

Now inviting instructions
for 17 October auction

SuttonKersh

1st
for

Auctions



PROPERTY AUCTION SALE
WEDNESDAY 4 SEPTEMBER 2013
commencing at 12pm prompt at
Marriott Hotel, City Centre
One Queen Square, Liverpool L1 1RH

www.suttonkersh.co.uk

Location



Marriott Hotel
City Centre
One Queen Square
Liverpool L1 1RH



Auction programme 2013

AUCTION DATES

17 October

12 December

CLOSING DATES

20 September

19 November

Entries are invited from owners or their agents

Contact:

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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...



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Auction Administrator
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**Andrew Binstock
Bsc (Hons)**

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Ashleigh Moore

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



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Think auction...

THINK SUTTON KERSH AUCTIONS

ACHIEVE AN 8 WEEK PROPERTY SALE WITH
MERSEYSIDE'S BEST AUCTION HOUSE

Now inviting instructions
for our 17 October auction.

Catalogue closes 20 September

Book your free market appraisal
today **0151 207 6315**



Smith & Sons
46



Pugh
90



Venmore
161



Sutton Kersh
370

**PROPERTIES SOLD SO FAR THIS YEAR BY
MERSEYSIDE AUCTIONEERS...**

Sutton Kersh total revenue
£24,582,250

Source EI Group 09.08.13

Auctions
0151 207 6315



Auction results Thursday 18 July

LOT	PROPERTY	RESULT	PRICE
1	106 Green Lane North, Liverpool L16 8NL	Sold	£157,500
2	11 Borrowdale Road, Liverpool L15 3LD	Sold Prior	
3	46 Macdonald Street, Liverpool L15 1EL	Sold Prior	
4	14 Pansy Street, Liverpool L5 7RS	Sold	£23,000
5	10 Worcester Drive, Liverpool L13 9AX	Sold	£113,000
6	348 St. Marys Road, Liverpool L19 0NQ	Sold Prior	
7	9 Rossett Avenue, Liverpool L17 2AP	Available At	£110,000
8	32 David Street, Liverpool L8 4TL	Sold Prior	
9	61 Priory Road, Liverpool, L4 2SE	Sold Prior	
10	10 Rossett Avenue, Liverpool L17 2AP	Sold Prior	
11	54 Branstree Avenue, Liverpool L11 3BZ	Sold	£42,000
12	12 Linnet House, Liverpool L8 3SX	Available At	£50,000
13	1 Bodmin Road, Liverpool L4 5SN	Sold	£51,000
14	1a Bodmin Road, Liverpool L4 5SN	Sold	£51,000
15	Apt 3, 34 Deane Road, Liverpool L7 0ET	Sold	£20,000
16	49 Prestwood Road, Liverpool L14 2EE	Sold	£43,000
17	10 Waterloo Street, Liverpool L15 8JW	Sold After	
18	33 Nicholson Street, St. Helens, Merseyside WA9 2DR	Sold	£31,500
19	29 Lancaster Road, Huyton, Liverpool L36 1UP	Sold	£60,000
20	7 Tudor Street, Liverpool L6 6AG	Sold	£34,500
21	211/211a Breck Road, Everton, Liverpool L5 6PT	Sold Prior	
22	70 Prescott Road, Fairfield, Liverpool, L7 0JA	Postponed	
23	22 Harland Road, Birkenhead, Merseyside CH42 0LU	Available At	£65,000
24	31 Rockfield Road, Liverpool L4 0SE	Sold	£35,000
25	199-201 Green Lane, Stonycroft, Liverpool L13 6RH	Available At	£70,000
26	5 Wadham Road, Liverpool L20 2DA	Sold	£51,000
27	33 Hamilton Square, Birkenhead, Merseyside CH41 6AZ	Sold Prior	
28	54a Silvester Street, Liverpool L5 8SG	Postponed	
29	15 Asser Road, Liverpool, Merseyside L11 8NJ	Sold Prior	
30	1 Malden Road, Liverpool L6 6BE	Sold	£47,000
31	325 Stanley Road, Kirkdale, Liverpool L5 7QF	Available At	£53,000
32	360 Wargrave Road Plus Land, Newton-Le-Willows, Merseyside WA12 8RP	Available At	£55,000
33	102 Elizabeth Road, Fazakerley, Liverpool L10 4XP	Sold Prior	
34	86 Cherry Lane, Liverpool L4 8SE	Sold After	
35	12/12a Townsend Lane, Anfield, Liverpool L6 0AX	Sold After	
36	148 Longmoor Lane, Liverpool, Merseyside L9 0EJ	Sold	£81,000
37	6 Lower Breck Road, Liverpool L6 4BY	Sold	£67,500
38	58 Arundel Street, Walton, Liverpool L4 3RS	Postponed	
39	23 Market Street, Southport, Merseyside PR8 1HJ	Sold	£65,500
40	17/19 Duke Street, St. Helens, Merseyside WA10 2JE	Sold Prior	
41	21 Temple Street, Liverpool L2 5RH	Available At	£260,000
42	112-114 Holt Road, Liverpool L7 2PR	Sold	£105,000
43	42 Ardennes Road, Liverpool L36 7UF	Sold Prior	
44	228-232a Knowsley Road, Bootle, Merseyside L20 5DG	Sold After	
45	43 Sedley Street, Liverpool L6 5AE	Sold	£30,500
46	217-231 County Road, Walton, Liverpool L4 5PE	Sold	£191,000
47	2 Holbeck Street, Liverpool L4 2UT	Sold	£44,500
48	3 Dunbar Street, Liverpool L4 5TS	Sold	£38,000
49	57 Melwood Drive, Liverpool L12 8RL	Sold	£87,000
50	34 Randolph Street, Liverpool L4 0SA	Sold	£38,250
51	12 Forest Road, Southport, Merseyside PR8 6ST	Available At	£99,000
52	35 Balfour Road, Wallasey, Merseyside CH44 5SG	Sold After	
53	115 Woolton Road, Liverpool, L19 6PL	Available At	£105,000
54	51 Maria Road, Liverpool L9 1EG	Sold	£39,000

55	14/14a Townsend Lane, Anfield, Liverpool L6 0AX	Sold	£50,000
56	123 Alderson Road, Liverpool L15 1HH	Available At	£85,000
57	11 Boundary Road, Litherland, Liverpool L21 7LA	Sold	£75,000
58	3 Grange Mount, Prenton, Merseyside CH43 4XN	Sold	£40,000
59	110 Windy Arbor Road, Whiston, Prescot, Merseyside L35 3SG	Sold Prior	
60	72 Salisbury Road, Wavertree, Liverpool L15 1HW	Sold	£91,000
61	Apt 1, Cinnamon Building, 50 Henry Street, Liverpool L1 5FE	Sold	£69,900
62	8 Brayfield Road, Liverpool L4 8UW	Withdrawn	
63	1b Feeney Street, Sutton Manor, St. Helens, Merseyside Wa9 4Bj	Sold	£10,000
64	33 Cawfield Avenue, Widnes, Cheshire WA8 7HG	Sold	£60,000
65	274/274c Smithdown Road, Liverpool L15 5AH	Sold After	
66	50 Malvern Road, Liverpool L6 6bW	Available At	£50,000
67	Flat 2, 3 Newsham Drive, Liverpool L6 7UG	Sold Prior	
68	The Albion Hotel, Church Street, Connahs Quay, Flintshire CH5 4JW	Postponed	
69	356 West Derby Road, Liverpool L13 7HQ	Available At	£70,000
70	108, 110, 112 & 114 New Chester Road, Wirral, Merseyside CH62 5AG	Withdrawn	
71	120 New Chester Road, Wirral, Merseyside CH62 5AG	Withdrawn	
72	124 New Chester Road, Wirral, Merseyside CH62 5AG	Withdrawn	
73	77 Orrell Lane, Liverpool L9 8BX	Sold	£83,000
74	212 Smithdown Road, Liverpool L15 3JT	Sold Prior	
75	67 Grenfell Road, Liverpool L13 9BZ	Sold Prior	
76	33 Beaconsfield Street, Liverpool L8 2UX	Sold	£22,000
77	14 Scorton Street, Liverpool L6 4AT	Sold Prior	
78	58 Lucerne Road, Wallasey, Merseyside CH44 7HA	Sold	£43,000
79	31 Westcott Road, Liverpool L4 2RE	Sold	£30,500
80	49a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX	Available At	£25,000
81	Land To The West Of Japonica Gardens, St. Helens, Merseyside WA9 4WP	Sold Prior	
82	25 Andrew Street, Liverpool L4 4DS	Withdrawn	
83	16 Bebington Road, New Ferry, Wirral, Merseyside CH62 5BQ	Sold Prior	
84	30 Poole Road, Wallasey, Merseyside CH44 1ED	Sold	£60,250
85	39 Marlsford Street, Liverpool L6 6AX	Sold	£28,000
86	111 Ullet Road, Liverpool, L17 2AB	Sold	£200,000
87	254 Smithdown Road, Liverpool L15 5AH	Sold	£127,000
88	43 Dorset Road, Anfield, Liverpool L6 4DU	Sold	£51,000
89	31 Thomas Street, Runcorn, Cheshire WA7 1Bu	Sold	£53,500
90	26 Empress Road, Liverpool L6 0BX	Sold Prior	
91	7/7a Swiss Road, Liverpool L6 3AT	Postponed	
92	Flat 1, 462 Mill Street, Liverpool L8 4RG	Sold	£15,250
93	116 Princes Road, Liverpool L8 2UL	Sold	£155,000
94	Flat 1, Spencer Lodge, Spencer Avenue, Birkenhead, Merseyside CH42 2DW	Available At	£25,000
95	Flat 2, Spencer Lodge, Spencer Avenue, Birkenhead, Merseyside CH42 2DW	Available At	£25,000
96	103 Anfield Road, Liverpool L4 0TL	Sold Prior	
97	5 Townsend Lane, Anfield, Liverpool, L6 0AX	Sold After	
98	84 Kensington/2 Albany Road, Liverpool L7 8XB	Available At	£90,000
99	92 Hurlingham Road, Liverpool, Merseyside L4 9ST	Sold Prior	
100	Embassy Bingo Hall, 140 Borough Road, Wallasey, Merseyside CH44 6NH	Sold Prior	
101	293 Breck Road, Everton, Liverpool L5 6PU	Sold Prior	
102	172 Hunts Cross Avenue, Liverpool L25 8SQ	Sold Prior	
103	Land & Buildings To The South West Side Brasenose Road, Bootle, L20 8JZ	Available At	£100,000

TOTAL REALISATION = £5,166,650

Bidder's registration and identification form

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

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

Bidder:

First name(s) Surname

Address

Postcode Tel no

Mobile no Email

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

Bidder's solicitor:

Firm Contact name

Address

..... Postcode Tel no

Bidder's signature Date

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

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

List A – Photographic evidence of Identity

List B – Evidence of Residence

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

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

Signed Date

on behalf of Sutton Kersh

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

Order of sale **Wednesday 4 September**

For sale by public auction unless sold prior or withdrawn

1	7/7a Swiss Road, Liverpool L6 3AT	£70,000 +
2	5 Holmes Street, Liverpool L8 ORH	£30,000 +
3	13 Briar Street, Liverpool L4 1RB	£35,000 +
4	404 Beetham Tower, 111 Old Hall Street, Liverpool L3 9BE	£100,000 +
5	58 Arundel Street, Walton, Liverpool L4 3RS	£35,000–£40,000+
6	7 Beech Street, Bootle, Merseyside L20 3HG	£25,000 +
7	Apartment 35, Portside House, 27-35 Duke Street, Liverpool L1 5AP	£100,000 +
8	8 Snowdrop Street, Liverpool L5 7RT	£35,000 +
9	Former Methodist Church, 11a Gladstone Road, Liverpool L21 1DE	£50,000 –£60,000
10	35 Highfield Road, Walton, Liverpool L9 1AS	£50,000 +
11	5 Longfellow Street, Bootle, Merseyside L20 4JR	£25,000 +
12	9a Kearsley Close, Liverpool L4 4PT	£20,000–£25,000
13	106 County Road, Liverpool L4 3QW	£40,000 +
14	334 Sherdley Road, St Helens, Merseyside WA9 5HA	£55,000 +
15	40 Croxteth Road, Liverpool L8 3SQ	£150,000–£175,000
16	27 Guildford Street, Wallasey, Merseyside CH44 0BP	£20,000–£25,000
17	29 Harebell Street, Liverpool L5 7RL	£30,000 +
18	6 Back Westminster Road, Liverpool L4 4PG	£10,000–£15,000
19	17 Asbridge Street, Liverpool L8 0UG	£30,000 0 £35,000
20	32 & 34 Picton Road, Wavertree, Liverpool L15 4LH	£90,000 +
21	7 Legh Road, Haydock, St Helens, Merseyside WA11 0EN	£60,000–£70,000
22	50 Green Street (99 Limekiln Lane), Liverpool L5 8YF	£100,000–£125,000
23	64 Langton Road, Wavertree, Liverpool L15 2HT	£75,000 +
24	Apartment 11, Portside House, 27-35 Duke Street, Liverpool L1 5AP	£75,000 +
25	31 Ince Avenue, Liverpool L4 7US	£55,000–£60,000
26	8 Ursula Street, Bootle, Merseyside L20 2EX	£40,000–£50,000
27	241 Boaler Street, Liverpool L6 9DH	£50,000 +
28	102 Oakhouse Park, Walton, Liverpool L9 1EP	£40,000–£45,000
29	31 Rossett Street, Liverpool L6 4AN	£30,000 +
30	Flat 1, 25a Falkner Square, Liverpool L8 7NZ	£125,000 +
31	119 Walton Breck Road, Liverpool L4 ORD	£60,000–£65,000
32	158/158a Oakfield Road, Walton, Liverpool L4 0UH	£40,000 +
33	84 Kensington/2 Albany Road, Liverpool L7 8XB	£80,000 +
34	10/12 Priory Road, Liverpool L4 2RY	£70,000–£80,000
35	50 Laurel Road, Liverpool L7 0LW	£75,000–£85,000
36	The Larkhill Public House, Larkhill Road, Liverpool L13 0AJ	£80,000–£100,000
37	8 Leyfield Court, Liverpool L12 9JL	£70,000–£80,000
38	67 Tennyson Street, Bootle, Merseyside L20 4LE	£20,000–£25,000
39	95 Esmond Street, Liverpool L6 5AY	£35,000+
40	37 Hornby Boulevard, Liverpool L21 8HD	£30,000–£35,000+
41	Carisbrooke Public House, 38 Carisbrooke Road, Liverpool L4 3QU	£50,000–£60,000
42	43 Guildford Street, Wallasey, Merseyside CH44 0BP	£20,000–£25,000
43	50 Malvern Road, Liverpool L6 6BW	£45,000 +
44	127 Radway Road, Liverpool L36 8HG	£40,000–£45,000
45	27 Ridley Road, Liverpool L6 6DN	£35,000 +
46	254 Stanley Road, Liverpool, Merseyside L5 7QP	£20,000–£25,000
47	1-3 Everton Road, Liverpool L6 1NH	£175,000–£200,000
48	77 Bardsay Road, Liverpool L4 5SQ	£45,000 +
49	238a Picton Road, Liverpool L15 4LL	£30,000–£35,000
50	79 Orwell Road, Liverpool L4 1RG	£40,000–£45,000
51	49a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX	£20,000–£25,000
52	Springfield Cottage Stables, Garnetts Lane, Tarbock L35 1QN	£150,000 +

Order of sale **Wednesday 4 September**

53	47 Lisburn Lane, Tuebrook, Liverpool L13 9AF	£70,000–£75,000
54	5 Woodlands Square & 3 Healy Close, Liverpool L27 5QP	£55,000–£60,000
55	12 St Davids Road, Anfield, Liverpool L4 2RH	£30,000–£35,000
56	Former Citizens Advice Bureau, 10 Church Street, Prescot L34 3LA	£80,000 +
57	18 Millwood Court, Alderfield Drive, Liverpool L24 6TQ	£25,000–£30,000
58	45 Sutcliffe Street, Liverpool L6 6AS	£40,000–£45,000
59	263 Edge Lane, Liverpool L7 9LB	£110,000 +
60	104 Bardsay Road, Liverpool L4 5SQ	£45,000 +
61	26 Laburnum Road, Liverpool L7 0HT	£60,000 +
62	108 Oakhouse Park, Walton, Liverpool L9 1EP	£40,000–£45,000
63	1 St Marys Lane, Liverpool L4 5UA	£55,000–£60,000
64	2a Pinehurst Avenue, Anfield, Liverpool L4 7UQ	£30,000–£40,000
65	134 Dentons Green Lane, St Helens, Liverpool WA10 6RA	£60,000–£65,000
66	104 Anderson Road, Liverpool L21 7NG	£50,000 +
67	91 Rocky Lane, Liverpool L6 4BB	£50,000–£60,000
68	11 Bebington Road, Wirral CH62 5BE	£35,000–£40,000
69	2 Church Road West, Liverpool L4 5UF	£40,000–£45,000
70	250 East Prescot Road, Liverpool L14 5NG	£40,000–£45,000
71	398 Longmoor Lane, Liverpool L9 9DB	£75,000 +
72	8 Diana Road, Bootle, Merseyside L20 6EB	£35,000 +
73	90 Claughton Road, Wirral CH62 5BE	£40,000–£45,000
74	22 Elphin Grove, Liverpool L4 5SP	£35,000–£40,000
75	23 Warbreck Moor, Liverpool L9 4RN	£45,000+
76	52 Wordsworth Street, Bootle, Merseyside L20 4JW	£25,000–£30,000
77	57 Avondale Road, Southport, Merseyside PR9 0ND	£125,000 +
78	12 Beverley Road, New Ferry, Wirral CH62 1ER	£25,000–£30,000
79	18 Glenfield Road, Liverpool L15 5BJ	£90,000 +
80	2 Dentwood Street, Liverpool L8 9SR	£30,000–£35,000
81	25 Suffield Road, Liverpool L4 1UL	£30,000–£35,000
82	30 Naples Road, Wallasey CH44 7HL	£40,000 +
83	51 Kempton Road, Liverpool L15 1HE	£60,000–£65,000
84	23 Albert Drive, Liverpool L9 8BQ	£125,000 +
85	44 Newman Street, Liverpool L4 1RJ	£35,000–£40,000
86	227/227a Kensington, Liverpool L7 2RF	£85,000 +
87	36 Rickman Street, Liverpool L4 1RL	£35,000–£40,000
88	30 Rickman Street, Liverpool L4 1RL	£35,000–£40,000
89	121-123 Oakfield Road, Liverpool L4 0UE	£60,000 +
90	72 Andrew Street, Liverpool L4 4DT	£40,000 +
91	86 Garnett Avenue, Liverpool L4 1TS	£50,000 +
92	197 Fonthill Road, Liverpool L4 1QD	£25,000 +
93	Apt 31 Liege House, Manorside Close, Wirral CH49 4PP	£10,000–£15,000
94	325 Stanley Road, Kirkdale, Liverpool L5 7QF	£45,000–£50,000
95	171 Cleveland Street, Birkenhead, Merseyside CH41 3QD	£35,000–£40,000
96	125 Cleveland Street, Birkenhead, Merseyside CH41 3QB	£35,000–£40,000
97	6 School Lane, Litherland, Merseyside L21 7LY	£110,000 +
98	79 Victoria Road, Widnes, Cheshire WA8 7RS	£40,000+
99	2a Granville Street, Runcorn, Cheshire WA7 1NE	£25,000–£30,000
100	85 Telegraph Road, Heswall, Wirral, Merseyside CH60 0AE	£35,000+
101	356 West Derby Road, Liverpool L13 7HQ	£60,000 +
102	47 Southdale Road, Liverpool L15 4HX	£40,000–£45,000
103	31 Rodney Street, Liverpool L1 9EH	£550,000–£600,000
104	1a Marlborough Road, Liverpool, Merseyside L13 8AU	£65,000+
105	Fountain Abbey Public House, 89 Walton Road, Liverpool L4 4AF	£55,000 +
106	136 London Road, Liverpool L3 5NL	£250,000–£275,000

Order of sale **by type**

Vacant Residential

- 1 77a Swiss Road, Liverpool L6 3AT
- 4 404 Beetham Tower, 111 Old Hall Street, Liverpool L3 9BE
- 5 58 Arundel Street, Walton, Liverpool L4 3RS
- 6 7 Beech Street, Bootle, Merseyside L20 3HG
- 7 Apartment 35, Portside House, 27-35 Duke Street, Liverpool L1 5AP
- 8 8 Snowdrop Street, Liverpool L5 7RT
- 10 35 Highfield Road, Walton, Liverpool L9 1AS
- 11 5 Longfellow Street, Bootle, Merseyside L20 4JR
- 14 334 Sherdley Road, St Helens, Merseyside WA9 5HA
- 15 40 Croxteth Road, Liverpool L8 3SQ
- 16 27 Guildford Street, Wallasey, Merseyside CH44 0BP
- 17 29 Harebell Street, Liverpool L5 7RL
- 18 6 Back Westminster Road, Liverpool L4 4PG
- 20 32 & 34 Picton Road, Wavertree, Liverpool L15 4LH
- 21 7 Legh Road, Haydock, St Helens, Merseyside WA11 0ENV
- 23 64 Langton Road, Wavertree, Liverpool L15 2HT
- 25 31 Ince Avenue, Liverpool L4 7US
- 26 8 Ursula Street, Bootle, Merseyside L20 2EX
- 27 241 Boaler Street, Liverpool L6 9DH
- 28 102 Oakhouse Park, Walton, Liverpool L9 1EP
- 29 31 Rossett Street, Liverpool L6 4AN
- 30 Flat 1, 25a Falkner Square, Liverpool L8 7NZ
- 37 8 Leyfield Court, Liverpool L12 9JL
- 38 67 Tennyson Street, Bootle, Merseyside L20 4LE
- 39 95 Esmond Street, Liverpool L6 5AY
- 40 37 Hornby Boulevard, Liverpool L21 8HD
- 42 43 Guildford Street, Wallasey, Merseyside CH44 0BP
- 43 50 Malvern Road, Liverpool L6 6BW
- 44 127 Radway Road, Liverpool L36 8HG
- 45 27 Ridley Road, Liverpool L6 6DN
- 46 254 Stanley Road, Liverpool, Merseyside L5 7QP
- 49 238a Picton Road, Liverpool L15 4LL
- 50 79 Orwell Road, Liverpool L4 1RG
- 53 47 Lisburn Lane, Tuebrook, Liverpool L13 9AF
- 55 12 St Davids Road, Anfield, Liverpool L4 2RH
- 59 263 Edge Lane, Liverpool L7 9LB
- 60 104 Bardsay Road, Liverpool L4 5SQ
- 62 108 Oakhouse Park, Walton, Liverpool L9 1EP
- 65 134 Dentons Green Lane, St Helens, Liverpool WA10 6RA
- 69 2 Church Road West, Liverpool L4 5UF
- 72 8 Diana Road, Bootle, Merseyside L20 6EB
- 76 52 Wordsworth Street, Bootle, Merseyside L20 4JW
- 77 57 Avondale Road, Southport, Merseyside PR9 0ND
- 78 12 Beverley Road, New Ferry, Wirral CH62 1ER
- 80 2 Dentwood Street, Liverpool L8 9SR
- 82 30 Naples Road, Wallasey CH44 7HL
- 83 51 Kempton Road, Liverpool L15 1HE
- 87 36 Rickman Street, Liverpool L4 1RL
- 90 72 Andrew Street, Liverpool L4 4DT
- 92 197 Fonthill Road, Liverpool L4 1QD
- 93 Apt 31 Liege House, Manorside Close, Wirral CH49 4PP
- 97 6 School Lane, Litherland, Merseyside L21 7LY
- 102 47 Southdale Road, Liverpool L15 4HX
- 104 1a Marlborough Road, Liverpool, Merseyside L13 8AU

Residential Investment

- 2 5 Holmes Street, Liverpool L8 0RH
- 3 13 Briar Street, Liverpool L4 1RB
- 12 9a Kearsley Close, Liverpool L4 4PT
- 19 17 Asbridge Street, Liverpool L8 0UG
- 22 50 Green Street (99 Limekiln Lane), Liverpool L5 8YF
- 24 Apartment 11, Portside House, 27-35 Duke Street, Liverpool L1 5AP
- 32 158/158a Oakfield Road, Walton, Liverpool L4 0UH
- 33 84 Kensington/2 Albany Road, Liverpool L7 8XB
- 35 50 Laurel Road, Liverpool L7 0LW
- 48 77 Bardsay Road, Liverpool L4 5SQ
- 51 49a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX
- 57 18 Millwood Court, Alderfield Drive, Liverpool L24 6TQ
- 58 45 Sutcliffe Street, Liverpool L6 6AS
- 61 26 Laburnum Road, Liverpool L7 0HT
- 63 1 St Marys Lane, Liverpool L4 5UA
- 64 2a Pinehurst Avenue, Anfield, Liverpool L4 7UQ
- 66 104 Anderson Road, Liverpool L21 7NG
- 74 22 Elphin Grove, Liverpool L4 5SP
- 79 18 Glenfield Road, Liverpool L15 5BJ
- 81 25 Suffield Road, Liverpool L4 1UL
- 84 23 Albert Drive, Liverpool L9 8BQ
- 85 44 Newman Street, Liverpool L4 1RJ
- 88 30 Rickman Street, Liverpool L4 1RL
- 91 86 Garnett Avenue, Liverpool L4 1TS
- 95 171 Cleveland Street, Birkenhead, Merseyside CH41 3QD
- 96 125 Cleveland Street, Birkenhead, Merseyside CH41 3QB

Vacant Commercial

- 9 Former Methodist Church, 11a Gladstone Road, Liverpool L21 1DE
- 13 106 County Road, Liverpool L4 3QW
- 31 119 Walton Breck Road, Liverpool L4 0RD
- 34 10/12 Priory Road, Liverpool L4 2RY
- 36 The Larkhill Public House, Larkhill Road, Liverpool L13 0AJ
- 47 1-3 Everton Road, Liverpool L6 1NH
- 56 Former Citizens Advice Bureau, 10 Church Street, Prescot L34 3LA
- 67 91 Rocky Lane, Liverpool L6 4BB
- 70 250 East Prescot Road, Liverpool L14 5NG
- 73 90 Claughton Road, Wirral CH62 5BE
- 75 23 Warbreck Moor, Liverpool L9 4RN
- 89 121-123 Oakfield Road, Liverpool L4 0UE
- 94 325 Stanley Road, Kirkdale, Liverpool L5 7QF
- 98 79 Victoria Road, Widnes, Cheshire WA8 7RS
- 99 2a Granville Street, Runcorn, Cheshire WA7 1NE
- 100 85 Telegraph Road, Heswall, Wirral, Merseyside CH60 0AE
- 101 356 West Derby Road, Liverpool L13 7HQ
- 105 Fountain Abbey Public House, 89 Walton Road, Liverpool L4 4AF

Commercial Investment

- 41 Carisbrooke Public House, 38 Carisbrooke Road, Liverpool L4 3QU
- 54 5 Woodlands Square & 3 Healy Close, Liverpool L27 5QP
- 68 11 Bebington Road, Wirral CH62 5BE
- 103 31 Rodney Street, Liverpool L1 9EH
- 106 136 London Road, Liverpool L3 5NL

Mixed Use Investment

- 71 398 Longmoor Lane, Liverpool L9 9DB
- 86 227/227a Kensington, Liverpool L7 2RF

Redevelopment Opportunity

- 52 Springfield Cottage Stables, Garnetts Lane, Tarbock L35 1QN

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.
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- 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.
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- 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.
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ON 17 OCTOBER 2013 (unless sold prior or withdrawn)**



**Carleton House, Palmerston Road, Liverpool L18
GUIDE PRICE – ON APPLICATION**

- Prime Liverpool residential location & within a designated conservation area
- Substantial Victorian villa
- Planning permission for conversion to 6 apartments plus 2 bedroom coach house
- Plot size approx – 0.30Ha (0.73 Ac)

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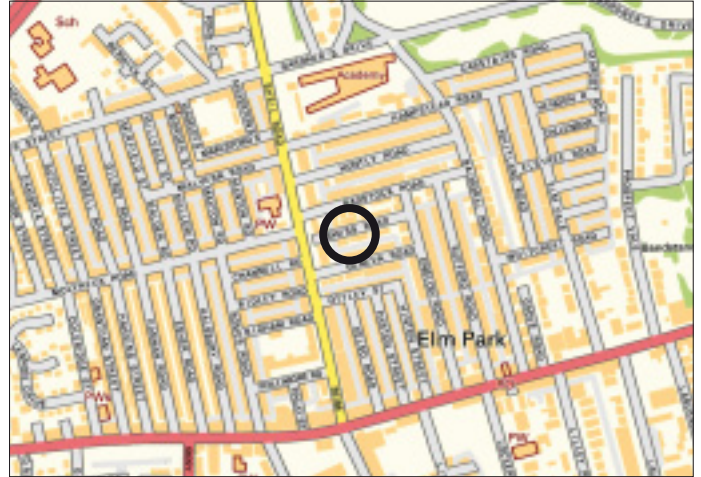
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LOT

1

7/7a Swiss Road, Liverpool L6 3AT
VACANT RESIDENTIAL

Guide price **£70,000 +**



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Not to scale. For identification purposes only

The property comprises of a double fronted detached which has subsequently been divided into two semi-detached houses. The properties benefits from central heating and gardens. Following repair and modernisation the property would be suitable for investment purposes.

Situated

Off Sheil Road close to Kensington Shopping Centre, Newsham Park and with good transport routes through to Liverpool City Centre.

No 7 (front entrance)

Ground Floor – Entrance hall, Living Room, Kitchen/Diner First Floor – 2 Bedrooms, Bathroom/W.C. Second Floor – 1 Further Bedroom.

No 7a (side entrance)

Ground Floor – Entrance hall, Living Room, Kitchen/Diner First Floor – 2 Bedrooms, Bathroom/W.C.

Outside

Gardens to the front and rear.

LOT

2

5 Holmes Street, Liverpool L8 0RH
RESIDENTIAL INVESTMENT

Guide price **£30,000 +**



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Not to scale. For identification purposes only

A 2 bedroomed middle terrace property benefiting from double glazing. The property is currently let by way of an Assured Shorthold Tenancy producing £3120 per annum. The rental income could be increased.

Situated

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

Ground Floor

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

First Floor

2 Bedrooms.

Outside

Yard to the Rear.

LOT
3

13 Briar Street, Liverpool L4 1RB RESIDENTIAL INVESTMENT

Guide price **£30,000–£35,000**



Not to scale. For identification purposes only

The property comprises a two bedroomed end of terrace property currently let by way of an Assured Shorthold Tenancy producing £4,740 per annum. The property benefits from double glazing and central heating.

Situated

The premises are situated just off Stanley Road, close to local amenities and a short distance from Liverpool City Centre.

Ground Floor

Vestibule, front living room, rear living room and kitchen

First Floor

Two bedrooms and bathroom/WC

Outside

Yard to the rear

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LOT
4

404 Beetham Tower, 111 Old Hall Street, Liverpool L3 9BE VACANT RESIDENTIAL

Guide price **£100,000 +**



Not to scale. For identification purposes only

A 2 bedroomed fourth floor apartment in a prestigious development which benefits from secure allocated car parking, river views and reception with concierge. The property benefits from electric storage radiators and would be suitable for occupation or investment purposes.

Situated

in Beetham Tower on Old Hall Street close to the waterfront in Liverpool's Town Centre.

Ground Floor

Main Entrance Hallway with reception with concierge

Fourth Floor

Hall, Living Room, kitchen, 2 bedrooms one with ensuite shower room and bathroom/WC

Outside

Secure car parking.

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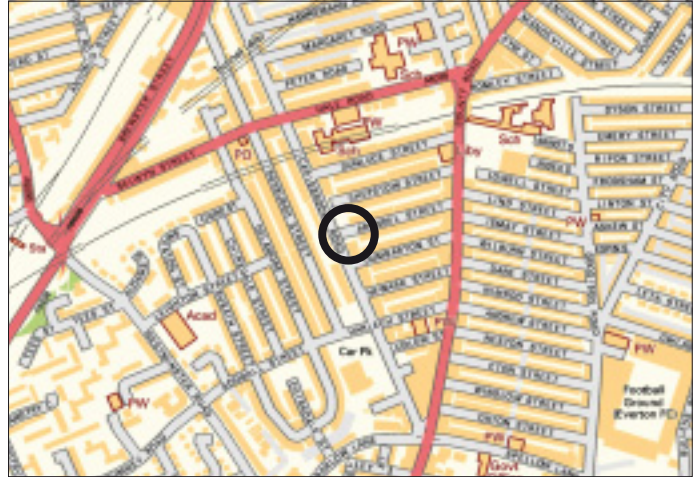
LOT

5

58 Arundel Street, Walton, Liverpool L4 3RS

VACANT RESIDENTIAL

Guide price **£35,000–£40,000**



Not to scale. For identification purposes only

A 3 bedroomed end of terrace property which following refurbishment would be suitable for investment purposes. The property benefits from central heating.

Outside

Yard to the Rear.

Situated

Off County Road in a popular and well established residential location approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen/ Diner.

First Floor

3 Bedrooms, Bathroom/WC.

On Behalf of a Housing Association

LOT

6

7 Beech Street, Bootle, Merseyside L20 3HG

VACANT RESIDENTIAL

Guide price **£25,000 +**



Not to scale. For identification purposes only

A middle terraced property benefiting from double glazing. The property is in need of repair and modernisation.

Situated

Off Ash Street which in turn is off Litherland Road close to Stanley Road adjacent to the New Strand Shopping Centre and close to the railway station.

Ground Floor

Vestibule, Hall, Front and rear Living room, Kitchen/Breakfast room.

First Floor

2 Bedrooms, Shower room/W.C.

Outside

Front garden and rear yard.

LOT
7

Apartment 35, Portside House, 27-35 Duke Street, Liverpool L1 5AP

RESIDENTIAL INVESTMENT

Guide price **£100,000 +**



Not to scale. For identification purposes only

A City centre residential investment producing £8,700 per annum. Let by way of an Assured Shorthold Tenancy. The premises comprise a 2 bedroom self-contained third floor apartment situated within a purpose built block, benefiting from audio and visual entry system and lift access to all floors.

Situated

Portside House is situated fronting Duke Street within the heart of the Rope walks area of Liverpool. The property is within walking

distance of Liverpool one the city's impressive retail and leisure centre.

Accommodation

Third Floor – Two bedrooms, living room/kitchen, bathroom Total area – 587 sq ft

Outside

Communal atrium.

Car Parking

Car parking spaces are available by way of separate negotiation and are not included in the sale of this lot.

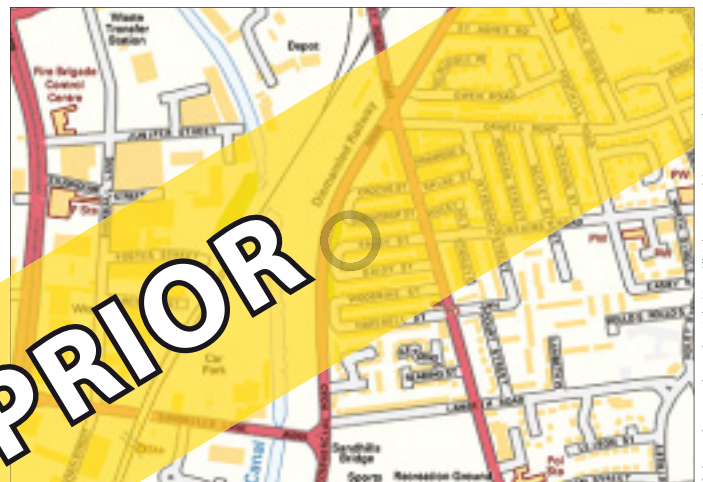
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LOT
8

8 Snowdrop Street, Liverpool L5 7RT

VACANT RESIDENTIAL

Guide price **£35,000 +**



Not to scale. For identification purposes only

A 3 bedroomed mid terrace property with double glazing and central heating. The property is in very good order throughout and ready for immediate occupation or investment purposes.

Situated

Off Stanley Road (A567) approximately 2 miles from Liverpool City Centre.

Ground Floor

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

First Floor

3 Bedrooms.

Outside

Yard to the rear.



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A two storey detached former church constructed of brick with stone work relief and a slate roof situated sat on a good sized corner plot suitable for residential redevelopment subject to any necessary planning consents. The property has been used for storage purposes in the past.

Situated

On the corner of Gladstone Road and Gordon Road in an established residential location within easy access to Liverpool City Centre.

Ground Floor

Former Church Hall/Storage and work offices 3043 sq ft

First Floor

Office and Utility Areas 566 sq ft Balcony Area 1489 sq ft

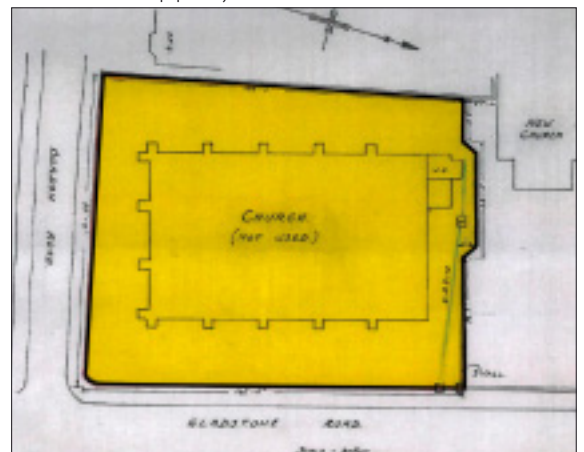
Outside

Gardens



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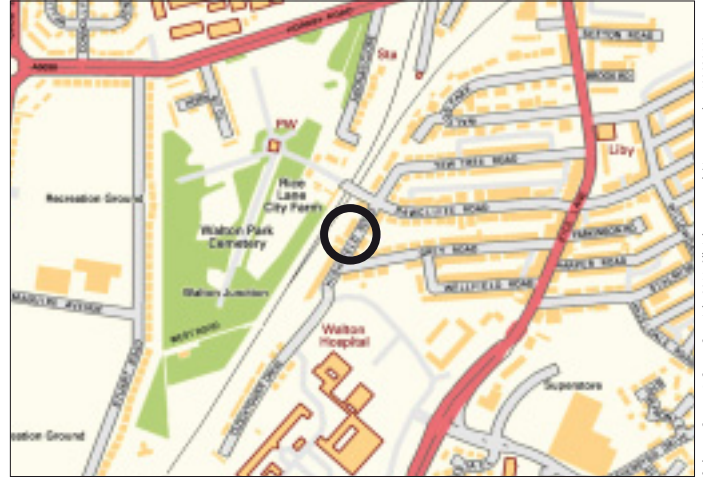
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LOT
10

35 Highfield Road, Walton, Liverpool L9 1AS
VACANT RESIDENTIAL

Guide price **£50,000 +**



Not to scale. For identification purposes only

A substantial vacant semi-detached four bedroomed house in need of repair and modernisation. The property is arranged over basement, ground and first floors together with front and rear gardens.

Situated

The property is situated fronting Highfield Road close to it's junction with Rawcliffe Road within a popular residential area. Local amenities are provided along nearby Rice Lane and Walton Vale.

Basement

Not inspected.

Ground Floor

3 Reception Rooms, Morning Room, Kitchen.

First Floor

4 Bedrooms, Bathroom.

Outside

Front and Rear Gardens.

On Behalf of a Housing Association

LOT
11

5 Longfellow Street, Bootle, Merseyside L20 4JR
VACANT RESIDENTIAL

Guide price **£25,000 +**



Not to scale. For identification purposes only

A vacant 2 bedroomed middle terraced property in need of a full refurbishment scheme. The property benefits from double glazing.

Situated

Off Bibbys Lane which in turn is off Marsh Lane close to Knowsley Road where there is good local shopping facilities available.

Ground Floor

Hall, Front and rear Living Rooms, Kitchen, Lobby, Bathroom/W.C.

First Floor

2 Bedrooms.

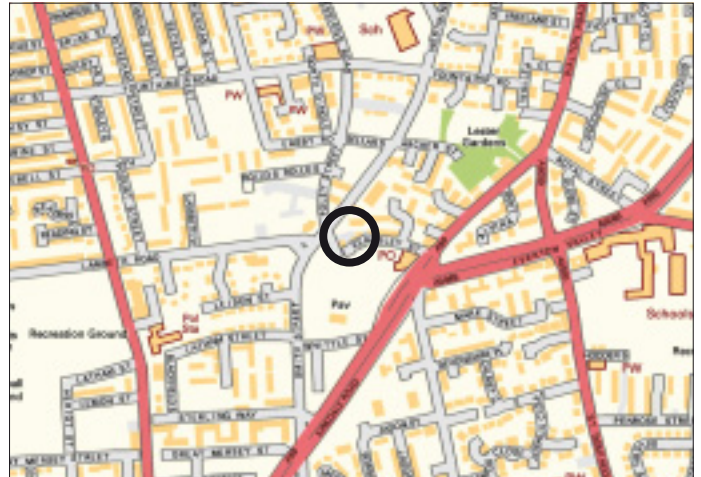
Outside

Rear Yard.

LOT
12

9a Kearsley Close, Liverpool L4 4PT
RESIDENTIAL INVESTMENT

Guide price **£20,000–£25,000**



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Not to scale. For identification purposes only

A one bedroomed 1st floor purpose built apartment which has recently been refurbished and benefits from double glazing, central heating, security entry system, communal gardens and off road parking. The property is currently let by way of an Assured Shorthold tenancy at a rental of £4,740.00 (22% yield).

Situated
Off Westminster Road and Kearsley Street in a popular residential location within close proximity

to County Road amenities and Liverpool City Centre.

Ground Floor
Main Entrance hallway.

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

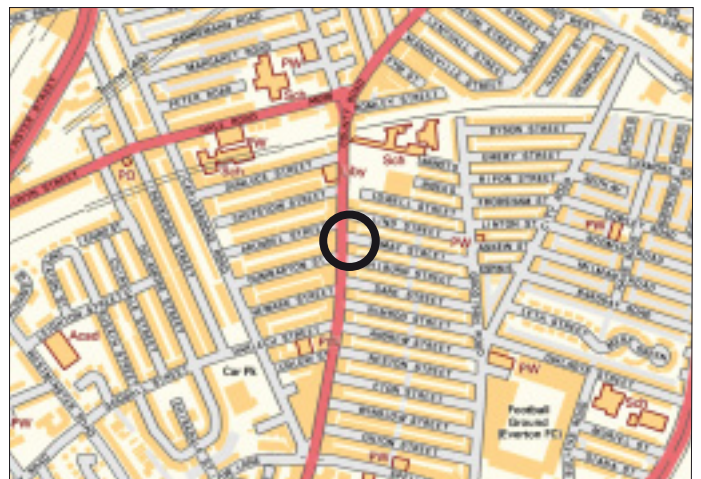
Outside
Communal courtyard, gardens and parking.



LOT
13

106 County Road, Liverpool L4 3QW
VACANT COMMERCIAL

Guide price **£40,000 +**



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Not to scale. For identification purposes only

A three storey middle terraced property comprising of a ground floor retail unit currently benefiting from A2 (Financial & Professional Services) use, with first/second floor ancillary accommodation above. The property benefits from electric wall mounted heaters, electric strip lighting, timber frame single glazed windows, security grills to the rear kitchen & WC facilities, alarm system and electric roller shutter.

Situated
Fronting County Road close to it's junction with Ismay Street in

a popular and well established location approximately 3 miles from Liverpool city centre. Nearby

traders consist of local, regional and national retailers.

Ground Floor
Sales Area, Rear Kitchen & WC – 40.95m² (440 sq.ft)

First Floor
Ancillary Accommodation – 34.6m² (372 sq.ft)

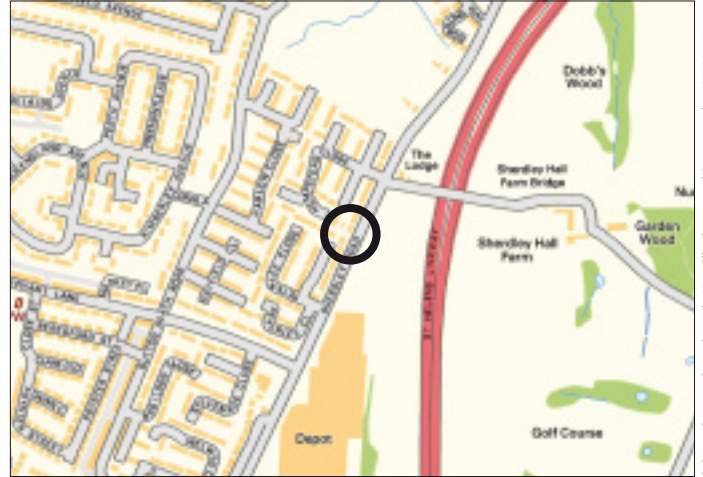
Second Floor
Not in use.

Basement
Not inspected

LOT
14

334 Sherdley Road, St. Helens, Merseyside WA9 5HA
VACANT RESIDENTIAL

Guide price **£55,000 +**



Not to scale. For identification purposes only

A 3 bedroomed end town house benefiting from partial double glazing and central heating. There are front and rear gardens together with shared off road parking. The property would be suitable for occupation or investment purposes following modernisation.

Outside

Gardens front and rear,
Driveway, Outhouse.



Situated

Fronting Sherdley Road in a popular residential location close to local amenities with picturesque views over fields to Sherdley Park.

Ground Floor

Porch Entrance, hallway, lounge, dining room, kitchen

First Floor

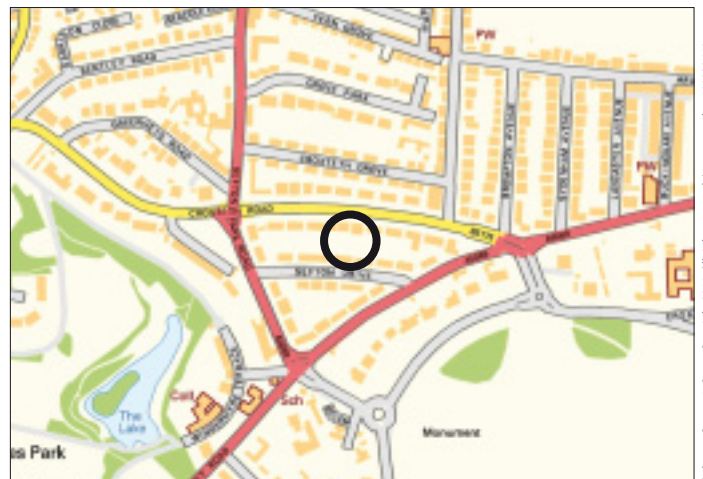
Three bedrooms and bathroom/WC

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LOT
15

40 Croxteth Road, Liverpool L8 3SQ
VACANT RESIDENTIAL

Guide price **£150,000–£175,000**



Not to scale. For identification purposes only

A substantial three storey semi-detached property converted at present to provide 2x1 bedroomed flats, 1x2 bedroomed flat and 2 studios in need of a full refurbishment scheme and could be used as existing. However, the property would be more suitable for conversion to provide 5/6 one bedroomed luxury apartments, subject to the relevant consents. There are front and rear gardens and off road parking.

Ground Floor

Main Entrance Hallway
Flat A – Hall, 1 Large Reception Rooms, Kitchen, 2 Bedrooms, Bathroom/W.C.

First Floor

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

Second Floor

Flat D – Living Room/Bedroom, Kitchen, Bathroom/W.C.
Flat E – Living Room, Kitchen, Shower Room/W.C., Bedroom.

Outside

Parking to the front, large garden to the rear.

Situated

Fronting Croxteth Road in a popular and well established residential

location within walking distance to Sefton Park and approximately 3 miles from Liverpool City Centre.

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LOT
16

27 Guildford Street, Wallasey, Merseyside CH44 0BP

VACANT RESIDENTIAL

Guide price **£20,000–£25,000**



Not to scale. For identification purposes only

A 2 bedroomed semi-detached property benefiting from double glazing. The property is in need of a full upgrade and refurbishment scheme.

Outside

Yard to the rear.

Situated

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

Ground Floor

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

First Floor

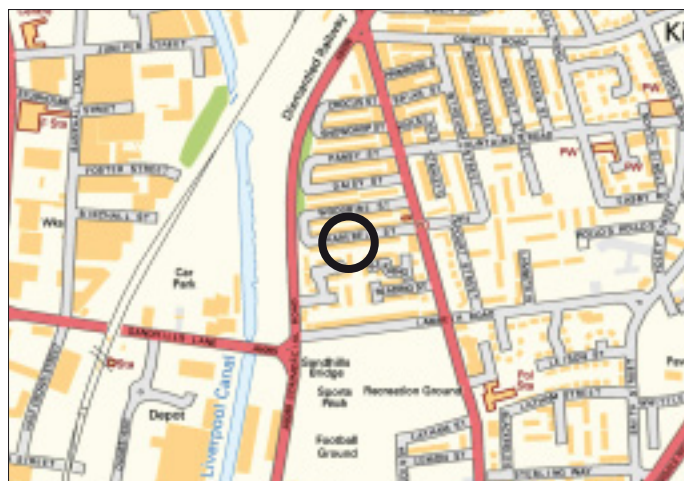
2 Bedrooms.

LOT
17

29 Harebell Street, Liverpool L5 7RL

VACANT RESIDENTIAL

Guide price **£30,000 +**



Not to scale. For identification purposes only

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

Outside

Yard to the rear.

Situated

Off Stanley Road in a popular residential location only a short distance from Liverpool City Centre.

Ground Floor

Hall, Lounge, Kitchen/Diner, Bathroom/W.C.

First Floor

3 Bedrooms.

LOT
18

6 Back Westminster Road, Liverpool L4 4PG
VACANT RESIDENTIAL

Guide price **£10,000–£15,000**



Not to scale. For identification purposes only

A vacant one bedroom detached cottage with land to the side. The property is in need of repair and modernisation and would be suitable for a number of uses, subject to the relevant consents.

Situated

The property is situated on Back Westminster Road, directly off Westminster Road close to its junction with Barlows Lane, within a densely populated residential area.

Ground Floor

Hall, Lounge, bedroom, kitchen and bathroom

Outside

Side gardens



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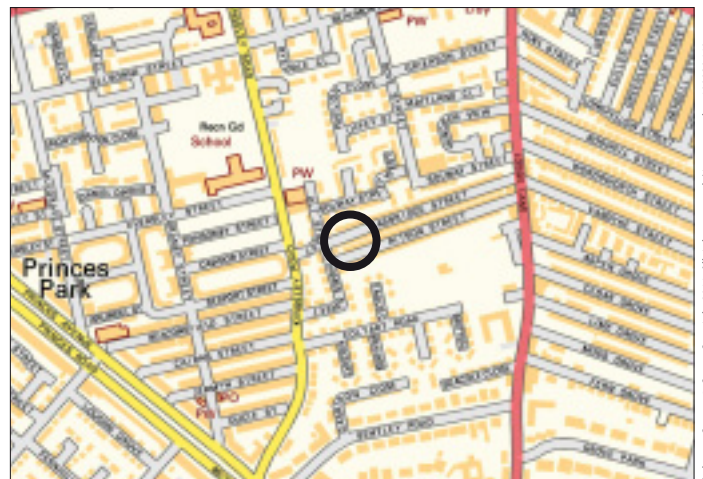
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LOT
19

17 Asbridge Street, Liverpool L8 0UG
RESIDENTIAL INVESTMENT

Guide price **£30,000–£35,000**



Not to scale. For identification purposes only

A 2 bedroomed middle terrace property currently let by way of an Assured Shorthold Tenancy at a rental of £4800.00 per annum. The property benefits from central heating.

Situated

Off Lodge Lane in a popular residential location within walking distance to local amenities and a short distance from Sefton Park and Liverpool City Centre.

Ground Floor

Lounge, kitchen and bathroom/WC

First Floor

Two bedrooms

Outside

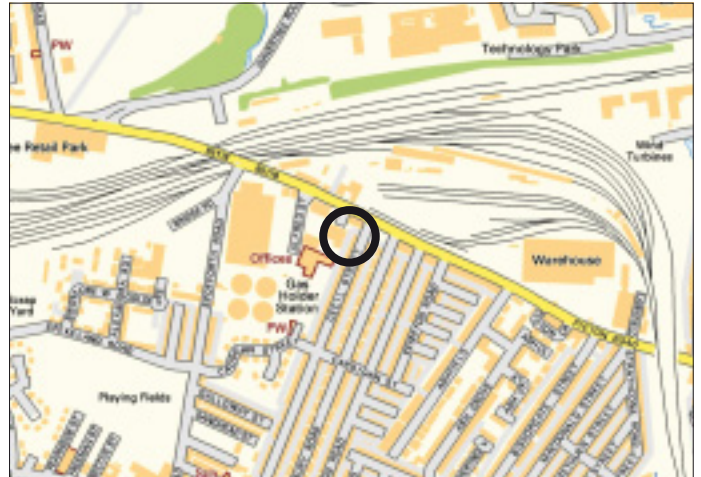
Yard to the rear

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LOT
20

32 & 34 Picton Road, Wavertree, Liverpool L15 4LH
VACANT RESIDENTIAL

Guide price **£90,000 +**



Not to scale. For identification purposes only

Two x 3 storey 6 bedroomed middle terraced properties which require a full refurbishment and upgrade scheme.

Situated

Fronting Picton Road at its junction with Cecil Street in a popular residential location.

Each property comprises :-
Ground Floor Lounge, Kitchen.

Second Floor

3 Bedrooms.

Outside

Yard.

Note

An internal inspection has not been carried out, all information has been supplied by the vendor.

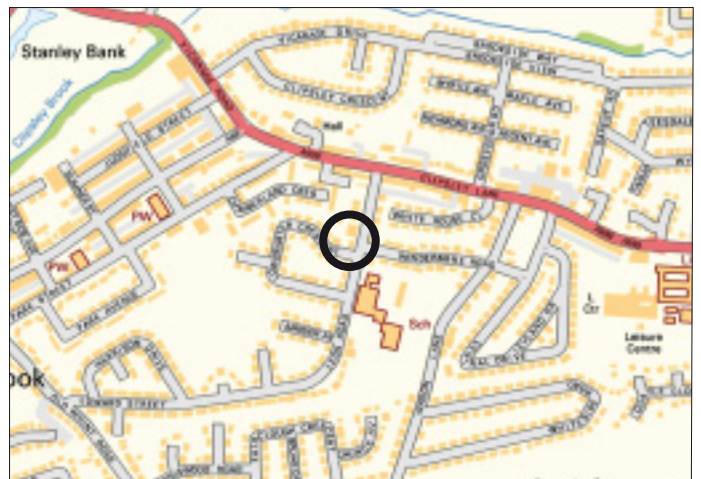
First Floor

3 Bedrooms, Bathroom/W.C.

LOT
21

7 Legh Road, Haydock, St. Helens, Merseyside WA11 0EN
VACANT RESIDENTIAL

Guide price **£60,000–£70,000**



Not to scale. For identification purposes only

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

Situated

Off Clipsley Lane in a popular and well established residential location within easy reach of St. Helens Town Centre.

Ground Floor

Lounge, Dining Room, Kitchen.

First Floor

3 Bedrooms, Bathroom/WC with walk in shower.

Outside

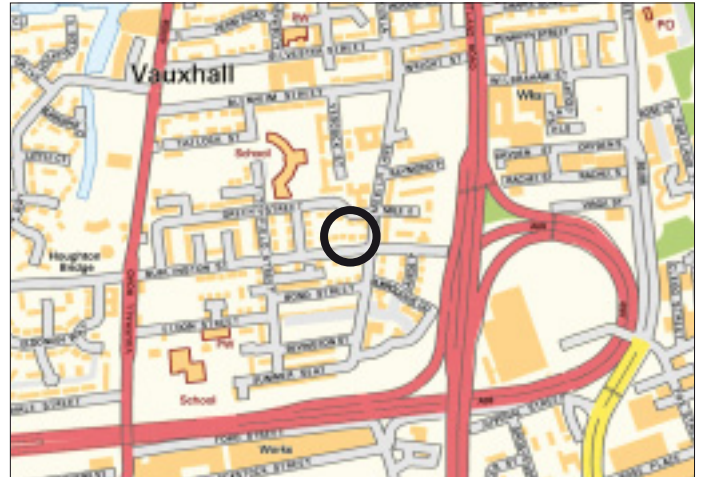
Gardens Front & Rear and Detached Garage.

LOT
22

50 Green Street (99 Limekiln Lane), Liverpool L5 8YF

RESIDENTIAL INVESTMENT

Guide price **£100,000–£125,000**



Not to scale. For identification purposes only

A substantial three storey property converted to provide 1 x 3 bedroomed and 2 x 2 bedroomed flats. The property benefits from double glazing, storage heaters, intercom system and private gated access with parking for 3 cars. We are advised all of the flats are currently let by way of Assured Shorthold Tenancies producing £14,040.

Situated

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

Basement

Not inspected.

Ground Floor

Main entrance hallway

Flat 1 – Hall, Lounge, 3 Bedrooms, (ensuite shower), Kitchen, Bathroom/W.C.

First Floor

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

Second Floor

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

Outside

Communal Yard/Parking for 4 cars



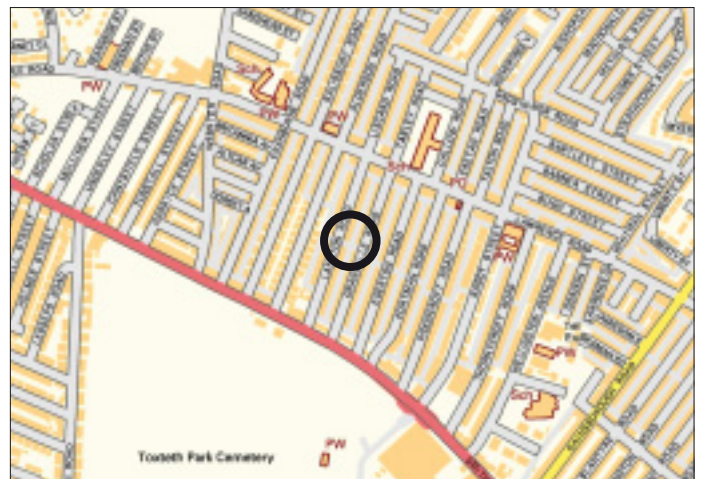
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LOT
23

64 Langton Road, Wavertree, Liverpool L15 2HT

VACANT RESIDENTIAL

Guide price **£75,000 +**



Not to scale. For identification purposes only

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

Situated

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

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

3 Bedrooms, Bathroom/W.C.

Outside

Yard to the Rear.

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LOT
24

Apartment 11, Portside House, 27-35 Duke Street, Liverpool L1 5AP

RESIDENTIAL INVESTMENT

Guide price **£75,000 +**



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Not to scale. For identification purposes only

A City Centre residential investment producing £6,600 per annum. Let by way of an Assured Shorthold Tenancy. The premises comprise a 1 bedroom self-contained apartment situated within a purpose built block, benefiting from audio and visual entry system and lift access to all floors.

Situated

Portside House is situated fronting Duke Street within the heart of the Rope walks area of Liverpool. The property is within walking distance of Liverpool one the city's impressive retail and leisure centre.

Accommodation

One bedroom, living room/kitchen, bathroom Total area – 450 sq ft

Outside

Communal atrium.

Car Parking

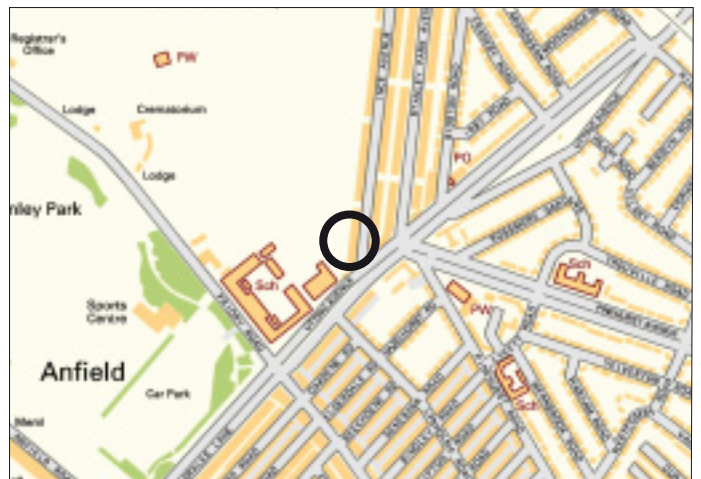
Car parking spaces are available by way of separate negotiation and are not included in the sale of this lot.

LOT
25

31 Ince Avenue, Liverpool L4 7US

VACANT RESIDENTIAL

Guide price **£55,000–£60,000**



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Not to scale. For identification purposes only

A vacant 3 bedroomed middle terrace property benefiting from double glazing and central heating. The property has recently been refurbished and is in very good order throughout suitable for occupation or investment purposes.

Situated

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

Ground Floor

Hall, Through Living Room, Kitchen.

First Floor

3 Bedrooms, Bathroom/WC.

Outside

Yard to the Rear.



LOT
26

8 Ursula Street, Bootle, Merseyside L20 2EX
VACANT RESIDENTIAL

Guide price **£40,000–£50,000**



Not to scale. For identification purposes only

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.

Outside

Yard to the rear.

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

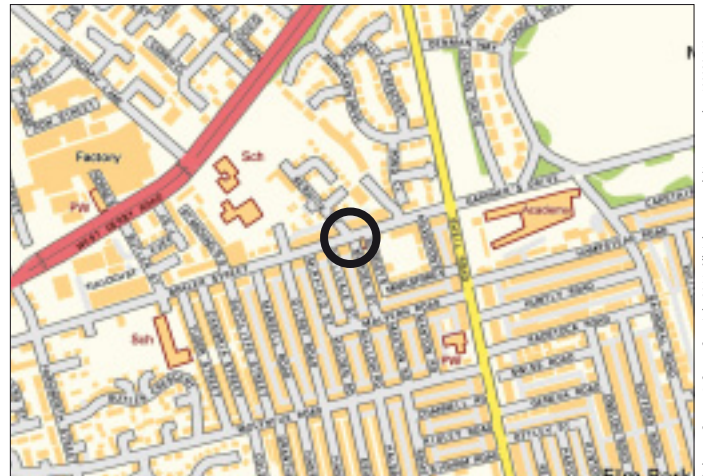
First Floor

4 Bedrooms, Bathroom/WC

LOT
27

241 Boaler Street, Liverpool L6 9DH
VACANT RESIDENTIAL

Guide price **£50,000 +**



Not to scale. For identification purposes only

A vacant 3 bedroomed middle terraced property benefitting from double glazing and central heating. The property would be suitable for immediate occupation or investment purposes.

Outside

Yard to the Rear.

Situated

Fronting Boaler Street off Sheil Road in an established residential area close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, 2 Living Rooms, Kitchen.

First Floor

3 Bedrooms, Bathroom/WC.

LOT
28

102 Oakhouse Park, Walton, Liverpool L9 1EP
VACANT RESIDENTIAL

Guide price **£40,000–£45,000**



Not to scale. For identification purposes only

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A 2 bedroomed apartment located in the popular grade II Listed Oakhouse Park Development suitable for investment purposes.

Situated

in a popular residential location which provides for all local amenities to include Sainsbury's Supermarket and great transport links on the A59 main road, which leads directly into Walton Vale, and Liverpool City Centre.

Accommodation

Two bedrooms, Open Plan lounge/ Kitchen, bathroom/WC

Outside

Communal entrance, onsite parking

On Behalf of a Housing Association

LOT
29

31 Rossett Street, Liverpool L6 4AN
VACANT RESIDENTIAL

Guide price **£30,000 +**



Not to scale. For identification purposes only

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A vacant 3 Bedroomed middle terraced property in need of repair and modernisation. The property benefits from double glazing and central heating.

Situated

Off Rocky Lane close to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, Front and Rear Living Room, Kitchen, Rear Hall, Bathroom/W.C

First Floor

3 Bedrooms.

Outside

Rear Yard.

LOT
30

Flat 1, 25a Falkner Square, Liverpool L8 7NZ
VACANT RESIDENTIAL

Guide price **£125,000 +**



Not to scale. For identification purposes only

A vacant, spacious 2/3 bedroom, ground floor duplex apartment within a Grade II Listed building. The property is arranged over lower ground and ground floor and benefits from central heating modern kitchen, bathrooms and original features.

Ground Floor

Communal entrance hall, living room, kitchen, study/bedroom

Situated

The property is situated at the corner of Falkner Square and Grove Street within the Georgian Quarter on the fringe of Liverpool

City Centre close to John Moores University and Liverpool University.
Lower Ground
Master bedroom (with en suite bathroom and jacuzzi bath) Shower room/WC, bedroom

LOT
31

119 Walton Breck Road, Liverpool L4 0RD
VACANT COMMERCIAL

Guide price **£60,000–£65,000**



Not to scale. For identification purposes only

A vacant three storey end of terrace property comprising of a ground floor retail unit together with 3 self-contained flats above in need of repair and modernisation. The property would be suitable for a number of uses, subject to the relevant consents. When fully let the potential annual rental income being in excess of £15,000. The ground floor shop benefits from steel roller shutters.

Cellar

(Not inspected)

Ground Floor

Shop – Main Sales Area, WC.

Ground Floor

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

First Floor

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

Second Floor

Flat 3 – Hall, Lounge, 2 Bedrooms, Kitchen/Diner, Bathroom/WC.

Outside

Yard to the Rear.

Situated

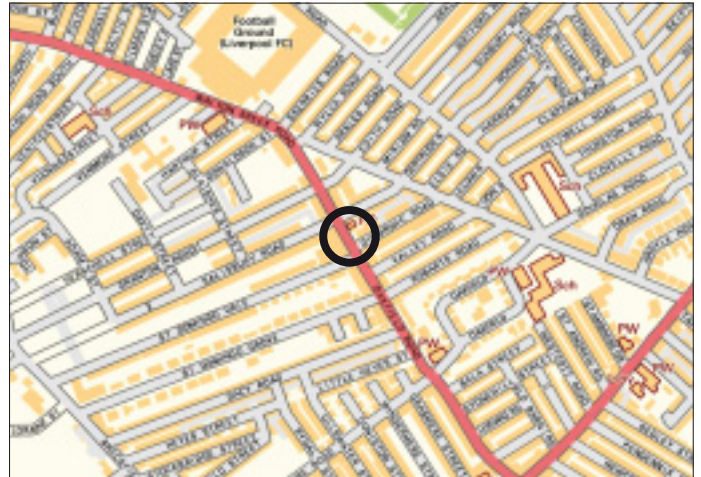
Fronting Walton Breck Road on the corner of Burnand Street in an established residential location

within easy reach of Liverpool Football Club and approximately 2 miles from Liverpool City Centre.

LOT
32

158/158a Oakfield Road, Walton, Liverpool L4 0UH
RESIDENTIAL INVESTMENT

Guide price **£40,000 +**



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Not to scale. For identification purposes only

A three storey middle terrace property comprising of 2 self-contained flats, both of which are currently let on Assured Shorthold Tenancies producing in excess of £8,500 per annum. The property benefits from double glazing and central heating.

Situated
fronting Oakfield Road within close proximity to Liverpool Football Club and approximately 2 miles from Liverpool City Centre.

Ground Floor
Main entrance hallway.
Flat 1 – Living room, Bedroom, shower room/W.C, Kitchen

First Floor
Flat 2 – Living Room, Kitchen.

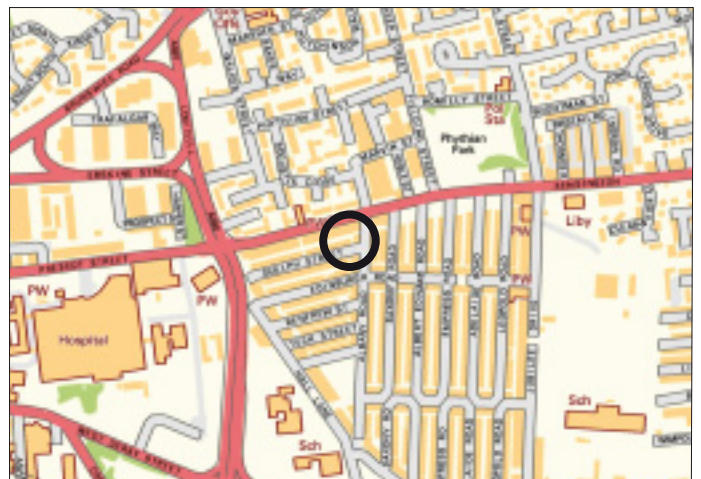
Second Floor
2 Bedrooms, Bathroom/W.C.

Outside
Yard to the rear.

LOT
33

84 Kensington/2 Albany Road, Liverpool L7 8XB
RESIDENTIAL INVESTMENT

Guide price **£80,000 +**



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Not to scale. For identification purposes only

A three storey end of terraced mixed use property comprising of a ground floor retail unit together with a self-contained flat above. The shop is currently let at a rental of £4800 per annum and the flat is let at a rental of £5400.00. The total annual rental income being in excess of £10,000. The ground floor benefits from steel roller shutters.

Situated
Fronting Kensington High Street on the corner of Albany Road in an established residential location a

short distance from Liverpool City Centre.

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

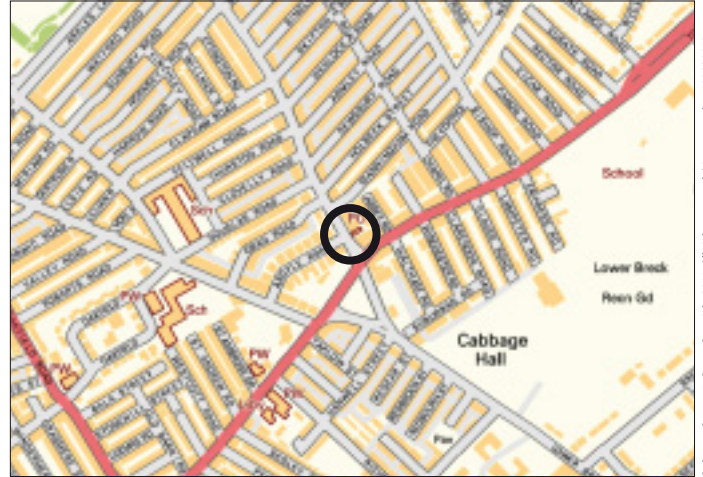
First/Second Floor
Flat – Lounge, Kitchen, Bathroom/WC, 2 Bedrooms.

Outside
Yard to the rear.

LOT
34

10/12 Priory Road, Liverpool L4 2RY
VACANT RESIDENTIAL

Guide price **£70,000–£80,000**



Not to scale. For identification purposes only

A 3 storey double fronted commercial property comprising of a ground floor retail unit together with storage/ancillary accommodation over first and second floors. The property benefits from electric steel roller shutters. The property would be suitable for a number of uses, subject to the relevant consents.

Second Floor
4 Rooms.

Situated

Fronting Priory Road at its junction with Townsend Lane on a busy main position approximately 3 miles from Liverpool City Centre.

Ground Floor

Main Sales area, Office, Kitchen, W.C.

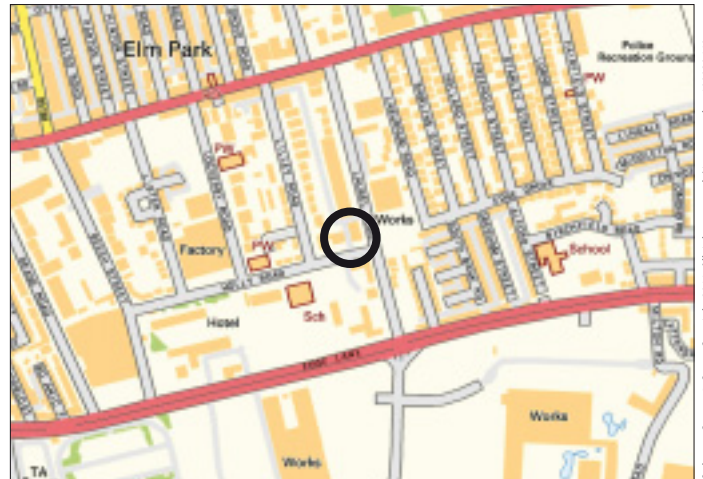
First Floor

Storage.

LOT
35

50 Laurel Road, Liverpool L7 0LW
RESIDENTIAL INVESTMENT

Guide price **£75,000–£85,000**



Not to scale. For identification purposes only

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.

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

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

Situated

Between Prescot 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

Outside
Gardens front and rear.

LOT
36

The Larkhill Public House, Larkhill Road, Liverpool L13 0AJ

VACANT COMMERCIAL

Guide price **£80,000–£100,000**



A substantial Freehold three storey fully licenced former public house suitable for continued use or redevelopment subject to any necessary planning consents. The property is in good order and will include all fixtures and fittings and also benefits from electric steel roller shutters, partial double glazing and central heating.

Situated

Fronting Larkhill Road on the corner of Queens Drive on a busy main road position in an established residential location.

Ground Floor

Main Bar, Beer Store and Ladies & Gents WC's.

First Floor

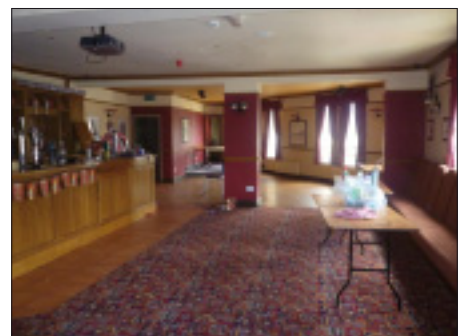
Function Room/Bar, Kitchen, Ladies & Gents WC's

Second Floor

Office/storage area which could be used as living accomodation.

Outside

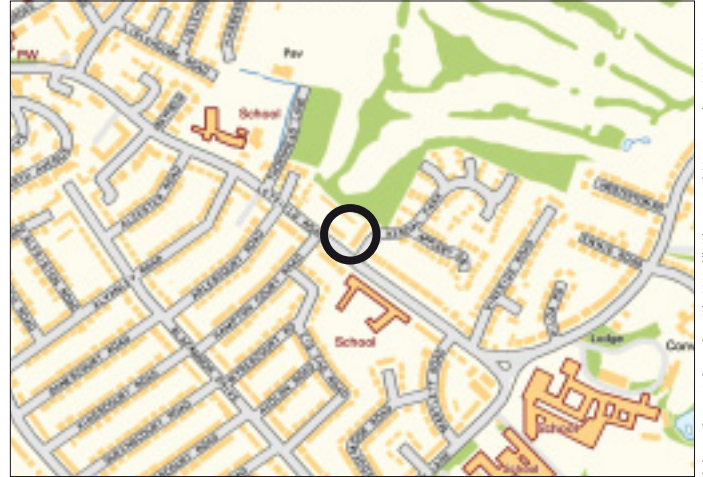
Yard to the Rear.



LOT
37

8 Leyfield Court, Liverpool L12 9JL
VACANT RESIDENTIAL

Guide price **£70,000–£80,000**



Not to scale. For identification purposes only

A 3 bedroomed end town house benefiting from double glazing, central heating, gardens and off road parking. The property would be suitable for immediate occupation or investment purposes.

Situated

Set back off Layfield Road overlooking West Derby golf course in a popular and well established residential location within close proximity to West Derby village.

Ground Floor

Hall, Cloakroom, Kitchen/Diner, Lounge, WC.

First Floor

3 Bedrooms, Bathroom/WC.

Outside

Gardens Front & Rear, Outhouse and Off Road Parking.



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On Behalf of a Housing Association

LOT
38

67 Tennyson Street, Bootle, Merseyside L20 4LE
VACANT RESIDENTIAL

Guide price **£20,000–£25,000**



Not to scale. For identification purposes only

A vacant double fronted end terraced property in need of repair and modernisation. The property benefits from double glazing and central heating and suffers from minor smoke/fire damage.

Situated

Just off Peel Road close to Knowsley Road and local amenities to include Bootle Strand Shopping Centre.

Ground Floor

Hall, Through Living Room, Through Kitchen.

First Floor

Bedroom, Bathroom/WC.

Outside

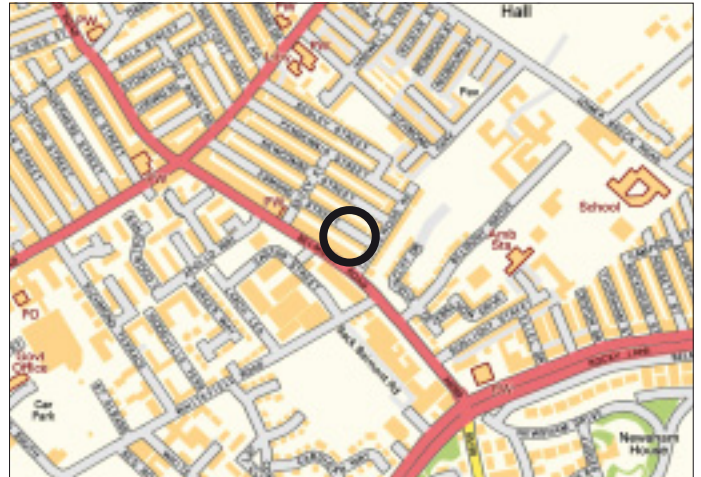
Rear Yard.

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LOT
39

95 Esmond Street, Liverpool L6 5AY
VACANT RESIDENTIAL

Guide price **£35,000+**



Not to scale. For identification purposes only

A vacant 2 bedrooed middle terraced property. Following refurbishment and modernisation the property would be suitable for occupation or investment purposes.

Situated

Off Breck Road within close proximity to local amenities approximately 3 miles from Liverpool City Centre.

First Floor

2 Bedrooms, Bathroom/W.C.

Outside

Yard to the rear.

Ground Floor

Hall, Through Living Room, Kitchen.

LOT
40

37 Hornby Boulevard, Liverpool L21 8HD
VACANT RESIDENTIAL

Guide price **£30,000–£35,000+**



Not to scale. For identification purposes only

A 2/3 bedrooed middle terraced property in need of repair and modernisation. The property benefits from new double glazing throughout and would be suitable for investment purposes.

Situated

Just off Linacre Road in a popular residential location within easy reach of local amenities, Schooling and approximately 5 miles from Liverpool City Centre.

Ground Floor

Hall, Through Lounge, Kitchen.

First Floor

2/3 Bedrooms, Bathroom/WC

Outside

Yard to the rear.

LOT
41

Carisbrooke Public House, 38 Carisbrooke Road, Liverpool L4 3QU

COMMERCIAL INVESTMENT

Guide price **£50,000–£60,000**



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A substantial three storey public house with a single storey extension to the side. The property includes private living accommodation to the upper floors benefitting from a premises licence and is currently let by way of a 12 month lease at a rental of £300 per week and £400 per week during football season between August – May. The property could also be suitable for redevelopment to provides flats, subject to any necessary planning consents. VAT is payable in addition to the purchase price at the prevailing rate.

Situated

The property is situated at the junction of Carisbrooke Road

and Harlech Street within close proximity to County Road (A59) in the Walton district of Liverpool.

On Behalf of a Housing Association

Not to scale. For identification purposes only

Approximately 2 miles from Liverpool City Centre.

Ground Floor

Two trading rooms with Served, public bar, function room, catering kitchen, WC's

First Floor

Private living accommodation, lounge, kitchen, bedroom, bathroom

Second Floor

Lounge, kitchen, three bedrooms and bathroom

Outside

Enclosed yard/beer garden to the rear and enclosed car parking to the side.

LOT
42

43 Guildford Street, Wallasey, Merseyside CH44 0BP

VACANT RESIDENTIAL

Guide price **£20,000–£25,000**



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A 2 bedroomed semi-detached property benefiting from double glazing. The property is in need of a full upgrade and refurbishment scheme.

Situated

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

Ground Floor

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

First Floor

2 Bedrooms.

Not to scale. For identification purposes only

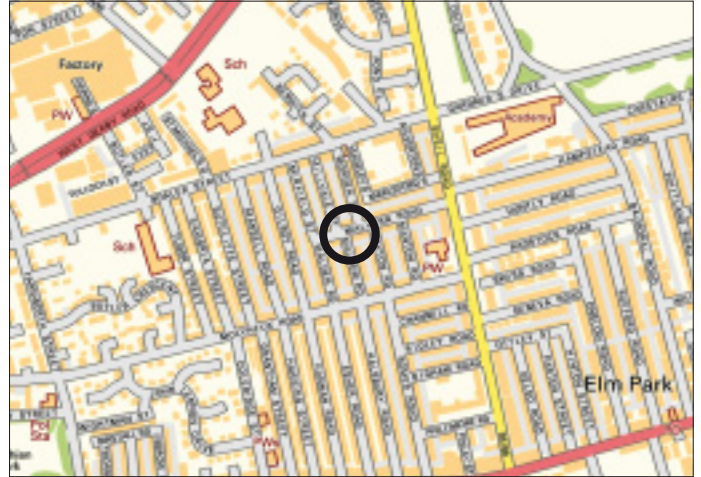
Outside

Yard to the rear.

LOT
43

50 Malvern Road, Liverpool L6 6BW
VACANT RESIDENTIAL

Guide price **£45,000 +**



Not to scale. For identification purposes only

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

Situated

Fronting Molyneux Road which in turn is off Sheil Road approximately 3 miles from Liverpool City Centre.

First Floor

3 Bedrooms, Bathroom/W.C.

Outside

Yard to the rear.

Ground Floor

Hall, Front Living room, Rear Dining room, Kitchen.

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LOT
44

127 Radway Road, Liverpool L36 8HG
VACANT RESIDENTIAL

Guide price **£40,000–£45,000**



Not to scale. For identification purposes only

A 2 bedroomed middle terraced town house benefiting from central heating and front and rear gardens. The property would be suitable for immediate occupation or investment purposes.

Situated

Off Lyme Cross Road which in turn is off Liverpool Road (A57).

First Floor

2 Bedrooms, Bathroom/W.C.

Outside

Gardens to the front and rear.

Ground Floor

Hall, Lounge, Kitchen.



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LOT
45

27 Ridley Road, Liverpool L6 6DN
VACANT RESIDENTIAL

Guide price **£35,000 +**



Not to scale. For identification purposes only

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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
46

254 Stanley Road, Liverpool, Merseyside L5 7QP
VACANT RESIDENTIAL

Guide price **£20,000–£25,000**



Not to scale. For identification purposes only

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A vacant 4 bedroomed three storey terraced property which requires a full upgrade and refurbishment scheme.

Situated

Fronting Stanley Road at it's junction with Melrose Road in an established location approximately 3 miles from Liverpool City Centre.

First Floor

2 bedrooms, bathroom/WC

Second Floor

2 Bedrooms.

Ground Floor

2 Reception Rooms, Kitchen.

Outside

Yard to the rear.

LOT
47

1-3 Everton Road, Liverpool L6 1NH
VACANT COMMERCIAL

Guide price **£175,000–£200,000**



A substantial two storey detached office block arranged over 3 floors plus basement extending to 5000 sq ft. The property is in good order throughout and benefits from steel roller shutters, central heating, car parking for approximately 10 cars. The property benefits from A3 and A4 Use and could be also be re-let as 3 separate self-contained offices Units.

Situated

On a prominent main road position fronting Everton Road within walking distance to Liverpool City Centre.

Basement

4 Rooms.

Ground Floor

Hall, Ladies & Gents WC, Kitchen, Main Area (3 offices sectioned off).

First Floor

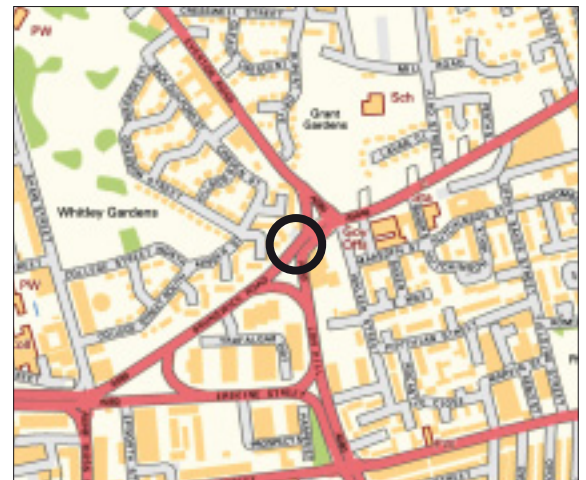
Landing, Office, Small Rear Office.

Second Floor

Landing, Gents WC's, Classroom with kitchen, Boiler Room, Ladies WC's, Classroom, 2 Offices.

Outside

Yard to Rear/Land to Side (via Basement).



Not to scale. For identification purposes only

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LOT
48

77 Bardsay Road, Liverpool L4 5SQ
RESIDENTIAL INVESTMENT

Guide price **£45,000 +**



Not to scale. For identification purposes only

A 2 bed roomed mid terrace property benefiting from double glazing and central heating. The property is in good order throughout and is currently let by way of an Assured shorthold tenancy producing £5400 per annum.

Situated

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

Ground Floor

Lounge/diner, kitchen, bathroom/ WC

First Floor

Two bedrooms

Outside

Yard to the rear.

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LOT
49

238a Picton Road, Liverpool L15 4LL
VACANT RESIDENTIAL

Guide price **£30,000–£35,000**



Not to scale. For identification purposes only

A 3 storey terrace property suitable for occupation or student investment following a full upgrade and refurbishment scheme.

Situated

The property is situated fronting Picton Road close to its junction with Picton High Street in a popular residential area approximately 2 miles East of Liverpool City Centre.

Ground Floor

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

First Floor

2 Bedrooms, Bathroom/W.C.

Second Floor

Further bedroom.

Outside

Yard.

Note

An internal inspection has not been carried out, all information has been provided by the vendor.

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LOT
50

79 Orwell Road, Liverpool L4 1RG
VACANT RESIDENTIAL

Guide price **£40,000–£45,000**



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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.

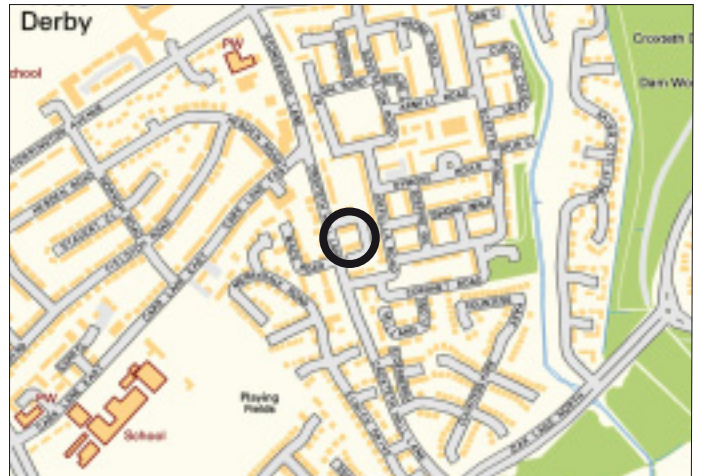
Outside

Off road parking, rear garden and yard.

LOT
51

49a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX
RESIDENTIAL INVESTMENT

Guide price **£20,000–£25,000**



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Not to scale. For identification purposes only

A 3 bedroomed purpose built first floor maisonette currently let by way of an Assured Shorthold Tenancy producing £6500 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

Second Floor

3 Bedrooms, Bathroom/W.C.

Outside

Communal Gardens and parking.

LOT
52

Springfield Cottage Stables, Garnetts Lane, Tarbock L35 1QN

REDEVELOPMENT OPPORTUNITY

Guide price **£150,000 +**



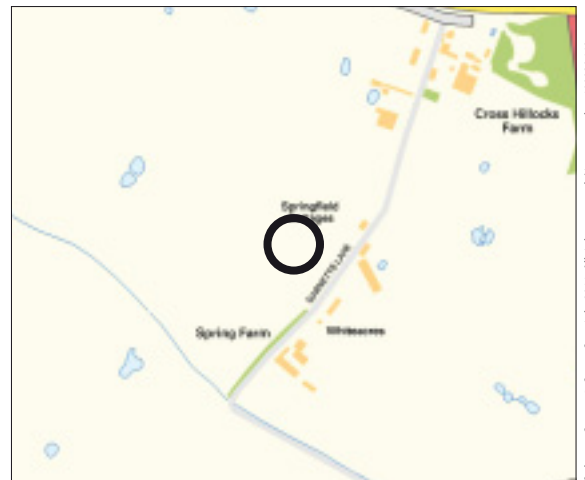
Agricultural property with land holding and buildings consisting of the main stable block measuring 8050 sq ft approx consisting of 22 loose boxes plus food store, tack room and separate toilet with electric lights, power and water. There are also 4 dog kennels. There is also a separate dutch barn with concrete floor and steel frame with a timber shed adjacent and suitable for a variety of uses. The property has a site area of approximately 4.71 acres.

Situated

In an established rural location off Netherley Road.

Joint Agents

Bryan Gaskill



Not to scale. For identification purposes only



Not to scale. For identification purposes only



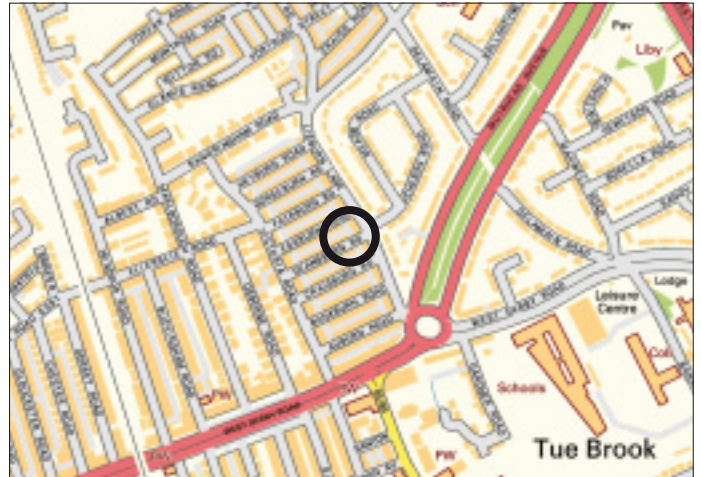
LOT

53

47 Lisburn Lane, Tuebrook, Liverpool L13 9AF

VACANT RESIDENTIAL

Guide price **£70,000–£75,000**



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Not to scale. For identification purposes only

A vacant 4 bedroomed middle terraced property benefiting from central heating. Following refurbishment and modernisation the property would be suitable for occupation or investment purposes.

Outside

Yard to the rear.

Situated

Fronting Lisburn Lane off West Derby Road (A5049) in the popular Tuebrook District within close proximity to local amenities and approximately 2.5 miles from Liverpool City Centre.

Ground Floor

Vestibule, Hall, 3 Reception Rooms, Kitchen.

First Floor

4 Bedrooms, Bathroom/W.C.

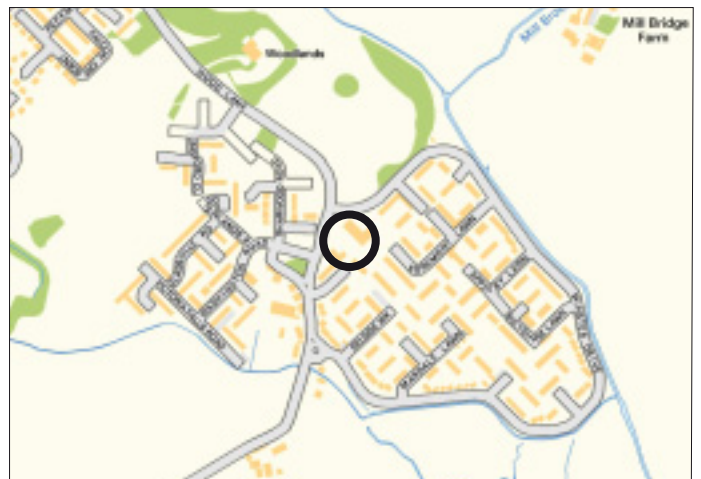
LOT

54

5 Woodlands Square & 3 Healy Close, Liverpool L27 5QP

COMMERCIAL INVESTMENT

Guide price **£55,000–£60,000**



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Not to scale. For identification purposes only

A two storey mixed use property comprising of a ground floor retail unit together with a 2 bedroomed self-contained flat above. The shop is currently let by way of a 5 year lease at a rental of £5200 per annum. To the first floor there is a 2 bedroomed flat which is currently let by way of an Assured Shorthold Tenancy at a rental of £4800.00 per annum. The annual rental income is in excess of £10,000. The property is in good order and benefits from electric steel roller shutters and double glazing.

Situated

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

Ground Floor

Shop – Main Sales Area, Rear Room, WC.

First Floor

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

Outside

Parking to the rear.

LOT
55

12 St. Davids Road, Anfield, Liverpool L4 2RH
VACANT RESIDENTIAL

Guide price **£30,000–£35,000**



Not to scale. For identification purposes only

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A vacant 3 bedroomed mid terrace property which would be suitable for investment purposes following refurbishment.

Situated

Off Breck Road within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

First Floor

Three bedrooms, bathroom/WC

Outside

Yard to the rear

Ground Floor

Hall, Two reception rooms, kitchen

LOT
56

Former Citizens Advice Bureau, 10 Church Street, Prescot L34 3LA
VACANT COMMERCIAL

Guide price **£80,000 +**



Not to scale. For identification purposes only

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A 3 storey dormer middle terraced property formerly the Citizens Advice Bureau and used as offices. The property would be suitable for continued use or re-development into flats, subject to any necessary planning consents. The area shown green in the plan is a right of way which numbers 6&8 Church Street have over the land.

Situated

Fronting Church Street just off Derby Street within walking distance to the Town Centre in an established location.

Ground Floor

Porch, Reception area, Kitchen, W.C., 6 Rooms.

First Floor

Hall, 6 Rooms, 2 x W.C.'s.

Second Floor

2 Rooms.

Outside

Rear Yard

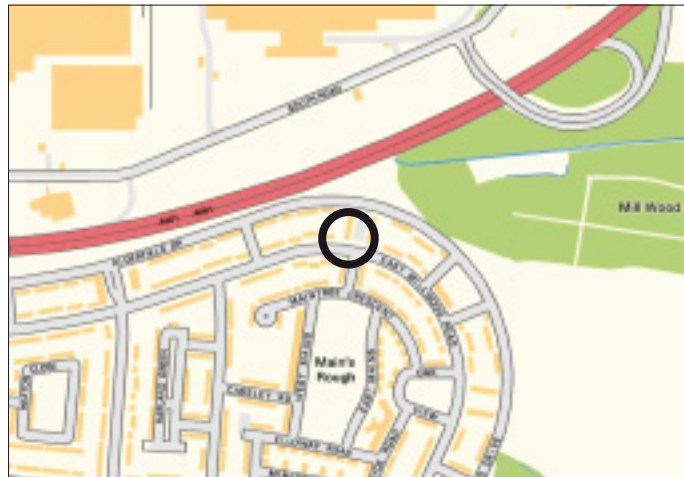


LOT
57

18 Millwood Court, Alderfield Drive, Liverpool L24 6TQ

RESIDENTIAL INVESTMENT

Guide price **£25,000–£30,000**



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Not to scale. For identification purposes only

A 3 bedroomed purpose built apartment currently let by way of an Assured Shorthold tenancy at a rental of £5,700 per annum. The property is within a development of 24 apartments across two blocks which is fully fenced off and gated and benefits from double glazing, central heating, communal gardens and parking. The property is leasehold for a term of 999 years (less 10 days) from 29 August 1990.

Situated

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

Park and approximately 5 miles from Liverpool City Centre.

Ground Floor

Main Entrance Hallway.

Flat 18

Hall, Living Room, Open Plan Kitchen/Diner, 3 Bedrooms, Bathroom/W.C.

Note

Please note that we have not carried out an internal inspection, all information has been supplied by the vendor.

Outside

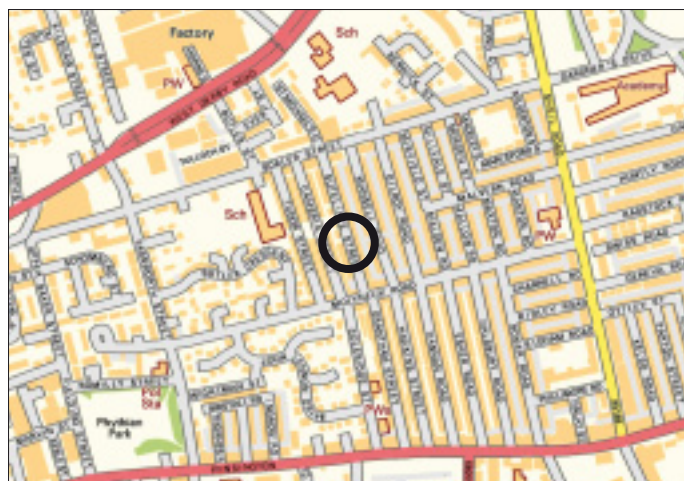
Communal Gardens and Parking.

LOT
58

45 Sutcliffe Street, Liverpool L6 6AS

RESIDENTIAL INVESTMENT

Guide price **£40,000–£45,000**



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Not to scale. For identification purposes only

A 3 bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing £6000 per annum. The property benefits from double glazing and central heating.

Situated

Off Boaler Street in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor

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

First Floor

3 Bedrooms, WC.

Outside

Yard to the Rear.

LOT
59

263 Edge Lane, Liverpool L7 9LB
VACANT RESIDENTIAL

Guide price **£110,000 +**



A three storey middle terrace property converted to provide 2 x 2 bed roomed and 1 x 1 bed roomed flats. The property has recently been refurbished and is in good order throughout benefitting from double glazing, central heating, new kitchens and new carpeting. When fully let the potential annual rental income is in excess of £17,000

Situated

Fronting Edge Lane overlooking Botanic Gardens approximately 2 miles from Liverpool City Centre.

First Floor

Main Entrance Hallway

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

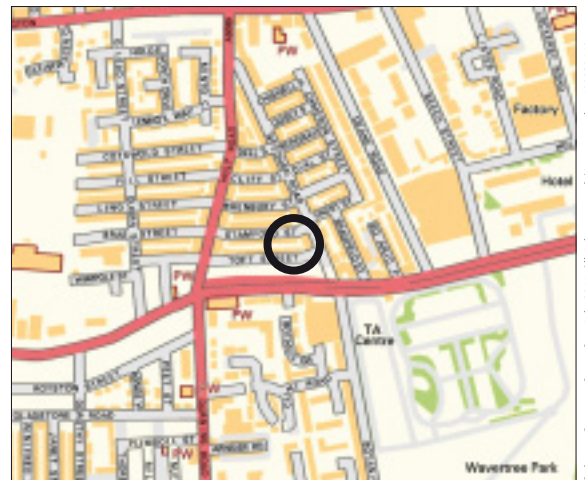
Flat 2 – Lounge, Bathroom/WC, 2 Bedrooms, Kitchen/Diner.

Second Floor

Flat 3 – Lounge, Bathroom/WC, 2 Bedrooms, Kitchen/Diner.

Outside

Yard to the Rear.



Not to scale. For identification purposes only

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LOT
60

104 Bardsay Road, Liverpool L4 5SQ
VACANT RESIDENTIAL

Guide price **£45,000 +**



Not to scale. For identification purposes only

A 2 bedrooomed mid terrace property benefiting from double glazing and central heating. The property is in good order throughout and suitable for immediate occupation or investment.

Situated

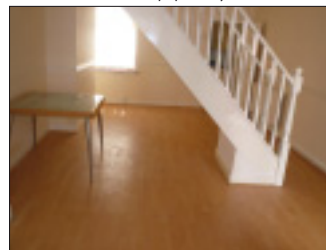
Off Walton Lane in a popular residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool City Centre

Ground Floor

Vestibule, lounge/diner, kitchen, bathroom/WC

First Floor

Two bedrooms



Outside

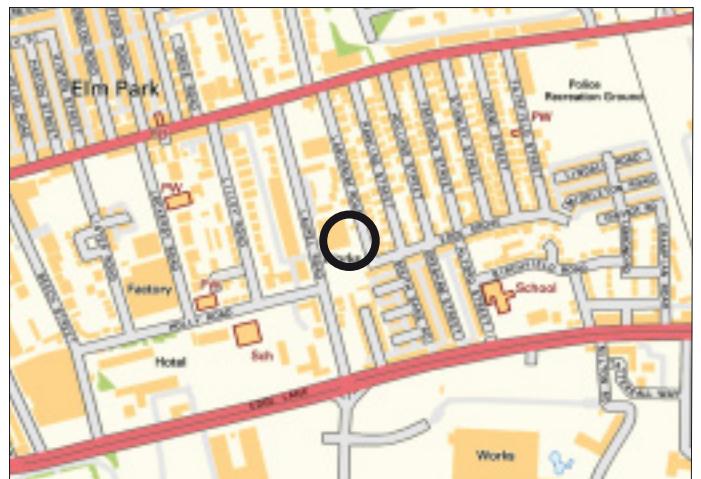
Yard to the rear

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LOT
61

26 Laburnum Road, Liverpool L7 0HT
RESIDENTIAL INVESTMENT

Guide price **£60,000 +**



Not to scale. For identification purposes only

A 3 bedrooomed detached property currently let by way of an Assured Shorthold Tenancy at a rental of £7,200 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.

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LOT
62

108 Oakhouse Park, Walton, Liverpool L9 1EP
VACANT RESIDENTIAL

Guide price **£40,000–£45,000**



Not to scale. For identification purposes only

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A 2 bed roomed apartment located in a popular grade II Listed Oakhouse Park Development suitable for investment purposes.

Situated

in a popular residential location which provides for all local amenities to include Sainsbury's Supermarket and great transport links on the A59 main road, which leads directly into Walton Vale, and Liverpool City Centre.

Accommodation

Two bedrooms, lounge, kitchen, bathroom/WC

Outside

Communal entrance, onsite parking

LOT
63

1 St. Marys Lane, Liverpool L4 5UA
RESIDENTIAL INVESTMENT

Guide price **£55,000–£60,000**



Not to scale. For identification purposes only

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The property comprises a four storey, 4 bed roomed end of terrace property benefiting from a basement with separate entrance with potential to convert into a 1 bed roomed flat subject to any necessary consents. The property benefits from double glazing and off road parking. The property is currently let by way of an assured shorthold tenancy at a rental income of £560 pcm.

Situated

The property is located off Church Road in a popular residential location within close proximity to

local amenities along County Road and approximately 4 miles from Liverpool City Centre.

Basement

Ground Floor

Hall, Lounge, kitchen, bathroom/wc

First Floor

Two bedrooms and shower room

Second Floor

Two bedrooms

Outside

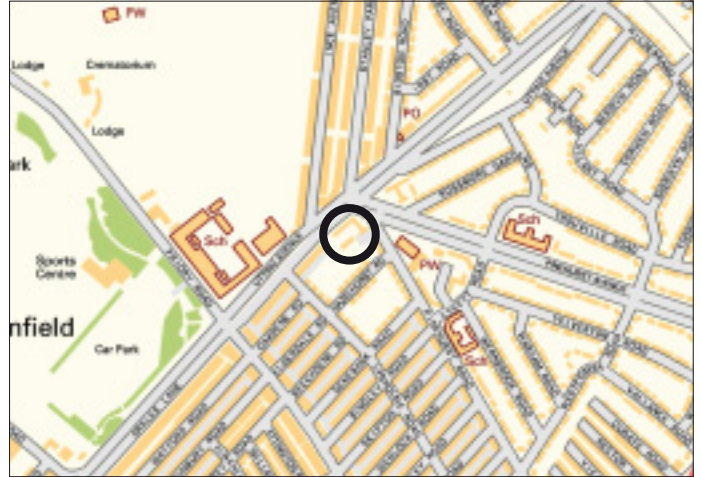
Yard to the front and rear with separate entrance to the basement from the front

LOT
64

2a Pinehurst Avenue, Anfield, Liverpool L4 7UQ

RESIDENTIAL INVESTMENT

Guide price **£30,000–£40,000**



Not to scale. For identification purposes only

A 2 bedroomed first floor apartment which is currently let by way of an Assured Shorthold Tenancy at a rental income of £460pcm.

Outside

Communal Gardens and Parking.

Situated

located just off Utting Avenue in a popular and well established residential location within easy access to local amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor

Main Entrance Hallway.

First Floor

Flat – Hall, Two bedrooms, bathroom/wc, kitchen, lounge

On Behalf of a Housing Association

LOT
65

134 Dentons Green Lane, St Helens, Liverpool WA10 6RA

VACANT RESIDENTIAL

Guide price **£60,000–£65,000**



Not to scale. For identification purposes only

A two storey semi-detached property previously used as offices and would be suitable for conversion to provide a 3 bedroomed family house or investment property subject to any relevant planning consents. The property benefits from double glazing and central heating.

Outside

Shared Parking.

Situated

Fronting Dentons Green Lane (A570) in an established residential location within close proximity to St. Helens Town Centre.

Ground Floor

3 Offices, Kitchen.

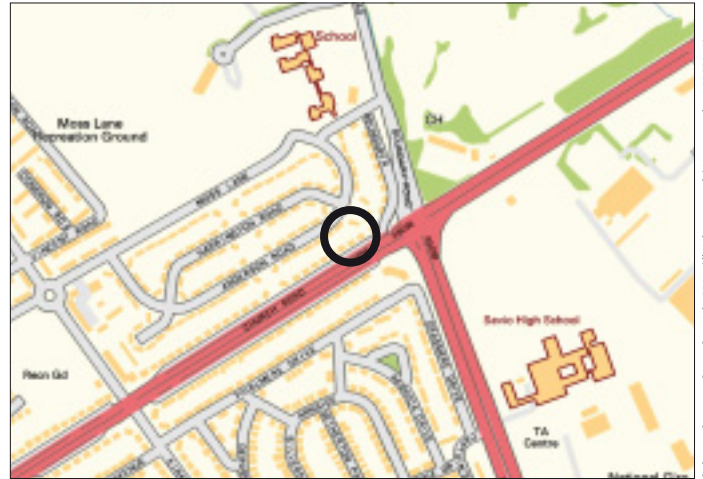
First Floor

3 Offices, Mens & Ladies WC's.

LOT
66

104 Anderson Road, Liverpool L21 7NG
RESIDENTIAL INVESTMENT

Guide price **£50,000 +**



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A 3 bedroomed semi-detached property currently let by way of an Assured Shorthold Tenancy producing £6300 per annum. The property benefits from double glazing, central heating, gardens and is in very good order throughout.

Situated

Just off Kirkstone Road North in an established residential location approximately 4 miles from Liverpool City Centre.

Ground Floor

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

Situated

3 Bedrooms, Bathroom/WC.

Not to scale. For identification purposes only

Outside

Gardens Front, Side & Rear and Off Road Parking.

LOT
67

91 Rocky Lane, Liverpool L6 4BB
VACANT COMMERCIAL

Guide price **£50,000–£60,000**



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A vacant ground floor shop together with self-contained first and second floor 3 bedroomed self-contained flat above via a separate entrance. The property has been refurbished including a new shop front and new kitchen and bathroom to the upper floors. The living accommodation benefits from central heating and double glazing. When fully let the potential annual rental income being in excess of £8500.00.

Situated

The property is situated fronting Rocky Lane one of the main arterial route to and from Liverpool City

Centre in the block between Scorton Street and Morecombe Street and forming part of neighbourhood shopping parade.

Not to scale. For identification purposes only

Basement

Basement storage, W.C.

Second Floor

2 Bedrooms, Bathroom/W.C.

Ground Floor

Shop – main sales area 4.3 x 11.17
Less (1.11 x 5.12)

Outside

Rear yard.

Part Ground Floor

Shower room/W.C. First Floor –
Living Room, Bedroom, Kitchen.

LOT
68

11 Bebington Road, Wirral CH62 5BE

VACANT RESIDENTIAL

Guide price **£35,000–£40,000**



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Not to scale. For identification purposes only

The property provides a two storey mid terraced ground floor retail premises which has been occupied by the current tenant for a number of years and who are holding over and paying a current rental of £6,000 per annum on an Internal Repairing basis. There is no access to the upper floor. The property requires a programme of refurbishment and repair, the upper floors have not been occupied for a number of years and there are signs of roof leaks etc.

Ground Floor

Main Sales Area, Rear Room, Kitchen, WC

First Floor

No Access

Outside

Yard to the rear.

Situated

Located within a central position in a pedestrianised area of New Ferry

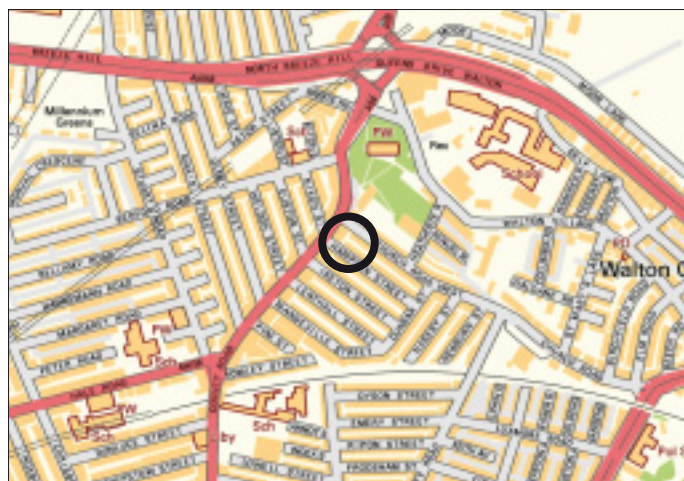
with a number of local and regional occupiers within the immediate vicinity.

LOT
69

2 Church Road West, Liverpool L4 5UF

VACANT RESIDENTIAL

Guide price **£40,000–£45,000**



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Not to scale. For identification purposes only

A vacant 4 bedroomed three storey end terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes.

First Floor

2 Bedrooms, Bathroom, Separate WC.

Second Floor

2 Bedrooms.

Outside

Yard to the Rear.

Situated

Off County Road in a popular and well established residential location within easy access to local amenities, schooling, Everton & Liverpool Football Club and approximately 3 miles from Liverpool City Centre.

Cellar

1 Room.

Ground Floor

Hall, Through Living Room, Kitchen.



LOT
70

250 East Prescot Road, Liverpool L14 5NG
VACANT COMMERCIAL

Guide price **£40,000–£45,000**



Not to scale. For identification purposes only

A vacant former Chiropody surgery with accommodation above. The property benefits from steel roller shutters and would be suitable for a variety of uses subject to any necessary planning consents.

Situated

Fronting East Prescot Road which is off Queens Drive in a well established location.

First Floor

2 Rooms.

Outside

Small Yard to the Rear, WC.

Ground Floor Shop

2 Rooms, Kitchen.

LOT
71

398 Longmoor Lane, Liverpool L9 9DB
MIXED USE 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.

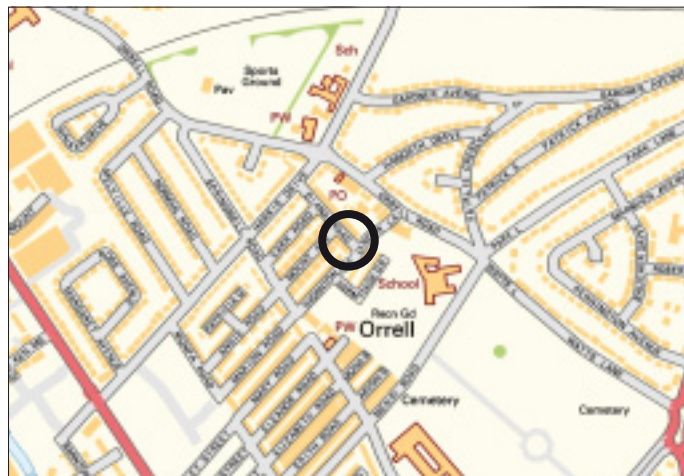
Outside

Yard to the Rear.

LOT
72

8 Diana Road, Bootle, Merseyside L20 6EB
VACANT RESIDENTIAL

Guide price **£35,000 +**



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Not to scale. For identification purposes only

A vacant 3 bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes following repair and modernisation.

Outside

Front garden and rear yard.

Situated

Off Harris Drive and Cinder Lane in an established and popular residential location.

Ground Floor

Vestibule, Hall, Front and Rear living room.

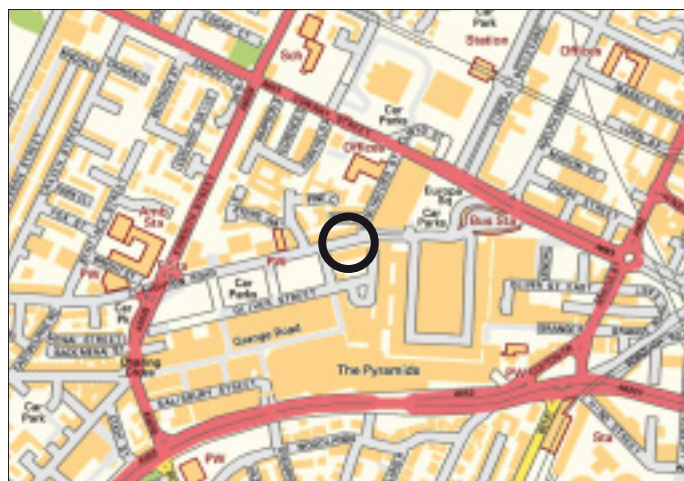
First Floor

3 Bedrooms, Bathroom/W.C.

LOT
73

90 Cloughton Road, Wirral CH41 6ES
VACANT COMMERCIAL

Guide price **£40,000–£45,000**



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Not to scale. For identification purposes only

A two storey commercial property suitable for a number of uses, subject to the relevant consents.

Situated

Fronting Cloughton Road on the corner of Hemingford Road on a prominent and busy main road position in Birkenhead Town Centre.

First Floor

3 Rooms.

Outside

Yard to the rear

Ground Floor

3 Offices, WC

LOT
74

22 Elphin Grove, Liverpool L4 5SP
RESIDENTIAL INVESTMENT

Guide price **£35,000–£40,000**



Not to scale. For identification purposes only

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A 2 bedroomed end of terraced property currently let by way of an Assured Shorthold tenancy at a rental of £3900.00 per annum. The property benefits from double glazing and central heating.

Situated

Off Luxmore Road which in turn is off Walton Lane in a popular and well established residential location.

First Floor

2 Bedrooms, Bathroom/W.C.

Outside

Yard to the rear.

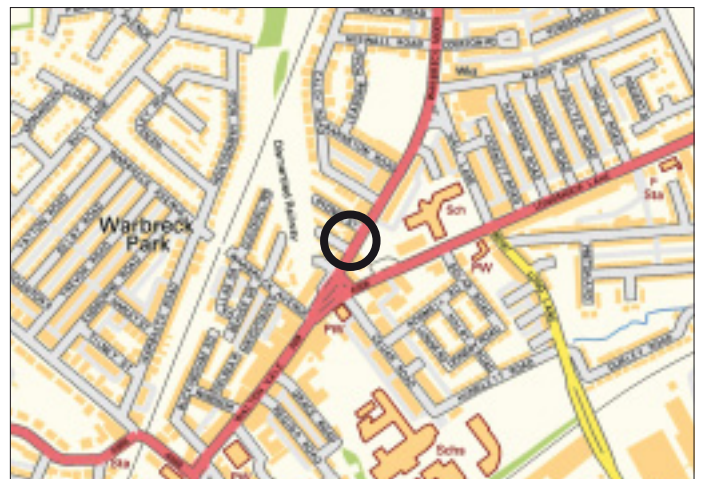
Ground Floor

Lounge, Dining room, Kitchen.

LOT
75

23 Warbreck Moor, Liverpool L9 4RN
VACANT RESIDENTIAL

Guide price **£45,000+**



Not to scale. For identification purposes only

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The property provides a vacant three storey end terraced mixed use building. The property is used for commercial on the ground floor and self contained residential accommodation on the upper floors providing kitchen, lounge, two bedrooms to the first floor, and a further three bedrooms at second floor level. The property would be suitable for a number of uses, subject to the relevant consents.

Situated

The property is situated on Warbeck Moor in Walton, a well established

neighbourhood shopping area with a number of local and some

regional occupiers in the immediate area.

Outside

Yard to the rear. Lot 94

Ground Floor

Shop – Main Sales Area, Rear room, WC

First Floor

kitchen, lounge, two bedrooms

Second Floor

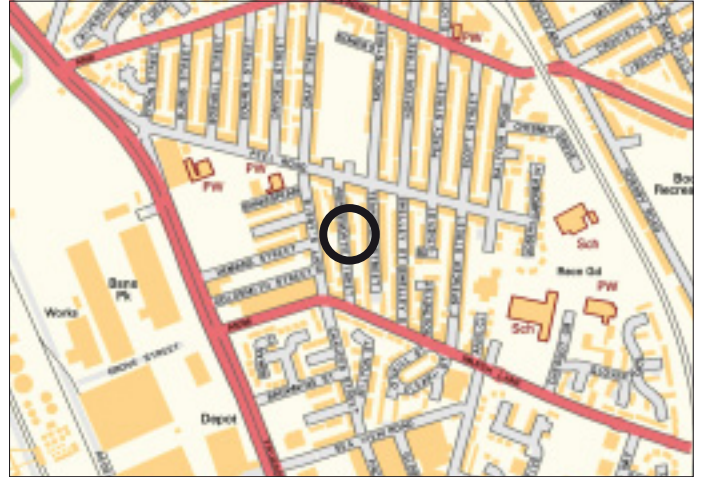
Three rooms

LOT
76

52 Wordsworth Street, Bootle, Merseyside L20 4JW

VACANT RESIDENTIAL

Guide price **£25,000–£30,000**



Not to scale. For identification purposes only

A vacant 2 bedrooed end terraced property benefitting from double glazing. Following refurbishment the property would be suitable for investment purposes.

Situated

Just off Peel Road close to Knowsley Road and local amenities to include Bootle Strand Shopping Centre.

First Floor

2 Bedrooms, Bathroom/W.C.

Outside

Rear Yard.

Ground Floor

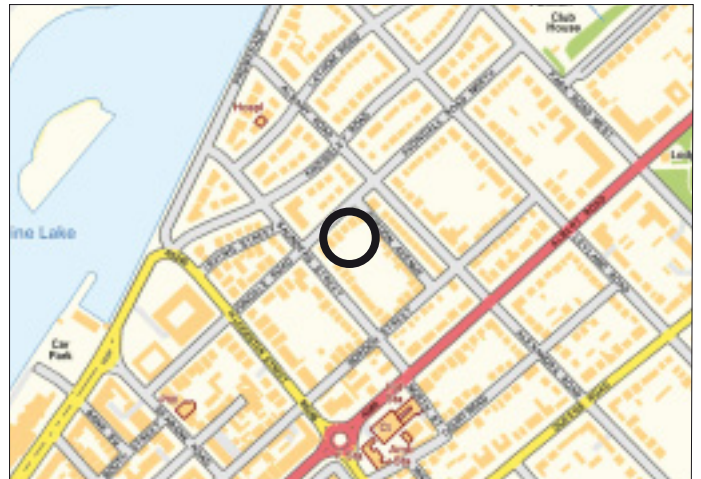
Vestibule, Hall, Front Living Room, Rear Living room, Kitchen.

LOT
77

57 Avondale Road, Southport, Merseyside PR9 0ND

VACANT RESIDENTIAL

Guide price **£125,000 +**



Not to scale. For identification purposes only

A good sized 4 bedrooed semi-detached property benefitting from double glazing, central heating, large rear garden and off road parking for 3/4 cars. The property would be suitable for occupation, investment purposes or resale following modernisation. Alternatively the property could possibly be converted to provide flats, subject to the necessary consents.

Situated

Off Albany Road just off the Promenade in a very popular and well established residential location

within walking distance to the Lord Street amenities, schooling and the Promenade.

Basement

Cellar.

Outside

Large rear garden, Outhouse, Driveway for 3/4 cars.

Ground Floor

Vestibule, Hall, Front Living Room, Dining Room, Morning Room, Kitchen, Utility Room, W.C.

First Floor

4 Bedrooms, Bathroom/W.C with Walk in Shower and Separate W.C.

LOT
78

12 Beverley Road, New Ferry, Wirral CH62 1ER
VACANT RESIDENTIAL

Guide price **£25,000–£30,000**



Not to scale. For identification purposes only

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A 3 bed roomed middle terraced property in need of a full upgrade and refurbishment scheme.

Situated

Off New Ferry Road which in turn is off the New Ferry By-Pass (A41) in a popular and well established residential location within close proximity to Local amenities.

First Floor

3 Bedrooms, Bathroom/W.C.

Outside

Yard to the rear.

Ground Floor

Hall, Living room, Kitchen.

LOT
79

18 Glenfield Road, Liverpool L15 5BJ
RESIDENTIAL INVESTMENT

Guide price **£90,000 +**



Not to scale. For identification purposes only

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A 3 bed roomed middle terraced property currently let by way of a Regulated Tenancy producing £2600.00 per annum. The property benefits from central heating.

Situated

Off Grant Avenue in a very popular and well established residential location within walking distance to the Mystery Park and Smithdown/ Allerton Road amenities.

Ground Floor

Hall, 2 Living Rooms, Kitchen.

First Floor

3 Bedrooms, Bathroom/WC

Outside

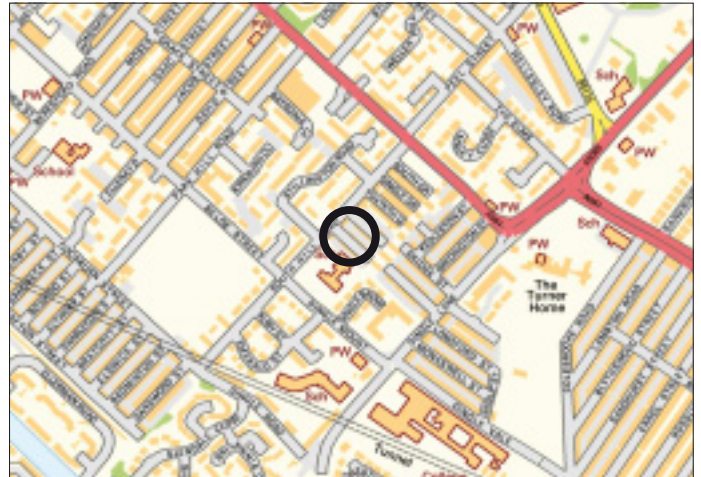
Yard to the rear, Outhouse.

LOT
80

2 Dentwood Street, Liverpool L8 9SR

VACANT RESIDENTIAL

Guide price **£30,000–£35,000**



Not to scale. For identification purposes only

A 2 bedrooled end terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes.

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

Through Lounge, Kitchen, Bathroom/WC

First Floor

2 Bedrooms

Outside

Yard to the rear

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LOT
81

25 Suffield Road, Liverpool L4 1UL

RESIDENTIAL INVESTMENT

Guide price **£30,000–£35,000**



Not to scale. For identification purposes only

A 2 bedrooled middle terraced property currently let by way of an Assured Shorthold Tenancy producing £5,700 per annum. The property benefits from double glazing and central heating.

Situated

Off Melrose Road in a popular and well established residential location approximately 3 miles from Liverpool City Centre.

Ground Floor

First Floor

2 Bedrooms

Outside

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LOT
82

30 Naples Road, Wallasey CH44 7HL
VACANT RESIDENTIAL

Guide price **£40,000 +**



Not to scale. For identification purposes only

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

Situated

Off Wheatland Lane in a cul de sac within easy access to local amenities in a popular residential location.

First Floor

2 Bedrooms, Bathroom/W.C.

Outside

Yard to the rear, Outhouse.

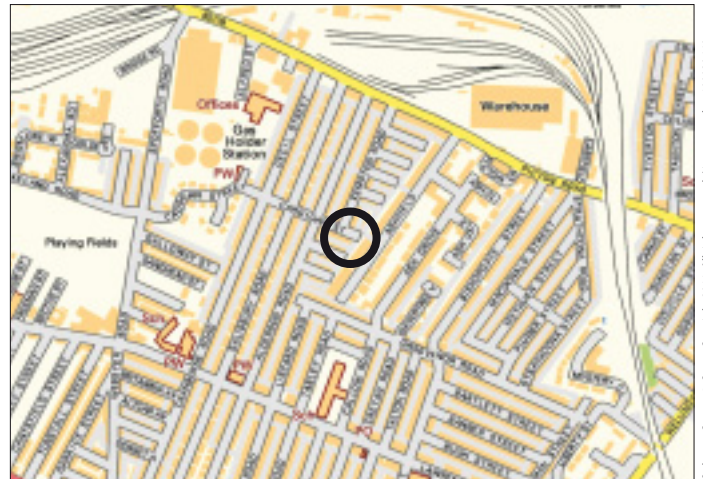
Ground Floor

Hall, Lounge, Dining room, Kitchen.

LOT
83

51 Kempton Road, Liverpool L15 1HE
VACANT RESIDENTIAL

Guide price **£60,000–£65,000**



Not to scale. For identification purposes only

A 6 bed roomed 3 storey end of terrace property which following repair and modernisation would be suitable for occupation, resale, or investment purposes.

Situated

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

Ground Floor

Hall, Lounge, Dining room, Kitchen/ Diner.

First Floor

4 Bedrooms, Bathroom/W.C.

Second Floor

2 Bedrooms.

Outside

Yard to the rear.

LOT
84

23 Albert Drive, Liverpool L9 8BQ
RESIDENTIAL INVESTMENT

Guide price **£125,000 +**



Not to scale. For identification purposes only

A 3 storey 7 bedroomed semi-detached property benefiting from double glazing, central heating, Driveway and gardens. The property is currently let by way of an Assured Shorthold Tenancy at £8,640 per annum.

Situated

Just off Moss Lane in an established residential area within easy access to Walton Vale Amenities and approximately 5 miles from Liverpool City Centre.

Ground Floor

Hall, 3 Reception rooms and Kitchen.

First Floor

Landing, 4 Bedrooms and Bathroom/W.C.

Second Floor

3 Bedrooms.

Outside

Driveway, Front and Rear Gardens.

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LOT
85

44 Newman Street, Liverpool L4 1RJ
RESIDENTIAL INVESTMENT

Guide price **£35,000–£40,000**



Not to scale. For identification purposes only

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

Situated

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

First Floor

3 Bedrooms.

Outside

Rear Yard.

Ground Floor

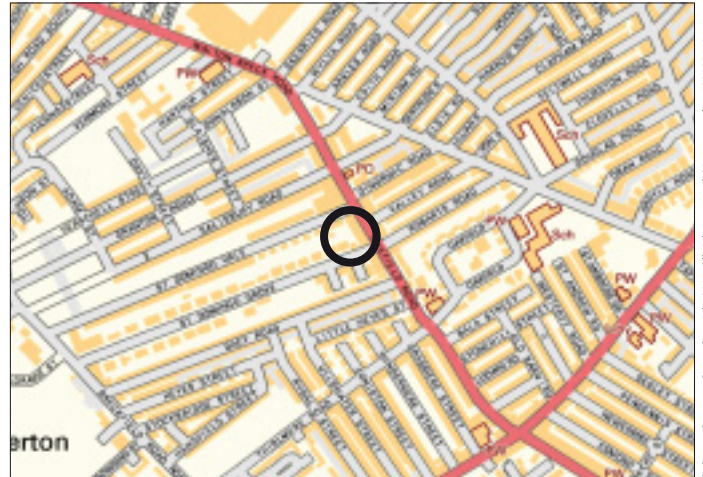
Hall, Through Living Room, Kitchen, Bathroom/W.C.

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LOT
86

227/227a Kensington, Liverpool L7 2RF
MIXED USE INVESTMENT

Guide price **£85,000 +**



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A 3 storey middle terraced mixed use property comprising of a ground floor retail unit currently trading as Sutton Estates at a rental of £3600.00 per annum. To the first/second floors there is a 2 bedroomed flat currently let by way of an Assured Shorthold Tenancy at a rental of £5040.00 per annum. The property benefits from double glazing and central heating.

Situated

Fronting Kensington High Street opposite to its junction with Holt Road approximately 1 mile from Liverpool City Centre.

Ground Floor

Main sales area, Rear sales area, Kitchen.

First Floor

Living Room, Kitchen, Bathroom.

Second Floor

2 Bedrooms.

Outside

Yard to the rear.

Not to scale. For identification purposes only

LOT
87

36 Rickman Street, Liverpool L4 1RL
VACANT RESIDENTIAL

Guide price **£35,000–£40,000**



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

Situated

Off Fountains Road/Orwell Road in an established residential location within easy access to local amenities and approximately 3 miles from Liverpool City Centre

Ground Floor

Hall, Two reception rooms and Kitchen.

First Floor

Landing, 3 Bedrooms, Bathroom/W.C.

Outside

Rear Yard.

Not to scale. For identification purposes only

LOT
88

30 Rickman Street, Liverpool L4 1RL RESIDENTIAL INVESTMENT

Guide price **£35,000–£40,000**



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Not to scale. For identification purposes only

A 3 bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £5,460 per annum. The property is in good order and benefits from double glazing and central heating.

Outside

Yard to the rear.

Situated

Off Fountains Road and Orwell Road in an established residential location within easy reach of local amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, 2 Reception Rooms, Kitchen.

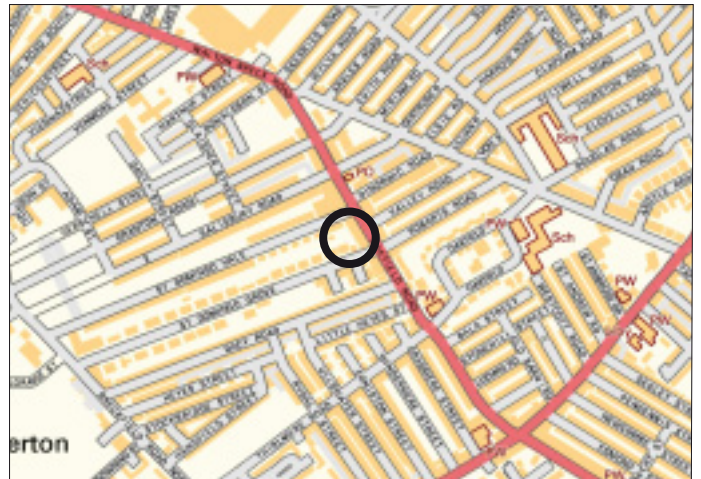
First Floor

3 Bedrooms, Bathroom/W.C.

LOT
89

121-123 Oakfield Road, Liverpool L4 0UE VACANT COMMERCIAL

Guide price **£60,000 +**



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Not to scale. For identification purposes only

A vacant 3 storey mixed use property comprising of 2 interconnecting ground floor retail units together with 2 x 2 bed flats above. Following modernisation the property would be suitable for investment purposes.

Second Floor

Flat – Lounge, Kitchen, Bathroom, 2 Bedrooms.

Outside

Yard to the rear.

Situated

Fronting Oakfield Road (A5089) within a main shopping parade approximately 2 miles from Liverpool City Centre.

Ground Floor

Shops – Main Sales Area, Rear Room, WC

First Floor

Flat – Lounge, Kitchen, Bathroom, 2 Bedrooms.

LOT
90

72 Andrew Street, Liverpool L4 4DT
VACANT RESIDENTIAL

Guide price **£40,000 +**



Not to scale. For identification purposes only

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

Situated

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

Ground Floor

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

First Floor

2 Bedrooms.

Second Floor

1 Further bedroom.

Outside

Yard to the rear.

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LOT
91

86 Garnett Avenue, Liverpool L4 1TS
RESIDENTIAL INVESTMENT

Guide price **£50,000 +**



Not to scale. For identification purposes only

A 4 bedroomed terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £6,180.00 per annum. The property benefits from double glazing and is in good order throughout.

Situated

On the Corner of Romney Road West approximately 2 miles from Liverpool City Centre.

First Floor

4 Bedrooms, Bathroom/W.C.

Outside

Yard to the rear.

Ground Floor

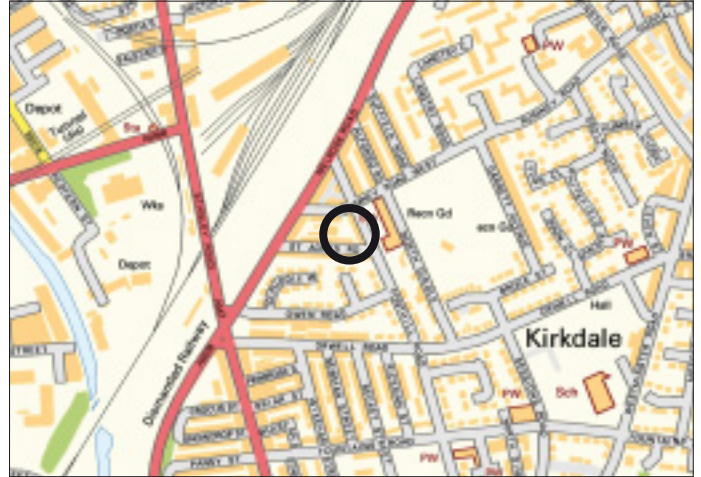
Hall, 3 Reception rooms, Kitchen.

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LOT
92

197 Fonthill Road, Liverpool L4 1QD
VACANT RESIDENTIAL

Guide price **£25,000 +**



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Not to scale. For identification purposes only

A vacant 2 bedroomed middle terraced property in need of repair and modernisation. The property benefits from double glazing.

Situated

Between Stanley Road and Westminster Road close to local amenities and transport links.

First Floor

2 Bedrooms, Bathroom/W.C.

Outside

Rear Yard.

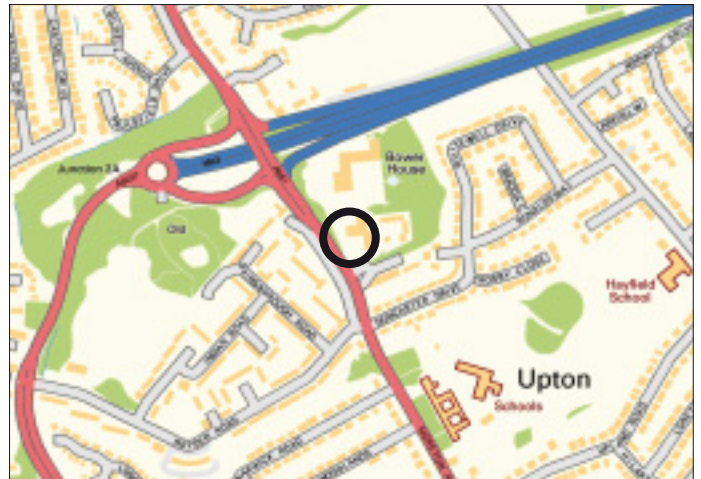
Ground Floor

Hall, Front and Rear Living room, Kitchen.

LOT
93

Apt 31 Liege House, Manorside Close, Wirral CH49 4PP
VACANT RESIDENTIAL

Guide price **£10,000–£15,000**



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Not to scale. For identification purposes only

A modern purpose built 1 bedroomed first floor retirement apartment benefiting from double glazing, electric heating, lifts & stairways to all floors, secure access and communal gardens and parking. There is also the benefit of using the communal guest room and laundry facilities.

Situated

Off Moreton Road in a popular and well established residential location within close proximity to local amenities.

Ground Floor

Main Secure Entrance, Communal Hallway

First Floor

Apartment – Hallway, Lounge, Fitted Kitchen, Shower Room, Bedroom.

Outside

Communal Gardens and Parking.



LOT
94

325 Stanley Road, Kirkdale, Liverpool L5 7QF
VACANT COMMERCIAL

Guide price **£45,000–£50,000**



Not to scale. For identification purposes only

A three storey mixed use middle terraced property comprising of a ground floor Barber shop together with a 4 bedroomed flat above. The shop will be vacant and suitable for a number of uses subject to the relevant consents. The accommodation above was previously let as 4 bedsits. When fully let the potential annual rental income is in excess of £12,000.

Situated

Fronting Stanley Road at its junction with Commercial Road a short distance from Liverpool City Centre.

Basement

2 Rooms.

Ground Floor

Shop – Main salon area, Rear Room, Kitchen, Shower Room/W.C.

Outside

New Outrigger and yard to the rear.

First Floor

Landing, Kitchen, 1 Bedroom, Lounge.

Second Floor

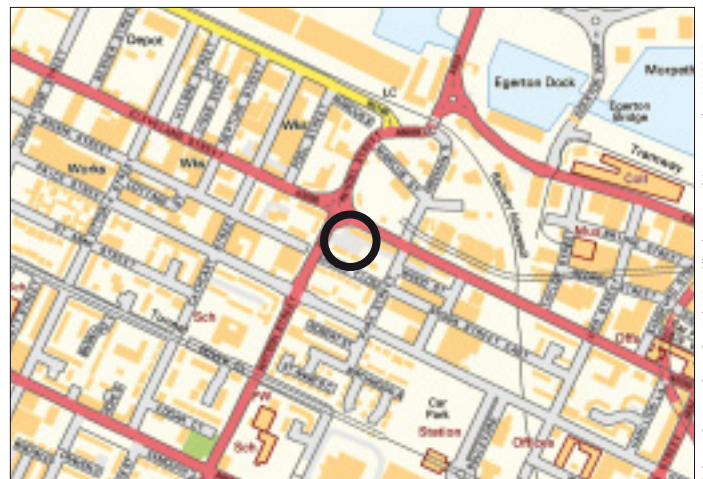
3 Bedrooms, Bathroom.W.C.

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LOT
95

171 Cleveland Street, Birkenhead, Merseyside CH41 3QD
RESIDENTIAL INVESTMENT

Guide price **£35,000–£40,000**



Not to scale. For identification purposes only

A 2 bedroomed middle terraced property benefiting from double glazing. The property is currently let to 2 tenants by way of an Assured Shorthold Tenancy at a rental income of £7,800 per annum.

Situated

Fronting Cleveland Street at its junction with Watson Street in a popular location within close proximity to Hamilton Square.

Ground Floor

Through lounge, kitchen, bathroom/WC

First Floor

Two bedrooms

Outside

Yard to the rear

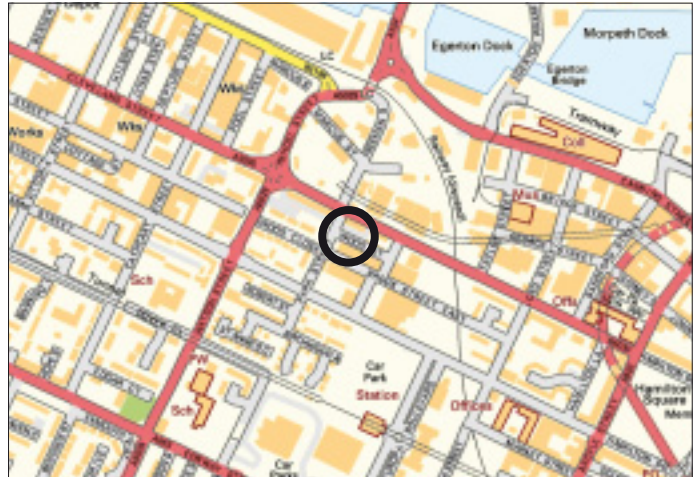
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LOT
96

125 Cleveland Street, Birkenhead, Merseyside CH41 3QB

RESIDENTIAL INVESTMENT

Guide price **£35,000–£40,000**



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Not to scale. For identification purposes only

A 2 bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental income of £4,680 per annum.

Outside

Yard to the rear

Situated

Fronting Cleveland Street at its junction with Watson Street in a popular residential location within close proximity to Hamilton Square.

Ground Floor

Through lounge, kitchen, bathroom/WC

First Floor

Two bedrooms

LOT
97

6 School Lane, Litherland, Merseyside L21 7LY

VACANT RESIDENTIAL

Guide price **£110,000 +**



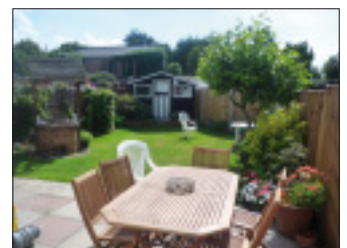
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Not to scale. For identification purposes only

A 3 bedroomed semi detached property benefiting from double glazing, central heating, gardens and off road parking. The property would be suitable for occupation or investment purposes.

Outside

Gardens front and rear, driveway



Situated

Fronting School Lane at its junction with Sefton Road in a popular residential location.

Ground Floor

Porch entrance hall, lounge, dining room, kitchen/diner

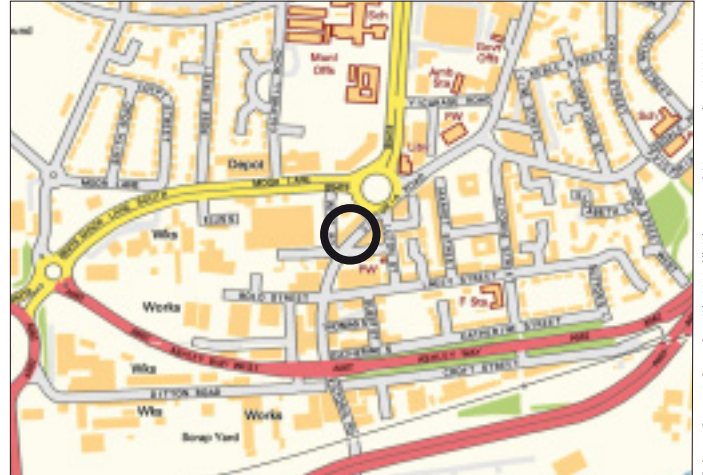
First Floor

Three bedrooms, bathroom, separate WC

LOT
98

79 Victoria Road, Widnes, Cheshire WA8 7RS
VACANT COMMERCIAL

Guide price **£40,000+**



Not to scale. For identification purposes only

A two storey middle terraced mixed use property comprising of a ground floor retail unit together with a 1 bedroomed flat above. The whole property is currently let at a rental of £4,500 per annum. The first floor benefits from double glazing and electric heaters.

First Floor

Flat – Galley kitchen, Living room, Bedroom, Bathroom/WC

Situated

Fronting Victoria Road which is off Ashley Way (A562)

Ground Floor

Shop – Main Sales area, Rear Room, Kitchen, Cloakroom/W.C.

LOT
99

2a Granville Street, Runcorn, Cheshire WA7 1NE
VACANT COMMERCIAL

Guide price **£30,000+**



Not to scale. For identification purposes only

A two storey mixed use commercial property suitable for a number of uses, subject to the relevant consents.

Situated

Fronting Granville Street just off Church Street the main shopping area of Runcorn Old Town, adjacent to the Co-Op and Halton Library where free parking is available.

Ground Floor

Retail Area – 24.9 sq m

First Floor

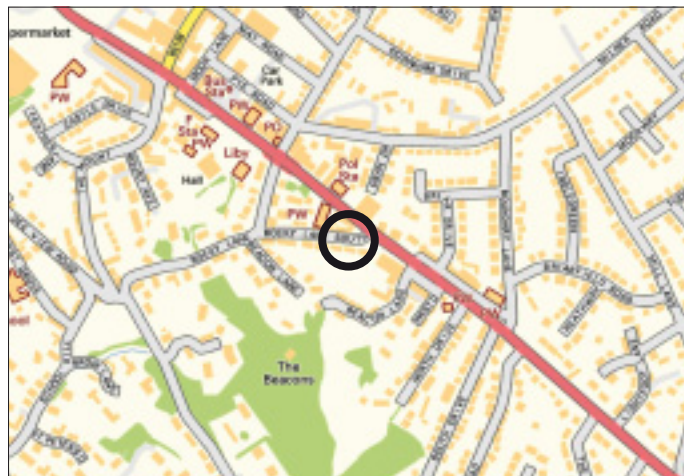
Storage – 23.4m² WC

LOT
100

85 Telegraph Road, Heswall, Wirral, Merseyside CH60 0AE

VACANT COMMERCIAL

Guide price **£35,000+**



Not to scale. For identification purposes only

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A modern retail unit/office suite currently let by way of a 3 year lease until 16 August 2014 producing £3,900 per annum. The property benefits from a double glazed shop front, air conditioning and electric heating.

Situated

Prominently located in a main road position on the edge of Heswall town centre.

Ground Floor

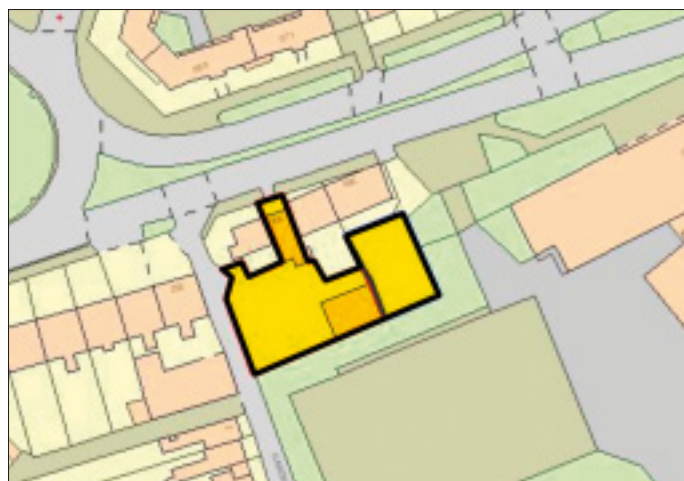
Offices

LOT
101

356 West Derby Road, Liverpool L13 7HQ

VACANT COMMERCIAL

Guide price **£60,000 +**



Not to scale. For identification purposes only

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A middle terraced former cottage which has been converted and extended to provide office accommodation, with a large yard to the rear together with detached workshop and office. The property would be suitable for a number of uses, subject to the relevant consents. The land is edged in red and blue on the plan and the tenure for the land edged red is held on a 99 year lease from 1st January 1988 and the land edged blue is held on a 999 year lease from 18th April 1995. The freeholder/landlord is Liverpool City Council and there is no ground rent.

Situated

Fronting West Derby Road in the suburb of Tuebrook close to local shopping, schooling and transport amenities approximately 2.5 miles from Liverpool City Centre

Ground Floor

37.34m² (402 sq.ft)

First Floor

25.60m² (276 sq.ft)

Workshop

72.80m² (784 sq.ft)

Office

16.53m² (178 sq.ft)

Total 152.27m² (1,640 sq.ft)

Joint Agents

Edward Symmons and Partners



LOT
102

47 Southdale Road, Liverpool L15 4HX
VACANT RESIDENTIAL

Guide price **£40,000–£45,000**



Not to scale. For identification purposes only

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

Situated

Off Picton 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

Vestibule, Hallway, Lounge, Dining Room, Kitchen.

First Floor

3 Bedrooms, Bathroom.

Outside

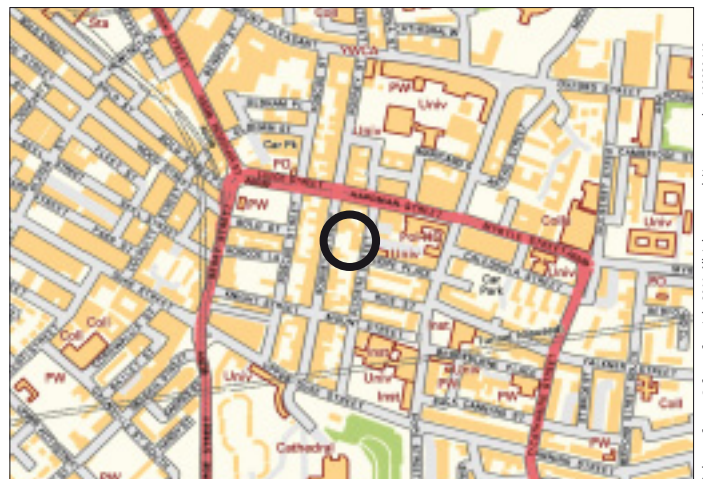
Yard to the Rear, W.C.

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LOT
103

31 Rodney Street, Liverpool L1 9EH
COMMERCIAL INVESTMENT

Guide price **£550,000–£600,000**



Not to scale. For identification purposes only

A substantial Grade II listed five-storey double fronted Georgian terrace building with accommodation at basement, ground, first floor, second floor and attic level and benefits from internal court yards. The basement, ground, first and second floor accommodation is utilised as offices and medical consultancy room whilst the attic level provides four self contained residential units.

Situated

Fronting Rodney Street within a Conservation area and well-established office/residential/medical

consultancy district of Liverpool. The property lies within close proximity to Liverpool's Anglican and Metropolitan Cathedrals, the

Philharmonic Hall and University of Liverpool and Liverpool John Moore's University Buildings.

Basement

206m² (2217 sq.ft)

Ground Floor

315m² (3390 sq.ft)

First Floor

251m² (2702 sq.ft)

Second Floor

Flat 1 – Bedroom, Bathroom, Lounge, Kitchen.

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

Attic

Flat 3 – Bedroom, Bathroom, Lounge, Kitchen.

Flat 4 – Bedroom, Bathroom, Lounge, Kitchen.

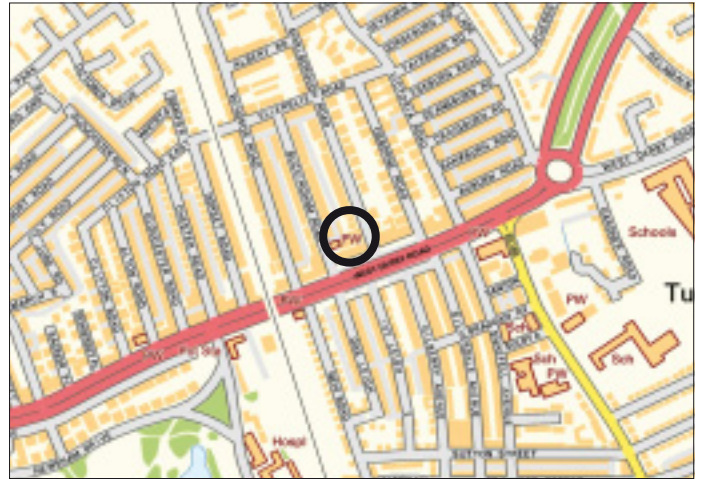
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LOT
104

1a Marlborough Road, Liverpool, Merseyside L13 8AU

VACANT RESIDENTIAL

Guide price **£65,000+**



Not to scale. For identification purposes only

A 3 bedroomed modern detached property which following minor furnishing works and floor coverings would be suitable for occupation or investment purposes.

Situated

On Marlborough Road off West Derby Road in the Tuebrook District approximately 2.5 miles from Liverpool City Centre.

Ground Floor

Hall, Lounge, kitchen/diner

First Floor

Three bedrooms, bathroom/WC

LOT
105

Fountain Abbey Public House, 89 Walton Road, Liverpool L4 4AF

VACANT COMMERCIAL

Guide price **£55,000 +**



Not to scale. For identification purposes only

A three storey corner property comprising of a ground floor public house with two floors of accommodation above. The property would be suitable for continued use or redevelopment subject to any necessary planning consents.

Situated

Fronting Walton Road on the Corner of Fountains Road on a busy main road position approximately 2 miles from Liverpool City Centre.

Ground Floor

Bar/Lounge, Kitchen, Ladies & Gents WC

First/Second Floors

Accommodation - not inspected.

Outside

Yard to the rear.



A mixed use retail/residential investment currently producing £36,880 per annum. The premises comprise a substantial corner building currently arranged as a ground floor retail unit with basement, together with two self contained four bedroomed flats on the first and second floors. The property has recently been refurbished including central heating, double glazing, new kitchens and bathrooms.

Situated

The property is located at the junction of London Road and Moor Place. Lime Street Station, Liverpool John Moors University and University of Liverpool are close by. London Road is a well established retail/residential centre with occupiers including TJ Hughes, Subway, Tesco, Benson for Beds, together with a host of local traders.

FLOOR	ACCOMMODATION	TENANT	LEASE FROM	LEASE TO	RENT £ PA
Ground/ Basement	Basement (not inspected) Sales Area 67.19m ² (723 sq ft) Kitchen, WC's	Spencer Mason (carpet retailer)	22nd June 2013	21st June 2018	£8,500.00
First Floor	Flat 1 - 4 rooms, kitchen, shower room	Room 1 – Mr K Farpar Room 2 – Mr M Ferneaux Room 3 – Room 4 – Mr D Stephens	1st July 2013 14th February 2013 1st July 2013 14th February 2013	30th June 2014 13th February 2014 30th June 2014 13th February 2014	£3,600.00 £3,360.00 £3,600.00 £3,360.00
Second Floor	Flat 2 – 4 rooms, kitchen, shower room	Room 5 – Miss E Edemskaya Room 6 – Miss R Puscasu Room 7 – Mr C Sutherland Room 8 – Mr C Bowen	20th June 2013 1st July 2013 1st August 2013 14th February 2013	19th June 2014 30th June 2014 31st July 2014 13th February 2014	£3,900.00 £3,600.00 £3,360.00 £3,360.00 £36,640.00

***All residential let by way of Assured Shorthold Tenancies**

Terms and conditions for proxy or telephone bidders

The following terms and conditions apply to all intended buyers who wish bids to be made by proxy or by telephone

- 1 For those who are unable to attend the auction the proxy bidding form should be used in order to submit a maximum bid to the Auctioneer. This bid will not be called upon prior to the time of offering the particular lot for which the bid has been made. A prospective buyer should fill in the appropriate telephone bidding form or proxy bidding form in the catalogue and should ensure that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective.
- 2 Maximum bids must be for an exact figure and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective buyer.
- 3 All proxy and telephone bidding completed forms must be delivered to the auctioneer with the appropriate deposit cheque not less than 48 hours prior to the start of the auction at which the property the subject of the bid is to be sold. A cheque or banker's draft in the sum of 10% of the maximum bid or £2,000 whichever is the greater, is enclosed with the proxy or telephone bidding form. Cheques should be made payable to Sutton Kersh. Receipt of funds must be the day prior to the auction.
Buyer's Administration Charge – The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of £400 plus VAT upon exchange of contracts for each property purchased (cheques made payable to Sutton Kersh).
A separate proxy or telephone bidding form, deposit and buyer's administration charge should be supplied for each property upon which a bid is to be placed.
- 4 Any alteration to the proxy or telephone bid or withdrawal must be in writing and be received in writing and be received by the auctioneer prior to commencement of the auction.
- 5 The auctioneer, in accepting proxy bids, acts as agent for the prospective buyer and the prospective buyer shall be considered to have authorised the auctioneer on the basis of the terms and conditions set out in this auction catalogue, all relevant conditions of sale and any amendments to the auction catalogue. In the event of the prospective buyer's bid being successful, the auctioneer is authorised by the prospective buyer to sign any memorandum or contract relating to the property concerned.
- 6 The auctioneer accepts no liability for any bid not being made on behalf of the prospective buyer and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
- 7 In the event that another bidder makes a bid equal to the maximum bid the prospective buyer is prepared to make, the auctioneer reserves the right to accept the bid of any bidder attending the auction in person or through an agent.
- 8 The auctioneer accepts no responsibility for failure of telecommunications in respect of a telephone bid, or any delays in the postal system if a proxy bidding form is sent through the post.
- 9 If the prospective buyer wishes to attend the auction and bid in person, he or she shall notify the auctioneer who will then no longer bid. Such notification must be in writing and received by the auctioneer prior to commencement of the auction.
- 10 Prospective bidders should check with the auctioneer's office immediately prior to the auction to ensure there are no changes to the published terms and conditions.
- 11 Successful/unsuccessful bids will be notified to the prospective buyer within 24 hours of the conclusion of the auction sale.
- 12 Should the property be knocked down to the proxy bidder by the Auctioneer at a figure which is less than the maximum bid price on the form, the whole of the deposit supplied with the form will still be cashed and will count towards the purchase price sold.
- 13 Proxy bidders are deemed to be making their bid with full knowledge of and in accordance with the Common Auction Conditions, Extra Conditions and Special Conditions of Sale and the Important Notice for Prospective Buyers in the catalogue..
- 14 Proxy bidders are also deemed to have knowledge of any Addendum sheet which may be issued prior to or at the auction sale. Proxy bidders are advised to telephone the Auctioneer's offices before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
- 15 The proxy bidder authorises the Auctioneer or any duly authorised partner or employee of Sutton Kersh as the prospective purchaser's agent to sign the Memorandum of Sale or Sale Contract incorporating any addendum at or after the auction.
- 16 Proxy or telephone bidding forms should be sent to Mr J Kersh MRICS, Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY.

Proxy bidding form

Date of Auction Lot Number

I hereby instruct and authorise you to bid on my behalf in accordance with the terms and conditions attached hereto and I understand that should my bid be successful the offer will be binding upon me.

Address of Lot

Maximum bid price Words

Cheque for 10% deposit (£2,000 minimum) £ enclosed herewith (made payable to Sutton Kersh)

Buyer's Administration Charge – Should my bid be successful I agree to pay a Buyer's Administration Charge of £400 plusVAT upon exchange of contracts to Sutton Kersh, the auctioneers

Purchaser Details

Full name(s)

Company

Address

..... Postcode

Business telephone..... Home telephone

Solicitors

.....

..... Postcode

For the attention of

Telephone

Signed by prospective purchaser

Date

or person signing on purchaser's behalf. The signatory warrants that authority has been given by the bidder.

Name and address of signatory if different from purchaser's details given above:

.....

.....

Date of signing

Telephone bidding form



Name

Address

Telephone number where you can be contacted on the day of the auction

A member of staff will attempt to contact the bidder by telephone prior to the lot concerned being offered for sale. If contact is made then the bidder may compete in the bidding through the auctioneer's staff. If it is impossible to obtain telephone contact, or the link breaks down, the auctioneer is authorised to continue to bid on behalf of the telephone bidder up to the maximum bid stated on this form.

Lot No. of property to be bid on

Property known as

Maximum bid(Figures)

10% deposit of maximum bid (£2,000 minimum) enclosed (made payable to Sutton Kersh)

Buyer's Administration Charge – Should my bid be successful I agree to pay a Buyer's Administration Charge of £400 plus VAT upon exchange of contracts to Sutton Kersh, the auctioneers

Should the telephone bidder exceed the bidding price stated on this form, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit cheque can be a personal cheque, bankers draft or solicitors client account cheque, no cash must be sent through the post. Your cheque will only be presented for payment should you be the successful bidder.

Solicitor address

Tel noFax no

Person acting

I attach deposit for 10% (£2,000 minimum) of my maximum bid

I have read the Common Auction Conditions, Extra Conditions and Special Conditions of Sale. I accept that it is my responsibility to check for any amendments or addendum notes which may be read out by the auctioneer on the auction day. I authorise the auctioneer to sign the Memorandum of Sale on my behalf and I recognise that I will then be the fully bound purchaser of the property referred to above and must complete this transaction within the time specified in the Conditions of Sale.

Signed by prospective purchaser

Date

or person signing on purchaser's behalf. The signatory warrants that authority has been given by the bidder.

Name and address of signatory if different from purchaser's details given above:

Date of signing

Once you have completed this form please send to:

Auction Department, Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY

Common Auction Conditions

Common Auction Conditions (3rd Edition August 2009 – reproduced with the consent of the RICS).

The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

INTRODUCTION

The Common Auction Conditions have been produced for real estate auctions in England and Wales to set a common standard across the industry. They are in three sections:

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

Important notice

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

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

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

GLOSSARY

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

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

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

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

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

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

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

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

Auction The AUCTION advertised in the CATALOGUE.

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

Auctioneers The AUCTIONEERS at the AUCTION.

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

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

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

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

Condition One of the AUCTION CONDUCT CONDITIONS or SALES CONDITIONS.

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

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

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

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

General conditions That part of the SALE CONDITIONS so headed,

including any extra GENERAL CONDITIONS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The AUCTIONEERS.

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

AUCTION CONDUCT CONDITIONS

A1 Introduction

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

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

A2 Our role

A2.1 As agents for each SELLER we have authority to:
(a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
(b) offer each LOT for sale;
(c) sell each LOT;
(d) receive and hold deposits;
(e) sign each SALE MEMORANDUM; and
(f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS.

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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

A5 The contract

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

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

A5.3 YOU must before leaving the AUCTION:

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

A5.4 If you do not we may either:

- (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against you for breach of CONTRACT; or
 - (b) sign the SALE MEMORANDUM on YOUR behalf.
- The deposit:
- (a) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stated in the SALE CONDITIONS; and
 - (b) must be paid in pounds sterling by cheque or by bankers' draft made payable to US on an APPROVED FINANCIAL INSTITUTION. The extra AUCTION CONDUCT CONDITIONS may state if we accept any other form of payment.

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

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

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

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

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

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

G1. The lot

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

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

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

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

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

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

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

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

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

G1.9 The BUYER buys with full knowledge of:

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

G14.2	Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.	BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.	G24.4	Following COMPLETION the BUYER must:	<ul style="list-style-type: none"> • (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings; • (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and • (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER's period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds. 							
G15. Transfer as a going concern	Where the SPECIAL CONDITIONS so state:	<ul style="list-style-type: none"> • (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees. • (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the Transferring Employees and the SELLER will TRANSFER to the BUYER on COMPLETION. • (d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION. 	G25. Warranties	Available warranties are listed in the SPECIAL CONDITIONS.	G25.1	Where a warranty is assignable the SELLER must:	<ul style="list-style-type: none"> • (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and • (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained. 					
G15.1	(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	G21. Environmental	G21.1	This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.	G25.2	If a warranty is not assignable the SELLER must after COMPLETION:	<ul style="list-style-type: none"> • (a) hold the warranty on trust for the BUYER; and • (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty. 					
G15.2	(b) this CONDITION G15 applies.	G21.2	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.	G25.3	If a warranty is not assignable the SELLER must after COMPLETION:	<ul style="list-style-type: none"> • (a) hold the warranty on trust for the BUYER; and • (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty. 					
G15.3	The SELLER confirms that the SELLER	G22. Service Charge	G22.1	This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.	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:	<ul style="list-style-type: none"> • (a) procure that it becomes registered at Land Registry as proprietor of the LOT; • (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and • (c) procure the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor. 		
G15.4	(a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;	G22.2	G22.2	No apportionment is to be made at COMPLETION in respect of service charges.	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:	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.	<ul style="list-style-type: none"> • (a) delivered by hand; or • (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or • (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY. 		
G15.5	(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;	G22.3	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:	G28.2	A communication may be relied on if:	G28.3	A communication is to be treated as received:	<ul style="list-style-type: none"> • (a) when delivered, if delivered by hand; or • (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY. 			
G15.6	(c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and	G22.4	G22.4	In respect of each TENANCY, if the service charge account shows that:	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.	1. The Deposit	1.1	GENERAL CONDITIONS A5.5a shall be deemed to be deleted and replaced by the following:	
G16. Capital allowances	(d) it is not buying the LOT as a nominee for another person. The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:	G22.5	G22.5	(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;	G29.1	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)	2. Buyer's Administration Charge	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.	
G16.1	(a) of the BUYER'S VAT registration;	G22.6	G22.6	(b) payments on account of service charge received from each tenant;	G29.2	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.	3.1	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.	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.	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.
G16.2	(b) that the BUYER has made a VAT OPTION; and	G22.7	G22.7	(c) any amounts due from a tenant that have not been received;	G29.3	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.	3.1	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.	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.	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.
G16.3	(c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.	G22.8	G22.8	(d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.	G29.4	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.	3.1	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.	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.	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.
G16.4	The BUYER confirms that after COMPLETION the BUYER intends to:	G22.9	G22.9	(e) in respect of each TENANCY, if the service charge account shows that:	G29.5	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.	3.1	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.	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.	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.
G17. Maintenance agreements	(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	G22.10	G22.10	(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;	G29.6	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.	3.1	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.	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.	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.
G17.1	(b) collect the rents payable under the TENANCIES and charge VAT on them	G22.11	G22.11	(b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the BUYER must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the SELLER within five BUSINESS DAYS of receipt in cleared funds; but in respect of payments on account that are still due from a tenant CONDITION G11 (arrear) applies.	G29.7	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.	3.1	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.	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.	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.
G17.2	(c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.	G22.12	G22.12	(c) the SELLER must pay to the BUYER an amount equal to the excess when it provides the service charge account;	G29.8	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.	3.1	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.	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.	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.
G18. Landlord and Tenant Act 1987	(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	G22.13	G22.13	(d) 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.	G29.9	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.	3.1	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.	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.	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.
G18.1	(b) collect the rents payable under the TENANCIES and charge VAT on them	G22.14	G22.14	(e) in respect of each TENANCY, if the service charge account shows that:	G29.10	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.	3.1	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.	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.	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.
G18.2	(c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.	G22.15	G22.15	(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;	G29.11	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.	3.1	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.	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.	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.
G19. Sale by practitioner	(a) make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and	G22.16	G22.16	(b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the BUYER must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the SELLER within five BUSINESS DAYS of receipt in cleared funds; but in respect of payments on account that are still due from a tenant CONDITION G11 (arrear) applies.	G29.12	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.	3.1	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.	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.	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.
G19.1	(b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.	G22.17	G22.17	(c) the SELLER must pay to the BUYER an amount equal to the excess when it provides the service charge account;	G29.13	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.	3.1	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.	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.	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.
G19.2	(c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.	G22.18	G22.18	(d) 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.	G29.14	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.	3.1	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.	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.	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.
G19.3	The SELLER and BUYER agree:	G22.19	G22.19	(e) in respect of each TENANCY, if the service charge account shows that:	G29.15	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.	3.1	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.	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.	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.
G19.4	(a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and	G22.20	G22.20	(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;	G29.16	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.	3.1	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.	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.	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.
G19.5	(b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.	G22.21	G22.21	(b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the BUYER must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the SELLER within five BUSINESS DAYS of receipt in cleared funds; but in respect of payments on account that are still due from a tenant CONDITION G11 (arrear) applies.	G29.17	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.	3.1	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.	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.	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.
G20. TUPE	(c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.	G22.22	G22.22	(c) the SELLER must pay to the BUYER an amount equal to the excess when it provides the service charge account;	G29.18	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.	3.1	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.	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.	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.
G20.1	(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	G22.23	G22.23	(d) 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.	G29.19	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.	3.1	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.	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.	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.
G20.2	(b) collect the rents payable under the TENANCIES and charge VAT on them	G22.24	G22.24	(e) in respect of each TENANCY, if the service charge account shows that:	G29.20	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.	3.1	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.	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.	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.
G20.3	(c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.	G22.25	G22.25	(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;	G29.21	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.	3.1	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.	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.	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.
G21. Transfer as a going concern	(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	G22.26	G22.26	(b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the BUYER must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the SELLER within five BUSINESS DAYS of receipt in cleared funds; but in respect of payments on account that are still due from a tenant CONDITION G11 (arrear) applies.	G29.22	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.	3.1	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.	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.	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.
G21.1	(b) collect the rents payable under the TENANCIES and charge VAT on them	G22.27	G22.27	(c) the SELLER must pay to the BUYER an amount equal to the excess when it provides the service charge account;	G29.23	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.	3.1	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.	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.	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.
G21.2	(c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.	G22.28	G22.28	(d) 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.	G29.24	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.	3.1	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.	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.	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.

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Mortgages

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Surveys & Valuations

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