

Now inviting instructions
for 18 July auction

SuttonKersh

NEW VENUE
FOR THIS
AUCTION ONLY
**HILTON
LIVERPOOL**

1st
for

Auctions



THE SUNDAY TIMES
THE SUNDAY TIMES



THE SUNDAY TIMES
THE SUNDAY TIMES

NORTHERN

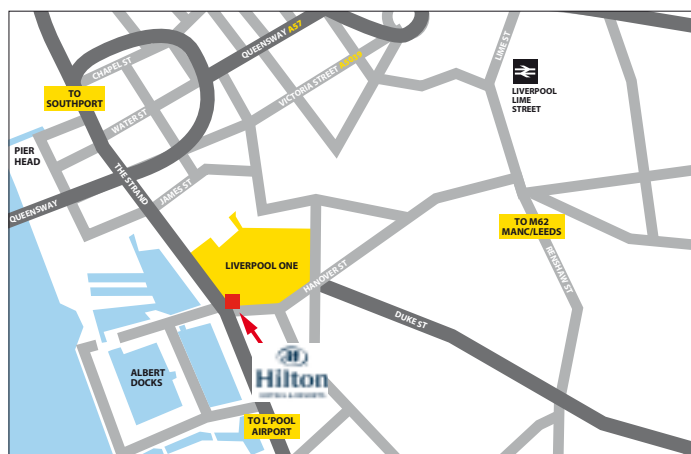


PROPERTY AUCTION SALE THURSDAY 6 JUNE 2013

commencing at 12pm prompt at
Hilton Liverpool, 3 Thomas Steers Way
Liverpool L1 8LW

www.suttonkersh.co.uk

Location



Hilton Liverpool
3 Thomas Steers Way
Liverpool L1 8LW
Tel: 0 151 708 4200



Auction programme **2013**

AUCTION DATES

18 July

4 September

17 October

5 December

CLOSING DATES

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
cathy.holt@suttonkersh.co.uk

Katie Donohue Bsc (Hons)

Auction Administrator
katie@suttonkersh.co.uk

James Kersh Bsc (Hons) MRICS

Director
james@suttonkersh.co.uk

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 18 April

LOT	PROPERTY	RESULT	PRICE
Lot	Address	Result	Price
1	156 Alder Road, West Derby, Liverpool L12 9ES	Sold	£158,000
2	24 Ettington Road, Liverpool L4 2SX	Sold	£57,000
3	35 Stanley Park Avenue South, Liverpool L4 7XB	Available At	£55,000
4	22 Lyme Grove, Liverpool, L36 8BR	Sold	£49,000
5	12 Smithdown Road, Liverpool L7 4JG	Sold	£65,500
6	617 Prescott Road, Old Swan, Liverpool L13 5XA	Available At	£100,000
7	Flat 2, 3 Newsham Drive, Liverpool L6 7UG	Available At	£25,000
8	Flat B, 12 Judges Drive, Newsham Park, Liverpool L6 7UB	Sold Prior	–
9	9 Dorset Road, Anfield, Liverpool L6 4DU	Sold	£42,500
10	134 Town Row, Liverpool L12 8SN	Available At	£100,000
11	Land In New Chester Road/Howson Street, Rock Ferry, Birkenhead CH42 2BR	Withdrawn	–
12	3 Olive Grove, Huyton, Liverpool L36 9TX	Sold	£73,000
13	7 Alison Place, Larkhill, Liverpool L13 9AH	Sold Prior	–
14	47 Crosby Road South, Liverpool L21 1EN	Available At	£75,000
15	67 Rhodesia Road, Liverpool L9 9BS	Sold	£48,000
16	43/43a Orrell Lane, Liverpool L9 8BX	Sold	£180,000
17	35a Radstock Road, Liverpool L6 3AU	Withdrawn	–
18	10 Kilburn Avenue, Wirral, Merseyside CH62 8Bg	Available At	£90,000
19	712 Ormskirk Road, Wigan, Lancashire WN5 8BB	Sold After	–
20	104 Ashbourne Road, Liverpool L17 9QJ	Sold After	–
21	4 Coral Avenue, Liverpool L36 2PZ	Sold	£47,500
22	350 Wavertree Nook Road, Liverpool L15 7LJ	Sold	£115,000
23	Unit 2, 29/33 Tulketh Street, Southport, Merseyside PR8 1AG	Sold After	–
24	153 Rice Lane, Liverpool L9 1AF	Available At	£60,000
25	99 & 101 Linacre Road, Liverpool L21 8JT	Sold Prior	–
26	109 Needham Road, Liverpool L7 0EF	Sold After	–
27	39 St Marys Road, Garston, Liverpool L19 2NJ	Sold Prior	–
28	565-567 Prescott Road, Old Swan, Liverpool L13 5UX	Sold	£300,000
29	24 Lyme Grove, Liverpool, L36 8BR	Sold	£49,000
30	30 Sheil Road, Liverpool L6 3AE	Sold	£80,500
31	27 Hanford Avenue, Liverpool L9 3BN	Sold	£68,500
32	Flat C, 12 Judges Drive, Newsham Park, Liverpool L6 7UB	Sold Prior	–
33	Rangers House, Station Road, Thurstaston, Wirral, Merseyside CH61 0HN	Sold	£310,000
34	28 Pirrie Road, Liverpool L9 6AB	Sold	£49,000
35	3 Bulford Road, Liverpool L9 6AU	Sold	£41,000
36	178 Walton Village, Liverpool L4 6TW	Sold	£176,000
37	3 Wadeson Road, Liverpool L4 9RR	Sold	£44,000
38	86 Derby Lane, Liverpool L13 3DN	Sold	£31,000
39	110 County Road, Walton, Liverpool L4 3QW	Sold	£25,000
40	8 Mab Lane, Liverpool L12 6RA	Sold	£48,000
41	7 Denebank Road, Liverpool L4 2SY	Sold After	–
42	1 Ruskin Street, Liverpool L4 3SH	Available At	£60,000
43	Rotatools, Brookfield Drive, Liverpool L9 7EG	Available At	£40,000
44	5 St. Marys Avenue, Liverpool L4 5UH	Sold	£40,000
45	29a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX	Available At	£25,000
46	Car Park At Stringhey Road, Wallasey, Merseyside CH44 1EQ	Sold	£20,000
47	482 Southport Road, Scarisbrick, Ormskirk, Lancashire L40 9RF	Available At	£110,000
48	20 Globe Street, Liverpool L4 4HE	Sold After	–
49	98, 100 & 102 Linacre Road, Liverpool L21 8JU	Sold After	–
50	6 Blenheim Way, St. Helens, Merseyside WA11 9HR	Available At	£100,000
51	49 Morella Road, Liverpool L4 8ST	Sold	£42,000
52	140 St. Marys Road, Garston, Liverpool L19 2JJ	Available At	£85,000
53	189 County Road, Walton, Liverpool L4 5PB	Sold	£66,250
54	20 Parbrook Road, Liverpool L36 3XE	Sold Prior	–
55	7 Tupman Street, Liverpool L8 8DA	Sold After	–
56	156 Briardale Road, Liverpool L18 5EJ	Sold	£72,000
57	62 Everton Valley, Liverpool L4 4EX	Available At	£75,000
58	14 Gannock Street, Liverpool L7 0EJ	Sold	£38,000
59	Land At 164 Wheatland Lane, Wallasey, Merseyside CH44 7DG	Available At	£50,000
60	55 London Street, Southport, Merseyside PR9 0TH	Withdrawn	–
61	36 Stamford Street, Liverpool L7 2PT	Available At	£45,000
62	81 Stockbridge Street, Liverpool L5 6PA	Sold	£36,000
63	Former Rileys Snooker Hall Argyle Street, Birkenhead, Merseyside CH41 6AB	Available At	£175,000
64	76 Beatrice Street, Bootle, Merseyside L20 2EH	Sold	£29,250
65	4a Corner Brook, Liverpool L28 0QG	Postponed	–

66	2/2a Millvale Street, Liverpool L6 6Bb	Sold	£49,750
67	17 Asbridge Street, Liverpool L8 0UG	Sold	£35,000
68	50 Delamore Street, Liverpool L4 3SS	Sold	£40,000
69	5 Woodlands Square & 3 Healy Close, Liverpool L27 5QP	Postponed	–
70	1a Wellington Avenue, Liverpool, L15 0EH	Sold	£95,000
71	29 Highfield Road, Walton, Liverpool L9 1AS	Available At	£49,000
72	20/22 Cambridge Arcade, Chapel Street, Southport, Merseyside PR8 1AS	Sold	£60,000
73	Everton Road Service Station, Liverpool L6 2EH	Sold	£115,000
74	3 Church Road West, Liverpool L4 5UE	Sold	£50,000
75	7 Kremlin Drive, Liverpool L13 7BU	Sold	£83,500
76	4b Corner Brook, Liverpool L28 0QG	Postponed	–
77	Peel Hotel, 165 Whitefield Road, Liverpool L6 5DB	Sold	£42,500
78	623 Prescott Road, Old Swan, Liverpool L13 5XA	Available At	£100,000
79	17 Langton Road, Liverpool L15 2HS	Sold	£71,000
80	Site Of 174 Borough Road, Seacombe, Wallasey CH44 6NJ	Sold	£7,100
81	10-14 Jamaica Street, Liverpool L1 0AF	Withdrawn	–
82	34 Wedgewood Street, Liverpool L7 2QH	Sold	£51,250
83	76 Holt Road, Liverpool L7 2PR	Sold Prior	–
84	Flats 1-4, 123 Hartington Road, Toxteth, Liverpool L8 0SF	Sold Prior	–
85	444 & 444a Mill Street, Liverpool L8 4RD	Sold Prior	–
86	431 Mill Street, Liverpool L8 4RD	Sold Prior	–
87	24 Oxford Road, Waterloo, Liverpool L22 8QF	Sold After	–
88	172 Hunts Cross Avenue, Liverpool L25 8SQ	Available At	£100,000
89	Unit 6 Brookfield Drive, Liverpool L9 7AJ	Withdrawn	–
90	135 Finch Lane, Knotty Ash, Liverpool L14 9PY	Sold	£59,000
91	64b Cedardale Road, Liverpool L9 2BQ	Available At	£55,000
92	5 Palace Road, Liverpool L9 4SL	Sold	£53,500
93	36 Bankburn Road, Tuebrook, Liverpool L13 8BL	Sold	£65,000
94	Former Jokers Bar, 48-50 Ormskirk Street, St. Helens, Merseyside WA10 2TF	Withdrawn	–
95	3 Balfour Street, Liverpool L4 0SD	Sold Prior	–
96	138 Poulton Road, 1a & 1b Sunbury Road, Wallasey, Merseyside CH44 9DL	Sold	£70,000
97	120 Chirkdale Street, Liverpool L4 3SQ	Sold	£32,500
98	32 Tarbock Road, Huyton, Liverpool L36 5XW	Sold	£110,000
99	9 Antonio Street, Bootle, Merseyside L20 2EY	Available At	£44,000
100	31 Harebell Street, Liverpool L5 7RL	Available At	£39,000
101	2 Dundonald Road, Liverpool L17 0AF	Sold	£102,000
102	8 Rymer Grove, Liverpool L4 5ST	Sold After	–
103	3 Pensby Road, Heswall, Wirral, Merseyside Ch60 7RA	Withdrawn	–
104	19 & 21 Williamson Street, Liverpool L1 1EB	Withdrawn	–
105	17 Armill Road, Liverpool L11 4TR	Sold	£26,000
106	38 Rocky Lane, Childwall, Liverpool L16 1JD	Sold	£91,000
107	Car Park At Manor Road, Wallasey CH45 4JA	Postponed	–
108	29 Basil Close, Liverpool L16 5EL	Sold	£79,000
109	26 Brentwood Avenue, Aigburth, Liverpool L17 4LD	Sold	£120,000
110	5 Midland Terrace, Liverpool L22 8QJ	Available At	£50,000
111	15 Stonyfield, Bootle, Merseyside L30 0QS	Sold	£49,000
112	20 Oban Road, Liverpool, L4 2SA	Sold	£56,000
113	17 Carole Close, Sutton Leach, St. Helens, Merseyside WA9 4PW	Available At	£60,000
114	Land At Shannon Street, Birkenhead CH41 8JH	Withdrawn	–
115	116 Princes Road, Liverpool L8 2UL	Postponed	–
116	Site Of 6 The Grove, Seacombe, Wallasey CH44 4BQ	Sold	£11,000
117	Site At Thorsway, Rock Ferry, Birkenhead CH42 1NW	Withdrawn	–
118	Ex Civil Defence Club, School Lane, New Ferry, Merseyside CH62 5BB	Available At	£80,000
119	49-51 Egerton Park, Birkenhead, Merseyside CH42 4RA	Sold Prior	–
120	32 Brompton Avenue, Sefton Park, Liverpool, L17 3BU	Sold After	–
121	290 Hoylake Road, Moreton, Wirral, Merseyside CH46 6AF	Sold Prior	–
122	33 Saxony Road, Liverpool L7 8RU	Sold Prior	–
123	4 Birchall Street, Bootle, Liverpool L20 8PD	Sold Prior	–
124	56 Allerton Road, Woolton, Liverpool L25 7RG	Available At	£135,000
125	17 Upton Road, Moreton, Merseyside CH46 0PD	Sold After	–
126	29 Stamford Street, Liverpool L7 2PT	Sold	£44,000
127	5 Aviemore Road, Liverpool L13 3BB	Sold Prior	–
128	3 Alexandra Street, Widnes, WA8 7RX	Sold	£40,500
129	2/4 James Street & 1 Chapel Road, Garston, Liverpool L19 2LS	Sold Prior	–

TOTAL REALISATION = £6,436,350

the **property Buzz**

Latest news and views from Liverpool's
leading independent estate agency chain

Issue 5

SUTTON KERSH LANDS CUSTOMER SERVICE AWARD

Sutton Kersh has won an award at the prestigious Estate & Letting Agent Awards (the ESTAS) which recognises high levels of customer service.

Liverpool's leading independent estate agency chain received the Silver award in the Best Estate Agent in the North West (South) region, which covers Merseyside, Cheshire and Greater Manchester.

James Kersh, Managing Director of Sutton Kersh said: 'We are absolutely thrilled to be recognised at this year's ESTAS, knowing that it is our customers who have judged our performance.'

'We take our levels of customer service very

seriously and have always been proud of the personal service we provide. This is a great way to demonstrate that we are achieving our own high standards.'

The awards determine the best estate agents in the country through research carried out among customers who are asked a series of questions about the service they have received from their agent. In total 23,000 questionnaires were completed by customers during the competition.



James Howarth, Alex Dixon, Phil Spencer & James Kersh

Simon Brown who runs the national scheme said: 'The ESTAS is about recognising the hard work agents put in every day, every week and month of the year.'

'To be shortlisted is a great achievement, but to win is the highest accolade any agent can achieve.'

SAY HELLO TO...



Andrina Earl, who recently joined our property management team. With over 25 years experience in the industry there is not much she doesn't know about property repairs and maintenance!

SAY GOODBYE TO...



Marji Spiteri who is retiring after 10 years at our West Derby branch and relocating to Malta! Marji's loyalty and length of service is typical of the staff at Sutton Kersh and is certainly appreciated by our customers.

SAY WELL DONE TO...



James Capper who has passed his final ARLA exams and becomes yet another fully qualified member of the Lettings team.

Phil Lawton, Director of Lettings said: 'We are committed to the personal development

of all our staff and providing the highest level of service to our clients.'

FEATURED PROPERTY

25, Ballantrae Road, Calderstones,
Liverpool, L18 6JG



Price: £520,000

- A beautiful semi-detached property over 3 floors
- Established & desirable location
- Attractive reception hall
- Stylish fitted kitchen
- 5 bedrooms, one with en-suite
- Attractive lounge
- Sitting & dining room
- Family playroom
- House bathroom, ground floor cloakroom & WC
- Utility & laundry room

For more information call 0151 734 0666



AUCTION STOCK SNAPPED UP

Sutton Kersh sold 85 properties at its April auction, generating proceeds of over £6m. It was the largest sale to be held in Merseyside since 2004.

Auctioneer Andrew Binstock (pictured) commented:

'There was a fantastic turnout for the auction and it soon became clear that many of the people were there with the intention of buying.'

'Numerous bidding wars resulted in lots selling for significantly more than their guide prices, and this wasn't a result of poor valuations, it was a result of sheer determination from investors to buy.'

'While interest rates remain at an ultra-low level, property is an attractive investment as a means for growing personal capital and I believe this is a key driver for the growth in demand for auction properties.'

Sutton Kersh will hold its third auction of the year on June 6th at the Liverpool City Centre Hilton Hotel, starting at 12.00pm.

**For more information please contact
Sutton Kersh Auctions on 0151 207 6315**



Bidder's registration and identification form

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

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

Bidder:

First name(s) Surname

Address

Postcode Tel no

Mobile no Email

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

Bidder's solicitor:

Firm Contact name

Address

..... Postcode Tel no

Bidder's signature Date

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

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

List A – Photographic evidence of Identity

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

List B – Evidence of Residence

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

Signed Date

on behalf of Sutton Kersh

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

Order of sale **Thursday 6 June**

For sale by public auction unless sold prior or withdrawn

1	27 St. Domingo Grove, Liverpool L5 6RP	£10,000+
2	19 Caryl Grove, Liverpool L8 6RN	£35,000+
3	33 Maple Grove, Liverpool L8 ORL	£15,000–£20,000
4	3 Melling Road, Liverpool L9 0LE	£45,000+
5	25 Crawford Street, Clock Face, St. Helens, Merseyside WA9 4XQ	£42,500–£47,500
6	163 Glovers Lane, Bootle, Merseyside L30 3TJ	£60,000–£65,000
7	7b Larkhill Close, Liverpool L13 9DR	£40,000+
8	8 Ursula Street, Bootle, Merseyside L20 2EX	£45,000–£50,000
9	Flat 3a, 264 Westminster Road, Liverpool L4 4LZ	£20,000–£25,000
10	50 Laurel Road, Liverpool L7 0LW	£75,000+
11	208 Mackets Lane, Liverpool L25 9NH	£70,000+
12	5 William Henry Street, Liverpool L3 8BB	£60,000–£65,000
13	12 Forest Road, Southport, Merseyside PR8 6ST	£140,000+
14	55 Sunningdale Road, Liverpool L15 4HJ	£40,000–£45,000
15	42 Ellen Street, Warrington WA5 0LY	£35,000–£40,000
16	76 Hawkins Street, Liverpool L6 6BZ	£40,000+
17	14 Redcar Street, Liverpool L6 0AJ	£25,000+
18	129/131 Kensington, Liverpool L7 8XA	£45,000–£50,000
19	2e Whitby Road, Ellesmere Port CH65 8AD	£30,000+
20	360 Wargrave Road Plus Land, Newton-le-Willows, Merseyside WA12 8RP	£70,000+
21	7 Parker Avenue, Liverpool L21 1EL	£45,000+
22	45 Gladstone Road, Walton, Liverpool L9 1DX	£30,000–£35,000
23	181 Rice Lane, Liverpool L9 1AF	£25,000–£30,000
24	23 Crosby Avenue, Warrington WA5 5DL	£35,000–£40,000
25	15 Vicarage Close, Platt Bridge, Wigan, Lancashire WN2 5DW	£40,000+
26	30 Whitelodge Avenue, Liverpool L36 2PU	£50,000+
27	64 & 64A Aigburth Road, Liverpool L17 7BN	£120,000+
28	27/27a Warbreck Moor, Liverpool L9 4RW	£65,000–£75,000
29	84-86 Muirhead Avenue East, Liverpool L11 1EL	£65,000–£75,000
30	38 Cuper Crescent, Liverpool L36 3RP	£40,000–£45,000
31	77a Lord Street, Fleetwood, Lancashire FY7 6DS	£30,000–£35,000
32	Hillside House, Hillside Road, Huyton, Liverpool L36 8BJ	£65,000–£70,000
33	Units 1&3 2&4 5&7 6,8,10,12,14,16,18,20 Jaxons Court, Wigan WN1 1LR	£575,000+
34	617 Prescott Road, Old Swan, Liverpool L13 5XA	£75,000+
35	36 Canon Road, Liverpool L6 0BN	£40,000+
36	5 Parker Avenue, Liverpool L21 1EL	£50,000+
37	43/43a Goodison Road, Liverpool L4 4EJ	£40,000+
38	86 Banks Road, West Kirby, Wirral, Merseyside CH48 0RE	£125,000+
39	52 West Street, Southport, Merseyside PR8 1QS	£50,000+
40	Land At Belmont Road, Wigan, Lancashire WN5 0EQ	£30,000+
41	9 Appleby Lawn, Liverpool L27 5RG	£40,000–£45,000
42	29 Mariners Road, Crosby, Liverpool L23 6SX	£275,000–£300,000
43	122 North Hill Street, Liverpool L8 8AG	£40,000–£45,000
44	33 Orlando Street, Bootle, Merseyside L20 7DU	£40,000+
45	482 Southport Road, Scarisbrick, Ormskirk, Lancashire L40 9RF	£95,000+
46	47 Crosby Road South, Liverpool L21 1EN	£65,000+
47	38 Canterbury Street, Garston, Liverpool L19 8LG	£35,000+
48	8 Ronald Road, Liverpool L22 3XU	£175,000+
49	24 Elm Road, Walton, Liverpool L4 5UT	£45,000+
50	153 Rice Lane, Liverpool L9 1AF	£30,000–£35,000
51	27 Ridley Road, Liverpool L6 6DN	£40,000+
52	55 Guildford Street, Wallasey, Merseyside CH44 0BP	£35,000–£40,000
53	623 Prescott Road, Old Swan, Liverpool L13 5XA	£80,000+
54	209 Clipsley Lane, Haydock, St. Helens, Merseyside WA11 0JG	£35,000–£40,000
55	23 Ashdale Road, Walton, Liverpool L9 2AA	£40,000–£45,000
56	Ex Civil Defence Club, School Lane, New Ferry, Merseyside CH62 5BB	£80,000+
57	Former Kerrie's Bar, 74 Regent Road, Bootle, Merseyside L20 8DB	£60,000+
58	8 Cavern Court, Liverpool L6 9JG	£25,000–£30,000
59	5 Midland Terrace, Liverpool L22 8QJ	£40,000–£45,000
60	53 Cambria Street, Liverpool L6 6AP	£15,000–£20,000
61	52 Nimrod Street, Liverpool L4 4DU	£30,000+

Order of sale

62	Flat 15 Manolis Yard, 8 Back Colquitt Street, Liverpool L1 4NL	£65,000–£70,000
63	9-11 Fleet Street, Liverpool L1 4AR	£200,000–£225,000
64	Land Next To 53 Thomson Road, Liverpool L21 1AN	£30,000–£35,000
65	63 Hornsey Road, Liverpool L4 2TN	£40,000+
66	14 William Henry Street, Bootle, Merseyside L20 8LY	£40,000–£45,000
67	7 Sandringham Road, Tuebrook, Liverpool L13 8BX	£130,000+
68	59 & 65-71 Hill Street, Liverpool. L8 5SA	£135,000+
69	Land At Brassey Street/Beaufort Street, Liverpool L8 5RL	£50,000+
70	650 Queens Drive, Stoneycroft, Liverpool L13 5UD	£75,000+
71	Land Adjacent To 2 Moorhey Road, Maghull, Liverpool L31 5JY	£30,000–£35,000
72	55 Cambria Street, Liverpool L6 6AP	£15,000–£20,000
73	19 Anglesea Road, Liverpool L9 1EA	£40,000+
74	Land To The West Of Japonica Gardens, St. Helens, Merseyside WA9 4WP	£1,000+
75	44 Tudor Street, Liverpool L6 6AQ	£30,000+
76	10 Stoddart Road, Liverpool L4 6TR	£40,000–£45,000
77	51 Hinton Street, Litherland, Liverpool L21 8LS	£30,000–£35,000
78	398 Longmoor Lane, Liverpool L9 9DB	£75,000+
79	29 Larkhill, Skelmersdale, Lancashire WN8 6TE	£75,000+
80	22 Lilley Road, Liverpool L7 0LR	£100,000+
81	140 St. Marys Road, Garston, Liverpool L19 2JJ	£80,000+
82	51 Wordsworth Street, Liverpool L8 0RP	£15,000–£20,000
83	Land To South Of 30 High Street, Denbigh LL16 3RY & Ground Rents L20 9BX	NIL–RESERVE
84	12 Dentwood Street, Liverpool L8 9SR	£25,000–£30,000
85	26 Brentwood Avenue, Aigburth, Liverpool L17 4LD	£90,000+
86	93 Makin Street, Liverpool L4 5QF	£45,000–£50,000
87	97 Makin Street, Liverpool L4 5QF	£45,000–£50,000
88	52 Robarts Road, Liverpool L4 0TZ	£40,000+
89	199-201 Green Lane, Stoneycroft, Liverpool L13 6RH	£75,000+
90	29a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX	£25,000+
91	235 Eaton Road, West Derby, Liverpool L12 2AG	£20,000+
92	41 Hawthorne Road, Bootle, Liverpool L20 2DQ	£20,000–£25,000
93	4 Johnson Street, Southport, Merseyside PR9 0BQ	£75,000–£80,000
94	58 Palatine Road, Wirral, Merseyside CH44 7EW	£25,000–£30,000
95	21 Queens Road, Bootle, Merseyside L20 7BN	£25,000–£30,000
96	20/22 Holland Street, Liverpool L7 0JG	£65,000+
97	26 Cameron Street, Liverpool L7 0EW	£30,000–£35,000
98	42 Wilburn Street, Liverpool L4 4EB	£25,000+
99	2 St. Andrew Road, Liverpool L4 2RJ	£25,000+
100	79 Orwell Road, Liverpool L4 1RG	£40,000–£45,000
101	24 Kendal Road, Wallasey, Merseyside CH44 5SZ	£45,000+
102	106 Rodney Street, Birkenhead, Merseyside CH41 2SB	£35,000+
103	48 Palatine Road, Wirral, Merseyside CH44 7EW	£25,000–£30,000
104	58 Lucerne Road, Wallasey, Merseyside CH44 7HA	£25,000–£30,000
105	148 Peel Road, Bootle, Merseyside L20 4JZ	£15,000–£20,000
106	153 Moscow Drive, Liverpool L13 7DQ	£25,000+
107	39 Salisbury Road, Wavertree, Liverpool L15 1HW	£90,000+
108	21 Greenbank Road, Liverpool L18 1HG	£90,000+
109	44 Emery Street, Liverpool L4 5UZ	£30,000+
110	43 Chepstow Street, Liverpool L4 3RE	£35,000–£40,000
111	44 Regina Road, Liverpool L9 2DA	£50,000–£60,000
112	35 Stanley Park Avenue South, Liverpool L4 7XB	£45,000–£50,000
113	184 Clipsley Lane, Haydock, St. Helens, Merseyside WA11 0JG	£35,000–£40,000
114	2 Halcombe Road, Liverpool L12 4XJ	£55,000+
115	16 Gertrude Street, St. Helens, Merseyside WA9 5JZ	£35,000+
116	26 Laburnum Road, Liverpool L7 0HT	£60,000+
117	112 Laird Street, Birkenhead, Merseyside CH41 8EN	£25,000+
118	137 Laird Street, Birkenhead, Merseyside CH41 0AA	£25,000+
119	57 Morecambe Street, Liverpool L6 4AU	£30,000–£35,000
120	29 Prior Street, Bootle, Merseyside L20 4PS	Sold Prior
121	Land at Gerrards Lane, Liverpool L26 5QA	£100,000 +
122	248, 250, 252 Grange Road & 1a River Street, Birkenhead, Merseyside CH41 6EB	£160,000+

Order of sale **by type**

Vacant Residential

- 1 27 St. Domingo Grove, Liverpool L5 6RP
- 3 33 Maple Grove, Liverpool L8 0RL
- 7 7b Larkhill Close, Liverpool L13 9DR
- 8 8 Ursula Street, Bootle, Merseyside L20 2EX
- 11 208 Mackets Lane, Liverpool L25 9NH
- 12 5 William Henry Street, Liverpool L3 8BB
- 22 45 Gladstone Road, Walton, Liverpool L9 1DX
- 25 15 Vicarage Close, Platt Bridge, Wigan, Lancashire WN2 5DW
- 31 77a Lord Street, Fleetwood, Lancashire FY7 6DS
- 35 36 Canon Road, Liverpool L6 0BN
- 37 43/43a Goodison Road, Liverpool L4 4EJ
- 41 9 Appleby Lawn, Liverpool L27 5RG
- 42 29 Mariners Road, Crosby, Liverpool L23 6SX
- 44 33 Orlando Street, Bootle, Merseyside L20 7DU
- 45 482 Southport Road, Scarisbrick, Ormskirk, Lancashire L40 9RF
- 46 47 Crosby Road South, Liverpool L21 1EN
- 47 38 Canterbury Street, Garston, Liverpool L19 8LG
- 48 8 Ronald Road, Liverpool L22 3XU
- 51 27 Ridley Road, Liverpool L6 6DN
- 52 55 Guildford Street, Wallasey, Merseyside CH44 0BP
- 55 23 Ashdale Road, Walton, Liverpool L9 2AA
- 59 5 Midland Terrace, Liverpool L22 8QJ
- 60 53 Cambria Street, Liverpool L6 6AP
- 61 52 Nimrod Street, Liverpool L4 4DU
- 62 Flat 15 Manolis Yard, 8 Back Colquitt Street, Liverpool L1 4NL
- 65 63 Hornsey Road, Liverpool L4 2TN
- 66 14 William Henry Street, Bootle, Merseyside L20 8LY
- 70 650 Queens Drive, Stoneycroft, Liverpool L13 5UD
- 72 55 Cambria Street, Liverpool L6 6AP
- 73 19 Anglesea Road, Liverpool L9 1EA
- 75 44 Tudor Street, Liverpool L6 6AQ
- 76 10 Stoddart Road, Liverpool L4 6TR
- 77 51 Hinton Street, Litherland, Liverpool L21 8LS
- 79 29 Larkhill, Skelmersdale, Lancashire WN8 6TE
- 80 22 Lilley Road, Liverpool L7 0LR
- 82 51 Wordsworth Street, Liverpool L8 0RP
- 84 12 Dentwood Street, Liverpool L8 9SR
- 85 26 Brentwood Avenue, Aigburth, Liverpool L17 4LD
- 86 93 Makin Street, Liverpool L4 5QF
- 87 97 Makin Street, Liverpool L4 5QF
- 88 52 Robarts Road, Liverpool L4 0TZ
- 90 29a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX
- 93 4 Johnson Street, Southport, Merseyside PR9 0BQ
- 94 58 Palatine Road, Wirral, Merseyside CH44 7EW
- 95 21 Queens Road, Bootle, Merseyside L20 7BN
- 96 20/22 Holland Street, Liverpool L7 0JG
- 97 26 Cameron Street, Liverpool L7 0EW
- 98 42 Wilburn Street, Liverpool L4 4EB
- 99 2 St. Andrew Road, Liverpool L4 2RJ
- 100 79 Orwell Road, Liverpool L4 1RG
- 101 24 Kendal Road, Wallasey, Merseyside CH44 5SZ
- 102 106 Rodney Street, Birkenhead, Merseyside CH41 2SB
- 103 48 Palatine Road, Wirral, Merseyside CH44 7EW
- 104 58 Lucerne Road, Wallasey, Merseyside CH44 7HA

- 105 148 Peel Road, Bootle, Merseyside L20 4JZ
- 106 153 Moscow Drive, Liverpool L13 7DQ
- 107 39 Salisbury Road, Wavertree, Liverpool L15 1HW
- 108 21 Greenbank Road, Liverpool L18 1HG
- 110 43 Chepstow Street, Liverpool L4 3RE
- 120 Land at Gerrards Lane, Liverpool L26 5QA

Residential Investment

- 2 19 Caryl Grove, Liverpool L8 6RN
- 4 3 Melling Road, Liverpool L9 0LE+
- 5 25 Crawford Street, Clock Face, St. Helens, Merseyside WA9 4XQ
- 6 163 Glovers Lane, Bootle, Merseyside L30 3TJ
- 9 Flat 3a, 264 Westminster Road, Liverpool L4 4LZ
- 10 50 Laurel Road, Liverpool L7 0LW
- 14 55 Sunningdale Road, Liverpool L15 4HJ
- 15 42 Ellen Street, Warrington WA5 0LY
- 16 76 Hawkins Street, Liverpool L6 6BZ
- 17 14 Redcar Street, Liverpool L6 0AJ
- 21 7 Parker Avenue, Liverpool L21 1EL
- 24 23 Crosby Avenue, Warrington WA5 5DL
- 26 30 Whitelodge Avenue, Liverpool L36 2PU
- 30 38 Cuper Crescent, Liverpool L36 3RP
- 36 5 Parker Avenue, Liverpool L21 1EL
- 49 24 Elm Road, Walton, Liverpool L4 5UT
- 54 209 Clipsley Lane, Haydock, St. Helens, Merseyside WA11 0JG
- 58 8 Cavern Court, Liverpool L6 9JG
- 67 7 Sandringham Road, Tuebrook, Liverpool L13 8BX
- 81 140 St. Marys Road, Garston, Liverpool L19 2JJ
- 109 44 Emery Street, Liverpool L4 5UZ
- 111 44 Regina Road, Liverpool L9 2DA
- 113 184 Clipsley Lane, Haydock, St. Helens, Merseyside WA11 0JG
- 114 2 Halcombe Road, Liverpool L12 4XJ
- 115 16 Gertrude Street, St. Helens, Merseyside WA9 5JZ
- 116 26 Laburnum Road, Liverpool L7 0HT
- 119 57 Morecambe Street, Liverpool L6 4AU

Vacant Commercial

- 13 12 Forest Road, Southport, Merseyside PR8 6ST
- 18 129/131 Kensington, Liverpool L7 8XA
- 19 2e Whitby Road, Ellesmere Port CH65 8AD
- 32 Hillside House, Hillside Road, Huyton, Liverpool L36 8BJ
- 39 52 West Street, Southport, Merseyside PR8 1QS
- 43 122 North Hill Street, Liverpool L8 8AG
- 50 153 Rice Lane, Liverpool L9 1AF
- 53 623 Prescot Road, Old Swan, Liverpool L13 5XA
- 56 Ex Civil Defence Club, School Lane, New Ferry, Merseyside CH62 5BB
- 57 Former Kerrie's Bar, 74 Regent Road, Bootle, Merseyside L20 8DB
- 63 9-11 Fleet Street, Liverpool L1 4AR
- 68 59 & 65-71 Hill Street, Liverpool. L8 5SA
- 89 199-201 Green Lane, Stoneycroft, Liverpool L13 6RH
- 92 41 Hawthorne Road, Bootle, Liverpool L20 2DQ
- 112 35 Stanley Park Avenue South, Liverpool L4 7XB
- 117 112 Laird Street, Birkenhead, Merseyside CH41 8EN
- 118 137 Laird Street, Birkenhead, Merseyside CH41 0AA

Commercial Investment/ Redevelopment Opportunity

- 20 360 Wargrave Road Plus Land, Newton-le-willows, Merseyside WA12 8RP

Mixed Use Investment

- 27 64 & 64A Aigburth Road, Liverpool L17 7BN

Commercial Investment

- 23 181 Rice Lane, Liverpool L9 1AF
- 28 27/27a Warbreck Moor, Liverpool L9 4RW
- 29 84-86 Muirhead Avenue East, Liverpool L11 1EL
- 33 Units 1&3 2&4 5&7 6,8,10,12,14,16,18,20 Jaxons Court, Wigan WN1 1LR
- 34 617 Prescot Road, Old Swan, Liverpool L13 5XA
- 38 86 Banks Road, West Kirby, Wirral, Merseyside CH48 0RE
- 78 398 Longmoor Lane, Liverpool L9 9DB
- 91 235 Eaton Road, West Derby, Liverpool L12 2AG

Development Land

- 40 Land At Belmont Road, Wigan, Lancashire WN5 0EQ
- 64 Land Next To 53 Thomson Road, Liverpool L21 1AN
- 69 Land At Brassey Street/Beaufort Street, Liverpool L8 5RL
- 71 Land Adjacent To 2 Moorhey Road, Maghull, Liverpool L31 5JY
- 121 29 Prior Street, Bootle, Merseyside L20 4PS

Land

- 74 Land To The West Of Japonica Gardens, St. Helens, Merseyside WA9 4WP
- 83 Land To South Of 30 High Street, Denbigh LL16 3RY & Ground Rents L20 9BX

Retail Investment

- 122 248,250,252 Grange Road & 1a River Street, Birkenhead, Merseyside CH41 6EB

Auctioneer's pre-sale announcements

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

Property? We do the lot.

Estate Agents

Allerton /South Liverpool

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

City Centre

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

West Derby/Central Liverpool

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

Auctions

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

Commercial and Professional Services

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

Surveys & Valuations

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

Building Surveying

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

Mortgages

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

Lettings & Property Management

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



LOT

1

27 St. Domingo Grove, Liverpool L5 6RP

VACANT RESIDENTIAL

Guide price **£10,000+**



Not to scale. For identification purposes only

A substantial three storey semi-detached property converted to provide 5 units and in need of a full upgrade and refurbishment scheme. The property benefits from front and rear gardens and off road parking.

Situated

Off Oakfield Road in an established residential location within close proximity to local amenities, Liverpool Football Club, schooling an approximately 3 miles from Liverpool City Centre.

Accommodation

Communal Entrance Hallway

Flat 1 – Bedsit

Flat 2 – Bedsit

Flat 3 – 2 Bedrooms, Lounge, Kitchen, Bathroom.

Flat 4 – 3 Bedrooms, Lounge, Kitchen, Bathroom.

Flat 5 – 1 Bedroom, Lounge, Kitchen, Bathroom.

Note

We have not carried out an internal inspection. All details are supplied by the vendor.

Outside

Gardens to the front, side and rear. Driveway.

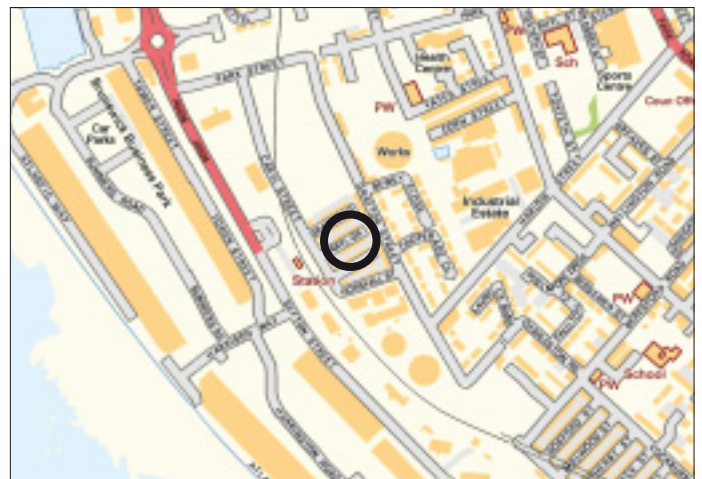
LOT

2

19 Caryl Grove, Liverpool L8 6RN

RESIDENTIAL INVESTMENT

Guide price **£35,000+**



Not to scale. For identification purposes only

A 3 bedroomed terraced property currently let by way of a Regulated Tenancy producing £3,900 per annum. The property benefits from double glazing.

Situated

Off Grafton Street in an established location approximately 2 miles from Liverpool City Centre.

First Floor

3 Rooms.

Outside

Yard to the rear.

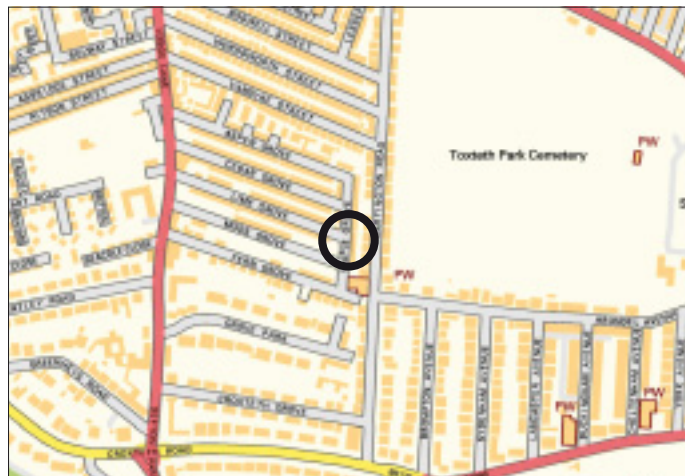
Ground Floor

1 Room, Kitchen Bathroom/W.C.

LOT
3

33 Maple Grove, Liverpool L8 ORL VACANT RESIDENTIAL

Guide price **£15,000–£20,000**



Not to scale. For identification purposes only

A vacant 2 bedroomed middle terraced property in need of a full upgrade and refurbishment scheme.

Situated

Just off Lodge Lane in an established location within easy reach of local amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor

Entrance Hall, through Lounge area, former dining kitchen, ante space, former bathroom

First Floor

Landing, double front bedroom, double middle bedroom, single rear bedroom

Outside

Forecourt area, yard

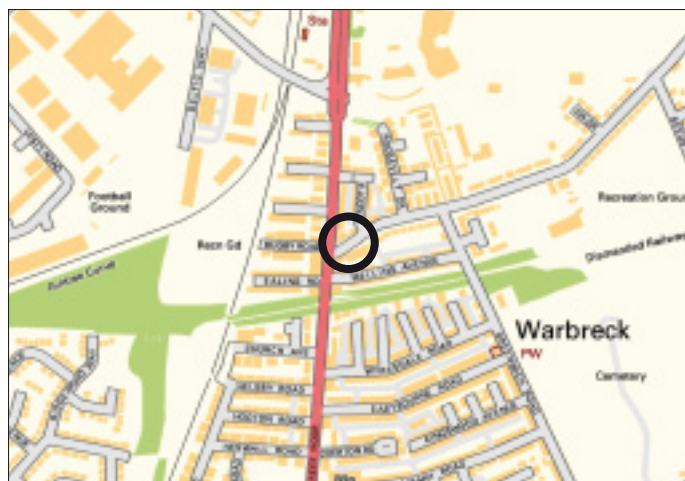
On Behalf of
Liverpool City Council



LOT
4

3 Melling Road, Liverpool L9 0LE RESIDENTIAL INVESTMENT

Guide price **£45,000+**



Not to scale. For identification purposes only

A 3 bedroomed semi detached property currently let by way of a Regulated Tenancy producing £4,264 per annum. The property benefits from double glazing.

Situated

Off Warbreck Moor in an established and popular residential location within easy access to local amenities and approximately 5 miles from Liverpool City Centre.

Ground Floor

2 Rooms, Kitchen.

First Floor

3 Rooms, Bathroom/W.C.

Outside

Yard.

LOT

5

25 Crawford Street, Clock Face, St. Helens, Merseyside WA9 4XQ

RESIDENTIAL INVESTMENT

Guide price **£42,500–£47,500**



Not to scale. For identification purposes only

A 3 bedroomed semi-detached property currently let by way of a Regulated Tenancy producing £4,524 per annum. The property benefits from double glazing and gardens.

Situated

Just off Clock Face Road and Gorsey Lane in an established residential location.

First Floor

3 Rooms, Shower room/W.C.

Outside

Gardens front and rear.

Ground Floor

2 Rooms, Kitchen.

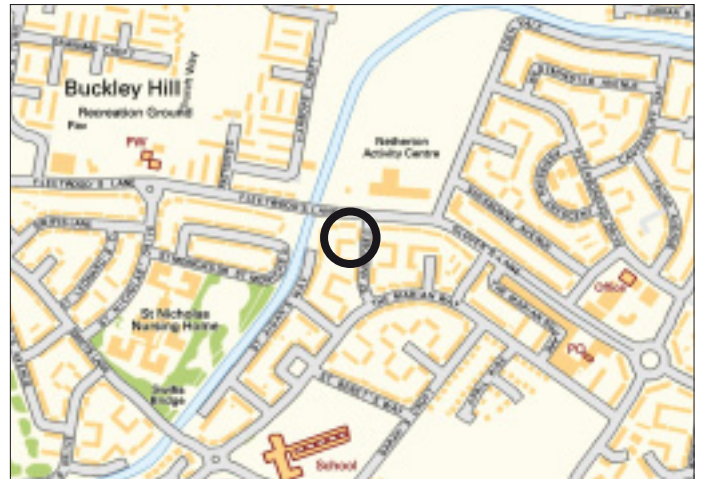
LOT

6

163 Glovers Lane, Bootle, Merseyside L30 3TJ

RESIDENTIAL INVESTMENT

Guide price **£60,000–£65,000**



Not to scale. For identification purposes only

A double fronted 3 bedroomed end town house benefiting from double glazing, central heating, front and rear gardens and off road parking. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £6,600 per annum.

Situated

On Glovers Lane as it meets Fleetwoods Lane in a popular residential location.

Ground Floor

Hall, Living room, Kitchen/Diner and utility room.

First Floor

Three bedrooms, Bathroom/W.C.

Second Floor

Loft conversion.

Outside

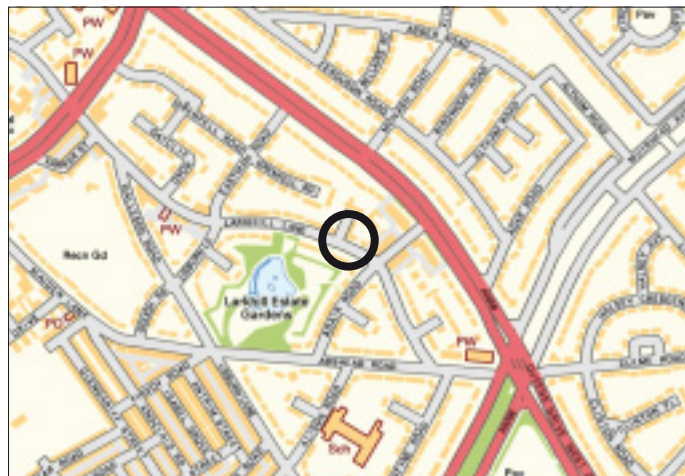
Gardens front and rear and driveway.

LOT
7

7b Larkhill Close, Liverpool L13 9DR

VACANT RESIDENTIAL

Guide price **£40,000+**



Ordinance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

Second Floor

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

Outside

Communal gardens and parking.

A one bedroomed 2nd floor purpose built apartment benefiting from double glazing, central heating, secure entry system and communal gardens and parking. The property would be suitable for occupation or investment purposes.

Situated

Off Larkhill Lane which in turn is off Townsend Avenue (A580) in a popular residential location within easy access to local amenities,

schooling and approximately 4 miles from Liverpool City Centre.

Ground Floor

Main entrance hallway.

LOT
8

8 Ursula Street, Bootle, Merseyside L20 2EX

VACANT RESIDENTIAL

Guide price **£45,000–£50,000**



Ordinance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

Outside

Yard to the rear.

A good sized 4 bedroomed end of terraced property benefitting from central heating and two bathrooms. Following refurbishment the property would be suitable for occupation or investment purposes.

Situated

Off Hawthorne Road in an established and popular residential location within easy reach of local amenities, Universities, schooling and approximately 4 miles from Liverpool City Centre.

Ground Floor

Vestibule, Hallway, Through Living Room, Kitchen, Shower Room/WC

First Floor

4 Bedrooms, Bathroom/WC

LOT

9

Flat 3a, 264 Westminster Road, Liverpool L4 4LZ**RESIDENTIAL INVESTMENT**Guide price **£20,000–£25,000**

A one bedroomed first floor apartment currently let by way of an Assured Shorthold Tenancy at a rental of £4,500 per annum (22% yield). The property has recently been refurbished and benefits from double glazing and central heating.

Situated

Fronting Westminster Road at its junction with Goodall Street in an established residential location within easy reach of County Road

amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor

Main Entrance hallway.



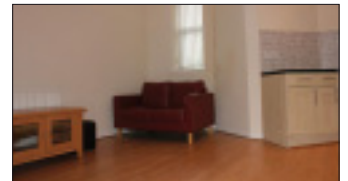
Not to scale. For identification purposes only

First Floor

Flat – Open plan Lounge/Kitchen, Bedroom, Bathroom/W.C.

Outside

Communal yard and Front Garden.



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT

10

50 Laurel Road, Liverpool L7 0LW**RESIDENTIAL INVESTMENT**Guide price **£75,000 +**

A 3 storey middle terraced property converted to provide 3 self contained flats. All flats are currently let by way of Assured Shorthold Tenancies producing £10,560 per annum. The property benefits from double glazing and gardens.

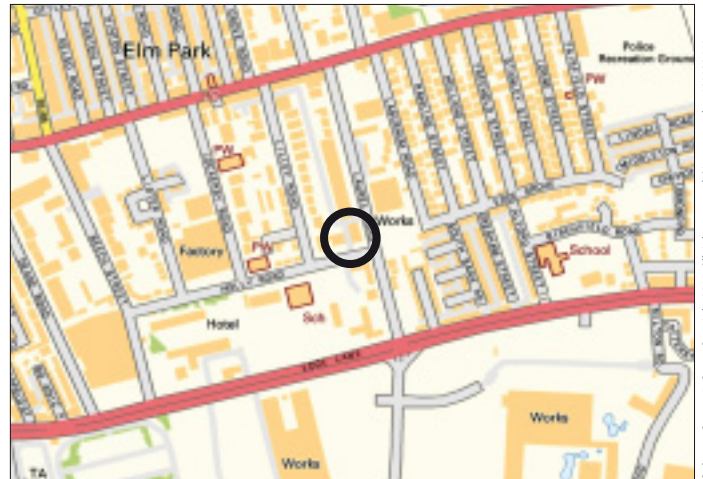
Situated

Between Prescott Road and Edge Lane in an established residential location approximately 3 miles from Liverpool City Centre.

Ground Floor

Main Entrance Hallway

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



Not to scale. For identification purposes only

First Floor

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

Second Floor

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

Outside

Gardens front and rear.

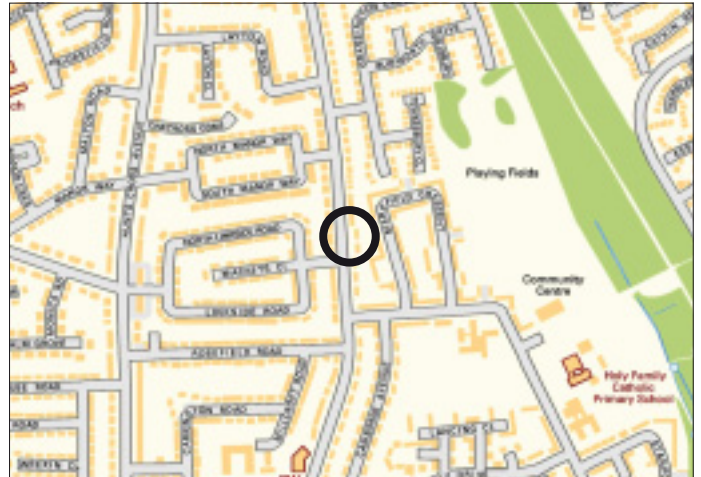
Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
11

208 Mackets Lane, Liverpool L25 9NH

VACANT RESIDENTIAL

Guide price **£70,000+**



Not to scale. For identification purposes only

A 2 bedroomed end town house suitable for occupation or investment purposes following refurbishment. The property benefits from double glazing, central heating and front and rear gardens.

Situated

Fronting Mackets Lane in an established and popular residential location within easy access of Huntscross and Woolton Amenities, schooling and approximately 5 miles from Liverpool City Centre.

Ground Floor

Hall, Lounge, Kitchen.

First Floor

2 double Bedrooms, Bathroom/WC

Outside

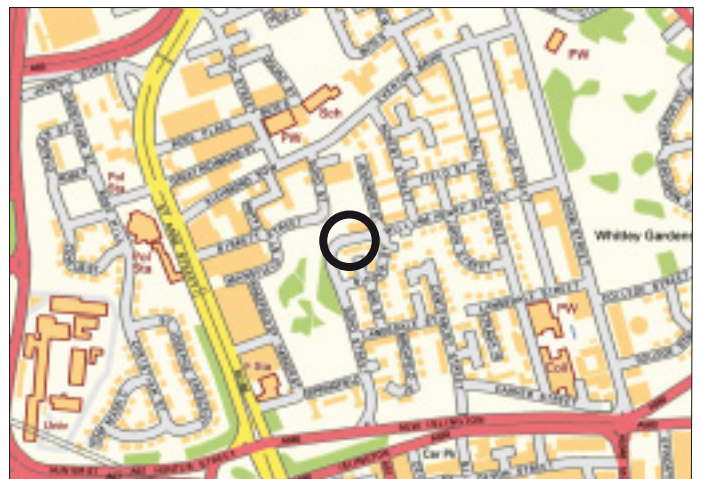
Gardens to the front and rear.

LOT
12

5 William Henry Street, Liverpool L3 8BB

VACANT RESIDENTIAL

Guide price **£60,000–£65,000**



Not to scale. For identification purposes only

A three storey middle terraced mixed use property converted to provide a ground floor retail unit together with a 2 x 1 bedroomed flats above via a rear access to side path. The property was in good order and benefits from double glazing. The property would be suitable for investment purposes.

Situated

Off Shaw Street in an established location within walking distance to Liverpool City Centre and Universities.

Ground Floor

Main area with 3 sunbed cubicles, Rear room, WC Cellar – Not Inspected.

First Floor

Flat 1 – Open plan lounge/kitchen, shower room/WC, bedroom

Second Floor

Flat 2 – Lounge, bedroom, kitchen and bathroom/WC

Outside

Yard to the rear

LOT
13

12 Forest Road, Southport, Merseyside PR8 6ST
VACANT COMMERCIAL

Guide price **£140,000+**



The premises consists of a detached two storey industrial warehouse building providing workshop accommodation to the ground floor and office and staff facilities to the first floor. Internally the premises benefits from concrete floors to the ground floor and carpeted to the first floor, electric strip lighting, main gas and water and three-phase electricity supply. Access to the property is via two roller shutter doors and a pedestrian door. The property would be suitable for a number of uses subject to the relevant consents. Last utilised for manufacturing, prior to a workshop, was used as storage.

Situated

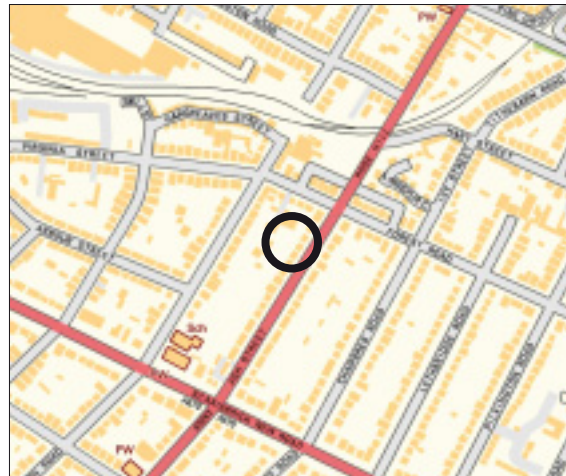
The subject property is located off Forest Road close to its junction with Ash Street, approximately 1 mile from Southport town centre. Nearby Scarisbrick New Road (A570) provides access to the town centre and local motorway network (M58 and M6 motorways) via Ormskirk Road (A570).

Ground Floor

Gross Internal Area: 590 sq. Metres (6351 sq. Ft.)

First Floor

Gross Internal Area: 387 sq. Metres (4165 sq. Ft.) Total: 977 sq. Metres (10,516 sq. Ft.)



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449



LOT
14

55 Sunningdale Road, Liverpool L15 4HJ
RESIDENTIAL INVESTMENT

Guide price **£40,000–£45,000**



Not to scale. For identification purposes only

A 2 bedroomed mid terraced property currently let by way of an Assured Periodic tenancy producing £5,040 per annum. The property benefits from double glazing.

Situated

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

Ground Floor

2 Rooms, Kitchen.

First Floor

2 Rooms, Bathroom/W.C.

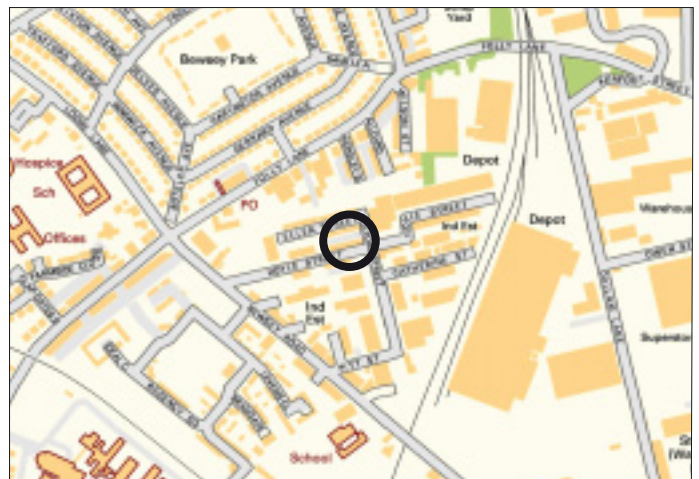
Outside

Rear Yard.

LOT
15

42 Ellen Street, Warrington WA5 0LY
RESIDENTIAL INVESTMENT

Guide price **£35,000–£40,000**



Not to scale. For identification purposes only

A 2 bedroomed town house property currently let by way of a Regulated Tenancy producing £4,056 per annum. The property benefits from double glazing and gardens.

Situated

Just off Bewsey Road in an established residential location.

First Floor

2 Rooms.

Outside

Gardens.

Ground Floor

1 Room, Kitchen, Bathroom/W.C, Vestibule.

LOT
16

76 Hawkins Street, Liverpool L6 6BZ
RESIDENTIAL INVESTMENT

Guide price **£40,000+**



Not to scale. For identification purposes only

A two bedroomed mid terrace property benefiting from double glazing and central heating. The property is in good order and is currently let by way of an Assured Shorthold tenancy at a rental income of £4,440 per annum.

Situated

The property is situated fronting Hawkins Street just off Molyneux Road and Kensington High Street approximately 2.5 miles from Liverpool City Centre.

Ground Floor

Lounge, kitchen, bathroom/WC

First Floor

Two bedrooms

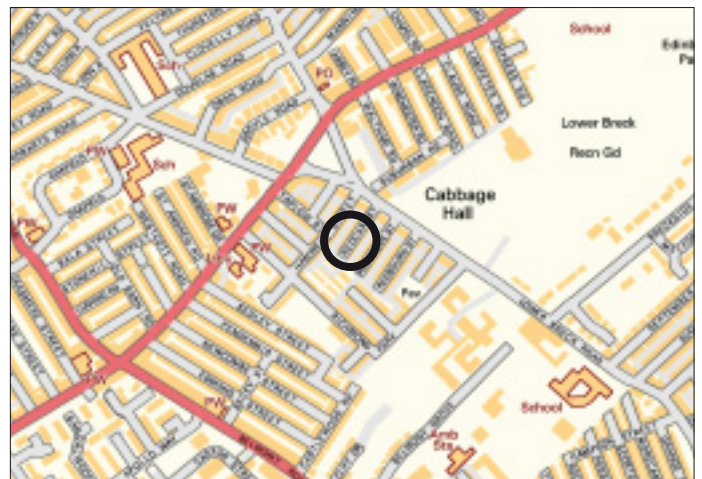
Outside

Yard to the rear

LOT
17

14 Redcar Street, Liverpool L6 0AJ
RESIDENTIAL INVESTMENT

Guide price **£25,000+**



Not to scale. For identification purposes only

A 2 bedroomed terraced property currently let by way of a Regulated Tenancy producing £2,158 per annum. The property benefits from double glazing.

Situated

Off Lower Breck Road within easy reach of Breck Road Amenities and approximately 3 miles from Liverpool City Centre.

First Floor

2 Rooms, Bathroom/W.C.

Outside

Rear Yard.

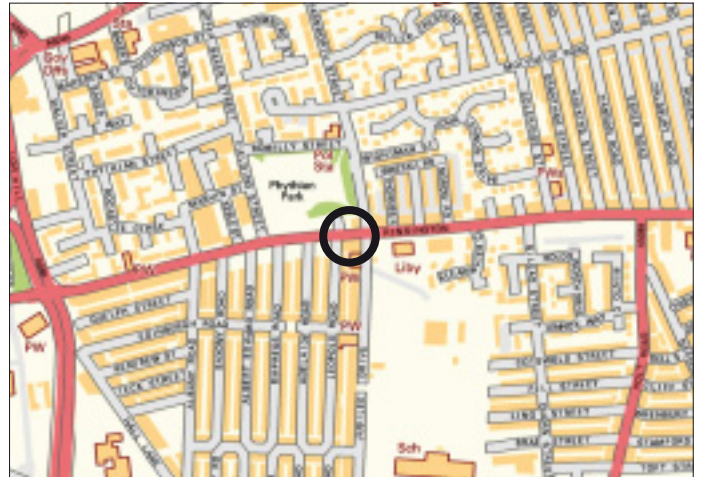
Ground Floor

2 Rooms, Kitchen.

LOT
18

129/131 Kensington, Liverpool L7 8XA
VACANT COMMERCIAL

Guide price **£45,000–£50,000**



Ordinance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A pair of three storey terraced properties which are derelict and in need of a full refurbishment scheme. The properties could possibly be converted into flats or demolished and redeveloped, subject to any necessary planning consents.

Situated

Fronting Kensington High Street at its junction with Farnworth Street in an established residential location within close proximity to Liverpool City Centre and the Universities. We believe each property comprises:

Ground Floor

Shop – Main sales area, Rear Room.

First Floor

2 Rooms.

Second Floor

2 Rooms.

Outside

Yard to the rear.

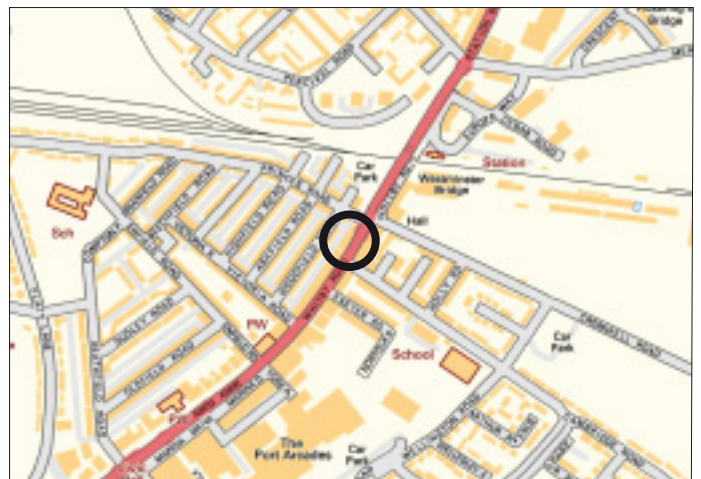
Note

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

LOT
19

2e Whitby Road, Ellesmere Port CH65 8AD
VACANT COMMERCIAL

Guide price **£30,000+**



Ordinance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A vacant single storey mid terraced retail unit formerly motor shop/workshop in need of refurbishment. The property would be suitable for a number of uses, subject to the relevant consents.

Situated

Fronting Whitby Road (A5032) on a busy main road position within easy reach of Ellesmere Port.

Ground Floor

Front sales room, rear room, Workshop to the rear. (GIA 71.41m²)

On behalf of

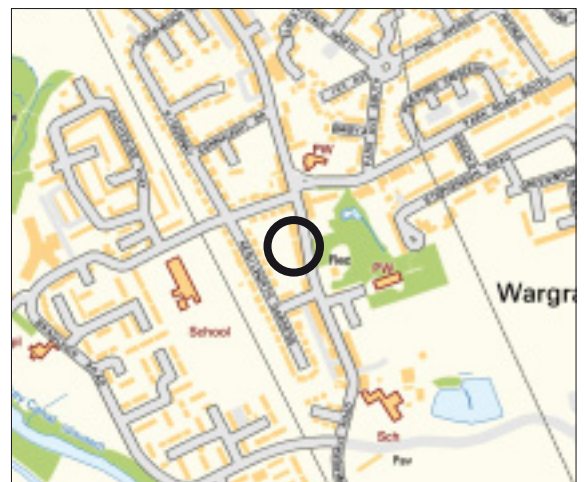




A freehold two storey end of terrace property trading as an established local Gymnasium together with land to the west side which is currently used as a car park. The property is currently let by way of a 10 year FRI Lease from June 2005 producing an annual rental income of £6250.00. There are 2 separate Land Registry Title Numbers for the land and the building. The current Lease expires on 1st June 2015 giving the Freeholder the ability to regain full vacant possession of the building if required (the current Lease is granted outside the protection of the Landlord and Tenant Act of 1954, therefore the Tenant does not have the usual right to renew the Lease). Subject to any necessary planning consents the property would be suitable for redevelopment. Also upon Vacant Possession in 2015 the Freeholder then could sell the two Title Numbers separately.

Situated

In the Wargrave District of Newton le Willows fronting Wargrave Road which in turn is off Victoria Road close to the Town Centre.



Not to scale. For identification purposes only



Not to scale. For identification purposes only

LOT
21

7 Parker Avenue, Liverpool L21 1EL RESIDENTIAL INVESTMENT

Guide price **£45,000+**



Not to scale. For identification purposes only

A 2 bedrooomed semi-detached property currently let by way of a Regulated Tenancy which is producing £3,848 per annum. The property benefits from partial double glazing and Gardens.

Situated

Off Crosby Road South in a popular and well established residential location within easy reach of Waterloo amenities and approximately 4 miles from Liverpool City Centre.

Ground Floor

1 Room, Kitchen.

First Floor

2 Rooms, Bathroom.

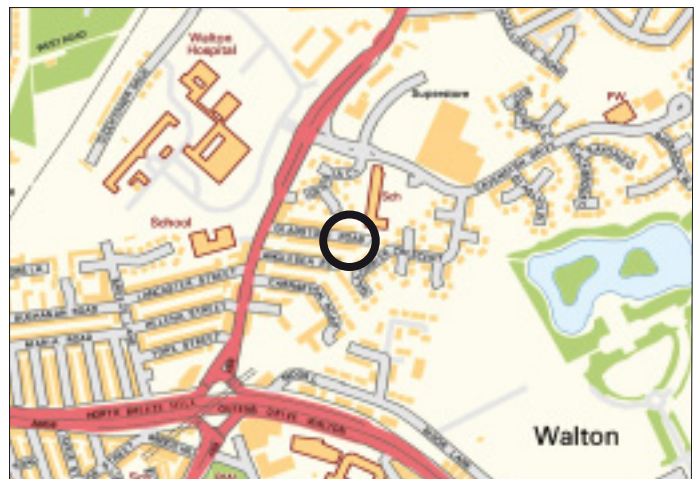
Outside

W.C's, Gardens.

LOT
22

45 Gladstone Road, Walton, Liverpool L9 1DX VACANT RESIDENTIAL

Guide price **£30,000–£35,000**



Not to scale. For identification purposes only

A two bedrooomed end of terrace property benefitting from partial double glazing and central heating. The property would be suitable for occupation or investment purposes.

Situated

Off Rice Lane in an established and popular residential location within close proximity to County Road local amenities, schooling, Walton Hospital and approximately 4 miles from Liverpool City Centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen

First Floor

2 Bedrooms, Bathroom/WC

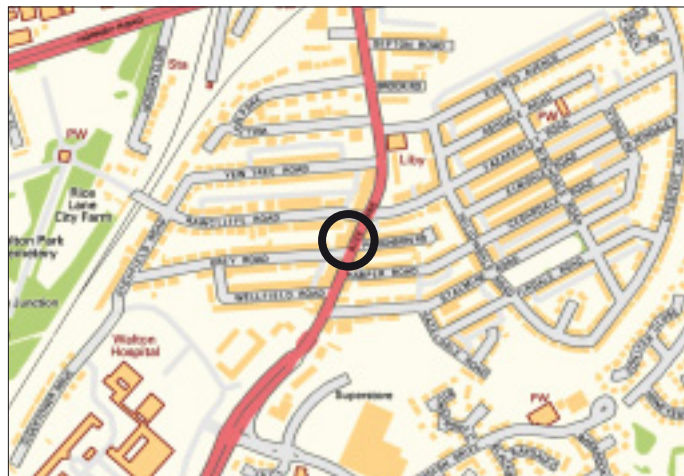
Outside

Yard to the rear.

LOT
23

181 Rice Lane, Liverpool L9 1AF COMMERCIAL INVESTMENT

Guide price **£25,000–£30,000**



Not to scale. For identification purposes only

A freehold lock up retail unit currently trading as a Newsagents and let by way of a 10 year FRI Lease commencing December 2006 and producing an annual rental income of £7430.00. The property benefits from steel roller shutters. The upper parts of the building were previously sold off by way of a 125 year lease.

Situated

Fronting Rice Lane on a busy main position approximately 4 miles from Liverpool City Centre.

Ground Floor

Shop – Main Sales Area, Rear Room, WC

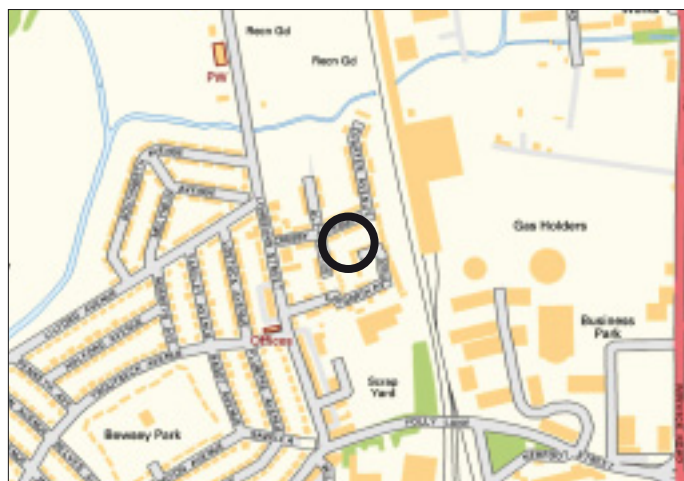
Outside

Yard to the rear.

LOT
24

23 Crosby Avenue, Warrington WA5 5DL RESIDENTIAL INVESTMENT

Guide price **£35,000–£40,000**



Not to scale. For identification purposes only

A 3 bedroomed town house property currently let by way of a Regulated Tenancy producing £3,562 per annum. The property benefits from double glazing, driveway and gardens.

Situated

Off Longshaw Street in an established residential location.

First Floor

3 Rooms.

Outside

Driveway and Gardens.

Ground Floor

1 Room, Kitchen, Bathroom/W.C, Vestibule, Rear Porch.

LOT
25

15 Vicarage Close, Platt Bridge, Wigan, Lancashire WN2 5DW

VACANT RESIDENTIAL

Guide price **£40,000+**



Not to scale. For identification purposes only

A vacant two bedroomed middle terraced house benefiting from central heating and gardens.

Situated

The property is situated on Vicarage Close within a popular residential area close to local amenities.

First Floor

2 Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens.

Ground Floor

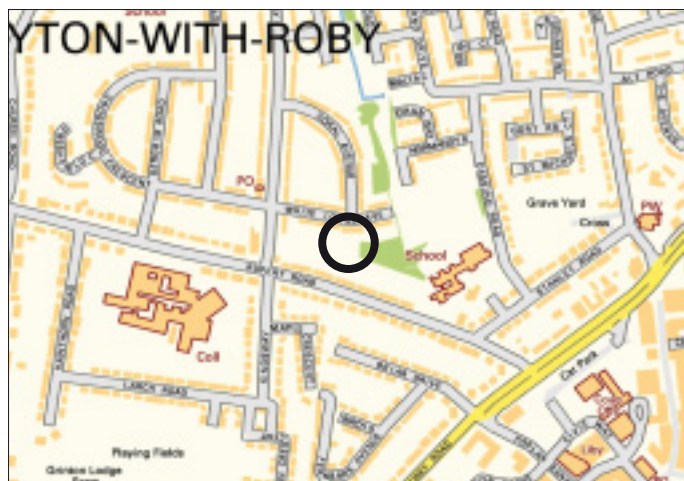
Living Room, Kitchen.

LOT
26

30 Whitelodge Avenue, Liverpool L36 2PU

RESIDENTIAL INVESTMENT

Guide price **£50,000+**



Not to scale. For identification purposes only

A 3 bedroomed town house property currently let by way of an Assured Periodic Tenancy producing £6,500 per annum. The property benefits from double glazing, Driveway and gardens.

Situated

Off Kingsway which in turn is off Liverpool Road within easy reach of local amenities, schooling and approximately 5 miles from Liverpool City Centre.

Ground Floor

2 Rooms, Kitchen.

First Floor

3 Rooms, Bathroom/W.C.

Outside

Driveway, Gardens.

LOT
27

64 & 64A Aigburth Road, Liverpool L17 7BN

MIXED USE INVESTMENT

Guide price **£120,000+**



A three storey mixed use property comprising of a ground floor retail unit together with 6 letting rooms above. The ground floor is currently let on a 12 month tenancy at a rental of £300.00 pcm. The letting rooms are currently let fully furnished by way of Assured Shorthold Tenancies holding over. The annual rental income in excess of £22,800 per annum to include gas, electricity and water bills. The property is in good condition and benefits from fire alarms, central heating and partial double glazing.



Not to scale. For identification purposes only

Situated

Fronting Aigburth Road (A561) close to it's junction with Ullet Road (A5089) in a popular and well established residential location within easy reach of Sefton Park, Lark Lane and approximately 3 miles from Liverpool City Centre.

64a - Main Entrance Hallway, Shower/W.C, Kitchen/Diner.

First Floor

Communal Lounge, 3 Letting Rooms, Shower/W.C.

Second Floor - 3 letting rooms.

Ground Floor

Vestibule, Hall, Lounge, Dining64 - Shop - Main area, Rear Room, W.C

Outside

Yard to the rear.

LOT
28

27/27a Warbreck Moor, Liverpool L9 4RW

COMMERCIAL INVESTMENT

Guide price **£65,000-£75,000**



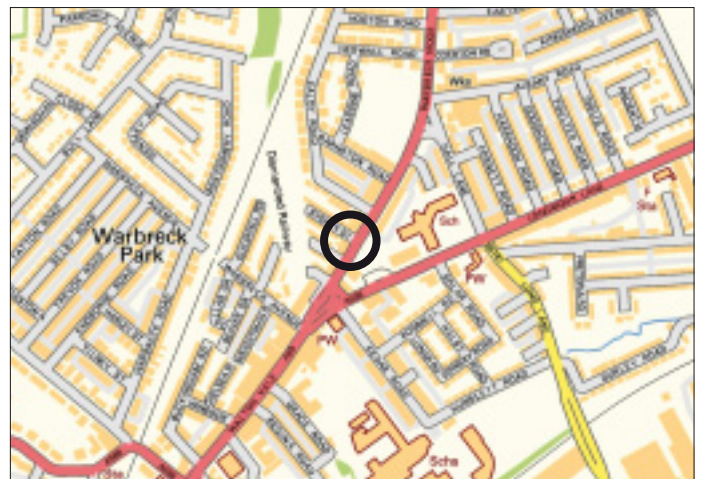
A freehold lock up shop together with a self-contained flat to the first and second floors. The whole property has been let by way of an FRI lease since 2004. The same tenant has just been granted a new 7 year FRI lease for the whole property commencing May 2013 producing £7,500 per annum.

Situated

Fronting Warbreck Moor at its junction with Walton Vale on a busy main road position approximately 4 miles from Liverpool City Centre.

Ground Floor

Shop – Main Sales Area, Rear Room, WC



Not to scale. For identification purposes only

First/Second Floor

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

Outside

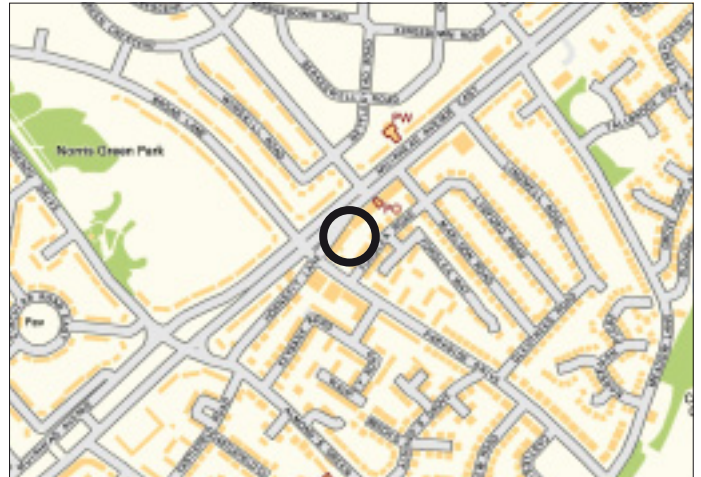
Yard to the rear.

LOT
29

84-86 Muirhead Avenue East, Liverpool L11 1EL

COMMERCIAL INVESTMENT

Guide price **£65,000–£75,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A two storey end of terraced mixed use property comprising of a ground floor retail unit together with accommodation above. The property has been leased to the current tenant since December 2001. The same tenant has just signed a new FRI lease for the entire property for a term of 7 years from May 2013 at a current annual rent of £8700pa. The ground floor benefits from steel roller shutters.

Situated

Fronting Muirhead Avenue East on a busy main road position.

Ground Floor

Shop – Main Salon Area, Rear Room, Kitchen, WC

First Floor

Lounge, Kitchen, Bedroom, Bathroom, WC (not inspected).

Note

We have not carried out an internal inspection. All details are supplied by the vendor.

Outside

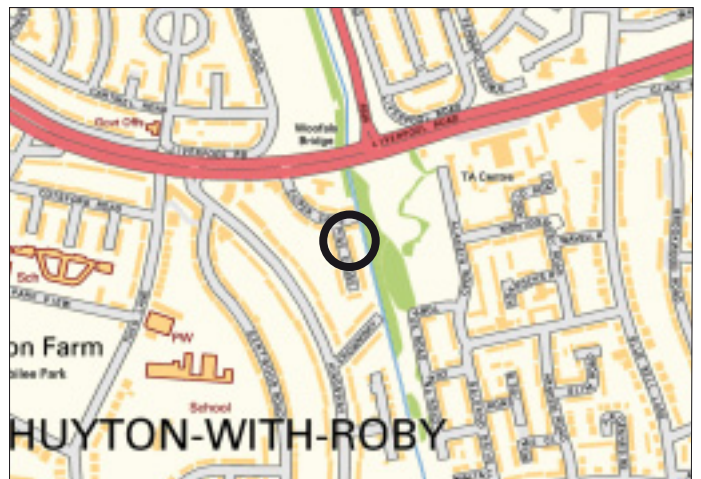
Yard to the rear.

LOT
30

38 Cuper Crescent, Liverpool L36 3RP

RESIDENTIAL INVESTMENT

Guide price **£40,000–£45,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A 3 bedroomed terraced property currently let by way of a Regulated Tenancy which is producing £3,796 per annum. The property benefits from double glazing and gardens.

Situated

Off Liverpool Road within easy reach of local amenities and approximately 5 miles from Liverpool City Centre.

First Floor

3 Rooms.

Outside

Gardens.

Ground Floor

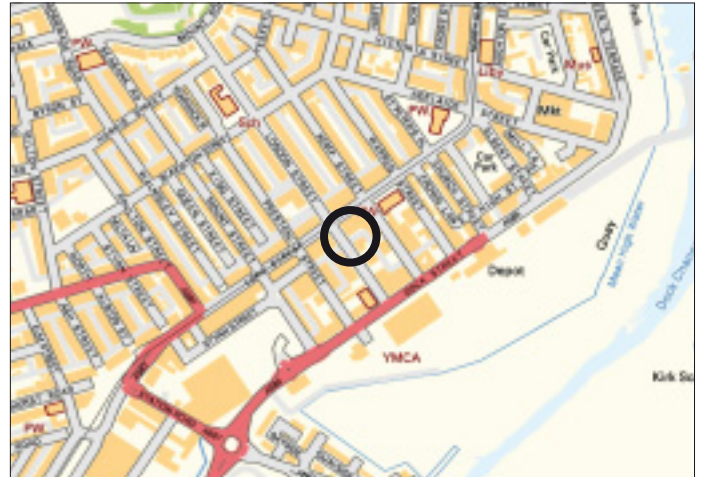
2 Rooms, Kitchen.

LOT
31

77a Lord Street, Fleetwood, Lancashire FY7 6DS

VACANT RESIDENTIAL

Guide price **£30,000–£35,000**



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

A spacious 2 bedroomed first/second floor self-contained flat benefitting from central heating. The property would be suitable for investment purposes.

Situated

Above a retail unit on Fleetwood's main shopping street via its own entrance adjacent to Boots the Chemist

First Floor

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

Outside

Yard to the rear.

New venue Hilton Liverpool

3 Thomas Steers Way
Liverpool
L1 8LW
Tel: 0 151 708 4200

**NEW VENUE
FOR THIS
AUCTION ONLY
HILTON
LIVERPOOL**



A re-development opportunity benefitting from full planning permission to convert the existing building into a mixed use development, comprising of a 4 bedroom dwelling (Class c3) with installation of a rear dormer and roof lights to loft space, and 2 retail units (use class A1) with external alterations and associated boundary treatments. Secured by a 7ft steel fence.

The property currently comprises of a detached former dwelling house predominantly of two storey brick construction with a pitched roof. There is a single storey garage to one side and a single storey extension to the other side and rear. Internally, the ground floor has been divided into consultancy and staff rooms with an ancillary office/reception, waiting area and W.C.'s.

The first floor provides for office accommodation, a meeting room, store rooms, W.C. and bathroom upstairs have been refurbished. The building is fitted with uPVC double glazed windows and a gas fired central heating system and benefits from roller shutters on all ground floor windows and doors.

Situated

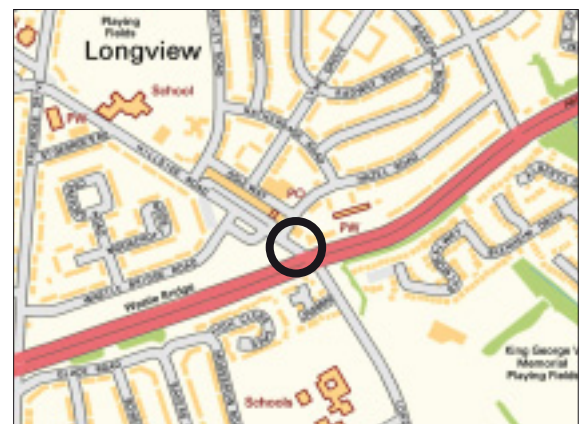
The property is located fronting Hillside Road, close to its junction with Liverpool Road (A57) approximately 7 miles east of Liverpool City Centre. The prominent location benefits from good transport links including regular bus services and easy access to junction 2 of the M57 Motorway. The area is one of mixed commercial and residential uses with nearby occupiers including Londis, William Hill and Rowlands Pharmacy.

Tenure

The property is understood to be held on a long leasehold basis subject to a non-reviewable peppercorn ground rent for a term of 999 years from 12th December 1938.

Note

Plans are available at the auctioneers offices.



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved.
Licence number 100020449

ACCOMMODATION

Ground Floor	
Consultation Room 1	16.34m ² (176ft ²)
Consultation Room 2	11.78m ² (127ft ²)
Consultation Room 3	10.62m ² (114ft ²)
Consultation Room 4	10.01m ² (108ft ²)
Consultation Room 5	11.09m ² (119ft ²)
Office	25.88m ² (270ft ²)
Staff WC	2.76m ² (30ft ²)
Staff room	8.86m ² (95ft ²)
Public WC	3.36m ² (36ft ²)
Waiting Room	31.58m ² (340ft ²)
First Floor	
Managers Office	10.98m ² (118ft ²)
Meeting Room	13.72m ² (148ft ²)
Store Room 1	10.21m ² (110ft ²)
Store Room 2	11.55m ² (124ft ²)
WC Bathroom	
TOTAL APPROX NIA	178.74m² (1,924ft²)
SITE AREA	0.05 hectares (0.13 acres)



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 10002049

A Freehold high yielding retail parade within Wigan Town Centre producing £67,250pa. (£73,975 including 10% service charge) The premises comprise 14 retail units let to a host of occupiers.

Situated

Wigan is a large commercial centre approximately 18 miles west of Manchester city centre. Jaxons Court is situated on Hallgate within Wigan Town centre and close to the main bus station along Wallgate, Market Street and Standish Gate, a prime retail area within Wigan.

Note

Each Lease contains provision for an additional 10% of the rent to be paid as service charge which currently equals to £6,725pa

UNIT	PRESENT LESSEE	ACCOMMODATION	LEASE COMMENCEMENT	LEASE ENDS	TERM	CURRENT RENT	RENT REVIEW/ REVISION	NOTES
1&3	Ms Oxley T/A Omega Games	GF Shop-24.10m ² (259ft ²) FF-24.9m ² (465ft ²)	01/03/12	28/02/15	3 Years	£6000	28/02/15	
2&4	Mrs Nolan T/A Chiropodist	GF Shop-43.23m ² (465ft ²)	01/04/07	31/03/14	5 Years	£6000	31/03/12	
5&7	Ms Miller T/A Courtyard Cafe	GF Shop-58m ² (624ft ²) FF 9.60m ² (103ft ²) WC	07/11/12	24/03/14	6 Years	£9500	24/03/14	
6	Mr Fish Pet Zone	GF Shop-31.06m ² (334ft ²) FF-24.31m ² (261ft ²)	03/11/12	02/11/15	3 Years	£5750	08/12/12	
8	Hodson Alteration Shop	GF Shop-17.60m ² (189ft ²) FF-24.31m ² (261ft ²)	05/03/09	04/03/12	3 Years	£6000	04/03/12	The current tenant is holding over and paying £4000pa
10	Ms Woods Bead Shop	GF Shop-15.4m ² (166ft ²) FF-12.0m ² (129ft ²) WC	01/04/07	31/03/10	3 Years	£6000	31/03/10	The current tenant is holding over and paying £4000pa
12	Mrs Bernard Sirima Thai Massage	GF Shop-15.7m ² (169ft ²) FF-12.2m ² (131ft ²)	01/09/11	Licence	Licence	£5000		The licence can be determined given 1 months notice.
14	Ann Gibson T/A Ann Gibson Cards	GF Shop-21.62m ² (233ft ²) FF-20.60m ² (221ft ²) WC	12/02/13	12/02/16	3 Years	£5000	01/04/15	
16	Anna Smith T/A Atomic Vintage	GF-25.7m ² (277ft ²) FF-21.90m ² (236ft ²) WC	11/12/12	10/12/15	3 Years	£5500	01/12/14	The lease can be determined on the 1st anniversary of the term.
18	Mr P Prescott T/A Funky Figures	GF Shop-34m ² (366ft ²) FF-29.4m ² (316ft ²) WC	01/06/12	31/05/15	3 Years	£6500	31/08/15	
20	S & J Computer Solicitors	GF Shop- 25.5m ² (274ft ²) FF-21.40m ² (230ft ²) WC	04/11/12	04/11/15	3 Years	£6000	30/06/15	The lease can be determined on the 1 st anniversary of the term.

LOT
34

617 Prescot Road, Old Swan, Liverpool L13 5XA

COMMERCIAL INVESTMENT

Guide price **£75,000+**



Not to scale. For identification purposes only

A part let high street retail investment currently producing £6,750 per annum. The subject premises comprise of a vacant ground floor retail unit which benefit from electric roller shutters to the front elevation and would be suitable for a number of uses, subject to the relevant consents. The first floor is currently let as a Hair/Beauty Salon.

Situated

Old Swan is a popular retail location approximately three miles east of Liverpool City Centre and in close proximity to the M62 Motorway

and Queens Drive. Prescot Road is the main arterial route through Old Swan. National retailers represented include Ethel Austin, Home & Bargain and Boots.

FLOOR	PRESENT LESSEE	ACCOMMODATION	RENT PER ANNUM	LEASE TERMS
Ground	Vacant	Sales 120.94 sq m (1301 sq ft) Ancillary 2 sq m (22 sq ft)		
First	Beauty Salon	77.99 sq m (839 sq ft)	£6750 per annum	5 Years from May 2009

Joint Auctioneers

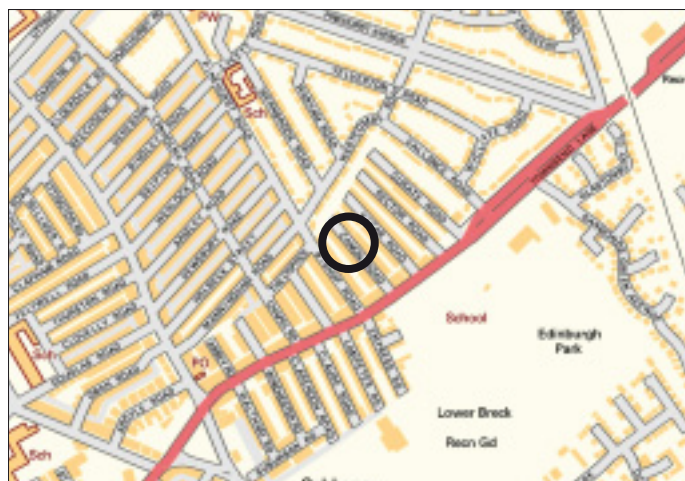


LOT
35

36 Canon Road, Liverpool L6 0BN

VACANT RESIDENTIAL

Guide price **£40,000+**



Not to scale. For identification purposes only

A 3 bedroomed end terrace property benefiting from partial double glazing and central heating. The property is in good order throughout and suitable for immediate occupation or investment purposes.

Situated

Off Townsend Lane (A580) in an established residential location within easy reach of local amenities, schooling and approximately 2 miles from Liverpool city centre.

Ground Floor

Hall, Through Living Room, Kitchen.

First Floor

3 Bedrooms, Bathroom/W.C.

Outside

Yard to the rear.

LOT
36

5 Parker Avenue, Liverpool L21 1EL RESIDENTIAL INVESTMENT

Guide price **£50,000+**



Not to scale. For identification purposes only

A 2 bedroomed Semi-detached property currently let by way of an Assured Periodic Tenancy at a rental of £6500.00 per annum. The property benefits from partial double glazing and gardens.

Situated

Off Crosby Road South in a popular and well established residential location within easy reach of Waterloo amenities and approximately 4 miles from Liverpool City Centre.

Ground Floor

1 Room, Kitchen.

First Floor

2 Rooms, Bathroom/W.C.

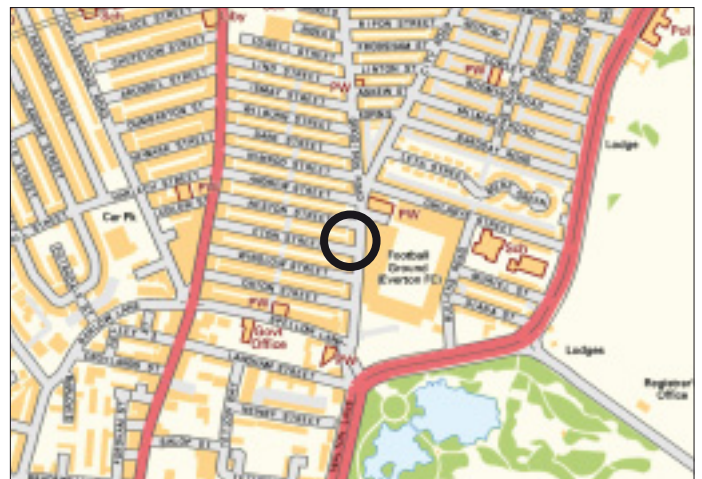
Outside

Gardens front and rear.

LOT
37

43/43a Goodison Road, Liverpool L4 4EJ VACANT RESIDENTIAL

Guide price **£40,000+**



Not to scale. For identification purposes only

A 5 bedroomed plus cellar end of terrace property benefiting from central heating and a garage. Following modernisation the property would be suitable for investment purposes.

Situated

On the corner of Goodison Road and Neston Street which is located off County Road, in a popular and well established residential area within easy access to local amenities and Everton Football Club.

Cellar

Ground Floor

Hall, kitchen/diner, lounge

First Floor

Three bedrooms and bathroom/WC

Second Floor

Two further bedrooms

Outside

Garage

LOT
38

86 Banks Road, West Kirby, Wirral, Merseyside CH48 0RE

COMMERCIAL INVESTMENT

Guide price **£125,000+**



Not to scale. For identification purposes only

A Freehold ground floor retail investment currently let by way of a 5 year Lease producing £16,000 per annum. The shop trades as a Clothes Boutique and is in very good order throughout benefitting from central heating, air conditioning, wooden and marble flooring, security entry system and electric roller shutters to the front and rear.

Situated

On a busy main road in the popular West Kirby Town Centre within close proximity to West Kirby Train Station.

Ground Floor

Shop – Main Sales Area, Rear Room with Kitchen, 2 dressing Rooms (1000 sq ft)

Outside

Yard to the rear.

On behalf of Receivers

LOT
39

52 West Street, Southport, Merseyside PR8 1QS

VACANT COMMERCIAL

Guide price **£50,000+**



Not to scale. For identification purposes only

A vacant 3 bedrooomed semi-detached house in need of repair and modernisation.

Situated

West Street runs parallel to Lord Street and between Coronation Walk and Neville Street within the heart of Southport Town Centre.

First Floor

3 Bedrooms, Bathroom/W.C.

Outside

Rear Yard.

Ground Floor

2 Reception Rooms, Kitchen.

LOT
40

Land At Belmont Road, Wigan, Lancashire WN5 0EQ

DEVELOPMENT LAND

Guide price **£30,000+**



Not to scale. For identification purposes only

A vacant site extending to 0.16 ha (0.4 acres) approximately suitable for a variety of uses subject to the necessary planning consents. The site previously had planning permission for the erection of 8 dwelling houses which expired on 14/10/2012 (application number A/09/73280).

Situated

The land is situated at the corner of Blenheim Road and Kitts Green Road within an established and densely populated residential area

approximately two miles west of Wigan town centre.

Site area

Approximately 0.16 ha (0.4 acres)



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

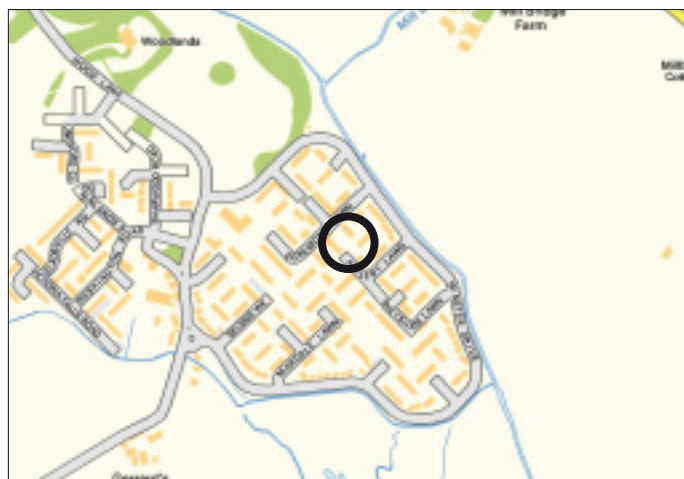
Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
41

9 Appleby Lawn, Liverpool L27 5RG

VACANT RESIDENTIAL

Guide price **£40,000–£45,000**



Not to scale. For identification purposes only

A vacant 3 bedroomed town house benefiting from double glazing, central heating and gardens. The property is in good order throughout and would be suitable for immediate occupation or investment purposes.

Situated

Off Winstler Drive which in turn is off Wood Lane on the popular Woodlands Estate.

Ground Floor

Porch Entrance, Lounge/Diner, Kitchen.

First Floor

3 Bedrooms, Bathroom/WC.

Outside

Gardens Front & Rear.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
42

29 Mariners Road, Crosby, Liverpool L23 6SX

VACANT RESIDENTIAL

Guide price **£275,000–£300,000**



A unique 4 bedroomed 1980's architect designed detached property benefitting from double glazing, central heating, gardens, patio, garage and off road parking. The property would be suitable for occupation or possible resale and does require some updating and modernisation. The property has an elevated position providing fantastic views across the Mersey Estuary and the Welsh Hills. The property has potential to provide a good sized family home with potential to provide further living space on the ground floor.

Situated

Fronting Mariners Road within a stone's throw to Crosby Beach & Leisure Centre and Anthony Gormley's Another Place, in the prestigious area of Blundellsands and within easy access to local amenities, schooling and approximately 5 miles north of Liverpool City Centre.

Ground Floor

Hal, Cloakroom, Shower Room/WC, 4 Bedrooms, Bathroom/WC, Sun Lounge leading onto Patio

First Floor

Landing, L shaped through lounge/diner leading to kitchen, WC, 1 Further Room.

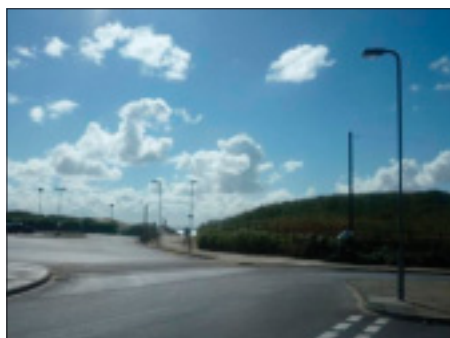
Outside

Gardens front, side and rear, Patio, Garage, Driveway.



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

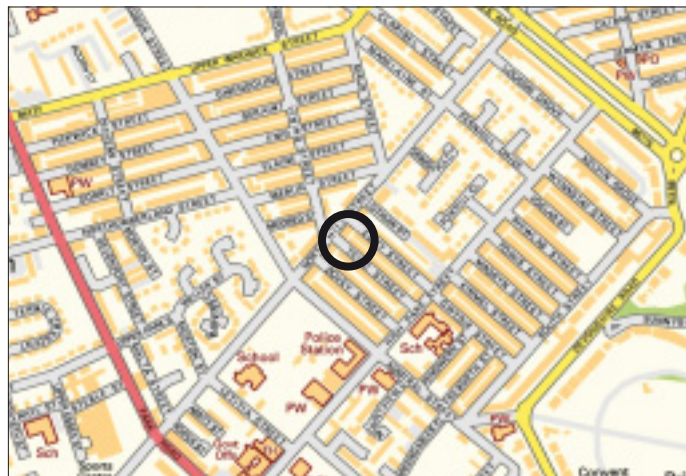


LOT
43

122 North Hill Street, Liverpool L8 8AG

VACANT COMMERCIAL

Guide price **£40,000–£45,000**



Not to scale. For identification purposes only

A vacant two storey plus basement mixed use property in need of repair and modernisation. The property comprises of a ground floor retail unit which in the past traded as a Fish & Chip Shop together with accommodation above. The property benefits from steel roller shutters and partial central heating.

Situated

The property is located fronting North Hill Street which in turn is off Admiral Street a short distance from Liverpool City Centre.

Basement

Cellar (Not Inspected)

Ground Floor

Shop – Main area, Rear Prep Room, Store Room, Kitchen Area, W.C.

First Floor

Hall, 2 Rooms, Bathroom/W.C.

Outside

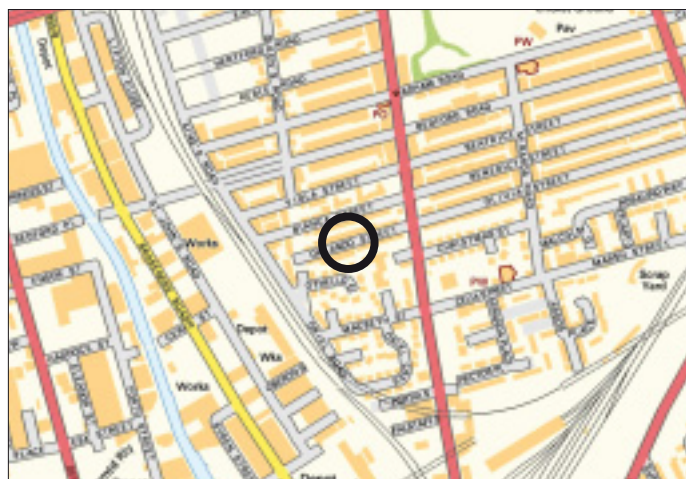
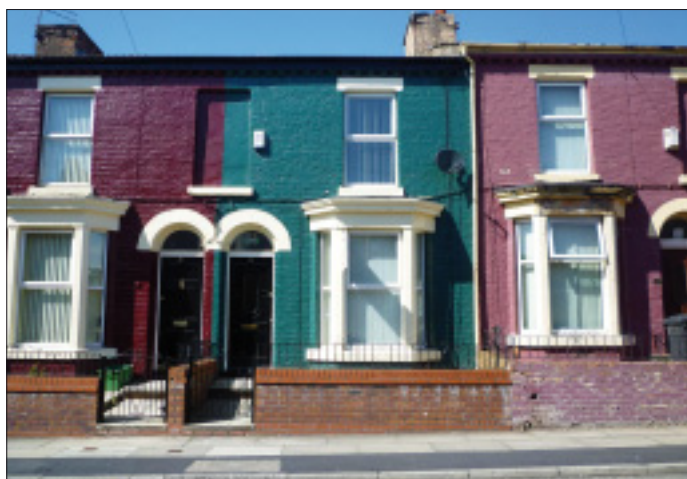
Yard to the rear.

LOT
44

33 Orlando Street, Bootle, Merseyside L20 7DU

VACANT RESIDENTIAL

Guide price **£40,000+**



Not to scale. For identification purposes only

A three bedroomed middle terraced suitable for immediate occupation or investment purposes. The property was in very good order throughout and benefits from double glazing, central heating, wooden flooring to the ground floor and new carpeting.

Situated

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

Ground Floor

Hall, 2 Reception Rooms, Kitchen, Bathroom/WC

First Floor

3 Bedrooms.

Outside

Yard to the rear.

LOT
45

482 Southport Road, Scarisbrick, Ormskirk, Lancashire L40 9RF

VACANT RESIDENTIAL

Guide price **£95,000+**



A spacious extended 2 bedroomed semi-detached bungalow benefiting from double glazing, central heating, flagged driveway for 2/3 cars, large rear gardens and detached garage. The property is in good condition throughout and would be suitable for immediate occupation or investment. There is a loft conversion providing an office/study.

Situated

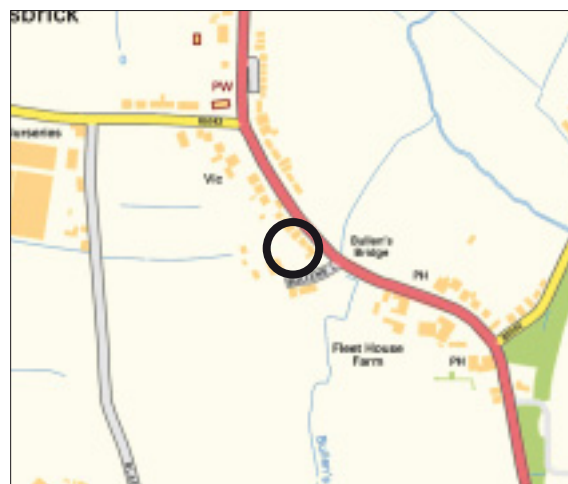
Fronting Southport Road in a semi-rural location between Southport and Ormskirk.

Ground Floor

Hall, Bathroom/WC, 2 Bedrooms, Through Lounge to Open Plan Dining Room/Kitchen, Utility Room, Office/Study.

Outside

Flagged Driveway, Rear Garden, Detached Storage Garage.



Not to scale. For identification purposes only

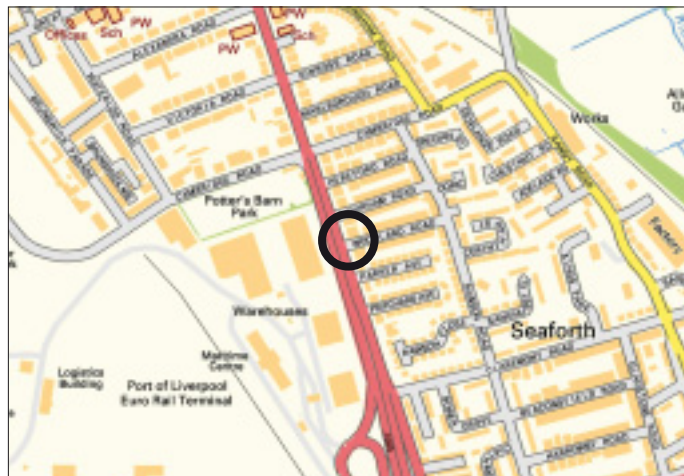
Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449



LOT
46

47 Crosby Road South, Liverpool L21 1EN
VACANT RESIDENTIAL

Guide price **£65,000+**



Not to scale. For identification purposes only

A spacious three storey 6 bedroomed end of terrace property offered with the benefit of full planning permission to convert the existing into 2x2 bedroomed and 3x1 bedroomed apartments with the potential to produce in excess of £28,000 per annum. The property benefits from gardens. Alternatively the property could be refurbished and modernised to provide a good sized family home.

Situated

Fronting Crosby Road South in a popular residential location within easy access to Waterloo and Crosby

amenities and approximately 4 miles from Liverpool City Centre.

Ground Floor

Vestibule, hall, front lounge, rear dining room, morning room and kitchen

First Floor

Four bedrooms and bathroom/WC

Second Floor

Two bedrooms

Outside

Garden to the rear

Note

Plans are available at the auctioneers offices. Planning application number S/2012/1443 <http://www.sefton.gov.uk/default.aspx?page=5297>

LOT
47

38 Canterbury Street, Garston, Liverpool L19 8LG
VACANT RESIDENTIAL

Guide price **£35,000+**



Not to scale. For identification purposes only

A 3 bedroomed mid terrace property benefiting from double glazing. Following repair and modernisation the property would be suitable for occupation or investment purposes.

Situated

Off Window Lane in an established residential location within close proximity to Garston Village amenities.

First Floor

3 Bedrooms, Bathroom/WC.

Outside

Yard to the Rear.

Ground Floor

Hall, 2 Reception Rooms, Kitchen.

LOT
48

8 Ronald Road, Liverpool L22 3XU

VACANT RESIDENTIAL

Guide price **£175,000+**



Not to scale. For identification purposes only

A substantial double fronted semi-detached property which has been converted to provide a 1x3 bedroomed and 1x1 bedroomed flats. The property benefits from front and rear gardens, detached garage, off road parking, partial double glazing and central heating. The property would be suitable for renovation and resale or conversion to provide a good sized 7 bedroomed family home.

Situated

Off Haigh Road which in turn is off Crosby Road North in a sought after location within easy access to

Waterloo and Crosby Amenities, Schooling and approximately 5 miles from Liverpool City Centre.

Ground Floor (via its own side entrance)

Flat 1 – Hall, Lounge, Dining Room, Kitchen, Utility Room, Bedroom, Bathroom/WC

First Floor (via its own front entrance)

Flat 2 – Landing, Living Room, Laundry Room, Kitchen/Diner, Bathroom/WC with walk in shower, 2 Bedrooms.

Second floor

1 further Bedroom.

Outside

Gardens front and rear, Detached garage.

Note

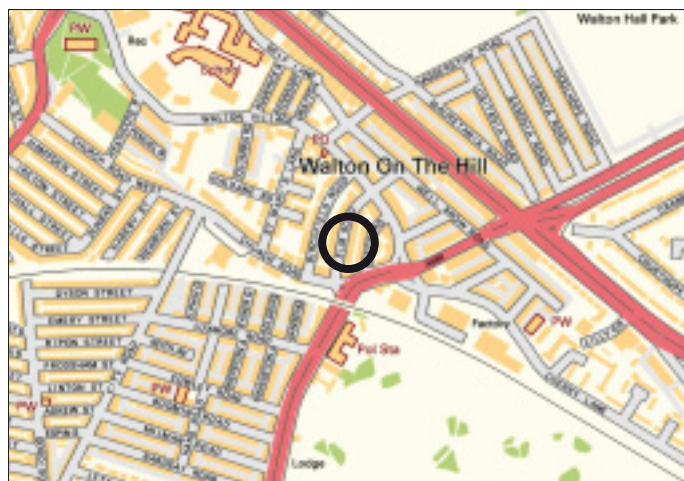
There is a full structural survey available for inspection at the Auctioneers Offices.

LOT
49

24 Elm Road, Walton, Liverpool L4 5UT

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 at a rental of £4800.00. The property benefits from double glazing and central heating.

Situated

Off Walton Village in a popular residential location approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, Through Living room, Kitchen/Diner.

First Floor

2 Bedrooms, Bathroom/W.C.

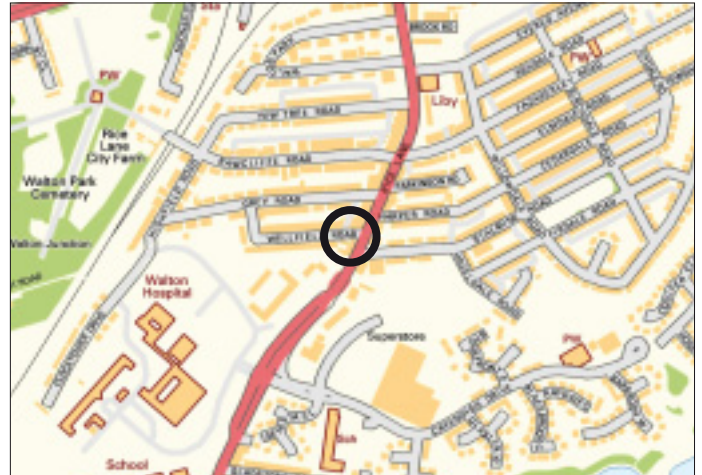
Outside

Yard to the rear.

LOT
50

153 Rice Lane, Liverpool L9 1AF VACANT COMMERCIAL

Guide price **£30,000–£35,000**



Not to scale. For identification purposes only

A middle terraced two storey building comprising of a ground floor front retail sales area together with office accommodation above, together with staff kitchen and WC facilities. The property benefits from carpeted floors, alarm system and external electric security roller shutters. The first floor accommodation is accessed via a separate entrance from the rear yard area and was previously used for the purposes of stores and offices, however could easily be converted as a self-contained flat, subject to the relevant consents. In addition the first floor has separate gas and electricity meters.

Situated

The premises are situated fronting Rice Lane close to its junction with

Wellfield Road approximately 4 miles north of Liverpool city centre. The immediate surrounding area

consists of residential housing and mixed use premises predominantly fronting on to Rice Lane. The premises are within a short distance of Rice Lane railway station and Queens Drive (A5058) which in turn provides links to the surrounding Merseyside area.

Ground Floor

Retail sales area: 53.6 m² (577 ft²)
Storage: 18 m² (194 ft²)
Rear Offices: 14.4 m² (155 ft²)

Total Ground floor area:

86 m² (926 ft²)

First Floor

Front room 1: 29.8 m² (320 ft²)
Room 2: 24 m² (258 ft²)
Kitchen: 6.52 m² (70 ft²)
Office: 8.96 m² (96 ft²)
Rear Store: 11.8 m² (127 ft²)

Total First floor area:

81 m² (873 ft²)

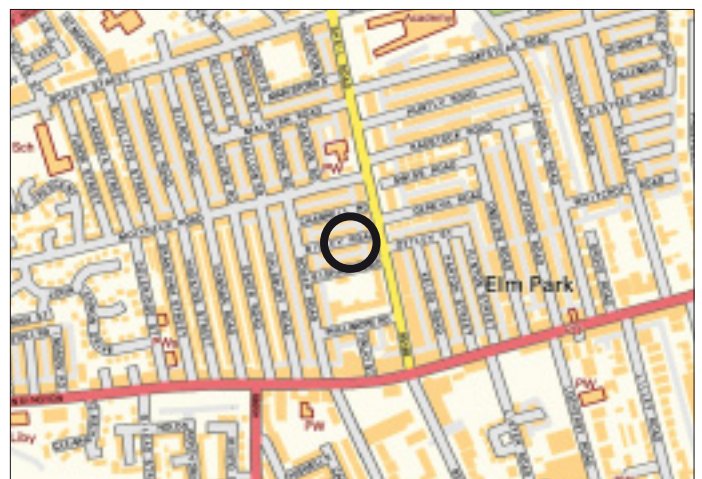
Outside

Yard to the rear.

LOT
51

27 Ridley Road, Liverpool L6 6DN VACANT RESIDENTIAL

Guide price **£40,000 +**



Not to scale. For identification purposes only

A vacant middle terrace property benefiting from double glazing. Following repair and modernisation the property would be suitable for investment purposes

Situated

off Sheil Road in an established residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, 2 Reception Rooms, Kitchen

First Floor

3 Bedrooms, Bathroom/WC

Outside

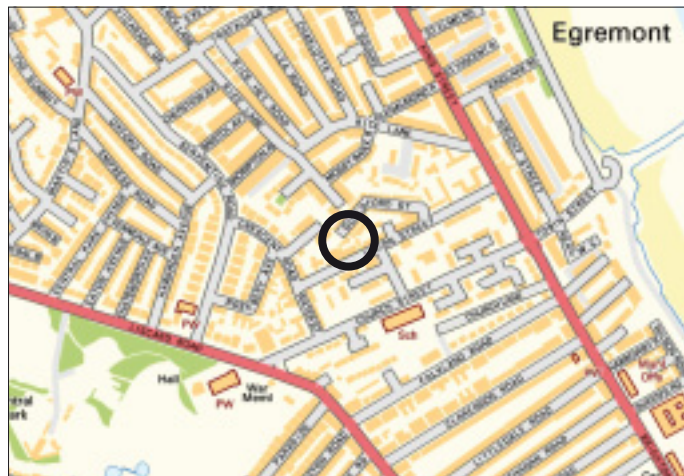
Yard to the rear.

LOT
52

55 Guildford Street, Wallasey, Merseyside CH44 0BP

VACANT RESIDENTIAL

Guide price **£35,000–£40,000**



Not to scale. For identification purposes only

A 2 bedroomed end of terrace property benefitting from central heating. The property would be suitable for investment purposes.

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

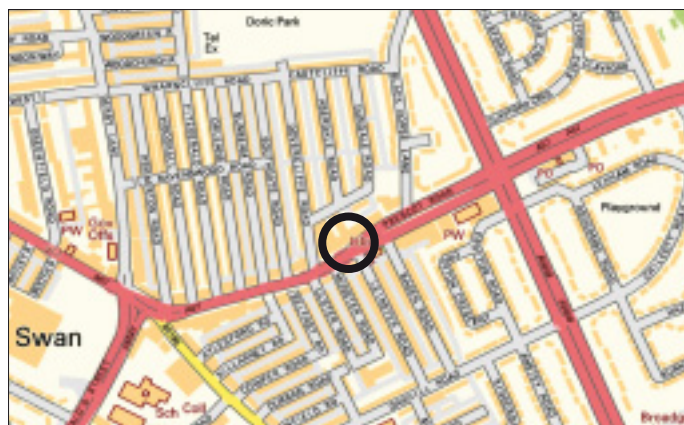
Hall, Lounge, Kitchen, Bathroom/WC

LOT
53

623 Prescot Road, Old Swan, Liverpool L13 5XA

VACANT COMMERCIAL

Guide price **£80,000+**



Not to scale. For identification purposes only

A two storey middle terraced high street property comprising of a ground floor retail unit which has traded as a Jewellers for 34 years. Fully fitted out for continued use with former living accommodation above which was used as a hairdressers via a separate entrance. It may be suitable for a number of uses and possible flat conversion subject to planning. The property benefits from partial toughened glass double glazing, air conditioning, security entry system, electric steel roller shutters and galvanised railings to the yard.

Situated Old Swan is a popular retail location approximately 3 miles east of Liverpool City Centre and close to the M62 Motorway and

Queens Drive. Prescot Road is the main arterial route through Old Swan. National retailers represented include Ethel Austin, Home &

Bargain and Boots. There is free car parking in the central reservation.

Ground Floor

Shop – Main Sales Area 25.4sqm (273sqft), Rear Room 18.6sqm (200sqft), Kitchen, WC, Store 12.2sqm (131sqft)

First Floor Hair Salon/Reception 32.5sqm (350sqft), 2 Beauty Rooms 16.6sqm (178sqft), WC, Kitchen 6.4sqm (69sqft).

Outside Rear yard with potential for extension, and secured gates from road behind.

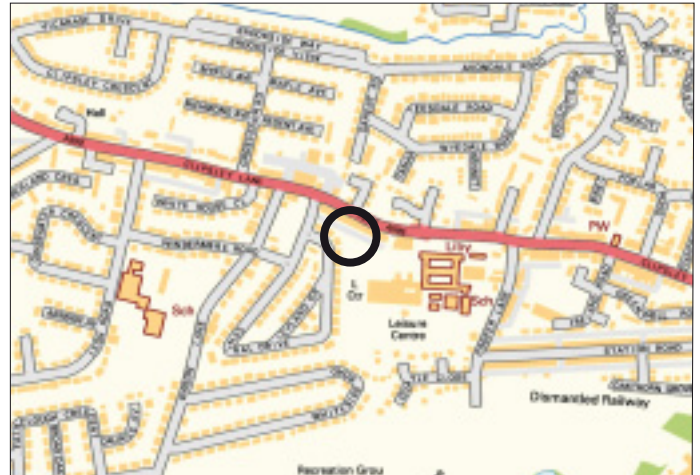
Note We have been advised that the property has been re-assessed with the rates and was reduced 2 years ago. Liverpool City Council Rates were approximately £1,200 pa for the 1st floor and just under £1,870 for the ground floor. In addition both ground and first floors have separate electricity and gas meters for individual billing.

LOT
54

209 Clipsley Lane, Haydock, St. Helens, Merseyside WA11 0JG

RESIDENTIAL INVESTMENT

Guide price **£35,000–£40,000**



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 £3,600 per annum. The property benefits from double glazing.

Situated

On Clipsey Road in a popular residential location.

First Floor

2 Bedrooms.

Ground Floor

Lounge, Kitchen, Bathroom/WC

Outside

Yard to the rear.

LOT
55

23 Ashdale Road, Walton, Liverpool L9 2AA

VACANT RESIDENTIAL

Guide price **£40,000–£45,000**



Not to scale. For identification purposes only

A vacant 3 bedroomed middle terrace property benefiting from partial double glazing and gardens. Following refurbishment the property would be suitable for occupation or investment purposes.

Situated

Off Willowdale Road and Fazakerley Road, close to Rice Lane in a popular residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool City Centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

3 Bedrooms, Bathroom/WC.

Outside

Garden to the Rear.

LOT
56

Ex Civil Defence Club, School Lane, New Ferry, Merseyside CH62 5BB

VACANT COMMERCIAL

Guide price **£80,000+**



The property comprises a two storey detached building of brick elevations, partially rendered, set beneath a series of flat roofs and a pitched tiled roof to the original building. We are informed that the original building was constructed in the 19th Century as a church which was converted into a school. The club came into occupation of the property in 1971 and substantially extended the building in the late 1970's. To the side and rear there is an enclosed beer patio and yard. Overall the site extends to 0.23 acres. The property will be sold with vacant possession and will include the fixtures and fittings. The property would be suitable for a number of uses, subject to the relevant consents.

Situated

The property is located fronting School Lane, at its crossroads with Grove Street, on the edge of New Ferry town centre. New Ferry is a small town on the Wirral approximately three miles south of Birkenhead accessed from the B5136 and A41. At the end of School Lane is the main retail high street, which is pedestrianised, with occupiers primarily being local retailers with some national operators.

Ground Floor

Entrance reception, corridor providing access to the trading accommodation, office and customer toilets including disabled. Members' lounge, function room with stage area and artist's changing room with central bar servery. Ground floor beer cellar and a variety of storerooms

First Floor

Games room providing two snooker tables, pool table and darts area. Customer toilets. Former bar servery.

Outside

Beer patio to the rear with smoking shelter. Closed yard.



Not to scale. For identification purposes only

Joint Auctioneers

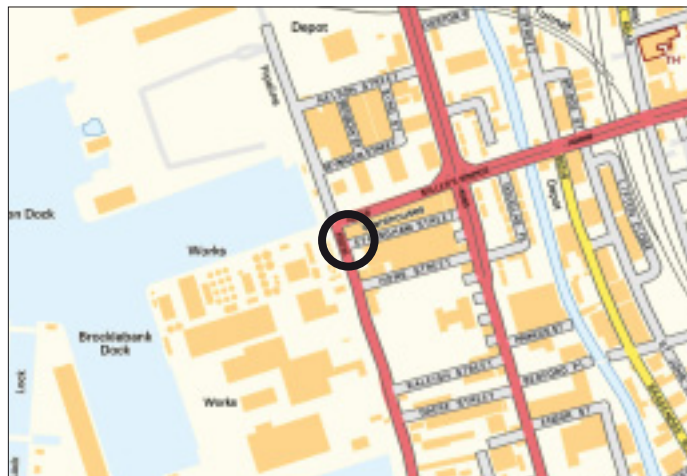


LOT
57

Former Kerrie's Bar, 74 Regent Road, Bootle, Merseyside L20 8DB

VACANT COMMERCIAL

Guide price **£60,000+**



Not to scale. For identification purposes only

A vacant three storey end terraced building previously used as a Public House, together with accommodation above. The upper floors are in an unfinished state, partway through refurbishment and conversion to residential accommodation. Following continuation of refurbishment and modernisation the property would be suitable for possible redevelopment subject to necessary planning consents.

Situated

Fronting Regent Road in a predominantly industrial location

approximately 2 miles from Liverpool City Centre.

Ground Floor

Main Lounge with Fitted Bar, Ladies & Gents WC's – 129.40 sq.m (1393 sq.ft)

Outside

Yard to the Rear.

First Floor

Accommodation – 172.41 sq.m (1856 sq.ft)

Second Floor

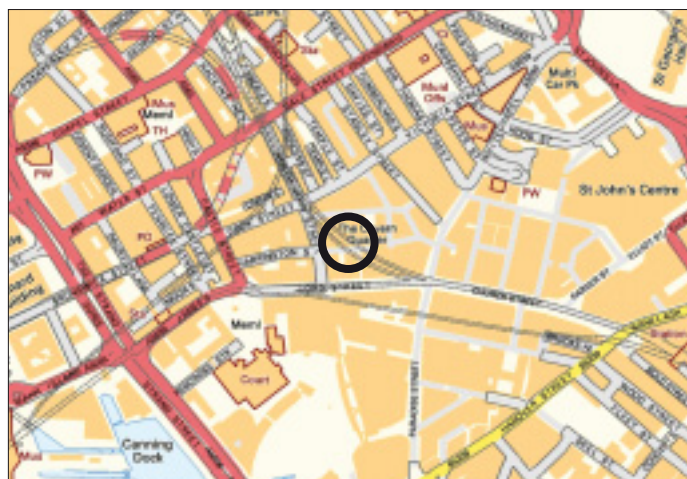
Accommodation – 153.51 sq.m (1562 sq.ft)

LOT
58

8 Cavern Court, Liverpool L6 9JG

RESIDENTIAL INVESTMENT

Guide price **£25,000–£30,000**



Not to scale. For identification purposes only

A first floor purpose built studio apartment benefiting from double glazing, electric wall heaters, security intercom system, communal gardens and parking. The property is currently let on an Assured Shorthold tenancy at a rental of £4200 per annum.

Situated

on Coleridge Road which in turn runs between Kensington High Street and Molyneux Road in an established residential location

approximately 1.5 miles from Liverpool City Centre.

Ground Floor

Main Entrance Hallway

First Floor

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

Outside

Communal gardens and parking.

LOT
59

5 Midland Terrace, Liverpool L22 8QJ

VACANT RESIDENTIAL

Guide price **£40,000–£45,000**



Not to scale. For identification purposes only

A spacious purpose built one bedroomed ground floor flat suitable for occupation or investment purposes. The property benefits from double glazing, central heating and shared gardens.

Situated

In a cul de sac off Wellington Road which in turn is off Oxford Road in a very popular residential area close to local amenities and short distance from Waterloo Station.

Ground Floor

Hall, bedroom, lounge, breakfast/kitchen and bathroom/WC

Outside

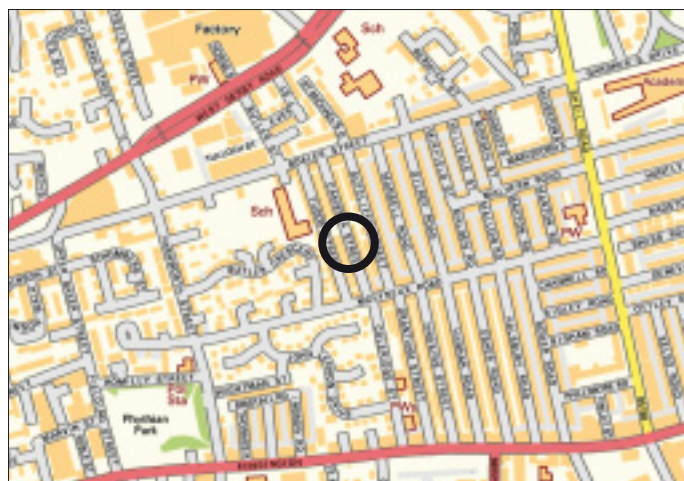
Communal gardens to the front and rear

LOT
60

53 Cambria Street, Liverpool L6 6AP

VACANT RESIDENTIAL

Guide price **£15,000–£20,000**



Not to scale. For identification purposes only

A 2 bedroomed middle terraced property which has suffered from fire and smoke damage throughout and requires a full refurbishment scheme.

Situated

Off Molyneux Road in a popular residential location within close proximity to local amenities and schooling, approximately 2.5 miles from Liverpool City centre.

Ground Floor

Lounge/diner, kitchen, bathroom/WC

First Floor

Two bedrooms

Outside

Yard to the rear

LOT
61

52 Nimrod Street, Liverpool L4 4DU VACANT RESIDENTIAL

Guide price **£30,000+**



A vacant 2 bedroomed middle terrace property benefiting from double glazing. The property would be suitable for investment purposes following modernisation. The piping and radiators are in place for central heating and just requires a boiler.

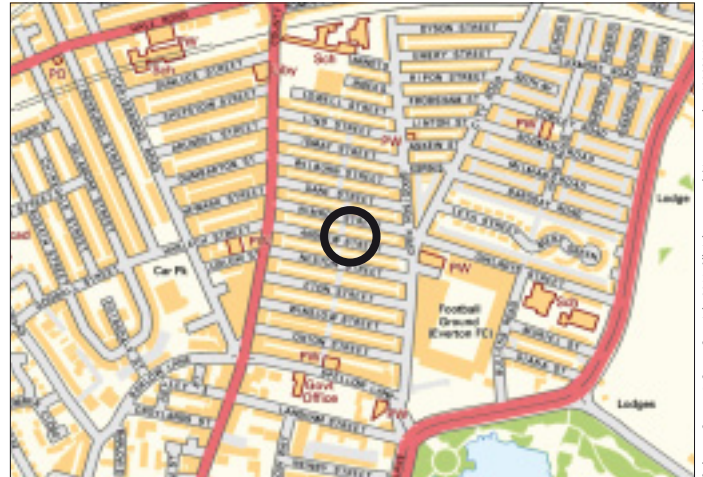
Situated

Off County Road in a popular residential location within close proximity to County Road amenities, schooling, Everton

Football Club and approximately 3 miles from Liverpool City Centre.

Ground Floor

Lounge, Dining Room, Kitchen, Shower Room/WC.



Not to scale. For identification purposes only

First Floor

2 Bedrooms.

Outside

Yard to the Rear.

LOT
62

Flat 15 Manolis Yard, 8 Back Colquitt Street, Liverpool L1 4NL VACANT RESIDENTIAL

Guide price **£65,000–£70,000**



A vacant 3rd floor 2 bedroomed apartment benefitting from double glazing, CCTV security entry system, electric heating and integrated kitchen appliances. The property is in good order throughout and suitable for immediate occupation or investment. We are advised parking could be available and purchasers should make their own enquiries.

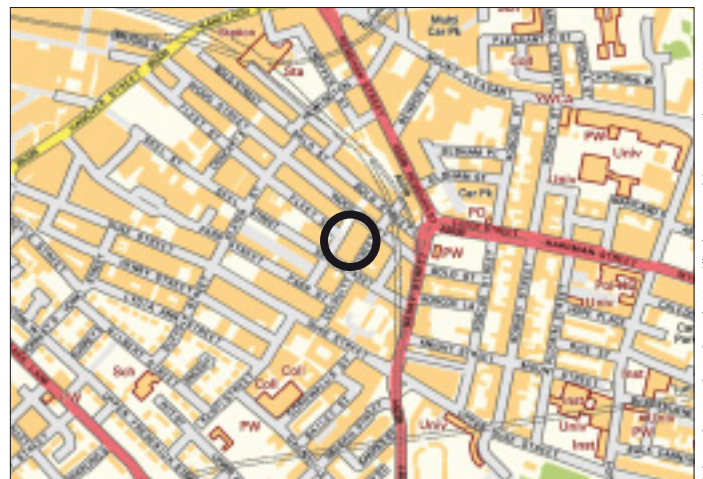
Situated

In the popular Manolis Yard Development off Seel Street centrally located for the City's bars

and restaurants and sheltered by a courtyard.

Ground Floor

Main entrance hallway.



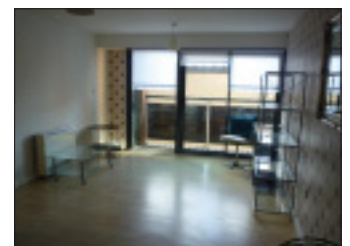
Not to scale. For identification purposes only

Third Floor

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

Outside

Communal courtyard.





A Freehold mixed use property comprising of self-contained office accommodation arranged over lower ground, ground and two upper floors. The property was fully refurbished to a very high standard 8 years ago and benefits from central heating, double glazing, passenger lift, Male, female and disabled W.C's. The property would be suitable for possible student investment or flats subject to any necessary planning consents.

Situated

On the corner of Fleet Street and Roe Alley just off Hanover Street on the edge of Liverpool One Shopping Centre. Central Station, Lime Street Station and the main bus station are all within a few minutes walk, with public car parks close by.

Lower Ground

Reception area, Private offices, Meeting Rooms and Storage.

Ground Floor

Reception area, Private offices.

First & Second Floor

Open Plan Offices.

Joint Auctioneers



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Basement	1,116.5 ft ²	103.7 m ²
Ground Floor	989.7 ft ²	92.0 m ²
First Floor	1,028.0 ft ²	95.5 m ²
Second Floor	1,028.0 ft ²	95.5 m ²
TOTAL	4,162.2 ft²	386.7 m²

LOT
64

Land Next To 53 Thomson Road, Liverpool L21 1AN

DEVELOPMENT LAND

Guide price **£30,000–£35,000**



Artists Impression

A cleared site offered with the benefit of full planning permission to erect a pair of 3 bedrooomed semi-detached houses. We believe all main services are available however potential purchasers should make their own enquiries.

Situated

Fronting Thomson Road which is accessible via Gladstone Road or Ewart Road in the Seaforth District.

Note

Plans are available for inspection at the auctioneers office. Sefton Council, Planning ref No S/2011/1072 The picture used is an artists impression of the proposed scheme



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
65

63 Hornsey Road, Liverpool L4 2TN

VACANT RESIDENTIAL

Guide price **£40,000+**



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

Situated

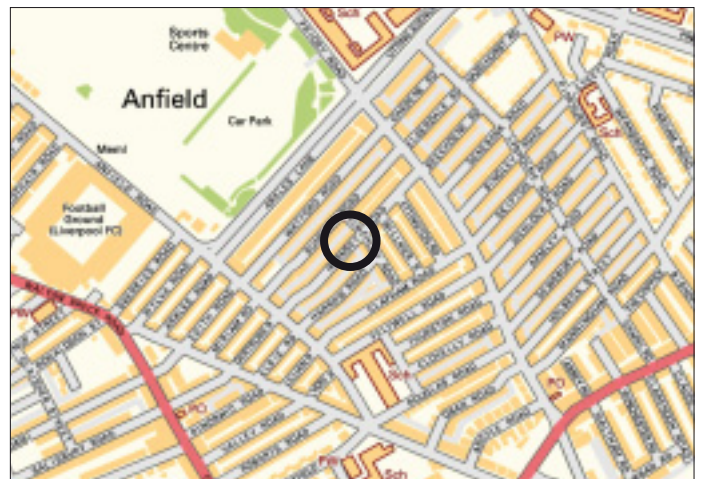
Off Priory Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor

Entrance Hall, Lounge, Dining Room, Kitchen.

First Floor

3 Bedrooms, Shower Room/WC.



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Outside

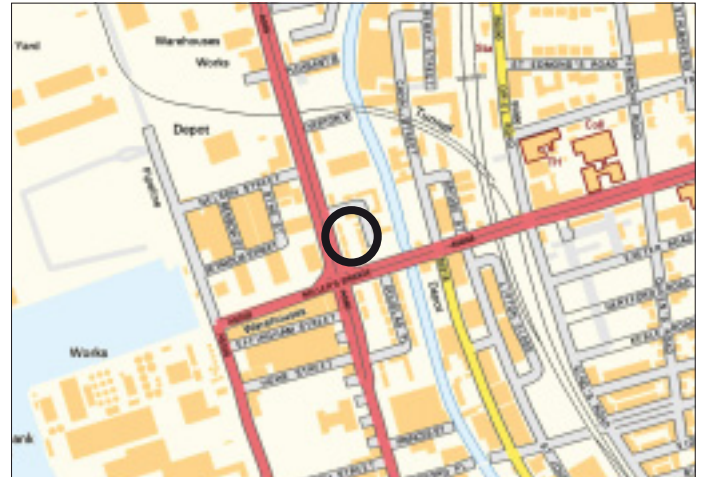
Yard to the Rear.

LOT
66

14 William Henry Street, Bootle, Merseyside L20 8LY

VACANT RESIDENTIAL

Guide price **£40,000–£45,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

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

Situated

In a cul-de-sac off Derby Road in an established location approximately 2 miles from Liverpool City Centre.

Ground Floor

Hall, Through Lounge, Kitchen/ Diner.

First Floor

3 Bedrooms, Bathroom, Separate W.C.

Outside

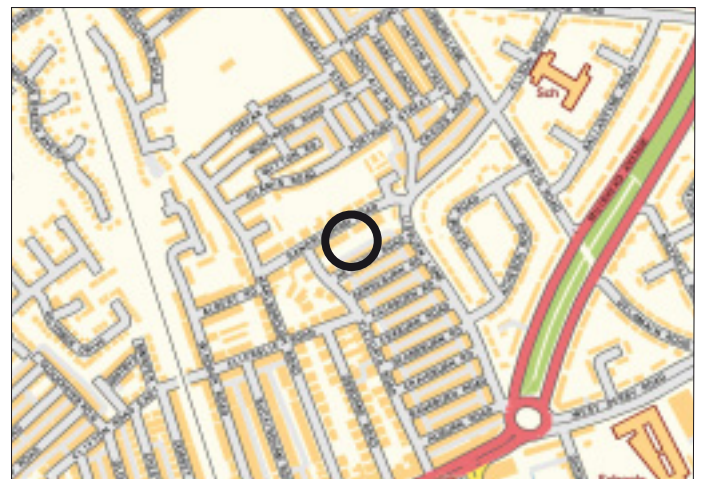
Gardens front and rear.

LOT
67

7 Sandringham Road, Tuebrook, Liverpool L13 8BX

RESIDENTIAL INVESTMENT

Guide price **£130,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A three storey semi-detached property providing 9 letting rooms, 2 kitchens and 3 bathrooms. The property benefits from double glazing, central heating, gardens and off road parking. Following refurbishment the property would be suitable for HMO investment purposes with a potential annual rental income of in excess of £25,000.

Situated

Off Lisburn Lane within easy reach of Tuebrook Amenities, schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor

Main Entrance Hallway, 3 Letting Rooms, Communal Lounge, Kitchen, Shower Room/WC

First Floor

Kitchen, Shower room/W.C, 3 Rooms, Bathroom/W.C.

Second floor

3 Rooms.

Outside

Gardens and Driveway.

LOT
68

59 & 65-71 Hill Street, Liverpool L8 5SA
VACANT COMMERCIAL

Guide price **£135,000+**

**THIS PROPERTY
IS ADJACENT
TO LOT 69**



A freehold redevelopment opportunity suitable for a variety of uses subject to the necessary planning consents. The property comprises three interlinked buildings arranged as warehouse, office and factory accommodation over basement to second floor with yard. The site extends to approximately 0.29ha (0.73 acres). Part of the premises are occupied by way of three separate tenancies at will at a principal rent of a peppercorn per week and can be terminated by either party at any time.

Situated

The property is situated on Hill Street between Brassey Street and Mann Street which interlinks with Grafton Street and Sefton Street on the South side of the peripheral of Liverpool City Centre. The site is located within a traditionally industrial use area which has undergone significant redevelopment in recent years. More recently plans have been released for the redevelopment of the Cains Brewery site adjacent to the subject premises.

Site area

0.29 ha (0.73 acres)

Planning

See planning reference 08F/0651 re erection of 144 residential dwellings, in conjunction with neighbouring land.

Note

This lot is adjacent to lot 69. The property is being marketed for sale on behalf of Joint Fixed Charge Receivers and therefore no warranties or guarantee in any respect, including VAT, can be given. The Receivers are not bound to accept the highest or any offer and are acting without personal liability.



Not to scale. For identification purposes only



Ordnance Survey © Crown Copyright 2011. All rights reserved.
Licence number 100020449

LOT
69

Land At Brassey Street/Beaufort Street, Liverpool L8 5RL

DEVELOPMENT LAND

Guide price **£50,000+**



2 adjacent land sites extending to approximately 0.41 acres suitable for redevelopment subject to any necessary planning consents.

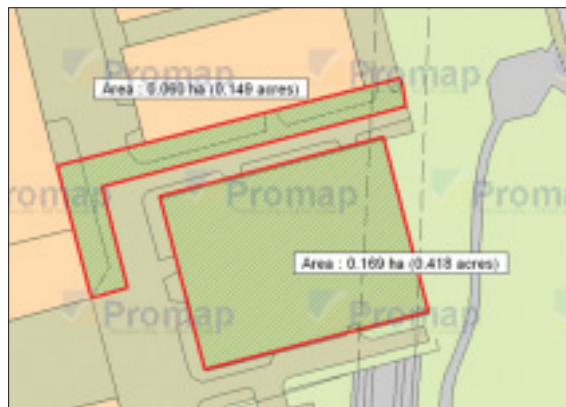
Situated

Fronting Brassey Street and Beaufort Street which in turn is off Hill Street within walking distance to Liverpool City Centre, China Town and the Liverpool Cathedral.

Joint Auctioneers



Not to scale. For identification purposes only



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
70

650 Queens Drive, Stoneycroft, Liverpool L13 5UD
VACANT RESIDENTIAL

Guide price **£75,000+**



Not to scale. For identification purposes only

A 3 bedrooomed mid-town house which has recently been refurbished and benefits from double glazing, central heating, gardens front and rear and driveway. The property is in good order throughout would be suitable for immediate occupation or investment purposes.

Situated

Fronting Queens Drive at its junction with Prescott Road within walking distance to Old Swan amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, Through Living Room, Kitchen.

First Floor

3 Bedrooms, Bathroom/W.C.

Outside

Gardens front and rear, Driveway for 2 cars.

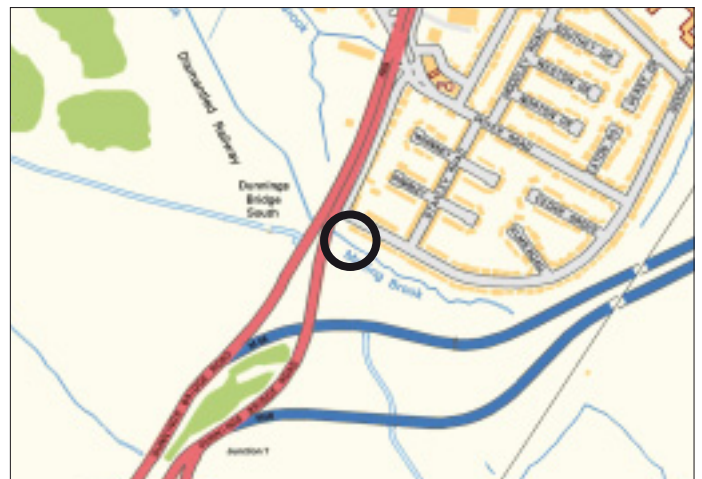
LOT
71

Land Adjacent To 2 Moorhey Road, Maghull, Liverpool L31 5JY
DEVELOPMENT LAND

Guide price **£30,000–£35,000**



Artists impression



Not to scale. For identification purposes only

A cleared site offered with the benefit of full planning permission to erect a 4 bedrooomed detached property. We believe all main services are available however potential purchasers should make their own enquiries.

Situated

On Moorhey Road near it's junction with Moorland Road close to local schooling, amenities and Maghull Town Centre.

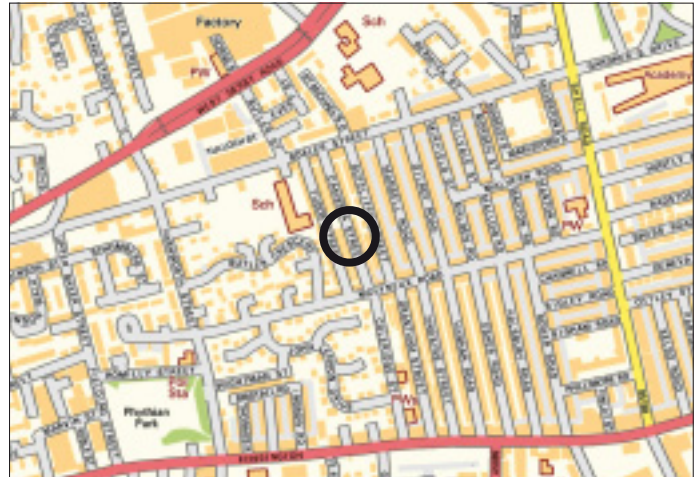
Note

Plans are available for inspection at the auctioneers office. Sefton Council, Planning ref No S/2011/1419 The picture used is an artists impression of the proposed scheme

LOT
72

55 Cambria Street, Liverpool L6 6AP
VACANT RESIDENTIAL

Guide price **£15,000–£20,000**



Not to scale. For identification purposes only

A 2 bedroomed middle terraced property in need of a full refurbishment scheme.

Situated

Off Molyneux Road in a popular residential location within close proximity to local amenities and schooling, approximately 2.5 miles from Liverpool City centre.

Ground Floor

Lounge/diner, kitchen, bathroom/WC

First Floor

Two bedrooms

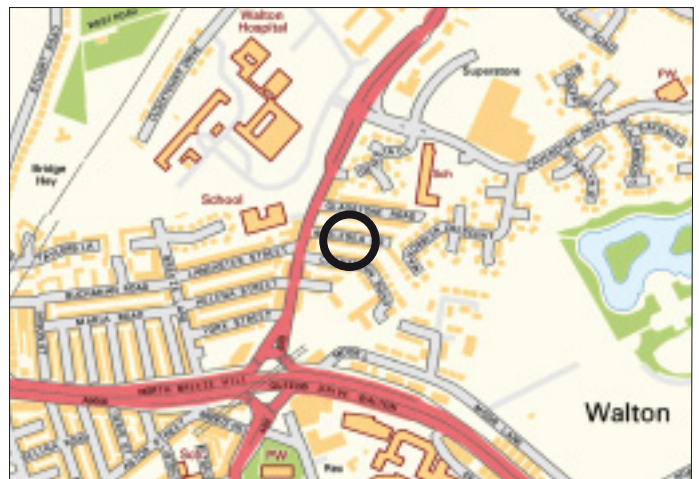
Outside

Yard to the rear

LOT
73

19 Anglesea Road, Liverpool L9 1EA
VACANT RESIDENTIAL

Guide price **£40,000+**



Not to scale. For identification purposes only

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

Situated

Off Rice Lane in a popular and well established residential location within easy reach of local amenities schooling and approximately 4 miles from Liverpool City Centre.

Ground Floor

Hall, through living room, kitchen and bathroom/WC

First Floor

Three bedrooms

Outside

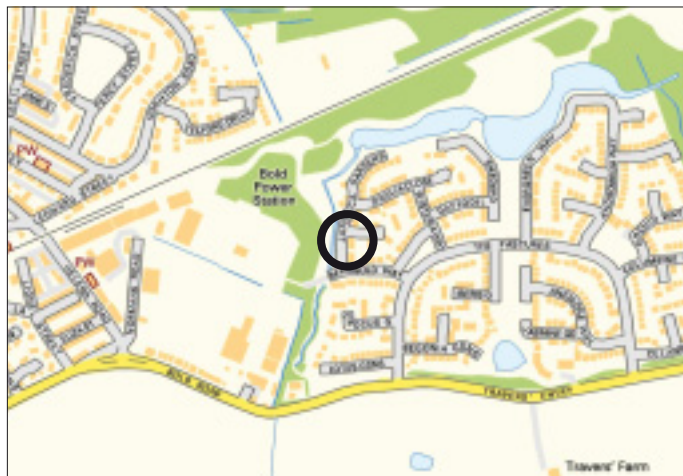
Yard to the rear

LOT
74

Land To The West Of Japonica Gardens, St. Helens, Merseyside WA9 4WP

LAND

Guide price **£1,000+**



Not to scale. For identification purposes only

Freehold vacant land site approximately 0.37 acres, which may be suitable for a variety of uses subject to the necessary consents.

Situated

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

Note

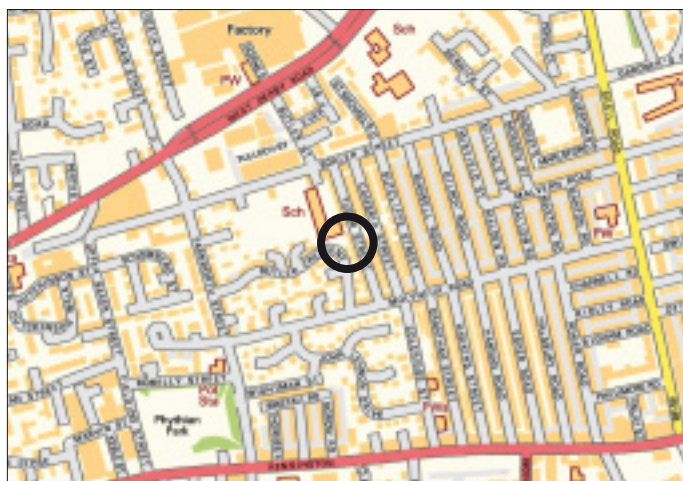
The buyer will be responsible for the seller's legal and selling costs of £740, along with a buyers administration fee of £550+VAT.

LOT
75

44 Tudor Street, Liverpool L6 6AQ

VACANT RESIDENTIAL

Guide price **£30,000+**



Not to scale. For identification purposes only

A 2 bedroomed middle terraced which has recently been refurbished and benefits from double glazing and central heating. The property would be suitable for occupation or investment purposes with a potential rental income of £5400.00 per annum.

Situated

Off Molyneux Road in a popular residential location within close proximity to local amenities and schooling, approximately 2.5 miles from Liverpool City centre.

Ground Floor

Lounge/diner, kitchen, bathroom/ WC

First Floor

Two bedrooms

Outside

Yard to the rear

LOT
76

10 Stoddart Road, Liverpool L4 6TR

VACANT RESIDENTIAL

Guide price **£40,000–£45,000**



Not to scale. For identification purposes only

A 2 bedroomed middle terrace property suitable for immediate occupation or investment purposes. The property is in very good order throughout benefiting from double glazing, central heating, new kitchen fittings, wooden flooring and new carpeting.

Situated

Off Walton Village in an established residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor

Lounge, Kitchen/Diner, Bathroom/WC.

First Floor

2 Bedrooms.

Outside

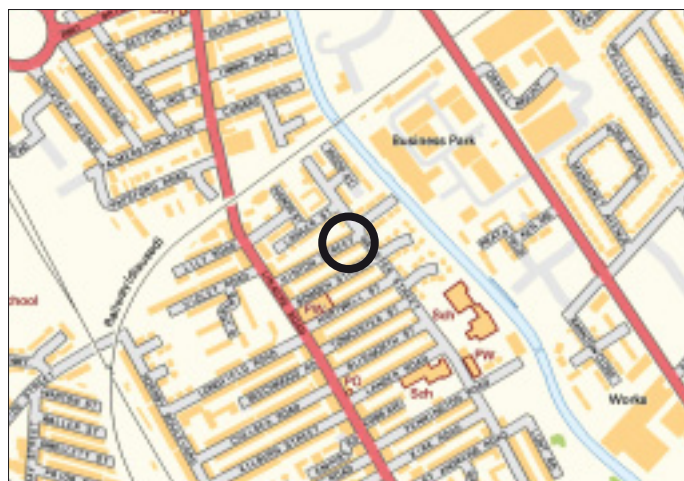
Yard to the Rear.

LOT
77

51 Hinton Street, Litherland, Liverpool L21 8LS

VACANT RESIDENTIAL

Guide price **£30,000–£35,000**



Not to scale. For identification purposes only

A 3 bedroomed end of terrace property benefiting from central heating. The property would be suitable for occupation or investment purposes following repair and modernisation.

Situated

off Linacre Road (A567) in an established location within close proximity to local amenities and approximately 3.5 miles north of Liverpool City Centre

Ground Floor

Hall, Front Living room, Open plan Dining Room/Kitchen.

First Floor

3 Bedrooms, Bathroom/WC

Outside

Yard to the rear.

LOT
78

398 Longmoor Lane, Liverpool L9 9DB COMMERCIAL INVESTMENT

Guide price **£75,000+**



Not to scale. For identification purposes only

A three storey mid terrace property comprising of a ground floor retail unit together with 2 self-contained flats above. The shop is currently let by way of a 5 year lease from 2012 at a rental of £6240.00 per annum.. The property benefits from electric steel roller shutters. The flats are accessed via a separate front entrance and following refurbishment would be suitable for investment purposes. The first and second floors benefit from double glazing. When fully let the potential annual rental income is in excess of £14,000.

Situated

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

Ground Floor

Shop – Main Sales Area, Rear Room/Kitchen, Store, 2 Beauty Areas, WC.

First Floor Flat

Hall, Living Room/Bedroom, Kitchen/Diner, Bathroom/WC.

Second Floor Flat

Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.

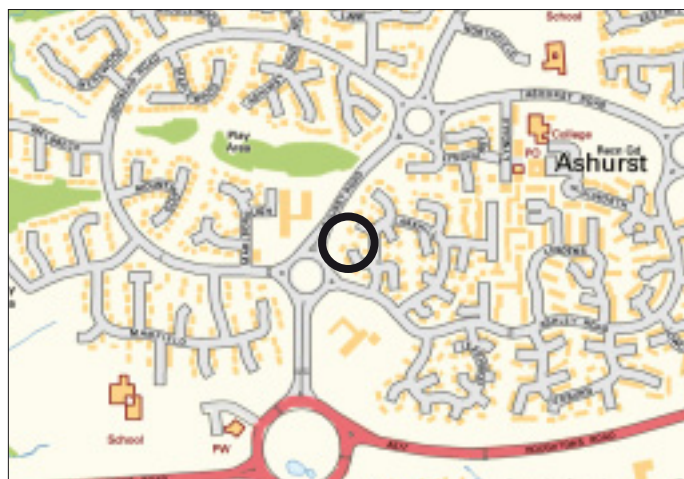
Outside

Yard to the Rear.

LOT
79

29 Larkhill, Skelmersdale, Lancashire WN8 6TE VACANT RESIDENTIAL

Guide price **£75,000+**



Not to scale. For identification purposes only

A 2 bedroomed semi-detached property suitable for immediate occupation or investment purposes. The property is in good order throughout and benefits from double glazing, central heating, gardens, detached garage and off road parking.

Situated

Off Ashley Road which in turn is off Ashurst Road on an estate of similar properties in a popular residential location within easy reach of schooling and

Ground Floor

Lounge, dining room and kitchen

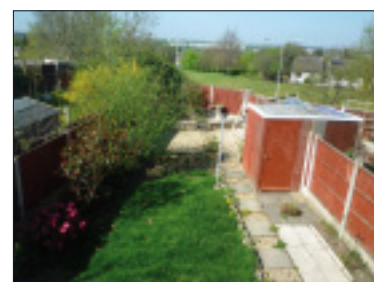
First Floor

Landing, bathroom/WC, 2

Bedrooms (en suite shower room/WC)

Outside

Gardens front and rear, driveway, detached garage, shed.





A vacant Grade II listed building comprising of 5 self-contained one bed roomed apartments and one studio apartment. The property is in good order throughout and benefits from double glazing.

Situated

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

Basement

Ground Floor

Apt 1 – Bathroom, Kitchen, Bedroom, Living Room.

Apt 2 – Bathroom, Kitchen, Bedroom, Living Room.

First Floor

Apt 3 – Bathroom, Kitchen, Bedroom, Living Room.

Apt 4 – Bathroom, Kitchen, Living Room, Bedroom.

Second Floor

Apt 5 – Bathroom, Kitchen, Bedroom/Living Room.

Apt 6 – Bathroom, Kitchen, Living Room, Bedroom.

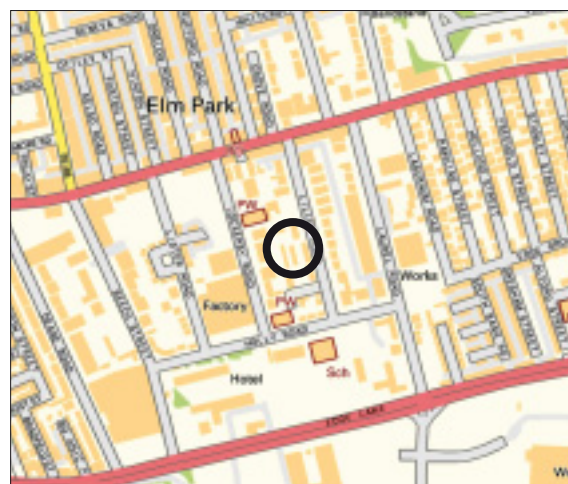
Outside

Front communal car park, rear garden.

Note

We understand listed building consent has not been granted for the replaced UPVC windows.

Joint Auctioneers



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
81

140 St. Marys Road, Garston, Liverpool L19 2JJ

RESIDENTIAL INVESTMENT

Guide price **£80,000+**

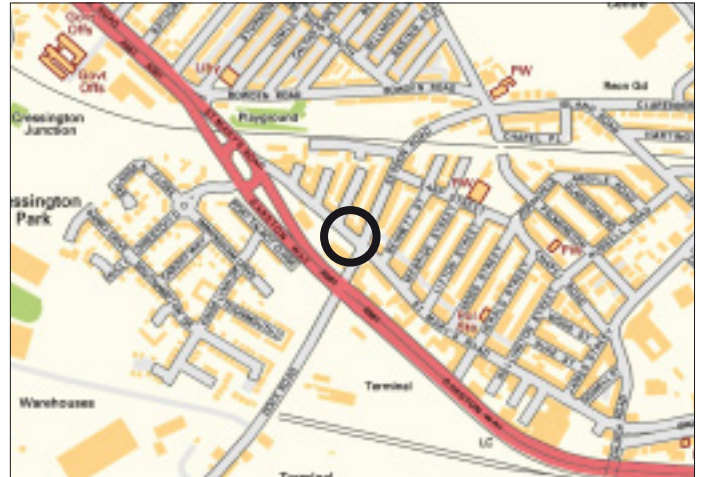


A three storey middle terraced property converted to provide 3 x 1 bedroomed self-contained flats. Two of the flats are currently let by way of an Assured Shorthold Tenancies producing £8940.00 per annum. The property is in good order and benefits from double glazing and central heating and all flats are fully furnished. When fully let the potential annual rental income would be in excess of £13,500.

Situated

Fronting St Marys Road on the corner of Wainwright Grove

opposite the new Asda and providing easy access to Garston



Not to scale. For identification purposes only

Village amenities and approximately 5 miles from Liverpool City Centre.

Cellar

Not inspected.

Ground Floor

Main entrance hallway

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

First Floor

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

Second Floor

Flat 3 – Lounge, Bedroom, Bathroom/W.C, Kitchen.

Outside

Yard to the rear.

LOT
82

51 Wordsworth Street, Liverpool L8 0RP

VACANT RESIDENTIAL

Guide price **£15,000–£20,000**



A 2 bedroomed semi-detached property in need of a full upgrade and refurbishment scheme. The property benefits from gardens.

Situated

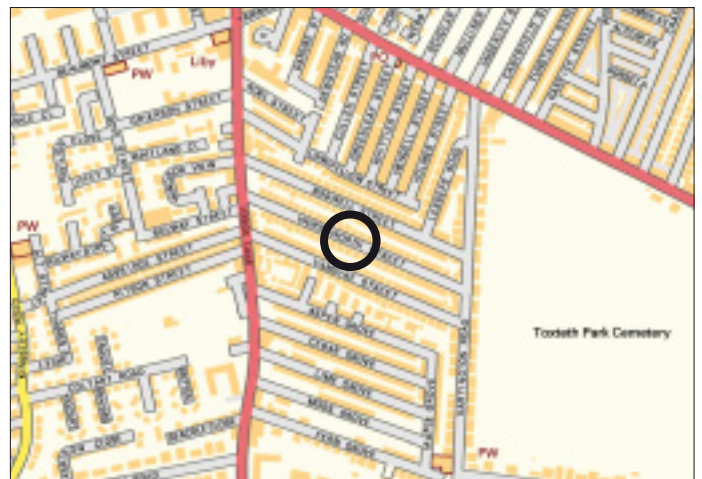
Off Lodge Lane in an established residential location within easy access to local amenities, Sefton Park and approximately 3 miles from Liverpool City Centre.

Ground Floor

Vestibule, entrance hall, through lounge area, kitchen

First Floor

Landing, two bedrooms, former bathroom/WC



Not to scale. For identification purposes only

**On Behalf of
Liverpool City Council**

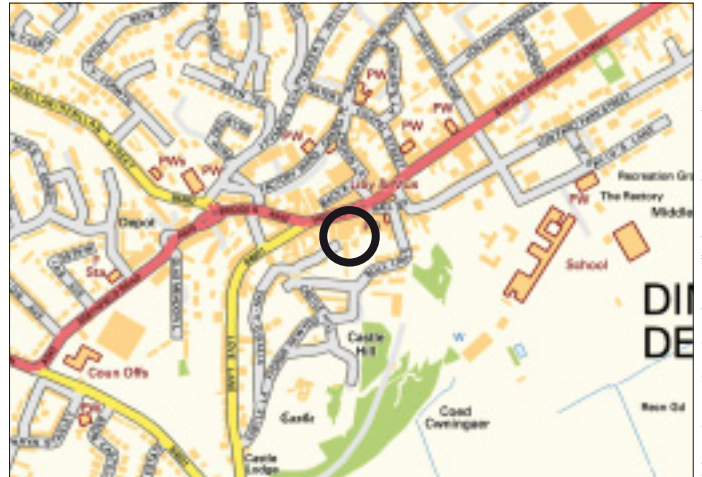


83

Land To South Of 30 High Street, Denbigh LL16 3RY & Ground Rents L20 9BX
LAND **Guide price NIL RESERVE**



The lot includes a freehold vacant land site approximately 2000 sq.ft, which may be suitable for a variety of uses subject to the necessary consents, along with freehold ground rents at 358, 368 and 370 Marsh Lane, Bootle, L20 9BX, which are all let together on a single lease for 999 years from 25 March 1900 and produce a ground rent of £20.50 per annum.



Not to scale. For identification purposes only

Situated

The land is located adjacent to Temple Bow Square, between Bull Lane, Leicester Terrace and The High Street, within Denbeigh Town Centre.

Note

The buyer will be responsible for the seller's legal and selling costs of £740, along with a buyers administration fee of £550+VAT.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

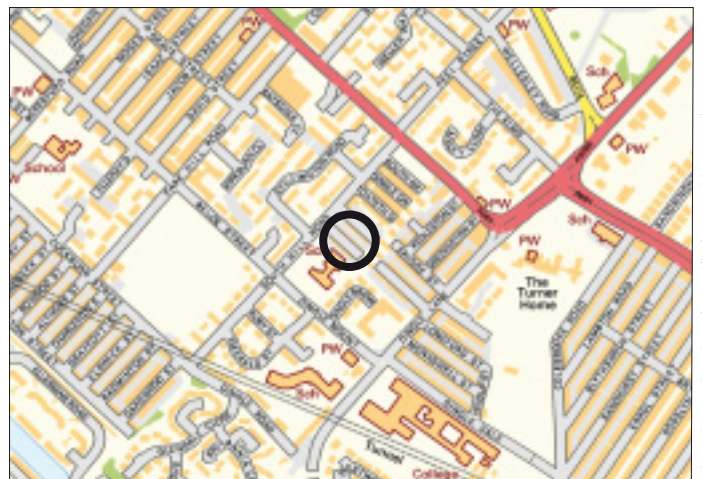
84

12 Dentwood Street, Liverpool L8 9SR
VACANT RESIDENTIAL

Guide price **£25,000–£30,000**



A 2 bedroomed middle terraced property benefiting from double glazing. Following refurbishment the property would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated

Off South Hill Street which in turn is off Park Road close to local and Aigburth Road amenities and approximately 2.5 miles from Liverpool City Centre.

Ground Floor

Living room, Kitchen, Bathroom/WC

First Floor

2 Bedrooms

Outside

Outside
Yard to the rear

LOT
85

26 Brentwood Avenue, Aigburth, Liverpool L17 4LD
VACANT RESIDENTIAL

Guide price **£90,000+**



Not to scale. For identification purposes only

A 3 bedroomed middle terraced property which following a full upgrade and modernisation would be suitable for occupation, resale or investment purposes.

Situated

Off Aigburth Road in a very popular and well established residential location within walking distance to Sefton Park, Aigburth Road Amenities and approximately 5 miles from Liverpool City Centre.

Ground Floor

Hall, 2 Reception Rooms, Kitchen.

First Floor

3 Bedrooms, Bathroom/WC

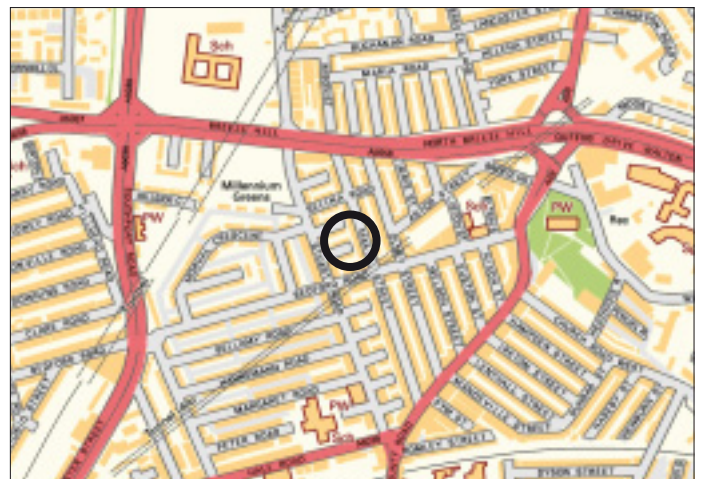
Outside

Yard to the rear.

LOT
86

93 Makin Street, Liverpool L4 5QF
VACANT RESIDENTIAL

Guide price **£45,000–£50,000**



Not to scale. For identification purposes only

A vacant 3 bedroomed middle terrace property which has recently been refurbished and benefits from double glazing and central heating. The property is in good order throughout and would be suitable for immediate investment purposes.

Situated

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

approximately 4 miles from Liverpool City Centre.

Ground Floor

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

First Floor

3 Bedrooms.

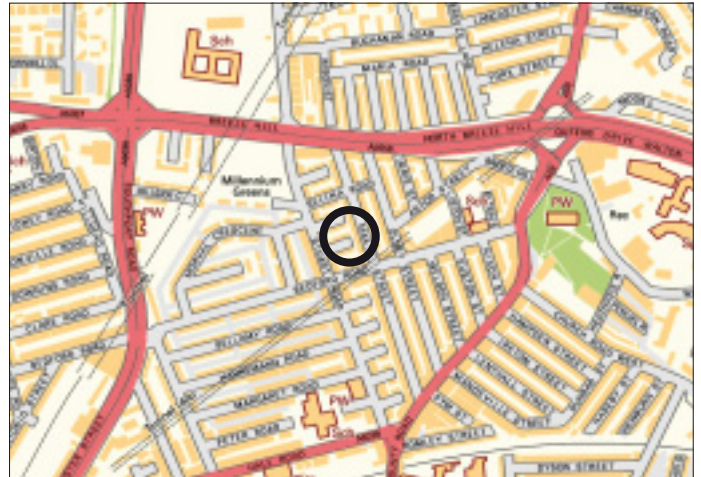
Outside

Yard to the Rear.

LOT
87

97 Makin Street, Liverpool L4 5QF
VACANT RESIDENTIAL

Guide price **£45,000–£50,000**



Not to scale. For identification purposes only

First Floor

3 Bedrooms, Bathroom/WC.

Outside

Yard to the Rear.

A vacant 3 bedroomed middle terrace property which has recently been refurbished and benefits from double glazing and central heating. The property is in good order throughout and would be suitable for immediate investment purposes.

Situated

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

approximately 4 miles from Liverpool City Centre.

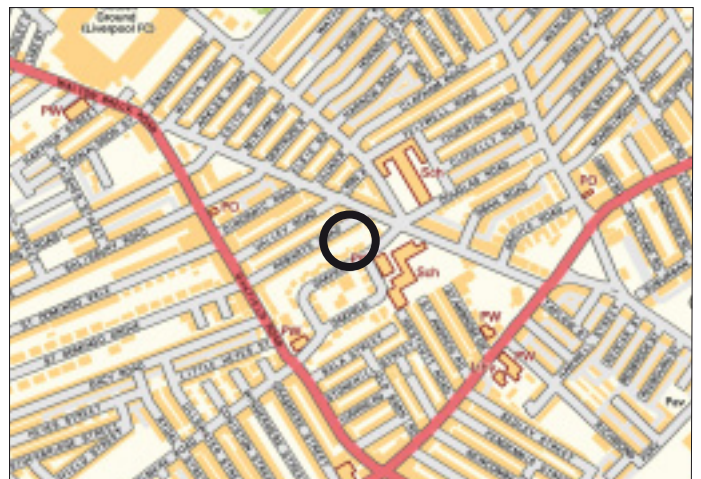
Ground Floor

Hall, Lounge, Dining Room, Kitchen.

LOT
88

52 Robarts Road, Liverpool L4 0TZ
VACANT RESIDENTIAL

Guide price **£40,000+**



Not to scale. For identification purposes only

First Floor

3 Bedrooms, Bathroom/WC.

Outside

Yard to the Rear.

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

Situated

Between Walton Breck Road and Oakfield Road in a popular residential location within close proximity to Liverpool Football Club, local schooling, shopping

amenities and approximately 2.5 miles from Liverpool City Centre.

Ground Floor

Entrance Hall, Lounge, Dining Room, Kitchen.

LOT
89

199-201 Green Lane, Stoneycroft, Liverpool L13 6RH
VACANT COMMERCIAL

Guide price **£75,000+**



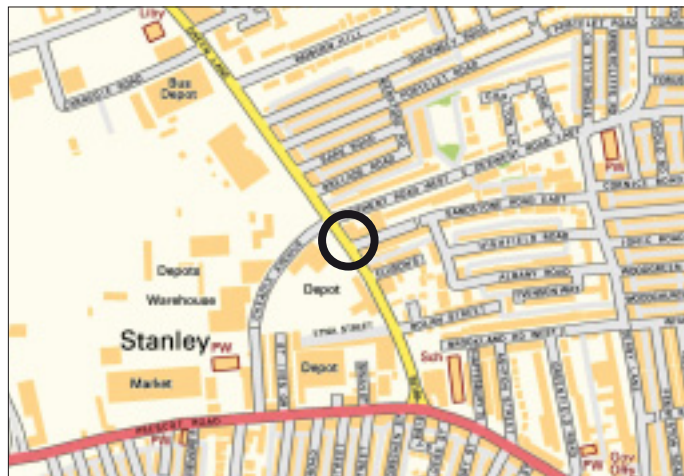
A three storey double fronted end of terrace property comprising of a ground floor retail unit together with two floors of ancillary accommodation above with potential to develop a variety of rooms. The property benefits from central heating and steel roller shutters. The property would be suitable for a number of uses, subject to the relevant consents.

Situated

Fronting Green Lane between Prescot Road and West Derby Road on a busy main road position.

Basement

Cellar (not inspected)



Not to scale. For identification purposes only

Ground Floor

Shop – Main sales area/Reception, Workshop, store, kitchen, 2 x WC's

First Floor/Second Floor

Ancillary/Storage accommodation

Outside

Yard to the rear

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
90

29a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX
VACANT RESIDENTIAL

Guide price **£25,000 +**



A 2 bedroomed purpose built first floor maisonette currently let by way of Assured Shorthold Tenancy producing £5400 per annum. The property benefits from double glazing, electric amptec central heating, an intercom system and communal gardens and parking.

Situated

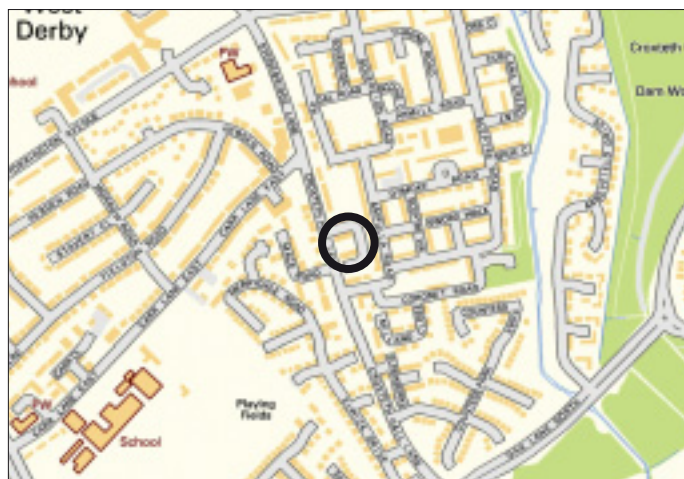
fronting Croxteth Hall Lane which in turn is off East Lancashire Road (A580) in an established residential location.

Ground Floor

Main Entrance Hallway.

First Floor

Flat – Hall, Lounge, Kitchen.



Not to scale. For identification purposes only

Second Floor

2 Bedrooms, Bathroom/WC.

Outside

Communal Gardens and parking.

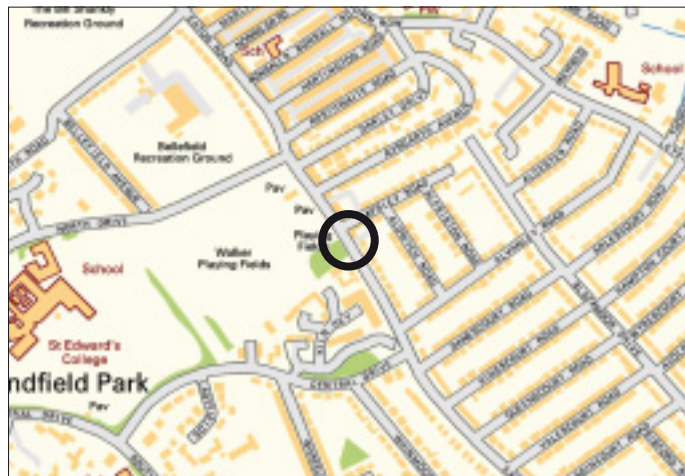
Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
91

235 Eaton Road, West Derby, Liverpool L12 2AG

COMMERCIAL INVESTMENT

Guide price **£20,000+**



Not to scale. For identification purposes only

A ground floor shop unit trading as Crescent Windows on an Assured Shorthold Tenancy holding over at a rental of £2808 per annum. The property benefits from steel roller shutters.

Situated

Fronting Eaton Road at the corner of Apsley Road on a busy main road position and a popular residential location.

Ground Floor

Main sales area.

LOT
92

41 Hawthorne Road, Bootle, Liverpool L20 2DQ

VACANT COMMERCIAL

Guide price **£20,000–£25,000**



Not to scale. For identification purposes only

A three storey dormer style middle terraced property comprising of a ground floor retail unit together with a two bedroomed flat above. Following refurbishment the property would be suitable for a number of uses, subject to the relevant consents.

Situated

Fronting Hawthorne Road in an established location approximately 3 miles from Liverpool City Centre.

Ground Floor

Shop – Main Sales Area.

First Floor

Flat – Lounge, Kitchen, 1 Bedroom, Bathroom/WC

Second floor

1 bedroom.

Outside

Yard to the rear.

LOT
93

4 Johnson Street, Southport, Merseyside PR9 0BQ

VACANT RESIDENTIAL

Guide price **£75,000–£80,000**



Not to scale. For identification purposes only

A 2 bedroomed 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.

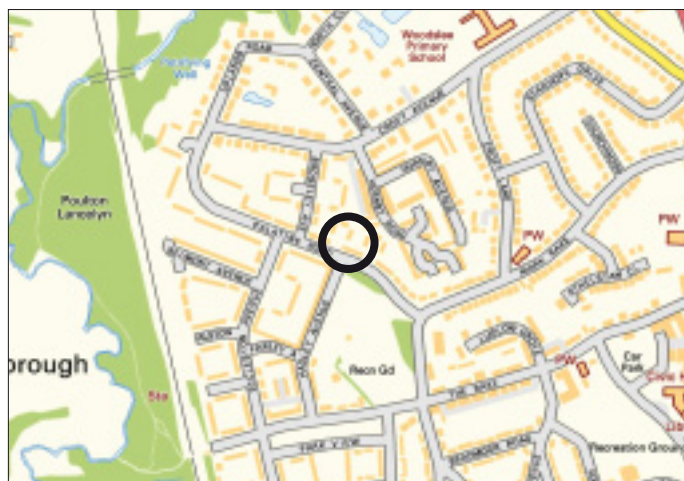
On Behalf of a Housing Association

LOT
94

58 Palatine Road, Wirral, Merseyside CH44 7EW

VACANT RESIDENTIAL

Guide price **£20,000–£25,000**



Not to scale. For identification purposes only

A vacant middle terraced property in need of a full upgrade and refurbishment scheme.

Situated

Off Wheatland Lane conveniently placed for comprehensive amenities including the Liscard Village district centre.

First Floor

2 Bedrooms, Bathroom/W.C.

Outside

Front forecourt and rear yard.

Ground Floor

Entrance Hall, Front Living Room, Dining Room, Kitchen.

LOT
95

21 Queens Road, Bootle, Merseyside L20 7BN
VACANT RESIDENTIAL

Guide price **£20,000–£25,000**



A vacant end terraced property which has been converted to provide two self contained flats. The property is in need of refurbishment.

Situated

At the corner of Bianca Street close to Stanley Road a short distance from Liverpool City Centre.

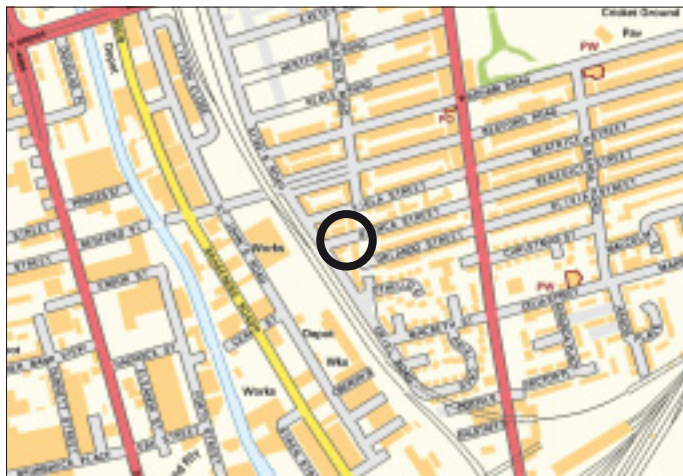
Living Room, Kitchen, Bedroom, Bathroom/W.C.

First Floor

Separate side ground floor Entrance Hall, Bedroom, Living Room, Kitchen, Bathroom/W.C.

Ground Floor

Private side Entrance Hall,



Not to scale. For identification purposes only

Outside

Forecourt areas to the front and side with a yard to the rear.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT
96

20/22 Holland Street, Liverpool L7 0JG
VACANT RESIDENTIAL

Guide price **£60,000–£65,000**



A pair of semi-detached Victorian villas converted to provide 5 x 1 bedroomed self-contained flats. The property benefits from partial double glazing and is in need of refurbishment.

Situated

Off Prescott Road (A57) in the Fairfield District approximately 3 miles from Liverpool City Centre.

Ground Floor

Flat 1 – Entrance Hall, Living Room, Kitchen, Bedroom, Bathroom/W.C.
Flat 2 – Entrance Hall, Living Room, Kitchen, Bedroom, Bathroom/W.C.



Not to scale. For identification purposes only

First Floor

Flat 3 – Entrance Hall, Living Room, Kitchen, Bedroom, Bathroom/W.C.
Flat 4 – Entrance Hall, Living Room, Kitchen, Bedroom, Bathroom/W.C.

Second Floor

Flat 5 – Entrance Hall, Living Room, Kitchen, Bedroom, Bathroom/W.C.

Outside

Gardens front and rear.

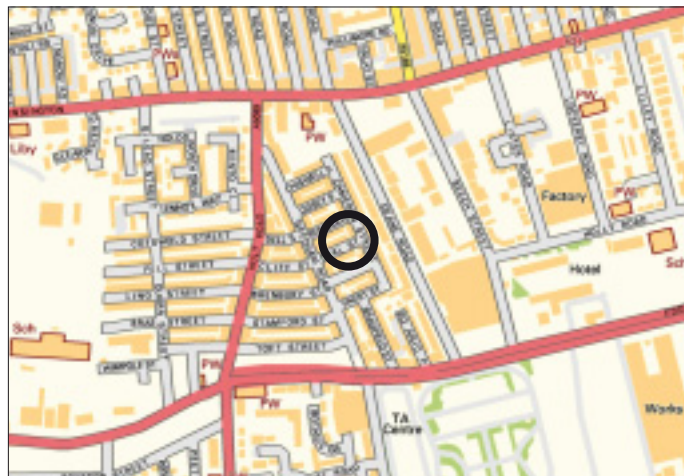
Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

On Behalf of a Housing Association

LOT
97

26 Cameron Street, Liverpool L7 0EW
VACANT RESIDENTIAL

Guide price **£30,000–£35,000**



Not to scale. For identification purposes only

A 3 bedroomed middle terraced property benefitting from double glazing. Following refurbishment the property would be suitable for investment purposes.

Outside

Yard to the rear.

Situated

Just Off Needham Road which in turn is off Holt Road in an established residential location within easy access to Kensington Amenities, schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, 2 Reception Rooms, Kitchen, Bathroom/WC

First Floor

3 Bedrooms.

On Behalf of a Housing Association

LOT
98

42 Wilburn Street, Liverpool L4 4EB
VACANT RESIDENTIAL

Guide price **£20,000–£25,000**



Not to scale. For identification purposes only

A 2 bedroomed end of terrace property in need of repair and modernisation.

Situated

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

Ground Floor

Hall, Living Room, Bathroom/WC, Kitchen.

First Floor

2 Bedrooms

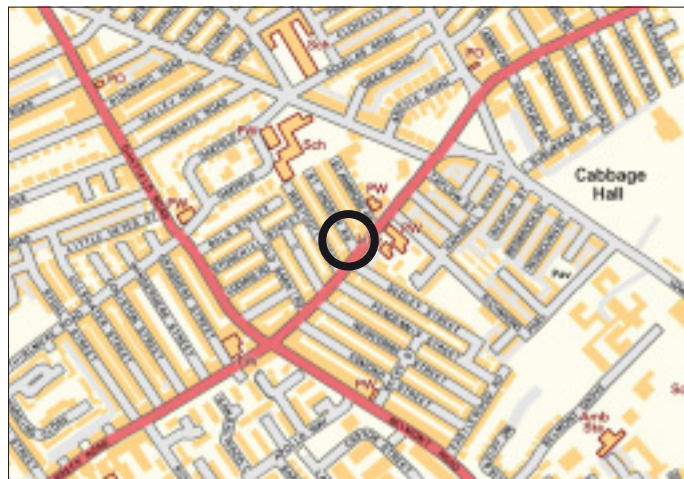
Outside

Yard to the rear.

LOT
99

2 St. Andrew Road, Liverpool L4 2RJ
VACANT RESIDENTIAL

Guide price **£20,000–£25,000**



Not to scale. For identification purposes only

A vacant 3 bedroomed end terrace property benefiting from central heating. Following repair and modernisation the property would be suitable for investment purposes.

Situated

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

room, kitchen/breakfast room and bathroom/WC

First Floor

Three bedrooms

Ground Floor

Hall, front living room, rear living

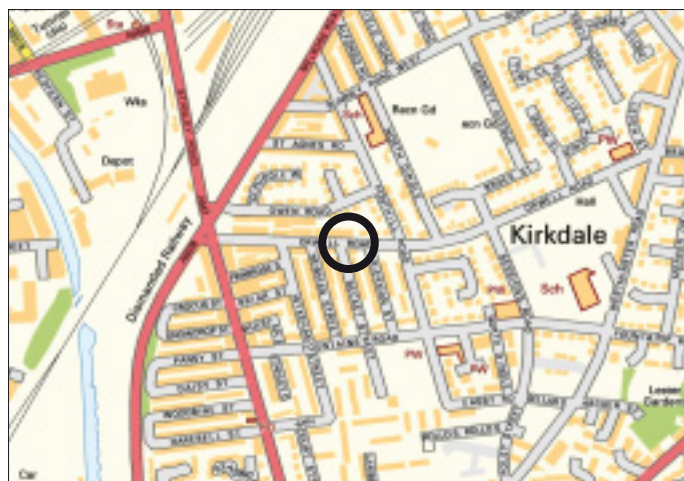
Outside

Yard to the rear

LOT
100

79 Orwell Road, Liverpool L4 1RG
VACANT RESIDENTIAL

Guide price **£40,000–£45,000**



Not to scale. For identification purposes only

A 3 bedroomed end of terrace property benefiting from double glazing and central heating and off road parking. The property is in good order and would be suitable for immediate occupation or investment purposes.

Situated

Off Melrose Road in a popular and well established residential location within close proximity to Liverpool City Centre.

Ground Floor

Hall, Through Living Room, Kitchen, Bathroom/W.C.

First Floor

3 Bedrooms, W.C.

Second Floor

Attic Room above.

Outside

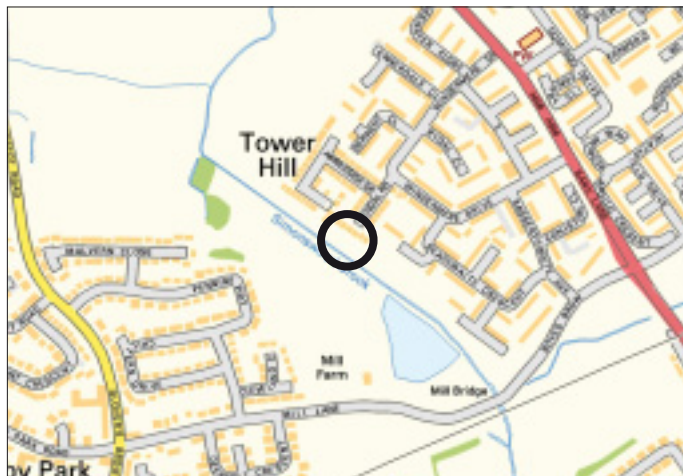
Off road parking, rear garden and yard.

LOT
101

24 Kendal Road, Wallasey, Merseyside CH44 5SZ

VACANT RESIDENTIAL

Guide price **£40,000-£45,000**



Not to scale. For identification purposes only

A vacant two bedroomed middle terraced property benefiting from central heating. The property would be suitable for investment purposes following a full refurbishment scheme.

Situated

Kendal Road is situated off Limekiln Lane which in turn is off Dock Road (A5139) conveniently placed for comprehensive amenities with good road and public transport

routes through to Liscard and Wallasey Villages.

Ground Floor

Vestibule, Living Room, Kitchen, Lobby, Bathroom/W.C.

First Floor

2 Bedrooms.

Outside

Rear yard.

LOT
102

106 Rodney Street, Birkenhead, Merseyside CH41 2SB

VACANT RESIDENTIAL

Guide price **£35,000 +**



Not to scale. For identification purposes only

A vacant 2 bedroomed semi-detached property in need of repair and modernisation. The property benefits from central heating and gardens.

Situated

Rodney Street is a one way system through to Whetstone Lane (B5148) which in turn is off Borough Road (A552) close to Birkenhead Town Centre and railway station.

Ground Floor

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

First Floor

2 Bedrooms, Bathroom/W.C.

Outside

Front forecourt and rear yard.

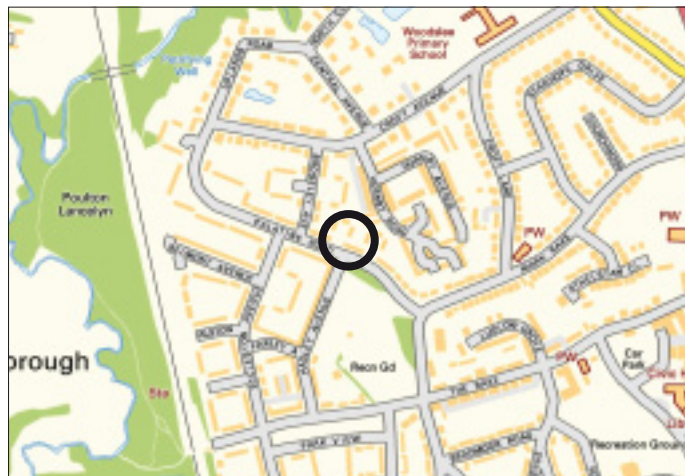
On Behalf of a Housing Association

LOT
103

48 Palatine Road, Wirral, Merseyside CH44 7EW

VACANT RESIDENTIAL

Guide price **£20,000–£25,000**



Not to scale. For identification purposes only

A vacant 2 bedroomed end terraced property benefitting from central heating.

Situated

Off Wheatland Lane conveniently placed for comprehensive amenities including the Liscard Village district centre.

First Floor

2 Bedrooms, Bathroom/W.C.

Outside

Front forecourt and rear yard.

Ground Floor

Entrance Hall, Living Room, Dining Room, Kitchen.

On Behalf of a Housing Association

LOT
104

58 Lucerne Road, Wallasey, Merseyside CH44 7HA

VACANT RESIDENTIAL

Guide price **£20,000–£25,000**



Not to scale. For identification purposes only

A 2 bedroomed middle terraced property in need of modernisation and refurbishment.

Situated

Off Whetland Lane close to local amenities within the Liscard Village district centre.

First Floor

2 Bedrooms.

Outside

Front forecourt and rear yard.

Ground Floor

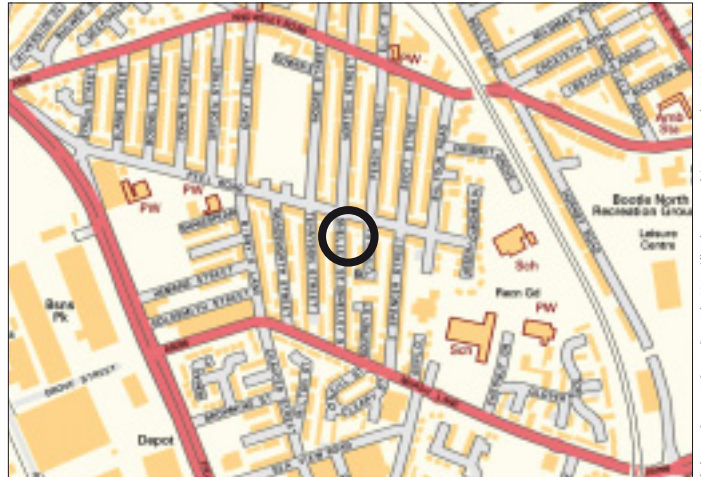
Entrance Hall, Living room, Ante Space, Dining/Kitchen, Bathroom/W.C.

On Behalf of a Housing Association

LOT
105

148 Peel Road, Bootle, Merseyside L20 4JZ
VACANT RESIDENTIAL

Guide price **£15,000–£20,000**



Not to scale. For identification purposes only

A two storey mid terrace property comprising of a ground floor shop and accommodation above. The property is in need of repair and modernisation. The property would be suitable for a number of uses subject to the relevant consents.

Outside

Yard to the rear

Situated

The property is situated fronting Peel Road which is located off Primrose Road in a popular residential location.

Ground Floor

Shop, living room, kitchen

First Floor

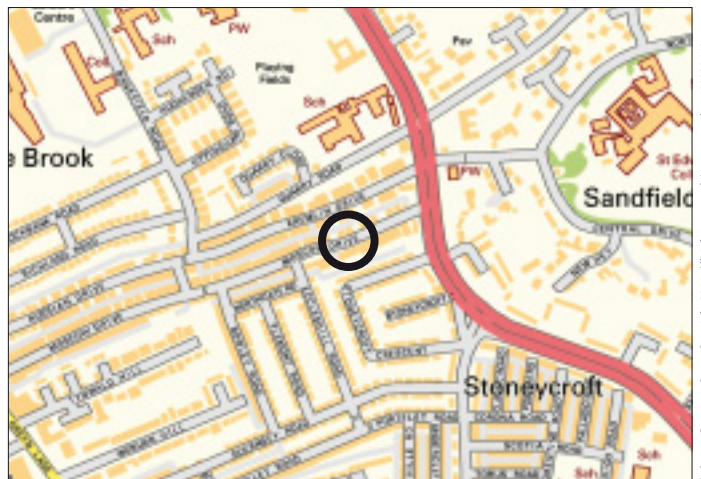
Two bedrooms, bathroom, separate WC

On Behalf of a Housing Association

LOT
106

153 Moscow Drive, Liverpool L13 7DQ
VACANT RESIDENTIAL

Guide price **£45,000 +**



Not to scale. For identification purposes only

A semi detached property converted to provide 2 x 2 bedroom flats. The property benefits from double glazing, gardens and off road parking. Following refurbishment the property would be suitable for investment purposes.

Outside

Gardens front and rear, Driveway.

Situated

Off Queens Drive close to it's junction with Derby Lane in an established and popular residential location approximately 3 miles from Liverpool City Centre and a short distance from Old Swan Amenities

Ground Floor

Flat 1 - Hall, Lounge, Kitchen, Bathroom/WC, 2 Bedrooms.

First Floor

Flat 2 - Hall, Lounge, Kitchen, Bathroom/WC, 2 Bedrooms.

LOT
107

39 Salisbury Road, Wavertree, Liverpool L15 1HW
VACANT RESIDENTIAL

Guide price **£90,000 +**



Not to scale. For identification purposes only

A spacious 3 bedroomed mid terraced house benefiting from central heating, partial double glazing. The property would be suitable for immediate occupation or student investment purposes.

Situated

located for easy access to Liverpool city centre and other surrounding suburbs. Local shopping and amenities are readily available along Picton Road/Wavertree High Street, Lawrence Road and Smithdown

Road. Between them they offer a good selection of shops, health centres, places of worship and popular schooling. Major road and motorway links are close bringing many further conurbations to within easy reach.

Ground Floor

Vestibule entrance, Entrance hall, 3 Reception rooms, Kitchen

First Floor

3 Bedrooms, Study/Store room, Family Bathroom/W.C.

Outside

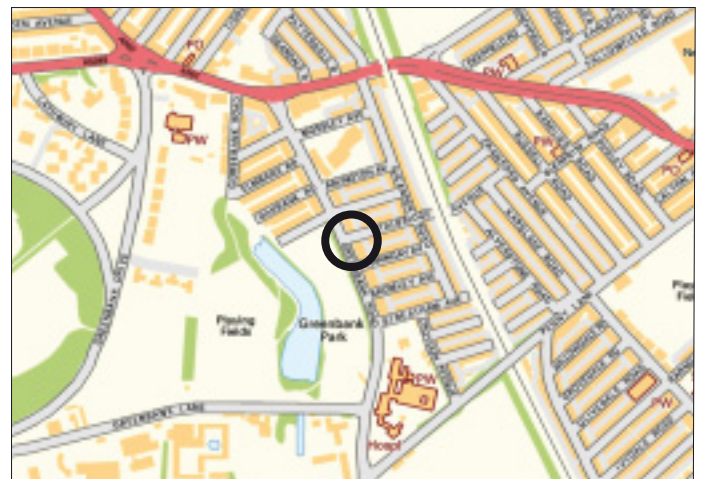
Area to front, walled and gated rear yard.

On Behalf of a Housing Association

LOT
108

21 Greenbank Road, Liverpool L18 1HG
VACANT RESIDENTIAL

Guide price **£90,000 +**



Not to scale. For identification purposes only

A vacant substantial 3 storey 5 bedroomed end terraced property in need of a full refurbishment scheme following which would be suitable to provide a good sized family home, for re-sale or student investment purposes.

Situated

Fronting Greenbank Road on the corner of Stalbridge Avenue overlooking Greenbank Park in a popular and well established residential location within close proximity to Smithdown and

Allerton Road amenities and approximately 4 miles from Liverpool City Centre.

Ground Floor

Vestibule, Hall, 3 Reception rooms, Kitchen.

First Floor

3 Bedrooms, Bathroom/W.C.

Second floor

2 Further Bedrooms.

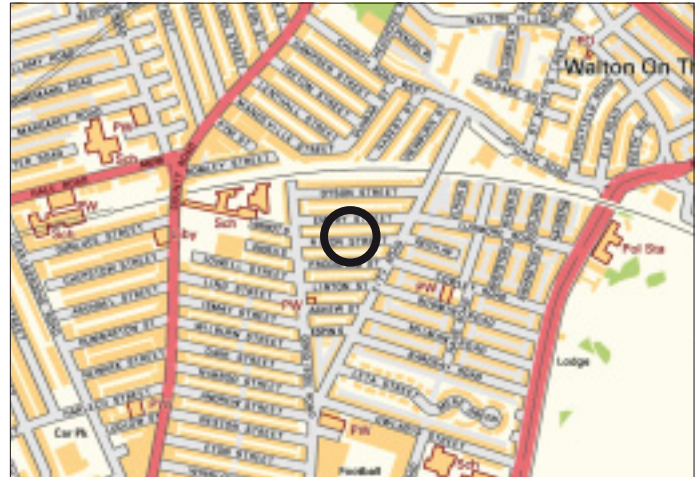
Outside

Yard to the rear.

LOT
109

44 Emery Street, Liverpool L4 5UZ RESIDENTIAL INVESTMENT

Guide price **£30,000+**



Not to scale. For identification purposes only

A 2 bedroomed terraced property currently let by way of a Regulated Tenancy producing £3,562 per annum.

Situated

Off Goodison Road within close proximity to Everton Football Club, local amenities and approximately 3 miles from Liverpool City Centre.

First Floor

2 Rooms.

Outside

Rear Yard.

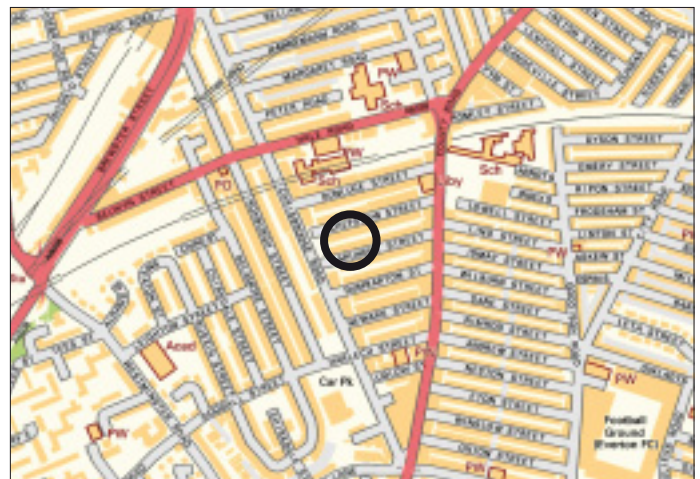
Ground Floor

1 Room, Kitchen, Bathroom/W.C.

LOT
110

43 Chepstow Street, Liverpool L4 3RE VACANT RESIDENTIAL

Guide price **£35,000–£40,000**



Not to scale. For identification purposes only

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

Situated

Off County Road in an established location within easy reach of local amenities, schooling and

approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, Through Living Room, Kitchen.

First Floor

2 Bedrooms, Boxroom, Bathroom/ WC

Outside

Yard to the rear.

LOT
111

44 Regina Road, Liverpool L9 2DA RESIDENTIAL INVESTMENT

Guide price **£50,000–£60,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A 3 bedroomed town house property currently let by way of a Regulated Tenancy producing £4,160 per annum. The

Outside
Gardens.

property benefits from double glazing and gardens.

and approximately 4 miles from Liverpool City Centre.

Situated

Off Walton Vale in an established residential location within close proximity to local amenities

Ground Floor

1 Room, Kitchen.

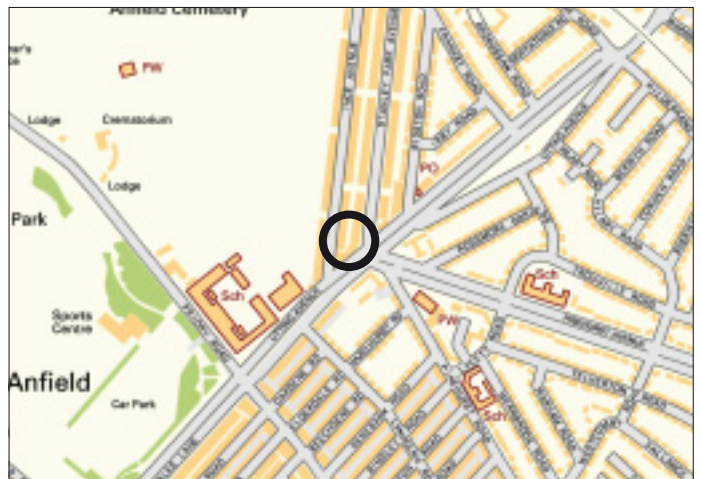
First Floor

3 Rooms, Bathroom/W.C.

LOT
112

35 Stanley Park Avenue South, Liverpool L4 7XB VACANT COMMERCIAL

Guide price **£45,000–£50,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

A two storey mixed use property comprising of a ground floor retail unit together with a one bedroomed flat above via a separate front entrance. The property benefits from partial double glazing, steel roller shutters and central heating. The property would be suitable for a number of uses, subject to the relevant consents. When fully let the potential annual rental income is in excess of £8500.

Ground Floor

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

First Floor

Flat – Hall, Lounge, Kitchen, Bedroom, Shower Room/WC

Situated

Fronting Stanley Park Avenue South at its junction with Utting Avenue on a busy main road position and

within easy reach of Liverpool Football Club and Liverpool City Centre.

Outside

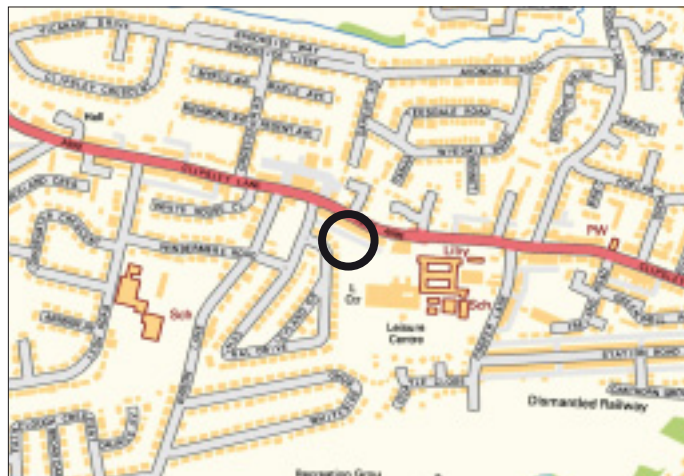
Yard to the rear.

LOT
113

184 Clipsley Lane, Haydock, St. Helens, Merseyside WA11 0JG

RESIDENTIAL INVESTMENT

Guide price **£35,000–£40,000**



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 £3,600 per annum. The property benefits from double glazing.

Situated

On Clipsley Road in a popular residential location.

First Floor

2 Bedrooms

Outside

Yard to the rear.

Ground Floor

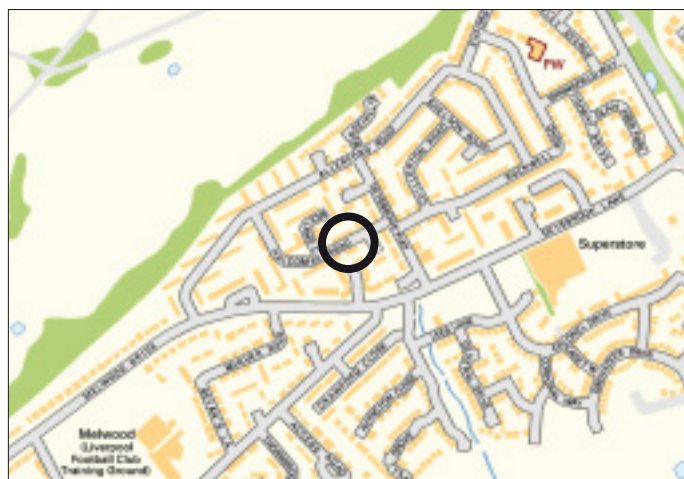
Lounge, Kitchen, Bathroom/WC

LOT
114

2 Halcombe Road, Liverpool L12 4XJ

RESIDENTIAL INVESTMENT

Guide price **£55,000 +**



Not to scale. For identification purposes only

A 3 bedroomed end town house currently let by way of an Assured Shorthold Tenancy at a rental of £5,199.96 per annum. The property benefits from double glazing, central heating, front and rear gardens and off road parking.

Situated

Off Deysbrook Way which in turn is off Deysbrook Lane in an established residential location.

First Floor

3 Bedrooms, Bathroom/WC

Outside

Gardens front and rear.

Driveway. Garage.

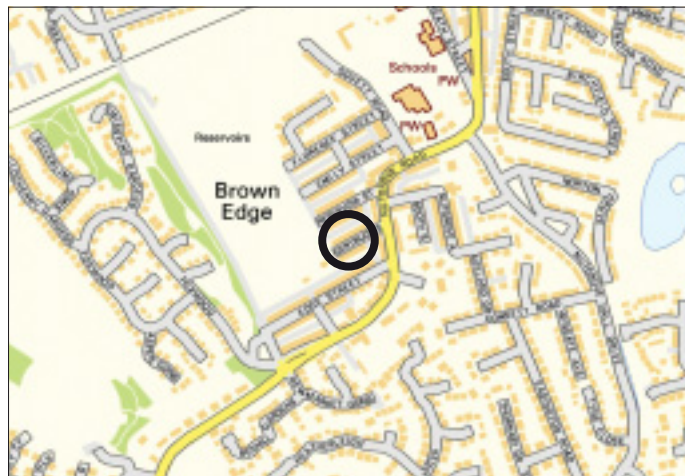
Ground Floor

Hall, Lounge, Dining Room, Kitchen

LOT
115

16 Gertrude Street, St. Helens, Merseyside WA9 5JZ
RESIDENTIAL INVESTMENT

Guide price **£35,000+**



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 £3,600 per annum. The property benefits from double glazing.

Situated

Off Nutgrove Road (B5413) in a popular and well established residential location.

First Floor

2 Bedrooms.

Outside

Yard to the rear.

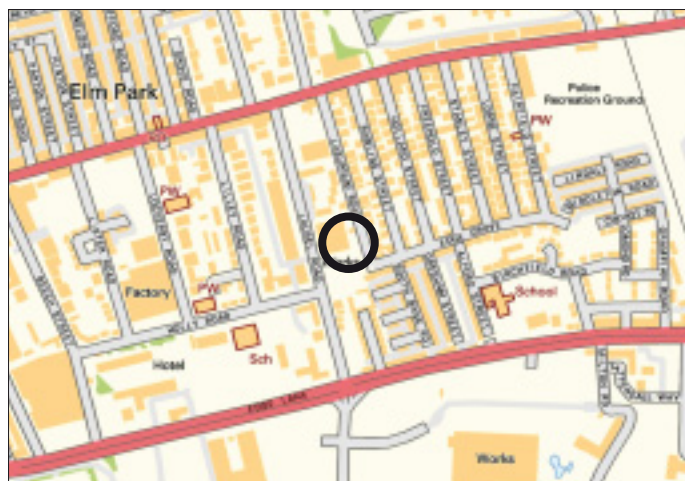
Ground Floor

Lounge, Kitchen, Bathroom/WC

LOT
116

26 Laburnum Road, Liverpool L7 0HT
RESIDENTIAL INVESTMENT

Guide price **£60,000+**



Not to scale. For identification purposes only

A 3 bedroomed detached property currently let by way of an Assured Shorthold Tenancy at a rental of £7200 per annum. The property benefits from double glazing and central heating.

Situated

Off Prescott Road within easy access to local amenities, schooling, public transport and approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, 2 Reception Rooms, Kitchen.

First Floor

3 Bedrooms, Bathroom/WC

Outside

Front Garden, Rear Yard.

LOT
117

112 Laird Street, Birkenhead, Merseyside CH41 8EN
VACANT COMMERCIAL/RESIDENTIAL

Guide price **£25,000 +**



A vacant ground floor lock up shop together with self-contained first floor living accommodation. The shop benefits from electric roller shutters to the front. The upper floors are in need of refurbishment.

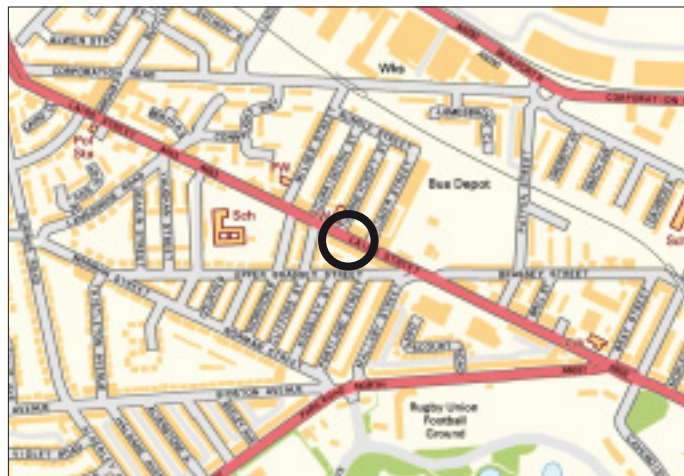
Situated

The premises are situated fronting Laird Street with a local neighbourhood parade in the block between Thornycroft Street and Plumer Street, within

a predominantly residential area, close to Birkenhead Park.

Ground Floor Shop

Sales area 21.26m² (229 sq ft)
Office 14.75m² (159 sq ft)
Kitchen 5.43m² (55 sq ft) WC



Not to scale. For identification purposes only

First Floor

(Not inspected) We have assumed the following accommodation: Kitchen/living room, 2 bedrooms, bathroom (Prospective parties should make their own enquiries to ensure the correct accommodation details)

Outside

Rear 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



LOT
118

137 Laird Street, Birkenhead, Merseyside CH41 0AA
VACANT COMMERCIAL/RESIDENTIAL

Guide price **£25,000 +**



A vacant ground floor lock up shop with self-contained first floor 2 bedroom living accommodation. The premises are in general need of refurbishment.

Situated

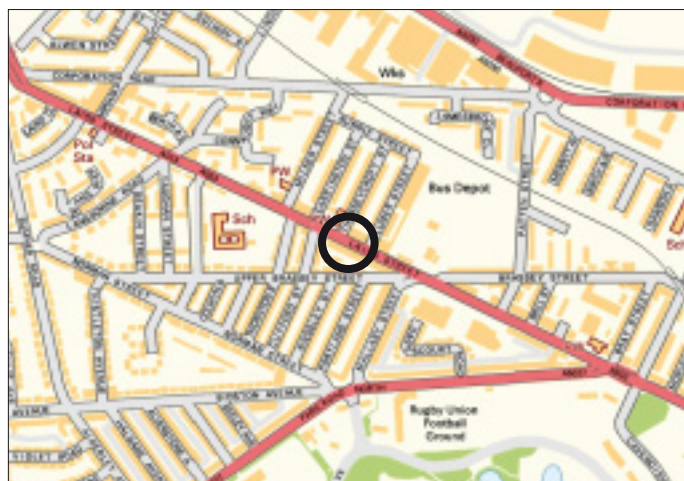
The premises are situated fronting Laird Street within a local neighbourhood parade of similar units within a predominantly residential area, close to Birkenhead Park.

Ground Floor

Shop – Sales area 30.46m² (328sqft)

Living Accommodation Ground Floor

Kitchen/Living room



Not to scale. For identification purposes only

First Floor

2 Bedrooms, Bathroom

Outside

Rear 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



LOT 119 **57 Morecambe Street, Liverpool L6 4AU**
RESIDENTIAL INVESTMENT

Guide price **£30,000–£35,000**



Not to scale. For identification purposes only

A 2 bedroomed middle terraced currently let by way of an Assured Shorthold Tenancy at a rental of £4,800 per annum. The property is in good order and 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 and approximately 3 miles from Liverpool City Centre.

Ground Floor

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

First Floor

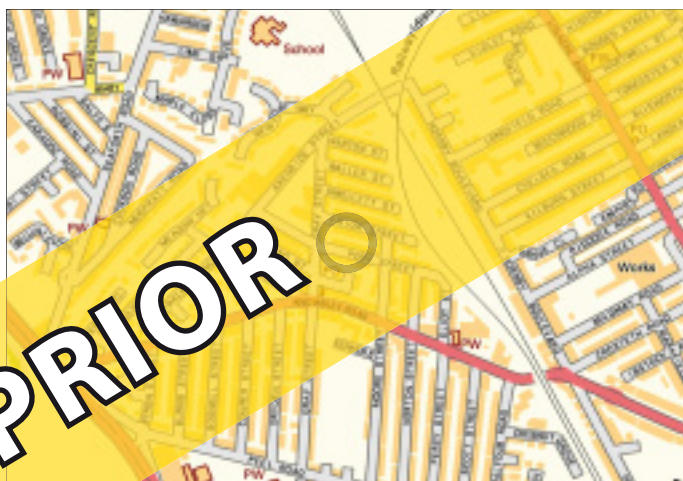
2 Bedrooms.

Outside

Yard to the rear.

LOT 120 **29 Prior Street, Bootle, Merseyside L20 4PS**
VACANT RESIDENTIAL

Guide price **£25,000+**



Not to scale. For identification purposes only

A 3 bedroomed middle terraced property requiring modernisation and refurbishment. The property would be suitable for investment purposes.

Situated

Off Knowsley Road in an established and popular residential location within easy reach of local amenities and approximately 4 miles from Liverpool City Centre.

Ground Floor

Vestibule, Hall, Lounge, Dining Room, Kitchen, Bathroom, Separate WC

First Floor

3 Bedrooms.

Outside

Yard to the rear.



A vacant plot within greenbelt land offered with the benefit of full planning permission to erect a 6 bedroomed detached property extending to 3200 sq ft with a detached double garage and off road parking. The land being part of the old Lord Derby Family.

The plot is part of prestigious development extending to approximately 2 acres together with 5 similar properties and drawings are available at the auctioneers offices.

The properties cannot be changed and are all architect designed and approved. The development will be highly secure with electronic gated access and 1.8 fencing around the perimeter. One of the other plots have been sold and the other 4 are being developed by the vendor with a 2 year development plan. All main services are available however potential purchasers should make their own enquiries.

Situated

The land is situated fronting Gerrards Lane at its junction with North End Lane in a sought after location within easy reach of Halewood and Huntscross Railway Stations, Woolton and Halewood Village amenities and schooling.

Note

Plans are available at the auctioneers offices.
Planning application number 04/00080/FUL



Not to scale. For identification purposes only



A Freehold Town Centre retail investment producing £33,050 per annum. The property comprises three individual retail units.

Situated

The premises occupy an excellent trading position towards the Western end of the pedestrianised Grange Road, Birkenhead. Other occupiers in close proximity include Iceland Foods, McDonalds, Subway, Boots, Superdrug, Primark and ASDA.

Note

The goad plan is for guidance purposes only, the correct boundaries outlined in the two land registry plans within the legal pack.

Joint Auctioneers

Andrew Scott

**mason
owen...**
property consultants



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011.
All rights reserved. Licence number 100020449

Tenancy Schedule

NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION
248	Vacant	Sales area 41.40m ² (446 sq ft)	N/A	N/A	
250	Crown Eye Glass Plc	Sales area 51.4m ² (553 sq ft)	5 years from 29th January 2009 FR & I	£12,250 pa	The tenant is currently not in occupation
252	J Bateman	Sales area 182m ² (1959 sq ft) Store 9.04m ² (97 sq ft) Staff room 9.93m ² (101 sq ft)	5 years from 29th September 2011 FR & I	£20,800 pa	28th September 2016
Current rent reserved				£33,050 pa	

Lot 53

our lowest ever rate

0.75%



fast funding for property professionals

subject to status and standard fees

working in
association
with



Contact Scott Hendry or one of the Auction Team on:

☎ **0161 333 1970**  **@AuctionFinance**

 **www.auctionfinance.co.uk**

e a d solicitors



Buying or selling at auction?

EAD Solicitors can complete your transaction from £195*

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

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

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

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

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

Our areas of conveyancing expertise include:

- Sales • Purchases • Remortgages • Transfers of Equity
- Shared Ownership Schemes • New Builds • Equity Release

**Please contact Garry Abrams
on 0151 735 1000
or email garry.abrams@eadsolicitors.co.uk**

www.eadsolicitors.co.uk

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

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:

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

Important notice

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

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

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

GLOSSARY

This glossary applies to the auction conduct conditions and the sale conditions. Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the auction or the CONTRACT DATE (as applicable); and
- where the following words printed in bold black type appear in bold blue type they have the specified meanings.

Actual completion date The date when COMPLETION takes place or is treated as taking place for the purposes of apportionment and calculating interest.

Addendum An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS or an oral announcement at the AUCTION.

Agreed completion date Subject to CONDITION G9.3: (a) the date specified in the SPECIAL CONDITIONS; or (b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE; but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

Approved financial institution Any bank or building society that has signed up to the Banking Code or Business Banking Code or is otherwise acceptable to the AUCTIONEERS.

Arrears Arrears of rent and other sums due under the TENANCIES and still outstanding on the ACTUAL COMPLETION DATE.

Arrears schedule The arrears schedule (if any) forming part of the SPECIAL CONDITIONS.

Auction The AUCTION advertised in the CATALOGUE.

Auction conduct conditions The CONDITIONS so headed, including any extra AUCTION CONDUCT CONDITIONS.

Auctioneers The AUCTIONEERS at the AUCTION.

Business day Any day except (a) a Saturday or a Sunday; (b) a bank holiday in England and Wales; or (c) Good Friday or Christmas Day.

Buyer The person who agrees to buy the LOT or, if applicable, that person's personal representatives: if two or more are jointly the BUYER their obligations can be enforced against them jointly or against each of them separately.

Catalogue The CATALOGUE to which the CONDITIONS refer including any supplement to it.

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

Condition One of the AUCTION CONDUCT CONDITIONS or SALES CONDITIONS.

Contract The contract by which the SELLER agrees to sell and the BUYER agrees to buy the LOT.

Contract date The date of the AUCTION or, if the LOT is not sold at the AUCTION: (a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or (b) if contracts are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

Documents Documents of title (including, if title is registered, the entries on the register and the title plan) and other documents listed or referred to in the SPECIAL CONDITIONS relating to the LOT.

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

General conditions That part of the SALE CONDITIONS so headed,

including any extra GENERAL CONDITIONS.

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

Lot Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including CHATTELS, if any).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The AUCTIONEERS.

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

AUCTION CONDUCT CONDITIONS

A1 Introduction

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

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

A2 Our role

A2.1 As agents for each SELLER we have authority to:

- (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
- (b) offer each LOT for sale;
- (c) sell each LOT;
- (d) receive and hold deposits;
- (e) sign each SALE MEMORANDUM; and
- (f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS.

A2.2 Our decision on the conduct of the AUCTION is final.

A2.3 WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.

A2.4 YOU acknowledge that to the extent permitted by law we owe you no duty of care and you have no claim against US for any loss.

A3 Bidding and reserve prices

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

A3.2 WE may refuse to accept a bid. WE do not have to explain why.

A3.3 If there is a dispute over bidding we are entitled to resolve it, and our decision is final.

A3.4 Unless stated otherwise each LOT is subject to a reserve price (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve price the LOT will be withdrawn from the AUCTION.

A3.5 Where there is a reserve price the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. YOU accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the SELLER.

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

A4 The particulars and other information

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

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

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

A4.4 If we provide information, or a copy of a document, provided by others we do so only on the basis that we are not responsible for the accuracy of that information or document.

A5 The contract

A5.1 A successful bid is one we accept as such (normally on the fall of the hammer). This CONDITION A5 applies to you if you make the successful bid for a LOT.

A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid plus VAT (if applicable).

A5.3 YOU must before leaving the AUCTION:

- (a) provide all information we reasonably need from you to enable US to complete the SALE MEMORANDUM (including proof of YOUR identity if required by US);
- (b) sign the completed SALE MEMORANDUM; and
- (c) pay the deposit.

A5.4 If you do not we may either:

- (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against you for breach of CONTRACT; or
- (b) sign the SALE MEMORANDUM on YOUR behalf.

A5.5 The deposit:

- (a) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stated in the SALE CONDITIONS; and
- (b) must be paid in pounds sterling by cheque or by bankers' draft made payable to US on an APPROVED FINANCIAL INSTITUTION. The extra AUCTION CONDUCT CONDITIONS may state if we accept any other form of payment.

A5.6 WE may retain the SALE MEMORANDUM signed by or on behalf of the SELLER until the deposit has been received in cleared funds.

A5.7 If the BUYER does not comply with its obligations under the CONTRACT then:

- (a) you are personally liable to buy the LOT even if you are acting as an agent; and
- (b) you must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER'S default.

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

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

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

G1. The lot

G1.1 The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL CONDITIONS, or if not so described the LOT is that referred to in the SALE MEMORANDUM.

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

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

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

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

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

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

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

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

G1.9 The BUYER buys with full knowledge of:

	<ul style="list-style-type: none"> • (a) the DOCUMENTS, whether or not the BUYER has read them; and • (b) the physical CONDITION of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it. 		
G1.10	The BUYER is not to rely on the information contained in the PARTICULARS but may rely on the SELLER'S conveyancer's written replies to preliminary enquiries to the extent stated in those replies.		
G2. Deposit			
G2.1	The amount of the deposit is the greater of: <ul style="list-style-type: none"> • (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and • (b) 10% of the PRICE (exclusive of any VAT on the PRICE). 	G4.5	The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.
G2.2	The deposit <ul style="list-style-type: none"> • (a) must be paid in pounds sterling by cheque or banker's draft drawn on an APPROVED FINANCIAL INSTITUTION (or by any other means of payment that the AUCTIONEERS may accept); and • (b) is to be held as stakeholder unless the AUCTION CONDUCT CONDITIONS provide that it is to be held as agent for the SELLER. 	G4.6	The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the CONDITIONS apply.
G2.3	Where the AUCTIONEERS hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.	G5. Transfer	
G2.4	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS: <ul style="list-style-type: none"> • (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and • (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
G2.5	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	G5.2	If the SELLER remains liable in any respect in relation to the LOT (or a TENANCY) following COMPLETION the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
G3. Between contract and completion		G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
G3.1	Unless the SPECIAL CONDITIONS state otherwise, the SELLER is to insure the LOT from and including the CONTRACT DATE to COMPLETION and: <ul style="list-style-type: none"> • (a) produce to the BUYER on request all relevant insurance details; • (b) pay the premiums when due; • (c) if the BUYER so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy; • (d) at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser; • (e) unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and • (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance (to the extent not already paid by the BUYER or a tenant or other third party) for the period from and including the CONTRACT DATE to COMPLETION. 	G6. Completion	
G3.2	No damage to or destruction of the LOT nor any deterioration in its CONDITION, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.	G6.1	Completion is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.
G3.3	Section 47 of the Law of Property Act 1925 does not apply. Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.	G6.2	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest.
G3.4		G6.3	Payment is to be made in pounds sterling and only by: <ul style="list-style-type: none"> • (a) direct TRANSFER to the SELLER'S conveyancer's client account; and • (b) the release of any deposit held by a stakeholder.
G4. Title and identity		G6.4	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER'S conveyancer's client account.
G4.1	Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection except in relation to any matter that occurs after the CONTRACT DATE.	G6.5	If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.
G4.2	If any of the DOCUMENTS is not made available before the AUCTION the following provisions apply: <ul style="list-style-type: none"> • (a) The BUYER may raise no requisition on or objection to any of the DOCUMENTS that is made available before the AUCTION. • (b) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold. • (c) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant document. • (d) If title is in the course of registration, title is to consist of certified copies of: • (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. The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.	G7. Notice to complete	
G4.4		G7.1	The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence. <p>The person giving the notice must be READY TO COMPLETE.</p> <p>If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:</p> <ul style="list-style-type: none"> • (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	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the BUYER has:
		G7.3	<ul style="list-style-type: none"> • (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
			the BUYER is entitled that the SELLER subsequently receives in cleared funds.
		G10.3	Income and outgoings are to be apportioned at ACTUAL COMPLETION DATE unless: <ul style="list-style-type: none"> • (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;
			• in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.
		G10.4	Apportionments are to be calculated on the basis that: <ul style="list-style-type: none"> • (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.

G14.2	Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.		
G15. Transfer as a going concern			
G15.1	Where the SPECIAL CONDITIONS so state: • (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and • (b) this CONDITION G15 applies.		
G15.2	The SELLER confirms that the SELLER • (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and • (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.		
G15.3	The BUYER confirms that: • (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group; • (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION; • (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and • (d) it is not buying the LOT as a nominee for another person.		
G15.4	The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence: • (a) of the BUYER'S VAT registration; • (b) that the BUYER has made a VAT OPTION; and • (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.		
G15.5	The BUYER confirms that after COMPLETION the BUYER intends to: • (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and • (b) collect the rents payable under the TENANCIES and charge VAT on them		
G15.6	If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then: • (a) the SELLER'S conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT; • (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and • (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.		
G16. Capital allowances			
G16.1	This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.		
G16.2	The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.		
G16.3	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.		
G16.4	The SELLER and BUYER agree: • (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and • (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.		
G17. Maintenance agreements			
G17.1	The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.		
G17.2	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.		
G18. Landlord and Tenant Act 1987			
G18.1	This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.		
G18.2	The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.		
G19. Sale by practitioner			
G19.1	This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.		
G19.2	The PRACTITIONER has been duly appointed and is empowered to sell the LOT.		
G19.3	Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability.		
G19.4	The LOT is sold: • (a) in its condition at COMPLETION; • (b) for such title as the SELLER may have; and • (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.		
G19.5	Where relevant: • (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the document of appointment and the PRACTITIONER'S acceptance of appointment; and • (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.		
G19.6	The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.		
G20. TUPE			
G20.1	If the SPECIAL CONDITIONS state "There are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.		
G20.2	If the SPECIAL CONDITIONS do not state "There are no employees to which TUPE applies" the following paragraphs apply: • (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the		
	BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION. • (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees. • (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the Transferring Employees and the SELLER will TRANSFER to the BUYER on COMPLETION. • (d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION.		
G21. Environmental			
G21.1	This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.		
G21.2	The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT. The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.		
G22. Service Charge			
G22.1	This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.		
G22.2	No apportionment is to be made at COMPLETION in respect of service charges.		
G22.3	Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing: • (a) service charge expenditure attributable to each TENANCY; • (b) payments on account of service charge received from each tenant; • (c) any amounts due from a tenant that have not been received; • (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.		
G22.4	In respect of each TENANCY, if the service charge account shows that: • (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to the excess when it provides the service charge account; • (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the BUYER must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the SELLER within five BUSINESS DAYS of receipt in cleared funds; but in respect of payments on account that are still due from a tenant CONDITION G11 (arrears) applies.		
G22.5	In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.		
G22.6	If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund: • (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and • (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.		
G23. Rent reviews			
G23.1	This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.		
G23.2	The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.		
G23.3	Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.		
G23.4	The SELLER must promptly: • (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and • (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.		
G23.5	The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.		
G23.6	When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.		
G23.7	If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as arrears.		
G23.8	The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.		
G24. Tenancy renewals			
G24.1	This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.		
G24.2	Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.		
G24.3	If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER		
	reasonably directs in relation to it.		
G24.4	Following COMPLETION the BUYER must: • (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings; and • (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and • (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.		
G24.5	The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.		
G25. Warranties			
G25.1	Available warranties are listed in the SPECIAL CONDITIONS.		
G25.2	Where a warranty is assignable the SELLER must: • (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and • (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.		
G25.3	If a warranty is not assignable the SELLER must after COMPLETION: • (a) hold the warranty on trust for the BUYER; and • (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.		
G26. No assignment			
	The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.		
G27. Registration at the Land Registry			
G27.1	This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable: • (a) procure that it becomes registered at Land Registry as proprietor of the LOT; • (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and • (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.		
G27.2	This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable: • (a) apply for registration of the TRANSFER; • (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and • (c) join in any representations the SELLER may properly make to Land Registry relating to the application.		
G28. Notices and other communications			
G28.1	All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.		
G28.2	A communication may be relied on if: • (a) delivered by hand; or • (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or • (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.		
G28.3	A communication is to be treated as received: • (a) when delivered, if delivered by hand; or • (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.		
G28.4	A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.		
G29. Contracts			
	(Rights of Third Parties) Act 1999 No one is intended to have any benefit under the CONTRACT pursuant to the Contract (Rights of Third Parties) Act 1999.		
Extra General Conditions			
Applicable for all lots where the Common Auction Conditions apply.			
1. The Deposit			
1.1	GENERAL CONDITIONS A5.5a shall be deemed to be deleted and replaced by the following: A5.5a. The Deposit: a) must be paid to the AUCTIONEERS by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept) b) is to be held as stakeholder save to the extent of the AUCTIONEERS' fees and expenses which part of the deposit shall be held as agents for the SELLER		
2. Buyer's Administration Charge			
2.1	Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £400 plus VAT upon exchange of contracts to the Auctioneer.		
3. Extra Auction Conduct Conditions			
3.1	Despite any special CONDITION to the contrary the minimum deposit we accept is £2,000 (or the total PRICE, if less). A special CONDITION may, however, require a higher minimum deposit.		

Commercial Property and Professional Services

Auctions – Liverpool

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

Auctions – London

3 Belgrave Gardens
St Johns Wood
London NW8 0QY
Tel: +44(0)20 7625 9007
info@auctionhouselondon.co.uk

Commercial Property

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

Building Surveying

Tel: 0151 207 9966
exchange@suttonkersh.co.uk

Mortgages

40–42 Allerton Road
Liverpool L18 1LN
Tel: 0151 280 0407
mortgages@suttonkersh.co.uk

Surveys & Valuations

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

Block Management

6 Cotton Street
Liverpool L3 7DY
Tel: 0151 482 2555
management@suttonkersh.co.uk

Residential Lettings & Estate Agency Services

Residential Lettings Head Office

6 Cotton Street
Liverpool L3 7DY
Tel: 0151 207 5923
lettings@suttonkersh.co.uk
Fax: 0151 482 2566

Residential Lettings City Centre

30–32 Exchange Street East
Liverpool L2 3PQ
Tel: 0151 207 5923
lettings@suttonkersh.co.uk
Fax: 0151 236 3755

Residential & Commercial Allerton & South Liverpool

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

City Centre

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

West Derby & Central Liverpool

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

Allerton & South Liverpool Lettings

56a Allerton Road
Liverpool L18 1LN
Tel: 0151 207 5923
allertonlettings@suttonkersh.co.uk

SuttonKersh

2 Cotton Street
Liverpool L3 7DY