

NOW INVITING
INSTRUCTIONS
FOR OUR
4 JUNE AUCTION

SuttonKersh



1ST FOR AUCTIONS

WEDNESDAY 9 APRIL 2014

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 2014

AUCTION DATES

12 February
9 April
4 June
17 July
11 September
30 October
11 December

CLOSING DATES

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

AUCTION PROGRAMME 2015

12 February
16 April
4 June
16 July
10 September
22 October
10 December

18 January
22 March
10 May
21 June
9 August
20 September
13 November

ENTRIES ARE INVITED FROM OWNERS OR THEIR AGENTS

CONTACT

James Kersh BSc Hons MRICS

james@suttonkersh.co.uk

Cathy Holt MNAEA

cathy.holt@suttonkersh.co.uk

for free advice or to arrange a free valuation

0870 873 1212

email: auctions@suttonkersh.co.uk

MERSEYSIDE'S LEADING AUCTION TEAM...



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

Katie Donohue Bsc (Hons) MNAVA
Auction Administrator
katie@suttonkersh.co.uk

James Kersh Bsc (Hons) MRICS
Director
james@suttonkersh.co.uk

Andrew Binstock Bsc (Hons)
Auctioneer

Alexa Taylor
Auction Administrator
alexa@suttonkersh.co.uk

Ashleigh Moore MNAVA
Auction Administrator
ashleigh@suttonkersh.co.uk

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

AUCTIONEER'S PRE-SALE ANNOUNCEMENTS

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

PROPERTY? WE DO THE LOT.

Estate Agents

Allerton /South Liverpool

Tel: 0151 734 0666
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 40/42 Allerton Road
 Liverpool L18 1LN

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Mortgages

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 Liverpool L18 1LN

Property Management

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

Lettings

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 11 Allerton Road
 Liverpool L18 1LG

City

Tel: 0151 207 5923
 Fax: 0151 207 6316
 30-32 Exchange Street East,
 Liverpool L2 3PQ



AUCTION RESULTS THURSDAY 12 FEBRUARY

LOT	PROPERTY	RESULT	PRICE
1	16 -18 Pomona Street, Liverpool L3 5TL	Sold	£244,000
2	132 Belmont Road, Anfield, Liverpool L6 5BJ	Sold Prior	
3	32 Sheil Road, Liverpool L6 3AE	Sold Prior	
4	15 Regency Court, Rock Lane West, Birkenhead, Merseyside CH42 1NG	Sold	£40,000
5	21 Callington Close, Liverpool L14 8XP	Sold	£48,000
6	4 Hall Lane, Huyton, Liverpool L36 6AZ	Available At	£58,000
7	32 Borrowdale Road, Liverpool L15 3LE	Sold Prior	
8	312 Hawthorne Road, Bootle, Liverpool, L20 9AU	Withdrawn	
9	78 Hahnemann Road, Liverpool L4 3SA	Sold Prior	
10	Land Adjacent To 36 Patten Street, Birkenhead, Merseyside CH41 8DN	Available At	£25,000
11	133 Pennard Avenue, Liverpool L36 3SH	Sold	£56,000
12	6 Richmond Terrace, Liverpool L6 5EA	Available At	£160,000
13	29 Jean Walk, Fazakerley, Liverpool L10 4YB	Sold	£50,000
14	65 Peel Road, Bootle, Merseyside L20 4RN	Sold	£35,500
15	1&3 Smollett Street, Bootle, Merseyside L20 4PT	Sold	£47,000
16	254/254a Picton Road, Wavertree, Liverpool L15 4LP	Available At	£100,000
17	103-105 Allerton Road, Mossley Hill, Liverpool L18 2DD	Available At	£230,000
18	12 Whitby Street, Liverpool L6 4DH	Unavailable	
19	355b Aigburth Road, Liverpool L17 0BP	Sold	£67,500
20	29 Smollett Street, Bootle, Merseyside L20 4PT	Sold	£40,000
21	1-3 Radnor Place, Liverpool L6 4BD	Sold Prior	
22	Birch House, 97 Green Lane, Mossley Hill, Liverpool L18 2EP	Withdrawn	
23	130 Belmont Road, Anfield, Liverpool L6 5BJ	Sold Prior	
24	137 Peel Road, Bootle, Merseyside L20 4LB	Sold	£40,000
25	37 Park Avenue, Eccleston Park, Prescot, Merseyside L34 2QY	Sold Prior	
26	74 Lawrence Road, Liverpool L15 0EG	Withdrawn	
27	35 Ennismore Road, Old Swan, Liverpool L13 2AP	Sold	£48,000
28	114 Bridge Road, Litherland, Liverpool L21 8NT	Withdrawn	
29	Land At 2 Dorset Road, Liverpool L6 4DX	Sold After	
30	112 Lauriston Road, Liverpool L4 9SZ	Available At	£63,000
31	23 Hayfield Street, Liverpool L4 0RU	Sold	£40,000
32	20 Bridge Street, Bootle, Merseyside L20 8AL	Available At	£95,000
33	129 Scargreen Avenue, Liverpool L11 3AZ	Sold	£60,000
34	443/443a Smithdown Road, Liverpool L15 3JL	Available At	£150,000
35	60-62 Pendle Drive, Liverpool L21 0HZ	Available At	£90,000
36	102 Picton Road, Wavertree, Liverpool, L15 4LH	Available At	£75,000
37	57 Eccleston Street, Prescot, Merseyside L34 5QH	Sold After	
38	59 Eccleston Street, Prescot, Merseyside L34 5QH	Available At	£45,000
39	451 Woolton Road, Woolton, Liverpool L25 4SZ	Sold Prior	
40	5 Longview Drive, Liverpool L36 6DY	Available At	£40,000
41	60 Picton Road, Wavertree, Liverpool, L15 4LH	Available At	£75,000
42	104 Bardsay Road, Liverpool L4 5SQ	Withdrawn	
43	5 April Grove, Liverpool L6 4BU	Sold	£44,500
44	Seaforth Castle, Seaforth Road, Liverpool L21 4LF	Sold Prior	
45	8 Brackendale Avenue, Liverpool L9 0JT	Sold Prior	
46	695 West Derby Road, Liverpool L13 0BH	Available At	£150,000
47	543 West Derby Road, Liverpool L13 8AA	Available At	£35,000
48	50 Picton Road, Wavertree, Liverpool L15 4LH	Available At	£25,000
49	92 Boundary Road, Huyton, Liverpool L36 0SW	Sold	£65,000
50	56 Windsor Road, Liverpool L13 8BD	Sold	£75,000
51	37 Nimrod Street, Liverpool L4 4DU	Sold	£38,500
52	21 Peel Road, Bootle, Merseyside L20 4RL	Sold	£40,000
53	23 Mount Avenue, Bootle, Merseyside L20 6DT	Withdrawn	
54	49 Musker Drive, Bootle, Merseyside L30 2PF	Sold Prior	
55	109 Oakfield Road, Walton, Liverpool L4 0UE	Sold Prior	
56	1 Sefton Street, Litherland, Liverpool L21 7PB	Available At	£110,000
57	271 Hawthorne Road, Bootle, Merseyside L20 3AP	Unavailable	
58	73 Oak Leigh, Liverpool L13 7EN	Sold	£50,000
59	26 Lower Breck Road, Liverpool L6 4BZ	Sold Prior	

NO LOTS OFFERED

60	22 Hall Drive, Wirral, Merseyside CH49 1RN	Sold Prior	
61	54 Bodmin Road, Liverpool L4 5SW	Sold	£49,000
62	29 Phythian Close, Liverpool L6 9JJ	Withdrawn	
63	60 Croxteth Avenue, Liverpool L21 6NB	Sold	£51,500
64	Former Police Station, 115 Anfield Rd/2 Harrow Rd/1 Clapham Rd L4 0TL	Withdrawn	
65	58 Violet Road, Liverpool L21 6NZ	Sold	£35,250
66	15 Oakfield Road, Walton, Liverpool L4 2QE	Sold	£46,000
67	1 & 3 Linacre Road, Liverpool L21 8NJ	Sold	£92,000
68	50 Green Street (99 Limekiln Lane), Liverpool L5 8YF	Sold Prior	
69	32 Brooke Close, Southport, Merseyside PR9 7TF	Sold	£81,000
70	25 Palace Road, Liverpool L9 4SL	Sold	£40,000
71	25 Duke Street, Liverpool L1 5AP	Available At	£125,000
72	127 Moscow Drive, Liverpool L13 7DQ	Sold	£66,500
73	30 Brandreth Close, Rainhill, Prescot, Merseyside L35 4QS	Sold	£66,500
74	51 Hornby Boulevard, Liverpool L21 8HE	Sold	£35,000
75	355a Aigburth Road, Liverpool L17 0BP	Sold	£57,500
76	483 Woolton Road, Woolton, Liverpool L25 4SZ	Sold	£235,000
77	13 Croxteth Avenue, Liverpool L21 6NA	Sold	£55,000
78	7 & 7a/7b Warbreck Moor, Liverpool L9 4RN	Sold After	
79	105 Thirlmere Road, Everton, Liverpool L5 6PR	Sold	£56,000
80	408 Stanley Road, Bootle, Merseyside L20 5AB	Sold Prior	
81	28 Pilch Lane, Liverpool L14 7QB	Sold	£84,500
82	14 Minver Road, Liverpool L12 4XD	Sold	£77,750
83	54 Emery Street, Liverpool L4 5UZ	Sold	£42,500
84	24 Miranda Road, Bootle, Merseyside L20 2EE	Sold	£36,750
85	39/39a Beech Road, Birkenhead, Merseyside CH42 0JJ	Available At	£90,000
86	78 Queens Drive, Newton Le Willows, WA12 0LX	Unavailable	
87	35 Bedford Road, Liverpool L4 5PS	Sold	£55,500
88	34 Beechway, Maghull, Liverpool L31 1HP	Sold	£96,000
89	87 Snowberry Road, Liverpool L14 8XR	Available At	£40,000
90	209 Warbreck Moor, Liverpool L9 4RR	Sold Prior	
91	68 Violet Road, Liverpool L21 6NZ	Sold	£35,000
92	77 Milman Road, Liverpool L4 5SJ	Withdrawn	
93	33 Pope Street, Bootle, Merseyside L20 4PH	Sold	£32,000
94	Plots 13 & 14 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Sold	£150
95	Plots 15 & 16 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Sold	£170
96	Plots 17 & 18 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Sold	£100
97	Plots 19 & 20 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Sold	£100
98	Plots 21 & 22 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Sold	£100
99	Plots 23 & 24 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Sold	£225
100	56 Violet Road, Liverpool L21 6NZ	Sold	£38,000
101	21 Church Avenue, Liverpool L9 4SG	Available At	£90,000
102	16 Emery Street, Liverpool L4 5UZ	Sold	£42,750
103	2 Rossini Street, Liverpool L21 4NS	Sold	£38,250
104	90 Crosswood Crescent, Liverpool L36 2QG	Withdrawn	
105	Former Queen Victoria Public House, 57 Rice Lane, Liverpool L9 1AD	Withdrawn	
106	100 Thirlmere Road, Everton, Liverpool L5 6PR	Sold	£43,250
107	39 Milner Road, Liverpool L17 0AB	Sold	£119,750
108	116 Allerford Road, Liverpool L12 4YJ	Sold	£57,500
109	50 Beechwood Road, Litherland, Liverpool L21 8JZ	Sold	£35,000
110	Former Stoneycroft Church, Greenfield Road, Liverpool L13 3BN	Sold	£200,000
111	37 Baycliff Road, Liverpool L12 6QS	Sold	£58,000
112	28 Gordon Road, Seaforth, Liverpool L21 1DW	Sold	£90,000
113	56 Cardigan Street, Liverpool L15 1HA	Sold	£61,000
114	98 Wellington Road, Wavertree, Liverpool L15 4JN	Sold Prior	
115	Units 1,2,3,4 & 5 Citygate, Oldham Street, Liverpool L1 2SU	Withdrawn	
116	Wavertree House, 143 & 145 Lawrence Road, Liverpool L15 0EF	Sold Prior	

TOTAL REALISATION = £6,148,595

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 9 APRIL

FOR SALE BY PUBLIC AUCTION UNLESS SOLD PRIOR OR WITHDRAWN [CLICK ON THE ADDRESS TO TAKE YOU TO THE LOT](#)

1	18 York Avenue, Sefton Park, Liverpool L17 2AS	£140,000+
2	17 Beech Street, Liverpool L7 0EU	£80,000 – £90,000
3	16 St. Andrew Road, Liverpool L4 2RJ	£35,000+
4	15 Warbreck Avenue, Liverpool L9 4RL	£45,000+
5	43 Antonio Street, Bootle, Merseyside L20 2EU	£35,000+
6	34 Grant Close, Liverpool L14 0LJ	£40,000+
7	23 Bowden Street, Liverpool L21 8LL	£35,000+
8	83-85 Moss Lane, Orrell Park, Liverpool L9 8AE	£60,000 – £70,000
9	4 Hall Lane, Huyton, Liverpool L36 6AZ	£45,000 – £50,000
10	337 Walton Breck Road, Liverpool L4 0SY	£40,000 – £45,000
11	29 Seymour Road, Broadgreen, Liverpool L14 3LH	£70,000+
12	280 Anfield Road, Liverpool L4 0TJ	£55,000+
13	52 Brookwood Road, Huyton, Liverpool L36 7SG	£50,000+
14	Flats A, B, C, 181 Westminster Road, Liverpool L4 4LR	£60,000+
15	79 Gray Street, Bootle, Merseyside L20 4RY	£40,000 – £45,000
16	12 Globe Street, Liverpool L4 4HE	£25,000+
17	36 Cedardale Road, Liverpool L9 2BQ	£40,000+
18	99a Rocky Lane, Anfield, Liverpool L6 4BB	£100,000+
19	17 Forfar Road, Liverpool L13 8DU	£45,000 – £50,000
20	45 Cedar Grove, Liverpool, L8 0SN	£40,000+
21	60 Birkenhead Road, Wallasey, Merseyside CH44 7BY	£40,000+
22	3 Brimstage Road, Liverpool L4 5QR	£50,000+
23	City Church Preston, North Road, Preston PR1 1YQ	£250,000 – £300,000
24	Plots 1, 2, 3, 6 & 7 Woodhaven Close, West Derby, Liverpool L12 0RH	£300,000 – £350,000
25	39 Oakdene Road, Liverpool L4 2SR	£55,000 – £60,000
26	Land At 164 Wheatland Lane, Wallasey, Merseyside CH44 7DG	£20,000 – £30,000
27	17 Bedford Road, Liverpool L4 5PS	£45,000 – £50,000
28	4 Pope Street, Bootle, Merseyside L20 4PH	£40,000+
29	2 Pope Street, Bootle, Merseyside L20 4PH	£40,000+
30	Land Adjacent To 36 Patten Street, Birkenhead, Merseyside CH41 8DN	£15,000 – £20,000
31	53 Cambria Street South, Liverpool L6 6AP	£40,000 – £45,000
32	15 Imrie Street, Liverpool L4 5RS	£40,000 – £45,000
33	55 Cambria Street South, Liverpool L6 6AP	£40,000 – £45,000
34	Apt 3, 27 Lilley Road, Liverpool, L7 0LP	£5,000+
35	274 Park Road, Toxteth, Liverpool L8 4UE	£75,000+
36	28-30 Larkhill Lane, Clubmoor, Liverpool L13 9BR	£40,000 – £45,000
37	7 Downland Way, St. Helens, Merseyside WA9 3RH	£45,000+
38	156 Mill Lane, Liverpool L13 4AH	£30,000 – £35,000
39	Flat 2, 4 Mines Avenue, Liverpool L17 6AL	£70,000+
40	159 Moscow Drive, Liverpool L13 7DQ	£70,000+
41	277 Hawthorne Road, Bootle, Merseyside L20 3AP	£40,000 – £45,000
42	69 Needham Road, Liverpool L7 0EF	£50,000+
43	101 Knoclaid Road, Liverpool L13 8DD	£45,000+
44	22 Caryl Grove, Liverpool L8 6RN	£45,000+
45	12 Upper Parliament Street, Liverpool L8 1TE	£375,000 – £400,000
46	7 Orrell Lane, Liverpool L9 8BU	£40,000 – £45,000
47	42 Burnand Street, Liverpool L4 0SH	£30,000 – £35,000
48	73 Hartington Road, Liverpool L8 0se	£200,000+
49	21 Rocky Lane, Liverpool L6 4BA	£65,000+
50	21 Feltwell Road, Liverpool L4 2TE	£50,000+
51	18 Bridge Street, Southport, Merseyside PR8 1BW	£85,000+
52	110 County Road, Walton, Liverpool L4 3QW	£25,000+
53	7 Garages At Enfield Street, St. Helens, Merseyside WA10 3UL	£15,000 – £20,000
54	27 Coniston Street, Liverpool L5 6QY	£25,000 – £30,000
55	Flats 1 & 2, 17 Derwent Road West, Liverpool L13 6QP	£85,000+
56	2 Lulworth Road, Liverpool L25 3RA	£45,000+
57	27 Lily Road, Liverpool L21 6NX	£25,000+
58	63 Southey Street, Bootle, Merseyside L20 4LL	£25,000+
59	7 Morningside View, Liverpool L11 1BB	£40,000 – £45,000
60	62 Bala Street, Liverpool L4 2QW	£30,000 – £35,000
61	4 Coniston Street, Liverpool L5 6QY	£30,000+
62	Greenfield Tyres, Greenfield Road, Liverpool L13 3BN	£50,000+

ORDER OF SALE WEDNESDAY 9 APRIL

64	9 Croxteth Avenue, Liverpool L21 6NA	£45,000+
65	71 Ullswater Street, Liverpool L5 6QU	£30,000+
66	31 Bagot Street, Liverpool L15 2HA	£80,000+
67	1 Owen Street, St. Helens, Merseyside WA10 3DW	£35,000+
68	16 Ashbourne Road, Aigburth, Liverpool L17 9QH	£150,000+
69	18 Inigo Road, Liverpool, L13 6SH	£55,000+
70	111 Ince Avenue, Anfield, Liverpool L4 7UX	£50,000+
71	35 Oakfield Road, Walton, Liverpool L4 2QE	£30,000+
72	12 Owen Road, Kirkdale, Liverpool L4 1RW	£40,000+
73	63 Stockbridge Street, Liverpool L5 6PA	£25,000+
74	73 Stockbridge Street, Liverpool L5 6PA	£25,000+
75	227 Watery Lane, St. Helens, Merseyside WA9 3HF	£25,000+
76	80 Pocket Nook Street, St. Helens, Merseyside WA9 1LU	£25,000+
77	6 Trinity Street, St. Helens, Merseyside WA9 1NR	£40,000+
78	361 West End Road, Haydock, St. Helens, Merseyside WA11 0AX	£45,000+
79	41 Orwell Road, Liverpool L4 1RG	£35,000+
80	68 Avondale Road, Liverpool L15 3HF	£100,000+
81	3 Bold Street, Leigh, Lancashire WN7 1BJ	£30,000+
82	73 Queen Street, Wigan, Lancashire WN3 4HX	£35,000+
83	7 Lowfield Lane, St. Helens, Merseyside WA9 5BE	£35,000+
84	65 Kempston Street, Liverpool L3 8HE	£25,000 – £35,000
85	515 Pensby Road, Thingwall, Wirral, Merseyside CH61 7UQ	£110,000+
86	58 Abbeywood, Skelmersdale, Lancashire WN8 9LR	£30,000+
87	90 Abbeywood, Skelmersdale, Lancashire WN8 9LR	£30,000+
88	23 Mount Avenue, Bootle, Merseyside L20 6DT	£60,000 – £65,000
89	24 Tennyson Street, Sutton Manor, St. Helens, Merseyside WA9 4BL	£30,000+
90	23 Crowther Street, St. Helens, Merseyside WA10 4NH	£35,000+
91	98 Thirlmere Road, Everton, Liverpool L5 6PR	£35,000+
92	116 Corner Brook, Liverpool, L28 0QQ	£40,000 – £45,000
93	13 St. Elmo Road, Wallasey, Merseyside CH44 8BL	£40,000+
94	70 Emery Street, Liverpool L4 5UZ	£30,000+
95	Flat 1, 17 Part Street, Southport, Merseyside PR8 1HX	£20,000+
96	1 Rocky Lane, Anfield, Liverpool L6 4BA	£70,000+
97	9 Barrymore Road, Liverpool L13 3BA	£45,000+
98	24 Cornbrook, Skelmersdale, Lancashire WN8 9AQ	£30,000+
99	53 Finch Lane, Knotty Ash, Liverpool L14 9PY	£40,000 – £45,000
100	Former Litherland Methodist Church, Marina Avenue/Wilsons Lane L21	£130,000+
101	70 Pilch Lane, Liverpool L14 7QB	£60,000+
102	The Lodge, 70 Springwood Avenue, Woolton, Liverpool L25 7UN	£150,000+
103	Plots 13 & 14 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Nil – Reserve
104	Plots 15 & 16 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Nil – Reserve
105	Plots 17 & 18 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Nil – Reserve
106	Plots 19 & 20 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Nil – Reserve
107	Plots 21 & 22 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Nil – Reserve
108	Plots 23 & 24 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Nil – Reserve
109	38 Grey Road, Liverpool L9 1AY	£100,000+
110	47 Crosby Road South, Liverpool L21 1EN	£350,000+
111	190 Peel Road, Bootle, Merseyside L20 4LH	£50,000+
112	695 West Derby Road, Liverpool L13 0BH	£140,000+
113	15 Walton Hall Avenue, Liverpool L4 6UD	£45,000 – £50,000
114	10 Stonehill Street, Liverpool L4 2QB	£30,000+
115	38 Markfield Road, Bootle, Merseyside L20 5DU	£50,000+
116	31 Croxteth Grove, Liverpool L8 0RX	£165,000+
117	86 Balmoral Road, Fairfield, Liverpool L6 8NB	£125,000+
118	60-62 Pendle Drive, Liverpool L21 0HZ	£75,000+
119	6 Richmond Terrace, Liverpool L6 5EA	£165,000+
120	Land at Junction of Sefton Street and Hill Street, Liverpool L8 5SL	£120,000+
121	8 Harrow Road, Liverpool L4 2TJ	£40,000 – £45,000
122	The International Hotel, 193 Crosby Road South, Liverpool L21 4LS	£80,000+
123	114 Hebden Road, Liverpool L11 9AW	£40,000+
124	71 Garston Old Road, Liverpool L19 9AD	£40,000 – £45,000
125	461 Rice Lane, Liverpool L9 3BZ	£25,000+
126	57/57a Duke Street, St. Helens, Merseyside WA10 2JF	£50,000+
127	5 Pansy Street, Liverpool L5 7RS	£30,000 – £35,000
128	33 Deysbrook Lane, Liverpool L12 8RE	£50,000+

ORDER OF SALE **BY TYPE**

FOR SALE BY PUBLIC AUCTION UNLESS SOLD PRIOR OR WITHDRAWN

VACANT RESIDENTIAL

- 1 18 York Avenue, Sefton Park, Liverpool L17 2AS
- 2 17 Beech Street, Liverpool L7 0EU
- 3 16 St. Andrew Road, Liverpool L4 2RJ
- 5 43 Antonio Street, Bootle, Merseyside L20 2EU
- 6 34 Grant Close, Liverpool L14 0LJ
- 7 23 Bowden Street, Liverpool L21 8LL
- 9 4 Hall Lane, Huyton, Liverpool L36 6AZ
- 10 337 Walton Breck Road, Liverpool L4 0SY
- 12 280 Anfield Road, Liverpool L4 0TJ
- 13 52 Brookwood Road, Huyton, Liverpool L36 7SG
- 15 79 Gray Street, Bootle, Merseyside L20 4RY
- 16 12 Globe Street, Liverpool L4 4HE
- 17 36 Cedardale Road, Liverpool L9 2BQ
- 18 99a Rocky Lane, Anfield, Liverpool L6 4BB
- 20 45 Cedar Grove, Liverpool, L8 0SN
- 29 2 Pope Street, Bootle, Merseyside L20 4PH
- 31 53 Cambria Street South, Liverpool L6 6AP
- 33 55 Cambria Street South, Liverpool L6 6AP
- 34 Apt 3, 27 Lilley Road, Liverpool, L7 0LP
- 37 7 Downland Way, St. Helens, Merseyside WA9 3RH
- 38 156 Mill Lane, Liverpool L13 4AH
- 39 Flat 2, 4 Mines Avenue, Liverpool L17 6AL
- 40 159 Moscow Drive, Liverpool L13 7DQ
- 43 101 Knoclaid Road, Liverpool L13 8DD
- 44 22 Caryl Grove, Liverpool L8 6RN
- 46 7 Orrell Lane, Liverpool L9 8BU
- 47 42 Burnand Street, Liverpool L4 0SH
- 49 21 Rocky Lane, Liverpool L6 4BA
- 50 21 Feltwell Road, Liverpool L4 2TE
- 51 18 Bridge Street, Southport, Merseyside PR8 1BW
- 54 27 Coniston Street, Liverpool L5 6QY
- 55 Flats 1 & 2, 17 Derwent Road West, Liverpool L13 6QP
- 56 2 Lulworth Road, Liverpool L25 3RA
- 57 27 Lily Road, Liverpool L21 6NX
- 58 63 Southey Street, Bootle, Merseyside L20 4LL
- 59 7 Morningside View, Liverpool L11 1BB
- 60 15 Walton Hall Avenue, Liverpool L4 6UD
- 61 4 Coniston Street, Liverpool L5 6QY
- 63 4 Diana Road, Bootle, Merseyside L20 6EB
- 64 9 Croxteth Avenue, Liverpool L21 6NA
- 65 71 Ullswater Street, Liverpool L5 6QU
- 66 31 Bagot Street, Liverpool L15 2HA
- 67 1 Owen Street, St. Helens, Merseyside WA10 3DW
- 68 16 Ashbourne Road, Aigburth, Liverpool L17 9QH
- 69 18 Inigo Road, Liverpool, L13 6SH
- 70 111 Ince Avenue, Anfield, Liverpool L4 7UX
- 71 35 Oakfield Road, Walton, Liverpool L4 2QE
- 72 12 Owen Road, Kirkdale, Liverpool L4 1RW
- 73 63 Stockbridge Street, Liverpool L5 6PA
- 74 73 Stockbridge Street, Liverpool L5 6PA
- 75 227 Watery Lane, St. Helens, Merseyside WA9 3HF
- 76 80 Pocket Nook Street, St. Helens, Merseyside WA9 1LU
- 77 6 Trinity Street, St. Helens, Merseyside WA9 1NR

- 78 361 West End Road, Haydock, St. Helens, Merseyside WA11 0AX
- 79 41 Orwell Road, Liverpool L4 1RG
- 81 3 Bold Street, Leigh, Lancashire WN7 1BJ
- 82 73 Queen Street, Wigan, Lancashire WN3 4HX
- 83 7 Lowfield Lane, St. Helens, Merseyside WA9 5BE
- 86 58 Abbeywood, Skelmersdale, Lancashire WN8 9LR
- 87 90 Abbeywood, Skelmersdale, Lancashire WN8 9LR
- 88 23 Mount Avenue, Bootle, Merseyside L20 6DT
- 89 24 Tennyson Street, Sutton Manor, St. Helens, Merseyside WA9 4BL
- 90 23 Crowther Street, St. Helens, Merseyside WA10 4NH
- 91 98 Thirlmere Road, Everton, Liverpool L5 6PR
- 92 116 Corner Brook, Liverpool, L28 0QQ
- 93 13 St. Elmo Road, Wallasey, Merseyside CH44 8BL
- 94 70 Emery Street, Liverpool L4 5UZ
- 97 9 Barrymore Road, Liverpool L13 3BA
- 98 24 Cornbrook, Skelmersdale, Lancashire WN8 9AQ
- 99 53 Finch Lane, Knotty Ash, Liverpool L14 9PY
- 101 70 Pilch Lane, Liverpool L14 7QB
- 102 The Lodge, 70 Springwood Avenue, Woolton, Liverpool L25 7UN
- 110 47 Crosby Road South, Liverpool L21 1EN
- 111 190 Peel Road, Bootle, Merseyside L20 4LH
- 112 695 West Derby Road, Liverpool L13 0BH
- 113 62 Bala Street, Liverpool L4 2QW
- 114 10 Stonehill Street, Liverpool L4 2QB
- 115 38 Markfield Road, Bootle, Merseyside L20 5DU
- 116 31 Croxteth Grove, Liverpool L8 0RX
- 117 86 Balmoral Road, Fairfield, Liverpool L6 8NB
- 118 60-62 Pendle Drive, Liverpool L21 0HZ
- 123 114 Hebden Road, Liverpool L11 9AW
- 127 5 Pansy Street, Liverpool L5 7RS
- 128 33 Deysbrook Lane, Liverpool L12 8RE

RESIDENTIAL INVESTMENT

- 4 15 Warbreck Avenue, Liverpool L9 4RL
- 11 29 Seymour Road, Broadgreen, Liverpool L14 3LH
- 14 Flats A, B, C, 181 Westminster Road, Liverpool L4 4LR
- 19 17 Forfar Road, Liverpool L13 8DU
- 21 60 Birkenhead Road, Wallasey, Merseyside CH44 7BY
- 22 3 Brimstage Road, Liverpool L4 5QR
- 25 39 Oakdene Road, Liverpool L4 2SR
- 27 17 Bedford Road, Liverpool L4 5PS
- 28 4 Pope Street, Bootle, Merseyside L20 4PH
- 32 15 Imrie Street, Liverpool L4 5RS
- 42 69 Needham Road, Liverpool L7 0EF
- 45 12 Upper Parliament Street, Liverpool L8 1TE
- 48 73 Hartington Road, Liverpool L8 0SE
- 80 68 Avondale Road, Liverpool L15 3HF
- 95 Flat 1, 17 Part Street, Southport, Merseyside PR8 1HX
- 96 1 Rocky Lane, Anfield, Liverpool L6 4BA
- 109 38 Grey Road, Liverpool L9 1AY
- 119 6 Richmond Terrace, Liverpool L6 5EA
- 121 8 Harrow Road, Liverpool L4 2TJ

DEVELOPMENT OPPORTUNITY

- 122 The International Hotel, 193 Crosby Road South, Liverpool L21 4LS

VACANT COMMERCIAL

- 8 83-85 Moss Lane, Orrell Park, Liverpool L9 8AE
- 23 City Church Preston, North Road, Preston PR1 1YQ
- 36 28-30 Larkhill Lane, Clubmoor, Liverpool L13 9BR
- 52 110 County Road, Walton, Liverpool L4 3QW
- 84 65 Kempston Street, Liverpool L3 8HE

LAND

- 24 Plots 1, 2, 3, 6 & 7 Woodhaven Close, West Derby, Liverpool L12 0RH
- 26 Land At 164 Wheatland Lane, Wallasey, Merseyside CH44 7DG
- 30 Land Adjacent To 36 Patten Street, Birkenhead, Merseyside CH41 8DN
- 103 Plots 13 & 14 To The South Of Wrenthorpe Road, Wakefield WF2 0TY
- 104 Plots 15 & 16 To The South Of Wrenthorpe Road, Wakefield WF2 0TY
- 105 Plots 17 & 18 To The South Of Wrenthorpe Road, Wakefield WF2 0TY
- 106 Plots 19 & 20 To The South Of Wrenthorpe Road, Wakefield WF2 0TY
- 107 Plots 21 & 22 To The South Of Wrenthorpe Road, Wakefield WF2 0TY
- 108 Plots 23 & 24 To The South Of Wrenthorpe Road, Wakefield WF2 0TY

COMMERCIAL INVESTMENT

- 35 274 Park Road, Toxteth, Liverpool L8 4UE
- 41 277 Hawthorne Road, Bootle, Merseyside L20 3AP
- 62 Greenfield Tyres, Greenfield Road, Liverpool L13 3BN
- 85 515 Pensby Road, Thingwall, Wirral, Merseyside CH61 7UQ

GARAGES

- 53 7 Garages At Enfield Street, St. Helens, Merseyside WA10 3UL

DEVELOPMENT LAND

- 100 Former Litherland Methodist Church, Marina Avenue/Wilsons Lane L21

LAND WITH POTENTIAL

- 120 Land at Junction of Sefton Street and Hill Street, Liverpool L8 5SL

COMMERCIAL

- 124 71 Garston Old Road, Liverpool L19 9AD
- 125 461 Rice Lane, Liverpool L9 3BZ

MIXED USE INVESTMENT

- 126 57/57a Duke Street, St. Helens, Merseyside WA10 2JF

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PRELIMINARY ANNOUNCEMENT FOR SALE BY PUBLIC AUCTION ON 4TH JUNE 2014 UNLESS SOLD PRIOR OR WITHDRAWN



**40 Olive Lane, Wavertree,
Liverpool L15 8LS**

Residential Development Opportunity

- Planning Permission to erect two 5 bedroom semi detached houses
- Excellent Location
- Price On Application

A residential development opportunity with planning permission to erect a pair of semi detached houses, and carry out associated hard and soft landscaping. Each house is architecturally designed and is arranged over 3 floors to provide 5 bedrooms, with off street car parking and rear gardens.

The site fronts Olive Lane within the well established area of Wavertree, close to local amenities.

Each house comprises:

Ground Floor

- Lobby
- Hall
- Living Room

- Dining Room
- Kitchen
- WC

First Floor

- 3 Bedrooms (master with en suite)
- Bathroom

Second Floor

- 2 Bedrooms (one with en suite)
- Store

Outside:

- Front Parking for 2 cars
- Rear Garden

Planning

Planning permission was granted by Liverpool City Council on 13th January 2014 under planning reference number 13F/2569. Please note the sale only includes the land for the two houses and not the land for the bungalow. The plans maybe suitable for alternative layouts subject to the necessary planning consents.



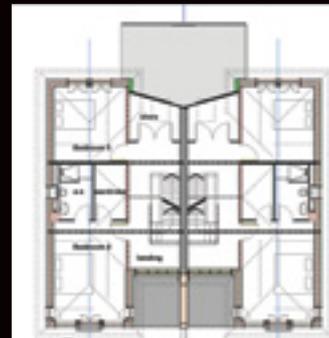
Proposed Ground Floor



Proposed First Floor



Proposed Second Floor



Proposed Entrance Elevation



Proposed Garden Elevation



All enquiries

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**FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 4TH JUNE 2014
UNLESS SOLD PRIOR OR WITHDRAWN**



Not to scale. For identification purposes only

Holly Cottage, Wood Lane, Netherley, Liverpool L27 5RA

GUIDE PRICE £625,000+

Development Opportunity – Site with planning permission for 24 houses

A substantial residential development opportunity with planning permission to redevelop the site for residential purposes and erect 24 no. two and two and a half storey dwelling houses and layout new access road. The site currently comprises a large 4 bedroom detached cottage with gardens and garage, with various former stables and out buildings. The total site area is approximately 6390sqm (1.58acres).

Situated The site is situated within a popular residential area fronting Wood Lane, close to Gerrards Lane on the border of Liverpool and Knowsley. It enjoys open aspect over looking green belt land with views over Woolton Valley.

Holly Cottage (Existing Dwelling Accommodation)

Ground Floor Lounge, Kitchen, Dining Room, Bathroom

First Floor 4 Double Bedrooms, Bathroom

Planning/Plans Copies of the plans and planning permission are available upon request from the auctioneers offices. Liverpool City Council granted Planning on 18th March 2008 (planning reference 07F/2417) and renewed 11th June 2013 under reference 11f/0145.

Planning is subject to a section 106 agreement.



All enquiries
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Cathy Holt MNAEA
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www.suttonkersh.co.uk

Proposed Accommodation

HOUSE TYPE	NO OF HOUSES	ACCOMMODATION	TOTAL FLOOR AREA
A	15	GF- Kitchen/Dining Room, WC, FF - 2 Bedrooms, Bathroom, Living Room Outside – Gardens and Garage	98.09m ² (1055.84 sq ft)
B	1	GF - Hall, Living Room, Kitchen/D.Room, WC FF - 3 Bedrooms, Bathroom Outside - Gardens	117.72m ² (1267.14 sq ft)
C	6	GF - Hall, Living Room, Dinig Room, Kitchen, Utility, WC FF - 3 Bedrooms (master with en-suite), Bathroom Outside - Gardens and Single Garage	155m ² (1668.42 sq ft)
D	2	GF - Hall, Kitchen/Dinig Room Lounge, Conservatory, Utiliy, WC FF - 4 Bedrooms (master with en-suite bathroom) Bathroom Outside - Double Garage	185.44m ² (1996.08 sq ft)

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TO BE OFFERED AT AUCTION ON WEDNESDAY 4TH JUNE 2014
UNLESS SOLD PRIOR OR WITHDRAWN

**113 Ullet Road,
Liverpool L17 2AB**

5 × 2 Bedroom Flats

Producing £24,396 per annum

GUIDE PRICE £185,000+



**66 Sandown Road,
Liverpool L15 4JD**

5 × 1 Bedroom Flats

Producing £20,460 per annum

GUIDE PRICE £200,000+



**92 Seabank Road,
Wallasey CH45 7QP**

6 × 1 Bedroom Flats

Producing £22,440 per annum
ERV £27,180 per annum

GUIDE PRICE £190,000+



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All enquiries

James Kersh Bsc Hons MRICS

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Cathy Holt MNAEA

cathy.holt@suttonkersh.co.uk

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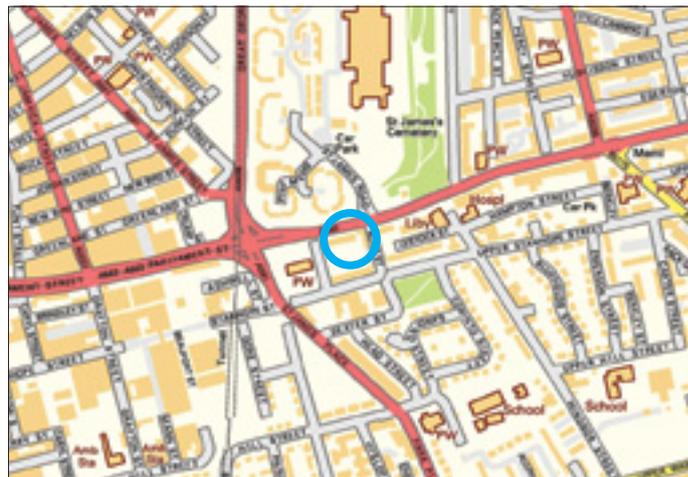
*Excludes contribution by buyer as per auction special conditions. All fees are exclusive of VAT, disbursements and any mortgage related charges. Does not apply to sale of commercial property or lots where more than one property is being sold. EAD Solicitors LLP is authorised and regulated by the Solicitors Regulation Authority (487037).

ON BEHALF OF A HOUSING ASSOCIATION

LOT
1

18 York Avenue, Sefton Park, Liverpool L17 2AS
VACANT RESIDENTIAL

GUIDE PRICE £140,000 +



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Not to scale. For identification purposes only

A vacant two storey semi-detached property converted to provide 4 x 1 bedroomed flats benefiting from double glazing. Following refurbishment the property would be suitable for investment purposes.

Situated Off Arundel Avenue which in turn is off Smithdown Road in a popular and well established residential location within close proximity to local amenities and within walking distance to Sefton Park.

Rear **Ground Floor** Studio **Flat 1** Hall, Bedroom, Kitchen, Bathroom/WC.

Ground Floor
Flat 2

Living Room, Bedroom, Kitchen, Shower Room/WC.

First Floor Studio **Flat 3**

Hall, Bedroom, Kitchen, Bathroom/WC.

First Floor
Flat 4

Living Room, Bedroom, Kitchen, Bathroom, WC.

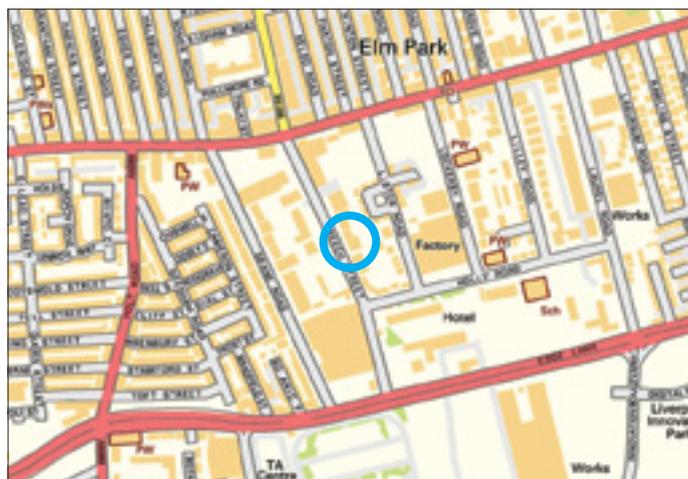
Outside

Communal Gardens Front & Rear.

LOT
2

17 Beech Street, Liverpool L7 0EU
VACANT RESIDENTIAL

GUIDE PRICE £80,000 - £90,000



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Not to scale. For identification purposes only

A three storey plus basement town house converted to provide 3 self-contained flats with the potential to provide 2 further flats, subject to the relevant planning consents. The property is in need of a full upgrade and refurbishment scheme. The property benefits from front and rear gardens.

Situated Between Kensington High Street and Edge Lane in a popular residential location within easy access to local amenities, schooling and approximately 2 miles from Liverpool City Centre.

Basement Several Rooms with the potential to provide a further flat.

Ground Floor

Main Entrance Hallway.

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

First Floor

Flat 2 - Bathroom. Lounge, Kitchen, Bedroom.

Second Floor

Flat 3 - Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

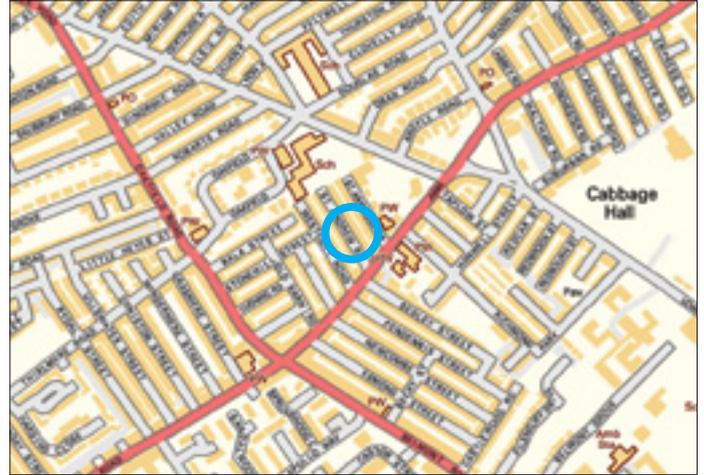
Outside

Gardens front and rear. Driveway.

LOT
3

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

GUIDE PRICE £35,000+



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A 2 bedroomed mid terrace property which has recently been refurbished and benefits from double glazing and a central heating boiler. There are radiators in the property however they need fitting. Following minor finishing works the property would be suitable for occupation or investment purposes.

Not to scale. For identification purposes only

Situated

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

Outside

Yard to the rear.

EPC rating

D

Ground Floor

Hall, through Living Room, kitchen

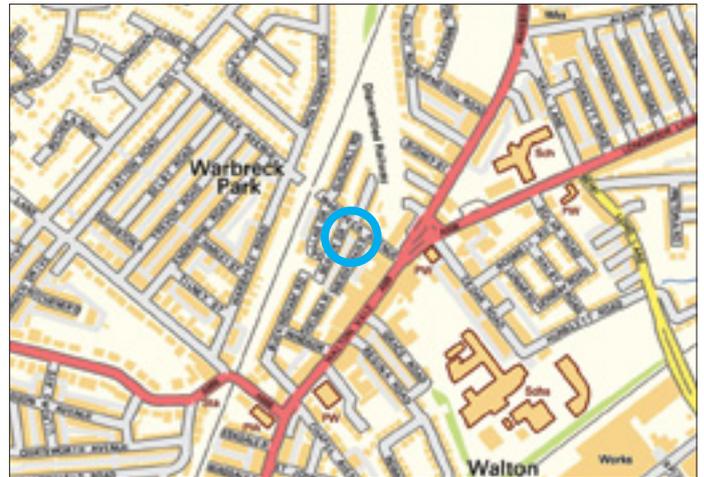
First Floor

Two bedrooms, bathroom/WC

LOT
4

15 Warbreck Avenue, Liverpool L9 4RL
RESIDENTIAL INVESTMENT

GUIDE PRICE £45,000+



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A 2 bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing £3832.80 per annum. The property benefits from double glazing.

Not to scale. For identification purposes only

Situated

Off Walton Vale in a popular residential location close to all amenities, schooling and approximately 4 miles from Liverpool City Centre.

First Floor

2 Bedrooms, Bathroom/WC.

Outside

Yard to the Rear.

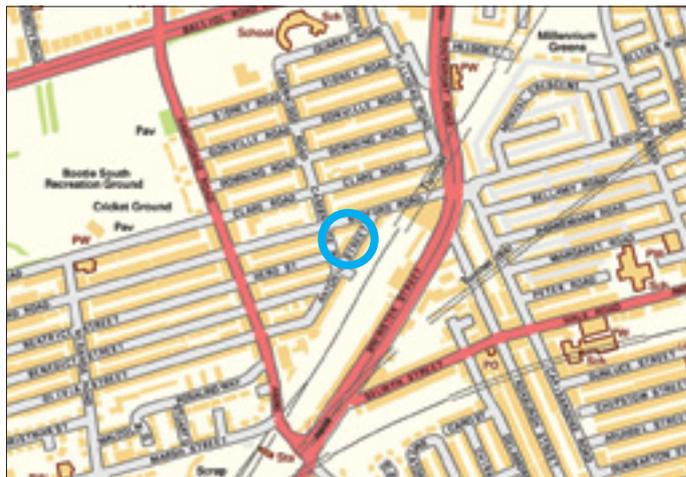
Ground Floor

Hall, Lounge, Rear Dining Room, Kitchen.

LOT
5

43 Antonio Street, Bootle, Merseyside L20 2EU
VACANT RESIDENTIAL

GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

A vacant double fronted 4 bedroomed end of terraced property benefiting from double glazing and central heating. Following repair and modernisation the property would be suitable for occupation, resale or investment purposes.

Situated Off Hawthorne Road and Bedford Road in an established and popular residential location within close proximity to local amenities, Hugh Baird College and approximately 4 miles from Liverpool City Centre.

First Floor
4 Bedrooms, Bathroom/WC.

Outside
Yard to the Rear.

EPC rating E

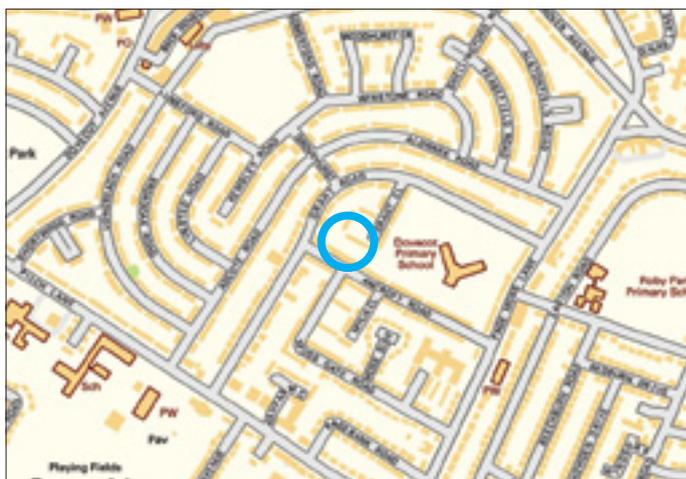
Ground Floor
Hall, 2 Front Reception Rooms, Kitchen.

ON BEHALF OF A HOUSING ASSOCIATION

LOT
6

34 Grant Close, Liverpool L14 0LJ
VACANT RESIDENTIAL

GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

A 3 bedroomed mid-town house benefiting from double glazing, central heating radiators (boiler has been removed), front and rear gardens and driveway. Following repair and modernisation the property would be suitable for occupation, re-sale or investment purposes.

Situated In a Close just off Page Moss Lane in a popular and well established residential location.

Outside
Gardens front and rear, Driveway.

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

First Floor
3 Bedrooms.

ON BEHALF OF A HOUSING ASSOCIATION

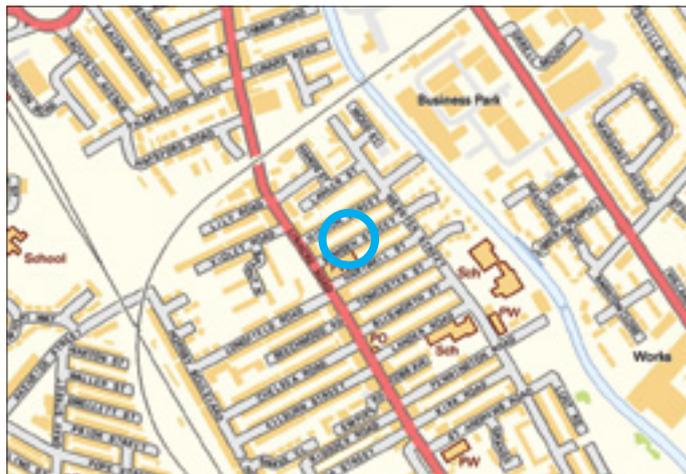
LOT
7

23 Bowden Street, Liverpool L21 8LL
VACANT RESIDENTIAL

GUIDE PRICE £35,000+



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



Not to scale. For identification purposes only

Situated Off Linacre Road (A567) in a popular and well established residential location within close proximity to local amenities.

First Floor
2 Bedrooms, Bathroom/WC.

Outside
Rear Yard.

Ground Floor
Hall, Front Living Room, Rear Living Room, Kitchen/Breakfast Room.

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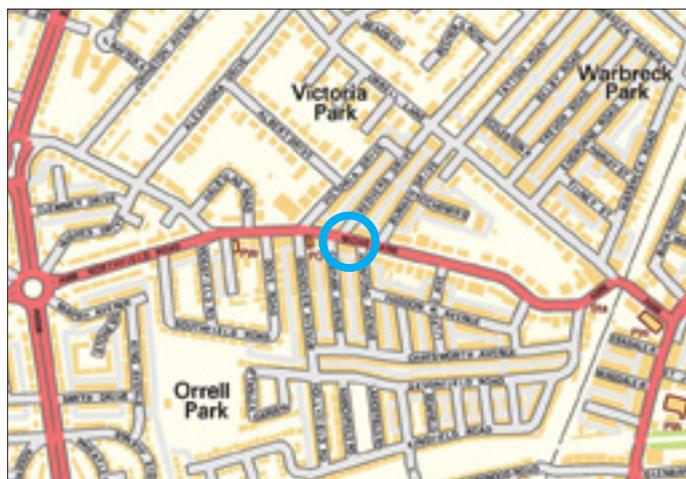
LOT
8

83-85 Moss Lane, Orrell Park, Liverpool L9 8AE
VACANT COMMERCIAL

GUIDE PRICE £60,000 - £70,000



A vacant middle terraced double fronted mixed use property, comprising a ground floor retail unit together with living accommodation on the upper floors. The first and second floors are in need of complete upgrade and refurbishment scheme. The property would be suitable for a number of uses, and possible flat conversion to the upper floors, subject to any necessary planning consents. We are advised that the whole property is let to Blockbuster Entertainment Ltd (in administration) until 15th February 2015. The owner may terminate this lease at any time prior to 15th February 2015 without penalty". The property benefits from electric steel roller shutters and an alarm.



Not to scale. For identification purposes only

Situated The property fronts Moss Lane within a neighbourhood shopping parade in the block between Hanford Avenue and Lilford Avenue, close to Orrell Park Railway station and approximately 4 miles North of Liverpool City Centre.

First Floor
8 Rooms.

Second Floor
4 Rooms.

Outside
Rear yard.

Ground Floor
Sales area 74.4sqm (801sqft) Office
8.12sqm (87sqft) Store 1 14sqm
(151 sqft) Store 2 13.9sqm (150sqft)

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LOT
9

4 Hall Lane, Huyton, Liverpool L36 6AZ
VACANT RESIDENTIAL

GUIDE PRICE £45,000 - £50,000



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Not to scale. For identification purposes only

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

Situated Off Huyton Hey Road and Wilson Road in a popular and well established residential location within close proximity for Schooling and Huyton Village.

First Floor
3 Bedrooms, Bathroom/W.C.

Outside
Garden to the rear

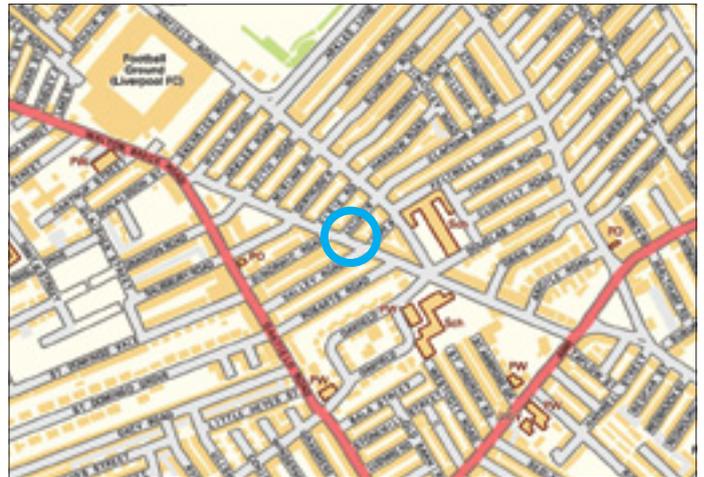
Ground Floor
Hall, Lounge, Dining Room, Kitchen.

EPC Rating
E

LOT
10

337 Walton Breck Road, Liverpool L4 0SY
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. The property would be suitable for occupation or investment purposes following refurbishment and modernisation.

Situated Fronting Walton Breck Road on the corner off Lillian Road in an established residential location within walking distance to Liverpool Football Club and local amenities.

First Floor
3 Bedrooms, Bathroom/W.C.

Outside
Yard to the rear.

Ground Floor
Hall, Through Living Room, Kitchen, Utility Room.

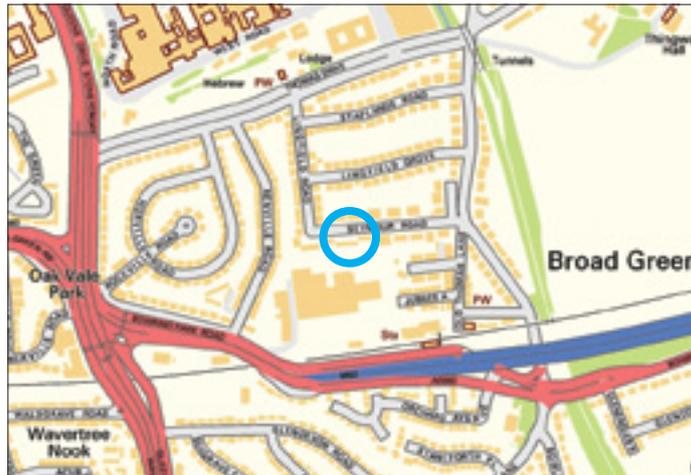
LOT
11

29 Seymour Road, Broadgreen, Liverpool L14 3LH
RESIDENTIAL INVESTMENT

GUIDE PRICE £70,000+



A 3 bedroomed middle town house benefiting from double glazing, central heating and gardens to the front and rear. The property is currently let by way of an Assured Shorthold Tenancy producing £450pcm.



Not to scale. For identification purposes only

Situated Off Thomas Lane in a popular and well established residential location.

Ground Floor

Lounge, Kitchen, Bathroom/WC.

First Floor

3 Bedrooms.

Outside

Front & Rear Gardens.

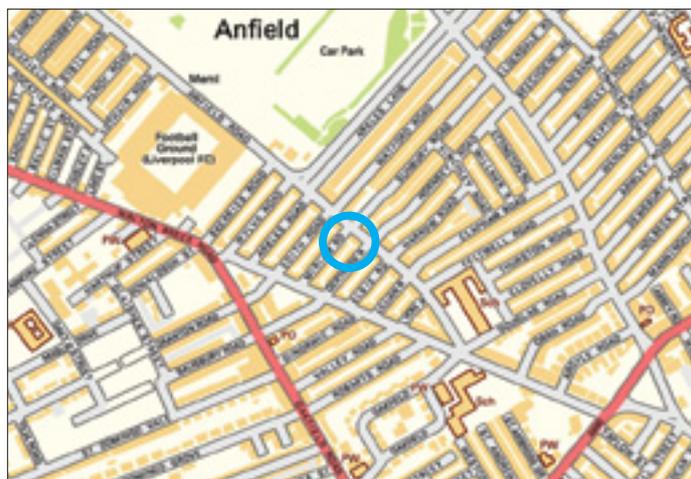
LOT
12

280 Anfield Road, Liverpool L4 0TJ
VACANT RESIDENTIAL

GUIDE PRICE £55,000+



A two storey middle terraced property converted to provide 2 x 3 bedroomed self-contained flats. The property is in need of repair and modernisation.



Not to scale. For identification purposes only

Situated Fronting Anfield Road in an established residential location within walking distance to Liverpool Football Club and local amenities.

Ground Floor

Main Entrance Hallway

Flat 1 - Hall, Living Room, Kitchen, 3 Bedrooms, Bathroom/w.c Stairs to bedroom.

First Floor

Flat 2 - Hall, Living Room, Kitchen, 1 Bedroom, Bathroom/w.c. 2 further bedrooms above.

Outside

Yard to the rear.

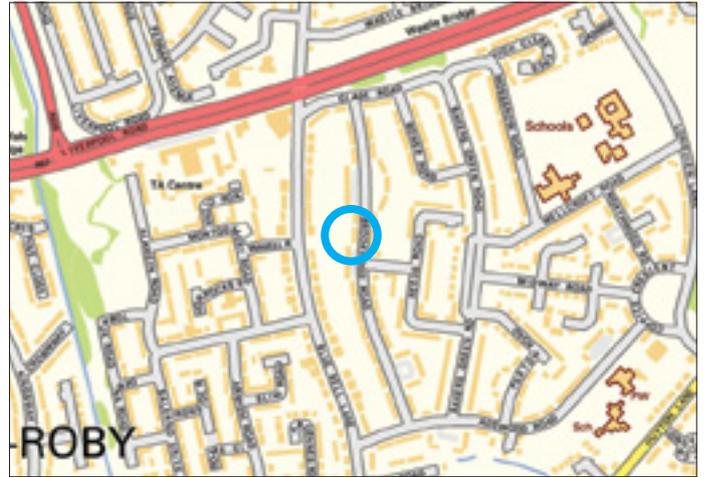
EPC rating

G

LOT
13

52 Brookwood Road, Huyton, Liverpool L36 7SG
VACANT RESIDENTIAL

GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

A 3 bedroomed mid-town house property benefiting from double glazing, central heating, security alarm, gardens and off road parking. The property is in very good order throughout and is suitable for immediate occupation or investment purposes. The potential annual rental income being in excess of £6,600.

Situated Off Bluebell Lane which in turn is off Liverpool Road in an established residential location a short distance from Huyton town centre, schooling and approximately 5 miles from Liverpool City Centre.

First Floor
3 Bedrooms, Bathroom, Separate w/c

Outside
Gardens, Driveway

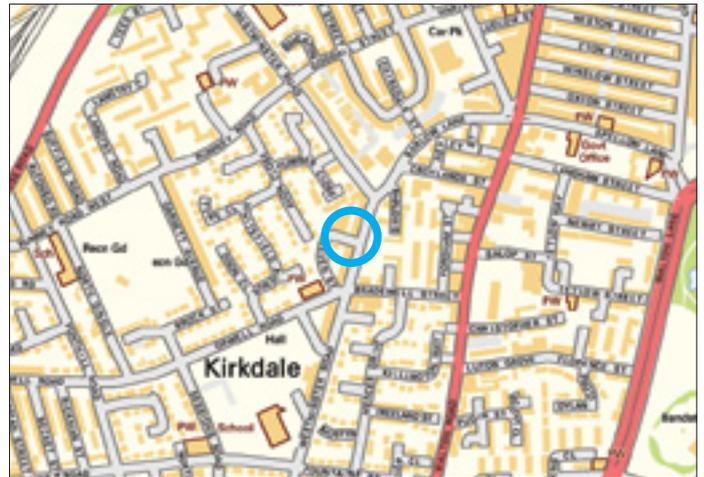
EPC rating
D

Ground Floor
Hall, Lounge, Breakfast Kitchen

LOT
14

Flats A, B, C, 181 Westminster Road, Liverpool L4 4LR
RESIDENTIAL INVESTMENT

GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

A three storey end terrace of terrace property converted to provide 3 X 2 bedroomed flats. The property benefits from double glazing. At the time of our inspection two of the flats were currently let producing £9464.00 per annum. The potential annual rental income being in excess of £14,000 per annum. We are advised by the vendor that the property was completely renovated in 2006.

Ground Floor
181a - (separate access). Living Room, kitchen, bathroom / WC, 2 Bedrooms.

Second Floor
181c - shared access with B. Open plan living room / kitchen, bathroom / WC, 2 Bedrooms.

First Floor
181b - shared access with C. Open plan Living Room/Kitchen, 2 Bedrooms, Bathroom / WC

NB
We have not carried out an internal inspection nor seen sight of the tenancy agreements. All information has been supplied by the vendor.

Situated Fronting Westminster Road amenities and approximately 2 miles from Liverpool city centre. Road on the corner of Tawd Street within close proximity to County

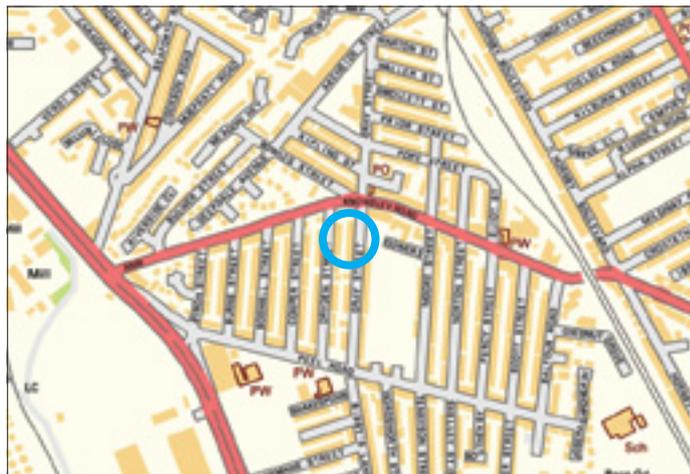
LOT
15

79 Gray Street, Bootle, Merseyside L20 4RY
VACANT RESIDENTIAL

GUIDE PRICE £40,000 - £45,000+



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



Not to scale. For identification purposes only

Situated Off Knowsley Road which in turn is off Crosby Road South in a popular and well established residential location approximately 5 miles from Liverpool City Centre.

First Floor
2 Bedrooms, Bathroom/WC.

Outside
Yard to the Rear.

Ground Floor
Front Lounge, Rear Lounge, Kitchen

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ON BEHALF OF A HOUSING ASSOCIATION

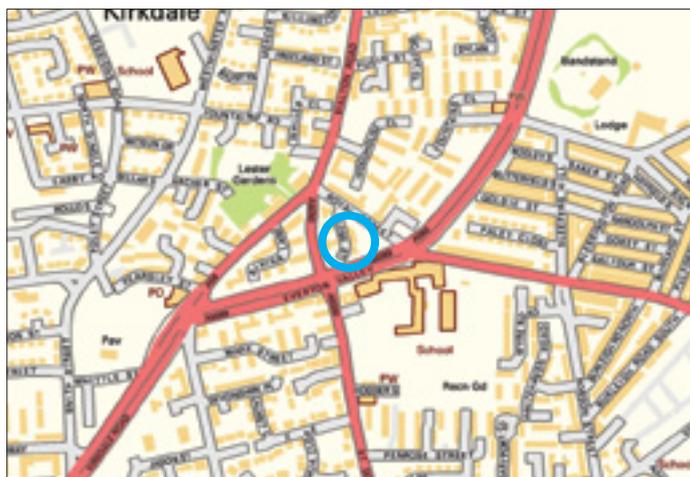
LOT
16

12 Globe Street, Liverpool L4 4HE
VACANT RESIDENTIAL

GUIDE PRICE £25,000+



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



Not to scale. For identification purposes only

Situated Just off Walton Road and Everton Valley within close proximity to local amenities and approximately 2 miles from Liverpool City Centre.

First Floor
2 Bedrooms, Bathroom/WC.

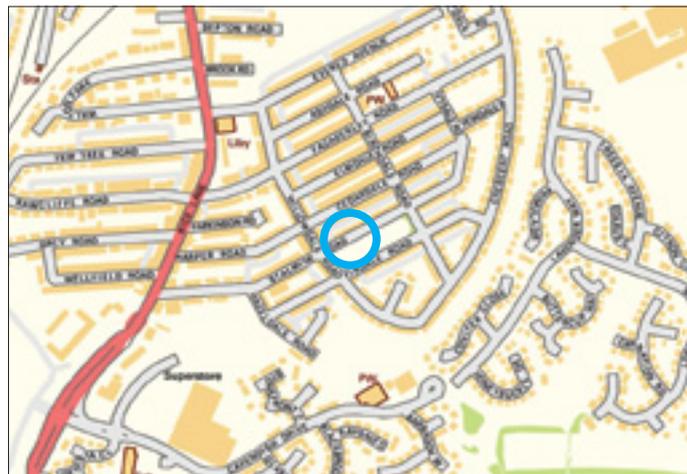
Outside
Yard to the Rear

Ground Floor
Hall, Front Lounge, Rear Dining Room, Kitchen.

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LOT 17 **36 Cedardale Road, Liverpool L9 2BQ**
VACANT RESIDENTIAL

GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

A 3 bedroomed middle terraced property which following repair and modernisation would be suitable for occupation, resale or investment purposes. The property benefits from double glazing.

Situated Just off Rice Lane in a popular and well established residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool City Centre.

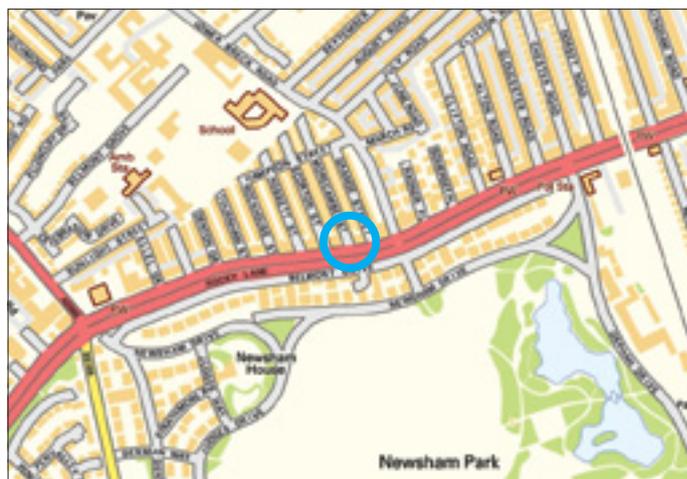
First Floor - 3 Bedrooms, Bathroom/WC

Outside - Yard to the rear.

Ground Floor - Hall, Through Living Room, Kitchen

LOT 18 **99a Rocky Lane, Anfield, Liverpool L6 4BB**
VACANT RESIDENTIAL

GUIDE PRICE £100,000+



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Not to scale. For identification purposes only

A substantial three storey 9 bedroomed end of terraced property suitable for immediate occupation or investment purposes. The property is in good order throughout and benefits from double glazing and central heating.

Situated Fronting Rocky Lane on the corner of Morecombe Street within walking distance to Tuebrook amenities, Newsham Park and approximately 3 miles from Liverpool City Centre.

First Floor 4 Rooms, Boiler Room.

Second Floor 4 Rooms, Shower/W.C.

Outside Yard to the rear.

Ground Floor Hall, Kitchen, 2 Rooms, Shower/W.C.

LOT
19

17 Forfar Road, Liverpool L13 8DU
RESIDENTIAL INVESTMENT

GUIDE PRICE £45,000 - £50,000



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A 2 bedroomed middle terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,100 per annum.

Not to scale. For identification purposes only

Situated Off Windsor Road which in turn is off West Derby Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

First Floor
2 Bedrooms.

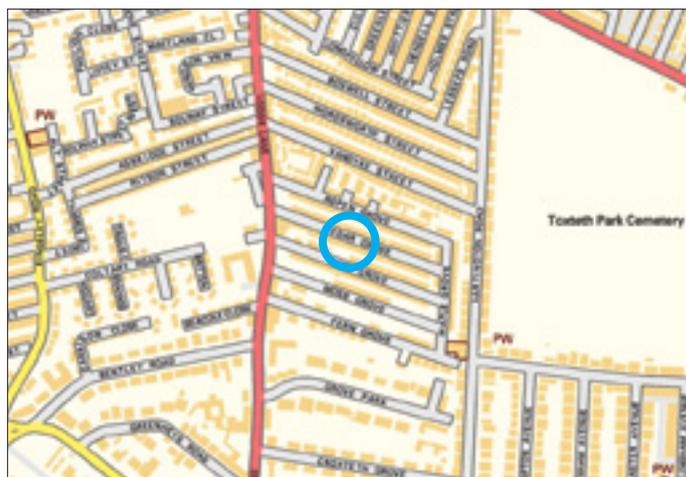
Outside
Yard to Rear.

Ground Floor
Lounge, Kitchen, Bathroom/WC.

LOT
20

45 Cedar Grove, Liverpool L8 0SN
VACANT RESIDENTIAL

GUIDE PRICE £40,000+



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A vacant 2 bedroomed middle terrace property benefiting from double glazing and central heating. The property is in good condition throughout and would be suitable for investment purposes.

Not to scale. For identification purposes only

Situated Between Lodge Lane and Hartington Road in a popular and well established residential location within close proximity to local amenities and approximately 2 miles from Liverpool City Centre.

First Floor
2 Bedrooms, Bathroom/WC.

Outside
Yard to the Rear.

Ground Floor
Hall, Through Lounge, Kitchen.

EPC rating
D

ON BEHALF OF RECEIVERS

LOT 21 **60 Birkenhead Road, Wallasey, Merseyside CH44 7BY** **GUIDE PRICE £40,000+**
RESIDENTIAL INVESTMENT



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Not to scale. For identification purposes only

A 3 storey 2 bedroomed dormer style property currently let by way of an Assured Shorthold Tenancy at a rental of £5,400 per annum. The property benefits from double glazing.

Situated Fronting Birkenhead Road (A554) in an established residential location within close proximity to Birkenhead Town Centre and with easy access to Kingsway Tunnell.

First Floor
2 Bedrooms, Bathroom/W.C.

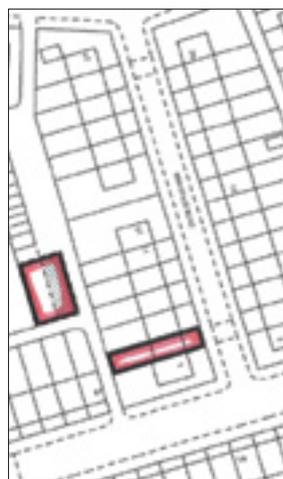
Second Floor
Attic Room.

Basement
Not inspected.

Outside
Yard to the rear.

Ground Floor
2 Reception Rooms, Kitchen.

LOT 22 **3 Brimstage Road, Liverpool L4 5QR** **GUIDE PRICE £50,000+**
RESIDENTIAL INVESTMENT



A 3 bedroomed middle terraced property together with a small piece of land. The property benefits from central heating and is currently let by way of an Assured Periodic Tenancy producing £4800 per annum. We are advised the rent will be increased to £5040 per annum from the 14th March 2014. The small piece of land is located at Back Brimstage Road/rear of St Austells road and is accessed at the rear of 3 Brimstage Road by an alley gated passage.

Situated Off Bedford Road which is off County Road in a popular and well established residential location within close proximity to local amenities and approximately 4 miles from Liverpool City Centre.

First Floor
3 Bedrooms, Bathroom/WC

Outside
Yard to the rear.

Ground Floor
Hall, Through Lounge, Kitchen,

Joint Agent
Core Property Management.



LOT
23

City Church Preston, North Road, Preston PR1 1YQ

VACANT COMMERCIAL

GUIDE PRICE £250,000 - £300,000



A substantial Grade II listed Church building suitable for alternative uses, subject to the necessary planning consents. The property is arranged over lower ground, ground and first floors and is centrally heated, alarmed and wired for audio and visual equipment. The lower ground floor provides an open plan function room with kitchen and storage with the ground floor forming the main church with first floor balcony seating. There are further office and WC facilities throughout the building with some car parking to the side and rear.



Not to scale. For identification purposes only

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Situated The property is prominently situated fronting North Road (A6) on the fringe of Preston City Centre, close to main retail core.

Contact

Danny Pinkus MRICS
danny@pinkus.co.uk

Lower ground

Studio/function room, kitchen, store, WC - 396.91 sq m (3196 sq ft)



Ground Floor

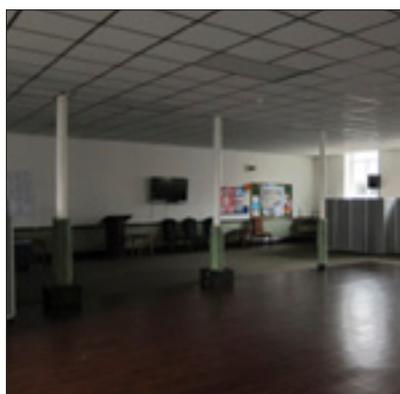
Entrance hall, main church - 367.03 sq m (3951 sq ft)

First Floor

Access disabled chair lift, balcony seating, office/meeting room, office, WC - 221.91 sq m (2,389 sq ft)

Outside

3 Parking spaces to the side, and 3 to the rear yard.



LOT
24

Plots 1, 2, 3, 6 & 7 Woodhaven Close, West Derby, Liverpool L12 0RH

LAND

GUIDE PRICE £300,000 - £350,000



Artists Impression

Five prestige building plots of land benefiting from full planning permission to erect 5 detached executive dwellings with integral garages and front and rear gardens (planning application number 11F/1083). The properties are accessed via a private road and will have private gated access. All main services are available, however potential purchasers should make their own enquiries. Plans are available to inspect at the Auctioneers Offices.



Situated In a prestigious location on the 'Old Kennels Site' off Deysbrook Lane and is accessed via a private road through electronic gates.

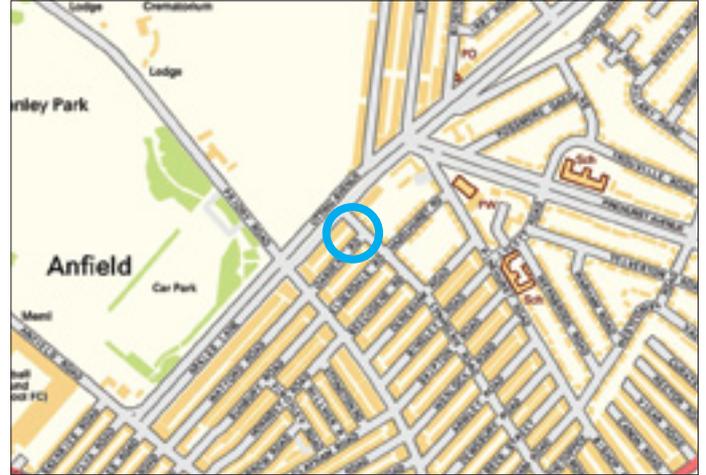
Artists Impression



LOT
25

39 Oakdene Road, Liverpool L4 2SR
RESIDENTIAL INVESTMENT

GUIDE PRICE £55,000 - £60,000



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A 3 bedroomed end of 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 £6000 per annum.

Not to scale. For identification purposes only

Situated Off Priory Road in a popular and well established residential location within close proximity to local amenities, Stanley Park and Liverpool Football Club.

First Floor
3 Bedrooms, Bathroom/WC.

Outside
Yard to the Rear.

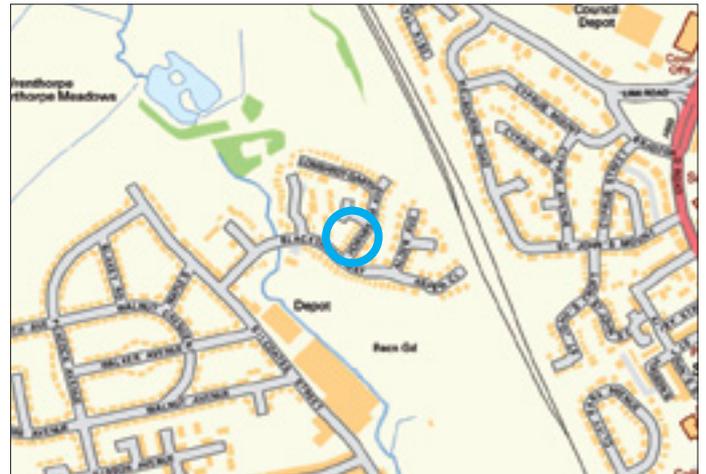
Ground Floor
Hall, Through Lounge, Kitchen.

EPC rating
E

LOT
26

Land At 164 Wheatland Lane, Wallasey, Merseyside CH44 7DG
LAND

GUIDE PRICE £20,000 - £30,000



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A cleared site set in 0.15 acres and suitable for redevelopment purposes, subject to the necessary consents. We believe the property is part of the local Regeneration Scheme, however, potential purchasers should make their own enquiries.

Not to scale. For identification purposes only

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

LOT 27 **17 Bedford Road, Liverpool L4 5PS**
RESIDENTIAL INVESTMENT

GUIDE PRICE £45,000 - £50,000



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Not to scale. For identification purposes only

A 3 bedroomed end of terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £8320.00 per annum.

Situated Fronting Bedford Road on the corner of Euston Street just Off County Road in an established residential location within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

First Floor
3 Bedrooms, Bathroom/WC.

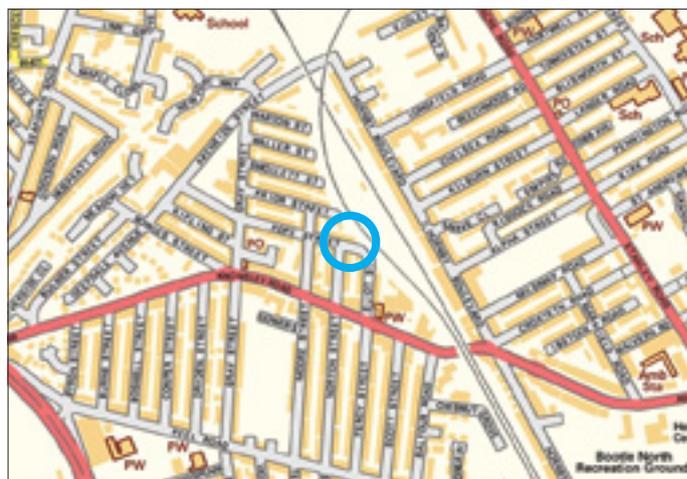
Outside
Yard to the Rear.

EPC rating
E

Ground Floor
Lounge, Kitchen, Dining Room.

LOT 28 **4 Pope Street, Bootle, Merseyside L20 4PH**
RESIDENTIAL INVESTMENT

GUIDE PRICE £40,000 +



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Not to scale. For identification purposes only

A 2 bedroomed mid terrace property benefiting from double glazing and central heating. The property has recently been refurbished and is currently let by way of an Assured shorthold tenancy at a rental income of £5,400 per annum.

Situated Off Gray Street which in turn is off Knowsley Road in a popular and well established residential location within close proximity to local amenities.

First Floor
Two bedrooms, bathroom/WC

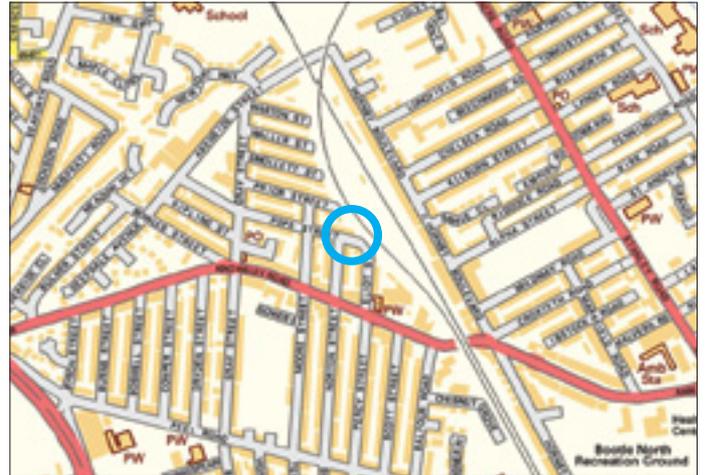
Outside
Yard to the rear.

Ground Floor
Hall, lounge, dining room, kitchen.

LOT
29

2 Pope Street, Bootle, Merseyside L20 4PH
VACANT RESIDENTIAL

GUIDE PRICE £40,000 +



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A 2 bedroomed end terrace property benefiting from double glazing and central heating. The property has recently been refurbished and is suitable for immediate investment purposes. The potential annual rental income being in excess of £5400.

Not to scale. For identification purposes only

Situated Off Gray Street which in turn is off Knowsley Road in a popular and well established residential location within close proximity to local amenities.

First Floor

Two bedrooms, bathroom/WC

Outside

Side garden.

Ground Floor

Hall, lounge, dining room, kitchen.

LOT
30

Land Adjacent To 36 Patten Street, Birkenhead, Merseyside CH41 8DN
LAND

GUIDE PRICE £15,000 - £20,000

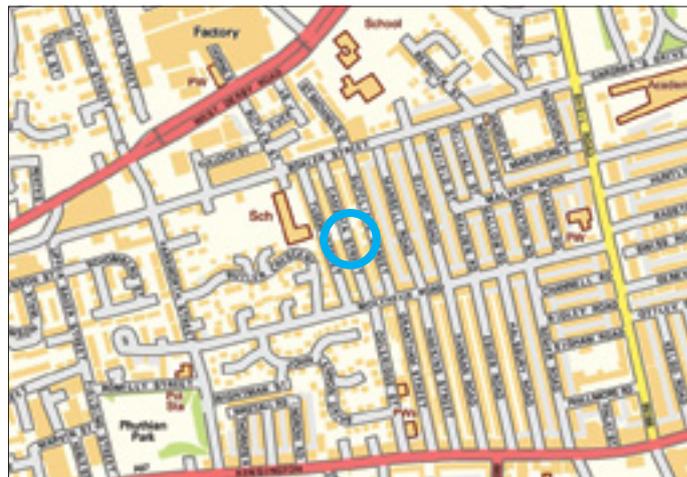


A cleared site suitable for re-development to provide a pair of 3 bedroomed semi-detached properties or apartments subject to any necessary planning consents.

Situated Fronting Patten Street just off Corporation Road in an established and popular residential location within easy reach of local amenities.

LOT 31 **53 Cambria Street, Liverpool L6 6AP**
VACANT RESIDENTIAL

GUIDE PRICE £40,000 - £45,000



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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 has recently been fully refurbished to new include a new kitchen, bathroom and new carpets throughout. The property is suitable for immediate investment purposes. The potential annual rental income being in excess of £5400.

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

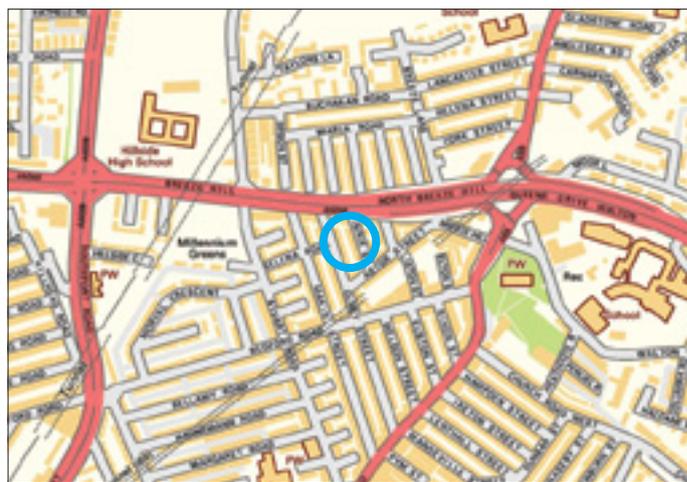
First Floor
Two bedrooms

Outside
Yard to the rear

Ground Floor
Lounge/diner, kitchen, bathroom/ WC

LOT 32 **15 Imrie Street, Liverpool L4 5RS**
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 benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £6760.00 per annum.

Situated Off Astor Street which in turn is just off Bedford Road in a popular and well established residential location.

Outside
Yard to the Rear.

EPC rating
D

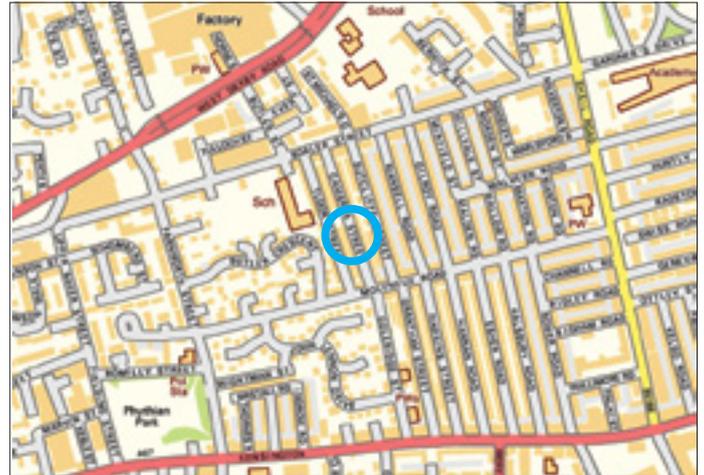
Ground Floor
Hall, Through Living Room, Kitchen.

First Floor
3 Bedrooms, Shower Room/WC.

LOT
33

55 Cambria Street, Liverpool L6 6AP
VACANT RESIDENTIAL

GUIDE PRICE £40,000 - £45,000



Not to scale. For identification purposes only

A 2 bedroomed middle terraced property benefiting from double glazing and central heating. The property has recently been fully refurbished throughout to include a new bathroom and kitchen, new carpeting and is suitable for immediate investment purposes. The potential annual rental income being in excess of £5400.

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

First Floor

Two bedrooms

Outside

Yard to the rear.

Ground Floor

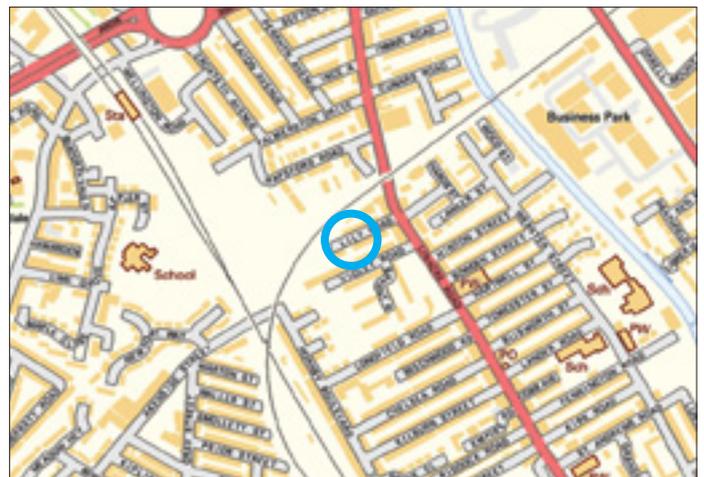
Lounge/diner, kitchen, bathroom/
WC

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LOT
34

Apt 3, 27 Lilley Road, Liverpool L7 0LP
VACANT RESIDENTIAL

GUIDE PRICE £5,000+



Not to scale. For identification purposes only

A vacant one bedroomed flat within a semi-detached building. The property has been fire damaged throughout and requires a full refurbishment scheme.

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

lounge, kitchen, bedroom and bathroom.

Outside

Gardens.

Ground Floor

Main Entrance, Hallway.

N.B

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

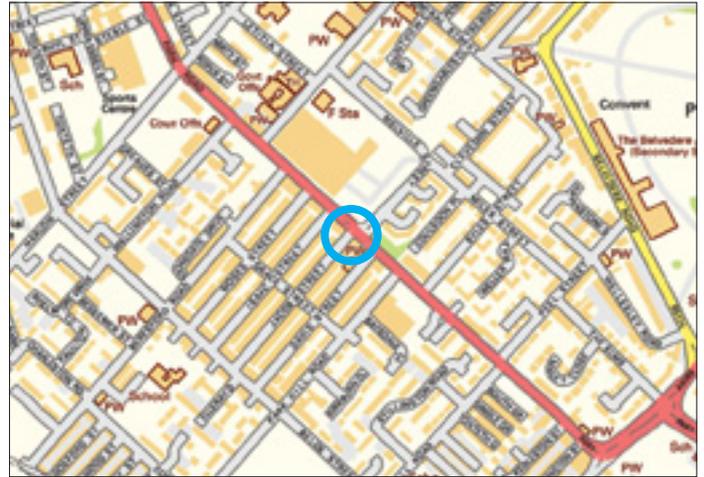
Flat

We believe the flat comprises

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LOT 35 274 Park Road, Toxteth, Liverpool L8 4UE
COMMERCIAL INVESTMENT

GUIDE PRICE £75,000 +



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Not to scale. For identification purposes only

A three storey end of terrace property comprising of a ground floor retail unit together with 2 floors of accommodation above accessed via a separate entrance. The ground floor is currently let by way of an Informal basis at a rental of £5,280 per annum. The ground floor benefits from electric steel roller shutters. The upper floors are vacant and are in need of repair and modernisation and would possibly be suited for flat conversion subject to any necessary planning consents.

Situated Fronting Park Road on the corner of Issac Street in an established location opposite the new Tesco's and approximately 2 miles from Liverpool City Centre.

First Floor
3 Rooms, bathroom/WC

Second Floor
3 Rooms

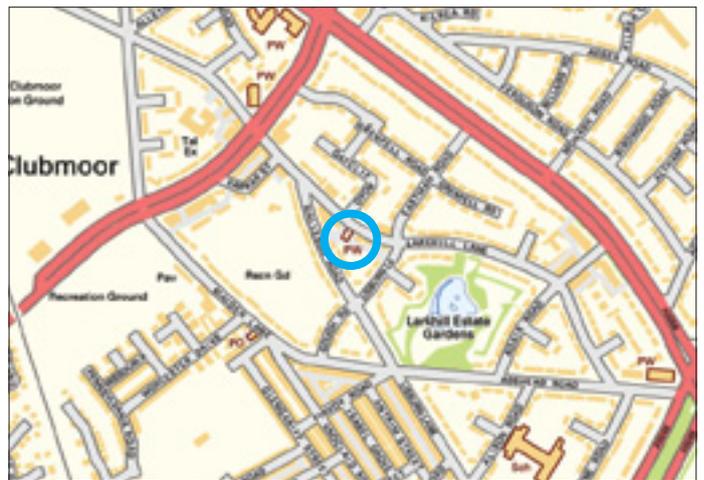
Ground Floor Shop - Main sales area, rear room, kitchen, WC

Outside
Rear yard / Parking.

ON BEHALF OF THE LPA RECEIVERS

LOT 36 28-30 Larkhill Lane, Clubmoor, Liverpool L13 9BR
VACANT COMMERCIAL

GUIDE PRICE £40,000 - £45,000



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Not to scale. For identification purposes only

A ground floor retail unit benefiting from electric steel roller shutters, alarm system, double glazing and central heating. The property is in good order throughout and has previously been used as offices, however, would be suitable for a number of uses or possible conversion, subject to the relevant consents.

Situated fronting Larkhill Lane at its junction with Townsend Lane in an established residential location approximately 3 miles from Liverpool City Centre.

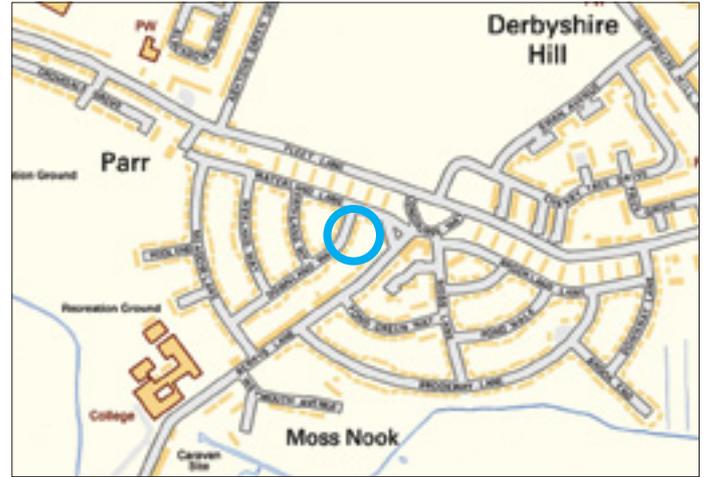
Outside
Yard to the rear.

Ground Floor
Reception area, 5 Offices.

LOT
37

7 Downland Way, St. Helens, Merseyside WA9 3RH
VACANT RESIDENTIAL

GUIDE PRICE £45,000 +



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

Not to scale. For identification purposes only

Situated Off Waterland Lane and Berrys Lane in an established residential location within close proximity to local amenities and schooling.

First Floor

3 Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens, Driveway

Ground Floor

Through Living Room, Kitchen, Utility Room

LOT
38

156 Mill Lane, Liverpool L13 4AH
VACANT RESIDENTIAL

GUIDE PRICE £30,000 - £35,000



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A 2 bedroomed self contained flat situated above a retail unit having it's own separate front entrance. The property benefits from double glazing and central heating and would be suitable for occupation or investment purposes.

Not to scale. For identification purposes only

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

Outside

Access over yard.

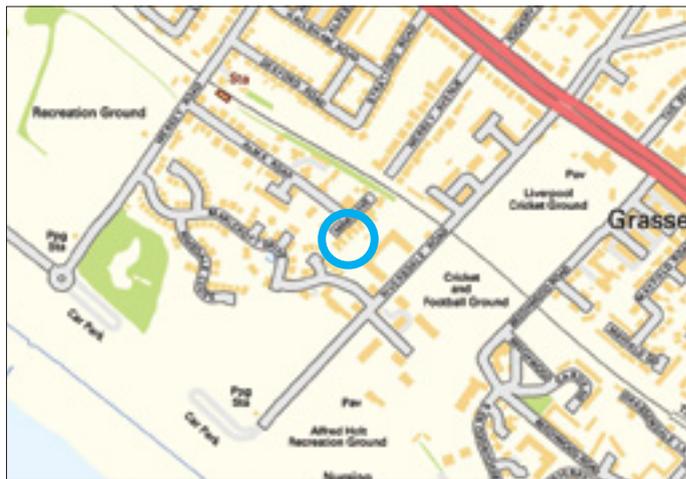
First Floor

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

LOT
39

Flat 2, 4 Mines Avenue, Liverpool L17 6AL
VACANT RESIDENTIAL

GUIDE PRICE £70,000 +



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Not to scale. For identification purposes only

A vacant 2 bedroomed ground floor apartment suitable for immediate occupation or investment purposes. The property is in very good condition throughout and benefits from double glazing, central heating and secure communal entry system.

Situated Off Alma Road off Mersey Road in a sought after location in Aigburth within walking distance to Aigburth Train Station and Aigburth Road amenities.

Outside
Rear Yard.

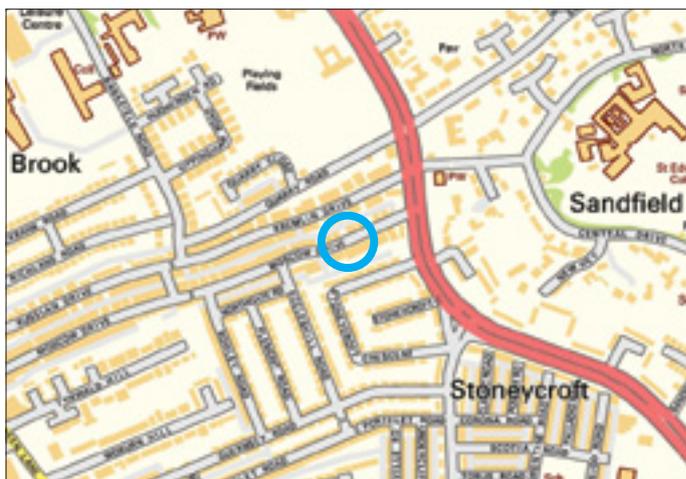
EPC rating
E

Ground Floor
Main Entrance Hallway.
Flat - Hall, Lounge, Kitchen, Shower/WC, 2 Bedrooms.

LOT
40

159 Moscow Drive, Liverpool L13 7DQ
VACANT COMMERCIAL

GUIDE PRICE £70,000 +



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Not to scale. For identification purposes only

A vacant 4 bedroomed semi-detached property which following repair and modernisation would be suitable for resale, occupation or investment purposes. The property benefits from double glazing, central heating and has the potential to extend to the side, subject to any necessary planning consents.

Second Floor
2 Further Bedrooms, Shower Room/ WC.

Outside
Side Garden and Driveway.

EPC rating
E

Situated Off Queens Drive in a popular and well established residential location within easy access to local amenities, Old Swan and approximately 3 miles from Liverpool City Centre.

Ground Floor
Hall, 2 Reception Rooms, Dining Room, Kitchen.

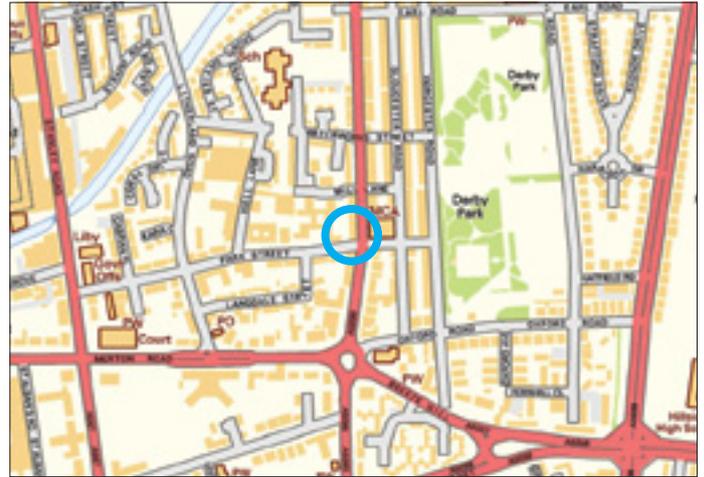
First Floor
2 Bedrooms, Bathroom/WC.

ON BEHALF OF LPA RECEIVERS

LOT
41

277 Hawthorne Road, Bootle, Merseyside L20 3AP
COMMERCIAL INVESTMENT

GUIDE PRICE £40,000 - £45,000



Not to scale. For identification purposes only

A two storey mixed use property comprising of a ground floor retail unit together with a self-contained flat above accessed via a separate front entrance. The ground floor unit is vacant and would be suitable for a number of uses, subject to the relevant consents. The shop benefits from electric steel roller shutters. The first floor flat is currently let by way of an Assured Shorthold Tenancy at a rental of £4940.00 per annum. The potential annual rental income being in excess of £10,000 per annum.

Situated The property is located on the westerly side of Hawthorne Road, in the Bootle area approximately 1/2 mile west of Bootle town centre and 4 miles north of Liverpool City Centre.

First Floor Flat
Flat - Hall, Living Room, Kitchen, Bedroom, Bathroom/W.C.

Outside
Yard to the rear.

Basement Not inspected.

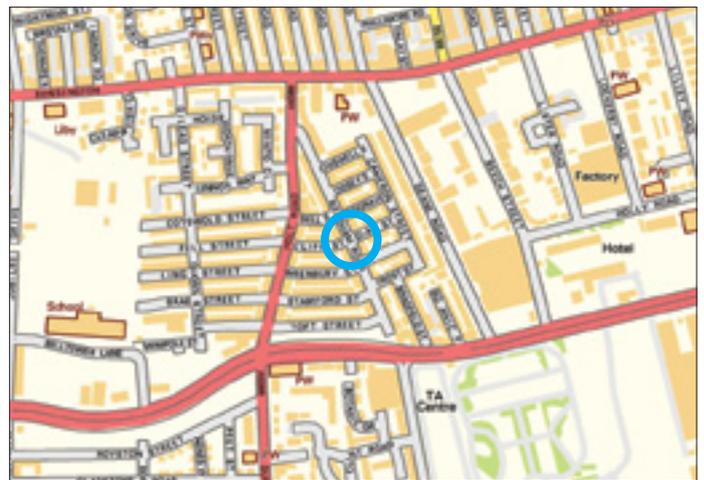
Ground Floor
Shop - Main Sales Area, Rear Kitchen, W.C.

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LOT
42

69 Needham Road, Liverpool L7 0EF
RESIDENTIAL INVESTMENT

GUIDE PRICE £50,000+



Not to scale. For identification purposes only

A 3 bedroomed mid terrace property benefiting from double glazing, central heating and a security alarm. The property is in good order throughout and is currently let by way of an Assured Shorthold Tenancy producing £6480.00 net. We are advised they are long term tenants.

Situated Off Holt Road which in turn is off Kensington High Street within close proximity to local amenities, schooling and approximately 2.5 miles from Liverpool City Centre.

First Floor
3 Bedrooms.

Outside
Yard to the rear and brick shed.

Ground Floor
Hall, Lounge, Breakfast Kitchen, Bathroom/W.C.

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LOT
43

101 Knoclaid Road, Liverpool L13 8DD
VACANT RESIDENTIAL

GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

A 3 bedroomed middle terraced property which following an upgrade and refurbishment scheme would be suitable for occupation, resale or investment purposes. The property benefits from double glazing.

Situated Fronting Knoclaid Road at its junction with Maiden Lane in an established and popular residential location.

First Floor
3 Bedrooms, Bathroom/W.C.

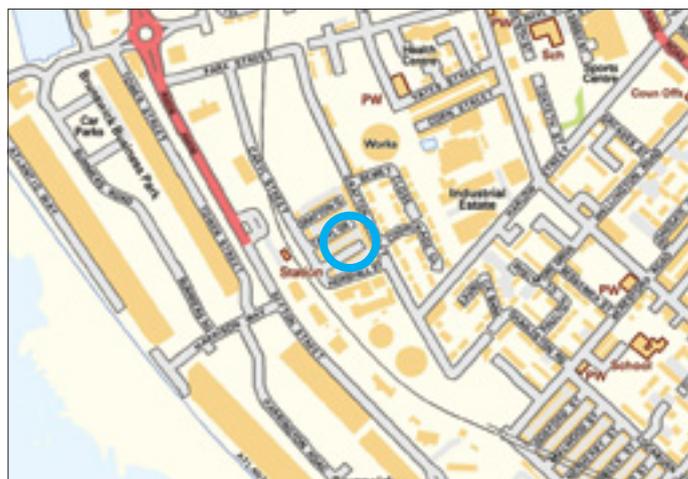
Outside
Yard, Outside.

Ground Floor
Hall, Lounge, Dining room, Kitchen.

LOT
44

22 Caryl Grove, Liverpool L8 6RN
VACANT RESIDENTIAL

GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

A 3 bedroomed end terraced property benefiting from double glazing and central heating. Following repair and modernisation the property would be suitable for occupation, resale or investment purposes.

Situated Off Grafton Street opposite Brunswick train station and approximately 1 mile from Liverpool City Centre.

First Floor
3 Bedrooms.

Outside
Yard to the rear.

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

JOINT AGENTS CORE PROPERTY MANAGEMENT

LOT
45

12 Upper Parliament Street, Liverpool L8 1TE
RESIDENTIAL INVESTMENT

GUIDE PRICE £375,000 - £400,000



A substantial three storey detached corner property converted to provide 5x2 bedrooed self-contained flats and 1x1 bedrooed self-contained flat. The property benefits from majority double glazing and central heating. Five of the flats are let to individual students each paying £95 per week per room including utilities and broadband. There are currently three rooms in the five flats unlet. One flat which has one bedroom is currently let by way of an Assured Shorthold Tenancy. The potential annual rental income when fully let being in excess of £64,000.

Situated The premises are situated fronting Upper Parliament Street on the corner of Blair Street close to Liverpool Women's Hospital and within walking distance to the Universities and Liverpool City Centre.

Ground Floor via front entrance
Flat 1 - Hall, 3 Rooms, Kitchen, Bathroom/WC
Flat 2 - Hall, 3 Rooms, Kitchen, Bathroom/WC

First Floor via side entrance
Flat 3 - Hall, 3 Rooms, lounge, kitchen, bathroom/WC
Flat 4 - Hall, kitchen, shower room/WC, 3 Rooms

Second Floor via side entrance
Flat 5 - Hall, 2 Rooms, Kitchen, Bathroom/WC \

Flat 6 - Hall, Living room, Bedroom, Kitchen, Bathroom/WC

Outside
Rear Courtyard.

Joint Agens
Core Property Management.



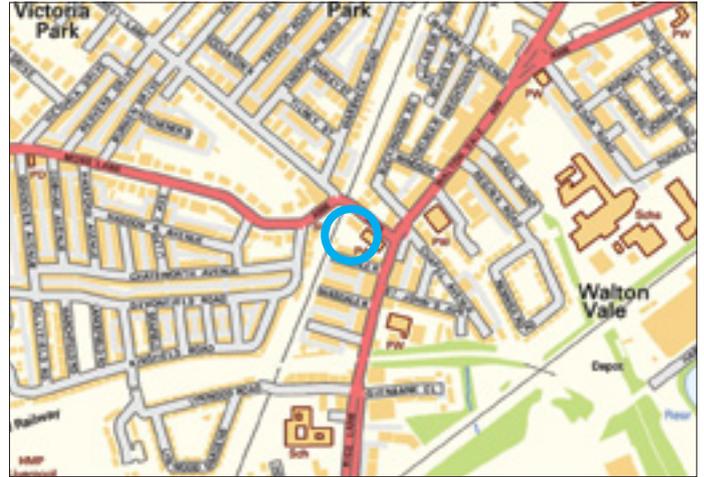
Not to scale. For identification purposes only

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LOT
46

7 Orrell Lane, Liverpool L9 8BU
VACANT RESIDENTIAL

GUIDE PRICE 40,000 - £45,000



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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. Following refurbishment the property would be suitable for investment purposes.

Situated Fronting Orrell Lane just off Walton Vale in a popular and well established residential location within close proximity to Walton Vale amenities and Orrell Park railway station.

First Floor
3 Bedrooms, Wet Room/WC.

Outside
Yard to the Rear.

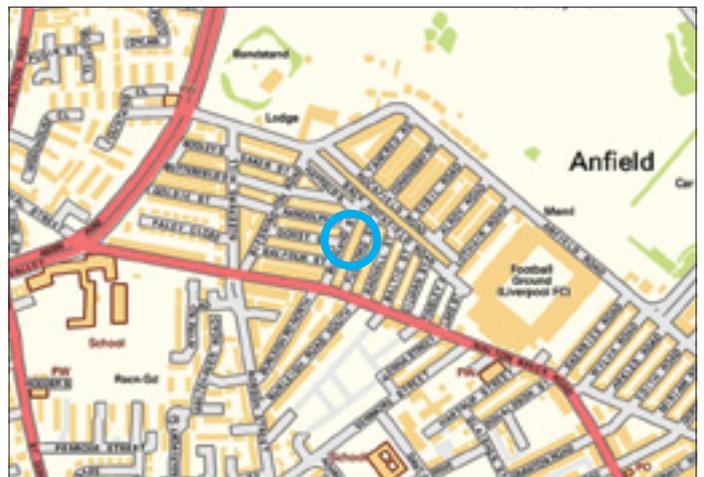
EPC Rating
D

Ground Floor
Hall, Through Living Room, Kitchen.

LOT
47

42 Burnand Street, Liverpool L4 0SH
VACANT RESIDENTIAL

GUIDE PRICE £30,000 - £35,000



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Not to scale. For identification purposes only

A 2 bedroomed mid terrace benefiting from double glazing and central heating. The property would be suitable for investment purposes. The potential annual rental income being in excess of £5400.

Situated Off Walton Breck Road in an established residential location within easy reach of local amenities, schooling, Liverpool Football Club and approximately 2 miles from Liverpool City Centre.

First Floor
Two Bedrooms.

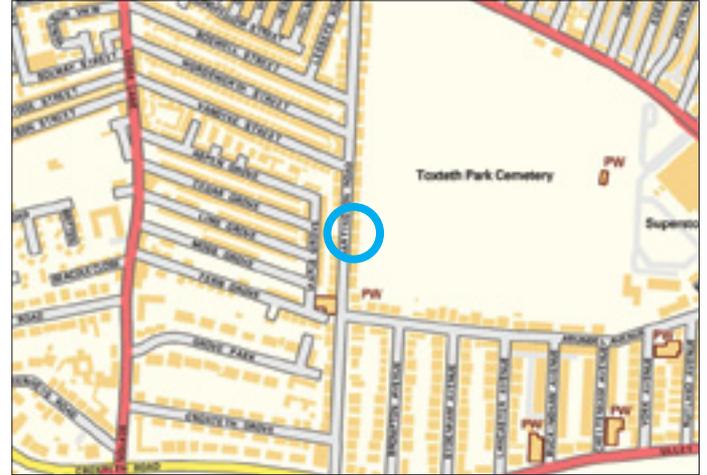
Outside
Yard to the rear.

Ground Floor
Lounge, Kitchen and Bathroom/WC

LOT
48

73 Hartington Road, Liverpool L8 0SE
RESIDENTIAL INVESTMENT

GUIDE PRICE £200,000 +



Not to scale. For identification purposes only

A double fronted three storey semi-detached property converted to provide 3 X 3 double bedrooomed self-contained Flats. The property has recently been refurbished and benefits from double glazing and central heating. The flats are in good order throughout and at the time of our inspection two of the flats were let on Assured Shorthold Tenancies producing £13,740. The property has the potential to let to 9 students with a potential annual rental income of £35,000.

Situated Fronting Hartington Road between Croxteth Road and Smithdown Road in a popular residential location, a short distance from Sefton Park and approximately 2 miles from Liverpool City Centre.

Ground Floor

Main Entrance Hallway
Flat 1 - Hall, lounge, kitchen, 3 bedrooms, bathroom/WC

First Floor

Flat 2 - Hall, lounge, 3 bedrooms, kitchen/diner, bathroom/WC

Second Floor

Flat 3 - Hall, open plan kitchen/lounge, 3 bedrooms, bathroom/WC

Outside

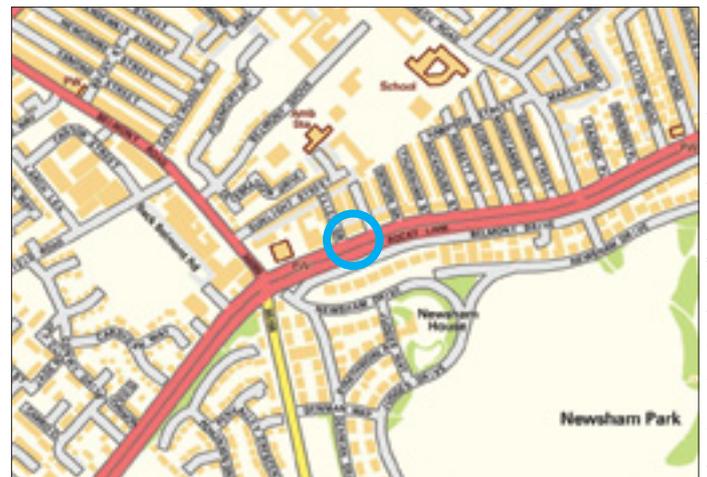
Gravelled Yard to the rear

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LOT
49

21 Rocky Lane, Liverpool L6 4BA
VACANT RESIDENTIAL

GUIDE PRICE £65,000 +



Not to scale. For identification purposes only

A three storey 6 bedrooomed middle terraced property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for occupation, resale or HMO investment purposes. The property could alternatively be converted to provide 3x1 bedrooomed self-contained flats, subject to any necessary planning consents.

Situated Fronting Rocky Lane in a popular residential location within close proximity to Tuebrook Amenities, schooling, Newsham Park and approximately 2.5 miles from Liverpool City Centre.

Basement

Cellar - Not inspected

Ground Floor

Hall, 2 Reception Rooms, Breakfast Kitchen.

First Floor

4 Bedrooms, Bathroom/WC

Second Floor

2 Bedrooms, Shower Room/WC

Outside

Yard to rear

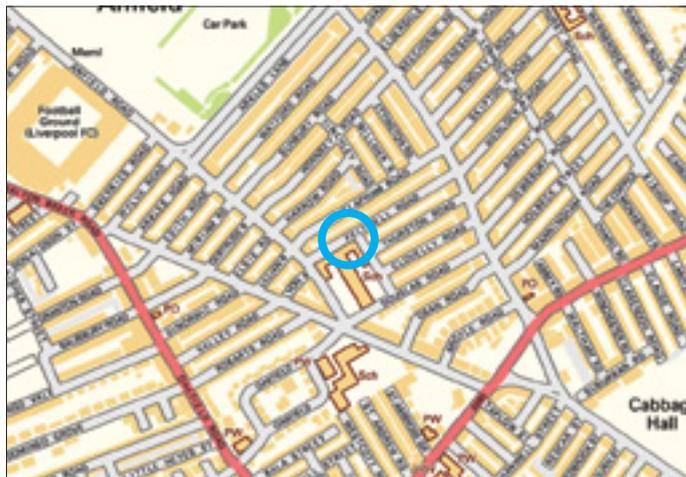
EPC rating

D

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LOT 50 **21 Feltwell Road, Liverpool L4 2TE**
VACANT RESIDENTIAL

GUIDE PRICE £50,000 +



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Not to scale. For identification purposes only

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

Situated Off Priory Road in a popular residential location within walking distance to Liverpool Football Club, local amenities and approximately 3 miles from Liverpool City Centre.

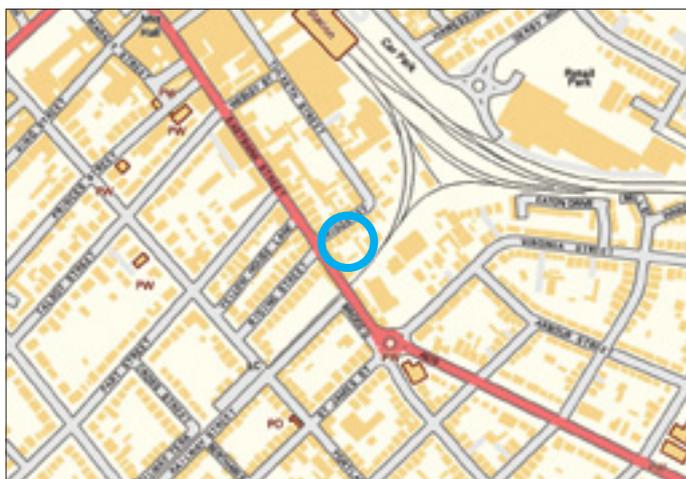
Outside
Yard to the rear.

Ground Floor
Hall, lounge, dining room, kitchen

First Floor
3 bedrooms, bathroom/WC

LOT 51 **18 Bridge Street, Southport, Merseyside PR8 1BW**
VACANT RESIDENTIAL

GUIDE PRICE £85,000 +



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Not to scale. For identification purposes only

A 3 bedroomed semi-detached property benefiting from double glazing, coal fired central heating, gardens to the front and rear and driveway. The property is in good condition and would be suitable for occupation or investment purposes.

Situated Fronting Bridge Street just off Eastbank Street in a popular and well established residential location within walking distance to Lord Street amenities and the Promenade.

First Floor
2 Bedrooms, Bathroom/WC

Outside
Yard to the rear.

Ground Floor
Hall, Living Room, Dining Room, Kitchen.

EPC rating
F

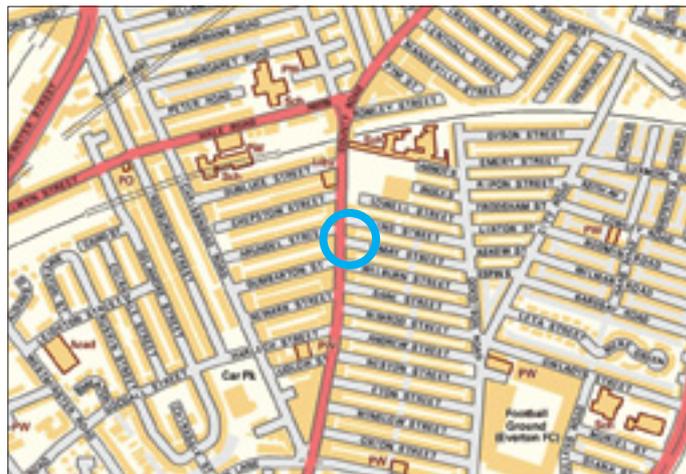
LOT
52

110 County Road, Walton, Liverpool L4 3QW
VACANT COMMERCIAL

GUIDE PRICE £25,000+



A vacant freehold ground floor retail unit only which until recently traded as a Children's Clothes shop and would be suitable for a number of uses, subject to the relevant consents. The property benefits from steel roller shutters.



Not to scale. For identification purposes only

Situated Fronting County Road on a busy main position approximately 3 miles from Liverpool City Centre.

Outside
Yard to the rear.

Ground Floor
Shop - Main Sales Area, Rear Room, Kitchen/WC

N.B
The upper floors have been sold off on a 125 year Lease.

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LOT
53

7 Garages At Enfield Street, St. Helens, Merseyside WA10 3UL
GARAGES

GUIDE PRICE £15,000 - £20,000



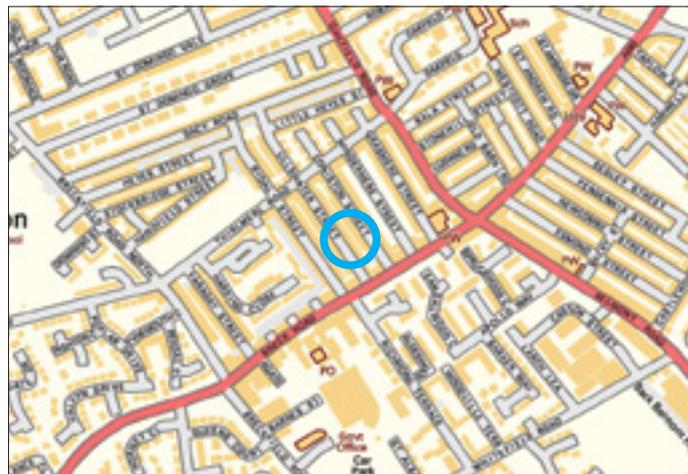
A small triangle of land extending to 348 sq.m with 5 garages and space for 2 more. The site would be suitable for a variety of uses subject to the necessary consents.



Situated behind a row of terraced houses on Enfield Street which in turn is off Prescott Road and Borough Road in an established residential location.

LOT 54 **27 Coniston Street, Liverpool L5 6QY**
VACANT RESIDENTIAL

GUIDE PRICE £25,000 - £30,000



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Not to scale. For identification purposes only

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

Situated Off Thirlmere Road and Breck Road in a popular residential location within walking distance to local amenities and approximately 2 miles from Liverpool City Centre.

First Floor
3 Bedrooms.

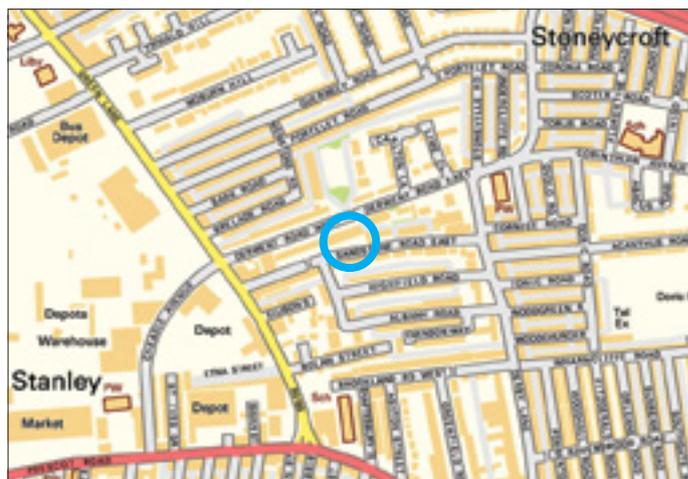
Outside
Yard to the Rear.

Ground Floor
Hall, Through Living Room, Kitchen, Bathroom/WC.

ON BEHALF OF A HOUSING ASSOCIATION

LOT 55 **Flats 1 & 2, 17 Derwent Road West, Liverpool L13 6QP**
VACANT RESIDENTIAL

GUIDE PRICE £85,000 +



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Not to scale. For identification purposes only

A vacant three storey middle terraced property which has been converted to provide 2 x 2 bedroomed flats. The property benefits from double glazing and central heating and following refurbishment would be suitable for investment purposes.

Situated Off Green Lane (B5189) in a popular and well established residential location within close proximity to local amenities.

Flat 2 Ground Floor: Hall, Living Room, Kitchen. First Floor: Landing, 1 Bedroom, Bathroom/WC. Second Floor: 1 Bedroom.

Ground Floor
Communal Entrance Hall.
Flat 1 Ground Floor: Hall, Living Room, Kitchen. First Floor: Landing, 2 Bedrooms, Bathroom/WC.

Outside
Rear Yard (sub-divided into two sections giving each flat gated access to rear entry)

ON BEHALF OF A HOUSING ASSOCIATION

LOT
56

2 Lulworth Road, Liverpool L25 3RA
VACANT RESIDENTIAL

GUIDE PRICE £45,000+



Not to scale. For identification purposes only

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

Situated Off Kings Drive which in turn is off Childwall Valley Road (B5178) in a popular and well established residential location within close proximity to local amenities.

First Floor
2 Bedrooms, Shower Room/WC.

Outside
Front & Side Gardens.

Ground Floor
Hall, Living Room, Kitchen.

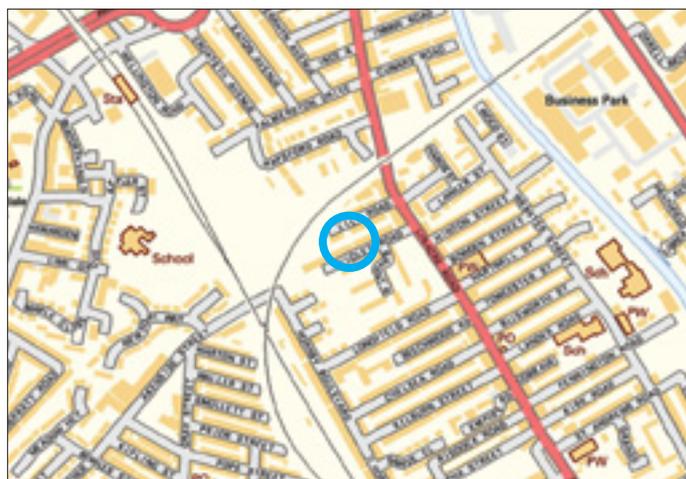
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ON BEHALF OF A HOUSING ASSOCIATION

LOT
57

27 Lily Road, Liverpool L21 6NX
VACANT RESIDENTIAL

GUIDE PRICE £25,000+



Not to scale. For identification purposes only

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

Situated Off Linacre Road (A567) in a popular and well established residential location within close proximity to local amenities.

First Floor
2 Bedrooms, Bathroom/WC.

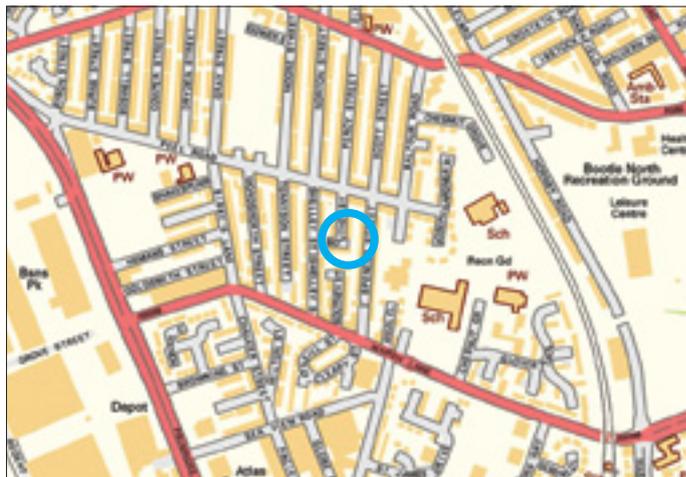
Outside
Rear Yard.

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

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ON BEHALF OF A HOUSING ASSOCIATION

LOT 58 **63 Southey Street, Bootle, Merseyside L20 4LL** **GUIDE PRICE £25,000+**
VACANT RESIDENTIAL



Not to scale. For identification purposes only

A vacant 2 bedroomed middle terraced property which following refurbishment would be suitable for investment purposes..

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

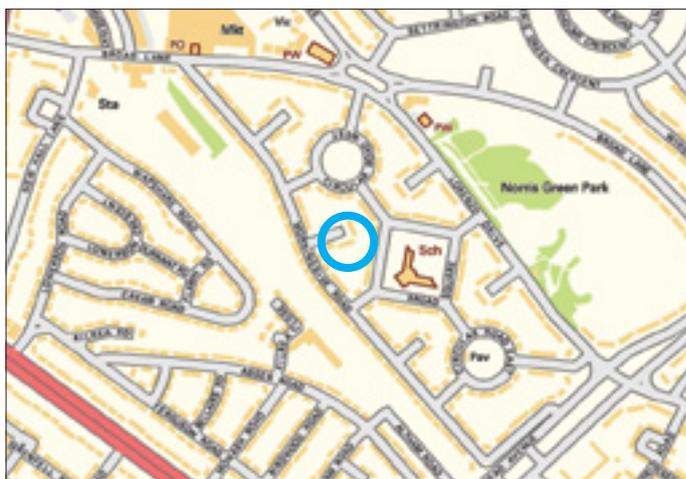
First Floor
2 Bedrooms, Bathroom/WC.

Outside
Rear Yard.

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

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LOT 59 **7 Morningside View, Liverpool L11 1BB** **GUIDE PRICE £40,000 - £45,000**
VACANT RESIDENTIAL



Not to scale. For identification purposes only

A 3 bedroomed middle terrace property benefiting from double glazing, central heating and gardens. The property would be suitable for occupation or investment purposes following repair and modernisation.

Situated In Morningside view which is located off Morningside Road in a popular residential location with easy access to local amenities and schooling.

First Floor
3 Bedrooms, Bathroom/W.C.

Outside
Rear Garden.

Ground Floor
Entrance hall, Lounge, Dining room, Kitchen.

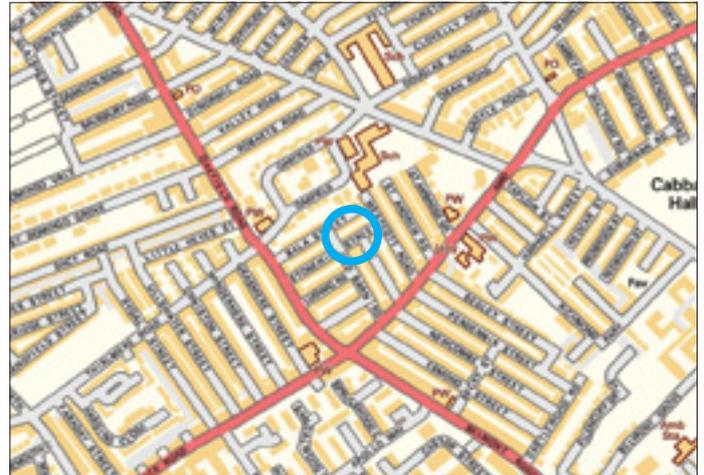
EPC rating
D

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LOT
60

62 Bala Street, Liverpool L4 2QW
VACANT RESIDENTIAL

GUIDE PRICE £30,000 - £35,000



Not to scale. For identification purposes only

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

Situated Off Oakfield Road in a popular residential location within close proximity to Liverpool Football Club, local amenities and approximately 2 miles from Liverpool city centre.

First Floor
2 Bedrooms.

Outside
Rear Yard.

Ground Floor
Through Living Room, Kitchen, Bathroom/WC.

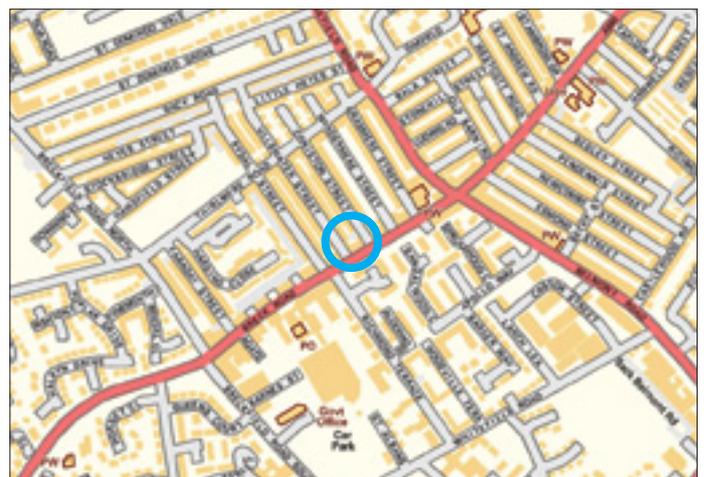
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ON BEHALF OF A HOUSING ASSOCIATION

LOT
61

4 Coniston Street, Liverpool L5 6QY
VACANT RESIDENTIAL

GUIDE PRICE £30,000+



Not to scale. For identification purposes only

A vacant 2 bedroomed end of terrace property benefiting from double glazing. Following refurbishment the property would be suitable for investment purposes.

Situated Off Breck Road (A580) in a popular and well established residential location within close proximity to local amenities.

First Floor
2 Bedrooms, Bathroom/WC.

Outside
Rear Yard.

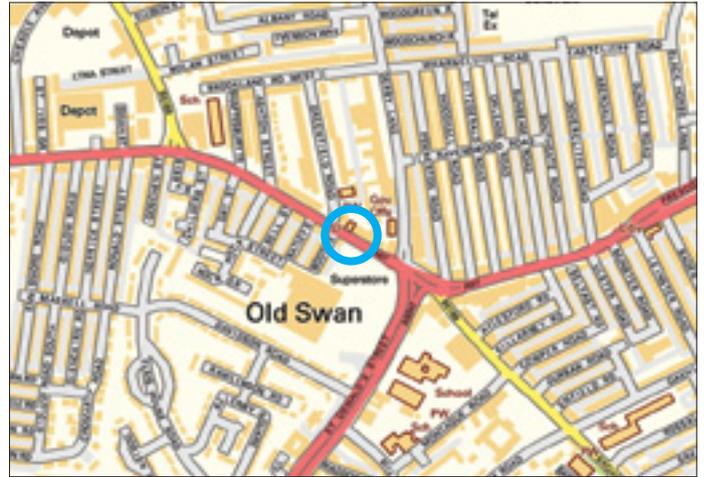
Ground Floor
Hall, Front Living Room, Rear Living Room, Kitchen.

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LOT
62

Greenfield Tyres, Greenfield Road, Liverpool L13 3BN
COMMERCIAL INVESTMENT

GUIDE PRICE £50,000+



Not to scale. For identification purposes only

A yard/land area currently let to 'Greenfield Tyres' at a rental of £3900.00 per annum. There is also an advertising hoarding included in the sale producing £2500.00 per annum. The annual rental income being in excess of £6000. The property could possibly be used for re-development subject to any necessary planning consents.

Situated The property is situated fronting Greenfield Road and is accessed via Prescot Road (A57) within close proximity to local amenities including Old Swan Village.

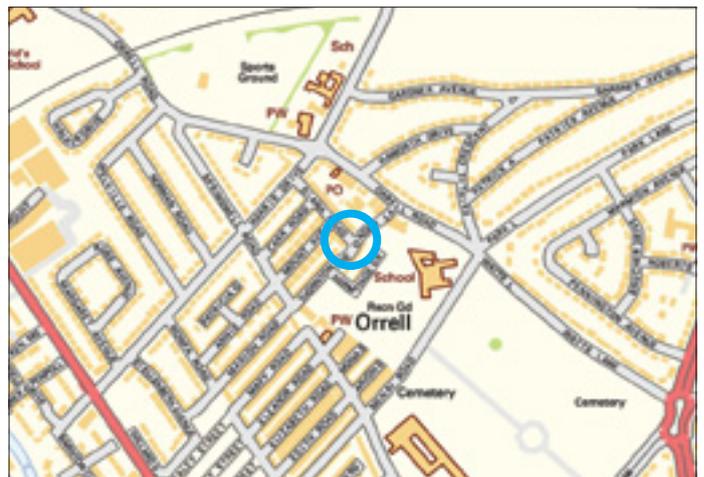


ON BEHALF OF A HOUSING ASSOCIATION

LOT
63

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

GUIDE PRICE £55,000+



Not to scale. For identification purposes only

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

Situated Fronting Diana Road at its junction with Cinder Lane in a popular and well established residential location.

First Floor
3 Bedrooms, Bathroom/WC.

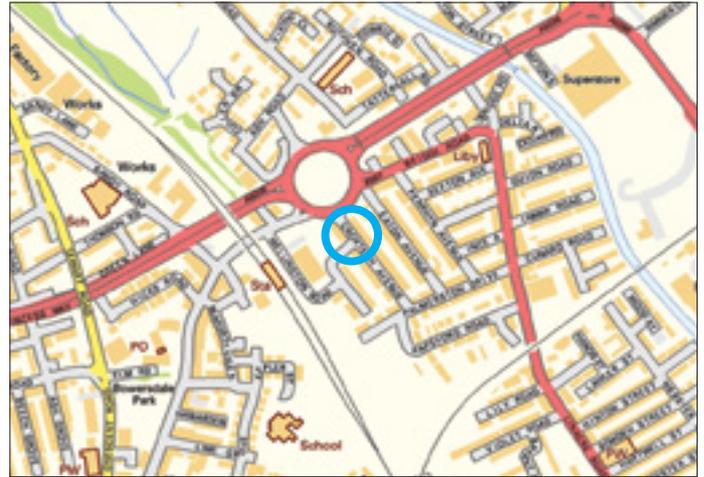
Outside
Front Garden.

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

LOT
64

9 Croxteth Avenue, Liverpool L21 6NA
VACANT RESIDENTIAL

GUIDE PRICE £45,000+



Not to scale. For identification purposes only

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

Situated Off Wellington Road which is off Seaforth Road and Church Road roundabout (A5036). In an established residential location within close proximity to Seaforth and Litherland Railway Station.

First Floor
3 Bedrooms, Bathroom/W.C.

Outside
Yard to the rear.

EPC rating
D.

Ground Floor
Hall, Front Living room, Rear dining room, Kitchen.

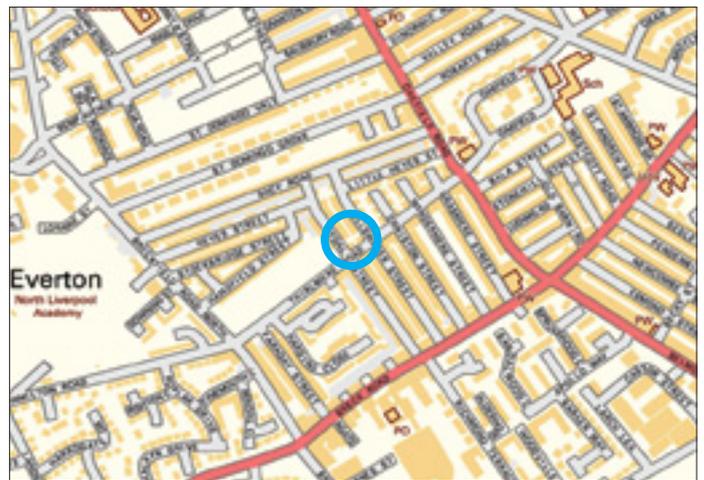
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ON BEHALF OF A HOUSING ASSOCIATION

LOT
65

71 Ullswater Street, Liverpool L5 6QU
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.

Situated Off Thirlmere Road which is off Oakfield Road in a popular and well established residential location within close proximity to local amenities.

First Floor
3 Bedrooms.

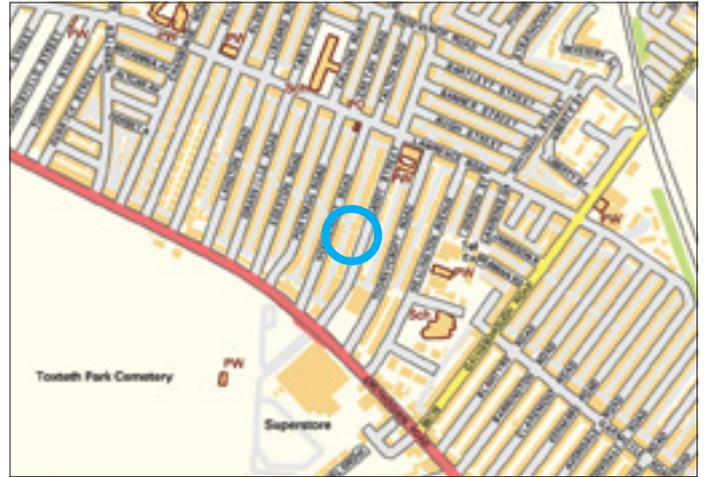
Outside
Rear Yard.

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

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LOT 66 **31 Bagot Street, Liverpool L15 2HA**
VACANT RESIDENTIAL

GUIDE PRICE £80,000+



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Not to scale. For identification purposes only

A substantial three storey semi-detached property in need of a full upgrade and refurbishment scheme. The property benefits from gardens. The property would be suitable for occupation, student investment or resale.

Situated Between Smithdown Road and Lawrence Road in a popular and well established residential location within easy access to local amenities and approximately 3 miles from Liverpool City Centre.

First Floor
3 Bedrooms, Bathroom/WC

Second Floor
One Further Bedroom

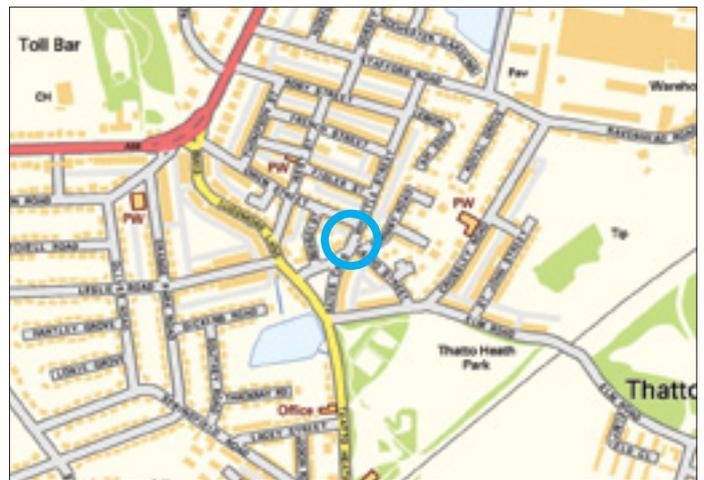
Outside
Gardens front and rear.

Ground Floor
Hall, 3 Reception Rooms, Kitchen.

ON BEHALF OF A HOUSING ASSOCIATION

LOT 67 **1 Owen Street, St. Helens, Merseyside WA10 3DW**
VACANT RESIDENTIAL

GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

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

Situated Off Prescott Road (A58) in a popular and well established residential location within close proximity to local amenities.

First Floor
2 Bedrooms.

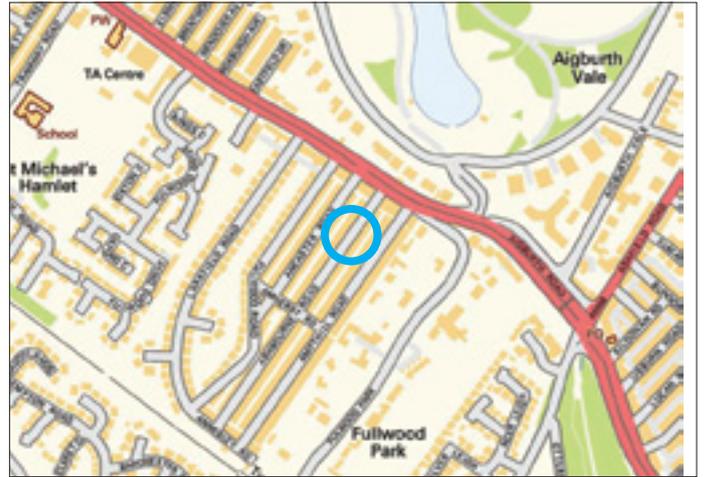
Outside
Rear Yard.

Ground Floor
Through Lounge/Dining Room, Kitchen, Rear Lobby, Bathroom/WC.

LOT
68

16 Ashbourne Road, Aigburth, Liverpool L17 9QH
VACANT RESIDENTIAL

GUIDE PRICE £150,000+



Not to scale. For identification purposes only

A 4 bedroomed middle terraced property suitable for immediate occupation or investment purposes. The property is in good order throughout and benefits from double glazing, central heating, hardwood flooring and a large kitchen with utility room.

Situated Off Aigburth Road in a very popular and well established residential location a short distance to Aigburth Vale, Sefton Park and Otterspool Promenade.

First Floor

4 Bedrooms, Bathroom/WC with Walk In Shower.

Outside

Yard to Rear.

Ground Floor

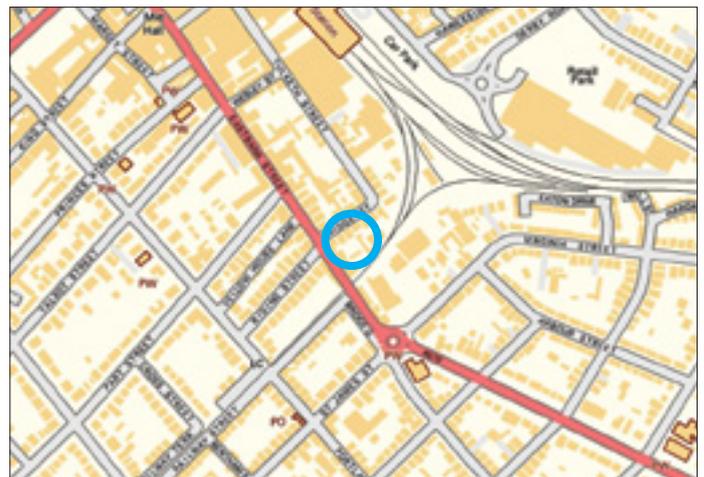
Vestibule, Hall, Lounge, Dining Room, Kitchen, Utility Room.

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LOT
69

18 Inigo Road, Liverpool L13 6SH
VACANT RESIDENTIAL

GUIDE PRICE £55,000+



Not to scale. For identification purposes only

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

Situated Just off Derby Lane and Queens Drive in a very popular and well established residential location within close proximity to Schooling, Old Swan amenities and approximately 3 miles from Liverpool City Centre.

First Floor

3 Bedrooms, Bathroom/WC

Outside

Yard to the rear.

EPC rating

E

Ground Floor

Hall, Lounge, Dining Room, Kitchen

Joint Agents

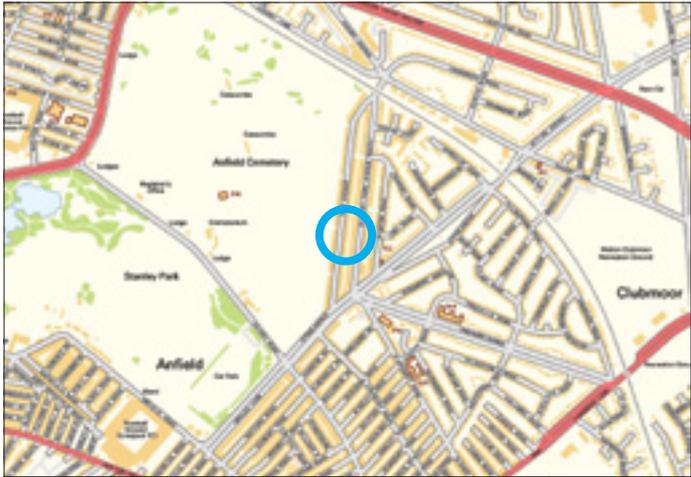
ES (Group) Limited



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LOT 70 **111 Ince Avenue, Anfield, Liverpool L4 7UX**
VACANT RESIDENTIAL

GUIDE PRICE £50,000 +



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Not to scale. For identification purposes only

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

Situated Off Utting Avenue in a popular and well established residential location within close proximity to Liverpool Football Club, Stanley Park, local amenities and approximately 3.5 miles from Liverpool City Centre.

First Floor
 3 Bedrooms, Bathroom/WC.

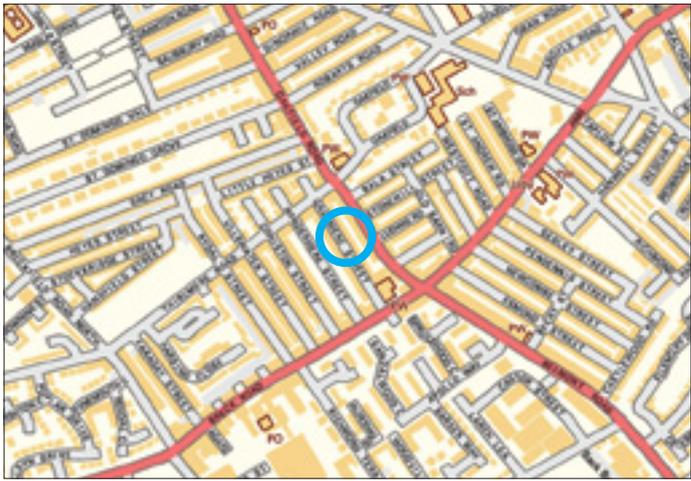
Outside
 Yard to the rear.

Ground Floor
 Hall, Front Living Room, Rear Dining Room, Kitchen.

ON BEHALF OF A HOUSING ASSOCIATION

LOT 71 **35 Oakfield Road, Walton, Liverpool L4 2QE**
VACANT RESIDENTIAL

GUIDE PRICE £30,000+



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Not to scale. For identification purposes only

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

Situated Close to the junction with Breck Road, on a busy local road within close proximity to local shopping facilities.

First Floor
 3 Bedroom, Bathroom/WC.

Outside
 Yard to the rear.

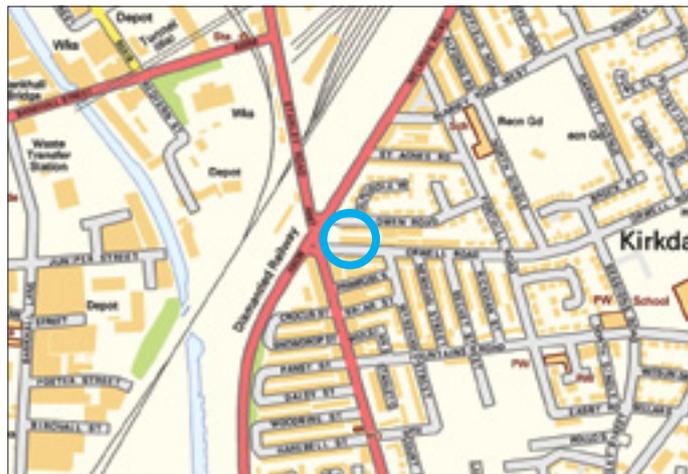
Ground Floor
 Hall, Through Living Room, Kitchen.

ON BEHALF OF A HOUSING ASSOCIATION

LOT
72

12 Owen Road, Kirkdale, Liverpool L4 1RW
VACANT RESIDENTIAL

GUIDE PRICE £40,000+



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

Not to scale. For identification purposes only

Situated Fronting Owen Road close to its junction with Melrose Road in a popular and well established residential location within close proximity to local amenities.

First Floor
3 Bedrooms.

Outside
Rear Yard.

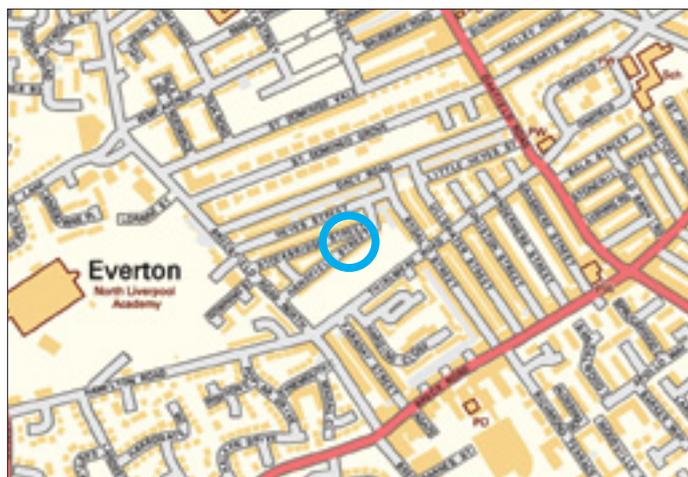
Ground Floor
Hall, Living Room, Dining Room, Kitchen, Ante Space, Bathroom/WC.

ON BEHALF OF A HOUSING ASSOCIATION

LOT
73

63 Stockbridge Street, Liverpool L5 6PA
VACANT RESIDENTIAL

GUIDE PRICE £25,000+



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

Not to scale. For identification purposes only

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

First Floor
2 Bedrooms.

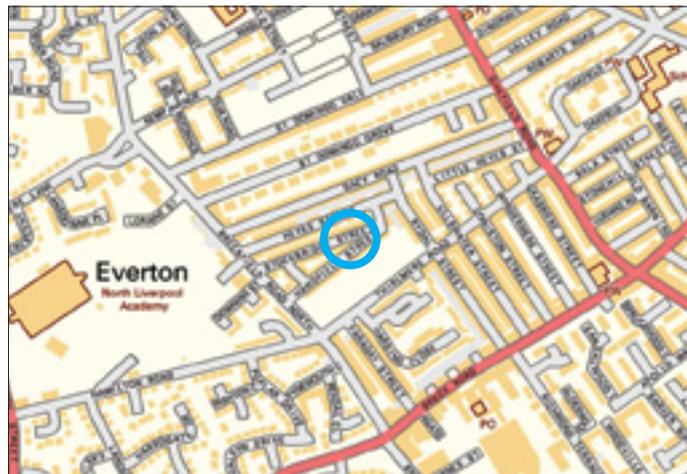
Outside
Rear Yard.

Ground Floor
Hall, Lounge, Kitchen, Bathroom/WC.

ON BEHALF OF A HOUSING ASSOCIATION

LOT 74 **73 Stockbridge Street, Liverpool L5 6PA**
VACANT RESIDENTIAL

GUIDE PRICE £25,000+



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Not to scale. For identification purposes only

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

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

First Floor
2 Bedrooms.

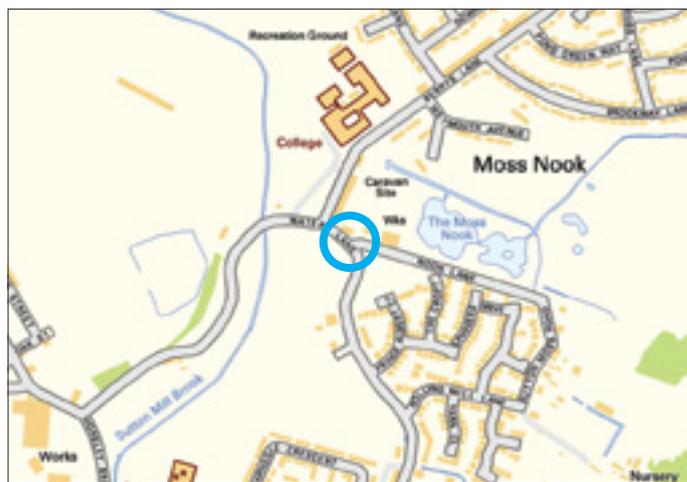
Outside
Rear Yard.

Ground Floor
Hall, Living Room, Kitchen/Breakfast Room, Bathroom/WC.

ON BEHALF OF A HOUSING ASSOCIATION

LOT 75 **227 Watery Lane, St. Helens, Merseyside WA9 3HF**
VACANT RESIDENTIAL

GUIDE PRICE £25,000+



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Not to scale. For identification purposes only

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

Situated Off Berrys Lane in a popular and well established residential location within close proximity to local amenities.

First Floor
2 Bedrooms.

Outside
Rear Yard.

Ground Floor
Living Room, Kitchen, Rear Lobby, Bathroom/WC.

ON BEHALF OF A HOUSING ASSOCIATION

LOT
76

80 Pocket Nook Street, St. Helens, Merseyside WA9 1LU
VACANT RESIDENTIAL

GUIDE PRICE £25,000+



Not to scale. For identification purposes only

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

Situated Off Park Road (A58) in a popular and well established residential location within close proximity to local amenities.

First Floor
2 Bedrooms.

Outside
Rear Yard.

Ground Floor
Living Room, Dining Room, Kitchen, Rear Lobby, Bathroom/WC.

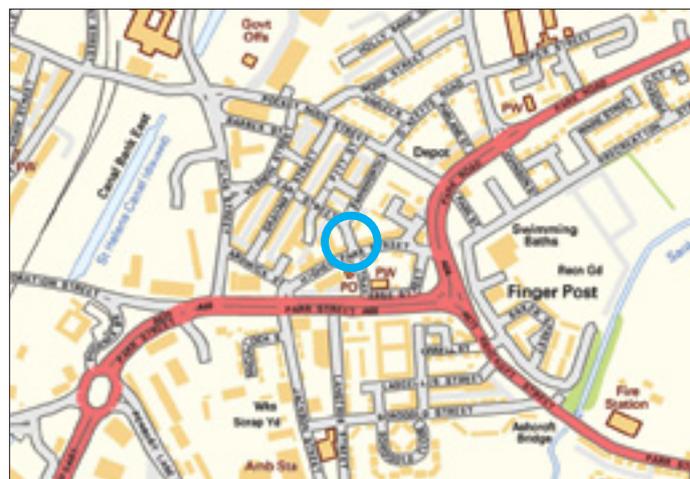
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ON BEHALF OF A HOUSING ASSOCIATION

LOT
77

6 Trinity Street, St. Helens, Merseyside WA9 1NR
VACANT RESIDENTIAL

GUIDE PRICE £40,000+



Not to scale. For identification purposes only

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

Situated Off Parr Street (A58) in a popular and well established residential location within close proximity to local amenities.

First Floor
3 Bedrooms, Bathroom/WC.

Outside
Driveway and Front, Side & Rear Gardens.

Ground Floor
Entrance Hall, Through Lounge/ Dining Room, Kitchen.

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ON BEHALF OF A HOUSING ASSOCIATION

LOT 78 **361 West End Road, Haydock, St. Helens, Merseyside WA11 0AX**
VACANT RESIDENTIAL **GUIDE PRICE £45,000+**



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Not to scale. For identification purposes only

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

Situated Off Vicarage Road and Clipsley Lane (A599) in a popular and well established residential location within close proximity to local amenities.

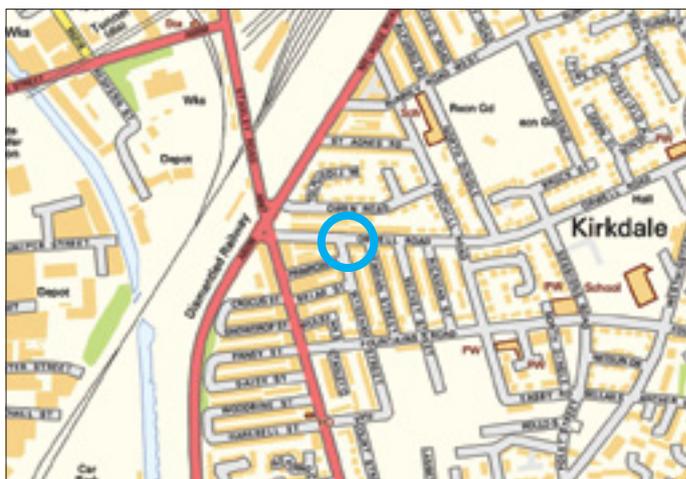
First Floor
3 Bedrooms, Bathroom, WC.

Outside
Front Driveway, Side Footpath and Front & Rear Gardens.

Ground Floor
Living Room, Dining Room, Kitchen.

ON BEHALF OF A HOUSING ASSOCIATION

LOT 79 **41 Orwell Road, Liverpool L4 1RG**
VACANT RESIDENTIAL **GUIDE PRICE £35,000+**



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Not to scale. For identification purposes only

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

Situated Off Stanley Road (A567) in a popular and well established residential location within close proximity to local amenities.

First Floor
3 Bedrooms.

Outside
Rear Yard.

Ground Floor
Hall, Front Living Room, Rear Living Room, Kitchen/Breakfast Room, Bathroom/WC.

LOT
80

68 Avondale Road, Liverpool L15 3HF
RESIDENTIAL INVESTMENT

GUIDE PRICE £100,000 +



Not to scale. For identification purposes only

A 3 bedroomed middle terraced property currently let to 4 students producing £13,918 per annum until July 2014 and then £14,872 until July 2015 to include all bills. The property is in good order and benefits from central heating.

Situated

Off Garmoyle Road in a very popular residential location within close proximity to Smithdown Road and Lawrence Road amenities and approximately 4 miles south of Liverpool City Centre.

Ground Floor

Hall, 1 Letting Room, Communal Lounge, Kitchen.

First Floor

3 Letting Rooms, Bathroom/W.C.

Outside

Yard to the rear.

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ON BEHALF OF A HOUSING ASSOCIATION

LOT
81

3 Bold Street, Leigh, Lancashire WN7 1BJ
VACANT RESIDENTIAL

GUIDE PRICE £30,000+



Not to scale. For identification purposes only

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

Situated

Off Church Street which is off Market Place (B5215) in a popular and well established residential location within close proximity to local amenities.

First Floor

2 Bedrooms, Bathroom/W.C.

Outside

Rear Yard and Outbuilding.

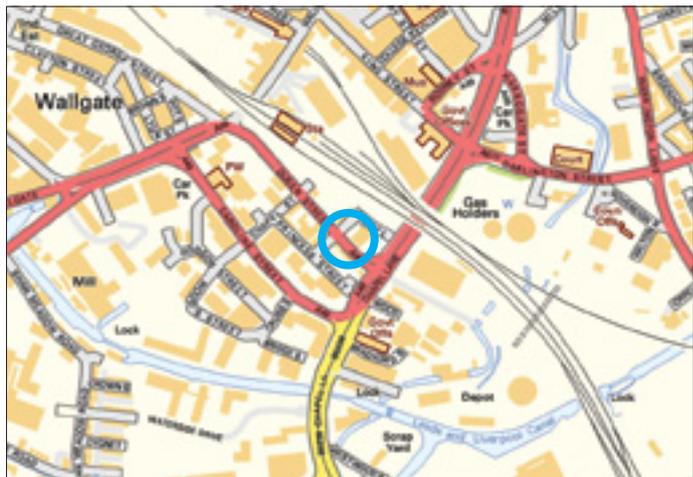
Ground Floor

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

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ON BEHALF OF A HOUSING ASSOCIATION

LOT 82 **73 Queen Street, Wigan, Lancashire WN3 4HX**
VACANT RESIDENTIAL **GUIDE PRICE £35,000+**



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Not to scale. For identification purposes only

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

Situated Off Chapel Lane (A49) in a popular and well established residential location within close proximity to local amenities.

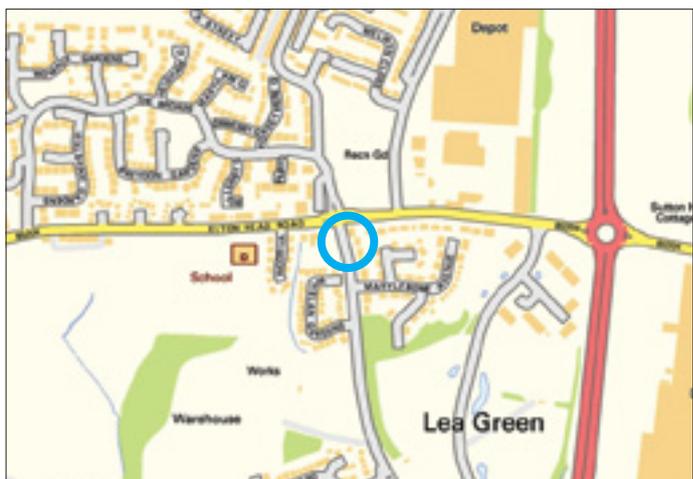
First Floor
3 Bedrooms.

Outside
Front & Rear Gardens.

Ground Floor
Hall, Living Room, Kitchen, Lobby, Bathroom/WC.

ON BEHALF OF A HOUSING ASSOCIATION

LOT 83 **7 Lowfield Lane, St. Helens, Merseyside WA9 5BE**
VACANT RESIDENTIAL **GUIDE PRICE £35,000+**



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Not to scale. For identification purposes only

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

Situated Off Elton Head Road which in turn is off St. Helens Linkway in a popular and well established residential location within close proximity to local amenities.

First Floor
2 Bedrooms.

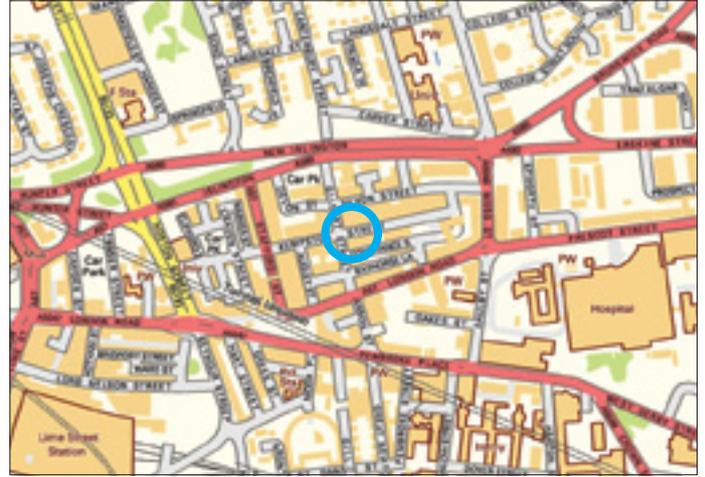
Outside
Rear Yard.

Ground Floor
Living Room, Kitchen, Rear Lobby, Bathroom/WC.

LOT
84

65 Kempston Street, Liverpool L3 8HE
VACANT COMMERCIAL

GUIDE PRICE £25,000 - £35,000



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The property comprises a three storey mid terrace industrial building formed to provide cleared floor space on all three floors. The property benefits from UPVC double glazed windows to the front on the first floor level and steel roller shutters to the ground floor. Use class orders: B8 Storage and Distribution. The property entrance is secured by metal roller shutters. Internally the building is constructed of solid concrete floor, painted plasterboard ceiling, with florescent strip lighting. The property would be suitable for a number of uses, subject to any relevant planning consents.

Not to scale. For identification purposes only

Situated Off Gildart Street which in turn is off Islington (A580) within walking distance into Liverpool City Centre.

Note - (Areas taken from the VOA website)

Tenure

The property is on a long leasehold for a term of 99 years from October 1971 with approximately 56 years remaining and would be suitable for a number of uses subject to the necessary planning consents.

Ground Floor - 204.01 m2 (2196 sq ft)

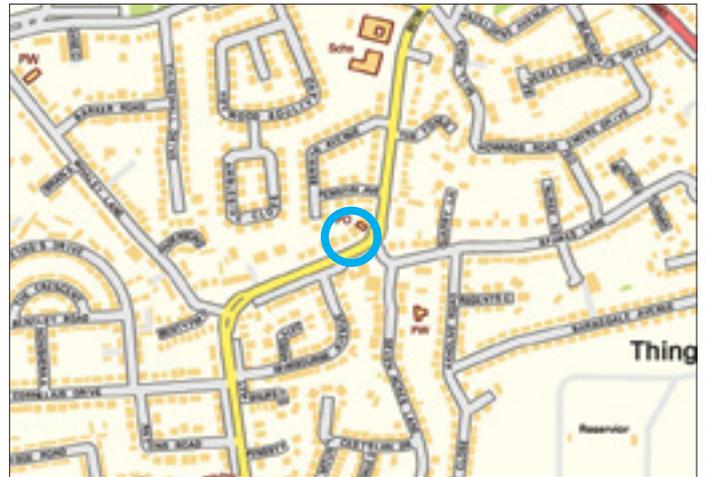
First Floor - 204.01 m2 (2196 sq ft)

Second Floor - 204.01 m2 (2196 sq ft)

LOT
85

515 Pensby Road, Thingwall, Wirral, Merseyside CH61 7UQ
COMMERCIAL INVESTMENT

GUIDE PRICE £110,000 +



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A two-storey semi-detached property comprising of a ground floor retail unit together with a one bedroomed self-contained flat above. The ground floor is vacant and previously traded as a Cafe which is in good order throughout with a potential rent of £12,000 per annum. The flat above is let on an Assured Shorthold Tenancy producing £4,800 per annum. The ground floor benefits from steel rollers shutters and the first floor benefits from double glazing.

Not to scale. For identification purposes only

Situated Fronting Pensby Road within Thingwall Village forming part of a small parade of shops within close proximity to all local amenities and local transport and motorway links.

First Floor

Flat - Hall, Lounge, Kitchen, Bedroom, Bathroom, Separate WC

Outside

Rear Yard/Garden.

Ground Floor

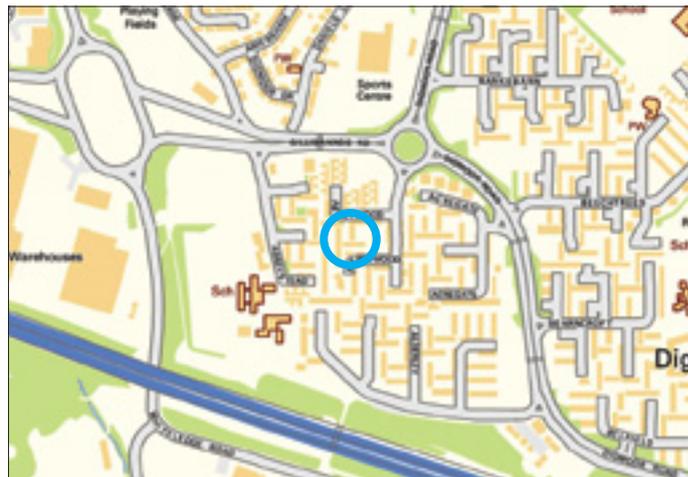
Cafe - Main Retail Area, Servery, Office, Lobby, Kitchen, WC (1,111 sq.ft).

ON BEHALF OF A HOUSING ASSOCIATION

LOT
86

58 Abbeywood, Skelmersdale, Lancashire WN8 9LR
VACANT RESIDENTIAL

GUIDE PRICE £30,000+



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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. Following refurbishment the property would be suitable for investment purposes.

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

First Floor
3 Bedrooms, Bathroom, WC.

Outside
Front Forecourt & Rear Garden.

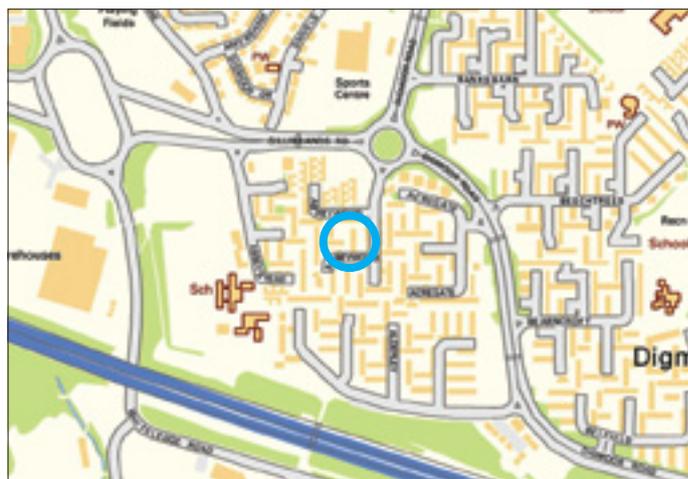
Ground Floor
Porch, Entrance Hall, Living Room, Dining Room, Kitchen.

ON BEHALF OF A HOUSING ASSOCIATION

LOT
87

90 Abbeywood, Skelmersdale, Lancashire WN8 9LR
VACANT RESIDENTIAL

GUIDE PRICE £30,000+



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Not to scale. For identification purposes only

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

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

First Floor
3 Bedrooms, Bathroom/WC.

Outside
Front Forecourt and Rear Garden.

Ground Floor
Porch, Hall, Living Room, Dining Room, Kitchen.

LOT
88

23 Mount Avenue, Bootle, Merseyside L20 6DT
VACANT RESIDENTIAL

GUIDE PRICE £60,000 - £65,000



Not to scale. For identification purposes only

A good sized 4 bedroomed semi-detached property benefiting from part double glazing and central heating. Following repair and modernisation the property would be suitable for occupation, investment or resale purposes.

Situated The property is situated fronting Mount Avenue off Springwell Road in a popular residential location within close proximity to local amenities and schooling.

First Floor

4 Bedrooms and bathroom/WC

Outside

Yard to the rear.

EPC rating

E

Ground Floor

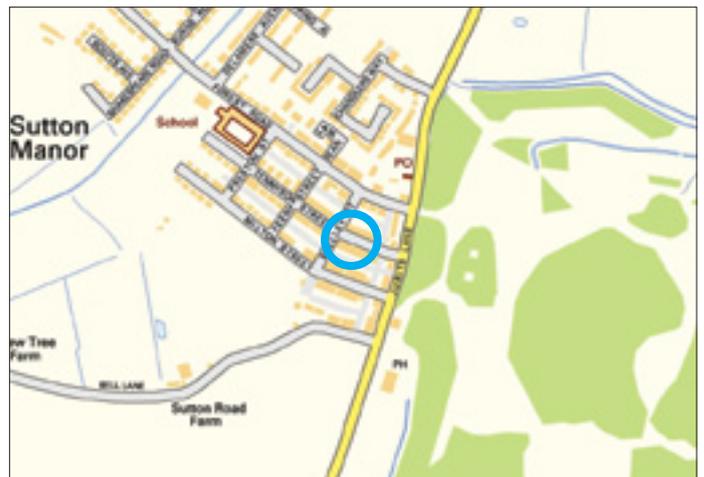
Hall, front lounge, dining room, morning room, kitchen

ON BEHALF OF A HOUSING ASSOCIATION

LOT
89

24 Tennyson Street, Sutton Manor, St. Helens, Merseyside WA9 4BL
VACANT RESIDENTIAL

GUIDE PRICE £30,000 +



Not to scale. For identification purposes only

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

Situated Off Jubits Lane (B5419) in a popular and well established residential location within close proximity to local amenities.

First Floor

2 Bedrooms.

Outside

Rear Yard.

Ground Floor

Living Room, Dining Room, Kitchen, Rear Lobby, Shower Room/WC.

ON BEHALF OF A HOUSING ASSOCIATION

LOT 90 **23 Crowther Street, St. Helens, Merseyside WA10 4NH**
VACANT RESIDENTIAL **GUIDE PRICE £35,000+**



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Not to scale. For identification purposes only

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

Situated Between Doulton Street and St. Georges Road which is off Boundary Road in a popular and well established residential location.

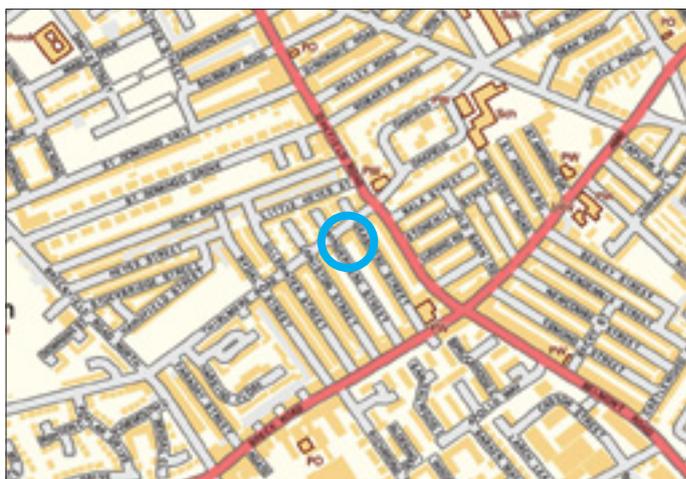
First Floor
2 Bedrooms.

Outside
Rear Yard.

Ground Floor
Living Room, Dining Room, Kitchen, Ante Space, Bathroom/WC.

ON BEHALF OF A HOUSING ASSOCIATION

LOT 91 **98 Thirlmere Road, Everton, Liverpool L5 6PR**
VACANT RESIDENTIAL **GUIDE PRICE £35,000+**



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Not to scale. For identification purposes only

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

Situated Fronting Thirlmere Road which is off Oakfield Road in an established and popular residential location approximately 2.5 miles from Liverpool City Centre.

First Floor
2 Bedrooms, Bathroom/WC.

Second Floor
2 Bedrooms.

Ground Floor
Vestibule, Front Living Room, Rear Living Room, Kitchen.

Outside
Rear Yard.

LOT
92

116 Corner Brook, Liverpool L28 0QQ
VACANT RESIDENTIAL

GUIDE PRICE £40,000 - £45,000



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



Not to scale. For identification purposes only

Situated Off Mab Lane which in turn is off Deysbrook Lane in an established residential location within close proximity to schooling and West Derby Golf Course.

First Floor
2 Bedrooms, Bathroom/W.C.

Outside
Gardens to the side and rear.

Ground Floor
Living Room, Dining Kitchen

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LOT
93

13 St. Elmo Road, Wallasey, Merseyside CH44 8BL
VACANT RESIDENTIAL

GUIDE PRICE £40,000 +



A 4 bedroomed mid terraced property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

Situated between King Street and Egremont Promenade in a popular and well established residential location close to local amenities.

First Floor
4 Bedrooms, Bathroom/WC

Outside
Yard to the rear

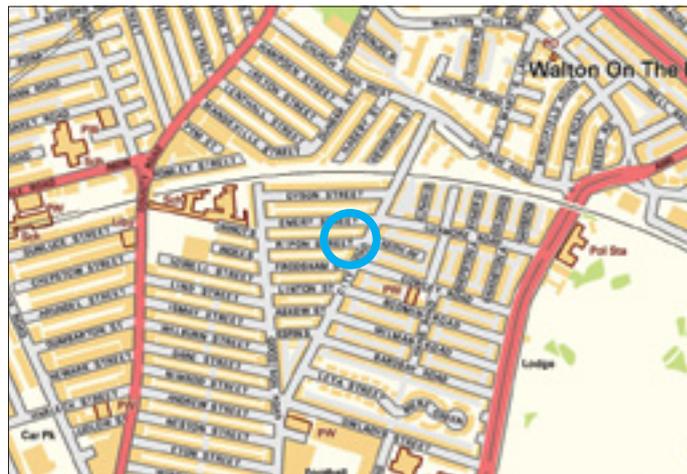
Ground Floor
Hall, Two Living Rooms, Kitchen

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ON BEHALF OF A HOUSING ASSOCIATION

LOT 94 **70 Emery Street, Liverpool L4 5UZ**
VACANT RESIDENTIAL

GUIDE PRICE £30,000+



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Not to scale. For identification purposes only

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

Situated Off City Road within close proximity to County Road shopping facilities, approximately 2 miles from Liverpool City Centre.

First Floor
2 Bedrooms.

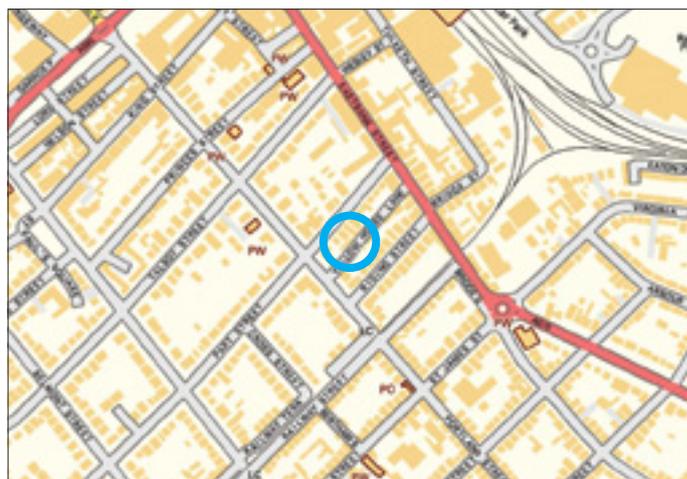
Outside
Rear Yard.

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

ON BEHALF OF LPA RECEIVERS

LOT 95 **Flat 1, 17 Part Street, Southport, Merseyside PR8 1HX**
RESIDENTIAL INVESTMENT

GUIDE PRICE £20,000+



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Not to scale. For identification purposes only

A ground floor flat within a semi-detached traditional Victorian property. We understand the premises are subject to a lifetime sitting tenant and producing income of £3,380 per annum. The property benefits from partial double glazing, central heating and off street parking facilities.

Situated The property is located to Part Street and is convenient for Southport town centre's many shops and amenities.

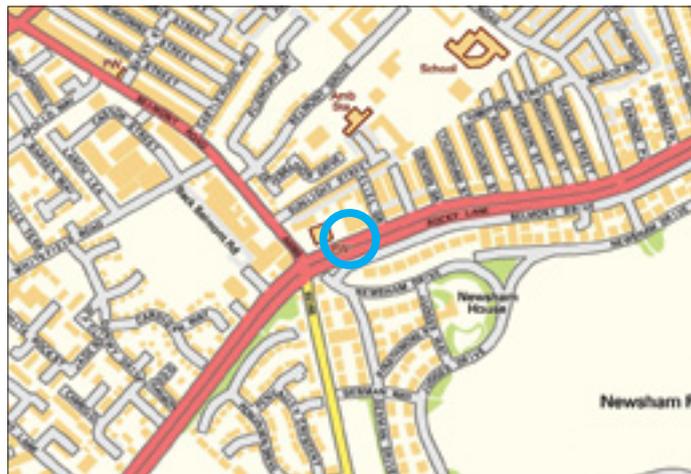
Outside
Communal Gardens

Ground Floor
Entrance Hallway
Flat - Lounge, Bedroom, Inner Hall, Kitchen and Wetroom/WC.

LOT
96

1 Rocky Lane, Anfield, Liverpool L6 4BA
RESIDENTIAL INVESTMENT

GUIDE PRICE £70,000+



Not to scale. For identification purposes only

A three storey end of terrace property converted to provide 3 x 1 bedroomed flats benefiting from double glazing. The ground floor is currently let by way of an Assured Shorthold Tenancy. When fully let the potential annual rental income is in excess of £13,500.

Situated Fronting Rocky Lane close to its junction with Belmont Road within close proximity to local amenities and approximately 2.5 miles from Liverpool City Centre.

Ground Floor

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

First Floor

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

Second Floor

Flat 3 - Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.

Outside

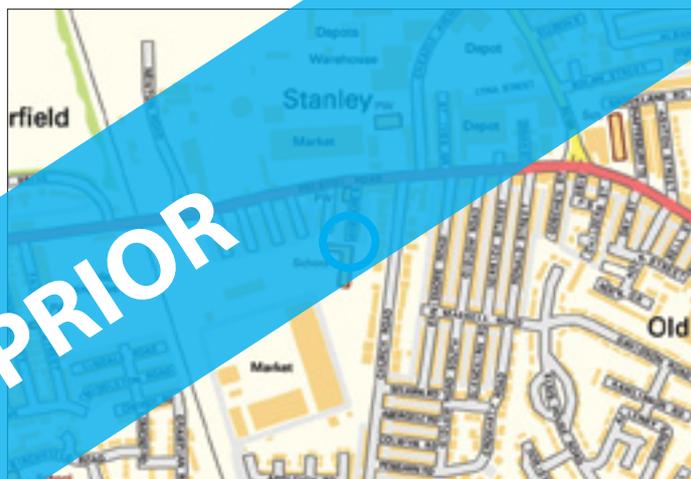
Yard to the Rear.

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LOT
97

9 Barrymore Road, Liverpool L13 3BA
VACANT RESIDENTIAL

GUIDE PRICE -£45,000+



Not to scale. For identification purposes only

A vacant 3 bedroomed middle terrace property benefiting from partial double glazing. Following a full upgrade and refurbishment scheme the property would be suitable for occupation, resale or investment purposes.

Situated Off Prescot Road in a popular residential location within close proximity to Old Swan amenities, schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

3 Bedrooms, Bathroom/WC.

Outside

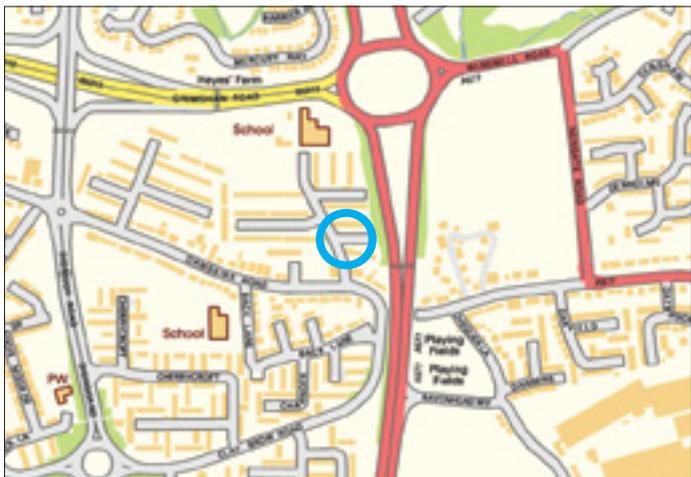
Yard to the Rear.

SOLD PRIOR

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ON BEHALF OF A HOUSING ASSOCIATION

LOT 98 **24 Cornbrook, Skelmersdale, Lancashire WN8 9AQ**
VACANT RESIDENTIAL **GUIDE PRICE £30,000+**



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Not to scale. For identification purposes only

A vacant 3 bedroomed mid-town house property benefiting from gardens and off road parking. Following repair and modernisation the property would be suitable for investment purposes.

Situated Off Ormskirk Road and Clay Brow Road in a popular and well established residential location within close proximity to local amenities.

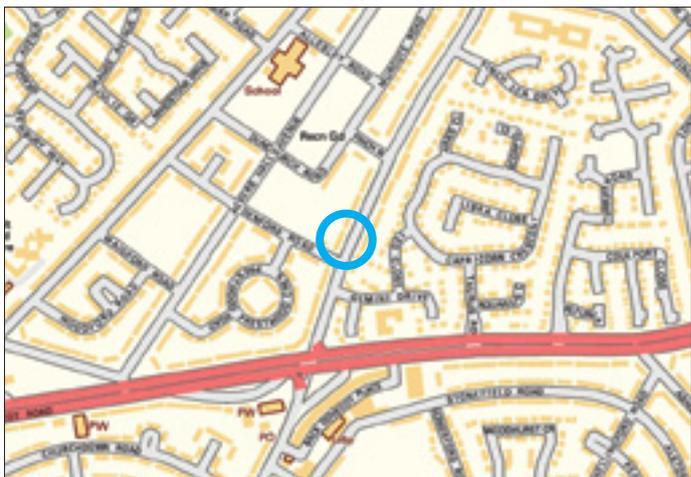
First Floor
 3 Bedrooms, Bathroom/WC.

Outside
 Garden and Parking to the Rear.

Ground Floor
 Lounge, Kitchen/Diner.

ON BEHALF OF A HOUSING ASSOCIATION

LOT 99 **53 Finch Lane, Knotty Ash, Liverpool L14 9PY**
VACANT RESIDENTIAL **GUIDE PRICE £40,000 - £45,000**



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Not to scale. For identification purposes only

A 3 bedroomed mid-town house benefiting from double glazing, central heating, front and rear gardens and driveway. Following repair and modernisation the property would be suitable for occupation, re-sale or investment purposes.

Situated Fronting Finch Lane in a popular and well established residential location close to local amenities and shopping facilities.

First Floor
 3 Bedrooms.

Outside
 Gardens front and rear, Driveway.

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

LOT
100

Former Litherland Methodist Church, Marina Avenue/Wilsons Lane L21
DEVELOPMENT LAND

GUIDE PRICE £130,000+



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A residential development opportunity with outline planning permission for the construction of 6 semi-detached houses and 1 detached house with garage. The site extends to 1575 sqm (0.39 acres).

Not to scale. For identification purposes only

Situated The site is situated within a popular residential area at the corner of Marina Avenue and Wilsons Lane, Litherland. Local amenities are provided close by.

Planning

Sefton Council granted outline planning permission (on 21/05/2013) with appearance and landscaping reserved, for the construction of 6 semi-detached houses and 1 detached house with garage. Planning reference S/2013/0429. Further details are available from the auctioneers.

Ground Floor

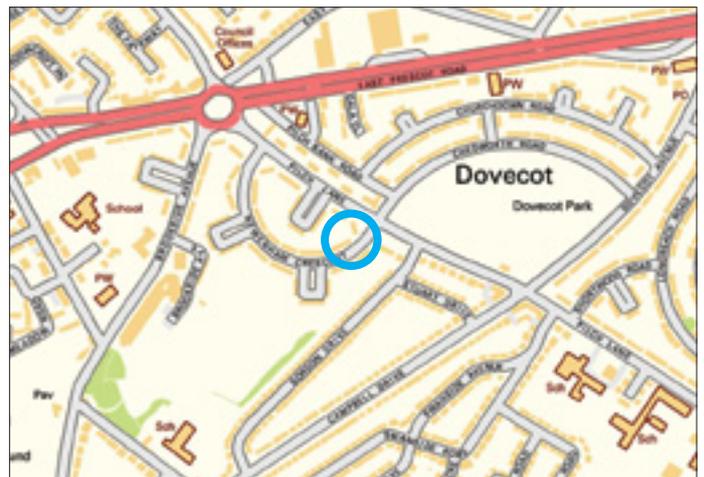
Site area approximately - 1575 sqm (0.39 acres)

ON BEHALF OF A HOUSING ASSOCIATION

LOT
101

70 Pilch Lane, Liverpool L14 7QB
VACANT RESIDENTIAL

GUIDE PRICE £60,000+



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A 3 bedroomed double fronted mid-town house benefiting from double glazing, front and rear gardens and off road parking. Following repair and modernisation the property would be suitable for occupation, resale or investment purposes.

Not to scale. For identification purposes only

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

First Floor

3 Bedrooms, Bathroom, Separate W.C.

Outside

Gardens front and rear, Driveway.

Ground Floor

Hall, 2 Reception rooms, Kitchen, Wetroom/W.C.

ON BEHALF OF LIVERPOOL CITY COUNCIL

LOT 102 **The Lodge, 70 Springwood Avenue, Woolton, Liverpool L25 7UN**
VACANT RESIDENTIAL **GUIDE PRICE £150,000+**



A vacant detached 2 storey brick built residential lodge situated within Clarke Gardens. It is a curtilage Listed building within the grounds of the Grade II* Allerton Hall. The property is in need of refurbishment and modernisation and would be suitable for occupation. The property has large gardens to the front side and rear with a brick built outhouse.

Situated In a sought after location of South Liverpool, within the Grounds of Allerton Hall off Springwood Avenue. Access to the property is off Springwood Avenue over a shared drive at the entrance of Allerton Hall.

Ground Floor
Hall, Lounge, Dining Room, Kitchen.
First Floor
3 Bedrooms, Bathroom, Separate W.C.

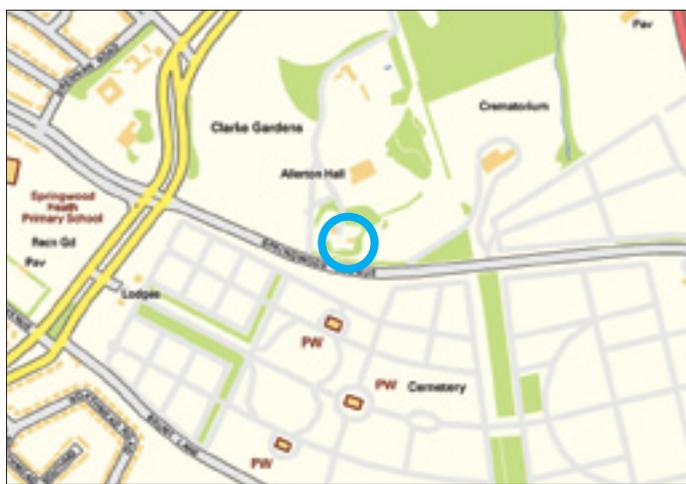
Outside
Gardens to front rear and side of the property, brick outhouse at the rear. Site Area 1458 sq metres.

Fees The purchaser is to be responsible for the council's legal and surveyor's fees at 3% of the sale price with a minimum of £1500. The buyer's premium to the Auctioneer is £500.00 plus vat.

Tenure Liverpool City Council

owns the freehold and is offering a 125 year FRI lease with a requirement to refurbish the property within 24 months of the lease commencement date. Use is to remain as residential and no additional building or development to be permitted within the curtilage of the site.

Planning
Listed building consent would be required for any external/internal alterations to the property. Enquiries regarding planning/listed building consents should be made to the Councils Planning South Team on 0151 233 3021



Not to scale. For identification purposes only

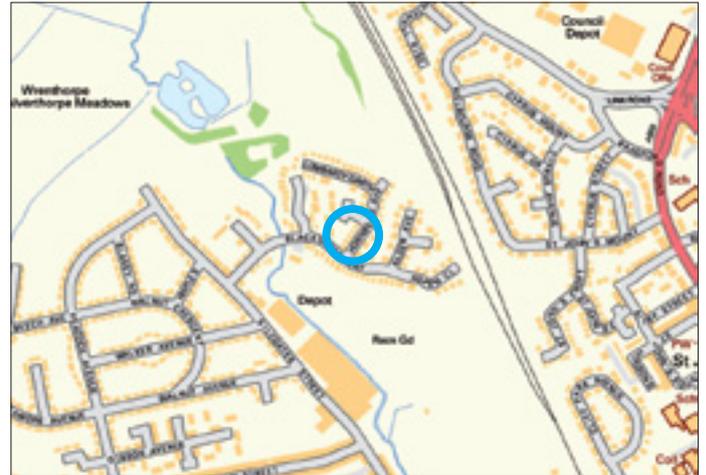
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LOT
103-108

Plots 13 & 14 To The South Of Wrenthorpe Road, Wakefield. WF2 0TY

LAND

GUIDE PRICE NIL - RESERVE



Not to scale. For identification purposes only

12 vacant freehold adjoining plots of land to be offered as 6 separate lots (each lot consisting of 2 plots of land). The land would be suitable for a variety of different uses subject to any necessary planning consents, however potential purchasers should make their own enquiries.

Situated The land is located just past Fox Lane, to the north of Hornbeam Avenue and Alder Avenue in Wakefield south of Leeds facing the very busy Leeds to Wakefield Train Lines. Transport links for Wakefield include road networks of the M1 and M62 Motorways.

NOTE

On completion the buyer will be responsible to pay a contribution towards the sellers legal fees and auctioneers fees, Please refer to the special conditions.

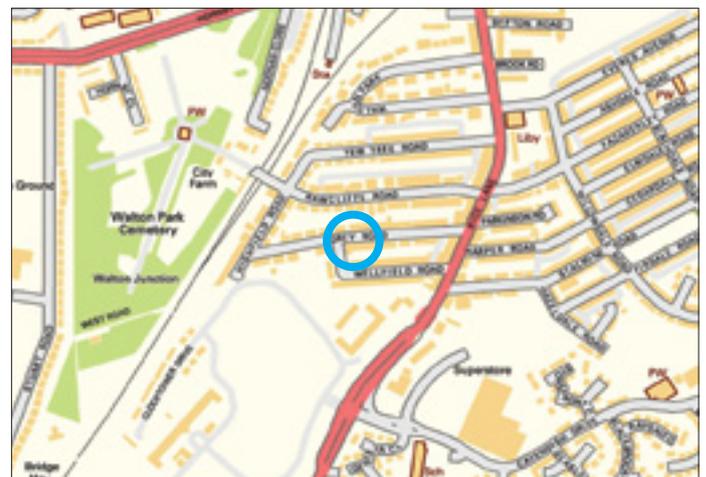
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LOT
109

38 Grey Road, Liverpool L9 1AY

RESIDENTIAL INVESTMENT

GUIDE PRICE £100,000+



Not to scale. For identification purposes only

A substantial semi detached property converted to provide 4 x 1 bedroom flats and 2 x bedsits. Three of the flats are currently let by way of Assured Shorthold Tenancies producing £11,940 per annum. The property benefits from double glazing, gardens and parking. The property does require some refurbishment works and when fully let the potential annual rental income is in excess of £22,000. We are advised there is no gas connection to the property at present, and potential purchasers should make their own enquiries.

Situated Fronting Grey Road just off Rice Lane (A59) in a popular and well established residential location within close proximity

to local amenities, schooling and approximately 4 miles from Liverpool City Centre.

Ground Floor

- Flat 1** (Accessed via Rear Entrance): Lounge, Kitchen, Bedroom, Bathroom/WC.
- Flat 2:** Open Plan Lounge/Kitchen, 1 Bedroom, Bathroom/WC.

First Floor

- Half Landing. **Flat 3:** Lounge/Bedroom, Kitchen, Shower/WC.
- Flat 4:** Lounge, Kitchen, Bedroom, Shower/WC.

Second Floor

- Half Landing **Flat 5:** Lounge/Bedroom, Kitchen, Shower/WC.
- Flat 6:** Hall, Lounge, Kitchen, Bedroom, Shower/WC.

Outside

Gardens and Driveway.

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LOT
110

47 Crosby Road South, Liverpool L21 1EN
VACANT RESIDENTIAL

GUIDE PRICE £350,000+



A substantial three storey end of terrace property recently converted to provide 2x2 bedroomed and 3x1 bedroomed apartments. The property has undergone extensive refurbishment throughout to include newly fitted double glazing, central heating, secure entry system, newly fitted kitchens, bathrooms and new carpeting. All the apartments are brand new and have never been occupied. When fully let the potential annual rental income being in excess of £30,000. Alternatively the flats could be sold off separately.

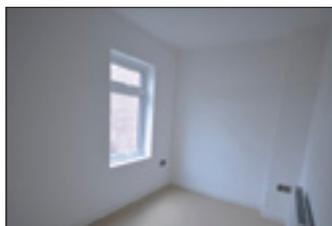
Situated Fronting Crosby Road South in a popular residential location within easy access to Waterloo and Crosby amenities and approximately 4 miles from Liverpool City Centre.

Outside Front Paved Garden and rear yard.

EPC Rating C

Ground Floor

Communal hallway, **Flat 1** - Open Plan Kitchen/Lounge, Shower room/W.C, Bedroom. **Flat 2** - Open Plan Kitchen/Lounge, Shower room/W.C, Bedroom.



First Floor

Flat 3 - Open Plan Kitchen/Lounge, Shower room/W.C, 2 Bedrooms.

Flat 4 - Open Plan Kitchen/Lounge, Shower room/W.C, Bedroom.



Second Floor

Flat 5 - Open Plan Kitchen/Lounge, Shower room/W.C, 2 Bedrooms.



Not to scale. For identification purposes only

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LOT
111

190 Peel Road, Bootle, Merseyside L20 4LH
VACANT RESIDENTIAL

GUIDE PRICE £50,000+



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A two storey end of terrace property converted to provide 2 x 1 bed roomed flats. The property benefits from double glazing and central heating. The property is suitable for investment purposes with a potential annual rental income of in excess of £8500.00.

Not to scale. For identification purposes only

Situated Fronting Peel Road on the corner of Salisbury Road in an established residential location within close proximity to local amenities and approximately 5 miles north of Liverpool City Centre.

First Floor

190a Peel Road Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

Outside

Rear Yard.

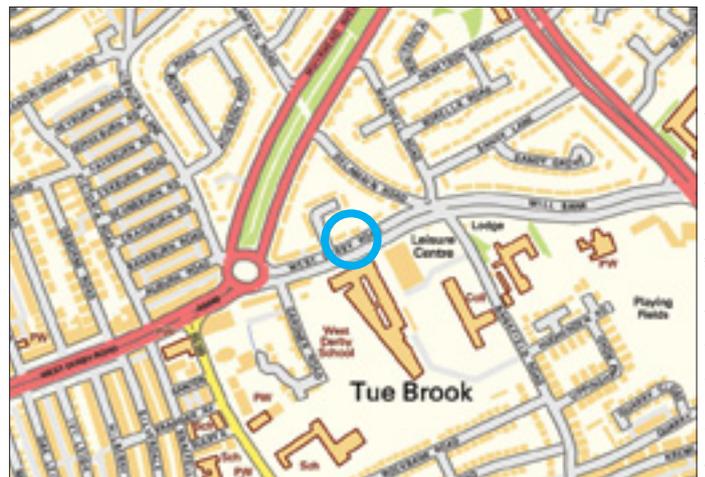
Ground Floor

190 Peel Road Lounge, Kitchen, Bedroom, Bathroom/WC.

LOT
112

695 West Derby Road, Liverpool L13 0BH
VACANT RESIDENTIAL

GUIDE PRICE £140,000+



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A 4 bedroomed grade II listed double fronted detached property being of historic and architectural interest dating back to the 1600's and in a conservation area. The property was originally constructed as a farm house and until recently occupied as a family home. The property would be suitable for occupation, resale or investment purposes following a scheme of refurbishment and modernisation. The property benefits from central heating and is sat on a good sized plot of land. There is also scope to extend subject to any necessary planning consents.

Not to scale. For identification purposes only

Situated Fronting West Derby Road close to the junction with Muirhead Avenue in the Tuebrook district with amenities and schooling being close by.

First Floor 4 bedrooms.

Outside Large rear and side gardens and driveway

EPC rating E

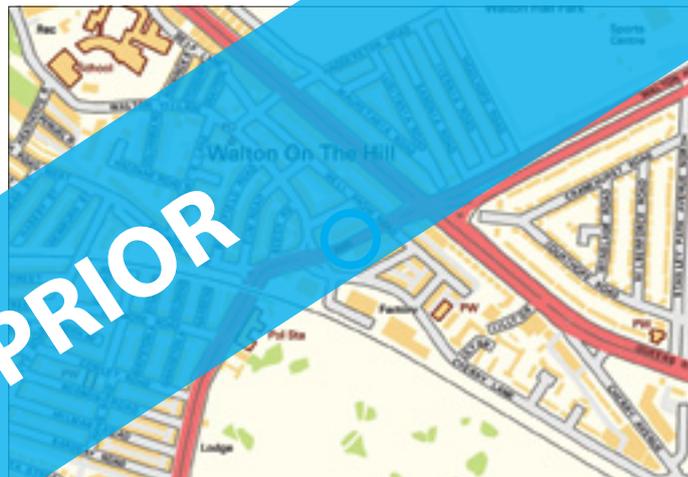
Ground Floor

Hall, 3 Rooms, Kitchen, Shower Room/WC, Boiler Room.

NB Please note the Auctioneer will charge a buyers premium of £750.00 plus vat on this Lot.

LOT **113** **15 Walton Hall Avenue, Liverpool L4 6UD**
VACANT RESIDENTIAL

GUIDE PRICE £45,000 - £50,000



SOLD PRIOR

A 4 bedroomed middle terraced property benefiting from majority double glazed and central heating to the ground floor. Following repair and modernisation the property would be suitable for occupation, resale or investment purposes

Not to scale. For identification purposes only

Situated Fronting Walton Hall Avenue at its junction with Queens Drive in an established and popular residential location approximately 3 miles from Liverpool City Centre.

First Floor
4 Bedrooms, Bathroom/WC

Outside
Yard to the rear.

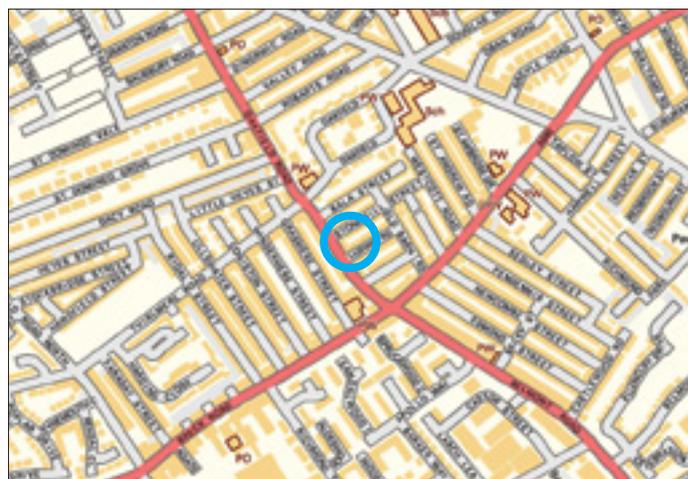
Ground Floor
Hall, Lounge, Dining Room, Morning Room, Kitchen

EPC rating
D

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LOT **114** **10 Stonehill Street, Liverpool L4 2QB**
VACANT RESIDENTIAL

GUIDE PRICE £30,000 +



Not to scale. For identification purposes only

A 2 bedroomed middle terraced property benefiting from double glazing and storage heaters. The property would be suitable for investment purposes.

Situated Off Oakfield Road in an established residential location within close proximity to local amenities, Liverpool Football Club and approximately 2 miles from Liverpool City Centre.

First Floor
2 Bedrooms.

Outside
Yard to the rear.

Ground Floor
Lounge, kitchen, Bathroom/WC.

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ON BEHALF OF A HOUSING ASSOCIATION

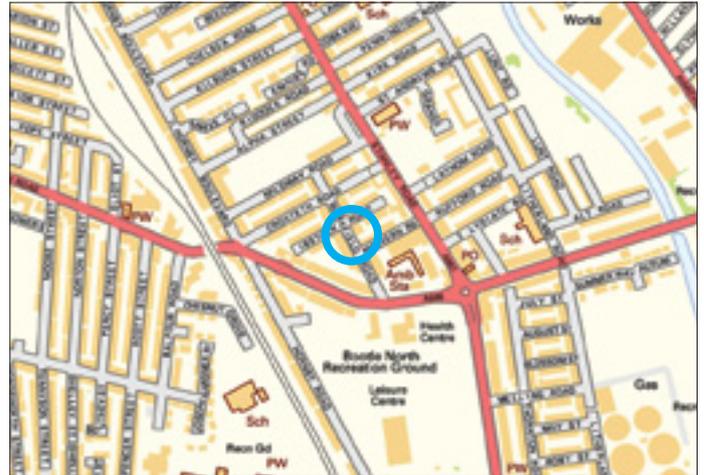
LOT
115

38 Markfield Road, Bootle, Merseyside L20 5DU
VACANT RESIDENTIAL

GUIDE PRICE £50,000+



An end terraced property converted to provide 2 x1 bedroomed self-contained flats. The property benefits from double glazing and central heating. The potential annual rental income being in excess of £8600 per annum.



Not to scale. For identification purposes only

Situated Off Knowsley Road (A566) in a popular and well established residential location within close proximity to local amenities.

First Floor

Flat 2 - Hall, Lounge, Kitchen, 1 Bedroom, Bathroom/W.C.

Outside

Yard to the rear.

Ground Floor

Main entrance hallway.

Flat 1 - Hall, Lounge, Kitchen, 1 Bedroom, Bathroom/W.C.

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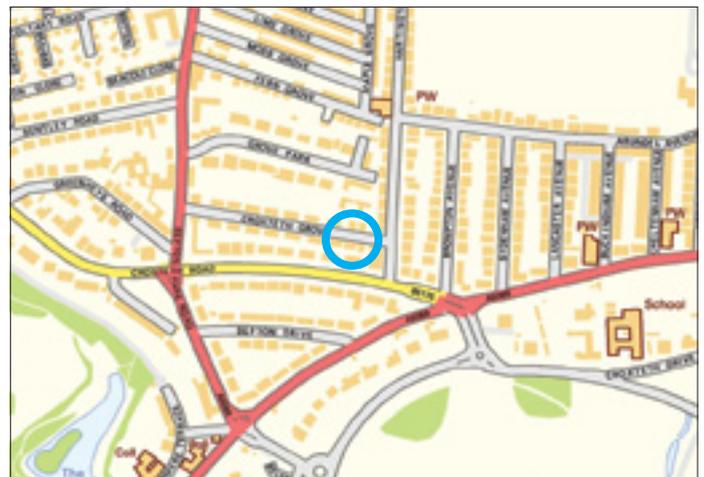
LOT
116

31 Croxteth Grove, Liverpool L8 0RX
VACANT RESIDENTIAL

GUIDE PRICE £165,000 +



A substantial double fronted 3 storey Victorian detached property suitable for conversion into apartments for either resale or investment, subject to any necessary planning consents.



Not to scale. For identification purposes only

Situated Off Lodge Lane and Hartington Road in an established location within close proximity to Sefton Park, Lark Lane amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor

Entrance Hallway, 3 Rooms, Kitchen, Bathroom

First Floor 4 Rooms

Second Floor 4 Rooms

Outside

Gardens front and rear

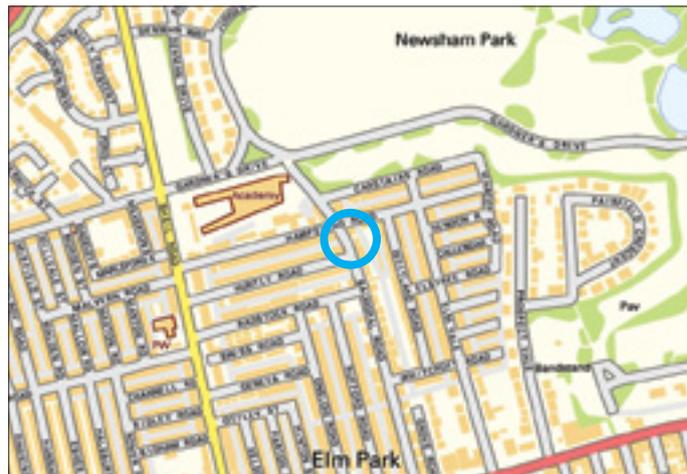
Cellar Not inspected.

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LOT
117

86 Balmoral Road, Fairfield, Liverpool L6 8NB
VACANT RESIDENTIAL

GUIDE PRICE £125,000 +



Not to scale. For identification purposes only

A substantial 3 storey 6 bed roomed semi detached property in need of full upgrade and refurbishment scheme. The property would be suitable for HMO investment purposes or possible conversion to provide self contained flats, subject to any necessary planning consents.

Situated Off Prescott Road in an established residential location a stones throw from Newsham Park and within easy access to local amenities, schooling and approximately 2 miles from Liverpool City Centre.

Basement
3 Rooms

Ground Floor
Hall, 3 Rooms, Kitchen

First Floor
3 Rooms, Kitchen, Bathroom, Separate WC

Second Floor 3 Rooms

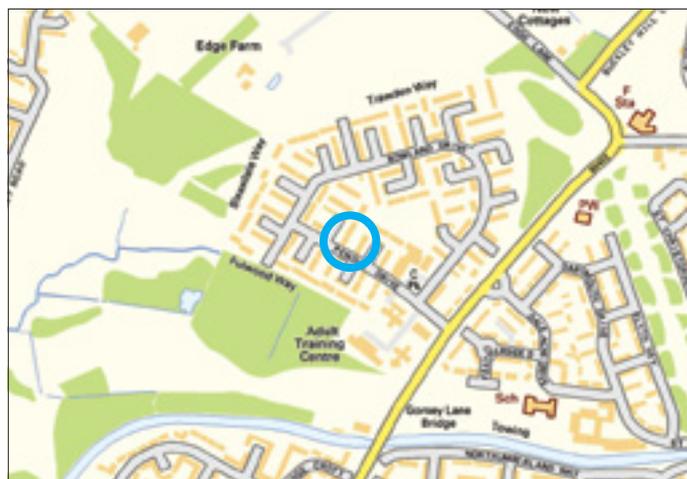
Outside
Gardens front and rear

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LOT
118

60-62 Pendle Drive, Liverpool L21 0HZ
VACANT RESIDENTIAL

GUIDE PRICE £75,000 +



Not to scale. For identification purposes only

A good sized 6 bed roomed mid town house property previously two houses converted into one. The property is in very good condition benefitting from double glazing, central heating, modern good sized kitchen, new carpeting, 3 bathrooms and large rear garden with parking. The property is suitable for immediate occupation or investment purposes. Viewing is strongly recommended.

Situated On an estate of similar property Off Gorse Lane (B5422) in an established residential location.

Ground Floor
Hall, 3 Reception Rooms, Large Kitchen, Utility Room, Shower/WC.

First Floor
6 Bedrooms (1 with en-suite Shower), Bathroom/WC.

Outside
Gardens and rear parking.

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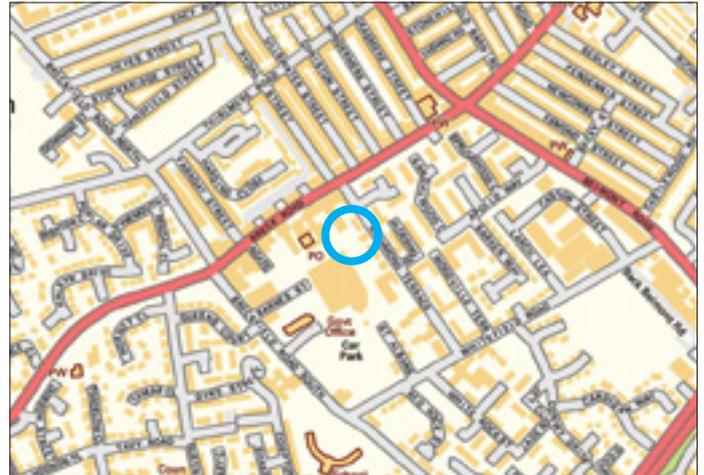
LOT
119

6 Richmond Terrace, Liverpool L6 5EA
RESIDENTIAL INVESTMENT

GUIDE PRICE £165,000 +



A substantial three storey semi-detached property converted to provide 5 x 1 bed roomed self-contained flats. The property benefits from double glazing, central heating and off road parking. At the time of our inspection the property was fully let producing £23,500 per annum.



Not to scale. For identification purposes only

Situated In a popular residential location off Breck Road convenient for all local amenities and approximately 2.5 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway,

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

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

First Floor

Flat 3 - Lounge, Kitchen, Bedroom, Bathroom/WC.

Second Floor

Flat 4 - Lounge, Kitchen, Bedroom, Bathroom/WC. **Flat 5** - Lounge, Kitchen, Bedroom, Bathroom/WC.

Outside

Rear Yard, Parking for several cars.

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LOT
120

Land at Junction of Sefton Street and Hill Street, Liverpool L8 5SL
LAND WITH POTENTIAL

GUIDE PRICE £120,000+



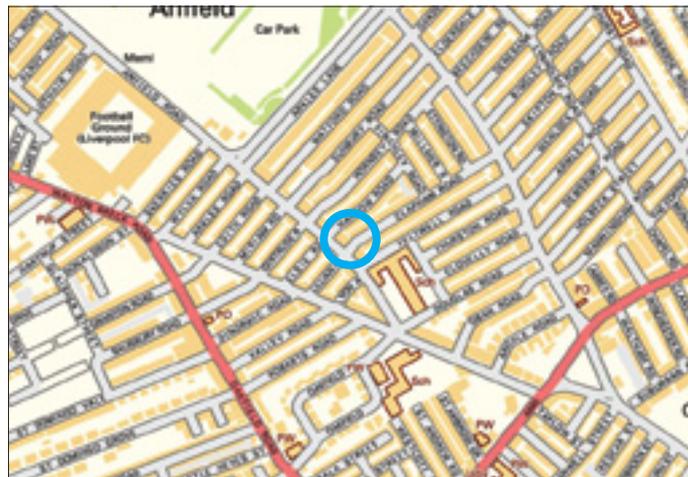
A cleared site of approximately 22m x 15m, formerly the location of the Highland House Hotel with 30 rooms, bar and restaurant, and therefore A3 consent. The site previously formed part of a joint venture with adjacent site that gained planning permission for apartments, retail and commercial to a height of 5 stories.



Situated in a prime location on a main route connecting the South of the City with the City Centre, close to the Marina, Echo Arena, Albert Dock and Liverpool One.

LOT **121** **8 Harrow Road, Liverpool L4 2TJ**
RESIDENTIAL INVESTMENT

GUIDE PRICE £40,000 - £45,000



Not to scale. For identification purposes only

A 2 bedroomed mid terrace property which has recently been refurbished and benefits from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental income of £5,400 per annum.

Situated Off Anfield Road in an established and residential location within easy access to local amenities, schooling and approximately 2.5 miles from Liverpool City Centre.

- Ground Floor**
Hall, Lounge, kitchen, bathroom/ WC
- First Floor**
2 Bedrooms
- Outside**
Yard to the rear.

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LOT **122** **The International Hotel, 193 Crosby Road South, Liverpool L21 4LS**
DEVELOPMENT OPPORTUNITY

GUIDE PRICE £80,000+



Not to scale. For identification purposes only

A substantial three storey vacant detached former Hotel in need of a full renovation scheme and has been vandalised throughout. Also included in the sale is a Detached coach house. The property would be suitable for re-development into residential accommodation, subject to any necessary planning consents.

Situated Fronting Crosby Road South on the corner of Church Road approximately 4 miles north of Liverpool City Centre and a short distance to Waterloo and Crosby Amenities.

- Ground Floor**
Detached Coach House.
- Outside**
Yard.

Ground/First/Second Floors
25 Rooms.

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LOT
123

114 Hebden Road, Liverpool L11 9AW
VACANT RESIDENTIAL

GUIDE PRICE ££40,000+



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

Not to scale. For identification purposes only

Situated Off Carr Lane East which in turn is off Stonebridge Lane and Croxteth Hall Lane in a popular and well established residential location within easy reach of local amenities and schooling.

First Floor - 3 Bedrooms, Bathroom/WC.

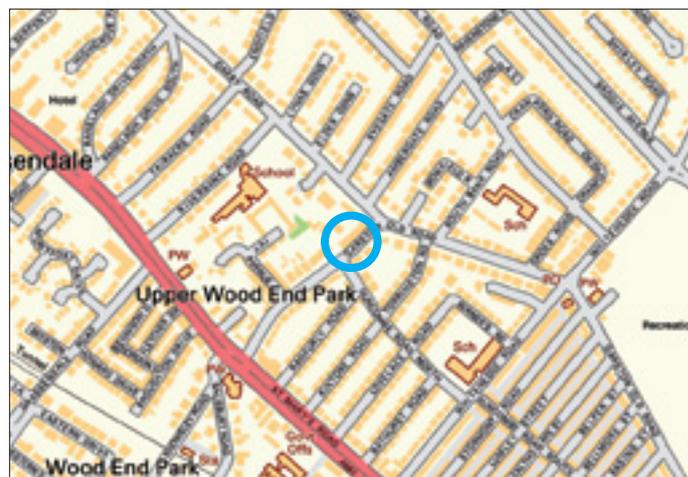
Outside - Front & Rear Gardens, Driveway and Garage.

Ground Floor - Entrance Porch, Hall, Lounge, Dining Room, Kitchen.

LOT
124

71 Garston Old Road, Liverpool L19 9AD
COMMERCIAL

GUIDE PRICE £40,000 – £45,000



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A Ground floor retail unit offered for sale as seen subject to the owners terms or leases in place. Purchasers should make their own enquiries.

Not to scale. For identification purposes only

Situated Garston Old Road runs directly off Aigburth Road in an established residential location.

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

Outside Yard to the rear

LOT **125** **461 Rice Lane, Liverpool L9 3BZ**
COMMERCIAL

GUIDE PRICE £25,000+



Not to scale. For identification purposes only

A single storey shop unit offered for sale as seen subject to the owners terms or leases in place. Purchasers should make their own enquiries.

Situated Fronting Rice Lane on a busy main road position approximately 5 miles of Liverpool city centre.

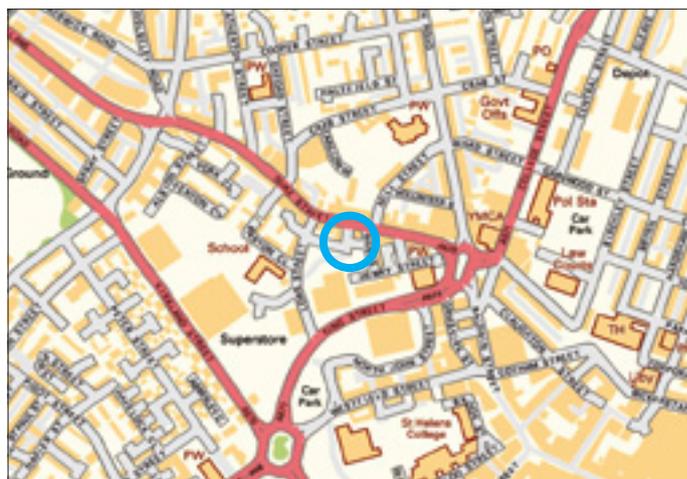
Ground Floor – Shop Main Sales Area, Rear Room, WC.

Outside Yard to the rear.

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LOT **126** **57/57a Duke Street, St. Helens, Merseyside WA10 2JF**
MIXED USE INVESTMENT

GUIDE PRICE £50,000+



Not to scale. For identification purposes only

A two storey end terrace mixed use property comprising of a ground floor retail unit together with a self contained flat above accessed via a separate entrance. The property is let on a 10 year lease with 2 years remaining producing £8,100 per annum.

Situated Fronting Duke Street at its junction with Hamer Street in a primarily retail area within St. Helens Town Centre.

First Floor Flat
(Accessed via Hamer Street) – Landing, Lounge, 2 Bedrooms, Kitchen, Bathroom/WC.

Ground Floor Retail Sales Area: 27.15m² (292 sq.ft)
Service Area: 30.96m² (333 sq.ft)
Kitchen: 5.07m² (55 sq.ft)

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LOT
127

5 Pansy Street, Liverpool L5 7RS
VACANT RESIDENTIAL

GUIDE PRICE £30,000–£35,000



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

Not to scale. For identification purposes only

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

Ground Floor Hall, Lounge, Kitchen, Bathroom/WC.

First Floor 3 Bedrooms.

Outside Yard to the rear.

LOT
128

33 Deysbrook Lane, Liverpool L12 8RE
VACANT RESIDENTIAL

GUIDE PRICE £50,000+



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A two storey end of terraced property previously used as a Sunbed Studio and would be suitable for a number of uses, subject to the relevant consents. The vendors have applied for planning permission to convert the property back to provide a residential dwelling.

Not to scale. For identification purposes only

Situated Fronting Deysbrook Lane in an established residential location just off Town Row and within walking distance to West Derby Village amenities.

First Floor 1 Room, Bathroom

Outside Front Garden.

Basement Kitchen with separate side entrance

Ground Floor 1 Room stairs down to Basement

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NOTES

NOTES

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 £3,000 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 (£3,000 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 (£3,000 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% (£3,000 minimum) of my maximum bid

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

Signed by prospective purchaser

Date

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

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

.....
.....

Date of signing

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

COMMON AUCTION CONDITIONS

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

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

INTRODUCTION

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

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

Important notice

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

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

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

GLOSSARY

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

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

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

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

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

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

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

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

Auction The AUCTION advertised in the CATALOGUE.

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

Auctioneers The AUCTIONEERS at the AUCTION.

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

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

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

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

Condition One of the AUCTION CONDUCT CONDITIONS or SALES CONDITIONS.

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

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

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

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

General conditions That part of the SALE CONDITIONS so headed,

including any extra GENERAL CONDITIONS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The AUCTIONEERS.

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

AUCTION CONDUCT CONDITIONS

A1 Introduction

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

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

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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

A5 The contract

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

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

A5.3 YOU must before leaving the AUCTION:

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

A5.4 If you do not we may either:

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

The deposit:

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

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

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

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

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

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

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

G1. The lot

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

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

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

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

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

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

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

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

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

G1.9 The BUYER buys with full knowledge of:

- (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:
- (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).
- G2.2 The deposit
- (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.
- 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.
- 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.
- G2.5 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.
- G3. Between contract and completion**
- G3.1 Unless the SPECIAL CONDITIONS state otherwise, the SELLER is to insure the LOT from and including the CONTRACT DATE to COMPLETION and:
- (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.
- 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.
- G3.3 Section 47 of the Law of Property Act 1925 does not apply.
- 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.
- G4. Title and identity**
- 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.
- G4.2 If any of the DOCUMENTS is not made available before the AUCTION the following provisions apply:
- (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:
 - (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.
- G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):
- (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.
- 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.
- 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.
- 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.
- G5. Transfer**
- G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS:
- (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.
- 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.
- G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
- G6. Completion**
- 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.
- 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.
- G6.3 Payment is to be made in pounds sterling and only by:
- (a) direct TRANSFER to the SELLER'S conveyancer's client account; and
 - (b) the release of any deposit held by a stakeholder.
- 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.
- 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.
- G6.6 Where applicable the CONTRACT remains in force following COMPLETION.
- G7. Notice to complete**
- 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.
- 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:
- (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:
- (a) terminate the CONTRACT; and
 - (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.
- G8. If the contract is brought to an end**
- If the CONTRACT is lawfully brought to an end:
- (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:
- (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:
- (a) promptly provide references and other relevant information; and
 - (b) comply with the landlord's lawful requirements.
- G9.6 If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the licence has not been obtained the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before licence is obtained. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
- G10. Interest and apportionments**
- G10.1 If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the PRICE (less any deposit paid) from the AGREED COMPLETION DATE up to and including the ACTUAL COMPLETION DATE.
- G10.2 Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
- G10.3 Income and outgoings are to be apportioned at ACTUAL COMPLETION DATE unless:
- (a) the BUYER is liable to pay interest; and
 - (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER;
- in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.
- G10.4 Apportionments are to be calculated on the basis that:
- (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:
- (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:
- (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:
- (a) observe and perform the SELLER'S covenants and CONDITIONS in the rent deposit deed and indemnify the SELLER in respect of any breach;
 - (b) give notice of assignment to the tenant; and
 - (c) give such direct covenant to the tenant as may be required by the rent deposit deed.
- G14. VAT**
- G14.1 Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.

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

EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

- The Deposit**
 - GENERAL CONDITIONS A5.5a shall be deemed to be deleted and replaced by the following:
A5.5a. The Deposit: a) must be paid to the AUCTIONEERS by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)
b) is to be held as stakeholder save to the extent of the AUCTIONEERS' fees and expenses which part of the deposit shall be held as agents for the SELLER
- 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.
- Extra Auction Conduct Conditions**
 - Despite any special CONDITION to the contrary the minimum deposit we accept is £3,000 (or the total PRICE, if less). A special CONDITION may, however, require a higher minimum deposit.

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