5
Guide price £15,000-£20,000
Sold for £28,600



7 August 2008 Cathy Holt joins as Auction Manageress

Cathy, with twenty five years experience in the local auction market, joined Sutton Kersh after twenty years at Venmores and continues to be a great asset to the team.

2008

9 September 2008 Sutton Kersh Go Superlambananas

An incredible evening at St Georges Hall at which over 70 Superlambananas were auctioned off in aid of the Lord Mayor's Charities raised over £550,000 – thought to be one of the highest amounts raised at a charity auction in Liverpool's history.



2010

18 February 2010 The 'Banksy' Pub

The pub daubed with a rat brandishing a gun (thought to be an original Banksy artwork) created a media frenzy when it was put up for auction. Guided at £80,000+ the Whitehouse Pub on Berry Street in Liverpool City Centre sold in the room for £114,000.

Former Whitehouse Pub, 60 Berry Street, Liverpool, L1
Guide price £80,000+
Sold for £114,000

2012

October 2012 Happy 10th Birthday

Celebrating a decade of auction success in Merseyside.



Location



Marriott Hotel
City Centre
One Queen Square
Liverpool L1 1RH

Auction programme **2012**

Liverpool

AUCTION DATES

6 December

CLOSING DATES

1 November

Auction programme **2013**

AUCTION DATES

14 February

18 April

6 June

18 July

4 September

17 October

5 December

CLOSING DATES

18 January

22 March

10 May

21 June

9 August

20 September

8 November

Contact:

James Kersh BSc Hons MRICS

james@suttonkersh.co.uk

Cathy Holt MNAEA

cathy.holt@suttonkersh.co.uk

for free advice or to arrange a free valuation

0870 873 1212

email: **auctions@suttonkersh.co.uk**

Entries are invited from owners or their agents

Merseyside's leading auction team...



Cathy Holt MNAEA

Auction Manageress
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Katie Donohue Bsc (Hons)

Auction Administrator
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James Kersh Bsc (Hons) MRICS

Director
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Andrew Binstock Bsc (Hons)

Auctioneer

Alexa Taylor

Auction Administrator
alexa@suttonkersh.co.uk

Ashleigh Moore

Auction Administrator
ashleigh@suttonkersh.co.uk

From left to right: Cathy Holt MNAEA, Katie Donohue Bsc (Hons), James Kersh Bsc (Hons) MRICS, Andrew Binstock, Alexa Taylor and Ashleigh Moore

Auction results **Thursday 6 September**

LOT	PROPERTY	RESULT	PRICE
Lot	Address	Result	Price
1	36 Greenbank Road, Liverpool L18 1HN	Unavailable	
2	7 Colwell Road, Liverpool L14 8XY	Sold	£35,000
3	4 Marquis Street, Birkenhead, Merseyside CH41 9DU	Sold	£35,750
4	65 Mossville Road, Liverpool L18 7JN	Available At	£100,000
5	5 Coniston Street, Liverpool L5 6QY	Sold	£40,750
6	95 College Road, Crosby, Liverpool L23 0RN	Available At	£40,000
7	149-151 Allerton Road, Mossley Hill, Liverpool L18 2DD	Sold Prior	
8	2 University Road, Bootle, Merseyside L20 3NF	Available At	£155,000
9	37 Morecambe Street, Liverpool L6 4AU	Sold After	
10	60/64 Liverpool Road, Crosby, Liverpool L23 5SJ	Sold	£233,500
11	Land At 12-14 Marlborough Road, Tuebrook, Liverpool L13 8AX	Available At	£135,000
12	6a Duke Street, Waterloo, Liverpool L22 8QU	Sold	£70,000
13	1/1a Charles Berrington Road, Liverpool L15 9HG	Sold Prior	
14	The Pacific, 476 Price Street, Birkenhead, Merseyside CH41 8BQ	Available At	£70,000
15	27 Morecambe Street, Liverpool L6 4AU	Sold After	
16	234 Liverpool Road, Widnes, Cheshire WA8 7HX	Sold	£81,000
17	293a Warbreck Moor, Liverpool L9 0HX	Sold Prior	
18	27 Greenwich Road, Liverpool L9 0HR	Sold Prior	
19	28 Ullet Road, Sefton Park, Liverpool L8 3SR	Sold After	
20	Sidings Lane, Kirkby, Liverpool, L33 4YD	Available At	£50,000
21	120 Princes Road, Liverpool L8 2UL	Sold	£86,000
22	53 Orwell Road, Liverpool L4 1RG	Sold	£31,500
23	106-110 Queens Drive, West Derby, Liverpool L13 0AJ	Sold	£30,500
24	92 Dorset Road, Anfield, Liverpool L6 4DX	Sold After	
25	705 Ormskirk Road, Wigan, Lancashire WN5 8AQ	Sold	£40,000
26	73/73a City Road, Walton, Liverpool L4 5UW	Sold After	
27	69 Longfield Road, Liverpool L21 8LA	Available At	£48,000
28	323-325 Prescott Road, Old Swan, Liverpool L13 3BS	Sold	£78,000
29	46 Silvester Street, Liverpool L5 8SG	Sold Prior	
30	8/8a Lawrence Road, Liverpool L15 0EG	Withdrawn	
31	72 Herrick Street, Liverpool L13 2AQ	Sold	£33,000
32	9 Utting Avenue, Liverpool L4 7UN	Available At	£40,000
33	13 Waterland Lane, St. Helens, Merseyside WA9 3AF	Available At	£33,000
34	78a Hopwood Street, Liverpool L5 8SZ	Sold After	
35	4 Johnson Street, Southport, Merseyside PR9 0BQ	Sold	£85,000
36	Land At 24-34 Enderby Avenue, St. Helens, Merseyside WA11 9JN	Sold Prior	

37	The Medlock Hotel, Rumney Road, Liverpool, L4 1UB	Available At	£110,000
38	Land At Stanhope Street, Liverpool L1 5RE	Available At	£50,000
39	Units 41-48 Bank Quay Trading Estate, Slutchers Lane, Warrington Wa1 1pj	Sold	£60,000
40	31 Rawcliffe Road, Liverpool L9 1AN	Sold Prior	
41	149/151 Marsh House Lane, Warrington WA1 3QZ	Sold	£20,000
42	26 Stanley Road, Bootle, Merseyside L20 2AA	Sold	£28,000
43	85/86 Melrose Road, Kirkdale, Liverpool L4 1RP	Available At	£130,000
44	25 Morecambe Street, Liverpool L6 4AU	Sold After	
45	35 Sedley Street, Liverpool L6 5AE	Available At	£30,000
46	1 Morecambe Street, Liverpool L6 4AU	Sold	£24,500
47	62 Regent Road, Kirkdale, Liverpool L5 9SY	Sold Prior	
48	371-375 Borough Road, Birkenhead, Merseyside CH42 0HA	Sold	£110,000
49	Unit 1, Helena Street, Liverpool L9 1BH	Withdrawn	
50	59 Winslow Street, Liverpool L4 4DH	Sold	£40,000
51	3-5 Larkhill Place, Liverpool L13 9BS	Available At	£35,000
52	75 & 75a Lisburn Lane, Liverpool L13 9AF	Sold	£67,000
53	Bird In Hand, 942 London Road, Stoke-On-Trent ST4 5NX	Available At	£175,000
54	315 Breck Road/1a Oakfield Road, Everton, Liverpool L5 6PU	Sold Prior	
55	5 Woodlands Square & 3 Healy Close, Liverpool L27 5RZ	Available At	£58,000
56	10 Andrew Street, Liverpool L4 4DT	Sold	£40,500
57	173-173a Smithdown Road, Liverpool L15 2HD	Available At	£70,000
58	Land Adjacent To 28 Bigdale Drive, Liverpool L33 6XJ	Available At	£30,000
59	100 Alderson Road, Liverpool L15 1HH	Available At	£70,000
60	33 Sandringham Road, Waterloo, Liverpool L22 1RW	Sold Prior	
61	37 Lark Lane, Liverpool L17 8UW	Sold After	
62	Plot 1 To The South Of 30 High Street, Denbigh, Clwyd LI16 3RY	Withdrawn	
63	Plot 2 To The South Of 30 High Street, Denbigh, Clwyd LI16 3RY	Withdrawn	
64	Plot 3 To The South Of 30 High Street, Denbigh, Clwyd LI16 3RY	Withdrawn	
65	Plot 4 To The South Of 30 High Street, Denbigh, Clwyd LI16 3RY	Withdrawn	
66	Plot 5 To The South Of 30 High Street, Denbigh, Clwyd LI16 3RY	Withdrawn	
67	Plot 11 To The South Of 30 High Street, Denbigh, Clwyd LI16 3RY	Withdrawn	
68	Plot 12 To The South Of 30 High Street, Denbigh, Clwyd LI16 3RY	WITHDRAWN	
69	52 Galloway Street, Liverpool L7 6PD	Sold	£24,250
70	Land To The North Side Of Brookside, West Derby, Liverpool L12 0BA	Sold After	
71	28 Alderson Road, Liverpool L15 2HL	Sold	£80,000

TOTAL REALISATION = £2,896,250

Bidder's registration and identification form

Please complete the following details in full and **IN BLOCK CAPITALS** and provide two forms of identification prior to bidding as detailed in Lists A & B below.

If bidding on behalf of a company, and if successful, you will also be required to present a copy of the Certificate of Incorporation and a letter of authority on company letterheaded paper and signed by a company director prior to signing the contract.

Bidder:

First name(s) Surname

Address

Postcode Tel no

Mobile no Email

SECURITY QUESTIONS Date of birth / / Mother's maiden name

Bidder's solicitor:

Firm Contact name

Address

..... Postcode Tel no

Bidder's signature Date

Data Protection: The information that you provide on this form and the identification documentation details requested are required under the Money Laundering Regulations 2007 for identification and security purposes, and will be retained by Sutton Kersh for a minimum of 5 years from the above date. The details may also be supplied to other parties if Sutton Kersh are legally required to do so.

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

List A – Photographic evidence of Identity

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

List B – Evidence of Residence

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

Signed Date

on behalf of Sutton Kersh

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

Order of sale **Thursday 25 October**

For sale by public auction unless sold prior or withdrawn

1	66 Ramilies Road, Liverpool L18 1EF	£95,000 +
2	40 Clapham Road, Liverpool L4 2TQ	£40,000 +
3	84 Market Street, Wirral, Merseyside CH47 3BD	£60,000 +
4	12 Peveril Street, Liverpool L9 1ES	£40,000–£45,000
5	2a & 2b Goodall Street, Liverpool L4 3SR	£65,000 +
6	38 Lowell Street, Liverpool L4 4DL	£45,000 +
7	169 Wallasey Road, Wallasey, Merseyside CH44 2AG	£70,000 +
8	49 Kemsley Road, Liverpool L14 0NB	£40,000–£45,000
9	5 Longview Drive, Liverpool L36 6DY	£30,000–£35,000
10	62a Reeds Mews, Reeds Road, Liverpool L36 7SW	£10,000–£15,000
11	4 Abbey Road, Liverpool L6 0AS	£40,000–£45,000
12	Apts 4, 5 & 6, 27 Lilley Road, Liverpool L7 0LP	Nil Reserve
13	145/147 Picton Road, Wavertree, Liverpool L15 4LG	£85,000 +
14	41 Shelley Street, Bootle, Merseyside L20 4LG	£30,000–£35,000
15	58 Winslow Street, Liverpool L4 4DJ	£40,000 +
16	3-5 Larkhill Place, Liverpool L13 9BS	£25,000–£30,000
17	4 Pennington Street, Liverpool L4 5QD	£35,000–£40,000
18	Apt 3, 34 Deane Road, Liverpool L7 0ET	Nil Reserve
19	7 Utting Avenue, Liverpool L4 7UN	£15,000 +
20	109 Ince Avenue, Anfield, Liverpool L4 7UT	£50,000 +
21	176 Aigburth Road, Liverpool L17 9PE	£125,000 +
22	52 Greenway, Huyton, Liverpool L36 2LZ	£35,000–£40,000
23	62 Aigburth Road, Liverpool L17 7BN	£45,000 +
24	110/112 Argyle Street, Birkenhead, Merseyside CH41 6AG	£80,000 +
25	8 Wulstan Street, Liverpool L4 1RA	£30,000 +
26	204 Wallasey Road, Wallasey, Merseyside CH44 2AG	£130,000 +
27	31 Maple Grove, Liverpool L8 0RL	£40,000 +
28	1-3 Radnor Place, Liverpool L6 4BD	£200,000–£225,000
29	439 Mill Street, Liverpool L8 4RD	£20,000–£25,000
30	184, 184a, 186 & 192 Lodge Lane, Liverpool L8 0QW	£100,000 +
31	The Medlock Hotel, Rumney Road, Liverpool L4 1U	£100,000 +
32	30 Roderick Road, Liverpool L4 6TP	£30,000–£35,000
33	4 Goodall Street, Liverpool L4 3SR	£30,000–£35,000
34	6 Appleton Road, Liverpool L4 6UL	£55,000–£60,000
35	58 Prescot Road, Fairfield, Liverpool L7 0JA	£60,000–£65,000
36	255-257 Boaler Street, Liverpool L6 9DH	£55,000 +
37	The Selwyn, 106 Selwyn Street, Liverpool L4 3TW	£65,000 +
38	69 Longfield Road, Liverpool L21 8LA	£35,000
39	37 Scorton Street, Liverpool L6 4AS	£25,000–£30,000
40	Large Vacant Site To The West Of Japonica Gardens, St. Helens. WA9 4WP	£5,000 +
41	8 Witton Road, Liverpool L13 8DP	£50,000 +
42	17 Lincoln Street, Liverpool L19 8LE	£45,000–£50,000
43	124-126 Walton Village, Liverpool L4 6TN	£80,000 +
44	43 Berrys Lane, St Helens, Merseyside. WA9 3QR	£40,000–£45,000
45	128 King Street, Wallasey, Merseyside CH44 8AW	£30,000 - £35,000
46	28 Henlow Avenue, Kirkby, Liverpool L32 9RW	£35,000 +
47	27 Hempstead Close, St. Helens, Merseyside WA9 5EZ	£35,000–£40,000
48	54 Breckfield Road North, Liverpool L5 4NH	£25,000 +
49	1 Lynholme Road, Liverpool L4 2XB	£40,000 +
50	91 Parr Stocks Road, St. Helens, Merseyside WA9 1NY	£55,000 +
51	30 Suburban Road Liverpool L6 0BP	£70,000–£80,000
52	Bleak House, Chapel Lane, Bootle, Merseyside L30 7PF	£150,000 +
53	365 Westminster Road, Liverpool L4 3TF	£25,000–£30,000
54	104 Belmont Road, Liverpool L6 5BJ	£40,000–£45,000
55	31 South Drive, Wavertree, Liverpool L15 8JJ	£350,000 +

Order of sale **by type**

56	31 Blessington Road, Liverpool L4 0RY	£25,000–£30,000
57	5 Scorton Street, Liverpool L6 4AS	£25,000–£30,000
58	22 Curate Road, Liverpool L6 0BZ	£20,000–£25,000
59	3 Wadeson Road, Liverpool L4 9RR	£30,000–£35,000
60	59 Dewsbury Road, Liverpool L4 2XE	£25,000
61	35 Sedley Street, Liverpool L6 5AE	£25,000
62	13 Priory Road, Liverpool L4 2RT	£70,000 +
63	39 Scorton Street, Liverpool L6 4AS	£25,000–£30,000
64	58 Queens Drive, West Derby, Liverpool L13 0AJ	£90,000 +
65	24 Warton Street, Bootle, Liverpool L20 4PX	£20,000–£25,000
66	8 Osborne Road, Tuebrook, Liverpool L13 8AT	£55,000 +
67	24 Chestnut Grove, Wavertree, Liverpool. L15 8HS	£85,000 +
68	Unit 9, Bridle Way, Bootle, Merseyside. L30 4UA	£60,000 +
69	18 Wheatland Business Park, Wallasey, Merseyside. CH44 7ER	£40,000 +
70	28 Kingsdale Road, Liverpool. L18 1LD	£110,000 +
71	4 Kingsdale Road, Liverpool. L18 1LD	£80,000 +
72	93 Bardsay Road, Liverpool L4 5SG	£30,000–£35,000

Order of sale **by type**

Vacant Residential

- 1 66 Ramilies Road, Liverpool L18 1EF
- 2 40 Clapham Road, Liverpool L4 2TQ
- 5 2a & 2b Goodall Street, Liverpool L4 3SR
- 6 38 Lowell Street, Liverpool L4 4DL
- 8 49 Kemsley Road, Liverpool L14 0NB
- 10 62a Reeds Mews, Reeds Road, Liverpool L36 7SW
- 11 4 Abbey Road, Liverpool L6 0AS
- 12 Apts 4, 5 & 6, 27 Lilley Road, Liverpool L7 0LP
- 14 41 Shelley Street, Bootle, Merseyside L20 4LG
- 15 58 Winslow Street, Liverpool L4 4DJ
- 16 3-5 Larkhill Place, Liverpool L13 9BS
- 17 4 Pennington Street, Liverpool L4 5QD
- 18 Apt 3, 34 Deane Road, Liverpool L7 0ET
- 22 52 Greenway, Huyton, Liverpool L36 2LZ
- 25 8 Wulstan Street, Liverpool L4 1RA
- 29 439 Mill Street, Liverpool L8 4RD
- 32 30 Roderick Road, Liverpool L4 6TP
- 33 4 Goodall Street, Liverpool L4 3SR
- 36 255-257 Boaler Street, Liverpool L6 9DH
- 38 69 Longfield Road, Liverpool L21 8LA
- 39 37 Scorton Street, Liverpool L6 4AS
- 41 8 Witton Road, Liverpool L13 8DP
- 44 43 Berrys Lane, St Helens, Merseyside. WA9 3QR
- 46 28 Henlow Avenue, Kirkby, Liverpool L32 9RW
- 48 54 Breckfield Road North, Liverpool L5 4NH
- 49 1 Lynholme Road, Liverpool L4 2XB
- 52 Bleak House, Chapel Lane, Bootle, Merseyside L30 7PF
- 53 365 Westminster Road, Liverpool L4 3TF
- 54 104 Belmont Road, Liverpool L6 5BJ
- 57 5 Scorton Street, Liverpool L6 4AS
- 59 3 Wadeson Road, Liverpool L4 9RR
- 60 59 Dewsbury Road, Liverpool L4 2XE
- 61 35 Sedley Street, Liverpool L6 5AE

- 62 13 Priory Road, Liverpool L4 2RT

- 63 39 Scorton Street, Liverpool L6 4AS
- 64 58 Queens Drive, West Derby, Liverpool L13 0AJ
- 65 24 Warton Street, Bootle, Liverpool L20 4PX
- 66 8 Osborne Road, Tuebrook, Liverpool L13 8AT
- 67 24 Chestnut Grove, Wavertree, Liverpool. L15 8HS

Commercial Investment

- 3 84 Market Street, Wirral, Merseyside CH47 3BD
- 23 62 Aigburth Road, Liverpool L17 7BN
- 28 1-3 Radnor Place, Liverpool L6 4BD
- 50 91 Parr Stocks Road, St. Helens, Merseyside WA9 1NY
- 68 Unit 9, Bridle Way, Bootle, Merseyside. L30 4UA
- 69 18 Wheatland Business Park, Wallasey, Merseyside. CH44 7ER

Residential Investment

- 4 12 Peveril Street, Liverpool L9 1ES
- 20 109 Ince Avenue, Anfield, Liverpool L4 7UT
- 27 31 Maple Grove, Liverpool L8 0RL
- 34 6 Appleton Road, Liverpool L4 6UL
- 42 17 Lincoln Street, Liverpool L19 8LE
- 47 27 Hempstead Close, St. Helens, Merseyside WA9 5EZ
- 51 30 Suburban Road Liverpool L6 0BP
- 55 31 South Drive, Wavertree, Liverpool L15 8JJ
- 56 31 Blessington Road, Liverpool L4 0RY
- 58 22 Curate Road, Liverpool L6 0BZ
- 70 28 Kingsdale Road, Liverpool. L18 1LD
- 71 4 Kingsdale Road, Liverpool. L18 1LD
- 72 93 Bardsay Road, Liverpool L4 5SG

Vacant Commercial

- 7 169 Wallasey Road, Wallasey, Merseyside CH44 2AG
- 9 5 Longview Drive, Liverpool L36 6DY
- 13 145/147 Picton Road, Wavertree, Liverpool L15 4LG
- 19 7 Utting Avenue, Liverpool L4 7UN
- 21 176 Aigburth Road, Liverpool L17 9PE
- 24 110/112 Argyle Street, Birkenhead, Merseyside CH41 6AG
- 26 204 Wallasey Road, Wallasey, Merseyside CH44 2AG
- 30 184, 184a, 186 & 192 Lodge Lane, Liverpool L8 0QW
- 35 58 Prescott Road, Fairfield, Liverpool L7 0JA

Public Houses/Restaurants

- 31 The Medlock Hotel, Rumney Road, Liverpool L4 1U
- 37 The Selwyn, 106 Selwyn Street, Liverpool L4 3TW

Land With Potential

- 40 Large Vacant Site To The West Of Japonica Gardens, St. Helens. WA9 4WP

Vacant Commercial/Residential

- 43 124-126 Walton Village, Liverpool L4 6TN
- 45 128 King Street, Wallasey, Merseyside CH44 8AW

Auctioneer's pre-sale announcements

- 1 The auctioneer will offer all lots in the order as shown in the catalogue.
- 2 An addendum to the catalogue and Conditions of Sale is currently available for distribution in the auction room.
- 3 This addendum is an important document providing updates and corrections to the auction catalogue.
- 4 Sutton Kersh will always endeavour to inform prospective purchasers of changes that may have taken place after the catalogue was printed when such changes are brought to their attention.
- 5 Would prospective purchasers please ensure they have a copy of the auction catalogue and an addendum prior to bidding.
- 6 Prospective purchasers are deemed to have read the addendum whether they have done so or not.
- 7 You are bidding on the basis that you have checked the General Conditions of Sale, which are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot.
- 8 The Special Conditions of Sale together with the title documentation have been available for inspection at the auctioneer's office in the immediate period leading up to auction date.
- 9 You are bidding on the basis that you have made all necessary enquiries, particularly in respect of lots the auctioneer has not inspected or had initial sight of tenancy details, and have checked the General and Special Conditions of Sale and are satisfied that you fully understand their content.
- 10 If you have a question in respect of any of the lots within the catalogue would you please ask one of the Sutton Kersh representatives who will attempt to answer your question during the auction. The auctioneer will not answer any questions whilst the auction is proceeding.
- 11 Guide Prices shown in the catalogue are merely an approximation and the auctioneer's opinion only. They should not be regarded as anything more.
- 12 The auctioneer will not describe each individual property in detail or elaborate on its features or finer points. He will merely state the address, lot number and a very brief description.
- 13 Please remember it is the bidder's duty to attract the auctioneer's attention.
- 14 Please bid clearly and do not delay.
- 15 At the fall of the hammer the successful bidder will be in a binding contract of sale. At this point, an auction runner will come to your place of bidding, take your name and address and details of your solicitor and will lead you to one of the contract tables in the auction room. Identification details (details of which are available from Sutton Kersh staff) will be required from you. Please make sure that you have the required documentation readily available. If in doubt, please contact James Kersh prior to bidding.
You will then be invited to sign the Memorandum or Contract of Sale and provide a 10% deposit cheque subject to a minimum of £2,000 whichever is the greater. Please note we will not accept cash deposits under any circumstances.
- 16 We only accept deposit cheques on the basis that there are adequate funds in the account on which the cheque is drawn. We reserve the right to take any action as appropriate against a purchaser whose cheque is not honored on first presentation.
- 17 A successful purchaser will also be required to pay a Buyer's Administration charge of £400 plus VAT by cheque made payable to Sutton Kersh.
- 18 Completion of the sale and payment of the balance of the purchase money is 28 days after the auction unless the conditions of sale provide otherwise.
- 19 Unless otherwise stated all property is sold subject to a reserve price whether declared or not.
- 20 Please note that purchasers will not be entitled to keys or access to properties until completion of the sale. If access is required it may be arranged through the auctioneers with the express permission of the vendor.
- 21 Sutton Kersh hold regular property auctions throughout the year.
- 22 Sutton Kersh operate a substantial dedicated mailing list free of charge to applicants. If you wish to be placed on the mailing list, please give your details to one of our representatives.

Property? We do the lot.

Estate Agents

Allerton /South Liverpool

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

City Centre

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

West Derby/Central Liverpool

Tel: 0151 256 7837
Fax: 0151 226 1349
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Liverpool L12 5HW

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2 Cotton Street
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Surveys & Valuations

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Liverpool L3 7DY
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Building Surveying

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2 Cotton Street
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Mortgages

Tel: 0151 280 0407
Fax: 0151 734 4504
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40-42 Allerton Road
Liverpool L18 1LN

Lettings & Property Management

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



LOT

1

66 Ramilies Road, Liverpool L18 1EF VACANT RESIDENTIAL

Guide Price **£95,000 +**



Not to scale. For identification purposes only

A vacant 3 bedroomed middle terraced property benefitting from double glazing. Following repair and modernisation the property would be suitable for occupation, resale or investment purposes.

Situated

Off Smithdown Road and Penny Lane in a popular and well established residential location within easy access to Allerton Road amenities and approximately 4 miles from Liverpool City Centre.

Ground Floor

Vestibule, Hall, Through Lounge, Kitchen, WC

First Floor

3 Bedrooms, Bathroom/WC

Outside

Yard to the rear.

On Behalf of

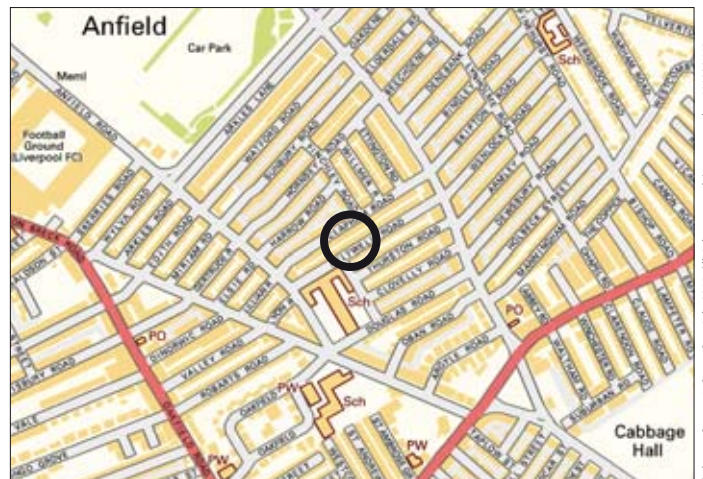


LOT

2

40 Clapham Road, Liverpool L4 2TQ VACANT RESIDENTIAL

Guide Price **£40,000 +**



Not to scale. For identification purposes only

A vacant 3 bedroomed mid terrace property in need of repair and modernisation.

Situated

Off Priory Road in a popular and well established residential location within easy access to local amenities, Schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor

Vestibule, Hall, Front Lounge, Rear Dining Room, Kitchen.

First Floor

3 Bedrooms, Bathroom/W.C.

Outside

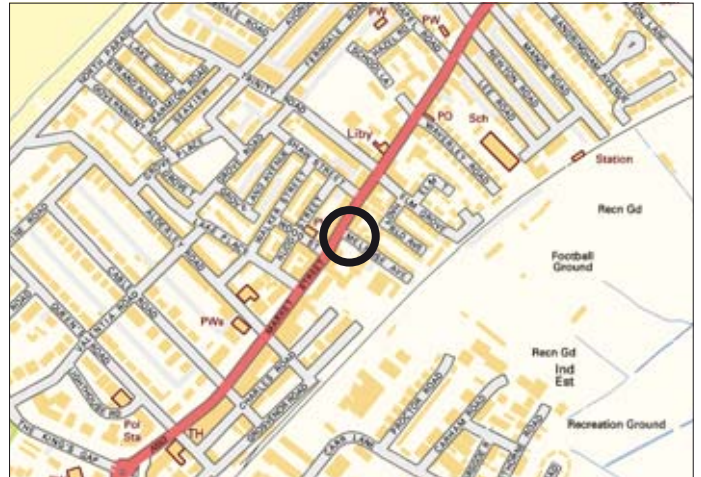
Yard to the rear.

LOT

3

84 Market Street, Wirral, Merseyside CH47 3BD
COMMERCIAL INVESTMENT

Guide Price **£60,000 +**



Not to scale. For identification purposes only

The property comprises of a ground floor retail unit currently trading as Alissi Hair Salon and subject to a licence agreement at a rental of £5400.00 per annum. To the first floor there is a vacant flat which is in need of repair and modernisation.

Second Floor

Bedroom.

Outside

Yard to the rear.

Situated

The property is situated fronting Market Street (A540) within a mix of retail and residential property.

Ground Floor

Salon – Main Area, Kitchen, WC.

First Floor

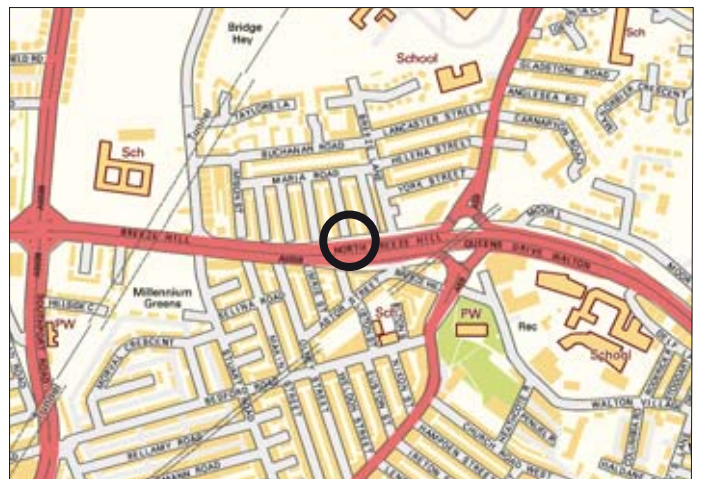
Flat – Hall, Bathroom/WC, Kitchen, Lounge.

LOT

4

12 Peveril Street, Liverpool L9 1ES
RESIDENTIAL INVESTMENT

Guide Price **£40,000–£45,000**



Not to scale. For identification purposes only

A 2 bedroomed middle terraced property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £475.00 pcm.

Outside

Yard to the rear.

Situated

Off Breeze Hill (A5058) in a popular residential location approximately 3 miles from Liverpool City Centre and within easy access to local amenities.

Ground Floor

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

First Floor

2 Bedrooms.

LOT
5

2a & 2b Goodall Street, Liverpool L4 3SR VACANT RESIDENTIAL

Guide Price **£65,000 +**



Not to scale. For identification purposes only

A detached property divided into 2 x 3 bedroomed self contained flats together with a dis-used two storey detached garage/workshop. The flats benefits from double glazing and central heating and would be suitable for investment purposes. The workshop would be suitable for a number of uses, subject to the relevant consents.

Situated
Off County Road in a popular residential location within easy access to local amenities and

approximately 3 miles from Liverpool City Centre.

2A Goodall Street

Entrance, Living Room/Kitchen, Bathroom/W.C., 3 Bedrooms.

Outside

Yard.

2B Goodall Street

Ground Floor – Living Room/ Kitchen, Bathroom, 3 Bedrooms.

2C Goodall Street

Workshop & Storage.

LOT
6

38 Lowell Street, Liverpool L4 4DL VACANT RESIDENTIAL

Guide Price **£45,000 +**



Not to scale. For identification purposes only

A large double fronted 3 bedroomed end terrace property benefiting from double glazing and central heating. The property would be suitable for immediate occupation or investment.

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

Ground Floor
Hall, 3 Reception rooms and kitchen

First Floor
3 Bedrooms and bathroom/WC

Outside

Yard to the rear

LOT 7 **169 Wallasey Road, Wallasey, Merseyside CH44 2AG**
VACANT COMMERCIAL Guide Price **£70,000 +**



Not to scale. For identification purposes only

A vacant Freehold former health care centre, suitable for a variety of uses subject to the necessary planning consents. The premises are arranged over three floors to provide office space, kitchen and WC's on the ground floor, offices, WC's and storage to the first floor and offices to the second floor. There is a rear yard with vehicular access.

First Floor
43.90m² (472 sq ft)

Second Floor
26.50m²

Outside
Rear yard with shared access from Marlowe Road.

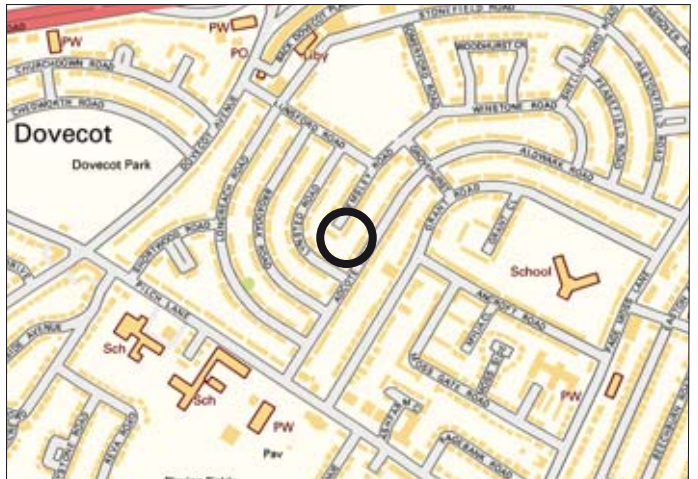
Situated
The property is situated fronting Wallasey Road (A551) within a neighbourhood shopping parade within a popular and well

established residential area, close to Wallasey and Liscard town centres.

Ground Floor
38.40m² (413 sq ft)



LOT 8 **49 Kemsley Road, Liverpool L14 0NB**
VACANT RESIDENTIAL Guide Price **£40,000–£45,000**



Not to scale. For identification purposes only

A vacant 3 bedroomed middle terraced town house benefiting from double glazing, central heating and gardens. Following refurbishment the property would be suitable for occupation or investment purposes.

Outside
Gardens front and rear.

Situated
Just off Adcote Road off Pilch Lane in a popular residential location within close proximity to local amenities and schooling.

Ground Floor
Lounge, Kitchen/Diner, Bathroom/W.C.

First Floor
3 Bedrooms.

LOT

9

5 Longview Drive, Liverpool L36 6DY
VACANT COMMERCIAL

Guide Price **£30,000–£35,000**



Not to scale. For identification purposes only

A ground floor lock up shop situated within a mid terrace two storey building. The premises comprises a former retail shop unit which has been divided by partition walls to form a reception area, two offices and an interview room, to the rear of which is a staff room / kitchen and storeroom and a washroom / WC. The property would be suitable for a number of uses, subject to the relevant consents.

Situated

Fronting Longview Drive close to its junction with Huyton Lane within easy access to Huyton Town Centre and motorway networks.

Ground Floor

Retail sales area: 40 sq.m (430 sq.ft)
 Staffroom / Kitchen: 13.65 sq.m (147 sq.ft)
 Storeroom: 5.09 sq.m (64 sq.ft)
 Washroom / WC: Not measured
 Total Ground floor area: 58.74 sq.m (632 sq.ft)

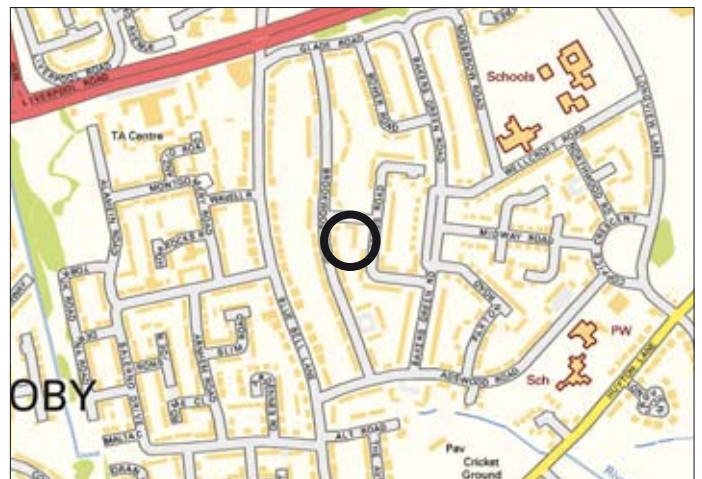
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LOT

10

62a Reeds Mews, Reeds Road, Liverpool L36 7SW
VACANT RESIDENTIAL

Guide Price **£10,000–£15,000**



Not to scale. For identification purposes only

A one bedroomed first floor apartment suitable for investment purposes. The property benefits from communal gardens and parking.

Situated

Off Bakers Green Road in a popular residential location.

First Floor

Flat – Hall, lounge, kitchen, bedroom and bathroom/WC

Ground Floor

Main entrance hallway

Outside

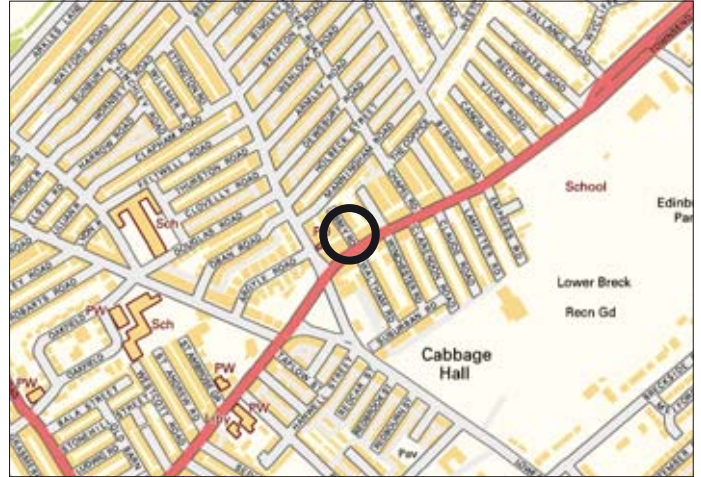
Communal gardens and parking

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LOT
11

4 Abbey Road, Liverpool L6 0AS
VACANT RESIDENTIAL

Guide Price **£40,000–£45,000**



Not to scale. For identification purposes only

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

Outside

Yard to the rear

Situated

Off Townsend Lane in a popular residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor

Vestibule, hall, through living room and kitchen/diner

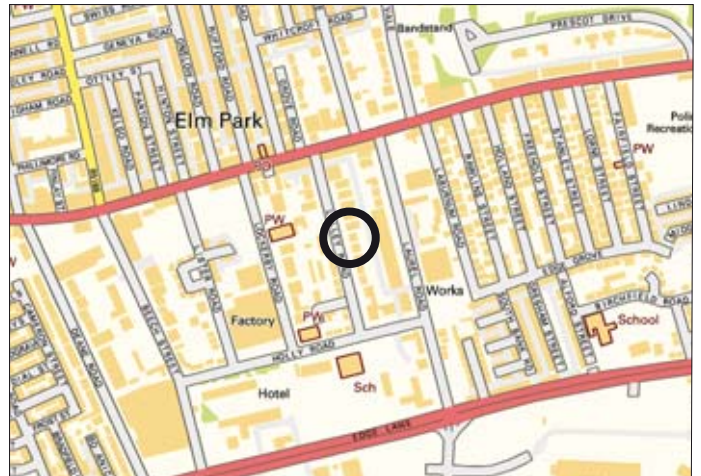
First Floor

Three bedrooms and bathroom/WC

LOT
12

Apts 4, 5 & 6, 27 Lilley Road, Liverpool L7 0LP
VACANT RESIDENTIAL

Guide Price **Nil Reserve**



Not to scale. For identification purposes only

Three x 1 bedroomed flats within a semi detached building arranged over ground and two upper floors. The property has been fire damaged and requires a full refurbishment scheme.

Outside

Gardens.

Situated

The property is situated in the residential area of Fairfield approximately 2 miles East of Liverpool city centre. The M62 motorway is easily accessible.

Ground Floor

Main Entrance, Hallway.

Flats

We believe each flat comprises lounge, kitchen, bedroom and bathroom.

Note

We have not carried out an internal inspection.

LOT
13

145/147 Picton Road, Wavertree, Liverpool L15 4LG
VACANT COMMERCIAL

Guide Price **£85,000 +**



Not to scale. For identification purposes only

The premises consist of a double fronted interconnecting retail units together with accommodation to the upper floors. Internally, the ground floor benefits from carpeted floors, electric strip lighting, timber frame single glazed frontage, alarm system and manual / electric roller shutters. The upper floors are to a basic standard. The property would be suitable for a number of uses subject to the relevant consents.

Situated

The premises are prominently situated fronting Picton Road (B5178) opposite Wavertree Library, approximately 3 miles east of Liverpool city centre.

Ground Floor

Retail Sales Area: 63 sq.m (678 sq.ft)
Rear Rooms: 37.4 sq.m (402 sq.ft)
Total Ground Floor Area: 100.4 sq.m (1080 sq.ft)

First Floor

5 Rooms, WC: 76.3 sq.m (821 sq.ft)

Second Floor

4 Rooms: 73.3 sq.m (789 sq.ft)

Outside

Yard to the rear.

LOT
14

41 Shelley Street, Bootle, Merseyside L20 4LG
VACANT RESIDENTIAL

Guide Price **£30,000–£35,000**



Not to scale. For identification purposes only

A 2 bedroomed middle terraced property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for occupation or investment purposes.

Outside

Yard to the rear.

Situated

Off Peel Road in a popular residential location within easy reach of local amenities, schooling and approximately 4 miles from Liverpool City Centre.

Ground Floor

Hall, Through Lounge, Kitchen.

First Floor

2 Bedrooms, Bathroom/W.C.

LOT
15

58 Winslow Street, Liverpool L4 4DJ
VACANT RESIDENTIAL

Guide Price **£40,000 +**



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Not to scale. For identification purposes only

A 2 bedroom mid terrace property benefiting from double glazing and central heating. The property would be suitable for investment purposes.

Situated

Off Goodison Road and County Road in an established residential location within easy reach of local amenities, Everton Football Club and approximately 3 miles from Liverpool City Centre.

Cellar

(not inspected)

First Floor

Hall, Through Living Room, Kitchen.

First Floor

2 Bedrooms, Bathroom/WC.

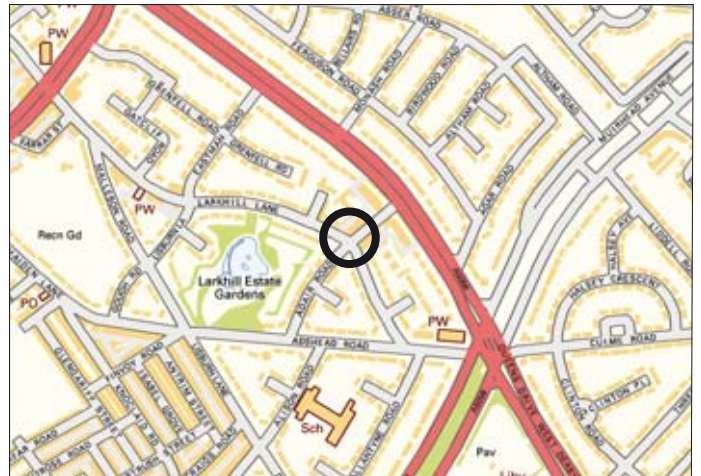
Outside

Yard to the Rear.

LOT
16

3-5 Larkhill Place, Liverpool L13 9BS
VACANT COMMERCIAL

Guide Price **£25,000–£30,000**



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Not to scale. For identification purposes only

A vacant 3 storey mid terraced property arranged as a ground floor shop together with a 5 bedroomed flat above. The property is in need of repair and modernisation.

Situated

The property is located close to the junction of Queens Drive and forms part of a small parade of shops.

First Floor

Living Room, Kitchen, Bedroom, Bathroom/W.C.

Second Floor

3 Bedrooms. Attic Room.

Outside

Yard to the rear

Note

We have not carried out an internal inspection on the property, all details have been supplied by the vendor.

Ground Floor

Sales area and Store.

LOT
17

4 Pennington Street, Liverpool L4 5QD
VACANT RESIDENTIAL

Guide Price **£35,000–£40,000**



Not to scale. For identification purposes only

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A vacant 2 bedroomed middle terrace property benefiting from central heating. Following refurbishment the property would be suitable for occupation or investment

Situated

Fronting County Road (A59) off Stuart Road and Makin Street in a popular residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor

Lounge, Dining Room, Kitchen.

First Floor

2 Bedrooms, Bathroom/W.C.

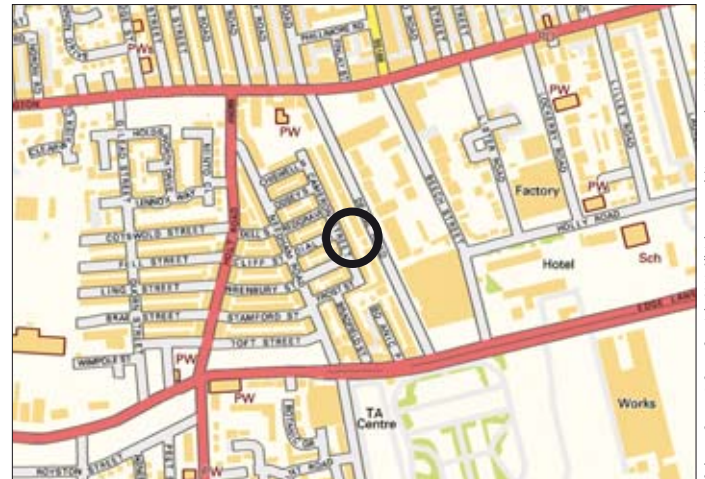
Outside

Rear yard.

LOT
18

Apt 3, 34 Deane Road, Liverpool L7 0ET
VACANT RESIDENTIAL

Guide Price **Nil Reserve**



Not to scale. For identification purposes only

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A vacant 1 bedroomed flat within an end terrace building arranged over ground and first floors. The property requires full refurbishment.

Situated

The property is situated in the residential area of Kensington approximately 2 miles East of Liverpool city centre. The M62 motorway is easily accessible.

Ground Floor

Main Entrance, Hallway.

Accommodation

We believe the flat comprises lounge, kitchen, bedroom and bathroom.

Outside

Gardens.

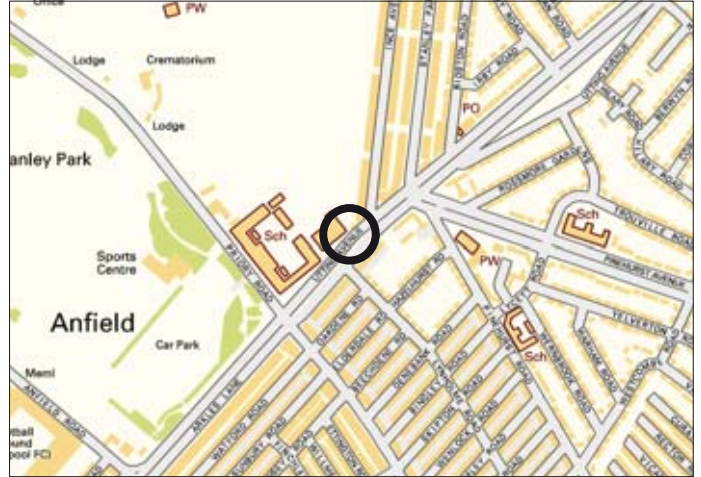
Note

We have not carried out an internal inspection.

LOT
19

7 Utting Avenue, Liverpool L4 7UN
VACANT COMMERCIAL

Guide Price **£15,000 +**



Not to scale. For identification purposes only

A vacant single storey retail unit in need of repair and modernisation. The property comprises, sales area, store, WC and benefits from electric roller shutters to the shop front.

Situated

The property is situated fronting Utting Avenue close to Liverpool Football club within a predominantly residential area.

Ground Floor

Sales area max width 4.36m (14'4")
max depth 3.24m (10'6") Store WC

LOT
20

109 Ince Avenue, Anfield, Liverpool L4 7UT
RESIDENTIAL INVESTMENT

Guide Price **£50,000 +**



Not to scale. For identification purposes only

A 3 bedroomed mid terrace property benefiting from double glazing and central heating. The property is currently let by way of Assured Shorthold Tenancy at a rental of £6000 per annum.

Situated

Between Utting Avenue and Cherry Lane in a popular residential location approximately 4 miles from Liverpool City Centre.

Ground Floor

Hall, Through Living Room, Kitchen.

First Floor

3 Bedrooms, Bathroom/WC.

Outside

Yard to the Rear.

LOT
21

176 Aigburth Road, Liverpool L17 9PE
VACANT COMMERCIAL

Guide Price **£125,000 +**



The property consists of an end terraced two storey mixed use building comprising of a ground floor retail shop with rear storage / kitchen accommodation together with residential accommodation to the first floor, which can be accessed via an internal staircase. The ground floor shop has been occupied for approximately 35 years as a newsagents and will include all the fixtures and fittings and benefits from carpeted floors, electric strip lighting, single glazed timber frame frontage and external manual roller shutters. The two bedroom residential accommodation to the upper floors is current vacant and in need of decoration and benefits from double glazing.

Situated

The premises are prominently situated fronting Aigburth Road (A561), approximately 3 miles south of Liverpool city centre. Aigburth Road itself is a main arterial route linking Liverpool city centre to the suburbs of South Liverpool. Nearby occupiers consist of local, regional and national retailers including Tesco Metro, Home Bargains, HSBC Bank and Cool Trader to name but a few.

Ground Floor

Retail Sales Area: 34.2 sq.m (368 sq.ft) Storage / Rear Sales: 19.1 sq.m (205 sq.ft) Total Ground Floor Area: 53.3 sq.m (573 sq.ft)

First Floor

2 Bedrooms, Living room, Bathroom/W.C.

Outside

Yard to the rear.



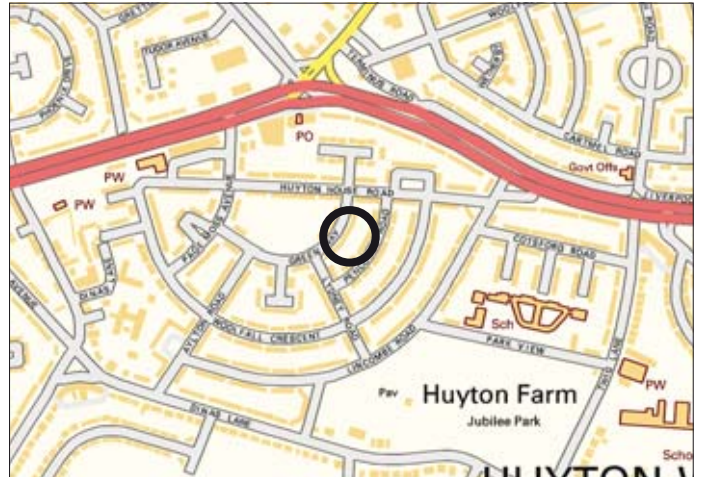
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LOT
22

52 Greenway, Huyton, Liverpool L36 2LZ
VACANT RESIDENTIAL

Guide Price **£35,000-£40,000**



Not to scale. For identification purposes only

A vacant 3 bedroomed end town house property benefitting from double glazing, central heating, Driveway and gardens. Following refurbishment the property would be suitable for occupation or investment purposes.

Situated

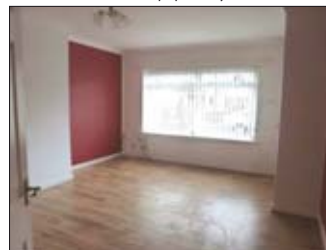
Greenway is situated off A57 link road which provides easy access into Liverpool City Centre and the motorway network.

First Floor

Three bedrooms.

Outside

Driveway to the front, Gardens to the front and rear.



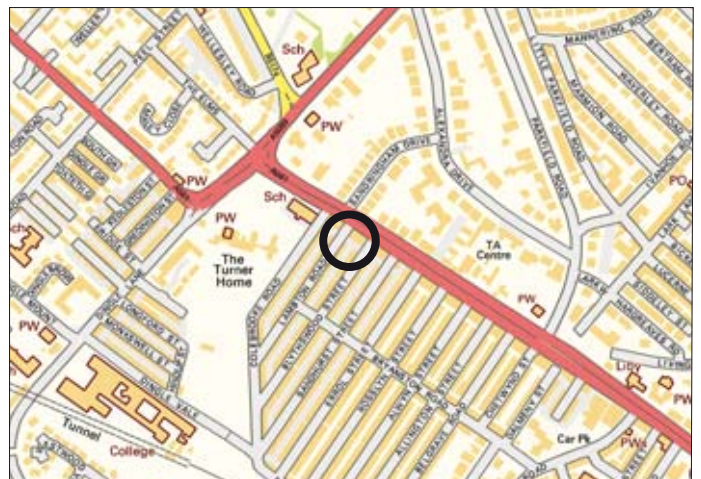
Ground Floor

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

LOT
23

62 Aigburth Road, Liverpool L17 7BN
COMMERCIAL INVESTMENT

Guide Price **£45,000 +**



Not to scale. For identification purposes only

A ground floor retail unit which is currently holding over by way of an Assured Shorthold Tenancy at a rental of £4920.00.

Situated

Fronting Aigburth Road on a busy main road position approximately 4 miles from Liverpool City Centre.

Outside

Yard to the rear.

Ground Floor

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

LOT
24

110/112 Argyle Street, Birkenhead, Merseyside CH41 6AG
VACANT COMMERCIAL

Guide Price **£80,000 +**



Not to scale. For identification purposes only

A mixed use investment property comprising a vacant former public house on the ground floor and basement, with two self contained flats on the upper floors. The upper floors are let to Wirral Methodist Housing Association for a term of 21 years from 1st March 1995 with 3 yearly rent reviews at a current rental of £4006.96 per annum. (The next rent review is due 1st March 2013, it is understood that the rent has not been reviewed since March 2001).

Situated

The property is situated fronting Argyle Street close to Hamilton Square and on the fringe of Birkenhead town centre.

Basement

Bar area – 57m² (613 sq ft) approx
Kitchen WC

Ground Floor

Bar area – 46m² (495 sq ft) approx
WC

First Floor

Flat 1 – Bedroom, Living Room/
Dining Room, Kitchen, Bathroom.

Second Floor

Flat 2 – 2 Bedrooms, Living/Dining
Room, Kitchen, Bathroom.

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LOT
25

8 Wulstan Street, Liverpool L4 1RA
VACANT RESIDENTIAL

Guide Price **£30,000 +**



Not to scale. For identification purposes only

A 3 bedroomed mid terrace property benefitting from double glazing and central heating. The property would be suitable for occupation or investment following refurbishment and modernisation.

Ground Floor

Lounge, Dining/Kitchen, Anti space,
Bathroom/W.C.

First Floor

3 Bedrooms.

Outside

Rear yard.

Situated
off Stanley Road in a popular and well established residential location offering easy access to local amenities including schooling, there are a selection of infant, primary and secondary schools

in the area, shopping facilities on Stanley Road and Bootle Stand. There are excellent road links and public transport services giving further shopping opportunity into Liverpool City Centre and out of the area.

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LOT 26 **204 Wallasey Road, Wallasey, Merseyside CH44 2AG**
VACANT COMMERCIAL Guide Price **£130,000 +**



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Not to scale. For identification purposes only

A vacant former health centre, suitable for re-development for a variety of alternative uses, subject to the necessary planning consents, including conversion to a single dwelling. The property is arranged over ground and first floors to provide a reception, offices, kitchen, WC's at ground floor and further offices on the second floor. There is a driveway with parking for two cars to the front of the premises.

Ground Floor
140.60m² (1513 sq ft)

First Floor
71.40m² (768 sq ft)

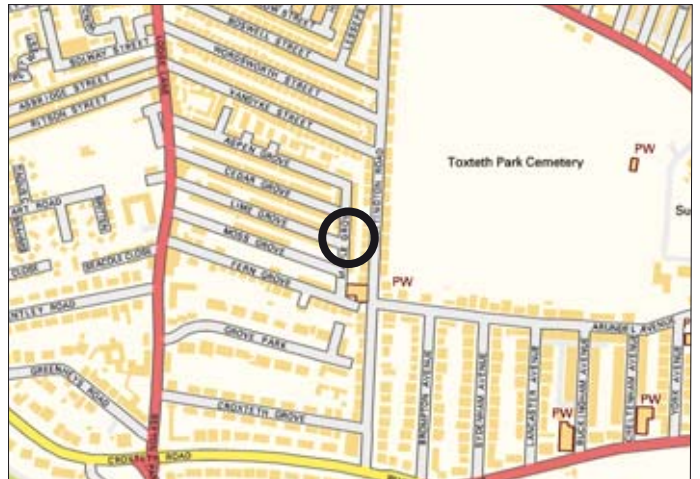
Outside
Front driveway with two parking spaces and front gardens.



Situated predominantly residential area close to Liscard and Wallasey Village.
 The property is situated fronting Wallasey Road (A551) at the corner of Loretto Road within a

On the Instructions of

LOT 27 **31 Maple Grove, Liverpool L8 0RL**
RESIDENTIAL INVESTMENT Guide Price **£40,000 +**



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Not to scale. For identification purposes only

A 2 bedroomed mid terraced property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £5400 per annum.

Outside
Yard to the rear.

Situated
 Just off Lodge Lane in an established residential location within easy access to local amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor
Through Lounge, Kitchen.

First Floor
2 Bedrooms, Bathroom/W.C.

LOT
28

1-3 Radnor Place, Liverpool L6 4BD
COMMERCIAL INVESTMENT

Guide Price **£200,000–£225,000**



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A pair of three storey dormer style semi detached properties with basements which have been converted to provide 8x2 bedrooomed self contained flats. We are advised that 7 of the flats are currently let on Assured Shorthold Tenancies producing an annual rental income of in excess of £30,000. The flats benefit from central heating and communal gardens.

Situated

Off West Derby Road in a popular residential location within easy access to Tuebrook Amenities, Newsham Park and approximately 3 miles from Liverpool City Centre.

1 Radnor Place

Ground Floor – Main Entrance Hallway

Flat 1 – Hall, Lounge, Kitchen/ Diner, 2 Bedrooms, Bathroom/WC
– Vacant

Not to scale. For identification purposes only

Flat 2 – Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

First Floor

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

Flat 4 – Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

Flat 2 – Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

First Floor

Flat 3 – Hall, Lounge, Kitchen, Bedrooms, Bathroom/WC

Flat 4 – Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

Outside

Communal Gardens.

3 Radnor Place

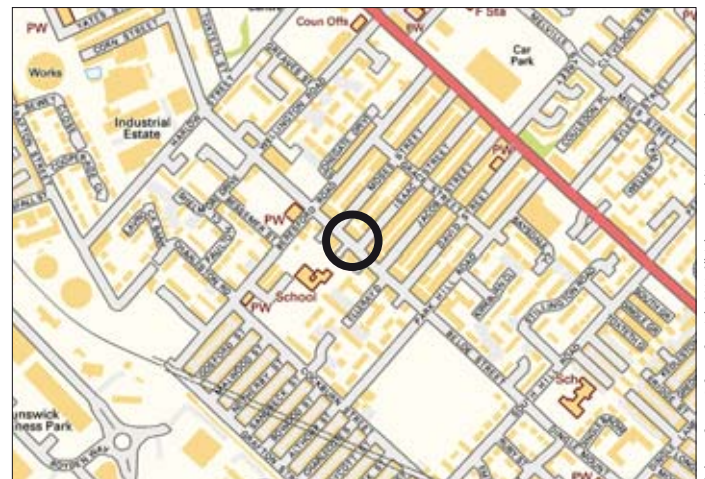
Ground Floor – Main Entrance Hallway

Flat 1 – Hall, Lounge, Kitchen/Diner, 2 Bedrooms, Bathroom/WC

LOT
29

439 Mill Street, Liverpool L8 4RD
VACANT RESIDENTIAL

Guide Price **£20,000–£25,000**



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A vacant 3 storey residential property providing a studio apartment and a 2 bedrooomed flat. The property requires a full upgrade and refurbishment scheme.

Situated

Fronting Mill Street in a popular location approximately 2.5 miles from Liverpool City Centre.

Ground Floor

Main Entrance
Flat 1 – Lounge/Bedroom, Kitchen, Bathroom/W.C.

First Floor

Flat 2 – Hall, Bathroom/W.C., Kitchen, Lounge

Not to scale. For identification purposes only

Second Floor

2 Bedrooms.

Outside

Yard to the rear.



Three Freehold, two storey retail units plus a plot of land to the rear of 184 Lodge Lane which is suitable for a variety of uses subject to the necessary planning consents. The shops comprise ground floor sales, rear kitchen/storage and first floor ancillary accommodation. 192 Lodge Lane is currently let producing £2,080 per annum.

Situated

The property is situated within a busy retail parade of shops on Lodge Lane, which runs between Smithdown Road and Croxteth Road approximately 1.5 miles from Liverpool City Centre.

184 Lodge Lane

Sales area – 32.43sq m (349 sq ft) Storage – 14.55m² (157 sq ft) Storage not inspected but considered to be similar to no 186

186 Lodge Lane

Sales area – 29.56m² (318 sq ft) Storage/kitchen – 14.21m² (152 sq ft) Storage – 19.06m² (152 sq ft)

192 Lodge Lane

Ground floor sales area – 29.20m² (314 sq ft) Storage – 10m² (108 sq ft) First Floor Storage – Not measured Measurements taken from valuation office website.

Lease

192 Lodge Lane is currently let for a term of 1 year from 1998 (tenant holding over) at a rental of £2080 per annum.

Land to Rear

190m² approx (2045 sq ft approx)



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Not to scale. For identification purposes only

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LOT
31

The Medlock Hotel, Rumney Road, Liverpool L4 1UB

PUBLIC HOUSES/RESTAURANTS

Guide Price **£100,000 +**



A substantial two storey detached property consisting of a ground floor public house together with a 5 bedroomed flat above via a separate entrance with potential to provide further accommodation on the second floor. The property is in good order and would be suitable for a number of uses, subject to the relevant consents. The property benefits from steel roller shutters, central heating, smoking shelter to rear and land to the side which would accommodate several cars. If the accommodation was fully developed the potential annual rental income when fully let could be in excess of £25,000.

Situated

Fronting Rumney Road in a densely populated residential area approximately 2 miles north each of the City Centre and within easy reach of Everton Football Club.

Cellar with modern cooling system.

Ground Floor: Bar Area/Lounge with ladies and Gents WC's

First Floor

Accommodation

Via a separate entrance – Hall, Living Room, Kitchen, 5 Bedsits, Bathroom/WC, Separate WC.

Second Floor

Potential to provide a further 5 Rooms.

Outside

Beer Garden/Land to the side. Rear Covered Smoking Shelter.



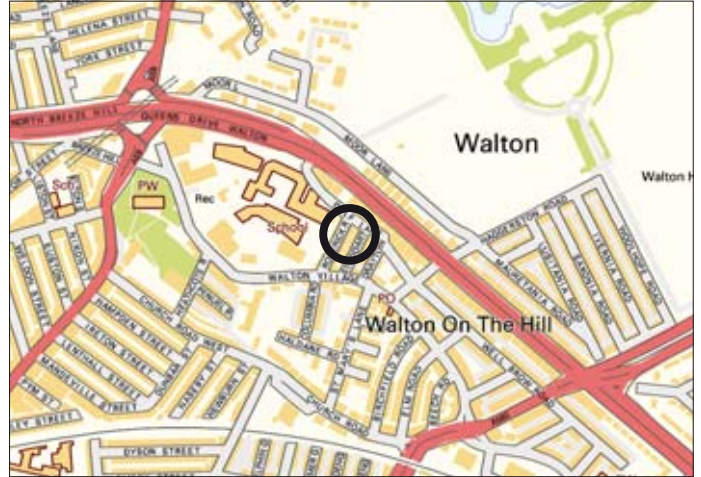
Not to scale. For identification purposes only

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LOT
32

30 Roderick Road, Liverpool L4 6TP
VACANT RESIDENTIAL

Guide Price **£30,000–£35,000**



Not to scale. For identification purposes only

A 2 bedroomed mid terrace property benefitting from double glazing and central heating. The property is in good condition and suitable for immediate occupation or investment.

Situated

Off Walton Village in a popular residential location within easy access to County Road amenities.

First Floor

2 Bedrooms, Bathroom/W.C.

Outside

Yard to rear.

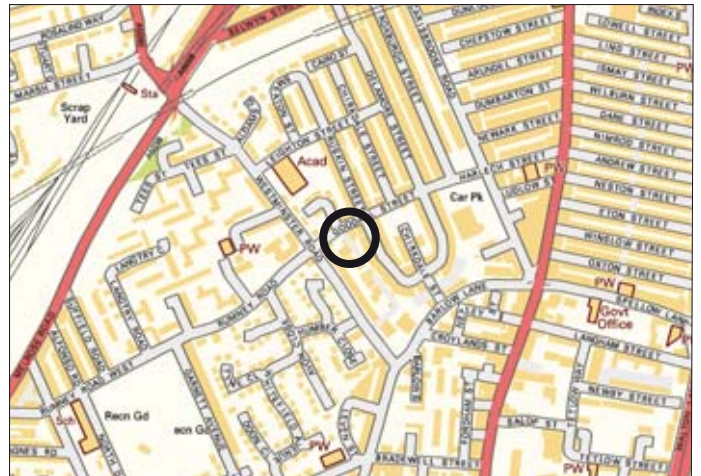
Ground Floor

Hall, Through Lounge, Kitchen.

LOT
33

4 Goodall Street, Liverpool L4 3SR
VACANT RESIDENTIAL

Guide Price **£30,000–£35,000**



Not to scale. For identification purposes only

A three storey detached property converted to provide 3 self contained flats. The property is in need of repair and modernisation and has suffered from fire damage.

Situated

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

Ground Floor

Flat 1 – Hallway, living room, kitchen, 2 bedrooms and bathroom

First Floor

Flat 2 – 1 bedroom, living room, kitchen and bathroom

Second Floor

Flat 3 – 1 bedroom, living room, kitchen and bathroom

LOT
34

6 Appleton Road, Liverpool L4 6UL RESIDENTIAL INVESTMENT

Guide Price **£55,000–£60,000**



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 £7200.00 per annum. The property is in good order throughout and benefits from double glazing and central heating.

Situated

Off Wellbrow Road just off Walton Lane in a popular and well established residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, 2 Reception Rooms, Kitchen.

First Floor

3 Bedrooms, Bathroom/WC

Outside

Yard to the rear.

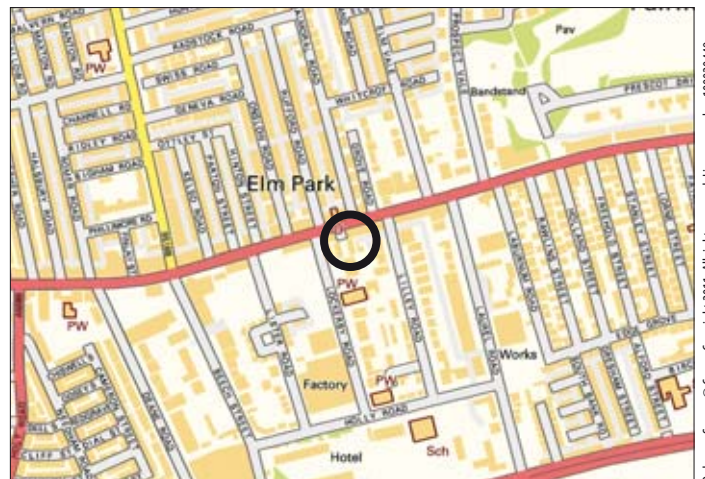


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LOT
35

58 Prescott Road, Fairfield, Liverpool L7 0JA VACANT COMMERCIAL

Guide Price **£60,000–£65,000**



Not to scale. For identification purposes only

A vacant three storey middle terraced mixed use property comprising of a ground floor retail unit together with a 3 bedroomed flat above via a separate entrance. Following refurbishment the property would be suitable for owner occupation or investment purposes. The property has in the past benefitted from Fast Food Planning Permission which has now Expired.

Situated

Fronting Prescott Road on a prominent road position approximately 2.5 miles from Liverpool City Centre.

Ground Floor

Shop – Main sales area, Rear Room Kitchen, Shower/WC

First Floor

Flat – Kitchen, Lounge, Bedroom.

Second Floor

2 Bedrooms. Bathroom/WC

Outside

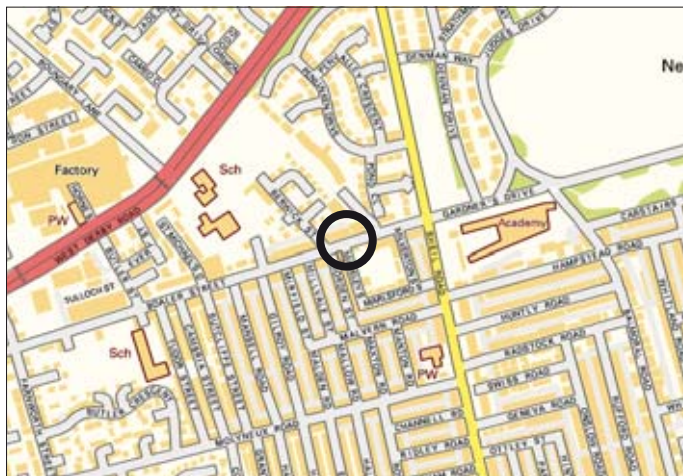
Yard to the rear.

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LOT
36

255-257 Boaler Street, Liverpool L6 9DH
VACANT RESIDENTIAL

Guide Price **£55,000 +**



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Not to scale. For identification purposes only

A vacant 5 bedroomed end terrace property benefiting from double glazing. Following an upgrade and refurbishment the property would be suitable for investment purposes.

Situated

Off Sheil Road in an established residential area, close to local amenities.

First Floor

5 Bedrooms, Bathroom/WC.

Outside

Yard to the Rear.

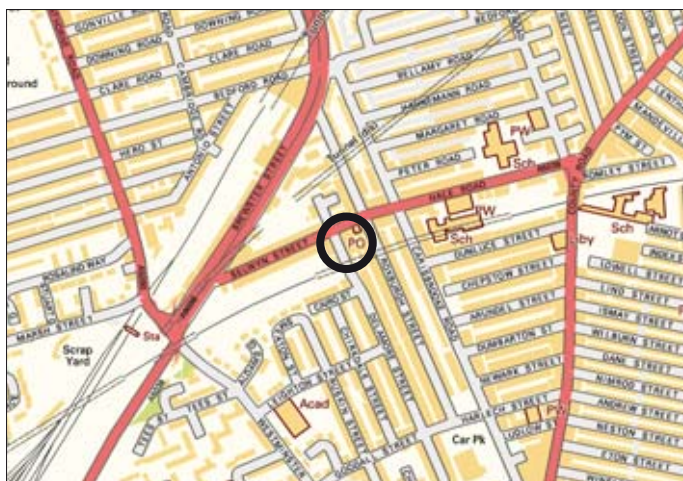
Ground Floor

Hall, 3 Reception Rooms, Bathroom/WC.

LOT
37

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

Guide Price **£65,000 +**



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Not to scale. For identification purposes only

A vacant two storey semi detached former public house together with 6 bedroomed private accommodation above. The property would be suitable for existing use or for re-development subject to the necessary consents. Site Area Approximately 339.49m² (406 sq yds).

Situated

Fronting Selwyn Street (A5038) at it's junction with Delamore Street, approximately 3 miles from Liverpool City Centre.

First Floor

Private accommodation comprising 6 Bedrooms, Bathroom, Lounge and Office.

Basement

Beer Cellar with Stores

Outside

Yard to the rear.

Ground Floor

Lounge and Public Bar, Male & Female WC's, and Games Room.

LOT
38

69 Longfield Road, Liverpool L21 8LA
VACANT RESIDENTIAL

Guide Price **£35,000 +**



Not to scale. For identification purposes only

A 3 bedrooed mid terrace house in need of refurbishment after which the property would be suitable for investment purposes. The property benefits from double glazing throughout and gas central heating.

First Floor

3 Bedrooms.

Situated

Off Linacre Road in an established residential location. Ideally situated to local amenities, including Bootle Strand shopping Centre and North Park Leisure Centre. Within close proximity to main transport routes

and walking distance of mainline train line.

Ground Floor

Through Lounge, Kitchen, Bathroom/WC.

Outside

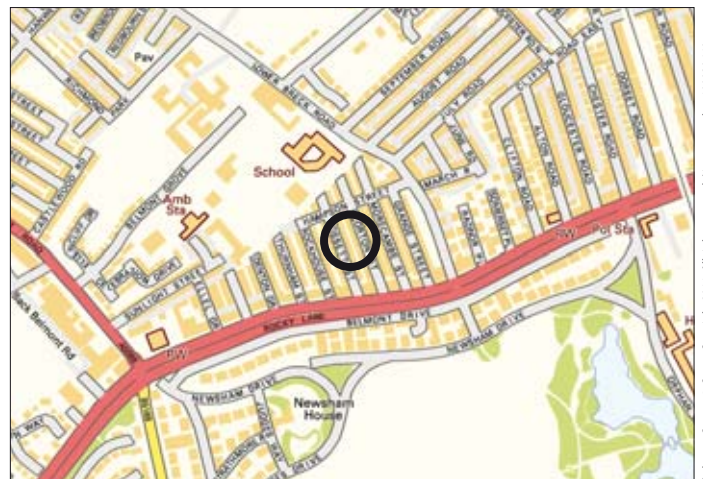
Yard to the Rear.

On Behalf of a Housing Association

LOT
39

37 Scorton Street, Liverpool L6 4AS
VACANT RESIDENTIAL

Guide Price **£25,000–£30,000**



Not to scale. For identification purposes only

A vacant 2 bedrooed mid terrace property which benefits from double glazing and a single storey rear extension. Following repair and modernisation the property would be suitable for investment purposes.

First Floor

2 Bedrooms.

Situated

Off West Derby Road close to its junction with Lower Breck Road in a popular residential location, within close proximity to local shopping amenities and transport

links, approximately 2 miles from Liverpool City Centre.

Ground Floor

Vestibule, Front Living Room, Rear Dining Room, Kitchen, Rear Hall, Bathroom/WC.

Outside

Yard to the Rear.

LOT
40

Large Vacant Site To The West Of Japonica Gardens, St. Helens. WA9 4WP

LAND WITH POTENTIAL

Guide Price **£5,000 +**



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Not to scale. For identification purposes only

Freehold vacant Land site approximately 0.7 acres, which would be suitable for a variety of uses subject to the necessary planning consents.

conditions of sale within the legal pack

Situated

The land is situated to the west of Japonica Gardens in close proximity to the attractive modern style houses in Japonica Gardens and Marigold Way, which form part of the 'New Bold Housing Estate. The

Land has access from the main road called 'Travers Entry'.

Note

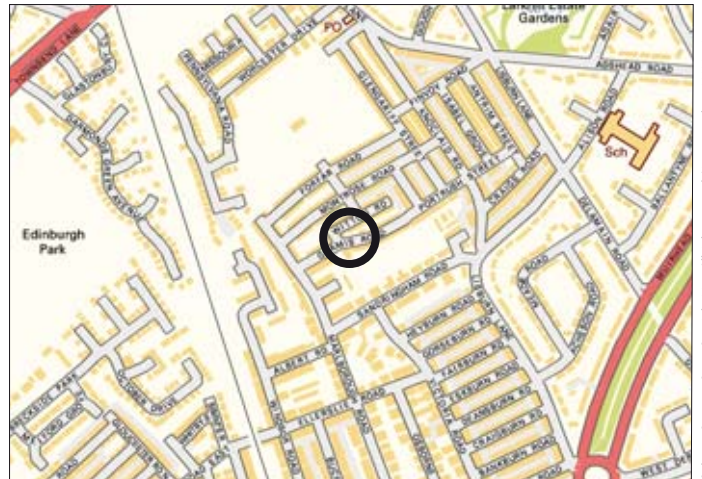
The buyer will be responsible for the sellers legal and auctioneers costs. Please refer to the special

LOT
41

8 Witton Road, Liverpool L13 8DP

VACANT RESIDENTIAL

Guide Price **£50,000 +**



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Not to scale. For identification purposes only

A 3 bedroomed middle town house property benefitting from partial double glazing, central heating and rear garden. The property is in good order and suitable for immediate occupation or investment purposes.

Outside

Rear garden.

Situated

Off Glamis Road which in turn is off Marlborough Road in a popular and well established residential location within easy access to Tuebrook Amenities and approximately 4 miles from Liverpool City Centre.

Ground Floor

Lounge, Kitchen/Diner

First Floor

3 Bedrooms, Bathroom/W.C.

LOT
42

17 Lincoln Street, Liverpool L19 8LE RESIDENTIAL INVESTMENT

Guide Price **£45,000–£50,000**



Not to scale. For identification purposes only

A two bedroomed mid terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold tenancy at a rental of £6000.00 per annum. We have been advised that the property is in good order.

Situated

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

Ground Floor

Hall, Lounge, Dining room and Kitchen

First Floor

Two bedrooms and Bathroom/W.C.

Outside

Yard to the rear

Note

We have not carried out an internal inspection all details provided by the vendor

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LOT
43

124-126 Walton Village, Liverpool L4 6TN VACANT COMMERCIAL/RESIDENTIAL

Guide Price **£80,000 +**



Not to scale. For identification purposes only

The property comprises of a two storey building consisting of a 2 bedroomed self contained flat or 3 letting rooms, a retail/residential unit and a garage/warehouse. The flat benefits from double glazing and central heating and is suitable for occupation or investment purposes. The shop was previously used as a cafe and would be suitable for a number of uses, subject to the relevant consents or could provide further residential use. The garage/warehouse has been used in the past for Car Tyre Sales and benefits from a car pit and electric steel roller shutters and would be suitable for a number of uses. We are advised by the vendor that the potential annual rental income when fully let would be in excess of £15,000

Situated

Fronting Walton Village on a busy road position off Walton Lane within easy access to local amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor

Flat – Entrance Door

First Floor

Landing, Bathroom/WC, Kitchen/Dining Room, Lounge, 2 Bedrooms.

Retail/Residential Unit

Main Room, Kitchen, Bathroom/WC.

Garage

Former Tyre Sales/Car Repairs with car pit, Office, Kitchen, WC.

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LOT
44

43 Berrys Lane, St Helens, Merseyside. WA9 3QR

VACANT RESIDENTIAL

Guide Price **£40,000–£45,000**



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Not to scale. For identification purposes only

A 3 bedroomed mid town house benefiting from double glazing, central heating and front and rear gardens. The property would be suitable for occupation or investment purposes.

Outside

Gardens front and rear

Situated

The property is situated off Concourse Way which in turn is off Fleet Lane in a popular and well established residential location.

Ground Floor

Lounge, kitchen/diner

First Floor

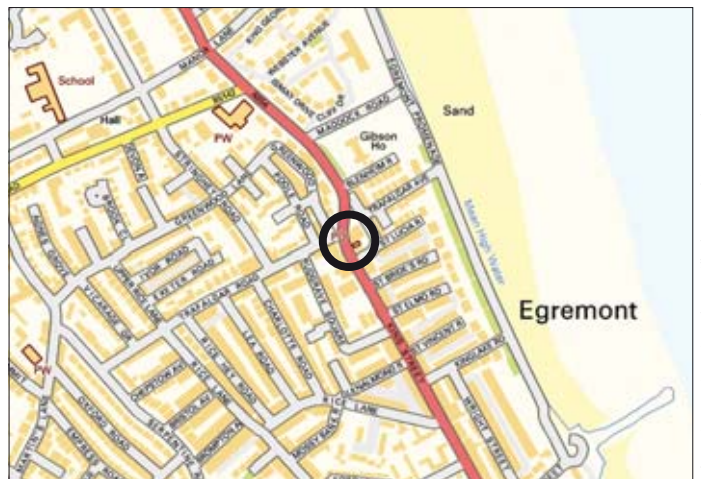
3 bedrooms, bathroom, Separate WC

LOT
45

128 King Street, Wallasey, Merseyside CH44 8AW

VACANT MIXED USE

Guide Price **£30,000–£35,000**



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Not to scale. For identification purposes only

A two storey middle terraced property comprising of a ground floor retail unit together with accommodation above which is accessed via a separate entrance and could provide a 1 bedroomed self contained flat. The property requires repair and modernisation and would be suitable for a number of uses, subject to the relevant consents. The property benefits from steel roller shutters.

Ground Floor

Shop - Main Sales Area, Kitchen, WC

First Floor Accommodation

Landing, 3 Rooms.

Situated

Fronting King Street at its junction with Trafalgar Road on a busy main road position on the fringe of

New Brighton and Wallasey in an established residential location.

LOT
46

28 Henlow Avenue, Kirkby, Liverpool L32 9RW
VACANT RESIDENTIAL

Guide Price **£35,000 +**



Not to scale. For identification purposes only

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A 2 bed roomed end terrace town house benefiting from double glazing, central heating, front and rear gardens and off road parking. Following refurbishment the property would be suitable for investment purposes.

Situated

Off Leaside Avenue which in turn is off Bewley Drive in an established residential location.

First Floor

Two bedrooms and bathroom/WC

Outside

Gardens front and rear and driveway.

Ground Floor

Hallway, lounge and kitchen

LOT
47

27 Hempstead Close, St. Helens, Merseyside WA9 5EZ
RESIDENTIAL INVESTMENT

Guide Price **£35,000–£40,000**



Not to scale. For identification purposes only

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A 2 bed roomed end town house benefitting from double glazing, central heating and gardens. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £5096 per annum.

Situated

Off Sherdley Road on an estate of similar property in a popular residential location.

First Floor

2 Bedrooms, Bathroom/W.C.

Outside

Gardens front and rear, Parking.

Ground Floor

Hall, Lounge, Kitchen.

LOT
48

54 Breckfield Road North, Liverpool L5 4NH
VACANT RESIDENTIAL

Guide Price **£25,000 +**



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Not to scale. For identification purposes only

A three storey middle terraced property converted to provide 3 self contained units. Works have commenced with the conversion however finishing is required. The property benefits from double glazing.

Situated

Fronting Breckfield Road North close to it's junction with Breck Road within easy access to local amenities and approximatley 2 miles from Liverpool City Centre.

Ground Floor

Main Entrance Hallway
Flat 1 – Hall, Living Room, Kitchen, Bedroom, Bathroom

First Floor

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

Second Floor

Flat 3 – Hall, Living Room, Kitchen, Bedroom, Bathroom.

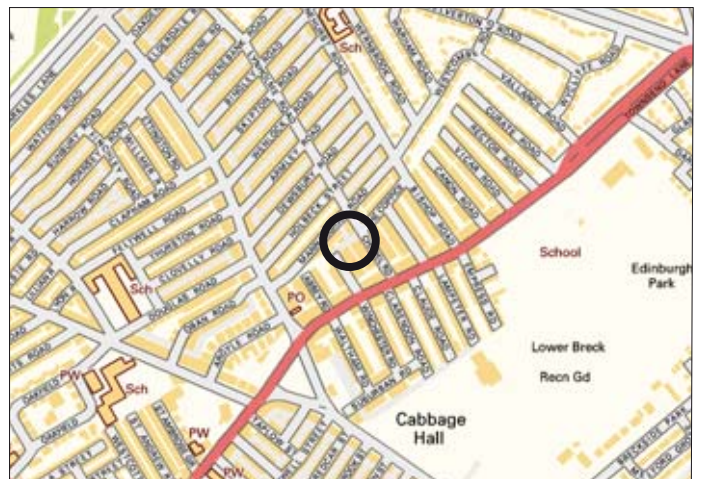
Outside

Yard to the rear.

LOT
49

1 Lynholme Road, Liverpool L4 2XB
VACANT RESIDENTIAL

Guide Price **£40,000 +**



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Not to scale. For identification purposes only

A 3 bedroomed end of terraced property which has been fully refurbished to include new double glazing, new kitchen, new bathroom and carpeting throughout. The property would be suitable for occupation or investment purposes.

Situated

Just off Townsend Lane in a popular and well established residential location within easy access to local amenities, schooling and approximately 4 miles from Liverpool City Centre.

Ground Floor

Through Lounge, Kitchen.

First Floor

3 Bedrooms, Shower/W.C.

Outside

Yard to the rear.



LOT
50

91 Parr Stocks Road, St. Helens, Merseyside WA9 1NY
COMMERCIAL INVESTMENT

Guide Price **£55,000 +**



Not to scale. For identification purposes only

A two storey detached building with single storey extension comprising a ground floor retail unit together self contained offices above. The ground floor is currently let to Discount Motor Parts on a lease expiring in December 2016 at an annual rental income of £6,300. The upper floors could be converted to provide flats, subject to the relevant consents. The property benefits from double glazing, gas central heating and external electric roller shutters. There is also off street car parking to the side elevation of the premises adjoining public recreational park.

Situated

On Parr Stocks Road (A572) a busy thoroughfare in a predominantly residential area which is approximately 1 miles from St Helens.

Ground Floor

Sales area.

First Floor

Offices 72.82 sq.m (795sqft)

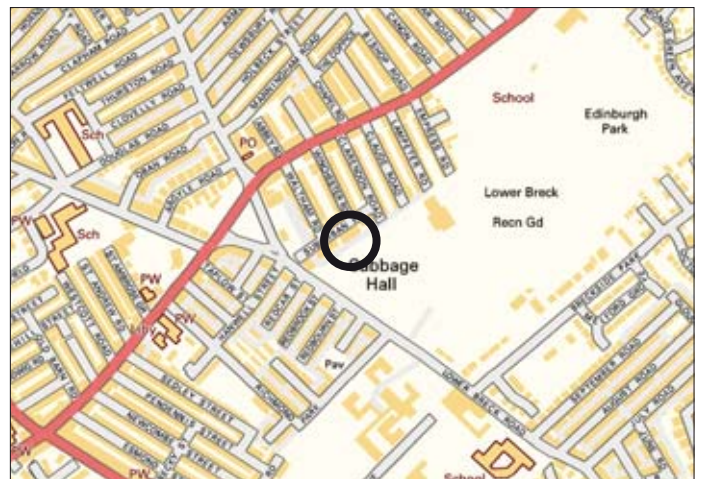
Outside

Off street parking.

LOT
51

30 Suburban Road Liverpool L6 0BP
RESIDENTIAL INVESTMENT

Guide Price **£70,000-£80,000**



Not to scale. For identification purposes only

A three storey dormer style middle terraced property which has been converted to provide 3 self contained flats. The property has recently been refurbished and benefits from double glazing, central heating, intercom system, separate alarms and gardens. All of the flats are currently let on Assured Shorthold Tenancies producing an annual rental income of £13,920.

Situated

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

and approximately 3 miles from Liverpool City Centre.

Ground Floor

Main Entrance Hallway
Flat 1 – Hall, Lounge, Kitchen, Bedroom, Shower Room/W.C.

First Floor

Flat 2 – Hall, Lounge, Kitchen, Bedroom, Bathroom/W.C.

Second Floor

Flat 3 – Hall, Open Plan Lounge/ Kitchen, Bedroom, Shower Room/W.C.

Outside

Gardens front and rear.

LOT
52

Bleak House, Chapel Lane, Bootle, Merseyside L30 7PF

VACANT RESIDENTIAL

Guide Price **£150,000 +**



Development opportunity with outline planning permission for 7 dwellings. The premises currently comprises a 3 bedroomed detached cottage which is in need of refurbishment, 2 stables / wash house, out-buildings, gardens and paddock. The whole site extends to (0.88 acres) or thereabouts. Outline planning permission exists for the construction of 5, 4 bedroom detached houses and 2, 3 bedroom detached houses.

Situated

Bleak House is at the junction of Chapel Lane and the Northern Perimeter Road (A5207), Netherton, less than a mile from the end of the M57 and M58 at Switch Island.

Existing Accommodation

Main House

Ground Floor

2 reception rooms, kitchen, pantry

First Floor

3 bedrooms, bathroom

Outside

Stables, wash house Site Area: 0.88 acres or thereabouts

Proposed Accommodation

3 Bedroom house

Ground floor

Lounge, kitchen/dining and WC

First floor

3 bedrooms, bathroom Area – 928 sq ft

4 Bedroom House

Ground floor

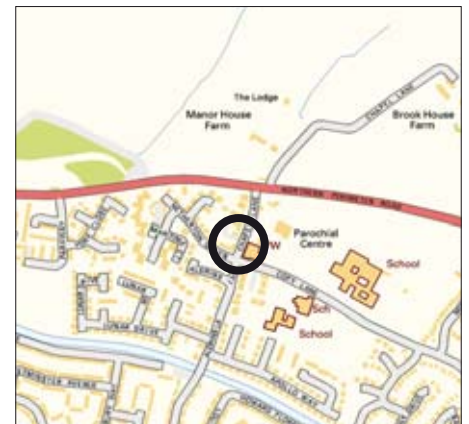
Lounge, kitchen/dining, utility, garage. First floor – 4 bedrooms, bathroom (master en-suite) Area – 1361 sq ft

Planning

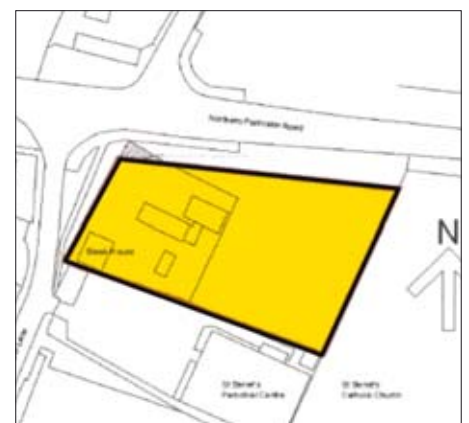
The site has outline planning permission, granted on 7th September 2010 for 5, 4 bedroom detached houses with garages and 2, 3 bedroom detached houses. Copies of the approved plans are available from the auctioneers office and via Sefton Councils planning portal under reference S/2010/0151.

Restrictive Covenants

The site is subject to various restrictive covenants in favour of the Metropolitan Borough of Sefton. Full details of the restrictive covenants are available within the legal pack and they do restrict the use of the property to a single dwelling. We understand Sefton Council have indicated they would be prepared to negotiate release of the covenants, however we strongly recommend interested parties make their own enquiries.



Not to scale. For identification purposes only



Not to scale. For identification purposes only

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LOT
53

365 Westminster Road, Liverpool L4 3TF
RESIDENTIAL INVESTMENT

Guide Price **£25,000–£30,000**



Not to scale. For identification purposes only

A three storey end of terrace providing 3 self-contained flats. The property benefits from double glazing and central heating and following refurbishment would be suitable for investment purposes.

Situated

The property is situated fronting Westminster Road at its junction with Melrose Road, approximately 2 miles from Liverpool City Centre.

Ground Floor

Flat 1 – Hall, Living room, 2 bedrooms, Kitchen and shower room/WC

First Floor

Flat 2 – Living room, bedroom, kitchen and shower room/WC

Second Floor

Flat 3 – Living room/bedroom, kitchen and shower room/WC

Outside

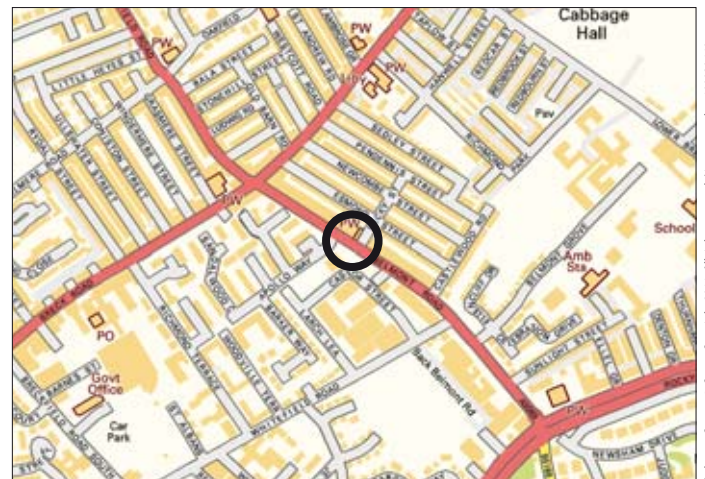
Yard to the rear

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LOT
54

104 Belmont Road, Liverpool L6 5BJ
VACANT RESIDENTIAL

Guide Price **£40,000–£45,000**



Not to scale. For identification purposes only

A two storey mid terraced property which in the past has been converted to provide 5 self contained studio flats. The property would be suitable for investment purposes following repair and modernisation.

Situated

Fronting Belmont Road between Rocky Lane and Breck Road in an established residential location approximately 3 miles from Liverpool City Centre.

Accommodation

No internal inspection was undertaken, however we are advised the accommodation is as follows:

Ground Floor

Flat 1 – Living room/bedroom, kitchen, bathroom

Flat 2 – Living room/bedroom, kitchen, bathroom

First Floor

Flat 3 – Living room/bedroom, kitchen, bathroom

Flat 4 – Living room/bedroom, kitchen, bathroom

Attic

Flat 5 – Living room/bedroom, kitchen, bathroom

Outside

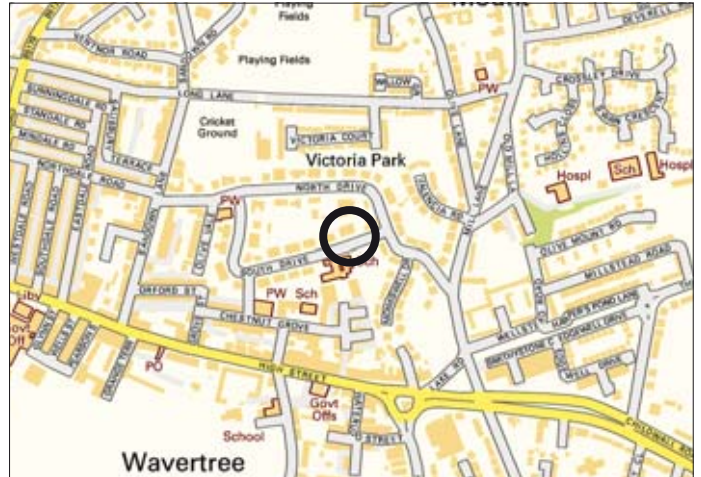
Yard to the rear

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LOT
55

31 South Drive, Wavertree, Liverpool L15 8JJ
RESIDENTIAL INVESTMENT

Guide Price **£350,000 +**



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Not to scale. For identification purposes only

A substantial semi detached property converted to provide 10 self contained Studio Flats and 2 x 1 Bedroomed Flats all of which are currently let by way of Assured Shorthold Tenancies producing a gross annual rental income of in excess of £55,000 inclusive of bills. The property was fully renovated in 2007 and is in good order and benefits from double glazing, central heating, intercom system, communal gardens and off road parking.

Situated

Just off Wavertree High Street in a sought after location within easy access to local amenities to include the popular Allerton Road facilities and approximately 4 miles south of Liverpool City Centre.

First Floor
Flat 5-8

Second Floor
Flats 9-12

Outside
Gardens front and rear. Driveway.

Ground Floor

Main Entrance Hallway
Flats 1-4

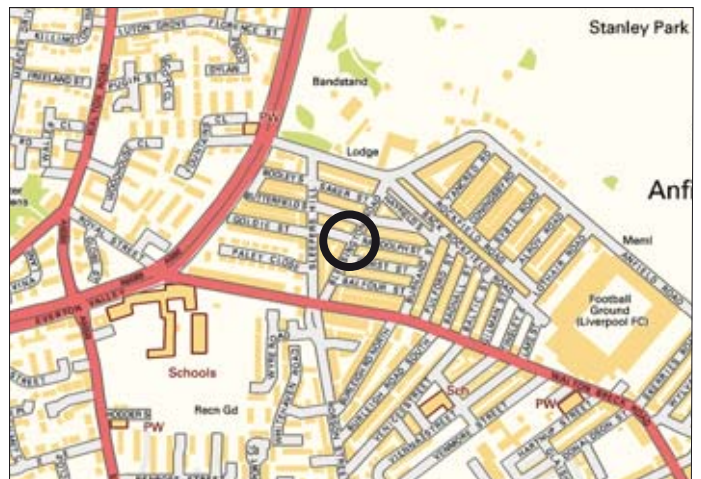
Note

We have note carried out an internal inspection on the property all details supplied by the vendor

LOT
56

31 Blessington Road, Liverpool L4 0RY
RESIDENTIAL INVESTMENT

Guide Price **£25,000-£30,000**



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Not to scale. For identification purposes only

A 3 bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £5200.00 per annum. The property benefits from double glazing and central heating.

Outside

Yard to the rear.

Situated

Off Oakfield Road in an established location within easy access to local amenities, Liverpool Football Club and approximately 2.5 miles from Liverpool City Centre

Ground Floor

Lounge, Kitchen/Diner, Bathroom/WC

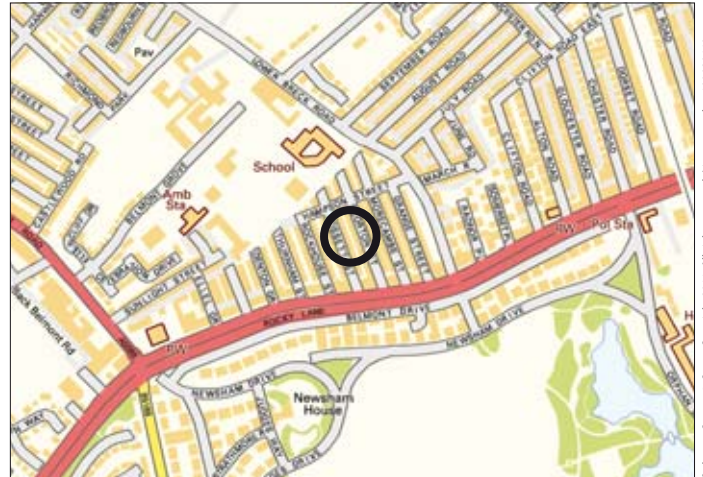
First Floor

3 Bedrooms.

LOT
57

5 Scorton Street, Liverpool L6 4AS
VACANT RESIDENTIAL

Guide Price **£25,000–£30,000**



Not to scale. For identification purposes only

A vacant 2 bedroomed mid terrace property which benefits from central heating and a single storey rear extension. Following repair and modernisation the property would be suitable for investment purposes.

Situated

Off West Derby Road close to its junction with Lower Breck Road in a popular residential location, within close proximity to local shopping amenities and transport

links, approximately 2 miles from Liverpool City Centre.

Ground Floor

Vestibule, Front Living Room, Rear Dining Room, Kitchen, Rear Lobby, Bathroom/WC.

First Floor

2 Bedrooms.

Outside

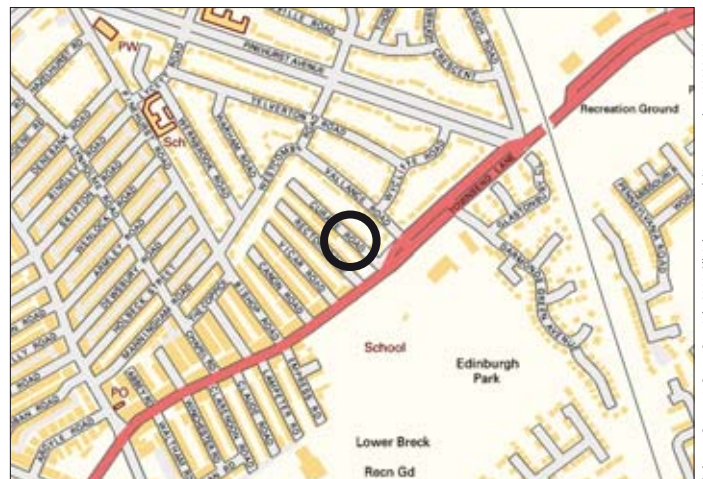
Yard to the Rear.

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LOT
58

22 Curate Road, Liverpool L6 0BZ
RESIDENTIAL INVESTMENT

Guide Price **£20,000–£25,000**



Not to scale. For identification purposes only

A 2 bedroomed mid terraced property which is currently let on Assured Shorthold Tenancy at a rental income of £346.66 pcm.

Situated

Situated off Townsend Lane in a popular well established residential location approximately

First Floor

Two bedrooms and bathroom/WC

Outside

Yard to the rear

Ground Floor

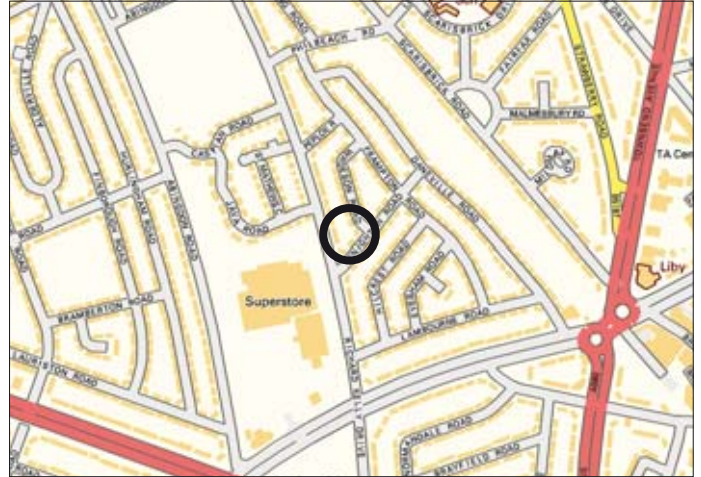
Vestibule, Hall, Front living room, rear dining room and kitchen

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LOT
59

3 Wadeson Road, Liverpool L4 9RR
VACANT RESIDENTIAL

Guide Price **£30,000–£35,000**



Not to scale. For identification purposes only

A 3 bedroomed semi detached property benefiting from double glazing, central heating, front and rear gardens and off road parking. Following refurbishment the property would be suitable for investment purposes.

Situated

Just off Richard Kelly Drive in an established residential location.

First Floor

Three bedrooms and bathroom/WC

Ground Floor

Hall, Lounge, kitchen/diner.

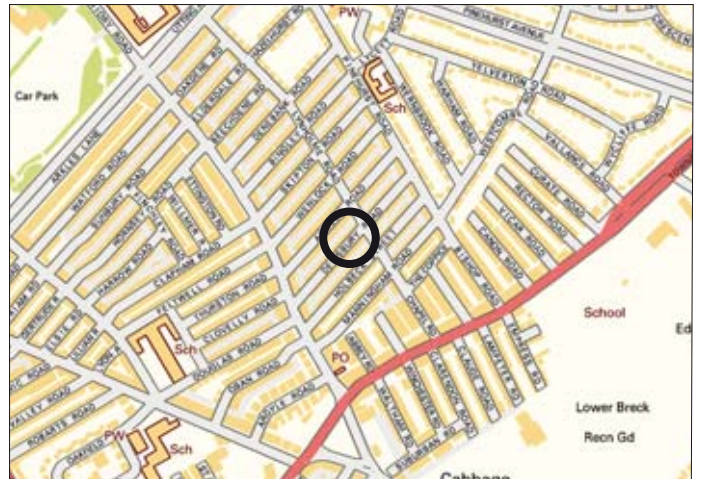
Outside

Front and rear gardens

LOT
60

59 Dewsbury Road, Liverpool L4 2XE
VACANT RESIDENTIAL

Guide Price **£25,000 +**



Not to scale. For identification purposes only

A vacant 2 bedroomed mid terrace property. Following refurbishment the property would be suitable for investment purposes.

Situated

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

Ground Floor

Hall, Living room, dining room and kitchen

First Floor

Two bedrooms and bathroom/WC

Outside

Yard to the rear

LOT
61

35 Sedley Street, Liverpool L6 5AE
VACANT RESIDENTIAL

Guide Price **£25,000 +**



Not to scale. For identification purposes only

A vacant 2 bedroomed middle terraced property benefitting from double glazing and central heating. Following renovation the property would be suitable for investment purposes.

Outside

Yard to the rear.

Situated

Off Breck Road in an established location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor

Through Lounge/Dining Room, Kitchen, Bathroom/WC

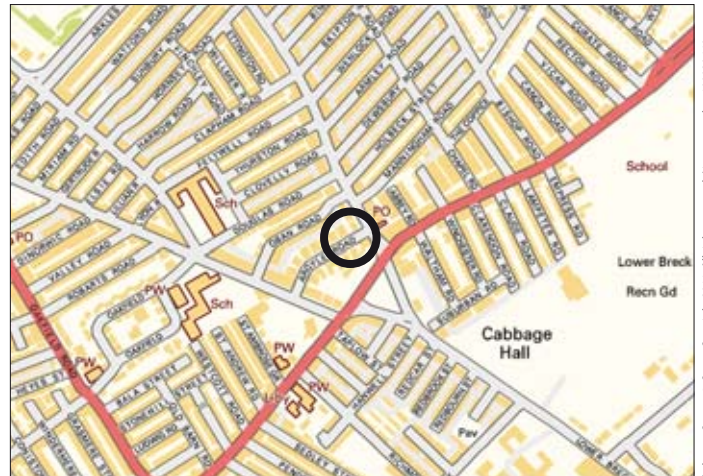
First Floor

2 Bedrooms.

LOT
62

13 Priory Road, Liverpool L4 2RT
VACANT RESIDENTIAL

Guide Price **£70,000 +**



Not to scale. For identification purposes only

A vacant 3 storey semi detached property plus basement benefitting from front and rear gardens. The property is boarded up and is in need of a full refurbishment scheme. The property would be suitable for conversion into flats, subject to the necessary planning consents. We are advised by the vendor that the gable end and party walls have recently been re-built.

Basement

1 bedroomed self contained flat.

Second Floor

Landing, 4 Rooms.

Ground Floor

Main Entrance hallway, 3 rooms.

Outside

Gardens front and rear.

First Floor

Landing, 4 Rooms.

Situated

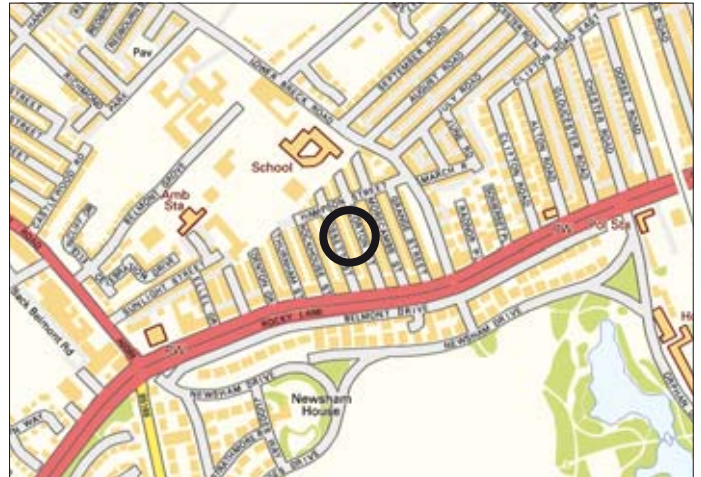
Fronting Priory Road in a popular and well established residential location within easy access to

Stanley Park and Liverpool Football Club and approximately 4 miles from Liverpool City Centre.

LOT
63

39 Scorton Street, Liverpool L6 4AS
VACANT RESIDENTIAL

Guide Price **£25,000–£30,000**



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Not to scale. For identification purposes only

A vacant 2 bedrooed mid terrace property which benefits from double glazing and a rear single storey extension. Following repair and modernisation the property would be suitable for investment purposes.

Situated

Off West Derby Road close to its junction with Lower Breck Road in a popular residential location, within close proximity to local shopping amenities and transport

links, approximately 2 miles from Liverpool City Centre.

Ground Floor

Vestibule, Front Living Room, Rear Dining Room, Kitchen, Rear Hall, Bathroom/WC.

First Floor

2 Bedrooms.

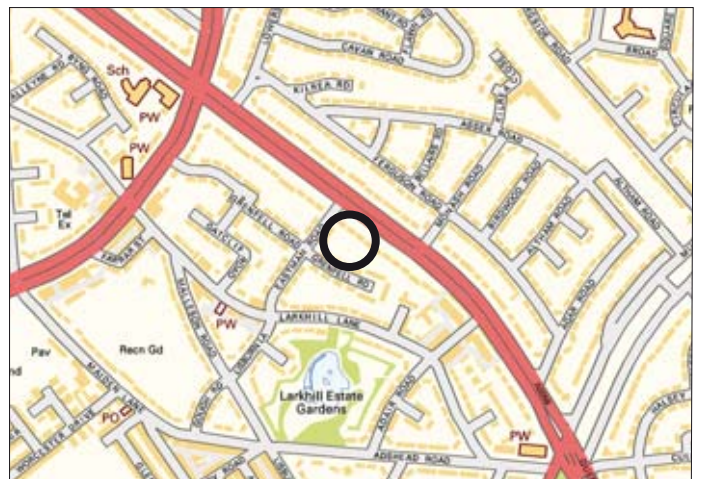
Outside

Yard to the Rear.

LOT
64

58 Queens Drive, West Derby, Liverpool L13 0AJ
VACANT RESIDENTIAL

Guide Price **£90,000 +**



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Not to scale. For identification purposes only

A vacant 3 bedrooed semi detached property benefitting from double glazing, gardens and off road parking. Following refurbishment the property would be suitable for occupation or investment purposes.

Situated

Fronting Queens Drive close to it's junction with Larkhill Place in a popular and well established residential location approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, cloakroom, 2 Reception Rooms, Kitchen.

First Floor

3 Bedrooms, Bathroom, Separate W.C.

Outside

Gardens front and rear. Driveway



LOT
65

24 Warton Street, Bootle, Liverpool L20 4PX
VACANT RESIDENTIAL

Guide Price **£20,000–£25,000**



Not to scale. For identification purposes only

A 2 bed roomed middle terraced property benefiting from central heating. Following repair and modernisation the property would be suitable for investment purposes.

Situated

off Gray Street which in turn is off Knowsley Road within easy access to local amenities and approximately 5 miles from Liverpool City Centre.

Ground Floor

Hall, Lounge, dining room, kitchen

First Floor

Two bedrooms, bathroom/WC

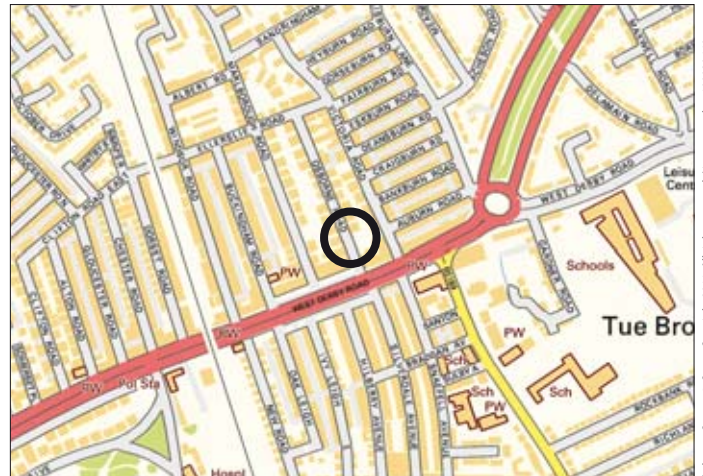
Outside

Yard to the rear

LOT
66

8 Osborne Road, Tuebrook, Liverpool L13 8AT
VACANT RESIDENTIAL

Guide Price **£55,000 +**



Not to scale. For identification purposes only

A three storey 6 bed roomed semi detached property benefiting from gardens and off road parking. Following a full upgrade and refurbishment scheme the property would be suitable for occupation or investment purposes.

Situated

Off West Derby Road conveniently located for local amenities, Schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor

Vestibule, Hall, Front Lounge, Dining room, Kitchen, Shower Room.

First Floor

3 Bedrooms, Bathroom/W.C.

Second Floor

3 Bedrooms.

Outside

Gardens front and rear, Driveway.

LOT
67

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

Guide Price **£85,000 +**



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Not to scale. For identification purposes only

A vacant 4 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

2 Bedrooms, Bathroom.

Second Floor

2 Rooms.

Ground Floor

2 Rooms, Kitchen, Utility/Store.

Outside

Yard to the rear.

LOT
68

Unit 9, Bridle Way, Bootle, Merseyside. L30 4UA
COMMERCIAL INVESTMENT

Guide Price **£60,000 +**



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Not to scale. For identification purposes only

The premises consist of a single storey warehouse building with ancillary office accommodation. Internally the property is arranged in three bays providing roller shutter doors. The office accommodation which is situated to the front of the warehouse building benefits from carpeted floors, suspended ceilings, recessed fluorescent strip lighting and wc facilities.

Situated

The premises are situated on Bridle Way close to its junction with Bridle Road and in close proximity to

both Dunningbridge Road (A5036) and Ormskirk Road (A59). The premises benefits from excellent transport links with both the M57

and M58 motorways and Aintree train station situated within 1 mile. The immediate surrounding area is primarily industrial in nature and consists of occupiers such as Assist Recruitment, AGR Electrical Supplies and Merseyside Fire & Rescue Service.

sq.ft) Total Area: 944 sq.m (10,155 sq.ft)

Tenure

The premises are held by way of two separate Long Leases.

Ground Floor

Warehouse GIA: 845 sq.m (9,091 sq.ft) Offices NIA: 99 sq.m (1,064

LOT
69

18 Wheatland Business Park, Wallasey, Merseyside. CH44 7ER

COMMERCIAL INVESTMENT

Guide Price **£40,000 +**



Not to scale. For identification purposes only

The property provides a single storey industrial warehouse within an established industrial estate with two roller shutter access points providing a large open plan warehouse area with ancillary office accommodation. The premises benefit from yard areas to the front and rear and car parking provision with a gated entrance into the industrial estate. The property would be suitable for a number of uses subject to the relevant consents.

transport links being close to Junction 1 of the M53 motorway which links to the M56 motorway network. The site is also close to Irish Ferries Sea Terminal at Twelve Quays.

Tenure

We understand the property is held on a 999 year lease commencing 1990 at a peppercorn rent.

Situated

The property is located on Wheatland Business Park located

off Wheatland Lane which in turn provides access from Birkenhead Road (A554). The site has excellent

Ground Floor

Industrial Warehouse: 429.4 sq.m (4,623 sq.ft) Offices: 98.6 sq.m (1,063 sq.ft) Total Approximate Area: 528 sq.m (5,685 sq.ft)

On Behalf of Receivers

LOT
70

28 Kingsdale Road, Liverpool. L18 1LD

VACANT RESIDENTIAL

Guide Price **£110,000 +**



Not to scale. For identification purposes only

A 3 bedroomed mid terrace property benefiting from central heating. The property is currently let on an Assured Shorthold Tenancy producing £600.00 pcm.

First Floor

Three bedrooms and bathroom/WC

Situated

The property is situated off Allerton Road in a popular south Liverpool location providing an excellent range of shops, cafes and bars together with professional service offices. Popular schooling is available in the area and there are

good road and public transport routes to Liverpool City Centre which is approximately 4 miles away.

Ground Floor

Hall, front living room, rear dining room and kitchen.

Outside

Front forecourt, yard to the rear and out building.

LOT 71 **4 Kingsdale Road, Liverpool. L18 1LD**
VACANT RESIDENTIAL Guide Price **£80,000 +**



Not to scale. For identification purposes only

A 3 bedroomed mid terrace property benefiting from central heating. The property is currently let on an Assured Shorthold Tenancy producing £646.00 pcm.

First Floor

Three bedrooms and bathroom/WC

Outside

Front forecourt, Yard to the rear with attached out building.

Situated

The property is situated off Allerton Road in a popular south Liverpool location providing an excellent range of shops, cafes and bars together with professional service offices. Popular schooling is available in the area and there are

good road and public transport routes to Liverpool City Centre which is approximately 4 miles away.

Ground Floor

Hall, front living room, rear dining room and kitchen

LOT 72 **93 Bardsay Road, Liverpool L4 5SG**
RESIDENTIAL INVESTMENT Guide Price **£30,000–£35,000**



Not to scale. For identification purposes only

A 2 bedroomed end of terrace property currently let by way of an Assured Shorthold Tenancy at a rental of £3536.00 per annum.

Ground Floor

Hall, Lounge, Dining Room, Kitchen

First Floor

2 Bedrooms.

Outside

Yard to the rear.

Situated

Off Walton Lane in a popular residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

LOT
73

276 Upper Parliament Street, Liverpool L8 7QE
VACANT COMMERCIAL

Guide Price **£160,000+**



A Grade II listed former doctors surgery suitable for a variety of alternative uses subject to the necessary planning consents. The premises are arranged over basement, ground, first and second floors with front parking and rear gardens.

Situated

The premises are situated fronting Upper Parliament Street close to Liverpool Womens Hospital and approximately ½ mile from Liverpool City Centre.

Basement

4 Rooms

Ground Floor

5 Rooms, WC.

First Floor

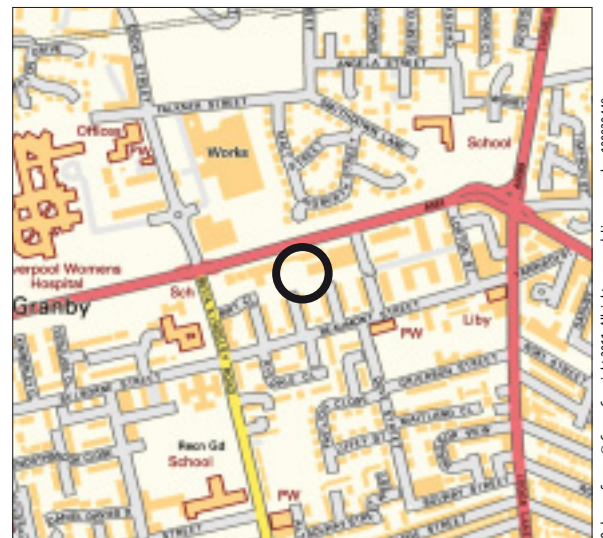
4 Rooms, WC.

Second Floor

3 Rooms.

Outside

Front Parking for 3/4 cars and Rear Garden.



Not to scale. For identification purposes only

LOT
74

42 Russell Road, Garston, Liverpool. L19 1RJ
VACANT COMMERCIAL

Guide Price **£50,000 - £60,000**



Not to scale. For identification purposes only

A two storey detached property comprising of offices and stores and benefitting from electric steel roller shutters to the main doors and rear parking with space for up to 8 vehicles. The property would be suitable for a number of uses, subject to the relevant consents.

Outside

Side loading area and rear carpark benefitting from 2.5m steel palisade fence along the entire perimeter and 4m wide x 2.5m high entrance gates fronting Russell Road.

Situated

Off St Mary's Road (A561) and Wellington Street fronting Russell Road in an established location within easy access to local amenities and approximately 5 miles south of Liverpool City Centre.

Ground Floor

Stores, Office, Kitchen, 2 W.C's
114.93 Sqm (1,235 Sq ft)

First Floor

Offices 62.22 Sqm (669 Sq ft)

LOT
75

10 Grasmere Street, Liverpool. L5 6RJ
VACANT RESIDENTIAL

Guide Price **£30,000 - £35,000**



Not to scale. For identification purposes only

A 2 bedroomed middle terraced property benefitting from double glazing and central heating. The property would be suitable for investment purposes.

Situated

Off Breck Road and Thirlmere Road in a popular residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, Through Living Room, Kitchen.

First Floor

2 Bedrooms, Bathroom/WC

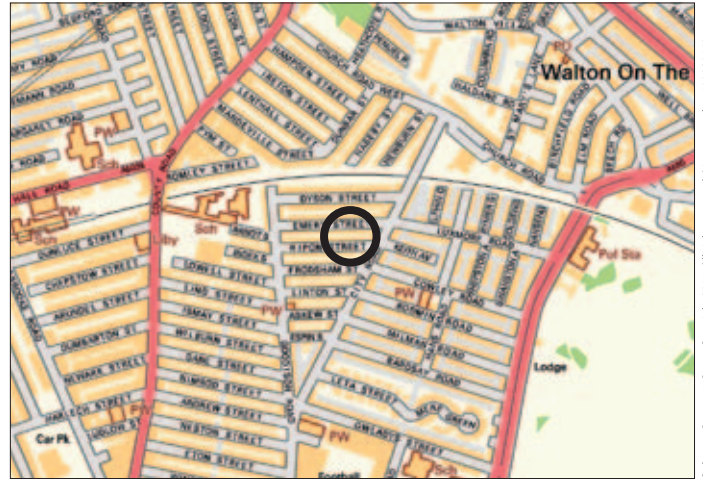
Outside

Yard to the rear.

LOT
76

60 Emery Street, Liverpool L4 5UZ
VACANT RESIDENTIAL

Guide Price **£30–35,000**



Not to scale. For identification purposes only

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

Situated

Between Goodison Road and City Road in a popular residential location within easy access to County Road Amenities, schooling and approximately 3.5 miles from Liverpool city centre.

Ground Floor

Through Living Room, Kitchen, Bathroom/WC

First Floor

Two Bedrooms.

Outside

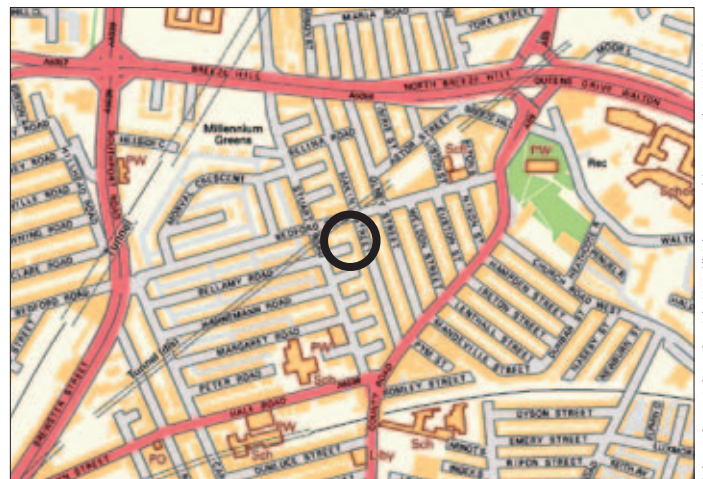
Yard to the rear.

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LOT
77

73 Makin Street, Liverpool L4 5QE
VACANT RESIDENTIAL

Guide Price **£40,000+**



Not to scale. For identification purposes only

A four bedroomed end of terrace property benefitting from double glazing and central heating. Following refurbishment the property would be suitable for occupation, resale or investment opportunity.

Situated

Off County Road in a popular and well established residential location within easy access to local amenities, schooling and approximately 4 miles from Liverpool City Centre.

Ground Floor

Hall, Through Living Room, Kitchen, WC

First Floor

Three Bedrooms, Bathroom/WC

Second Floor

One Further Bedroom

Outside

Yard to the rear.

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Now accepting instructions for our 6 December auction

Closing date 1 November

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

Cathy Holt MNAEA
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0870 873 1212

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Situated

Off Ullet Road (A5809) and Aigburth Road (A561) in a popular residential location within easy access to Sefton Park, Aigburth Road amenities and approximately 4 miles from Liverpool City Centre.

Ground Floor

Main entrance hallway

Flat 1 – Open Plan Living room/Kitchen, Bedroom, Bathroom/WC

Flat 2 – Open Plan Living room/Kitchen, Bedroom, Bathroom/WC

First Floor

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

Flat 4 – Studio – Living room/Kitchen/Bedroom, Bathroom/WC

Second Floor

Flat 5 – Living Room, Kitchen, Bedroom, Bathroom/WC

Flat 6 – Open Plan Living room/Kitchen, Bedroom, Bathroom/WC

Outside

Gardens Front and rear. Rear parking via Little Parkfield Road.

All enquiries to:

James Kersh Bsc (Hons) MRICS
Director

james@suttonkersh.co.uk
0870 873 1212

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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 noFax 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 CHATTELS, if any).

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

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

Practitioner An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, any similar official).

Price The price that the BUYER agrees to pay for the LOT.

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

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

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

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

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

Tenancies Tenancies, leases, licences to occupy and agreements for lease and any documents varying or supplemental to them.

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

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

TUPE The Transfer of Undertakings (Protection of Employment) Regulations 2006.

VAT Value Added Tax or other tax of a similar nature.

VAT option An option to tax.

We (and us and our) The AUCTIONEERS.

You (and your) Someone who has a copy of the CATALOGUE or who attends or bids at the AUCTION, whether or not a BUYER.

AUCTION CONDUCT CONDITIONS

A1 Introduction

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

A1.2 The CATALOGUE is issued only on the basis that you accept these AUCTION CONDUCT CONDITIONS. They govern our relationship with you and cannot be 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 CHATTELS are included in the LOT the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use.

G1.9 The BUYER buys with full knowledge of:

	<ul style="list-style-type: none"> • (a) the DOCUMENTS, whether or not the BUYER has read them; and • (b) the physical CONDITION of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it. 		
G1.10	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.		
G2. Deposit			
G2.1	The amount of the deposit is the greater of: <ul style="list-style-type: none"> • (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and • (b) 10% of the PRICE (exclusive of any VAT on the PRICE). 	G4.5	The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.
G2.2	The deposit <ul style="list-style-type: none"> • (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 • (b) is to be held as stakeholder unless the AUCTION CONDUCT CONDITIONS provide that it is to be held as agent for the SELLER. 	G4.6	The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the CONDITIONS apply.
G2.3	Where the AUCTIONEERS hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.	G5. Transfer	
G2.4	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS: <ul style="list-style-type: none"> • (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and • (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
G2.5	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	G5.2	If the SELLER remains liable in any respect in relation to the LOT (or a TENANCY) following COMPLETION the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
G3. Between contract and completion		G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
G3.1	Unless the SPECIAL CONDITIONS state otherwise, the SELLER is to insure the LOT from and including the CONTRACT DATE to COMPLETION and: <ul style="list-style-type: none"> • (a) produce to the BUYER on request all relevant insurance details; • (b) pay the premiums when due; • (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; • (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; • (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 • (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. 	G6. Completion	
G3.2	No damage to or destruction of the LOT nor any deterioration in its CONDITION, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.	G6.1	Completion is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.
G3.3	Section 47 of the Law of Property Act 1925 does not apply. Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.	G6.2	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest.
G3.4		G6.3	Payment is to be made in pounds sterling and only by: <ul style="list-style-type: none"> • (a) direct TRANSFER to the SELLER'S conveyancer's client account; and • (b) the release of any deposit held by a stakeholder.
G4. Title and identity		G6.4	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER'S conveyancer's client account.
G4.1	Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection except in relation to any matter that occurs after the CONTRACT DATE.	G6.5	If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.
G4.2	If any of the DOCUMENTS is not made available before the AUCTION the following provisions apply: <ul style="list-style-type: none"> • (a) The BUYER may raise no requisition on or objection to any of the DOCUMENTS that is made available before the AUCTION. • (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. • (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. • (d) If title is in the course of registration, title is to consist of certified copies of: <ul style="list-style-type: none"> • (i) the application for registration of title made to the land registry; • (ii) the DOCUMENTS accompanying that application; • (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and • (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. • (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. 	G6.6	Where applicable the CONTRACT remains in force following COMPLETION.
G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide): <ul style="list-style-type: none"> • (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and • (b) the covenant set out in section 4 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. 	G7. Notice to complete	
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.	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. <ul style="list-style-type: none"> • (a) terminate the CONTRACT; • (b) claim the deposit and any interest on it if held by a stakeholder; • (c) forfeit the deposit and any interest on it; • (d) resell the LOT; and • (e) claim damages from the BUYER.
		G7.2	The person giving the notice must be READY TO COMPLETE.
		G7.3	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has: <ul style="list-style-type: none"> • (a) terminate the CONTRACT; • (b) claim the deposit and any interest on it if held by a stakeholder; • (c) forfeit the deposit and any interest on it; • (d) resell the LOT; and • (e) claim damages from the BUYER.
		G7.4	If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has: <ul style="list-style-type: none"> • (a) terminate the CONTRACT; and • (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.
		G8. If the contract is brought to an end	
			If the CONTRACT is lawfully brought to an end: <ul style="list-style-type: none"> • (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and • (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.
		G9. Landlord's licence	
		G9.1	Where the LOT is or includes leasehold land and licence to assign is required this CONDITION G9 applies.
		G9.2	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
		G9.3	The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained.
		G9.4	The SELLER must: <ul style="list-style-type: none"> • (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and • (b) enter into any authorised guarantee agreement properly required.
		G9.5	The BUYER must: <ul style="list-style-type: none"> • (a) promptly provide references and other relevant information; and • (b) comply with the landlord's lawful requirements.
		G9.6	If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the 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.
		G10. Interest and apportionments	
		G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the PRICE (less any deposit paid) from the AGREED COMPLETION DATE up to and including the ACTUAL COMPLETION DATE.
		G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must pay to the BUYER after COMPLETION any sum to which
		G10.3	the BUYER is entitled that the SELLER subsequently receives in cleared funds. <p>Income and outgoings are to be apportioned at ACTUAL COMPLETION DATE unless:</p> <ul style="list-style-type: none"> • (a) the BUYER is liable to pay interest; and • (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; <p>in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.</p>
		G10.4	Apportionments are to be calculated on the basis that: <ul style="list-style-type: none"> • (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made; • (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and • (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
		G11. Arrears	
		Part 1 Current rent	
		G11.1	"Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding COMPLETION.
		G11.2	If on COMPLETION there are any arrears of current rent the BUYER must pay them, whether or not details of those arrears are given in the SPECIAL CONDITIONS.
		G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to arrears of current rent.
		Part 2 Buyer to pay for arrears	
		G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of arrears.
		G11.5	The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the SPECIAL CONDITIONS.
		G11.6	If those arrears are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those arrears.
		Part 3 Buyer not to pay for arrears	
		G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS: <ul style="list-style-type: none"> • (a) so state; or • (b) give no details of any arrears.
		G11.8	While any arrears due to the seller remain unpaid the buyer must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy; (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require; (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order; (e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.
		G11.9	Where the SELLER has the right to recover arrears it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.
		G12. Management	
		G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
		G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
		G12.3	The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and: <ul style="list-style-type: none"> • (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability; • (b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and • (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.
		G13. Rent deposits	
		G13.1	This CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.
		G13.2	If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions.
		G13.3	Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: <ul style="list-style-type: none"> • (a) observe and perform the SELLER'S covenants and CONDITIONS in the rent deposit deed and indemnify the SELLER in respect of any breach; • (b) give notice of assignment to the tenant; and • (c) give such direct covenant to the tenant as may be required by the rent deposit deed.
		G14. VAT	
		G14.1	Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.

<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.</p> <p>G15. Transfer as a going concern</p> <p>G15.1 Where the SPECIAL CONDITIONS so state:</p> <ul style="list-style-type: none"> • (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. <p>G15.2 The SELLER confirms that the SELLER</p> <ul style="list-style-type: none"> • (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. <p>G15.3 The BUYER confirms that:</p> <ul style="list-style-type: none"> • (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. <p>G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:</p> <ul style="list-style-type: none"> • (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. <p>G15.5 The BUYER confirms that after COMPLETION the BUYER intends to:</p> <ul style="list-style-type: none"> • (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 <p>G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:</p> <ul style="list-style-type: none"> • (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. <p>G16. Capital allowances</p> <p>G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.</p> <p>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.</p> <p>G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.</p> <p>G16.4 The SELLER and BUYER agree:</p> <ul style="list-style-type: none"> • (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. <p>G17. Maintenance agreements</p> <p>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.</p> <p>G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.</p> <p>G18. Landlord and Tenant Act 1987</p> <p>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.</p> <p>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.</p> <p>G19. Sale by practitioner</p> <p>G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.</p> <p>G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.</p> <p>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.</p> <p>G19.4 The LOT is sold:</p> <ul style="list-style-type: none"> • (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. <p>G19.5 Where relevant:</p> <ul style="list-style-type: none"> • (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. <p>G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.</p> <p>G20. TUPE</p> <p>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.</p> <p>G20.2 If the SPECIAL CONDITIONS do not state "There are no employees to which TUPE applies" the following paragraphs apply:</p> <ul style="list-style-type: none"> • (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION. • (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees. • (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the Transferring Employees and the SELLER will TRANSFER to the BUYER on COMPLETION. • (d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION. <p>G21. Environmental</p> <p>G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.</p> <p>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.</p> <p>G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.</p> <p>G22. Service Charge</p> <p>G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.</p> <p>G22.2 No apportionment is to be made at COMPLETION in respect of service charges.</p> <p>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:</p> <ul style="list-style-type: none"> • (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. <p>G22.4 In respect of each TENANCY, if the service charge account shows that:</p> <ul style="list-style-type: none"> • (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. <p>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.</p> <p>G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:</p> <ul style="list-style-type: none"> • (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. <p>G23. Rent reviews</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>G23.4 The SELLER must promptly:</p> <ul style="list-style-type: none"> • (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. <p>G23.5 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.</p> <p>G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.</p> <p>G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as arrears.</p> <p>G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.</p> <p>G24. Tenancy renewals</p> <p>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.</p> <p>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.</p> <p>G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.</p>	<p>G24.4 Following COMPLETION the BUYER must:</p> <ul style="list-style-type: none"> • (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. <p>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.</p> <p>G25. Warranties</p> <p>G25.1 Available warranties are listed in the SPECIAL CONDITIONS.</p> <p>G25.2 Where a warranty is assignable the SELLER must:</p> <ul style="list-style-type: none"> • (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. <p>G25.3 If a warranty is not assignable the SELLER must after COMPLETION:</p> <ul style="list-style-type: none"> • (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. <p>G26. No assignment</p> <p>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.</p> <p>G27. Registration at the Land Registry</p> <p>G27.1 This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:</p> <ul style="list-style-type: none"> • (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) relate the SELLER with an official copy of the register providing to such lease showing itself registered as proprietor. <p>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:</p> <ul style="list-style-type: none"> • (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. <p>G28. Notices and other communications</p> <p>G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.</p> <p>G28.2 A communication may be relied on if:</p> <ul style="list-style-type: none"> • (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. <p>G28.3 A communication is to be treated as received:</p> <ul style="list-style-type: none"> • (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. <p>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.</p> <p>G29. Contracts</p> <p>(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.</p>
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Extra General Conditions

Applicable for all lots where the Common Auction Conditions apply.

- 1. The Deposit**
 - 1.1 GENERAL CONDITIONS A5.5a shall be deemed to be deleted and replaced by the following:
A5.5a. The Deposit: a) must be paid to the AUCTIONEERS by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)
 - b) is to be held as stakeholder save to the extent of the AUCTIONEERS' fees and expenses which part of the deposit shall be held as agents for the SELLER
- 2. Buyer's Administration Charge**
 - 2.1 Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £400 plus VAT upon exchange of contracts to the Auctioneer.
- 3. Extra Auction Conduct Conditions**
 - 3.1 Despite any special CONDITION to the contrary the minimum deposit we accept is £2,000 (or the total PRICE, if less). A special CONDITION may, however, require a higher minimum deposit.

Commercial Property and Professional Services

Auctions – Liverpool

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Tel: 0151 207 6315
auctions@suttonkersh.co.uk

Auctions – London

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Building Surveying

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Mortgages

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Surveys & Valuations

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Block Management

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