

Now inviting instructions
for 18 April auction

SuttonKersh

1st
for

Auctions

PROPERTY AUCTION SALE
THURSDAY 14 FEBRUARY 2013

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

www.suttonkersh.co.uk



NORTHERN

Location



Marriott Hotel
City Centre
One Queen Square
Liverpool L1 1RH

Auction programme **2013**

AUCTION DATES

18 April
6 June
18 July
4 September
17 October
5 December

CLOSING DATES

22 March
10 May
21 June
9 August
20 September
8 November

Entries are invited from owners or their agents

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**

Merseyside's leading auction team...



Cathy Holt MNAEA

Auction Manageress
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Bsc (Hons)**

Auction Administrator
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**James Kersh Bsc
(Hons) MRICS**

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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 December

LOT	PROPERTY	RESULT	PRICE
1	17 Weardale Road, Liverpool L15 5AU	Sold After	—
2	35 Ottley Street, Liverpool L6 3AL	Sold	£37,000
3	95 College Road, Crosby, Liverpool L23 0RN	Available At	£40,000
4	34 Elm Drive, Seaforth, Liverpool L21 4NA	Sold	£63,500
5	29 Morella Road, Liverpool L4 8ST	Sold	£53,500
6	14 Romley Street, Liverpool L4 5TD	Sold	£42,000
7	692 696 Prescott Road, Old Swan, Liverpool L13 5XG	Available At	£200,000
8	17 Carole Close, Sutton Leach, St. Helens, Merseyside WA9 4PW	Unavailable	—
9	110 Honeyhall Road, Halewood Liverpool, L26 1tQ	Available At	£70,000
10	7 Colwell Road, Liverpool L14 8XY	Sold	£38,500
11	35 Hornbeam Road, Walton, Liverpool L9 1JA	Sold	£77,500
12	33 St Andrews Road, Liverpool, Merseyside L4 2RJ	Available At	£33,000
13	138 Edge Lane, Edge Hill, Liverpool L7 5NA	Sold	£201,000
14	231 Walton Village, Liverpool L4 6TH	Available At	£50,000
15	1 Bold Street, Widnes, Cheshire WA8 7RY	Available At	£45,000
16	7 Queens Road, Birkenhead, Merseyside CH42 1QY	Sold	£129,000
17	8 10 East Prescott Road, Liverpool L14 1PW	Sold Prior	—
18	58 Eaton Avenue, Litherland, Liverpool L21 6NQ	Available At	£45,000
19	91 Parr Stocks Road, St. Helens, Merseyside WA9 1NY	Sold After	—
20	10 Larkhill Lane, Clubmoor, Liverpool L13 9BR	Sold After	—
21	2 Turmar Avenue, Wirral, Merseyside CH61 7XB	Sold After	—
22	4 Abbey Road, Liverpool L6 0as	Sold After	—
23	166 & 168 Prescott Road, Fairfield, Liverpool L7 0JD	Sold	£61,000
24	36 Galloway Street, Liverpool L7 6PD	Sold	£45,000
25	24 Tudor Street, Liverpool L6 6AQ	Sold	£32,000
26	14 16 Church Street, Blackpool FY1 1EW	Sold	£25,000
27	20 Antonio Street, Bootle, Merseyside L20 2EY	Sold	£37,750
28	71 Linacre Road, Litherland, Liverpool L21 8NP	Available At	£95,000
29	8 Osborne Road, Tuebrook, Liverpool L13 8AT	Sold Prior	—
30	Flat 3, 69 Shaw Street, Liverpool L6 1HL	Available At	£42,000
31	179 Linacre Road, Liverpool L21 8JS	Available At	£50,000
32	4 Johnson Street, Southport, Merseyside PR9 0BQ	Available At	£85,000
33	167 Westminster Road, Liverpool L4 4LR	Available At	£50,000
34	Land To The Rear Of 2 14 Frederick Lunt Avenue, Knowsley L34 0HF	Sold	£57,000
35	48 Garrick Street, Liverpool L7 4LF	Sold Prior	—
36	Unit 1, Helena Street, Liverpool L9 1BH	Available At	£45,000
37	15 Ocean Road, Liverpool L21 8NH	Sold	£57,500
38	42 Russell Road, Garston, Liverpool L19 1RJ	Sold Prior	—
39	21 Balfour Street, Liverpool L4 0SD	Sold	£30,000
40	41 Hawthorne Road, Bootle, Liverpool L20 2DQ	Available At	£35,000
41	2 Rhodesia Road, Liverpool L9 9BU	Sold	£47,250
42	93 Rocky Lane, Liverpool L6 4BB	Sold Prior	—
43	247 County Road, Walton, Liverpool L4 5PE	Sold Prior	—
44	72 Bligh Street, Liverpool L15 0HF	Sold	£45,500
45	Flats 1 4, 123 Hartington Road, Toxteth, Liverpool L8 0SF	Available At	£140,000
46	49 Wallasey Road, Wallasey, Merseyside CH45 4NN	Available At	£150,000
47	78 Bligh Street, Liverpool L15 0HF	Sold	£50,750
48	Park View Hostel, 239 241 Netherfield Road North, Liverpool, L5 3PN	Sold Prior	—
49	Premises And Land At Rose Place, St Anne Street, Liverpool L3 3BN	Sold	£100,000
50	55 Heyes Street, Liverpool, L5 6SE	Available At	£45,000
51	29 Winslow Street, Liverpool L4 4DH	Sold	£37,250
52	79 Hinton Street, Fairfield, Liverpool L6 3AP	Sold	£36,500
53	219 Hoylake Road, Wirral, Merseyside CH46 0SJ	Sold Prior	—
54	Apt 1, 34 Deane Road, Liverpool L7 0ET	Withdrawn	—

55	3 Melling Avenue, Liverpool L9 0JY	Sold	£40,500
56	2 Parkinson Road, Liverpool L9 1DL	Sold	£35,000
57	16 Church Road, Liverpool L13 2BA	Withdrawn	—
58	111 Station Road, Haydock, St. Helens, Merseyside WA11 0JN	Sold	£32,000
59	Flat 2, 3 Newsham Drive, Liverpool L6 7UG	Sold	£25,000
60	Boatyard, Ynys Faelog, St Georges Road, Menai Bridge, Gwynedd LL59 5EU Available At	£130,000	—
61	51 53 Merton Road, Bootle, Merseyside L20 7AP	Sold Prior	—
62	59/59a Duke Street, St. Helens, Merseyside WA10 2JF	Sold Prior	—
63	61 Duke Street, St. Helens, Merseyside WA10 2JF	Sold Prior	—
64	27 Bell Road, Wallasey, Merseyside CH44 8DJ	Withdrawn	—
65	89 Bardsay Road, Liverpool L4 5SG	Sold	£37,000
66	2a Hereford Road, Seaforth, Liverpool L21 1EQ	Sold After	—
67	21 Bentinck Place, Birkenhead, Merseyside CH41 4DR	Available At	£15,000
68	86 Cambridge Road, Liverpool L21 1EZ	Sold	£54,000
69	4 Harebell Street, Liverpool L5 7RP	Sold After	—
70	58 Queens Drive, West Derby, Liverpool L13 0AJ	Sold Prior	—
71	28 Kingsdale Road, Liverpool L18 1LD	Sold After	—
72	355 Aigburth Road, Liverpool L17 0Bp	Withdrawn	—
73	74 Bligh Street, Liverpool L15 0HF	Sold After	—
74	99 Peel Road, Bootle, Merseyside L20 4JU	Available At	£45,000
75	16 Langdale Street, Bootle, Merseyside L20 3BX	Sold Prior	—
76	328 Binns Road, Liverpool L13 1DD	Sold	£46,500
77	Flat 3, 25 Denman Drive, Liverpool L6 7UF	Available At	£55,000
78	59 Kimberley Drive, Liverpool L23 5TA	Sold Prior	—
79	42 Bentley Road, Liverpool L8 0SZ	Sold	£150,000
80	28 Plumer Street, Liverpool L15 1EE	Sold Prior	—
81	116 Muirhead Avenue East, Liverpool L11 1EL	Sold After	—
82	2/4 James Street & 1 Chapel Road, Garston, Liverpool L19 2LS	Available At	£100,000
83	9 Rufford Road, Kensington, Liverpool L6 3BD	Sold	£116,000

TOTAL REALISATION = £3,768,448

Now accepting instructions
for our 18 April auction
Closing date 22 March

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

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

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2012 auction market review

By James Kersh

Last year marked our 10th Birthday and 7th consecutive year as Merseyside's number one auction house.

Despite concerns of a double dip recession at the start of 2012, continued tight lending conditions and crises in the Eurozone, activity at our auctions was buoyant throughout the year.

We saw significant increases across total lots offered (+17.75%), total sales (+26.02%) and total revenue (+35.08%) compared to 2011 which are encouraging signs for the year ahead. July delivered our best result. From a catalogue of 103 lots, 80% sold generating total proceeds of £6,399,200.

Low priced vacant residential properties continued to dominate our catalogues creating opportunities for investors and first time buyers. In some cases high interest and competitive bidding led to lots selling for in excess of their guide prices demonstrating a key benefit of selling at auction.

As always, price is vital to success and as a multi-disciplined firm we are uniquely placed to monitor market conditions to ensure we get this right. Ultimately, demand will decide

the true value of a property which is why it is important vendors choose an auction house that consistently attracts high attendances at its auction rooms.

Auction continues to be the fastest way to sell property with the entire process, from instruction through to completion, taking just 8 weeks. As number one auctioneer in Merseyside we offer the most efficient and effective platform for buying and selling property. For details of our 2013 auction dates please see the inside front cover of this catalogue.

I, and the rest of the team, look forward to working with you in 2013.

**Best wishes,
James Kersh**



**Sutton Kersh
Auctions
448 lots**



**Venmore
207 lots**



**Pugh
136 lots**



**Auction House
Smith & Sons
84 lots**



Bidder's registration and identification form

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

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

Bidder:

First name(s) Surname

Address

Postcode Tel no

Mobile no Email

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

Bidder's solicitor:

Firm Contact name

Address

..... Postcode Tel no

Bidder's signature Date

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

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

List A – Photographic evidence of Identity

List B – Evidence of Residence

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

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

Signed Date

on behalf of Sutton Kersh

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

Order of sale **Thursday 14 February**

For sale by public auction unless sold prior or withdrawn

1	Media House, 130 Claughton Road, Birkenhead, Merseyside CH41 6EY	£90,000 +
2	Former Depot Whitfield Lane, Heswall, Merseyside CH60 7SB	£5,000 +
3	33 Rockfield Road, Liverpool L4 0SE	£40,000 +
4	13 Hampden Street, Liverpool L4 5TY	£30,000–£35,000
5	47/49 Picton Road, Wavertree, Liverpool L15 4LF	£70,000 +
6	7 Tupman Street, Liverpool L8 8DA	£40,000 +
7	35 Scott Street, Bootle, Merseyside L20 4PE	£30,000–£35,000
8	71 Marled Hey, Liverpool L28 0QT	£30,000 +
9	78a Hopwood Street, Liverpool L5 8SZ	£70,000 +
10	108a Muirhead Avenue East, Liverpool L11 1EL	£25,000 +
11	2/4 James Street & 1 Chapel Road, Garston, Liverpool L19 2LS	£95,000 +
12	23 Nimrod Street, Liverpool L4 4DU	£30,000 +
13	Land At 4 Queen Street, Newton-le-willows, Merseyside WA12 9AX	£15,000–£25,000
14	29 Rockfield Road, Liverpool L4 0SE	£15,000–£20,000
15	156 Mill Lane, Liverpool L13 4AH	£25,000 +
16	67 Bowland Avenue, Liverpool L16 1JW	£80,000–£90,000
17	6 Randolph Street, Liverpool L4 0SA	£30,000 +
18	5 Aviemore Road, Liverpool L13 3BB	£50,000 +
19	95a Gainsborough Road, Liverpool L15 3HX	£55,000 +
20	2 Mayfield Road, Garston, Liverpool L19 3QA	£125,000 +
21	36 Stamford Street, Liverpool L7 2PT	£35,000 +
22	49-51 Egerton Park, Birkenhead, Merseyside CH42 4RA	£295,000 +
23	78 Langton Road, Wavertree, Liverpool L15 2HT	£70,000 +
24	Land at The Great Float Hotel, Wheatland Lane, Wallasey, Merseyside CH44 7DG	£70,000–£80,000
25	23 Albert Edward Road, Liverpool L7 8RY	£45,000–£50,000
26	36 Portman Road, Liverpool L15 2HJ	£70,000 +
27	Car Park At Mount Pleasant Road, Wallasey, Merseyside CH45 5JT	£20,000 +
28	28 Garmoyle Road, Liverpool L15 3HN INVESTMENT	£80,000 +
29	11 Elmtree Close, Liverpool L12 8RR	£75,000–£85,000
30	110/112 Argyle Street, Birkenhead, Merseyside CH41 6AG	£65,000 +
31	41 Thornycroft Road, Liverpool L15 0EN INVESTMENT	£75,000 +
32	Car Park At Stringhey Road, Wallasey, Merseyside CH44 1EQ	£10,000–£15,000
33	Car Park At Field Road, Wallasey, Merseyside CH45 5BG	£10,000 +
34	37 Melwood Drive, Liverpool L12 8RL	£75,000–£85,000
35	42 Maria Road, Liverpool L9 1EQ	£35,000–£40,000
36	Car Park At Manor Road, Wallasey CH44	£8,000 +
37	97 Empress Road, Kensington, Liverpool L7 8SE	£60,000 +
38	427 Grafton Street, Liverpool L8 4QX	£30,000–£35,000
39	Land At Whitfield Lane, Heswall, Merseyside CH60 7SB	£1,000 +
40	220 Grafton Street, Liverpool L8 6RQ	£45,000 +
41	239-241 Grange Road, Birkenhead, Merseyside CH45 4JA	£165,000 +
42	28 Kensington, Liverpool L7 8XB	£70,000 +
43	33 St Andrews Road, Liverpool, Merseyside L4 2RJ	£25,000–£30,000
44	Land At Kelvin Road, Wallasey, Merseyside CH44 7YJ	£90,000 +
45	Garages At 8 Russell Road, Wallasey, Merseyside CH44 2DD	£4,000 +
46	62 Reeds Road, Liverpool L36 7SW	£10,000 +
47	Former Bingo Hall, Corner Of Selwyn St/brewster St, Liverpool L4	£55,000 +
48	137 Adelaide Road, Kensington, Liverpool L7 8SH	£45,000–£50,000
49	87 Empress Road, Kensington, Liverpool L7 8SE	£60,000 +
50	55 Heyes Street, Liverpool L5 6SE	£40,000 +
51	25 Battenberg Street, Liverpool L7 8RS	£45,000 +
52	Land At Raby Road, Thornton Hough, Wirral, Merseyside CH63 4RR	£7,000 +
53	110 Honeyhall Road, Halewood Liverpool L26 1TQ	£55,000–£60,000
54	11 St. Oswalds Street, Liverpool L13 5SA	£150,000 +

Order of sale

55	231 Walton Village, Liverpool L4 6TH	£40,000–£45,000
56	9 Oban Road, Liverpool L4 2SA	£15,000–£20,000
57	107 Utting Avenue, Liverpool L4 7UP	£55,000–£60,000
58	1 Bodmin Road, Liverpool L4 5SN	£45,000–£50,000
59	4 Johnson Street, Southport, Merseyside PR9 0BQ	£80,000 +
60	13 Thurnham Street, Liverpool L6 4AL	£40,000 +
61	Site At 48-52 Old Bidston Road, Birkenhead, Merseyside CH41 8BL	£4,000 +
62	109 Oakfield Road, Walton, Liverpool L4 0UE INVESTMENT	£40,000–£45,000
63	12 Empress Road, Kensington, Liverpool L7 8SE	£50,000 +
64	34 Basil Close, Liverpool L16 5EL	£75,000–£85,000
65	41 Melwood Drive, Liverpool L12 8RL	£75,000–£85,000
66	37 Bedford Road, Liverpool L4 5PS	£45,000–£50,000
67	35 Christopher Way, Liverpool L16 1JG	£75,000–£85,000
68	45 Utting Avenue East, Liverpool L11 5AA	£40,000–£45,000
69	13 Romer Road, Liverpool L6 6DH	£45,000–£50,000
70	11 Acorn Court, Liverpool L8 5TA	£50,000 +
71	1 Herrick Street, Liverpool L13 2AG	£35,000 +
72	24 Leopold Road, Kensington, Liverpool L7 8SP	£45,000–£50,000
73	12 Dewsbury Road, Liverpool L4 2XG	£25,000–£30,000
74	112 Chirkdale Street, Liverpool L4 3SQ	£30,000–£35,000
75	16 Church Road, Liverpool L13 2BA	£65,000 +
76	11-15 Deysbrook Lane, Liverpool L12 8RE	£75,000 +
77	28 Pirrie Road, Liverpool L9 6AB	£40,000–£45,000
78	387 Grafton Street, Liverpool L8 4QX	£45,000 +
79	68-69 Bedford Road, Bootle, Merseyside L20 7DW	£90,000 +
80	12 Pritchard Avenue, Seaforth, Liverpool L21 1EJ	£60,000 +
81	5 Dewsbury Road, Liverpool L4 2XE	£25,000–£30,000
82	2c Hereford Road, Seaforth, Liverpool L21 1EQ	£20,000–£25,000
83	Former Rileys Snooker Hall Argyle Street, Birkenhead, Merseyside CH41 6AB	£165,000 +
84	33/35 Bebington Road, New Ferry, Wirral, Merseyside CH62 5BE	£40,000 +
85	162 County Road, Walton, Liverpool L4 5PH	£50,000 +
86	Land At Little Heath Road, Liverpool L24 2TJ	£45,000 +
87	74 Bagot Street, Liverpool L15 0HT	£50,000+
88	104 Chirkdale Street, Liverpool L4 3SQ	£35,000 +
89	21 Scorton Street, Liverpool L6 4AS	£25,000–£30,000
90	22 Leopold Road, Kensington, Liverpool L7 8SP	£45,000–£50,000
91	56 Galloway Street, Liverpool L7 6PD	£35,000 +
92	14 City Road, Liverpool L4 5TE	£65,000 +
93	72 Adlam Road, Liverpool L10 1LQ	£50,000 +
94	6 Clarence Street, Runcorn, Cheshire WA7 1HG	£45,000 +
95	99 Limekiln Lane, Liverpool L3 6DD	£125,000+
96	St Michaels Hall, 3 St. Michaels Rd, Aigburth, Liverpool L17 7AN	£40,000 +
97	Gateacre House, Goodlass Road, Liverpool L24 9HJ	£100,000 +
98	2 Clarendon Road, Liverpool L6 0BS	£25,000–£30,000
99	59 Ashbourne Road, Aigburth, Liverpool L17 9QG	£100,000–£110,000
100	16 Melling Road, Liverpool L9 0LG	£50,000+
101	72 Carisbrooke Road, Liverpool L4 3RA	£45,000+
102	138 Edge Lane, Edge Hill, Liverpool L7 5NA	£165,000+
103	22 Harland Road, Birkenhead, Merseyside CH42 0LU	£70,000+
104	179 Linacre Road, Liverpool L21 8JS	£40,000+
105	507 Beetham Plaza, The Strand, Liverpool L2 0XJ	£90,000+
106	55 Guildford Street, Wallasey, Merseyside CH44 0BP	£40,000+

Order of sale **by type**

Commercial Investment

- 5 47/49 Picton Road, Wavertree, Liverpool L15 4LF
- 19 95a Gainsborough Road, Liverpool L15 3HX
- 41 239-241 Grange Road, Birkenhead, Merseyside CH45 4JA
- 76 11-15 Deysbrook Lane, Liverpool L12 8RE
- 79 68-69 Bedford Road, Bootle, Merseyside L20 7DW

Development Land

- 13 Land At 4 Queen Street, Newton-le-willows, Merseyside WA12 9AX
- 39 Land At Whitfield Lane, Heswall, Merseyside CH60 7SB
- 44 Land At Kelvin Road, Wallasey, Merseyside CH44 7YJ
- 52 Land At Raby Road, Thornton Hough, Wirral, Merseyside CH63 4RR
- 61 Site At 48-52 Old Bidston Road, Birkenhead, Merseyside CH41 8BL

Residential Investment

- 3 33 Rockfield Road, Liverpool L4 0SE
- 6 7 Tupman Street, Liverpool L8 8DA
- 16 67 Bowland Avenue, Liverpool L16 1JW
- 18 5 Aviemore Road, Liverpool L13 3BB
- 20 2 Mayfield Road, Garston, Liverpool L19 3QA
- 21 36 Stamford Street, Liverpool L7 2PT
- 22 49-51 Egerton Park, Birkenhead, Merseyside CH42 4RA
- 23 78 Langton Road, Wavertree, Liverpool L15 2HT
- 25 23 Albert Edward Road, Liverpool L7 8RY
- 26 36 Portman Road, Liverpool L15 2HJ
- 29 11 Elmtree Close, Liverpool L12 8RR
- 30 110/112 Argyle Street, Birkenhead, Merseyside CH41 6AG
- 34 37 Melwood Drive, Liverpool L12 8RL
- 37 97 Empress Road, Kensington, Liverpool L7 8SE
- 40 220 Grafton Street, Liverpool L8 6RQ
- 48 137 Adelaide Road, Kensington, Liverpool L7 8SH
- 49 87 Empress Road, Kensington, Liverpool L7 8SE
- 51 25 Battenberg Street, Liverpool L7 8RS
- 60 13 Thurnham Street, Liverpool L6 4AL
- 63 12 Empress Road, Kensington, Liverpool L7 8SE
- 64 34 Basil Close, Liverpool L16 5EL
- 65 41 Melwood Drive, Liverpool L12 8RL
- 67 35 Christopher Way, Liverpool L16 1JG
- 72 24 Leopold Road, Kensington, Liverpool L7 8SP
- 74 112 Chirkdale Street, Liverpool L4 3SQ
- 78 387 Grafton Street, Liverpool L8 4QX
- 87 74 Bagot Street, Liverpool L15 0HT
- 90 22 Leopold Road, Kensington, Liverpool L7 8SP
- 93 72 Adlam Road, Liverpool L10 1LQ
- 95 99 Limekiln Lane, Liverpool L3 6DD
- 102 138 Edge Lane, Edge Hill, Liverpool L7 5NA
- 106 55 Guildford Street, Wallasey, Merseyside CH44 0BP

Land with Potential

- 24 Land at The Great Float Hotel, Wheatland Lane, Wallasey, Merseyside CH44 7DG
- 86 Land At Little Heath Road, Liverpool L24 2TJ

Vacant Commercial

- 1 Media House, 130 Claughton Road, Birkenhead, Merseyside CH41 6EY
- 2 Former Depot Whitfield Lane, Heswall, Merseyside CH60 7SB
- 15 156 Mill Lane, Liverpool L13 4AH
- 27 Car Park At Mount Pleasant Road, Wallasey, Merseyside CH45 5JT
- 30 110/112 Argyle Street, Birkenhead, Merseyside CH41 6AG
- 32 Car Park At Stringhey Road, Wallasey, Merseyside CH44 1EQ
- 33 Car Park At Field Road, Wallasey, Merseyside CH45 5BG
- 36 Car Park At Manor Road, Wallasey CH44
- 45 Garages At 8 Russell Road, Wallasey, Merseyside CH44 2DD
- 54 11 St. Oswalds Street, Liverpool L13 5SA
- 83 Former Rileys Snooker Hall Argyle Street, Birkenhead, Merseyside CH41 6AB
- 84 33/35 Bebington Road, New Ferry, Wirral, Merseyside CH62 5BE
- 85 162 County Road, Walton, Liverpool L4 5PH
- 96 St Michaels Hall, 3 St. Michaels Rd, Aigburth, Liverpool L17 7AN
- 97 Gateacre House, Goodlass Road, Liverpool L24 9HJ
- 57 107 Utting Avenue, Liverpool L4 7UP
- 58 1 Bodmin Road, Liverpool L4 5SN
- 59 4 Johnson Street, Southport, Merseyside PR9 0BQ
- 62 109 Oakfield Road, Walton, Liverpool L4 0UE
- 66 37 Bedford Road, Liverpool L4 5PS
- 68 45 Utting Avenue East, Liverpool L11 5AA
- 69 13 Romer Road, Liverpool L6 6DH
- 70 11 Acorn Court, Liverpool L8 5TA
- 71 1 Herrick Street, Liverpool L13 2AG
- 73 12 Dewsbury Road, Liverpool L4 2XG
- 75 16 Church Road, Liverpool L13 2BA
- 77 28 Pirrie Road, Liverpool L9 6AB
- 80 12 Pritchard Avenue, Seaforth, Liverpool L21 1EJ
- 81 5 Dewsbury Road, Liverpool L4 2XE
- 82 2c Hereford Road, Seaforth, Liverpool L21 1EQ
- 88 104 Chirkdale Street, Liverpool L4 3SQ
- 89 21 Scorton Street, Liverpool L6 4AS
- 91 56 Galloway Street, Liverpool L7 6PD
- 92 14 City Road, Liverpool L4 5TE
- 94 6 Clarence Street, Runcorn, Cheshire WA7 1HG
- 98 2 Clarendon Road, Liverpool L6 0BS
- 99 59 Ashbourne Road, Aigburth, Liverpool L17 9QG
- 100 16 Melling Road, Liverpool L9 0LG
- 101 72 Carisbrooke Road, Liverpool L4 3RA
- 103 22 Harland Road, Birkenhead, Merseyside CH42 0LU
- 105 507 Beetham Plaza, The Strand, Liverpool L2 0XJ

Vacant Residential

- 4 13 Hampden Street, Liverpool L4 5TY
- 7 35 Scott Street, Bootle, Merseyside L20 4PE
- 8 71 Marled Hey, Liverpool L28 0QT
- 9 78a Hopwood Street, Liverpool L5 8SZ
- 10 108a Muirhead Avenue East, Liverpool L11 1EL
- 11 2/4 James Street & 1 Chapel Road, Garston, Liverpool L19 2LS
- 12 23 Nimrod Street, Liverpool L4 4DU
- 14 29 Rockfield Road, Liverpool L4 0SE
- 17 6 Randolph Street, Liverpool L4 0SA
- 28 28 Garmoyle Road, Liverpool L15 3HN
- 31 41 Thornycroft Road, Liverpool L15 0EN
- 35 42 Maria Road, Liverpool L9 1EQ
- 38 427 Grafton Street, Liverpool L8 4QX
- 42 28 Kensington, Liverpool L7 8XB
- 43 33 St Andrews Road, Liverpool, Merseyside L4 2RJ
- 46 62 Reeds Road, Liverpool L36 7SW
- 47 Former Bingo Hall, Corner Of Selwyn St/ Brewster St, Liverpool L4
- 50 55 Heyes Street, Liverpool L5 6SE
- 53 110 Honeyhall Road, Halewood Liverpool L26 1TQ
- 55 231 Walton Village, Liverpool L4 6TH
- 56 9 Oban Road, Liverpool L4 2SA

Mixed Use

- 104 179 Linacre Road, Liverpool L21 8JS

Auctioneer's pre-sale announcements

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

Property? We do the lot.

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Liverpool L18 1LN

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



**FOR
SALE**

by Private Treaty
25 Grove Park, Liverpool L8 0TL



Offers in the Region of **£625,000+**

- **Residential Investment currently producing £57,120pa**
- **Large Villa Style Semi Detached House**
- **Converted to provide 7 Flats plus Basement storage**
- **Recently refurbished to a high standard**
- **Front and rear gardens**
- **Off street parking**

Residential Investment producing £57,120 per annum. The property comprises a large villa style semi detached former private dwelling house, newly converted into 7 self contained flats plus basement storage. There are front and rear gardens and off street parking for each flat.

Situated

The property fronts onto the south side of Grove Park conservation area which is a long cul-de-sac leading off Lodge Lane/Sefton Park Road in the Princess Park area approximately 1.5 miles South East of Liverpool City Centre, close to Sefton Park and local amenities.

Accommodation Schedule

FLOOR	NO	ACCOMMODATION	TENANCY	RENT
Basement	1	Storage GIA 87.64m ²	Informal agreement	£400pcm
Ground Floor/ Basement Duplex	2	Hall, lounge, 2 bedrooms, shower room/WC, basement, hallway, kitchen GIA 67.64m ²	Assured shorthold tenancy	£600pcm Potential Rent, Furnished
Ground Floor	3	Hallway, 2 bedrooms, lounge/kitchen, shower room/WC GIA 70.6m ²	Assured shorthold tenancy	£600pcm
Ground Floor	4	Hallway, 2 bedrooms, lounge/kitchen, shower room/WC GIA 58.75m ²	Assured shorthold tenancy	£625pcm
First Floor	5	Hallway, lounge/kitchen, 2 bedrooms, shower room/WC GIA 48.4m ²	Assured shorthold tenancy	£575pcm
First Floor	6	Hallway, lounge/kitchen, 2 bedrooms, shower room/WC GIA 56.77m ²	Assured shorthold tenancy	£610pcm
First Floor/Second Floor	7	First floor – Hallway, lounge/kitchen, with balcony and shower room/WC. Second floor – 2 bedrooms GIA 78.26m ²	Assured shorthold tenancy	£700pcm
First Floor/Second Floor	8	First floor – Hallway, bedroom, Second floor – landing/study area, lounge/kitchen, double bedroom, shower room/WC GIA 58.66m ²	Assured shorthold tenancy	£650pcm

All enquiries

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

SuttonKersh

LOT
1

Media House, 130 Claughton Road, Birkenhead, Merseyside CH41 6EY

VACANT COMMERCIAL

Guide Price **£90,000 +**



A two storey brick built detached former school most recently used as offices arranged over ground and first floors (total 456.04m²/4,902sq ft) but would be suitable for a variety of uses subject to the necessary planning permission. There is car parking to the rear for approximately 15 cars.

Situated

The premises are situated fronting Claughton Road within Birkenhead Town Centre directly opposite a new Asda supermarket.

Ground Floor

Offices – 355.48m² (3825 sqft)

First Floor

Offices – 100.56m² (1082 sqft)

Outside

Rear car parking for approximately 15 cars.

Fees

Wirral Council will seek a gavel fee of 2% of the sale price subject to a minimum fee of £1000+VAT The auctioneer will charge a buyer's administration fee of £550 + Vat

On Behalf of



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LOT

2

Former Depot Whitfield Lane, Heswall, Merseyside CH60 7SB

VACANT COMMERCIAL

Guide Price **£5,000 +**



Not to scale. For identification purposes only

A former Council depot comprising a vacant concrete hardstand site extending to 521m² (623 sq yards)

Situated

The site is situated fronting Whitfield Lane within the green belt approximately 0.5 miles from Heswall Town Centre

Site area

521m² (623 sq yard)

Fees

Wirral Council will seek a gavel fee of 2% of the sale price subject to a minimum fee of £1000+vat The auctioneer will charge a buyer's administration fee of £550+vat

On Behalf of



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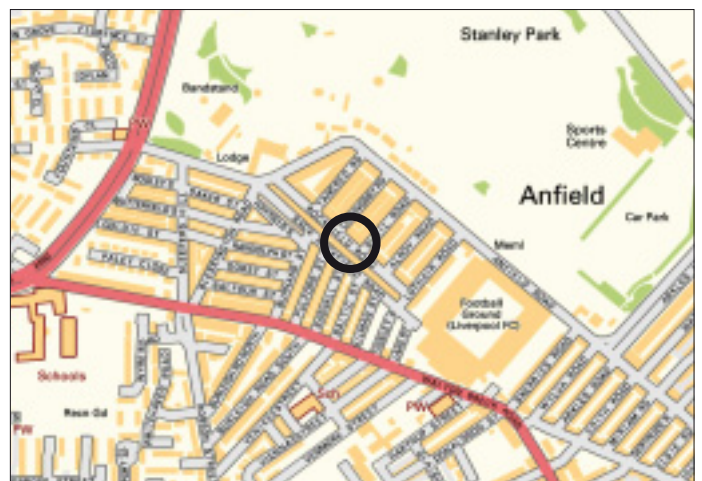
LOT

3

33 Rockfield Road, Liverpool L4 0SE

RESIDENTIAL INVESTMENT

Guide Price **£40,000 +**



Not to scale. For identification purposes only

A 4 bedroomed mid terrace property benefiting from double glazing. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £7200.00 per annum.

Situated

Off Anfield Road in a popular residential location within walking distance to Liverpool Football Club and approximately 2.5 miles from Liverpool city centre.

Cellar

Not Inspected

Ground Floor

Vestibule, Hall, Through Living Room, Kitchen/Diner.

First Floor

3 Bedrooms, Bathroom/WC.

Second Floor

1 Further Bedroom.

Outside

Yard to the Rear.

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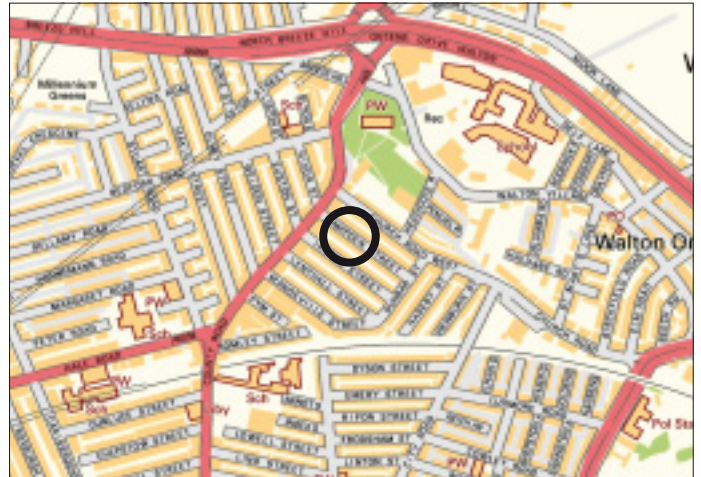
LOT

4

13 Hampden Street, Liverpool L4 5TY

VACANT RESIDENTIAL

Guide Price **£30,000–£35,000**



Not to scale. For identification purposes only

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

Situated

Fronting Hampden Street which is located off County Road in a popular and established residential location within close proximity to local amenities

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

2 Bedrooms, Bathroom/WC.

Outside

Yard to the Rear.

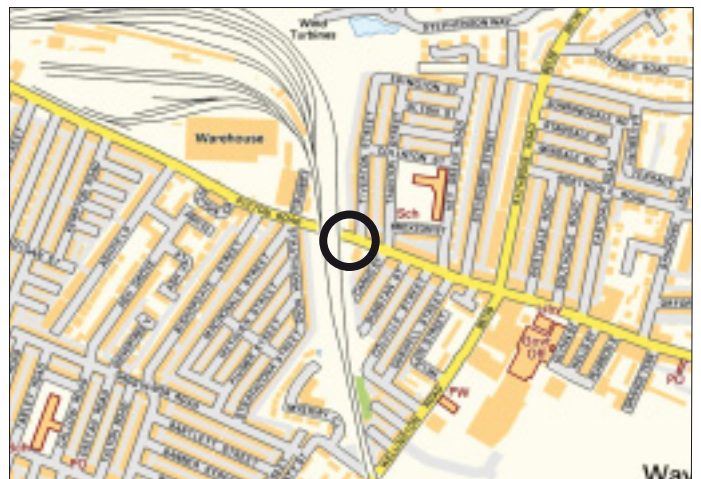
LOT

5

47/49 Picton Road, Wavertree, Liverpool L15 4LF

COMMERCIAL INVESTMENT

Guide Price **£70,000 +**



Not to scale. For identification purposes only

A two storey end of terrace property comprising of a ground floor retail unit which has previously been used as an Off Licence and is vacant and suitable for a number of uses, subject to the relevant consents. To the first floor via a separate entrance there is a 3 bedroomed flat which is currently let by way of an Assured Shorthold Tenancy holding over producing £4420.00. The property benefits from steel roller shutters.

Situated

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

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the rear.

Ground Floor

Shop – Main Sales Area, Rear Room.

Ground Floor

Flat – Open plan Lounge/Kitchen.

LOT
6

7 Tupman Street, Liverpool L8 8DA RESIDENTIAL INVESTMENT

Guide Price **£40,000 +**



Not to scale. For identification purposes only

A 2 bedrooomed mid terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £3379.92 per annum. The property benefits from double glazing.

Situated

Just off Northumberland Street which in turn is off Park Road in an established residential location within easy access to local amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor

Lounge, Kitchen, Bathroom/WC

First Floor

2 Bedrooms.

Outside

Yard to the rear

LOT
7

35 Scott Street, Bootle, Merseyside L20 4PE VACANT RESIDENTIAL

Guide Price **£30,000–£35,000**



Not to scale. For identification purposes only

A 2 bedrooomed end terrace property benefiting from central heating. The property would be suitable for occupation or investment purposes following modernisation.

Situated

On Scott Street which is accessed via Knowsley Road close to local amenities including Bootle Strand Shopping Centre, Bootle Leisure Centre and close to good transport links.

Ground Floor

Entrance Hall, 2 Reception Rooms, Kitchen.

First Floor

2 Bedrooms, Bathroom/W.C.

Outside

Front forecourt and Rear yard.

LOT

8

71 Marled Hey, Liverpool L28 0QT
VACANT RESIDENTIAL

Guide Price **£30,000 +**



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Not to scale. For identification purposes only

A three storey dormer style modern 4 bedroomed semi detached property benefiting from gardens and off road parking. Following repair and modernisation the property would be suitable for investment purposes.

Situated

Off Waterpark Drive located within Stockbridge Village approximately 3/4 of a mile east of the M57 motorway.

Ground Floor

Hall, kitchen, living room, separate WC

First Floor

Landing, three bedrooms and bathroom/WC

Second Floor

Landing, study, bedroom with en-suite, shower room/WC

Outside

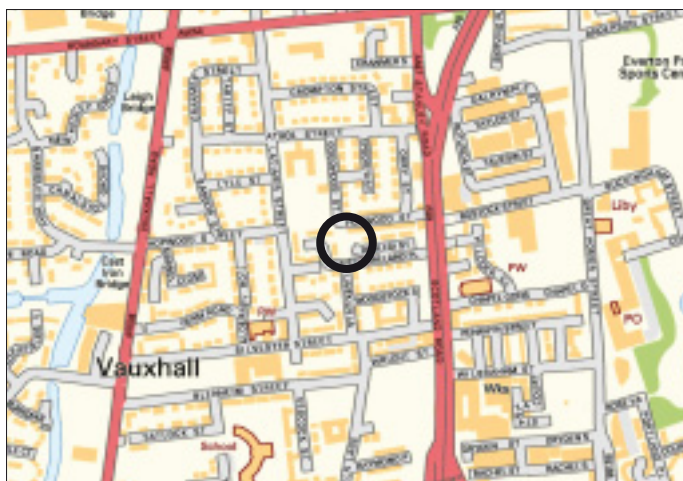
Garden to the rear. Driveway.

LOT

9

78a Hopwood Street, Liverpool L5 8SZ
VACANT RESIDENTIAL

Guide Price **£70,000 +**



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Not to scale. For identification purposes only

A vacant 3 bedroomed end town house benefiting from double glazing, front forecourt and paved driveway to the rear with space for 3 cars. The property is well presented and in immaculate condition, ready for immediate occupation or investment.

Situated

The property is situated off Vauxhall Road and is approximately 1 mile from Liverpool city centre.

Ground Floor

Living room, Kitchen/Diner, Bathroom/W.C.

First Floor

3 Bedrooms.

Outside

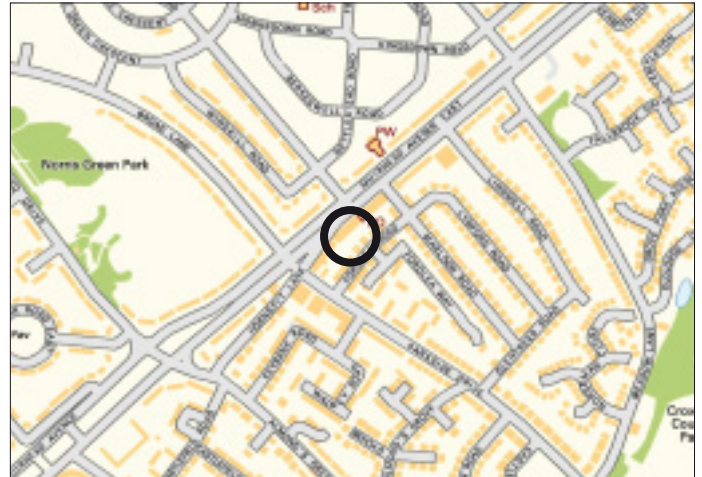
Front forecourt, rear town garden and driveway for 3 cars to the rear.



LOT
10

108a Muirhead Avenue East, Liverpool L11 1EL
VACANT RESIDENTIAL

Guide Price **£25,000 +**



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A vacant first floor flat benefitting from double glazing and central heating. The property would be suitable for occupation or investment purposes.

Situated

Above Ladbrokes via a separate entrance fronting Muirhead Avenue East in a popular residential location within easy access to local amenities including shopping facilities. There are excellent road links and regular bus services with

leisure facilities at Croxteth Country Park closeby.

First Floor

Kitchen, Hall, Lounge/Diner, Study, Bathroom, Bedroom.

Not to scale. For identification purposes only

Outside

Yard to the rear.

LOT
11

2/4 James Street & 1 Chapel Road, Garston, Liverpool L19 2LS
VACANT RESIDENTIAL

Guide Price **£95,000 +**



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A two storey end of terraced property which have been converted to provide 8 bedsits and a Warden's Office and Flat. The property was previously 3 terraced houses and could be converted back to single dwellings, subject to any necessary consents. The property benefits from partial double glazing, central heating and 3 separate entrances.

Situated

Fronting James Street on the corner of Chapel Road in Garston Village within walking distance to local

amenities and approximately 5 miles from Liverpool City Centre.

Not to scale. For identification purposes only

2/4 James Street

Ground Floor

Hall, 4 Letting Rooms, kitchen/ Dining Room, Wet Room/WC. Office

First Floor

4 Letting Rooms, Communal Lounge, WC, Shower Room/WC.

1 Chapel Road

Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

Outside

Yard to the rear.

Joint Agents



LOT
12

23 Nimrod Street, Liverpool L4 4DU
VACANT RESIDENTIAL

Guide Price **£30,000 +**



Not to scale. For identification purposes only

A 2 bedrooled mid terrace property benefiting from double glazing. The property would be suitable for investment purposes following refurbishment.

Outside

Yard to the Rear.

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

Vestibule, Through Lounge, Kitchen, Bathroom/WC.

First Floor

2 Bedrooms.

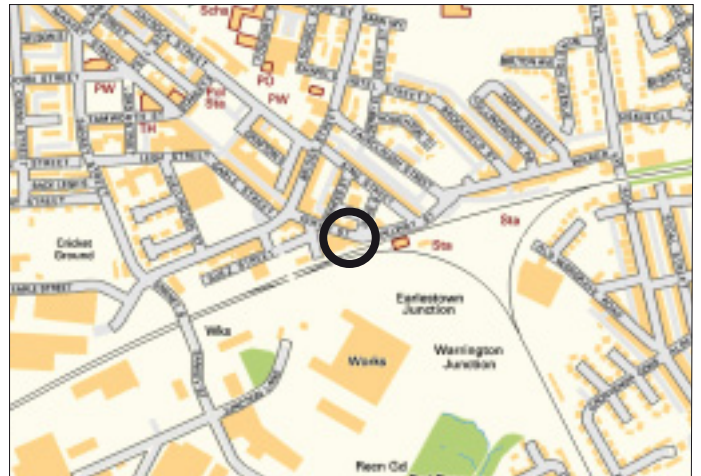
LOT
13

Land At 4 Queen Street, Newton-le-willows, Merseyside WA12 9AX
DEVELOPMENT LAND

Guide Price **£15,000–£25,000**



Artist's impression for guidance only



Not to scale. For identification purposes only

A cleared site suitable for a number of uses, subject to the relevant consents. The land previously had planning permission (Application number P/2008/1011) for a shop with office accommodation to the rear and first floor which has now expired. Floor plans suggest that it would be possible to create a retail shop together with a self contained studio flat, 1 x 2 bedrooled flat and a 1 bedrooled flat as per the artists impression. It is believed an alternative scheme of retail shop and 3 apartments 1 x studio, 1 x 1 bed and 1 x 2bed may be possible subject to planning.

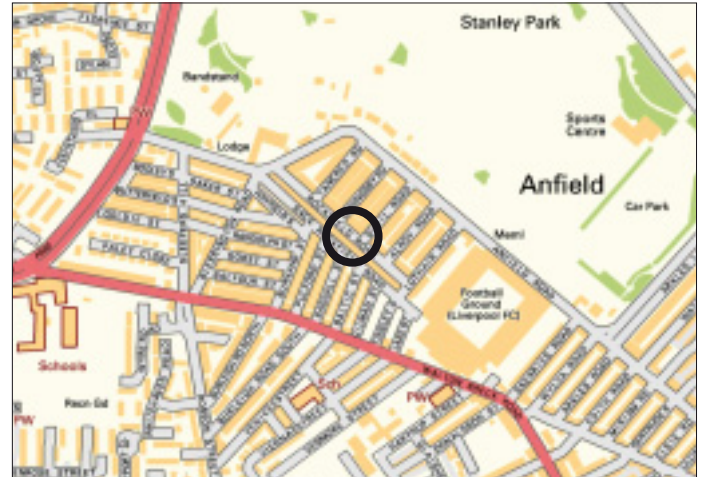
Situated

Fronting Queen Street off Bridge Street in Earlestown within easy reach of Earlestown Railway Station in an established location.

LOT
14

29 Rockfield Road, Liverpool L4 0SE
VACANT RESIDENTIAL

Guide Price **£15,000–£20,000**



Not to scale. For identification purposes only

A three storey end of terraced property converted to provide 2x2 bedrooomed flats and one studio flat. The property is in need of repair and modernisation.

Second Floor

Studio flat – Living Room/
Bedroom, Kitchen, Bathroom/W.C.

Situated

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

Ground Floor

Flat – Living Room, 2 Bedrooms, Kitchen, Bathroom/W.C.

First Floor

Flat – Living Room, 2 Bedrooms, Kitchen, Bathroom/W.C.

Outside

Yard to the rear.

LOT
15

156 Mill Lane, Liverpool L13 4AH
VACANT COMMERCIAL

Guide Price **£25,000 +**



Not to scale. For identification purposes only

A ground floor retail unit which in the past has traded as a Book Makers and would be suitable for a number of uses, subject to the relevant consents. The property benefits from steel roller shutters.

Situated

Fronting Mill Lane in a popular and well established residential location just off Edge Lane approximately 4 miles from Liverpool City Centre.

Ground Floor

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

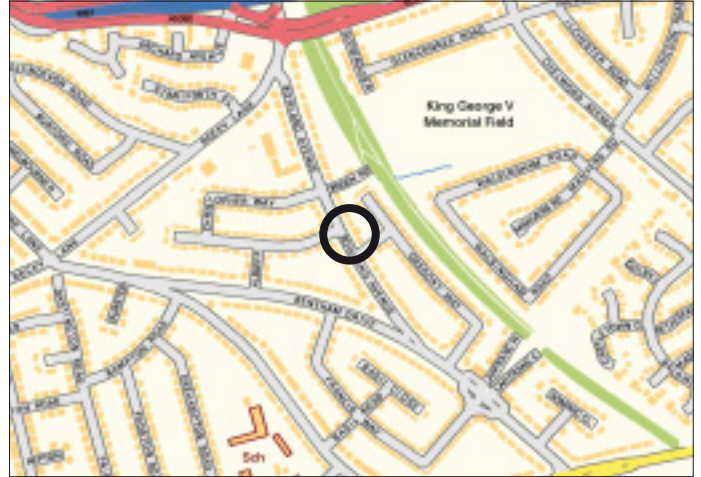
Outside

Yard to the rear.

LOT
16

67 Bowland Avenue, Liverpool L16 1JW
RESIDENTIAL INVESTMENT

Guide Price **£80,000–£90,000**



Not to scale. For identification purposes only

A 3 bedroomed semi detached property currently let by way of a Regulated Tenancy which is producing £4950 per annum.

Situated

Off Bowring Park Road and Childwall Valley Road a popular and well established residential location.

First Floor

3 Rooms, Bathroom/WC.

Outside

Gardens Front & Rear.

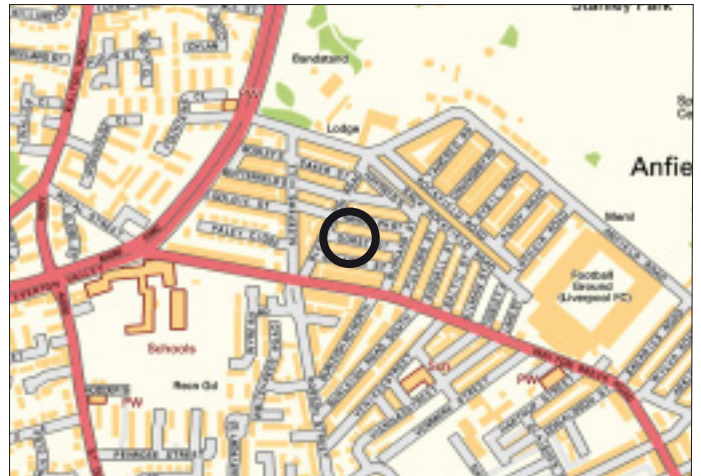
Ground Floor

Hall, 1 Room, Kitchen.

LOT
17

6 Randolph Street, Liverpool L4 0SA
VACANT RESIDENTIAL

Guide Price **£30,000 +**



Not to scale. For identification purposes only

A 2 bedroomed mid terrace property benefitting from double glazing. Following repair and modernisation the property would be suitable for investment purposes. The property is included in the Anfield Regeneration Area.

Situated

Just off Walton Breck Road within walking distance to Liverpool Football Club and approximately 2 miles from Liverpool City Centre.

Ground Floor

Through Lounge, Kitchen, Bathroom/WC.

First Floor

2 Bedrooms.

Outside

Yard to the Rear.

LOT
18

5 Aviemore Road, Liverpool L13 3BB
RESIDENTIAL INVESTMENT

Guide Price **£50,000 +**



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 £3900.00 per annum.

Situated

Off Prescott Road in a popular residential location within easy access to Old Swan Amenities, schooling and approximately 4 miles from Liverpool City Centre.

Ground Floor

Hall, 2 Reception Rooms, Kitchen.

First Floor

3 Bedrooms, Bathroom/WC

Outside

Yard to the rear.

Note

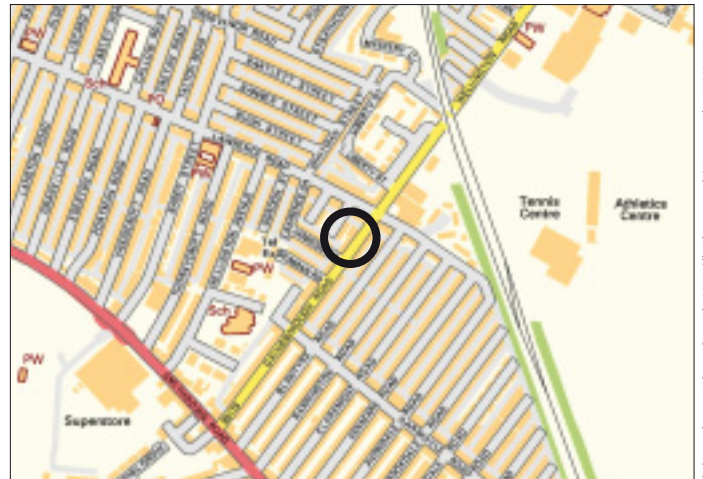
An internal inspection has not been undertaken and all information has been supplied by the vendor.

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LOT
19

95a Gainsborough Road, Liverpool L15 3HX
COMMERCIAL INVESTMENT

Guide Price **£55,000 +**



Not to scale. For identification purposes only

A two storey detached brick built property currently let as a Glazing Company producing an annual rental income of £6,000.

Situated

Fronting Gainsborough Road at it's junction with Lawrence Road in a popular residential location approximately 2.5 miles from Liverpool City Centre.

Ground Floor

L shaped workshop, WC

First Floor

Ancillary Accommodation

Outside

Yard to the front and side.

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LOT
20

2 Mayfield Road, Garston, Liverpool L19 3QA RESIDENTIAL INVESTMENT

Guide Price **£125,000 +**



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Not to scale. For identification purposes only

A substantial three storey semi detached property converted to provide 4 self contained flats benefiting from front and rear gardens. At the time of our inspection two of the flats were let on Assured Shorthold Tenancies producing a rental income of £303.00 pcm each. The two vacant flats require refurbishment. When fully let the potential annual rental income is in excess of £15,000.

Flat 4 – Hall, Lounge, Kitchen, Bathroom/WC, Bedroom.

First Floor

Flats 2 & 3 – Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Outside

Gardens front and rear.

Situated

Just off Aigburth Road in a popular and well established residential location

Ground Floor

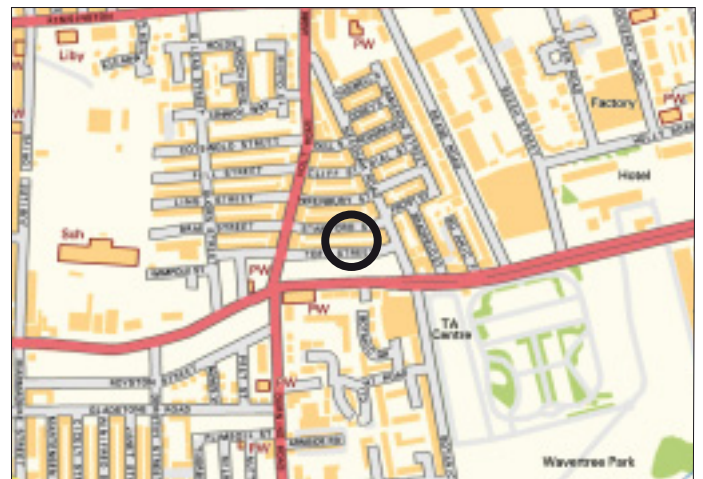
Main Entrance Hallway

Flat 1 – Hall, Open Plan Lounge/ Kitchen, Bedroom, Bathroom/WC.

LOT
21

36 Stamford Street, Liverpool L7 2PT RESIDENTIAL INVESTMENT

Guide Price **£35,000 +**



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Not to scale. For identification purposes only

A 2 bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £3813.26 per annum.

Situated

Off Holt Road and Needham Road in an established residential location approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, Through Lounge, Kitchen.

First Floor

2 Bedrooms, Bathroom/WC

Outside

Yard to the rear.



A residential re-development opportunity with planning permission for change of use from residential care home to 13 apartments. The premises comprise a substantial detached double fronted former care home (previously two semi detached houses) arranged over ground, first and second floors together with lift to all floors and front, side, and rear gardens.

Situated

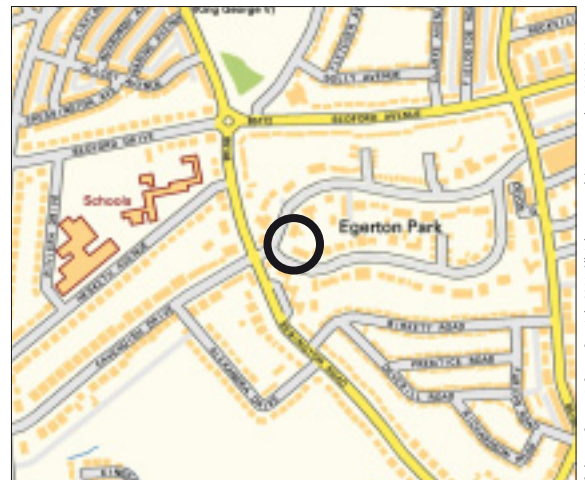
The property is situated within Egerton Park, a Victorian Residential Park approximately 1.5 miles from Birkenhead Town Centre. The park is located between Bebbington Road and Old Chester Road with access via Bebbington Road and is close to local amenities.

Outside

Front, rear and side gardens.

Planning

Planning permission has been granted by Wirral Council on 25/04/2012 for a change of use from residential care home to 13 apartments under reference APP/11/00430. Copies of the proposed plans are available upon request from the auctioneers.

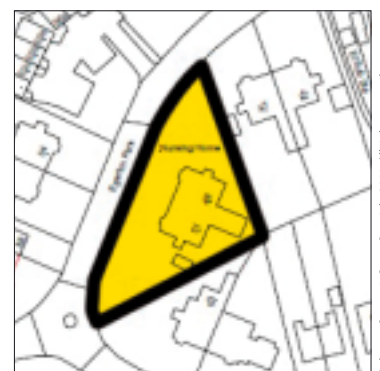


Not to scale. For identification purposes only

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Tenancy Schedule

FLOOR	EXISTING ACCOMMODATION	PROPOSED ACCOMMODATION
Ground Floor	2 Entrance lobbies, Hall, 2 Bedrooms, 2 Sitting rooms, Kitchen, Dining room, Laundry room, Staff room, Shower room/W.C., 4 W.C.'s, Lift access	Flat 1 – 2 Bedrooms, Kitchen/Lounge, Bathroom Flats 2 & 4 – Bedroom, Lounge/Kitchen, Bathroom/W.C. Flats 3 & 5 – Bedroom, Lounge/ Kitchen, Shower room/W.C.
First Floor	7 Bedrooms, Lounge, Bathroom, Shower room/W.C, W.C, 2 Stores, Lift	Flats 6, 7, 8, 9 – Bedroom with en-suite, Shower room/W.C, Lounge/Kitchen.
Second Floor	6 Bedrooms (one with en-suite bathroom), Shower/W.C, W.C, Store, Lift access	Flats 10, 11, 12, 13 – Bedroom with en-suite shower room/W.C, Lounge/Kitchen.



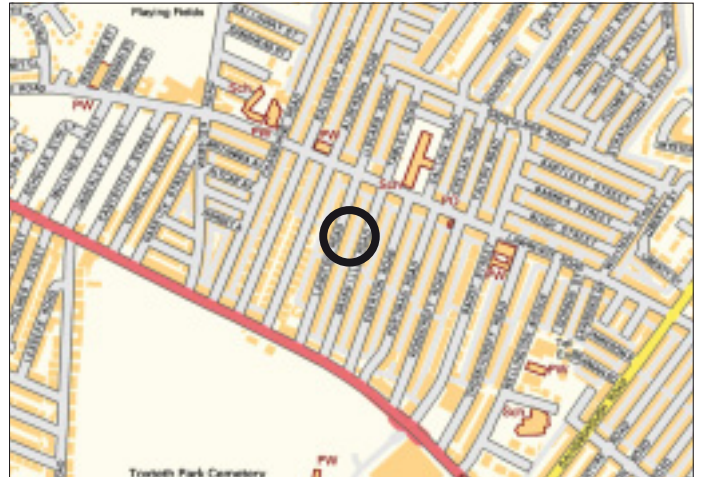
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LOT
23

78 Langton Road, Wavertree, Liverpool L15 2HT RESIDENTIAL INVESTMENT

Guide Price **£70,000 +**



Not to scale. For identification purposes only

A four bedroomed student house producing £7,200 per annum. The property benefits from central heating.

Situated

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

First Floor

2 Bedrooms plus box room, Bathroom/W.C.

Ground Floor

Living room, Kitchen, Bedroom.

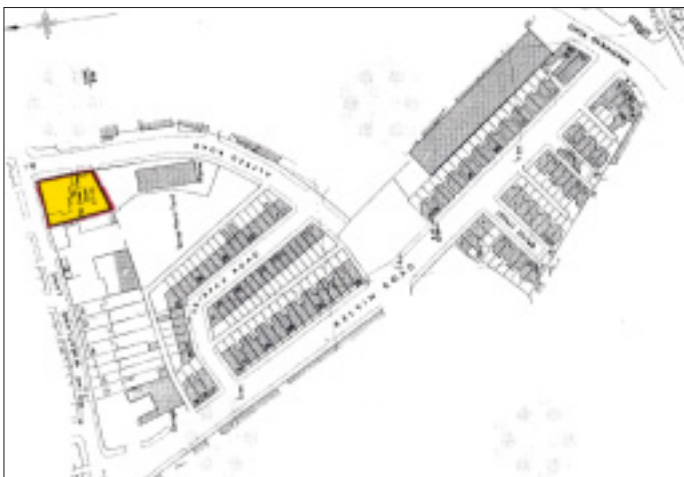
Outside

Rear yard.

LOT
24

Land at The Great Float Hotel, Wheatland Lane, Wallasey, Merseyside CH44 7DG LAND WITH POTENTIAL

Guide Price **£70,000–£80,000**



Not to scale. For identification purposes only

A substantial three storey detached former public house set in 0.15 acres and suitable for redevelopment purposes, subject to the necessary consents. The property will be demolished prior to completion and the site cleared. We believe the property is part of the local Regeneration Scheme, however, potential purchasers should make their own enquiries.

Situated

Fronting Wheatland Lane on the corner of Alfred Road in an established residential location.

Accommodation

Various accommodation over three floors.



Not to scale. For identification purposes only

Outside

Carparking Area.

LOT
25

23 Albert Edward Road, Liverpool L7 8RY
RESIDENTIAL INVESTMENT

Guide Price **£45,000–£50,000**



Not to scale. For identification purposes only

A 2 bed roomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £4528.26 per annum. The property benefits from partial double glazing, alarm system and central heating.

Outside

Yard to the rear.

Situated

Off Kensington High Street in an established and popular residential location within easy access to Liverpool City Centre.

Ground Floor

Hall, Through Living Room, Kitchen.

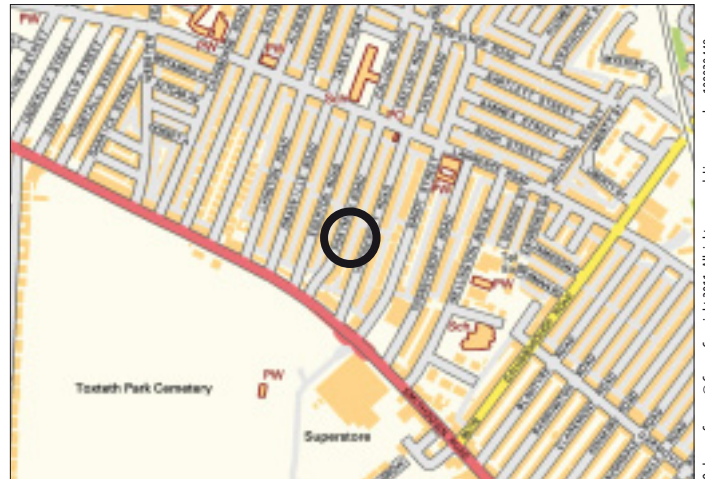
First Floor

2 Bedrooms, Bathroom/WC

LOT
26

36 Portman Road, Liverpool L15 2HJ
RESIDENTIAL INVESTMENT

Guide Price **£70,000 +**



Not to scale. For identification purposes only

A four bedroomed student house producing £6840 per annum. The property benefits from central heating.

Situated

Off Smithdown Road within easy access to local amenities and Allerton Road is only a short distance away.

First Floor

3 rooms, bathroom

Outside

Rear yard

Ground Floor

2 rooms, kitchen

LOT
27

Car Park At Mount Pleasant Road, Wallasey, Merseyside CH45 5JT

VACANT COMMERCIAL

Guide Price **£20,000 +**



A former free Council car park suitable for a variety of uses subject to the necessary planning consents. The site comprises 16 car parking spaces and extends to 483sqm (5199 sqft). The site is designated as Primarily Residential in the Unitary Development Plan, which can be viewed online at <http://www.wirral.gov.uk/udp/>. For further information please contact a member of the Planning team on (0151) 691 8399.

Situated

The site is situated fronting Mount Pleasant Road at the corner of Sutton Road within a primarily residential area.

Site Area

483m² (5199 sqft)

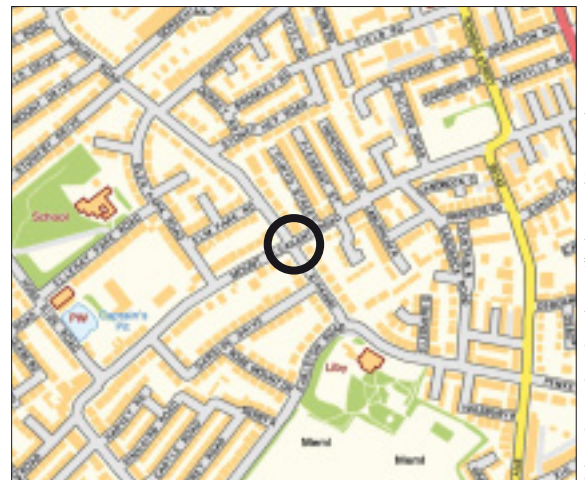
Note

The site is subject to a right of way in favour of the adjoining residents of 10 & 12 Mount Pleasant Road, for pedestrian access (4ft wide strip running along the side of 10 Mount Pleasant Road) along the passageway adjoining the car park.

Fees

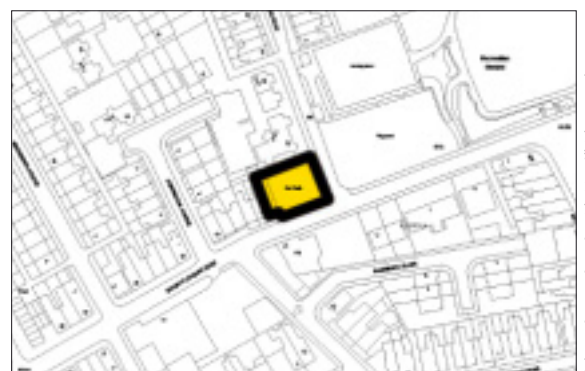
1. Wirral Council will seek a gavel fee of 2% of the sale price subject to a minimum fee of £1000+VAT 2. The auctioneer will charge a buyer's administration fee of £550 + Vat

On Behalf of



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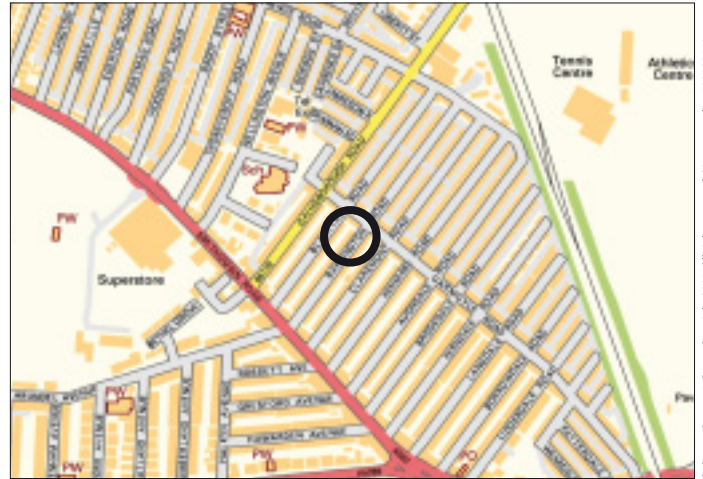
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LOT
28

28 Garmoyle Road, Liverpool L15 3HN
VACANT RESIDENTIAL

Guide Price **£80,000 +**



Not to scale. For identification purposes only

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A vacant four bedroomed house benefiting from double glazing and central heating.

Situated

Fronting Garmoyle Road on the corner of Borrowdale Road in a very popular and well established residential location within easy access to local amenities, schooling and approximately 2.5 miles from Liverpool City Centre.

Ground Floor

2 rooms, kitchen

First Floor

3 rooms, bathroom

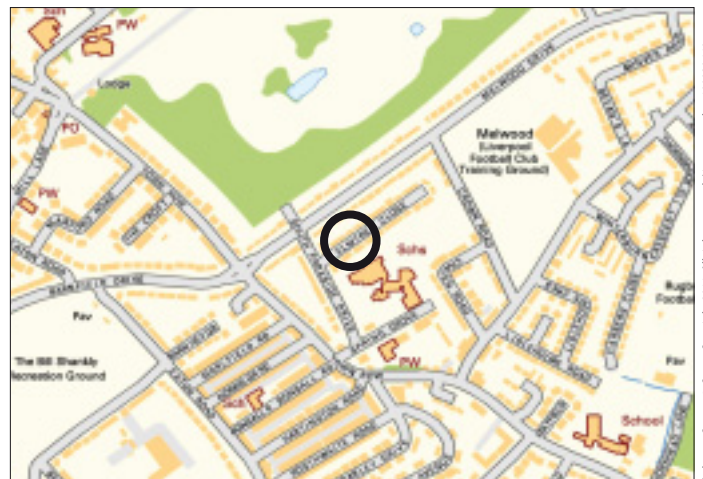
Outside

Rear yard.

LOT
29

11 Elmtree Close, Liverpool L12 8RR
RESIDENTIAL INVESTMENT

Guide Price **£75,000–£85,000**



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A 3 bedroomed semi detached property currently let by way of a Regulated Tenancy at a rental of £4,940.00 per annum.

Situated

The property is situated off South Parkside Drive which in turn is off Melwood Drive in a popular location within close proximity to West Derby Village.

Ground Floor

Hall, 1 Room, Kitchen

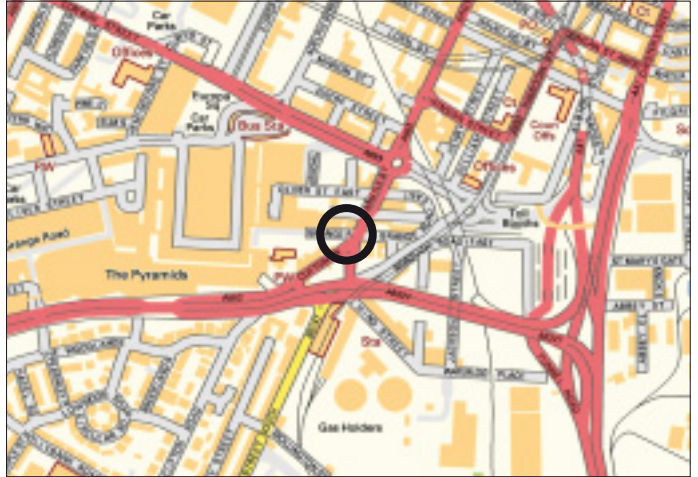
First Floor

3 Rooms, Bathroom/W.C.

Outside

Gardens front and rear, Driveway.

LOT 30 **110/112 Argyle Street, Birkenhead, Merseyside CH41 6AG**
VACANT COMMERCIAL/RESIDENTIAL INVESTMENT Guide Price **£65,000 +**



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

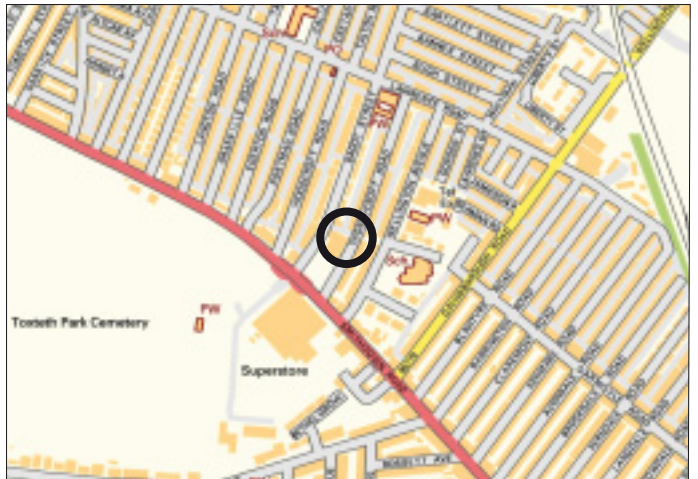
Flat 1 – Bedroom, Living Room/
 Dining Room, Kitchen, Bathroom.

Second Floor

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

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LOT 31 **41 Thornycroft Road, Liverpool L15 0EN**
VACANT RESIDENTIAL Guide Price **£75,000 +**



Not to scale. For identification purposes only

A vacant four bedroomed house benefiting from double glazing and central heating.

Situated

between Smithdown Road and Lawrence Road in a popular residential location approximately 2.5 miles from Liverpool City Centre.

First Floor

3 rooms, bathroom

Outside

Rear yard

Ground Floor

2 rooms, kitchen

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LOT
32

Car Park At Stringhey Road, Wallasey, Merseyside CH44 1EQ

VACANT COMMERCIAL

Guide Price **£10,000–£15,000**



A free Council car park site suitable for a variety of uses subject to the necessary planning permission. The site currently provides 15 spaces and extends to 439m² (4725 sqft). The site is designated as Primarily Residential in the Unitary Development Plan, which can be viewed online at <http://www.wirral.gov.uk/udp/>. For further information please contact a member of the Planning team on (0151) 691 8399.

Situated

The site is situated fronting Stringhey Road close to its junction with Trafalgar Road adjacent to the Nelson Public House within a predominantly residential area.

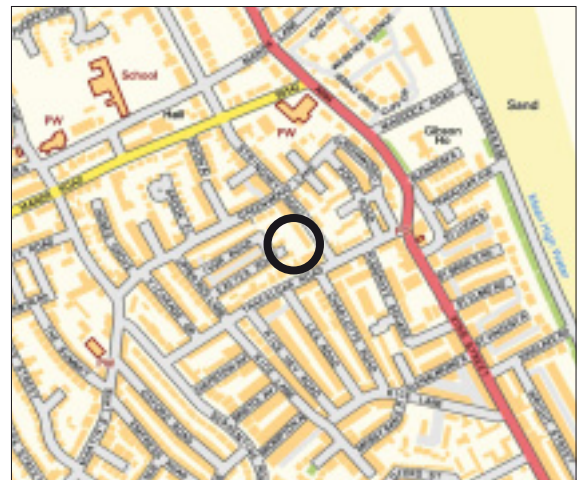
Site area

439m² (4725 sqft) (0.11 acres).

Fees

Wirral Council will seek a gavel fee of 2% of the sale price subject to a minimum fee of £1000+VAT The auctioneer will charge a buyer's administration fee of £550 + Vat

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LOT
33

Car Park At Field Road, Wallasey, Merseyside CH45 5BG

VACANT COMMERCIAL

Guide Price **£10,000 +**



A former free Council car park suitable for a variety of alternative uses subject to the necessary planning consents. The car park benefits from 11 spaces and extends to 493m² (5307 sqft). The site is designated as Primarily Residential in the Unitary Development Plan, which can be viewed online at <http://www.wirral.gov.uk/udp/>. For further information please contact a member of the Planning team on (0151) 691 8399.

Situated

The site is situated fronting Field Road close to its junction with Rowson Street within a predominantly residential area.

Site Area

493m² (5307 sqft)

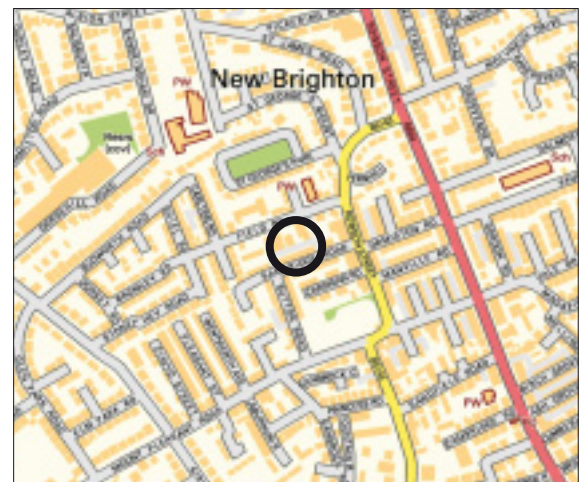
Note

1. The adjoining funeral directors access the rear of their property through the car park. There is no formal agreement. 2. There is a substation in the car park subject to a 99 year lease from 26/11/1964 in favour of Manweb which includes an easement through the car park. Further details are available in the legal pack.

Fees

1. Wirral Council will seek a gavel fee of 2% of the sale price subject to a minimum fee of £1000+vat 2. The auctioneer will charge a buyer's administration fee of £550+vat

On Behalf of



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LOT
34

37 Melwood Drive, Liverpool L12 8RL
RESIDENTIAL INVESTMENT

Guide Price **£75,000–£85,000**



Not to scale. For identification purposes only

A 3 bedroomed semi detached property currently let by way of a Regulated Tenancy at a rental of £4656.00 per annum.

Situated

The property is situated on Melwood Drive in a popular location within close proximity to West Derby Village.

First Floor

3 Rooms, Bathroom/W.C.

Outside

Gardens front and rear, Driveway.

Ground Floor

Hall, 1 Room, Kitchen

LOT
35

42 Maria Road, Liverpool L9 1EQ
VACANT RESIDENTIAL

Guide Price **£35,000–£40,000**



Not to scale. For identification purposes only

A 2 bedroomed middle terrace property benefiting from double glazing and central heating. The property has been recently refurbished and is in very good order throughout and is suitable for immediate occupation or investment purposes.

Situated

Off Breeze Lane which in turn is off Breeze Hill in an established and popular residential location within close proximity to local amenities

and approximately 5 miles from Liverpool City Centre.

Ground Floor

Hall, Through Lounge, Breakfast Kitchen, Bathroom/W.C.

First Floor

2 Bedrooms.

Outside

Yard to the rear.



Potential development opportunity subject to the necessary planning contents. The site comprises a free Council car park with 11 car parking spaces and 1 Motorcycle space. There are two advertising hoardings currently let to Primesite at a passing rent of £1,920pa.

Situated

The premises are situated within Liscard Village, a busy retail area, at the corner of Liscard Village and Manor Road.

Ground Floor

Site area – 334m² (3595 sq ft)

Note

1. The advertising hoarding licence to Primesite is £3,200pa but a 40% rent reduction has been agreed for 12 months from 1st April 2012. The licence agreement has expired and Primesite are holding over.

Fees

Wirral Council will seek a gavel fee of 2% of the sale price subject to a minimum fee of £1000+vat. The auctioneer will charge a buyer's administration fee of £550+vat

On Behalf of



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LOT
37

97 Empress Road, Kensington, Liverpool L7 8SE
RESIDENTIAL INVESTMENT

Guide Price **£60,000 +**



Not to scale. For identification purposes only

A middle terraced property currently let to 3 students on Assured Shorthold Tenancies producing an annual rental income of £6792.39. The property benefits from partial double glazing and central heating.

Outside

Yard to the rear.

Situated

Off Kensington High Street in an established and popular residential location within easy access to Liverpool City Centre.

Ground Floor

Hall, 1 Letting Room, Communal Lounge, Kitchen.

First Floor

2 Letting Rooms, Bathroom/WC

LOT
38

427 Grafton Street, Liverpool L8 4QX
VACANT RESIDENTIAL

Guide Price **£30,000–£35,000**



Not to scale. For identification purposes only

A 2 bedroomed end terraced property which following repair and modernisation would be suitable for occupation or investment purposes. The property benefits from partial double glazing.

Outside

Yard to the rear.

Situated

Off Beresford Road in a popular residential location overlooking the Estuary and approximately 3 miles from Liverpool City Centre.

Ground Floor

Through Lounge, Kitchen, Bathroom/WC

First Floor

2 Bedrooms.

LOT 39 Land At Whitfield Lane, Heswall, Merseyside CH60 7SB
DEVELOPMENT LAND Guide Price **£1,000 +**



Not to scale. For identification purposes only

A green belt field extending to 2650m² (0.65 acre)

Situated

The site is accessed via a public footpath to the side of Heswall Primary School, directly off Whitfield Lane approximately 0.5 miles from Heswall Town Centre.

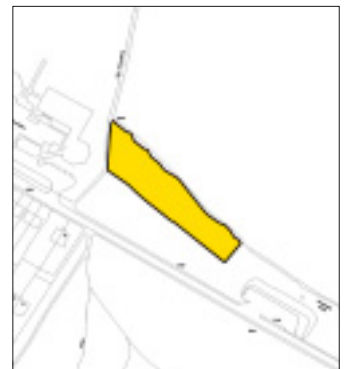
Fees

1. Wirral Council will seek a gavel fee of 2% of the sale price subject to a minimum fee of £1000+VAT 2. The auctioneer will charge a buyer's administration fee of £550 + Vat

Site area

2650m² (0.65 acre)

On Behalf of



Not to scale. For identification purposes only

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LOT 40 220 Grafton Street, Liverpool L8 6RQ
RESIDENTIAL INVESTMENT Guide Price **£45,000 +**



Not to scale. For identification purposes only

A 2 bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing an annual rental income of £3900.00. The property benefits from double glazing.

Outside
Yard to the rear.

Situated

Off Park Street which in turn is off Sefton Street in a popular residential location within easy access to Liverpool City Centre.

Ground Floor

Lounge, Kitchen, Bathroom/wc

First Floor

2 Bedrooms.

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LOT
41

239-241 Grange Road, Birkenhead, Merseyside CH45 4JA
COMMERCIAL INVESTMENT

Guide Price **£165,000 +**



A freehold town centre retail investment currently producing £24,000 per annum. The property comprises two ground floor retail units to let to Sayers the bakers Ltd and a local cafe operator. The basement and two upper floors are vacant and would be suitable for a variety of uses subject to the necessary planning consents.

Situated

The premises occupy an excellent trading position towards the western end of the pedestrianised Grange Road, Birkenhead Town Centre at the corner of Vincent Street. Other occupiers in close proximity include Iceland Foods, McDonalds, Subway, Boots, Superdrug, Primark and Asda.



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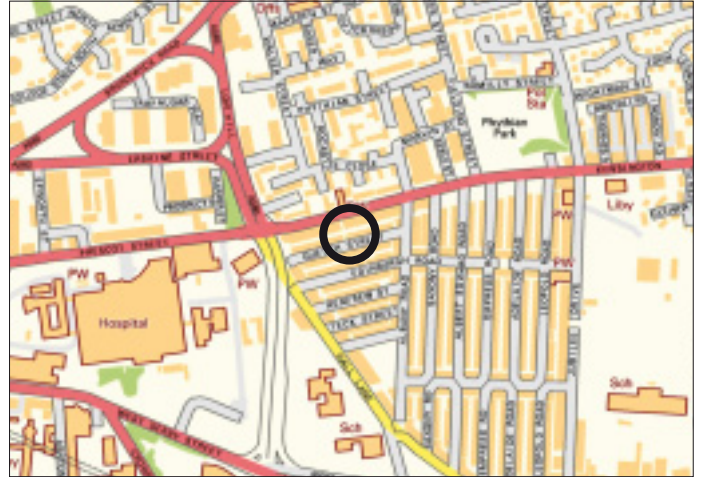
Tenancy Schedule

NO	PRESENT LESSEE	ACCOMMODATION	RENT PER ANNUM	LEASE TERMS	NEXT RENT REVIEW	NOTES
239	Sayers The Bakers Ltd	Shop 113m ² (1,220 sq ft)	£18,000	10 year lease from 22/11/2010 subject to 5 yearly rent reviews. FR&I	22/11/2015	Tenants break on 6 months notice (notice date 22/05/2015).
241	Tony Davies	Cafe 95m ² (1,020 sq ft)	£6,000	01/02/2010	-	Tenancy at Will. Mutual 3 month break notice. Tenant is responsible for utilities. The current rent payable of £500pcm was agreed by way of a side letter from the landlord dated 31st July 2012. A copy is in the legal pack
239/241	Vacant	Basement 98m ² (1,060 sq ft)	£0			
239/241	Vacant	First & second floor 191m ² (2,057 sq ft)	£0			
			Total Rent £24,000pa			

LOT
42

28 Kensington, Liverpool L7 8XB
VACANT RESIDENTIAL

Guide Price **£70,000 +**



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Not to scale. For identification purposes only

A three storey middle terrace property converted to provide 3 x 1 bedroomed self contained flats benefiting from central heating. Following refurbishment the property would be suitable for investment purposes.

Situated

Fronting Kensington High Street in a popular residential location within walking distance to Liverpool City Centre.

Ground Floor

Main Entrance Hallway.
Flat 1 – Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

First Floor

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

Second Floor

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

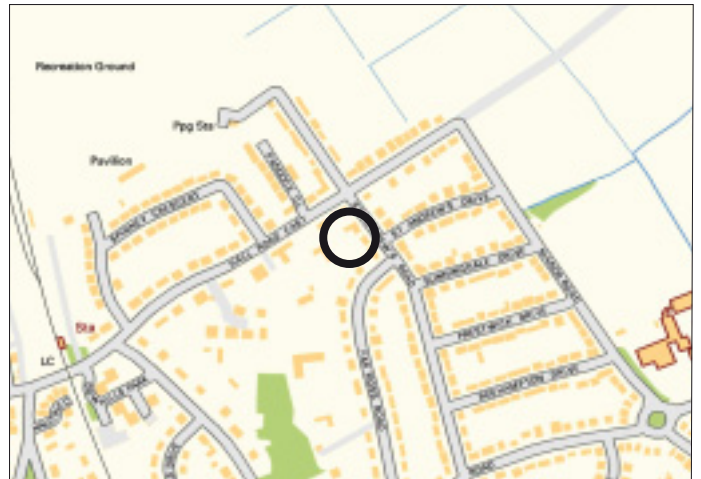
Outside

Yard to the Rear.

LOT
43

33 St Andrews Road, Liverpool, Merseyside L4 2RJ
VACANT RESIDENTIAL

Guide Price **£25,000–£30,000**



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Not to scale. For identification purposes only

A two storey 3 bedroomed middle terraced property suitable for investment purposes following refurbishment.

Situated

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

First Floor

3 Bedrooms, Bathroom/WC

Outside

Yard to the rear.

Ground Floor

Hall, Living Room, Dining Room, Kitchen.

LOT
44

Land At Kelvin Road, Wallasey, Merseyside CH44 7YJ
DEVELOPMENT LAND

Guide Price **£90,000 +**



A vacant industrial site extending to 6,099m² (1.5 acres) suitable for a variety of uses subject to the necessary planning consents.

Situated

The site is situated in an industrial area, in a prominent position on Kelvin Road, Wallasey close to Dock Road which provides easy access to the M53 and to Liverpool via the Queensway and Kingsway Tunnels.

Site area

6099m² (1.5 acres)

Fees

Wirral Council will seek a gavel fee of 2% of the sale price subject to a minimum fee of £1000+VAT The auctioneer will charge a buyer's administration fee of £550 + Vat

On Behalf of



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LOT 45 **Garages At 8 Russell Road, Wallasey, Merseyside CH44 2DD**
VACANT COMMERCIAL Guide Price **£4,000 +**



Not to scale. For identification purposes only

Two vacant garages and land to the rear extending to 72m² (775 sqft). Access to the rear is restricted.

Situated

The site is situated between 8 and 10 Russell Road within a densely populated residential area.

Site area

72m² (775 sqft)

Note

1. The site is subject to a rent charge of £4 per annum. 2. The land to the rear is subject to a licence in favour of the previous owner of 6 Russell Road for garden purposes. The licence can be determined by the owner giving written notice.

Fees

Wirral Council will seek a gavel fee of 2% of the sale price subject to a minimum fee of £1000+VAT The auctioneer will charge a buyer's administration fee of £550 + Vat

On Behalf of

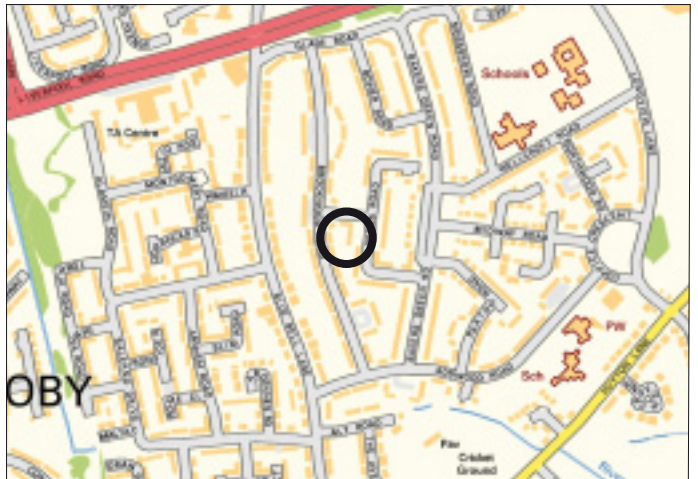


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LOT 46 **62 Reeds Road, Liverpool L36 7SW**
VACANT RESIDENTIAL Guide Price **£10,000 +**



Not to scale. For identification purposes only

A one bedroomed ground floor apartment which following refurbishment would be suitable for investment purposes. The property benefits from communal gardens and parking.

Situated

Off Bakers Green Road in a popular residential location.

Outside

Communal gardens and parking.

Ground Floor

Main entrance hallway.

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

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LOT
47

Former Bingo Hall, Corner Of Selwyn St/brewster St, Liverpool L4

VACANT RESIDENTIAL

Guide Price **£55,000 +**



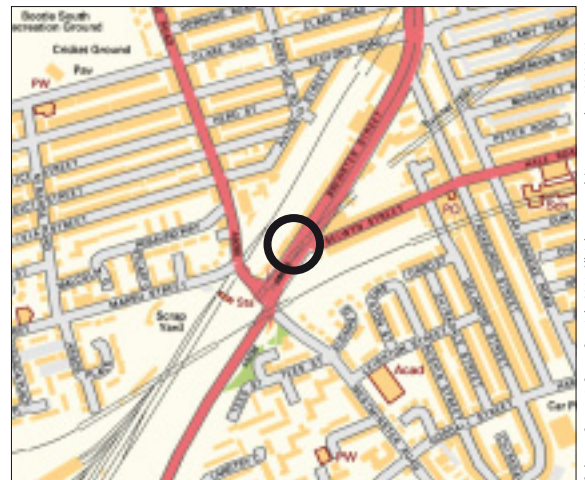
A former bingo hall which would be suitable for development to provide various accommodation subject to the relevant consents. The property has a footprint of approximately 880m² (9,500sq ft).

Situated

On the corner of Selwyn Street and Brewster Street close to Kirkdale Train Station.

Accommodation

Main entrance hall, main bingo hall, bar area, WC's and cellars



Not to scale. For identification purposes only

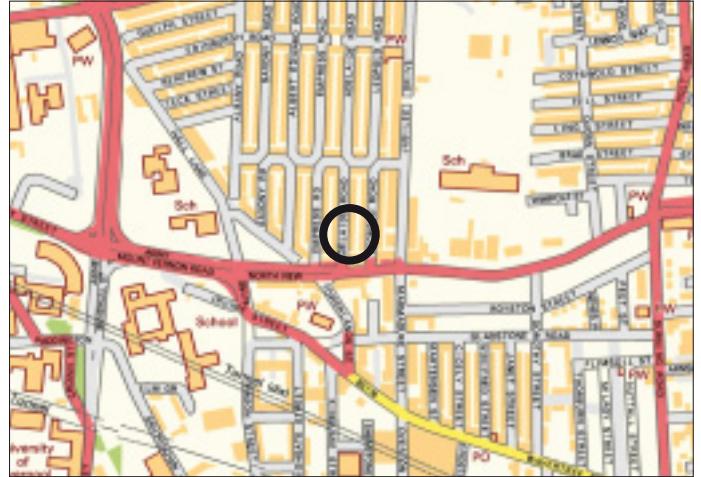
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LOT
48

137 Adelaide Road, Kensington, Liverpool L7 8SH

RESIDENTIAL INVESTMENT

Guide Price **£45,000–£50,000**



Not to scale. For identification purposes only

A 2 bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £4528.26 per annum. The property benefits from partial double glazing and central heating.

Outside

Yard to the rear.

Situated

Off Edge Lane and Kensington High Street in a popular residential location within easy access to Liverpool City Centre.

Ground Floor

Hall, Through Living Room, Kitchen.

First Floor

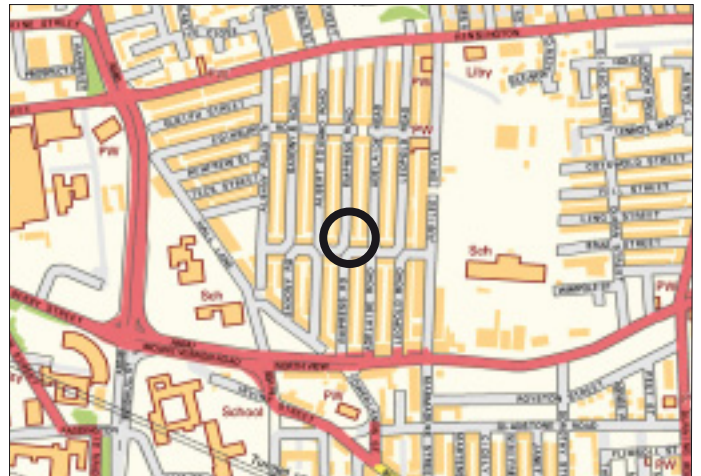
2 Bedrooms, Bathroom/WC

LOT
49

87 Empress Road, Kensington, Liverpool L7 8SE

RESIDENTIAL INVESTMENT

Guide Price **£60,000 +**



Not to scale. For identification purposes only

A middle terraced property currently let to 3 students on an Assured Shorthold Tenancy producing an annual rental income of £6792.39. The property benefits from double glazing and central heating.

First Floor

2 Letting Rooms, Bathroom/WC with walk in shower.

Outside

Yard to the rear.

Situated

Off Kensington High Street in an established and popular residential location within easy access to Liverpool City Centre.

Ground Floor

Hall, 1 Letting Room, Communal Living Room, Kitchen.

LOT
50

55 Heyes Street, Liverpool L5 6SE
VACANT RESIDENTIAL

Guide Price **£40,000 +**



Not to scale. For identification purposes only

A 3 bedroomed middle terraced property suitable for immediation occupation or investment purposes. The property is in good order throughout and benefits from central heating.

Outside

Yard to the rear.

Situated

Off Breckfield Road North in an established location and within easy access to Breck Road amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, Lounge, Kitchen

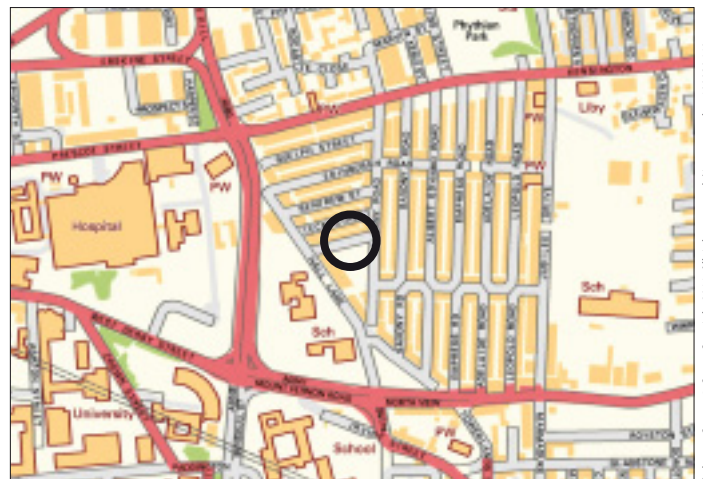
First Floor

3 Bedrooms, Bathroom/W.C.

LOT
51

25 Battenberg Street, Liverpool L7 8RS
RESIDENTIAL INVESTMENT

Guide Price **£45,000 +**



Not to scale. For identification purposes only

A 2 bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing an annual rental income of £4290.00. The property benefits from central heating.

First Floor

2 Bedrooms.

Outside

Yard to the rear.

Situated

Off Albany Road which in turn is off Kensington High Street in an established and popular residential location within easy access to Liverpool City Centre.

Ground Floor

Through Lounge, Kitchen, Bathroom/WC

LOT
52

Land At Raby Road, Thornton Hough, Wirral, Merseyside CH63 4RR

DEVELOPMENT LAND

Guide Price **£7,000 +**



A former highway depot extending to 984m² (10,591 sq ft) The site is largely overgrown and secured by palisade fencing. The site is situated within the green belt.

Situated

The site is located via an access road off Raby Road, directly opposite Thornton Farm Cottages and behind Dale cottages.

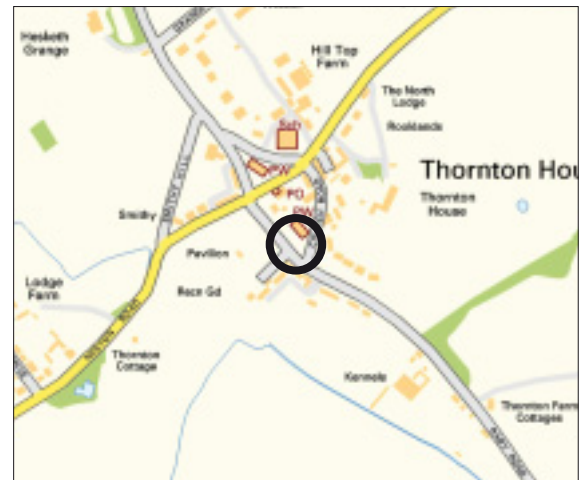
Site area

984m² (10,591 sq ft) including access road

Fees

Wirral Council will seek a gavel fee of 2% of the sale price subject to a minimum fee of £1000+VAT The auctioneer will charge a buyer's administration fee of £550 + Vat

On Behalf of



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LOT
53

110 Honeyhall Road, Halewood Liverpool L26 1TQ

VACANT RESIDENTIAL

Guide Price **£55,000–£60,000**



Not to scale. For identification purposes only

An extended 4 bedroomed mid town house benefiting from double glazing, central heating, gardens to the front and rear and a driveway. Following modernisation the property would be suitable for occupation or investment purposes.

Situated

off Torrington Drive via Higher Road in an established location within easy access to Hunts Cross and Halewood amenities.

Ground Floor

hall, Lounge, dining room through to sitting room, kitchen, utility room.

First Floor

Four bedrooms and bathroom/WC

Outside

Front and rear garden with driveway

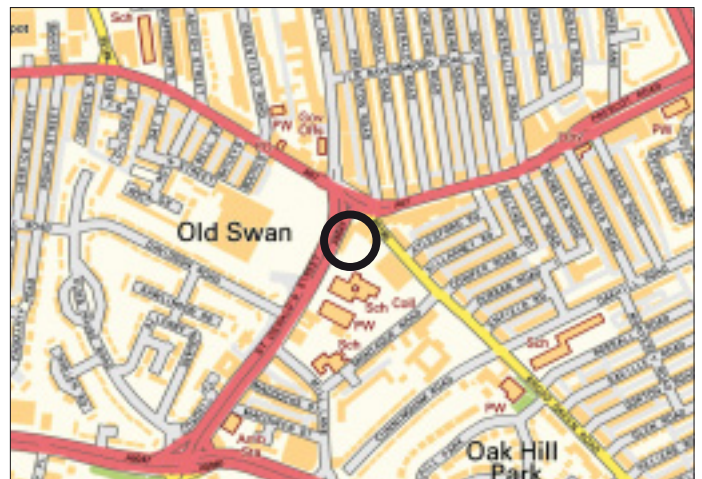
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LOT
54

11 St. Oswalds Street, Liverpool L13 5SA

VACANT COMMERCIAL

Guide Price **£150,000 +**



Not to scale. For identification purposes only

The premises comprise a ground floor office unit which we understand benefits from A2 (Financial and Professional Services) planning use. Internally the premises are fitted to a good standard and have been recently refurbished in part benefiting from gas central heating, air conditioning, suspended ceiling incorporating Category 2 lighting, part carpeted, part laminate floors, new PVC double glazed frontage/windows, kitchen and WC facilities, electric roller shutters to the front and alarm system in situ. The property would be suitable for a number of uses, subject to the relevant consents. To the upper floors there are 2 x 2 bedroomed flats. The potential annual rental income when fully let being in excess of £20,000.

Situated

The premises are located on St. Oswald Street close to its junction with Prescot Rad and Derby Lane situated approximately 3 miles from Liverpool city centre. The immediate surrounding area provides a mixture of local and national retailers, generating a busy passage of both pedestrian and vehicular traffic. Nearby Queens Drive (A5058) provides good access

to the M62 and regional motorway traffic.

Basement*

Storage 22.72m² (244 sq ft)
*Fully tanked.

Ground Floor

Office Area, rear room, kitchen, wc. – 110m² (1184 sq ft) Total Area 132.72m² (1428 sq ft)

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LOT
55

231 Walton Village, Liverpool L4 6TH
VACANT RESIDENTIAL

Guide Price **£40,000–£45,000**



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Not to scale. For identification purposes only

A two storey middle terrace property converted to provide 2 x 1 bed roomed flats. The property has recently been refurbished and benefits from double glazing and central heating. One of the flats are currently let by way of Assured Shorthold Tenancy producing a rental income of £4,680.00 per annum. The potential annual rental income being in excess of £9,000 per annum.

Situated approximately 2 miles from
Fronting Walton Village off Walton
Hall Avenue in a popular and
established residential location
Liverpool City Centre.

Ground Floor

Main Entrance Hall

Flat A – Hall, Living Room, Kitchen,
Bedroom, Bathroom/W.C.

First Floor

Flat B – Hall, Living Room,
Bedroom, Kitchen/diner, Bathroom/
W.C.

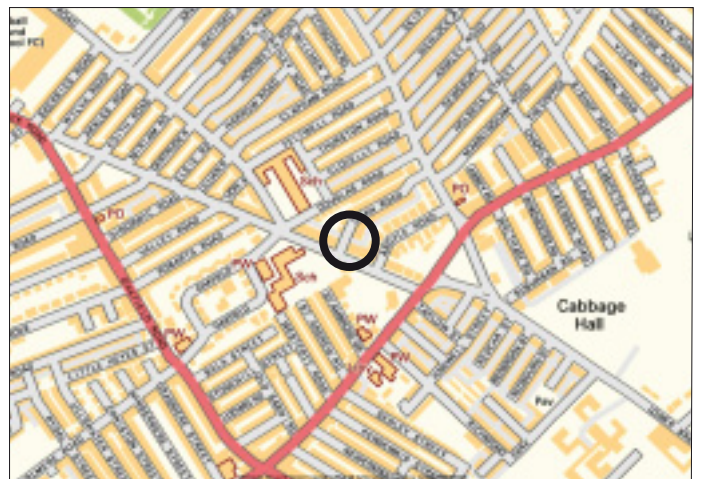
Outside

Yard to the rear

LOT
56

9 Oban Road, Liverpool L4 2SA
VACANT RESIDENTIAL

Guide Price **£15,000–£20,000**



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Not to scale. For identification purposes only

A vacant 4 bedroomed middle terrace property in need of refurbishment and modernisation. The property benefits from double glazing. The property suffers from structural defects and will only sell to a cash buyer!

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

First Floor
4 Bedrooms, Bathroom/WC.

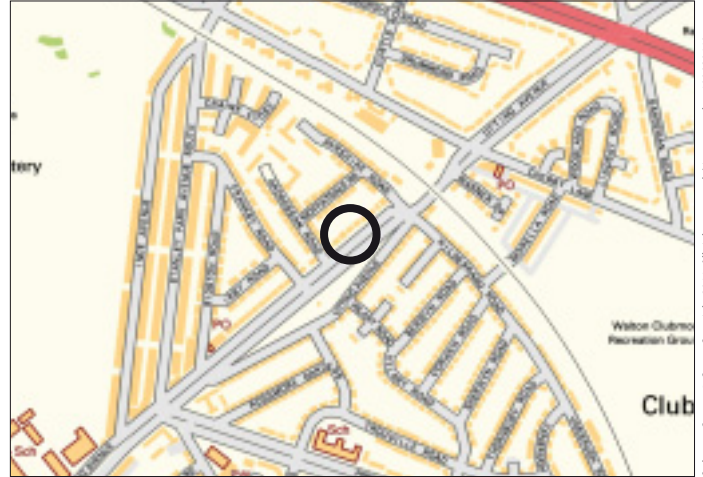
Outside
Yard to the Rear.

Ground Floor
Hall, 2 Living Rooms, Kitchen/Diner.

LOT
57

107 Utting Avenue, Liverpool L4 7UP
VACANT RESIDENTIAL

Guide Price **£55,000–£60,000**



Not to scale. For identification purposes only

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A 3 bedroomed semi detached property benefitting from double glazing, gardens and off road parking. Following repair and modernisation the property would be suitable for occupation, resale or investment purposes.

Outside

Gardens front and rear. Driveway.

Situated

Fronting Utting Avenue 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, Lounge, Dining Room, Kitchen.

First Floor

3 Bedrooms, Bathroom/WC

LOT
58

1 Bodmin Road, Liverpool L4 5SN
VACANT RESIDENTIAL

Guide Price **£45,000–£50,000**



Not to scale. For identification purposes only

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A three storey 3 bedroomed end of terrace property benefitting from central heating and double glazing. The property would be suitable for investment purposes.

Second Floor

1 Bedroom Above.

Outside

Yard to the rear.

Situated

Fronting Bodmin Street on the corner of City Road in a popular and well established residential location within easy access to County Road amenities, Everton Football Club and approximately 2.5 miles from Liverpool City Centre.

Ground Floor

Hallway, Lounge, Kitchen.

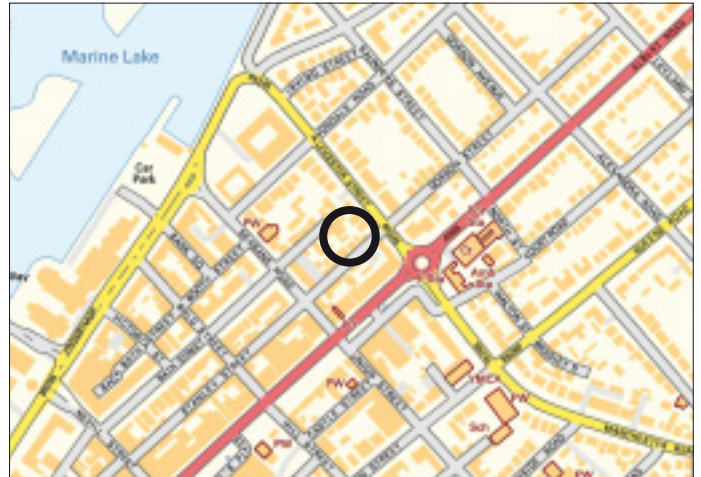
First Floor

2 Bedrooms, Bathroom/WC

LOT
59

4 Johnson Street, Southport, Merseyside PR9 0BQ
VACANT RESIDENTIAL

Guide Price **£80,000 +**



Not to scale. For identification purposes only

A 2 bedrooed character detached cottage benefiting from double glazing, central heating and flagged driveway. Following modernisation the property would be suitable for occupation or investment purposes.

Situated

off Leicester Street which in turn is off Lord Street Boulevard (A565) in a sought after location within close proximity to the Town Centre and the Promenade.

Ground Floor

Porch entrance, Lounge/Diner, Kitchen, Shower Room/W.C.

First Floor

Landing, 2 Bedrooms and WC

Outside

Cast Iron double gates, flagged Driveway providing off road parking for 2 cars. Enclosed Rear Yard. W.C.

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LOT
60

13 Thurnham Street, Liverpool L6 4AL
RESIDENTIAL INVESTMENT

Guide Price **£40,000 +**



Not to scale. For identification purposes only

A 2 bedrooed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental income of £5400.00 per annum. The property benefits from double glazing and central heating.

Situated

Off Rocky Lane in a popular and well established residential location within easy access to Tuebrook amenities, schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, 2 Reception Rooms, Kitchen.

First Floor

2 Bedrooms, Bathroom/WC

Outside

Yard to the rear.

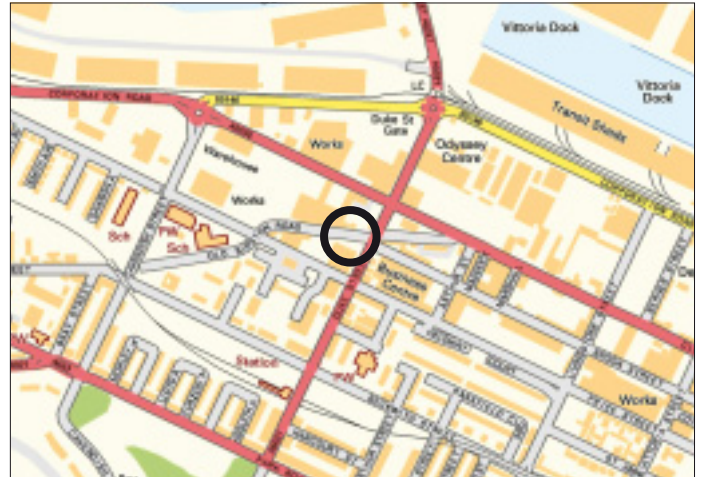
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LOT
61

Site At 48-52 Old Bidston Road, Birkenhead, Merseyside CH41 8BL

DEVELOPMENT LAND

Guide Price **£4,000 +**



Not to scale. For identification purposes only

A cleared vacant site 215m² (2314sq ft) suitable for a variety of uses subject to the necessary planning consents. The site is designated as Primarily Industrial in the Unitary Development Plan, which can be viewed online at <http://www.wirral.gov.uk/udp/>. For further information please contact a member of the Planning team on (0151) 691 8399.

Situated

The site is situated fronting Old Bidston Road close to its junction with Duke Street, Birkenhead within a predominantly industrial area.

Site area

215m² (2314sq ft)

Fees

Wirral Council will seek a gavel fee of 2% of the sale price subject to a minimum fee of £1000+vat The auctioneer will charge a buyer's administration fee of £550+vat

On Behalf of



Not to scale. For identification purposes only

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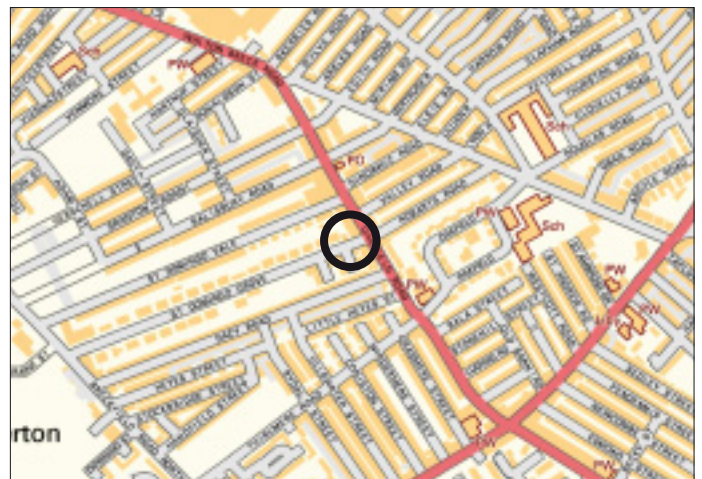
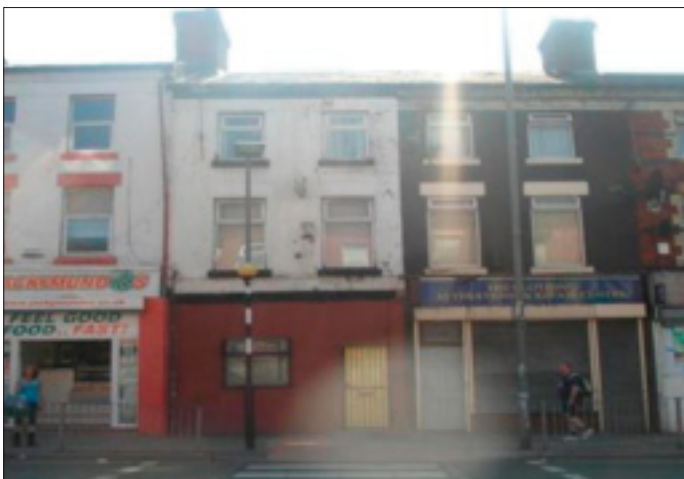
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LOT
62

109 Oakfield Road, Walton, Liverpool L4 0UE

VACANT RESIDENTIAL

Guide Price **£40,000–£45,000**



Not to scale. For identification purposes only

A three storey mid terrace property converted to provide 1x1 and 1x3 bed roomed self contained flats. The property benefits from double glazing and central heating. When fully let the potential annual rental income being in excess of £9,500.

Situated

Fronting Oakfield Road between Walton Breck Road and Breck Road. In close proximity to Liverpool Anfield Football Club and Stanley

Park with good transport links and shopping facilities.

Basement

Not inspected.

Ground Floor

Main Entrance hallway

Flat 1 – 1 bedroom, Living room, Kitchen, Bathroom/W.C.

First and Second Floor

Flat 2 – Hall, 3 bedrooms, Living room, Kitchen, Bathroom/W.C.

Outside

Yard to the rear.

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LOT
63

12 Empress Road, Kensington, Liverpool L7 8SE
RESIDENTIAL INVESTMENT

Guide Price **£50,000 +**



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Not to scale. For identification purposes only

A middle terraced property currently let to 3 students by way of an Assured Shorthold Tenancy producing an annual rental income of £4680.00. The property benefits from double glazing and central heating.

Outside

Yard to the rear.

Situated

Off Kensington High Street in an established and popular residential location within easy access to Liverpool City Centre.

Ground Floor

Hall, Communal Lounge, 1 Letting Room, Kitchen.

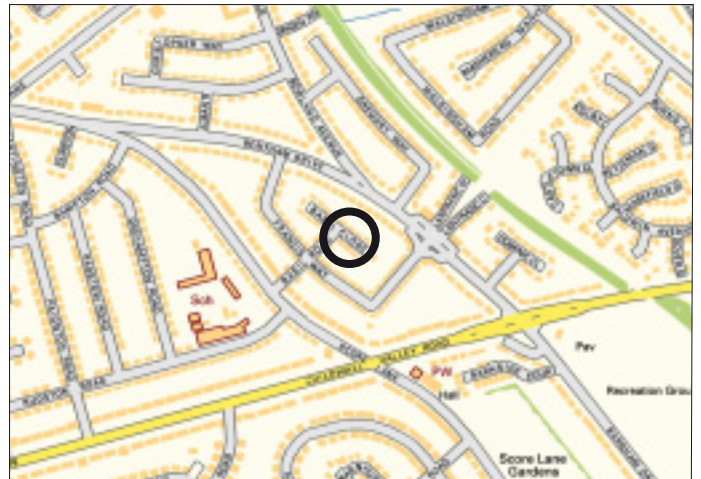
First Floor

2 Bedrooms, Bathroom/WC, Separate WC.

LOT
64

34 Basil Close, Liverpool L16 5EL
RESIDENTIAL INVESTMENT

Guide Price **£75,000–£85,000**



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Not to scale. For identification purposes only

A 3 bedroomed semi detached property currently let by way of a Regulated Tenancy producing £4940 per annum.

Situated

Off Francis Way which is in turn off Bentham Drive in a popular and established residential location.

First Floor

3 Rooms, Bathroom/WC.

Outside

Gardens Front & Rear.

Ground Floor

Hall, 1 Room, Kitchen.

LOT
65

41 Melwood Drive, Liverpool L12 8RL
RESIDENTIAL INVESTMENT

Guide Price **£75,000–£85,000**



Not to scale. For identification purposes only

A 3 bedroomed semi detached property currently let by way of a Regulated Tenancy at a rental of £4854.00 per annum.

Situated

The property is situated on Melwood Drive in a popular location within close proximity to West Derby Village.

First Floor

3 Rooms, Bathroom/W.C.

Outside

Gardens front and rear, Driveway.

Ground Floor

Hall, 1 Room, Kitchen

LOT
66

37 Bedford Road, Liverpool L4 5PS
VACANT RESIDENTIAL

Guide Price **£45,000–£50,000**



Not to scale. For identification purposes only

A vacant 3 bedroomed middle terrace property benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes.

Situated

Off County Road in an established residential location within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, 2 Reception Rooms, Kitchen.

First Floor

3 Bedrooms, Bathroom/W.C.

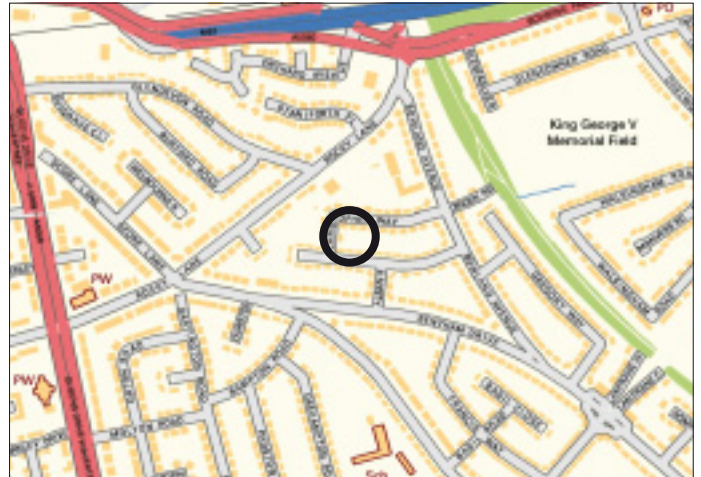
Outside

Yard to the Rear.

LOT
67

35 Christopher Way, Liverpool L16 1JG
RESIDENTIAL INVESTMENT

Guide Price **£75,000–£85,000**



Not to scale. For identification purposes only

A 3 bedroomed semi detached property currently let by way of a Regulated Tenancy which is producing £5088 per annum.

Situated

Running directly off Bowland Avenue within close proximity to local amenities.

Ground Floor

Hall, 1 Room, Kitchen.

First Floor

3 Rooms, Bathroom/WC.

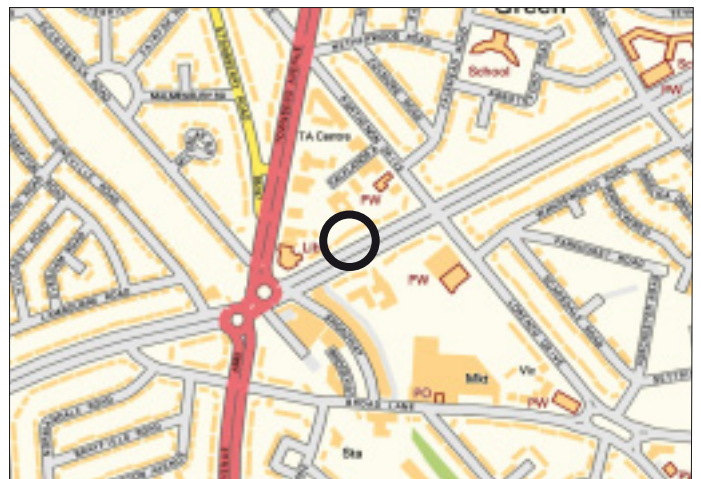
Outside

Gardens Front & Rear.

LOT
68

45 Utting Avenue East, Liverpool L11 5AA
VACANT RESIDENTIAL

Guide Price **£40,000–£45,000**



Not to scale. For identification purposes only

A 3 bedroomed mid town house benefiting from double glazing, central heating, gardens and off road parking. Following refurbishment the property would be suitable for occupation or investment purposes.

Situated

Fronting Utting Avenue East within walking distance to Broadway Shopping Centre in a popular residential location.

Ground Floor

Hall, Lounge, dining room, kitchen

First Floor

3 bedrooms, bathroom, separate WC

Outside

Gardens to the front and rear, driveway

LOT
69

13 Romer Road, Liverpool L6 6DH
VACANT RESIDENTIAL

Guide Price **£45,000–£50,000**



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

Situated

Between Kensington High Street and Molyneux Road in a popular residential location within easy access for local amenities, schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, Front Lounge, Rear Dining Room, Kitchen.

First Floor

3 Bedrooms, Bathroom/WC.

Outside

Yard to the Rear.

Not to scale. For identification purposes only

LOT
70

11 Acorn Court, Liverpool L8 5TA
VACANT RESIDENTIAL

Guide Price **£50,000 +**



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A 2 bedroomed apartment situated on the first floor of this popular development. The property benefits from double glazing, wall heaters, communal gardens and allocated parking. It would be suitable for occupation or investment purposes following decoration.

Situated

Off Upper Warwick Street which in turn is off Park Road within easy reach of Liverpool City Centre.

First Floor

Hall, Lounge, Kitchen, 2 bedrooms and bathroom/WC

Outside

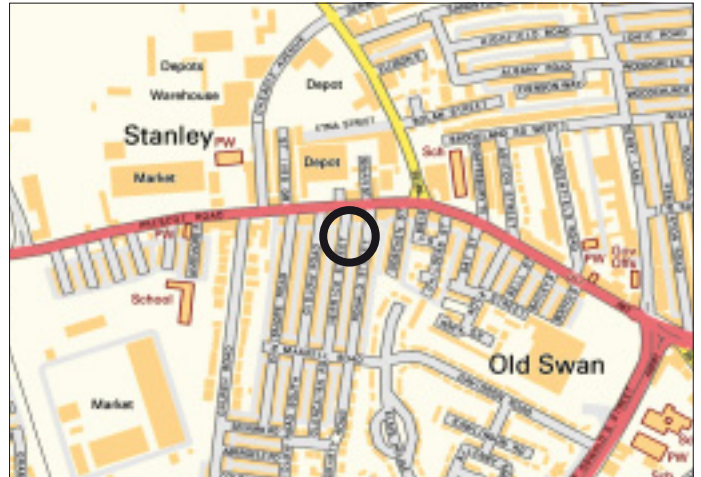
Communal gardens and allocated parking

Not to scale. For identification purposes only

LOT
71

1 Herrick Street, Liverpool L13 2AG
VACANT RESIDENTIAL

Guide Price **£35,000 +**



Not to scale. For identification purposes only

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

Situated

Off Prescott Road within easy access to Tuebrook and Old Swan Amenities approximately 3 miles from Liverpool City Centre.

First Floor

2 Bedrooms.

Outside

Yard to the rear.

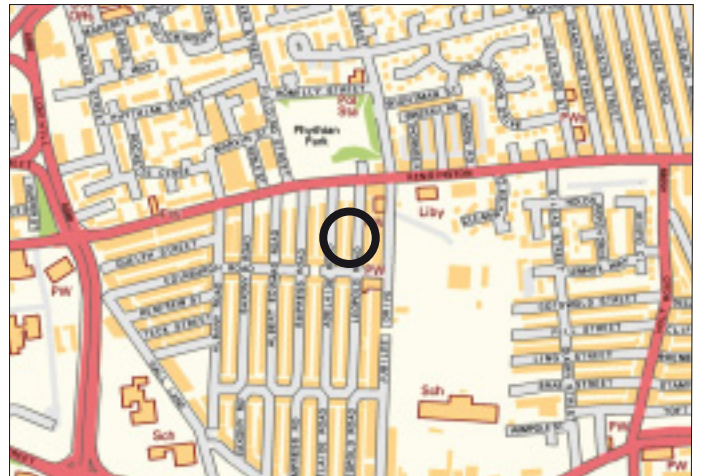
Ground Floor

Lounge, Kitchen, Bathroom/WC

LOT
72

24 Leopold Road, Kensington, Liverpool L7 8SP
RESIDENTIAL INVESTMENT

Guide Price **£45,000–£50,000**



Not to scale. For identification purposes only

A middle terraced property currently let by way of an Assured Shorthold Tenancy producing an annual rental income of 4528.26. The property benefits from partial double glazing and central heating.

Situated

Off Kensington High Street in an established and popular residential location within easy access to Liverpool City Centre.

Ground Floor

Hall, Through Living room, Kitchen

First Floor

2 Bedrooms, Bathroom, Separate WC

Outside

Yard to the rear.

LOT
73

12 Dewsbury Road, Liverpool L4 2XG
VACANT RESIDENTIAL

Guide Price **£25,000–£30,000**



Not to scale. For identification purposes only

A vacant 2 bedroomed middle terrace property benefiting from central heating and partial double glazing. Following refurbishment the property would be suitable for investment purposes.

Outside

Yard to the Rear.

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, Through Living Room, Kitchen.

First Floor

2 Bedrooms, Bathroom/WC.

LOT
74

112 Chirkdale Street, Liverpool L4 3SQ
RESIDENTIAL INVESTMENT

Guide Price **£30,000–£35,000**



Not to scale. For identification purposes only

A 2 bedroomed middle terrace property currently let by way of Assured Shorthold Tenancy producing £3600 per annum. The property benefits from central heating.

Outside

Yard to the Rear.

Situated

Off Goodall Street just off County Road in a popular residential location within easy access to local amenities and approximately 2.5 miles from Liverpool City Centre.

Ground Floor

Hall, Two Reception Rooms, Kitchen, Bathroom/WC.

First Floor

2 Bedrooms.

LOT
75

16 Church Road, Liverpool L13 2BA VACANT RESIDENTIAL

Guide Price **£65,000 +**



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Not to scale. For identification purposes only

A substantial 3 bedroomed semi detached property which following a full upgrade and modernisation would be suitable for owner occupation, resale or investment purposes. The property benefits from a large rear garden and off road parking. There is potential to provide further rooms in the attic and cellar.

Situated

Prescot Road in a popular and well established residential location within easy reach of Old Swan amenities and approximately 3 miles from Liverpool City Centre.

Cellar

Ground Floor

Hall, 2 Front Reception Rooms, Morning Room, Kitchen.

First Floor

3 Bedrooms, Bathroom/W.C.

Second Floor

Attic Room above.

Outside

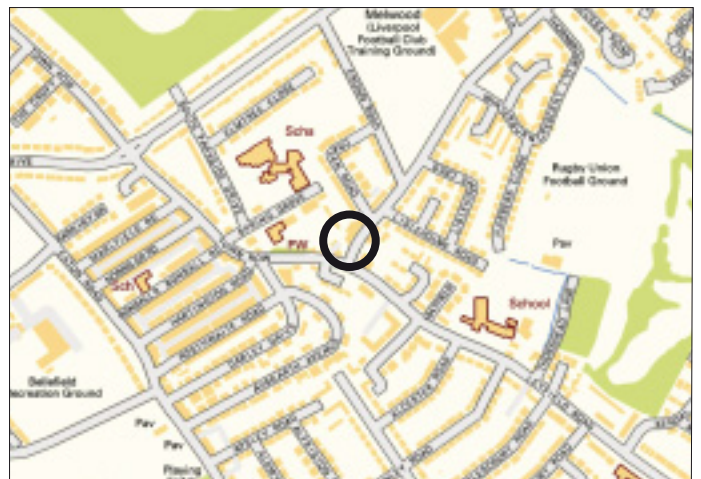
Front garden, Large rear garden, Driveway.



LOT
76

11-15 Deysbrook Lane, Liverpool L12 8RE COMMERCIAL INVESTMENT

Guide Price **£75,000 +**



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Not to scale. For identification purposes only

A two storey mixed use middle terraced property comprising of a ground floor retail unit together with a three bedroomed self contained flat above. The shop is currently let with the Tenant holding after the expiry of a 12 year lease on 10 December 2012 producing an annual rental income of £7,536.00. To the flat above is vacant and benefits from central heating and will be sold furnished is suitable for occupation or investment following refurbishment. The property benefits from steel roller shutters, partial double glazing and central heating.

Situated

Fronting Deysbrook Lane at it's junction with Town Row in the popular West Derby Village District.

Ground Floor

Shop – Main Sales Area, Rear Dispensing Area, WC, Washroom, Store.

First Floor

Flat – Hall, Lounge with Patio, Kitchen, 3 Bedrooms, Bathroom/WC. Attic Room Above – comprising additional Bedroom, 2 Side Store Rooms and an Airing Cupboard.

Outside

Rear Yard/Washroom.

LOT
77

28 Pirrie Road, Liverpool L9 6AB
VACANT RESIDENTIAL

Guide Price **£40,000–£45,000**



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An extended 2 bedroomed middle town house benefitting from double glazing, central heating and gardens. Following refurbishment the property would be suitable for occupation or investment purposes with a potential rent of £450pcm.

Situated

Just off Walton Hall Avenue in a popular and well established residential location within easy access to local amenities and

approximately 5 miles from Liverpool City Centre.

Ground Floor

Hall, Lounge, Kitchen, Bathroom, Utility Room

First Floor

2 Bedrooms.

Outside

Gardens front and rear.



LOT
78

387 Grafton Street, Liverpool L8 4QX
RESIDENTIAL INVESTMENT

Guide Price **£45,000 +**



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A 2 bedroomed end terraced property currently let by way of an Assured Shorthold Tenancy producing an annual rental income of £3900.00. The property benefits from double glazing.

Situated

Off Beresford Road in a popular residential location overlooking the Estuary and approximately 3 miles from Liverpool City Centre.

Ground Floor

Lounge, Dining Room, Kitchen.

First Floor

2 Bedrooms, Bathroom/WC

Outside

Yard to the rear.

LOT
79

68-69 Bedford Road, Bootle, Merseyside L20 7DW
COMMERCIAL INVESTMENT

Guide Price **£90,000 +**



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Not to scale. For identification purposes only

A three storey mixed use end terraced property comprising of a ground floor commercial unit together with a spacious 3 bedroomed flat above. The retail unit is currently let by way of a 10 year lease at a rental of £1300.00 per annum commencing 2009 and benefits from steel roller shutters. The flat above is currently let by way of an Assured Shorthold Tenancy producing £5400.00 per annum. The flat was in good order throughout and benefits from double glazing and central heating. The total annual rental income being in excess of £21,000.

Situated

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

First Floor

Flat – Hall, Lounge, Kitchen/Diner.

Second Floor

3 Bedrooms, Bathroom/WC with walk in shower.

Ground Floor

Retail Unit – Reception Area & Workshop.

LOT

80

12 Pritchard Avenue, Seaforth, Liverpool L21 1EJ
VACANT RESIDENTIAL

Guide Price **£60,000 +**



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Not to scale. For identification purposes only

A 3 bedroomed semi detached property which following a full upgrade and modernisation would be suitable for occupation, resale or investment purposes. The property benefits from gardens.

Outside

Gardens Front & Rear.

Situated

In a cul-de-sac off Crosby Road South in a popular residential location within easy reach of Crosby and Waterloo amenities and approximately 5 miles from Liverpool City Centre.

Ground Floor

Hall, Lounge, Kitchen.

First Floor

3 Bedrooms, Bathroom/WC.

LOT
81

5 Dewsbury Road, Liverpool L4 2XE
VACANT RESIDENTIAL

Guide Price **£25,000–£30,000**



Not to scale. For identification purposes only

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A two bedroomed middle terraced property suitable for investment purposes.

Situated

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

First Floor

2 Bedrooms, Bathroom/WC

Outside

Yard to the rear.

Ground Floor

Hall, Through Lounge, Kitchen.

LOT
82

2c Hereford Road, Seaforth, Liverpool L21 1EQ
VACANT RESIDENTIAL

Guide Price **£20,000–£25,000**



Not to scale. For identification purposes only

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A 1 bedroomed second floor flat suitable for investment purposes following modernisation. The property benefits from double glazing and central heating.

Situated

Within a converted three storey semi detached property off Crosby Road South in a popular residential location within easy access to Crosby amenities and approximately 4 miles north of Liverpool City Centre.

Ground Floor

Main Entrance Hallway

Second Floor

Flat C – Hall, Lounge, Kitchen, Bathroom/WC, 1 Bedroom.

Outside

Communal Yard

LOT
83

Former Rileys Snooker Hall Argyle Street, Birkenhead, Merseyside CH41 6AB
PART VACANT COMMERCIAL INVESTMENT

Guide Price **£165,000+**

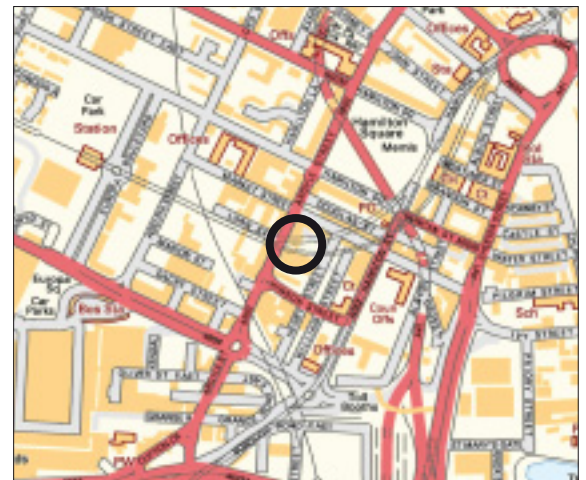


Part vacant commercial investment currently producing £14,300 per annum. Former snooker hall suitable for a variety of uses subject to the necessary planning consents. The property comprises a four storey former cinema extending to 1,050m² (11,297), converted to provide snooker hall accommodation on part of the ground floor. Internally, the property is arranged as a front bar area with circa 60 covers, a central pool hall/darts area at a lower level and a rear snooker hall. To the rear of the bar area is a kitchen and manager's office. Part of the ground floor is let to a hairdressers and the first floor is let to a gym (details below).

Situated

The property is located on Argyle Street in Birkenhead approximately 2 miles to the west of Liverpool City centre. The property benefits from strong communications with Argyle Street merging with the A552 Borough Road to the south which provides direct access to junction 3 of the M53 Motorway. Liverpool City Centre is easily accessible via the Mersey Tunnel from the Kings Square entrance located just 200 yards to the south east.

Joint Agents



Not to scale. For identification purposes only

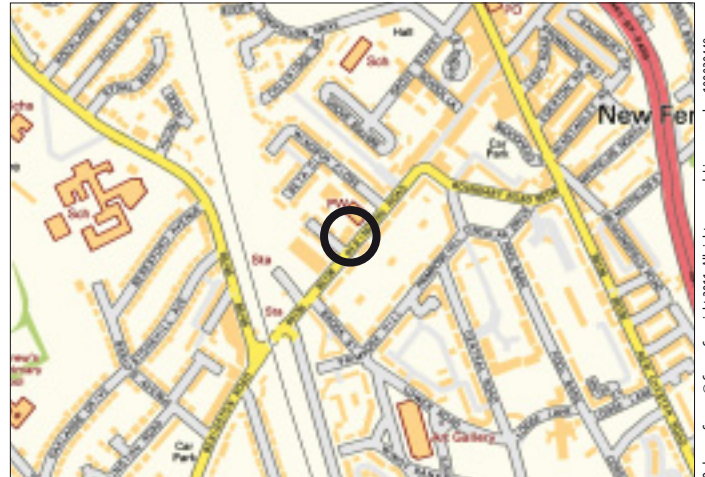
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LOT
84

33/35 Bebington Road, New Ferry, Wirral, Merseyside CH62 5BE

VACANT COMMERCIAL

Guide Price **£40,000 +**



Not to scale. For identification purposes only

Two vacant adjoining mid terraced retail units which have been combined internally to provide a single unit on the ground floor. The first floor comprises two self contained flats (1 x 1 bedroom and 1 x 2 bedroom). The property is in need of refurbishment.

First Floor

Flat 1 – 46.1m² (496 sq ft).

Flat 2 – 44m² (473 sq ft).

Situated

The premises are situated within the pedestrianised section of Bebington Road, New Ferry, close to Port Sunlight Village. Nearby occupiers include Age UK, Lloyds

TSB and David Pluck together with a host of local retailers.

Ground Floor

Shop – 93.9m² (1,011 sq ft)

Outside

Yard to the Rear.

Joint Agents



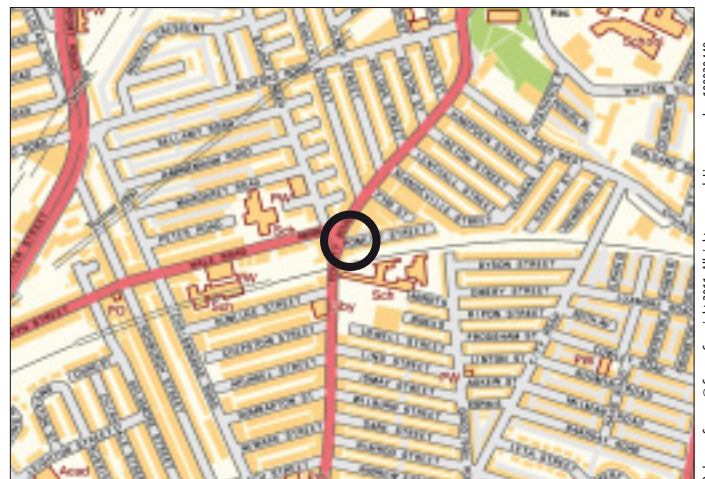
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LOT
85

162 County Road, Walton, Liverpool L4 5PH

VACANT COMMERCIAL

Guide Price **£50,000 +**



Not to scale. For identification purposes only

A vacant three storey mixed use property which provides a ground floor lock up shop and 2 x 1 bed roomed flats above. The property benefits from double glazing and steel roller shutters. The property would be suitable for a number of uses subject to the relevant consents.

Ground Floor

Lock up shop

Outside

Yard to the rear.

Situated

The premises are prominently situated fronting County Road, approximately 3 miles from Liverpool City Centre. County Road itself is a well established

neighbourhood shopping district and main arterial route, leading to Liverpool city centre and Queens Drive (A5058).

First Floor

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

Second Floor

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

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LOT
86

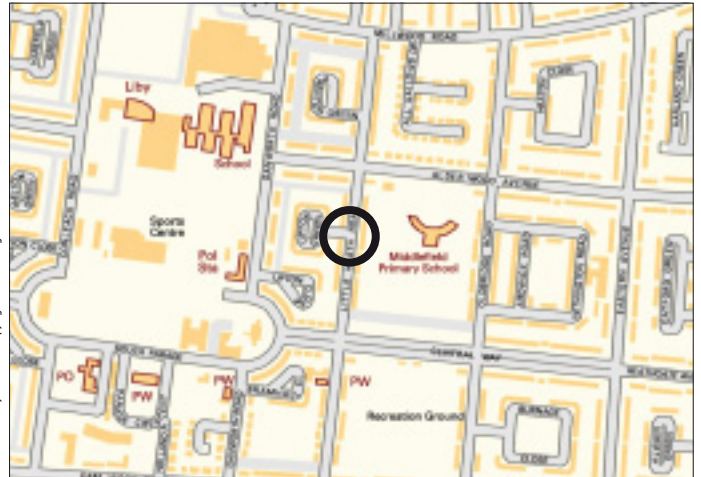
Land At Little Heath Road, Liverpool L24 2TJ

LAND WITH POTENTIAL

Guide Price **£45,000 +**



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Not to scale. For identification purposes only

Not to scale. For identification purposes only

A development site extending to 1350m² (0.33 acres) suitable for a variety of uses subject to the necessary planning consents. The site has draft outline planning permission to erect 10no 2 storey dwellings on the site. (Application ref 110/0559) and is subject to a 106 agreement requiring a public open space payment of £10,000.

Site Area

1350m² (0.33 acres) or hereabouts.

User

We understand a restrictive covenant exists for the site to only be used as a Place of Worship. However, our client will undertake to pay any premium requested by the council to discharge the covenant and widen the use to residential.

Situated

The site is located adjacent to 72 Little Heath Road within a densely populated residential area. Speke has seen significant re-generation

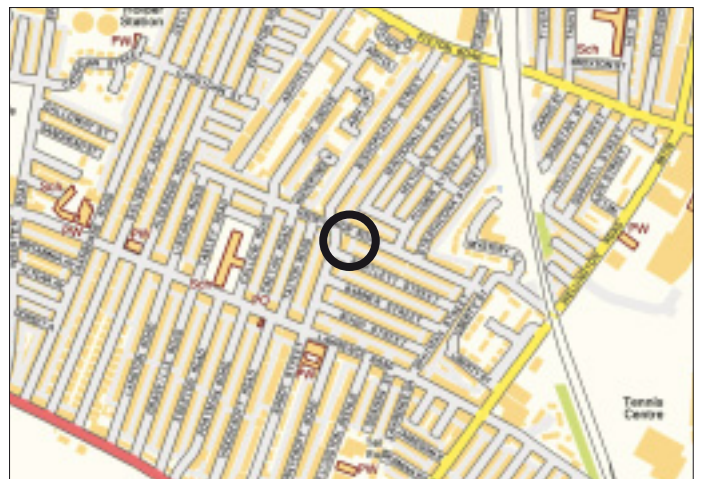
over recent years and the site is close to Speke Retail Park, John Lennon airport and Jaguar/Land Rover Factory.

LOT
87

74 Bagot Street, Liverpool L15 0HT

RESIDENTIAL INVESTMENT

Guide Price **£50,000+**



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Not to scale. For identification purposes only

A two storey end of terraced property converted to provide 2 x 1 bed roomed flats. The ground floor is vacant and benefits from double glazing and central heating. The first floor is let by way of an Assured Shorthold Tenancy at a rental of £270.00 pcm.

Ground Floor

Flat 1 - Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

First Floor

Flat 2 - Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Outside

Yard to the rear.

Situated

Fronting Bagot Street off Lawrence Road in a popular and well established residential location within easy access to local

amenities and approximately 3 miles from Liverpool City Centre.

LOT
88

104 Chirkdale Street, Liverpool L4 3SQ
VACANT RESIDENTIAL

Guide Price **£35,000 +**



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

Situated

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

Ground Floor

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

First Floor

2 Bedrooms

Outside

Yard to the rear.

Not to scale. For identification purposes only

LOT
89

21 Scorton Street, Liverpool L6 4AS
VACANT RESIDENTIAL

Guide Price **£25,000–£30,000**



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A 2 bedroomed mid terraced property benefiting from central heating. Following refurbishment the property would be suitable for investment purposes.

Situated

Off Rocky Lane in a popular residential location within easy reach of Tuebrook Amenities and approximately 2.5 miles from Liverpool City Centre.

Ground Floor

Lounge/diner, kitchen and bathroom/WC

First Floor

Two bedrooms

Outside

Yard to the rear

Not to scale. For identification purposes only

LOT
90

22 Leopold Road, Kensington, Liverpool L7 8SP
RESIDENTIAL INVESTMENT

Guide Price **£45,000–£50,000**



Not to scale. For identification purposes only

A middle terraced property currently let by way of an Assured Shorthold Tenancy producing an annual rental income of £4528.26. The property benefits from partial double glazing and central heating.

Situated

Off Kensington High Street in an established and popular residential location within easy access to Liverpool City Centre.

Ground Floor

Hall, Through Lounge, Kitchen.

First Floor

2 Bedrooms, Bathroom, Separate WC

Outside

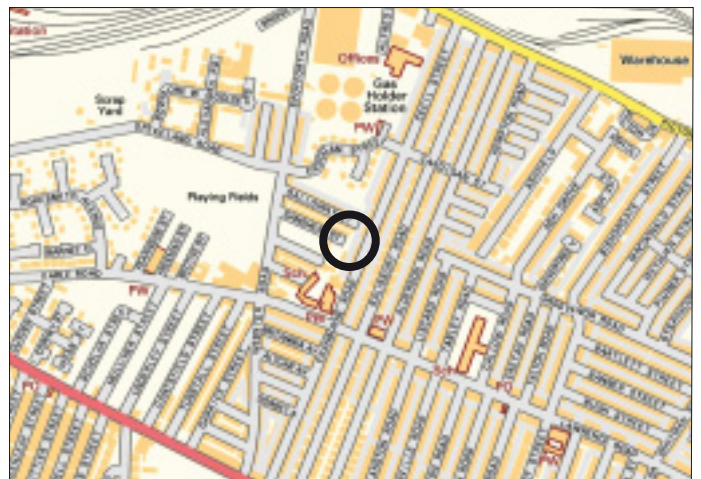
Yard to the rear.

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LOT
91

56 Galloway Street, Liverpool L7 6PD
VACANT RESIDENTIAL

Guide Price **£35,000 +**



Not to scale. For identification purposes only

A 2 bedroomed end of terrace property benefiting from double glazing and central heating. The property would be suitable for investment purposes.

Situated

Off Spofforth Road which in turn is off Picton Road in an established residential location approximately 3 miles from Liverpool City Centre.

First Floor

2 Bedrooms.

Outside

Yard to the rear.

Ground Floor

Lounge, Kitchen, Bathroom/W.C.

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LOT
92

14 City Road, Liverpool L4 5TE
VACANT RESIDENTIAL

Guide Price **£65,000 +**



Not to scale. For identification purposes only

A three storey end of terrace property converted to provide 3 x 1 bed roomed flats suitable for investment purposes following minor refurbishment work. There is central heating in 2 of the flats. The potential annual rental income when fully let being in excess of £11,000.

Situated

Fronting City Road at it's junction with Goodison Road in an established location within walking distance of Everton Football Club, County Road amenities and

approximately 2.5 miles from Liverpool City Centre.

Ground Floor

Main Entrance Hall

Flat 3 – Hall, lounge, kitchen, bedroom, bathroom/WC

Outside

Land to the side and rear.

First Floor

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

Second Floor

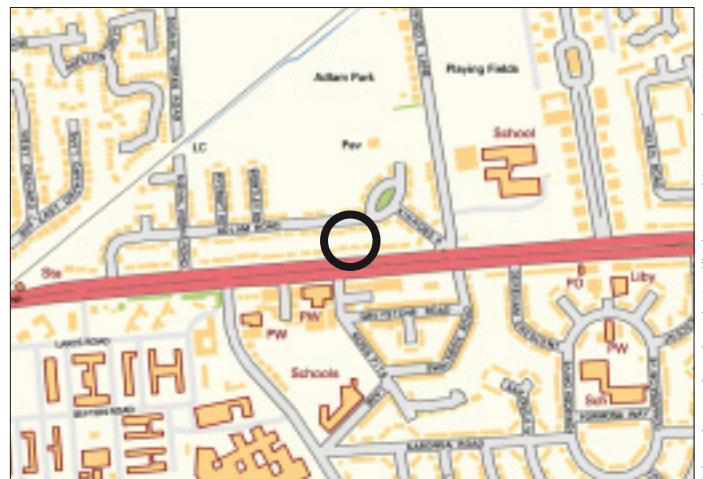
Flat 3 – Open plan lounge/kitchen, bedroom, Bathroom/WC

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LOT
93

72 Adlam Road, Liverpool L10 1LQ
RESIDENTIAL INVESTMENT

Guide Price **£50,000 +**



Not to scale. For identification purposes only

A 3 bed roomed semi detached property currently let by way of Assured Shorthold Tenancy producing £5700 per annum. The property benefits from central heating, gardens and driveway.

Situated

Off Longmoor Lane in a well established residential location within close proximity to local amenities.

Ground Floor

Hall, 2 Reception Rooms, Kitchen.

First Floor

3 Bedrooms, Bathroom/WC.

Outside

Gardens Front & Rear and Driveway.

Note

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

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LOT
94

6 Clarence Street, Runcorn, Cheshire WA7 1HG
VACANT RESIDENTIAL

Guide Price **£45,000 +**



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Not to scale. For identification purposes only

A 3 bedroomed middle terraced property benefitting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes.

Situated

Off Mersey Road in a popular residential location within close proximity to Runcorn Centre and easy reach of the Runcorn Bridge.

Ground Floor

Hall, Lounge, Dining Room, Kitchen, Bathroom/WC

First Floor

3 Bedrooms.

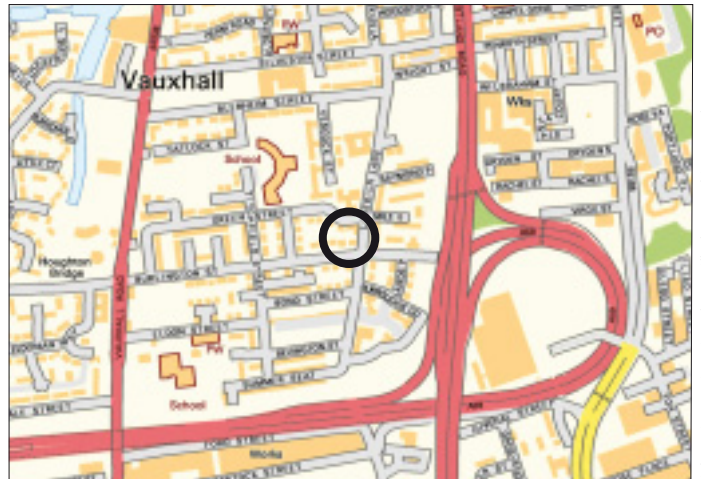
Outside

Yard to the rear.

LOT
95

99 Limekiln Lane, Liverpool L3 6DD
RESIDENTIAL INVESTMENT

Guide Price **£125,000+**



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Not to scale. For identification purposes only

A substantial three storey property converted to provide 1 x 2 and 2 x 2 bedroomed flats. The property benefits from double glazing, storage heaters, intercom system and private gated access with parking for 3 cars. Two of the flats are currently let by way of Assured Shorthold Tenancies producing £11,700 and when fully let the potential annual rental income is in excess of £17,500.

Situated

Off Silvester Street which in turn is off Vauxhall Road approximately 1.5 miles from Liverpool City Centre.

Basement

Not inspected.

Ground Floor

Main entrance hallway

Flat 1 - Hall, Lounge, 2 Bedrooms, (ensuite shower), Kitchen, Bathroom/W.C.

First Floor

Flat 2 - Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C.

Second Floor

Flat 3 - Hall, Open plan Lounge / Kitchen, 2 Bedrooms, Bathroom/W.C.

Outside

Communal Yard/Parking for 4 cars

LOT
96

St Michaels Hall, 3 St. Michaels Rd, Aigburth, Liverpool L17 7AN

VACANT COMMERCIAL

Guide Price **£40,000 +**



Not to scale. For identification purposes only

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A single storey brick built former Church Hall which would be suitable for a number of uses, subject to the relevant contents.

Situated

Off Aigburth Road in a very popular and well established residential location within walking distance to local amenities, schooling and approximately 4 miles from Liverpool City Centre.

Ground Floor

Vestibule, Main Hall, office and WC

Outside

Yard to the rear

Note

There are restrictive covenants on the property – please see the legal pack.

Now accepting instructions
for our 18 April auction
Closing date 22 March

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

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

0151 207 6315

LOT
97

Gateacre House, Goodlass Road, Liverpool L24 9HJ
VACANT COMMERCIAL

Guide Price **£100,000 +**

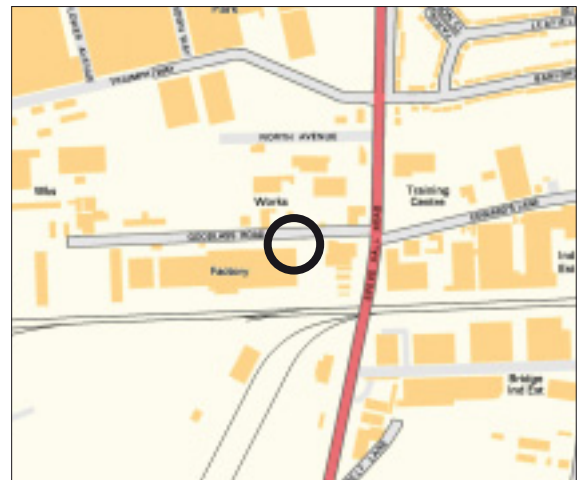


A vacant self contained workshop and office, 469.77m² (5056 sq ft) and yard area. The premises comprises two single storey interlinking commercial units providing a mixture of office and workshop/warehouse accommodation. The main workshop/warehouse accommodation is located to the rear of the and benefits from a manually operated roller shutter door providing vehicular access to Goodlass Road via the adjacent site. The front unit is primarily office accommodation benefiting from carpeting throughout, suspended ceiling with recessed lighting and gas central heating. Male and female WC's, a small kitchen and storage accommodation is also provided whilst an interlinking roller shutter door provides access to the rear workshop/warehouse. Externally the premises benefits from secure dedicated yard and car park with gated access onto Goodlass Road.

Situated

The premises are prominently situated fronting onto Goodlass Road close to its junction with Speke Hall Road (A5275) which is within close proximity of Speke Boulevard (A561), one of the main arterial routes for South Liverpool. Liverpool City Centre is approximately 6 miles to the west whilst John Lennon airport is less than 1 mile to the south. Motorway access to the M57 and M62 is available via the A5300 which is approximately 3 miles to the east.

Joint Agents



Not to scale. For identification purposes only



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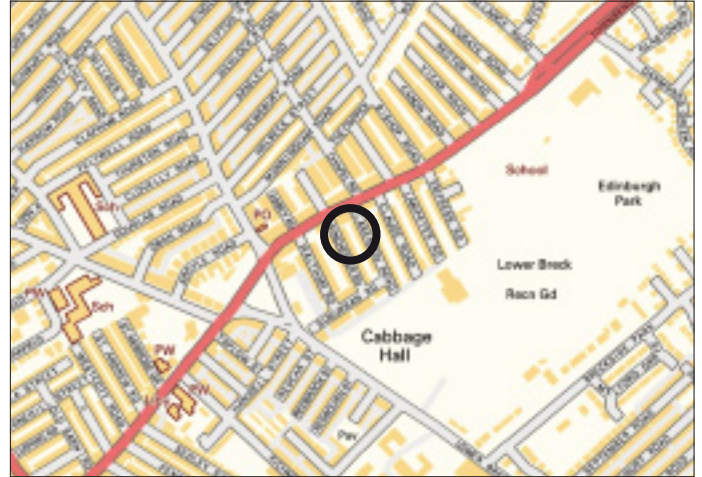
Accommodation Schedule

ACCOMMODATION	IMPERIAL	METRIC
Offices	1,581 Sq Ft	149.91m ²
Workshop/Warehouse	1,708 Sq Ft	158.7m ²
Storage Accomodation	1,767 Sq Ft	164.16m ²
TOTAL	5,056 Sq Ft	469.77m²

LOT
98

2 Clarendon Road, Liverpool L6 0BS
VACANT RESIDENTIAL

Guide Price **£25,000–£30,000**



Not to scale. For identification purposes only

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A 2 bedroomed end of terraced property suitable for investment purposes.

Situated

Off Townsend Lane in an established and popular residential location within easy reach of local amenities, schooling and approximately 2.5 miles from Liverpool City Centre.

Ground Floor

Through Lounge, Kitchen

First Floor

2 Bedrooms, Bathroom/WC

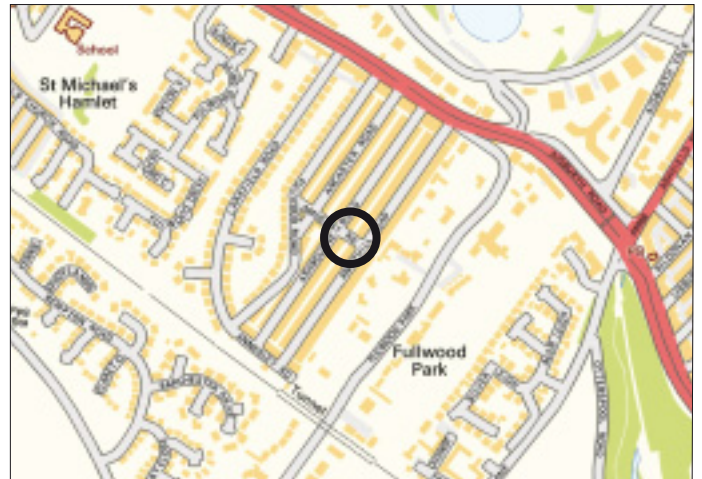
Outside

Yard to the rear.

LOT
99

59 Ashbourne Road, Aigburth, Liverpool L17 9QG
VACANT RESIDENTIAL

Guide Price **£100,000–£110,000**



Not to scale. For identification purposes only

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A 3 bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for occupation or student investment.

Situated

Off Aigburth Road in a popular and well established residential location within easy reach of Aigburth Vale amenities, schooling, Sefton Park and approximately 4 miles from Liverpool City Centre.

Ground Floor

Hall, 2 Reception Rooms, Kitchen, Utility Room.

First Floor

3 Bedrooms, Bathroom/WC

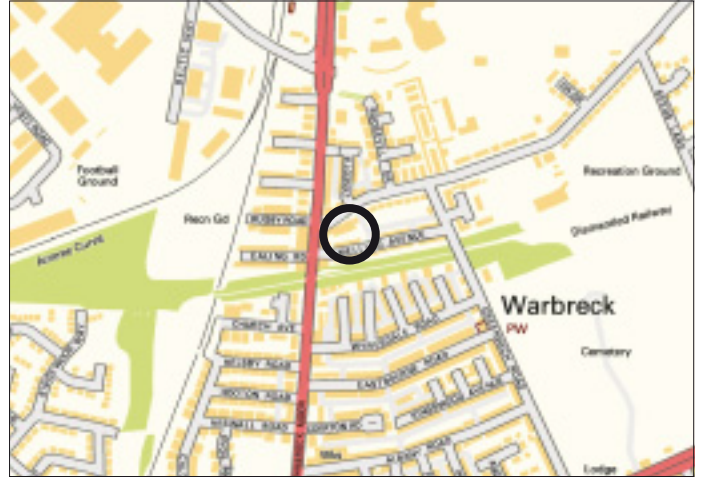
Outside

Yard to the rear.

On Behalf of a Housing Association

LOT 100 **16 Melling Road, Liverpool L9 0LG**
VACANT RESIDENTIAL

Guide Price **£50,000+**



Not to scale. For identification purposes only

A two storey end terraced property converted to provide 3 x 1 bedroomed self contained flats.

Situated

Close to the junction with Warbreck Moor and local shopping facilities close-by.

First Floor

Flat 2 - Hall, living room/bedroom. Bathroom/W.C, Kitchen.

Flat 3 - Hall, living room/bedroom. Bathroom/W.C, Kitchen.

Ground Floor

Communal Entrance Hall.

Flat 1 - Hall, living room/bedroom. Bathroom/W.C, Kitchen.

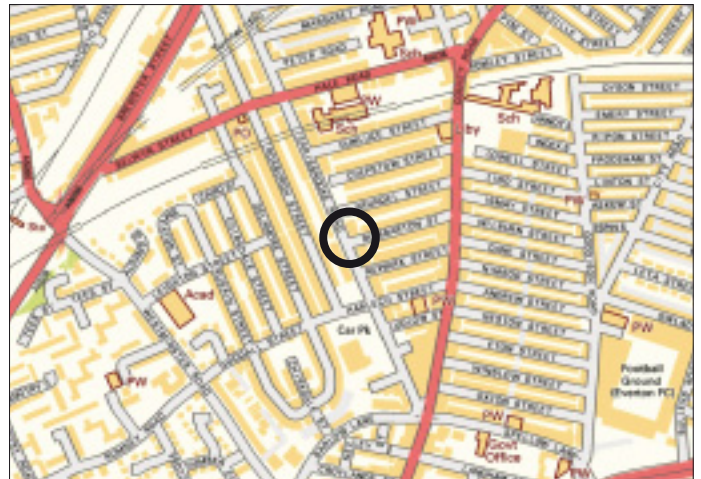
Outside

Communal garden area to the front and rear.

On Behalf of a Housing Association

LOT 101 **72 Carisbrooke Road, Liverpool L4 3RA**
VACANT RESIDENTIAL

Guide Price **£45,000+**



Not to scale. For identification purposes only

A three storey middle terraced property converted to provide 1x1 bedroomed and 1x2 bedroomed flats. The property benefits from central heating.

Situated

Fronting Carisbrooke Road off County Road conveniently placed for local amenities, schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor

Main entrance Hallway

Flat 1 - Hall, living room, bedroom, kitchen, bathroom/wc

First Floor

Flat 2 - Hall, Living Room, Kitchen, Bathroom/WC

Second Floor

2 Bedrooms.

Outside

Yard to the rear.



A residential investment comprising a 3 storey plus basement semi detached property currently producing £27,300 per annum. The premises have been converted to provide 6 self contained one bedroom flats. Each flat is let by way of an Assured Shorthold Tenancy and benefit from central heating and double glazing.

Situated

Edge Lane is one of the main artificial routes to and from Liverpool city centre which is approximately 2 miles away. The property is located at the corner of Flaxman Street close to the junction with Holt Road.

Ground Floor

Flat 1 - 1 bedroom, kitchen/living room, bathroom.

Vacant Flat 2 - 1 bedroom, kitchen/living room, bathroom. Let by way of Assured Shorthold Tenancy producing £395 pcm.

First Floor

Flat 3 - 1 bedroom, kitchen/living room, bathroom. Let by way of Assured Shorthold Tenancy producing £395 pcm.

Flat 4 - 1 bedroom, kitchen/living room, bathroom. Let by way of Assured Shorthold Tenancy producing £300 pcm.

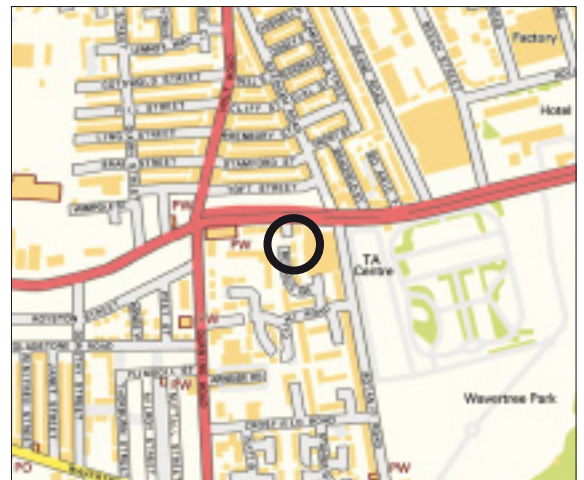
Second Floor

Flat 5 - 1 bedroom, kitchen/living room, bathroom. Let by way of Assured Shorthold Tenancy producing £395 pcm.

Flat 6 - 1 bedroom, kitchen/living room, bathroom. Let by way of Assured Shorthold Tenancy producing £395 pcm.

Outside

Rear yard.



Not to scale. For identification purposes only

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LOT
103

22 Harland Road, Birkenhead, Merseyside CH42 0LU
VACANT RESIDENTIAL

Guide Price **£70,000+**



Not to scale. For identification purposes only

A 4 bedroomed semi detached property benefitting from double glazing, central heating and gardens. Following repair and modernisation the property would be suitable for occupation, resale or investment purposes.

Situated

Between Church Road and Derby Road in a popular and well established residential location within close proximity to Birkenhead Town Centre providing easy access via the tunnel through to Liverpool.

Ground Floor

Hall, 3 Reception Rooms, Kitchen, Utility Room.

First Floor

4 Bedrooms, Bathroom/WC

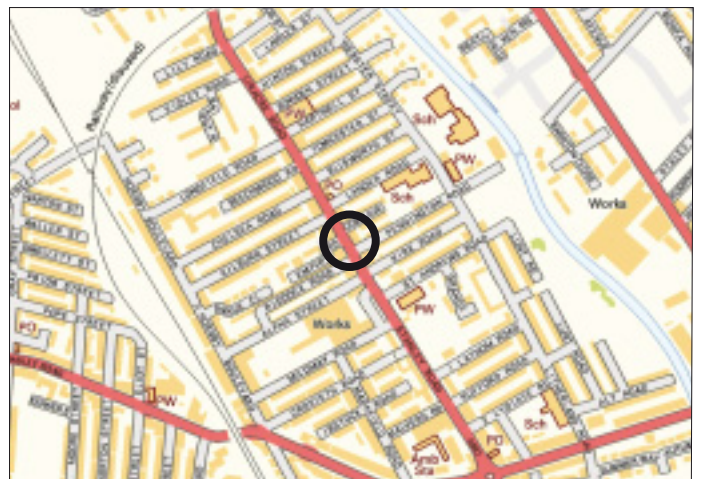
Outside

Gardens front and rear.

LOT
104

179 Linacre Road, Liverpool L21 8JS
MIXED USE

Guide Price **£40,000+**



Not to scale. For identification purposes only

A two storey mixed use property comprising of a ground floor retail unit together with a 1 bedroomed flat above. The shop is vacant and would be suitable for a number of uses subject to the necessary consents. The flat is currently let by way of an Assured Shorthold Tenancy at a rental of £4,080.00 per annum. The potential annual rental income when fully let being in excess of £9,000.

Situated

Fronting Linacre Road on a busy main road position approximately 5 miles from Liverpool City Centre.

Ground Floor

Main Sales Area, Rear Room, Kitchen, WC.

First Floor

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

Second Floor

Bedroom.

Outside

Yard to the Rear.

LOT
105

507 Beetham Plaza, The Strand, Liverpool L2 0XJ
VACANT RESIDENTIAL

Guide Price **£90,000+**



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A 2 bed roomed fifth floor apartment in a prestigious development enjoying views of the Liver and Cunard Buildings. There is a residents gymnasium and the property has a secure underground car parking facility. The property benefits from electric storage radiators and would be suitable for occupation or investment purposes.

Situated

in Beetham Plaza close to the waterfront in Liverpool's Town Centre.

Ground Floor

Main Entrance Hallway with reception with concierge

Not to scale. For identification purposes only

Fifth Floor

Hall, Open plan living area, kitchen, master bedroom with ensuite shower room, bedroom 2, bathroom/WC

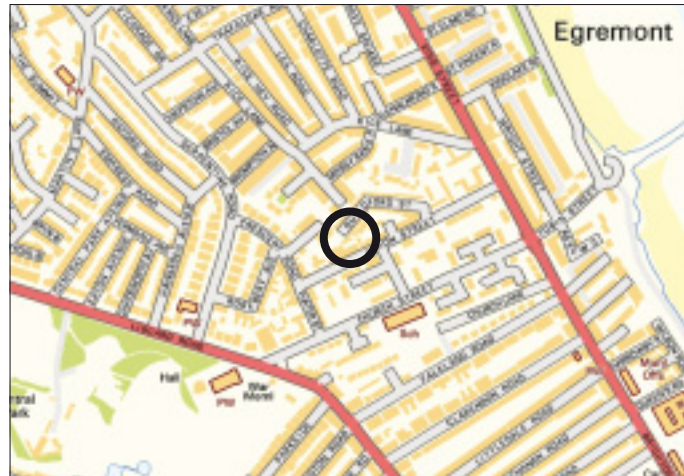
Outside

Secure underground car parking.

LOT
106

55 Guildford Street, Wallasey, Merseyside CH44 0BP
RESIDENTIAL INVESTMENT

Guide Price **£40,000+**



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A 2 bed roomed end of terrace property currently let by way of an Assured Shorthold Tenancy producing £5,400.00 per annum. The property benefits from central heating.

Situated

Off Union Street which in turn is off King Street in an established residential location.

First Floor

2 Bedrooms.

Outside

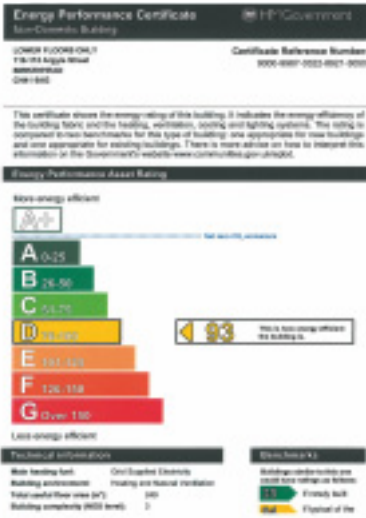
Yard to the rear.

Ground Floor

Hall, Lounge, Kitchen, Bathroom/WC

EPC Appendix

Lot 30



Lot 97



Notes



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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.	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	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.	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 	<p>BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.</p> <ul style="list-style-type: none"> • (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</p>	<p>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) provide the SELLER with an official copy of the register relating 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>
<h2 style="text-align: center;">Extra General Conditions</h2> <p style="text-align: center;">Applicable for all lots where the Common Auction Conditions apply.</p>		
<p>1. The Deposit</p> <p>1.1 GENERAL CONDITIONS A5.5a shall be deemed to be deleted and replaced by the following:</p> <p>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)</p> <p>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</p>		
<p>2. Buyer's Administration Charge</p> <p>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.</p>		
<p>3. Extra Auction Conduct Conditions</p> <p>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.</p>		

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