

NOW INVITING
INSTRUCTIONS
FOR OUR
17 JULY AUCTION

SuttonKersh



1ST FOR AUCTIONS

WEDNESDAY 4 JUNE 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

4 June
17 July
11 September
30 October
11 December

CLOSING DATES

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

City Centre

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

West Derby/Central Liverpool

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

Auctions

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

Commercial and Professional Services

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

Surveys & Valuations

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

Mortgages

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

Property Management

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

Lettings

Tel: 0151 207 5923
 Fax: 0151 207 6316
 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 WEDNESDAY 9 APRIL

LOT	PROPERTY	RESULT	PRICE
1	18 York Avenue, Sefton Park, Liverpool L17 2AS	Sold	£196,000
2	17 Beech Street, Liverpool L7 0EU	Sold	£121,000
3	16 St. Andrew Road, Liverpool L4 2RJ	Sold	£40,000
4	15 Warbreck Avenue, Liverpool L9 4RL	Sold After	
5	43 Antonio Street, Bootle, Merseyside L20 2EU	Sold Prior	
6	34 Grant Close, Liverpool L14 0LJ	Sold	£45,000
7	23 Bowden Street, Liverpool L21 8LL	Sold	£47,000
8	83-85 Moss Lane, Orrell Park, Liverpool L9 8AE	Sold After	
9	4 Hall Lane, Huyton, Liverpool L36 6AZ	Sold After	
10	337 Walton Breck Road, Liverpool L4 0SY	Sold	£43,000
11	29 Seymour Road, Broadgreen, Liverpool L14 3LH	Sold Prior	
12	280 Anfield Road, Liverpool L4 0TJ	Sold	£65,000
13	52 Brookwood Road, Huyton, Liverpool L36 7SG	Sold After	
14	Flats A, B, C, 181 Westminster Road, Liverpool L4 4LR	Sold Prior	
15	79 Gray Street, Bootle, Merseyside L20 4RY	Sold After	
16	12 Globe Street, Liverpool L4 4HE	Sold Prior	
17	36 Cedardale Road, Liverpool L9 2BQ	Sold	£45,000
18	99a Rocky Lane, Anfield, Liverpool L6 4BB	Withdrawn	
19	17 Forfar Road, Liverpool L13 8DU	Sold	£62,000
20	45 Cedar Grove, Liverpool, L8 0SN	Sold Prior	
21	60 Birkenhead Road, Wallasey, Merseyside CH44 7BY	Sold Prior	
22	3 Brimstage Road, Liverpool L4 5QR	Sold Prior	
23	City Church Preston, North Road, Preston PR1 1YQ	Sold	£249,000
24	Plots 1, 2, 3, 6 & 7 Woodhaven Close, West Derby, Liverpool L12 0RH	Sold Prior	
25	39 Oakdene Road, Liverpool L4 2SR	Sold	£61,000
26	Land At 164 Wheatland Lane, Wallasey, Merseyside CH44 7DG	Sold	£10,000
27	17 Bedford Road, Liverpool L4 5PS	Sold	£54,000
28	4 Pope Street, Bootle, Merseyside L20 4PH	Sold	£40,000
29	2 Pope Street, Bootle, Merseyside L20 4PH	Sold After	
30	Land Adjacent To 36 Patten Street, Birkenhead, Merseyside CH41 8DN	Available At	£20,000
31	53 Cambria Street South, Liverpool L6 6AP	Sold	£48,000
32	15 Imrie Street, Liverpool L4 5PS	Sold	£50,000
33	55 Cambria Street South, Liverpool L6 6AP	Sold After	
34	Apt 3, 27 Lilley Road, Liverpool, L7 0LP	Sold	£7,000
35	274 Park Road, Toxteth, Liverpool L8 4UE	Sold Prior	
36	28-30 Larkhill Lane, Clubmoor, Liverpool L13 9BR	Sold After	
37	7 Downland Way, St. Helens, Merseyside WA9 3RH	Sold After	
38	156 Mill Lane, Liverpool L13 4AH	Sold	£32,000
39	Flat 2, 4 Mines Avenue, Liverpool L17 6AL	Sold Prior	
40	159 Moscow Drive, Liverpool L13 7DQ	Sold	£82,000
41	277 Hawthorne Road, Bootle, Merseyside L20 3AP	Sold	£40,000
42	69 Needham Road, Liverpool L7 0EF	Sold	£57,000
43	101 Knoclaid Road, Liverpool L13 8DD	Sold	£50,000
44	22 Caryl Grove, Liverpool L8 6RN	Sold	£50,750
45	12 Upper Parliament Street, Liverpool L8 1TE	Sold After	
46	7 Orrell Lane, Liverpool L9 8BU	Withdrawn	
47	42 Burnand Street, Liverpool L4 0SH	Sold	£32,500
48	73 Hartington Road, Liverpool L8 0SE	Sold	£200,000
49	21 Rocky Lane, Liverpool L6 4BA	Sold	£60,000
50	21 Feltwell Road, Liverpool L4 2TE	Sold After	
51	18 Bridge Street, Southport, Merseyside Pr8 1BW	Available At	£88,500
52	110 County Road, Walton, Liverpool L4 3QW	Available At	£25,000
53	7 Garages at Enfield Street, St. Helens, Merseyside WA10 3UL	Available At	£20,000
54	27 Coniston Street, Liverpool L5 6QY	Sold Prior	
55	Flats 1 & 2, 17 Derwent Road West, Liverpool L13 6QP	Sold	£104,500
56	2 Lulworth Road, Liverpool L25 3RA	Available At	£50,000
57	27 Lily Road, Liverpool L21 6NX	Sold	£33,750
58	63 Southey Street, Bootle, Merseyside L20 4LL	Sold Prior	
59	7 Morningside View, Liverpool L11 1BB	Postponed	
60	62 Bala Street, Liverpool L4 2QW	Withdrawn	
61	4 Coniston Street, Liverpool L5 6QY	Sold Prior	
62	Greenfield Tyres, Greenfield Road, Liverpool L13 3BN	Sold	£55,000
63	4 Diana Road, Bootle, Merseyside L20 6EB	Sold	£63,250
64	9 Croxteth Avenue, Liverpool L21 6NA	Sold	£50,000
65	71 Ullswater Street, Liverpool L5 6QU	Sold	£40,500
66	31 Bagot Street, Liverpool L15 2HA	Sold	£107,000

UNOFFERED

67	1 Owen Street, St. Helens, Merseyside WA10 3DW	Sold	£50,500
68	16 Ashbourne Road, Aigburth, Liverpool L17 9QH	Available At	£160,000
69	18 Inigo Road, Liverpool, L13 6SH	Sold	£76,000
70	111 Ince Avenue, Anfield, Liverpool L4 7UX	Sold	£52,000
71	35 Oakfield Road, Walton, Liverpool L4 2QE	Sold	£42,500
72	12 Owen Road, Kirkdale, Liverpool L4 1RW	Sold After	
73	63 Stockbridge Street, Liverpool L5 6PA	Sold	£33,000
74	73 Stockbridge Street, Liverpool L5 6PA	Sold Prior	
75	227 Watery Lane, St. Helens, Merseyside WA9 3HF	Sold	£35,500
76	80 Pocket Nook Street, St. Helens, Merseyside WA9 1LU	Sold	£33,500
77	6 Trinity Street, St. Helens, Merseyside WA9 1NR	Sold	£51,000
78	361 West End Road, Haydock, St. Helens, Merseyside WA11 0AX	Sold	£61,000
79	41 Orwell Road, Liverpool L4 1RG	Sold	£41,000
80	68 Avondale Road, Liverpool L15 3HF	Sold	£112,000
81	3 Bold Street, Leigh, Lancashire WN7 1BJ	Sold	£44,000
82	73 Queen Street, Wigan, Lancashire WN3 4HX	Sold	£45,500
83	7 Lowfield Lane, St. Helens, Merseyside WA9 5BE	Sold	£45,000
84	65 Kempston Street, Liverpool L3 8HE	Sold	£62,500
85	515 Pensby Road, Thingwall, Wirral, Merseyside Ch61 7UQ	Sold After	
86	58 Abbeywood, Skelmersdale, Lancashire WN8 9LR	Sold	£35,000
87	90 Abbeywood, Skelmersdale, Lancashire WN8 9LR	Sold	£35,000
88	23 Mount Avenue, Bootle, Merseyside L20 6DT	Withdrawn	
89	24 Tennyson Street, Sutton Manor, St. Helens, Merseyside WA9 4BL	Sold	£38,000
90	23 Crowther Street, St. Helens, Merseyside WA10 4NH	Sold	£45,000
91	98 Thirlmere Road, Everton, Liverpool L5 6PR	Sold	£44,250
92	116 Corner Brook, Liverpool, L28 0QQ	Sold After	
93	13 St. Elmo Road, Wallasey, Merseyside CH44 8BL	Sold	£74,500
94	70 Emery Street, Liverpool L4 5UZ	Sold Prior	
95	Flat 1, 17 Part Street, Southport, Merseyside PR8 1HX	Sold	£31,500
96	1 Rocky Lane, Anfield, Liverpool L6 4BA	Sold Prior	
97	9 Barrymore Road, Liverpool L13 3BA	Sold Prior	
98	24 Cornbrook, Skelmersdale, Lancashire WN8 9AQ	Sold	£46,000
99	53 Finch Lane, Knotty Ash, Liverpool L14 9PY	Sold	£56,000
100	Former Litherland Methodist Church, Marina Avenue/Wilsons Lane L21	Withdrawn	
101	70 Pilch Lane, Liverpool L14 7QB	Sold	£91,000
102	The Lodge, 70 Springwood Avenue, Woolton, Liverpool L25 7UN	Postponed	
103	Plots 13 & 14 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Sold Prior	
104	Plots 15 & 16 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Sold Prior	
105	Plots 17 & 18 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Sold Prior	
106	Plots 19 & 20 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Sold Prior	
107	Plots 21 & 22 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Sold Prior	
108	Plots 23 & 24 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Sold Prior	
109	38 Grey Road, Liverpool L9 1AY	Sold Prior	
110	47 Crosby Road South, Liverpool L21 1EN	Withdrawn	
111	190 Peel Road, Bootle, Merseyside L20 4LH	Sold After	
112	695 West Derby Road, Liverpool L13 0BH	Sold Prior	
113	15 Walton Hall Avenue, Liverpool L4 6UD	Sold Prior	
114	10 Stonehill Street, Liverpool L4 2QB	Sold After	
115	38 Markfield Road, Bootle, Merseyside L20 5DU	Withdrawn	
116	31 Croxteth Grove, Liverpool L8 0RX	Sold	£219,000
117	86 Balmoral Road, Fairfield, Liverpool L6 8NB	Postponed	
118	60-62 Pendle Drive, Liverpool L21 0HZ	Withdrawn	
119	6 Richmond Terrace, Liverpool L6 5EA	Sold Prior	
120	Land At Junction Of Sefton Street And Hill Street, Liverpool L8 5SL	Sold After	
121	8 Harrow Road, Liverpool L4 2TJ	Sold	£48,000
122	The International Hotel, 193 Crosby Road South, Liverpool L21 4LS	Sold Prior	
123	114 Hebden Road, Liverpool L11 9AW	Sold Prior	
124	71 Garston Old Road, Liverpool L19 9AD	Sold	£40,000
125	461 Rice Lane, Liverpool L9 3BZ	Available At	£25,000
126	57/57a Duke Street, St. Helens, Merseyside WA10 2JF	Sold	£69,000
127	5 Pansy Street, Liverpool L5 7RS	Sold Prior	
128	33 Deysbrook Lane, Liverpool L12 8RE	Available At	£62,000
129	4 Empress Road, Kensington, Liverpool L7 8SD	Sold	£84,000

TOTAL REALISATION = £6,969,845

BIDDER'S REGISTRATION AND IDENTIFICATION FORM

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

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

Bidder:

First name(s) Surname

Address

Postcode Tel no

Mobile no Email

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

Bidder's solicitor:

Firm Contact name

Address

..... Postcode Tel no

Bidder's signature Date

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

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

LIST A – PHOTOGRAPHIC EVIDENCE OF IDENTITY

LIST B – EVIDENCE OF RESIDENCE

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

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

Signed Date

on behalf of Sutton Kersh

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

ORDER OF SALE WEDNESDAY 4 JUNE

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

1	29 South Drive, Liverpool L15 8JJ	£200,000–£220,000
2	66 Sandown Road, Wavertree, Liverpool L15 4JD	£200,000+
3	26 Callow Road, Liverpool L15 0HP	£50,000–£55,000
4	Clubmoor Conservative Mens Club, Back Broadway, Liverpool L11 1HX	£80,000+
5	254/254a Picton Road, Wavertree, Liverpool L15 4LP	£75,000+
6	136 Leopold Road, Kensington, Liverpool L7 8SS	£70,000+
7	Flat 18 Hillside Court, Woolton, Liverpool L25 5HU	£55,000+
8	123 Crosby Road South, Liverpool L21 1ES	£40,000+
9	Flats 1 & 3, 442 Stanley Road, Bootle, Merseyside L20 5AE	£45,000–£50,000
10	182 Fleet Lane, St Helens, Merseyside WA9 2RJ	£30,000–£35,000
11	77 Milman Road, Liverpool L4 5SJ	£40,000–£45,000
12	12 Island Road, Garston, Liverpool L19 1RL	£75,000+
13	38 Minster Court, Liverpool L7 3QD	£50,000+
14	86 Balmoral Road, Fairfield, Liverpool L6 8NB	£100,000+
15	92 Seabank Road, Wallasey, Merseyside CH45 7QP	£190,000+
16	1 Sankey Street, Liverpool L1 5EA	£1,350,000–£1,500,000
17	138 Prescot Road, Fairfield, Liverpool L7 0JB	£60,000+
18	42 Morden Street, Liverpool L6 6BA	£40,000+
19	9–11 Priory Road, Liverpool L4 2RU	£125,000+
20	Former Medical Centre, Laird Street, Birkenhead, Merseyside CH41 8ER	£80,000+
21	5 Dunluce Street, Liverpool L4 3RG	£35,000+
22	32 Pansy Street, Liverpool L5 7RS	£25,000–£30,000
23	2 Clapham Road, Liverpool L4 2TQ	£35,000–£40,000
24	16 & 16a Priory Road, Liverpool L4 2RY	£30,000+
25	5 Fir Street, St Helens, Merseyside WA10 3RA	£30,000–£35,000
26	18, 18a, 18b & 18c Priory Road, Liverpool L4 2RY	£25,000+
27	2a Randolph Street, Liverpool L4 0SA	£20,000–£25,000
28	23 Picton Grove, Liverpool L15 1HL	£30,000–£35,000
29	15 Moss Street, Garston, Liverpool L19 2NA	£75,000+
30	14 Suburban Road, Liverpool L6 0BP	£40,000–£45,000
31	Holly Cottage, Wood Lane, Netherley, Liverpool L27 5RA	£595,000+
32	47 Hampden Street, Liverpool L4 5TY	£40,000+
33	7 Valley Road, Liverpool L4 0UD	£40,000+
34	40 Olive Lane, Liverpool L15 8LS	£135,000+
35	Flat 21, Kingfisher House, Pighue Lane, Liverpool L13 1DQ	£50,000+
36	29 Croxteth Avenue, Liverpool L21 6NA	£40,000–£45,000
37	49 Wallasey Road, Wallasey, Merseyside CH45 4NN	£125,000+
38	20 Hinton Street, Fairfield, Liverpool L6 3AR	£30,000+
39	97 Moore Street, Bootle, Merseyside L20 4PL	£40,000–£45,000
40	17 Scorton Street, Liverpool L6 4AS	£30,000–£35,000
41	23 Scorton Street, Liverpool L6 4AS	£30,000–£35,000
42	1 Nimrod Street, Liverpool L4 4DU	£40,000–£45,000
43	6 The Close, Walton, Liverpool L9 1EX	£90,000+
44	169–171 Victoria Road, Wallasey, Merseyside CH45 9LB	£150,000+
45	36 Hasfield Road, Liverpool L11 2TQ	£30,000–£35,000
46	169/169a Westminster Road, Liverpool L4 4LR	£30,000–£35,000
47	85 Olivia Street, Bootle, Merseyside L20 2ER	£30,000+
48	Land at 97–101 Soho Street, Everton, Liverpool L3 8AS	£125,000+
49	27 Gwydir Street, Liverpool L8 3TJ	£55,000+
50	56 Galloway Street, Liverpool L7 6PD	£35,000+
51	32a David Street, Liverpool L8 4TL	£15,000+
52	104 Bardsay Road, Liverpool L4 5SQ	£40,000–£45,000
53	58 Hampden Street, Liverpool L4 5TY	£45,000–£50,000
54	34 Seel Road, Huyton, Liverpool L36 6DH	£40,000+
55	20 Oxford Road, Waterloo, Liverpool L22 7SG	£150,000+

ORDER OF SALE WEDNESDAY 4 JUNE

56	31 Tarbock Road, Speke, Liverpool L24 0SN	£60,000–£65,000
57	51 Ronald Street, Liverpool L13 2AA	£30,000–£35,000
58	99 Gwladys Street, Liverpool L4 5RW	£30,000+
59	86 Garnett Avenue, Liverpool L4 1TS	£35,000–£40,000
60	84 Becket Street, Liverpool L4 1QU	£30,000+
61	Hamilton Chambers, 18 Hamilton Square, Birkenhead, Merseyside CH41 6AX	£175,000+
62	15 Hollyhurst Lodge, Weld Road, Southport, Merseyside PR8 2DL	£90,000+
63	31 Coventry Road, Liverpool L15 9HR	£100,000+
64	28 Queens Drive, Walton, Liverpool L4 6SH	£100,000–£125,000
65	22 Stavert Close, Liverpool L11 9AH	£50,000+
66	28 Inman Road, Liverpool L21 8NB	£70,000+
67	Land & Buildings Off Rutter Street, Liverpool L8 6AG	£85,000+
68	49/49a Seaforth Road, Liverpool L21 3TX	£50,000–£60,000
69	12 Sheil Road, Liverpool L6 3AE	£55,000+
70	Land to the rear of 31–33 Heathfield Road, Wavertree, Liverpool L15 9HR	£100,000+
71	219/212 Chapel Street & 3 Boundary Street, Leigh, Lancashire WN7 2AT	£175,000+
72–77	Plot 25, 26, 38, 39, 40, 41 to the south of Wrenthorpe Rd, Wakefield, West Yorkshire WF2 0TY	Nil reserve
78	66 Alwyn Street, Liverpool L17 7DY	£75,000+
79	52 Hampden Street, Liverpool L4 5TY	£40,000+
80	53 Ashfield, Liverpool L15 1EY	£125,000–£150,000
81	107 Little Heyes Street, Liverpool L5 6SF	£45,000–£50,000
82	43 Oakfield Road, Walton, Liverpool L4 2QE	£50,000–£60,000
83	46–48 Orwell Road, Liverpool L4 1RQ	£100,000+
84	73 Cranborne Road, Liverpool L15 2HY	£90,000+
85	107 Tolver Street, St Helens, Merseyside WA10 1JE	£50,000+
86	127 Rosslyn Street, Liverpool L17 7DN	£95,000+
87	427 West Derby Road, Liverpool L6 4BL	£60,000+
88	243 Walton Village, Liverpool L4 6TH	£60,000+
89	Former Bingo Hall/cinema, 446 Park Road, Liverpool L8 9RF	£70,000+
90	45 Seaforth Road, Liverpool L21 3TX	£10,000+
91	23 Cameron Street, Liverpool L7 0EN	£30,000–£35,000
92	52 Stanley Street, Fairfield, Liverpool L7 0JW	£50,000+
93	213 Warbreck Moor, Liverpool L9 0HU	£60,000+
94	90–92 Irlam Road, Bootle, Merseyside L20 4AE	£40,000+
95	The Melrose Abbey Public House, 331 Westminster Road, Liverpool L4 3TE	£60,000+
96	Land at 266 East Prescott Road, Liverpool L14 7NH	£140,000+
97	Former Knotty Ash Public House, 266 East Prescott Road, Liverpool L14 7NH	£275,000+
98	97 Stalmine Road, Liverpool L9 2AY	£50,000+
99	1 Camp Road, Liverpool L25 7TS	£135,000+
100	2 Camp Road, Woolton, Liverpool L25 7TS	£135,000+
101	116 Corner Brook, Liverpool L28 0QQ	£35,000–£40,000
102	29 Stamford Street, Liverpool L7 2PT	£50,000+
103	113 Ullet Road, Liverpool L17 2AB	£185,000+
104	Apt 3, 27 Lilley Road, Liverpool L7 0LP	£5,000+
105	100 Thirlmere Road, Everton, Liverpool L5 6PR	£35,000+
106	Former Rileys Snooker Hall Argyle Street, Birkenhead, Merseyside CH41 6AB	£115,000+
107	5 Dewsbury Road, Liverpool L4 2XE	£35,000+
108	86 Dorset Road, Anfield, Liverpool L6 4DX	£40,000+
109	Embassy Bingo Hall, 140 Borough Road, Wallasey, Merseyside CH44 6NH	£50,000+
110	128–130 Seaview Road, Wallasey, Merseyside CH45 4LD	£175,000+
111	25A, B, C & 27a & B Liscard Village, Wallasey, Merseyside CH45 4JG	£300,000–£350,000
112	102 Victoria Road, Birkenhead, Merseyside CH42 0JY	£175,000+
113	27–29 Grange Road West, Birkenhead, Merseyside CH41 4BY	£70,000+

ORDER OF SALE BY TYPE

COMMERCIAL INVESTMENT

- 5 254/254a Picton Road, Wavertree, Liverpool L15 4LP
- 68 49/49a Seaforth Road, Liverpool L21 3TX
- 71 219/212 Chapel Street & 3 Boundary Street, Leigh, Lancashire WN7 2AT
- 93 213 Warbreck Moor, Liverpool L9 0HU
- 106 Former Rileys Snooker Hall Argyle Street, Birkenhead, Merseyside CH41 6AB
- 110 128-130 Seaview Road, Wallasey, Merseyside CH45 4LD
- 111 25A, B, C & 27a & B Liscard Village, Wallasey, Merseyside CH45 4JG

DEVELOPMENT OPPORTUNITIES

- 34 40 Olive Lane, Liverpool L15 8LS
- 67 Land & Buildings Off Rutter Street, Liverpool L8 6AG
- 70 Land to the rear of 31-33 Heathfield Road, Wavertree, Liverpool L15 9HR

INVESTMENT OPPORTUNITY

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

LAND

- 48 Land at 97-101 Soho Street, Everton, Liverpool L3 8AS
- 72-77 Plot 25, 26, 38, 39, 40, 41 to the south of Wrenthorpe Rd, Wakefield, West Yorkshire WF2 0TY
- 96 Land at 266 East Prescott Road, Liverpool L14 7NH

RESIDENTIAL INVESTMENT

- 2 66 Sandown Road, Wavertree, Liverpool L15 4JD
- 6 136 Leopold Road, Kensington, Liverpool L7 8SS
- 9 Flats 1 & 3, 442 Stanley Road, Bootle, Merseyside L20 5AE
- 102 29 Stamford Street, Liverpool L7 2PT
- 103 113 Ullet Road, Liverpool L17 2AB
- 15 92 Seabank Road, Wallasey, Merseyside CH45 7QP
- 16 1 Sankey Street, Liverpool L1 5EA
- 21 5 Dunluce Street, Liverpool L4 3RG
- 25 5 Fir Street, St Helens, Merseyside WA10 3RA
- 28 23 Picton Grove, Liverpool L15 1HL
- 32 47 Hampden Street, Liverpool L4 5TY
- 42 1 Nimrod Street, Liverpool L4 4DU
- 43 6 The Close, Walton, Liverpool L9 1EX
- 45 36 Hasfield Road, Liverpool L11 2TQ
- 49 27 Gwydir Street, Liverpool L8 3TJ
- 50 56 Galloway Street, Liverpool L7 6PD
- 53 58 Hampden Street, Liverpool L4 5TY
- 55 20 Oxford Road, Waterloo, Liverpool L22 7SG
- 66 28 Inman Road, Liverpool L21 8NB
- 69 12 Sheil Road, Liverpool L6 3AE
- 78 66 Alwyn Street, Liverpool L17 7DY

- 79 52 Hampden Street, Liverpool L4 5TY
- 80 53 Ashfield, Liverpool L15 1EY
- 81 107 Little Heyes Street, Liverpool L5 6SF
- 82 43 Oakfield Road, Walton, Liverpool L4 2QE
- 84 73 Cranborne Road, Liverpool L15 2HY
- 86 127 Rosslyn Street, Liverpool L17 7DN
- 87 427 West Derby Road, Liverpool L6 4BL
- 92 52 Stanley Street, Fairfield, Liverpool L7 0JW
- 112 102 Victoria Road, Birkenhead, Merseyside CH42 0JY

VACANT COMMERCIAL

- 4 Clubmoor Conservative Mens Club, Back Broadway, Liverpool L11 1HX
- 20 Former Medical Centre, Laird Street, Birkenhead, Merseyside CH41 8ER
- 24 16 & 16a Priory Road, Liverpool L4 2RY
- 26 18, 18a, 18b & 18c Priory Road, Liverpool L4 2RY
- 37 49 Wallasey Road, Wallasey, Merseyside CH45 4NN
- 46 169/169a Westminster Road, Liverpool L4 4LR
- 51 32a David Street, Liverpool L8 4TL
- 54 34 Seel Road, Huyton, Liverpool L36 6DH
- 61 Hamilton Chambers, 18 Hamilton Square, Birkenhead, Merseyside CH41 6AX
- 83 46-48 Orwell Road, Liverpool L4 1RQ
- 85 107 Tolver Street, St Helens, Merseyside WA10 1JE
- 88 243 Walton Village, Liverpool L4 6TH
- 89 Former Bingo Hall/cinema, 446 Park Road, Liverpool L8 9RF
- 90 45 Seaforth Road, Liverpool L21 3TX
- 95 The Melrose Abbey Public House, 331 Westminster Road, Liverpool L4 3TE
- 97 Former Knotty Ash Public House, 266 East Prescott Road, Liverpool L14 7NH
- 109 Embassy Bingo Hall, 140 Borough Road, Wallasey, Merseyside CH44 6NH
- 113 27-29 Grange Road West, Birkenhead, Merseyside CH41 4BY

VACANT RESIDENTIAL

- 1 29 South Drive, Liverpool L15 8JJ
- 3 26 Callow Road, Liverpool L15 0HP
- 7 Flat 18 Hillside Court, Woolton, Liverpool L25 5HU
- 8 123 Crosby Road South, Liverpool L21 1ES
- 100 2 Camp Road, Woolton, Liverpool L25 7TS
- 101 116 Corner Brook, Liverpool L28 0QQ
- 10 182 Fleet Lane, St Helens, Merseyside WA9 2RJ
- 11 77 Milman Road, Liverpool L4 5SJ
- 12 12 Island Road, Garston, Liverpool L19 1RL
- 13 38 Minster Court, Liverpool L7 3QD
- 14 86 Balmoral Road, Fairfield, Liverpool L6 8NB
- 17 138 Prescott Road, Fairfield, Liverpool L7 0JB
- 18 42 Morden Street, Liverpool L6 6BA
- 19 9-11 Priory Road, Liverpool L4 2RU

- 22 32 Pansy Street, Liverpool L5 7RS
- 23 2 Clapham Road, Liverpool L4 2TQ
- 27 2a Randolph Street, Liverpool L4 0SA
- 29 15 Moss Street, Garston, Liverpool L19 2NA
- 30 14 Suburban Road, Liverpool L6 0BP
- 33 7 Valley Road, Liverpool L4 0UD
- 35 Flat 21, Kingfisher House, Pighue Lane, Liverpool L13 1DQ
- 36 29 Croxteth Avenue, Liverpool L21 6NA
- 38 20 Hinton Street, Fairfield, Liverpool L6 3AR
- 39 97 Moore Street, Bootle, Merseyside L20 4PL
- 40 17 Scorton Street, Liverpool L6 4AS
- 41 23 Scorton Street, Liverpool L6 4AS
- 44 169-171 Victoria Road, Wallasey, Merseyside CH45 9LB
- 47 85 Olivia Street, Bootle, Merseyside L20 2ER
- 52 104 Bardsay Road, Liverpool L4 5SQ
- 56 31 Tarbock Road, Speke, Liverpool L24 0SN
- 57 51 Ronald Street, Liverpool L13 2AA
- 58 99 Gwladys Street, Liverpool L4 5RW
- 59 86 Garnett Avenue, Liverpool L4 1TS
- 60 84 Becket Street, Liverpool L4 1QU
- 62 15 Hollyhurst Lodge, Weld Road, Southport, Merseyside PR8 2DL
- 63 31 Coventry Road, Liverpool L15 9HR
- 64 28 Queens Drive, Walton, Liverpool L4 6SH
- 65 22 Stavert Close, Liverpool L11 9AH
- 91 23 Cameron Street, Liverpool L7 0EN
- 94 90-92 Irlam Road, Bootle, Merseyside L20 4AE
- 98 97 Stalmine Road, Liverpool L9 2AY
- 99 1 Camp Road, Liverpool L25 7TS
- 104 Apt 3, 27 Lilley Road, Liverpool L7 0LP
- 105 100 Thirlmere Road, Everton, Liverpool L5 6PR
- 107 5 Dewsbury Road, Liverpool L4 2XE
- 108 86 Dorset Road, Anfield, Liverpool L6 4DX

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FOR SALE BY PRIVATE TREATY

On Behalf of Administrators



APL House, Lees Road, Knowsley Industrial Estate, Kirkby L33 7SE

Current Rent Passing £19,526 per annum

Land & Industrial Premises

Total Site Area: 720m² (0.71 acre)

Workshop Building Total Approx GIA: 177m² (1,905sq ft)

Well Established Industrial Area

Excellent Transport Links

OFFERS IN THE REGION OF £70,000

Location The premises are situated fronting onto Lees Road close to its junction with Kirkby Bank Road within Knowsley Industrial Estate. Nearby East Lancashire Road (A580) provides links to Liverpool city centre and the local motorway network (M57 and M6 motorways)..

Description The premises comprise a single storey industrial workshop building with external hard standing yard area surrounded by steel palisade perimeter fencing. The workshop building is of breeze block construction under a flat mineral felt clad roof and benefits from concrete floors, electric

strip lighting, electric roller shutter access and kitchen and WC facilities.

Accommodation We understand that the premises consist of the following areas:
 Total Site Area: 720m² (0.71 acre)
 Workshop Building GIA: 77m² (1,905 sq.ft)

Tenancy Information The premises are currently occupied by Allwood Pallets Ltd who are holding over on an initial 3 year Full Repairing and Insuring lease commencing 2nd February 2008 at a passing rent of £19,526



per annum. Further details are available upon application.

Tenure It is understood that the premises are held Freehold and could be sold vacant or with the benefit of the existing occupier in situ.

Viewing Strictly by appointment via the sole agents Sutton Kersh

James Kersh Tel: 0151 207 6315
 james@suttonkersh.co.uk

Daniel Walsh Tel: 0151 207 9339
 daniel.walsh@suttonkersh.co.uk

FOR SALE BY PRIVATE TREATY

On Behalf of Administrators



Units 1–4, 209 Great Howard Street, Liverpool L5 9ZH

Retail Investment Premises

Purpose Built Roadside Development

Total of 4 Units & Advertising Hoarding

Total Combined Income £81,233 per annum

Approx Yield 11.02% (after deducting purchase costs)

OFFERS IN THE REGION OF £700,000

Location The premises are situated on the west side of Great Howard Street (A565), approximately 1.5 mile north of Liverpool city centre. Great Howard Street itself forms part of a main arterial route linking Liverpool city centre to Bootle, Crosby and the greater Sefton area to the north. The immediate surrounding area is prominently commercial in nature with the Port of Liverpool situated in close proximity.

Description The premises comprise a purpose built roadside retail development consisting of 4 double fronted single story units benefiting from allocated customer parking to the front for approximately 25 cars. All four units are

currently let as per the enclosed tenancy schedule. The current rent reserved is £81,233 per annum. This figure includes the rental income from the advertising hoarding situated on the perimeter of the site.

Accommodation We understand that the premises consist of the following areas:

Total Site Area:	2489m ²	(0.61 Acre)
Unit 1 NIA:	115.2m ²	(1240 sq.ft)
Unit 2 NIA:	110.4m ²	(1188 sq.ft)
Unit 3 NIA:	121.6m ²	(1309 sq.ft)
Unit 4 NIA:	119.8m ²	(1289 sq.ft)



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Tenure Freehold.

VAT It is understood that the property is elected for VAT. Therefore VAT will be payable in addition to the purchase price.

Viewing Strictly by appointment via the sole agents Sutton Kersh

James Kersh Tel: 0151 207 6315
james@suttonkersh.co.uk

Daniel Walsh Tel: 0151 207 9339
daniel.walsh@suttonkersh.co.uk

FOR SALE BY PRIVATE TREATY



23 Greenheys Road, Liverpool L8 0SX

Residential Investment currently producing £30,120pa (£36,360pa once fully let)

Four storey detached Victorian villa

Six self contained flats (2 × 2 bed, 3 × 1 bed, 1 × studio)

Convenient location close to Sefton and Princes Parks

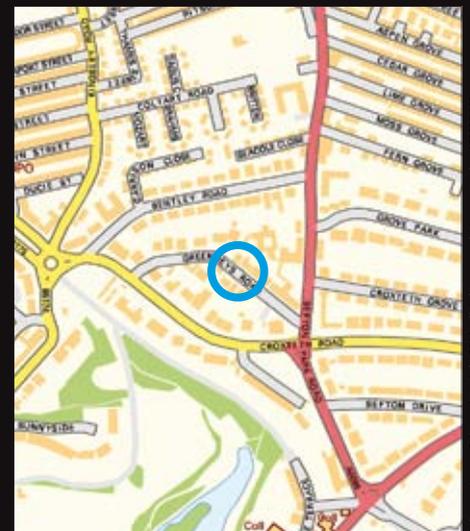
Double glazing and central heating

OFFERS IN THE REGION OF £325,000

A residential investment currently producing a gross annual income of £30,120 per annum with potential income of £36,360 per annum once fully let. The property comprises a substantial detached Victorian villa arranged over four floors which has been converted to provide 6 self contained flats (2 × 2 bed, 3 1 bed, 1 × studio). The property benefits from double glazing and central heating.

The property is situated fronting Greenheys Road within a designated conservation area close to Sefton and Princes Parks and 1.5 miles from Liverpool city centre.

Contact James Kersh Bsc (Hons) MRICS 0151 207 6315





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ON BEHALF OF LIVERPOOL CITY COUNCIL AND LIVERPOOL HOUSING TRUST

LOT
1

29 South Drive, Liverpool L15 8JJ
VACANT RESIDENTIAL

GUIDE PRICE £200,000–£220,000



A Freehold substantial three storey semi-detached property previously used as a Day Centre. The property would be suitable for conversion into a family dwelling or other uses, subject to the relevant consents. The property benefits from fire doors, fire alarm, front and rear gardens and off road parking for several cars. The purchaser is to be responsible for the council's legal and surveyor's fees at 3% of the sale price.

Situated Just off Mill Lane and Picton High Street in a sought after location within easy reach of local amenities, schooling and approximately 4 miles from Liverpool city centre.

Basement
Two Store Rooms, Boiler Room.

Ground Floor
Main entrance Hallway, Lounge, Dining Room, Kitchen, Utility Room, WC, Office, Food Store.

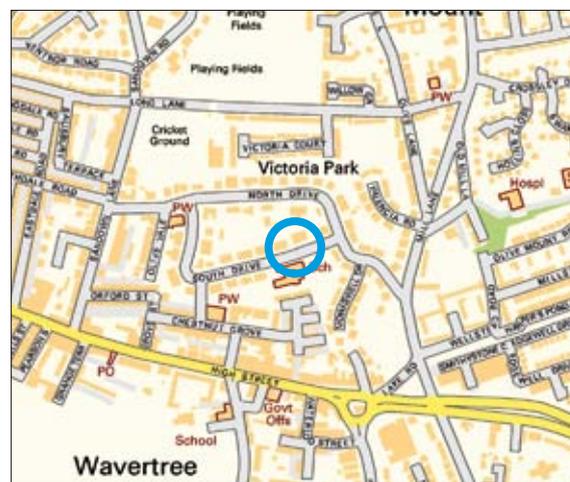
Mezzanine 1
Laundry Room, Ladies and Gents WC's, Shower Room, Bathroom.

First Floor
Three Rooms, Store.

Mezzanine 2
Three Rooms.

Second Floor
Three Rooms, Bathroom/WC

Outside
Gardens front and rear, Driveway for several cars.



Not to scale. For identification purposes only

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LOT
2

66 Sandown Road, Wavertree, Liverpool L15 4JD
RESIDENTIAL INVESTMENT

GUIDE PRICE £200,000+



Not to scale. For identification purposes only

A residential investment producing £20,700 per annum. The property comprises a detached period building converted to provide five self-contained one-bedroom flats benefiting from central heating. Currently all flats are let. There is the opportunity to convert the basement which is partly fitted as a 1 bedroom flat with separate access, however this would be subject to the necessary planning consents.

Situated The property is situated fronting Sandown Road at its junction with Ventnor Road, within the popular residential suburb of Wavertree within close proximity to local amenities.

Basement
Not Inspected.

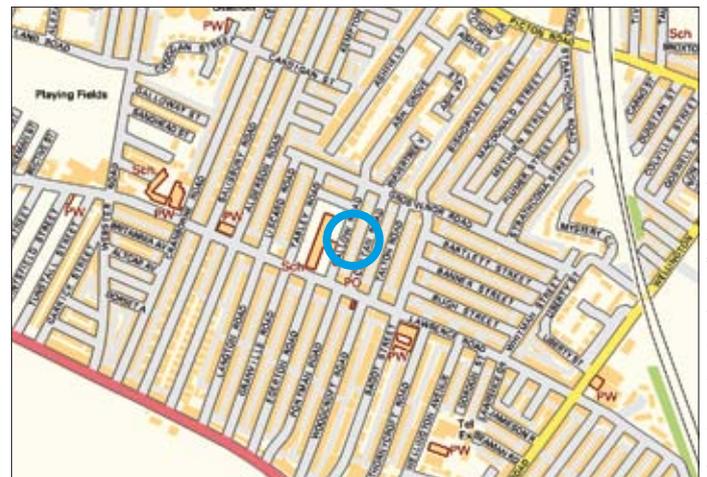
Outside
Car parking for 6 cars (approx) and rear yard.

FLAT	ACCOMMODATION	TENANCY	RENT PCM
1 – Ground Floor	Bedroom, Living Room, Kitchen, Bathroom	Assured Shorthold Tenancy	£325.00
2 – Ground Floor	Hall, Bedroom, Living Room, Kitchen (lower ground floor), Bathroom	Assured Shorthold Tenancy	£350.00
3 – First Floor	Hall, Bedroom, Living Room, Kitchen, Bathroom	Assured Tenancy	£350.00
4 – First Floor	Hall, Bedroom, Living Room, Kitchen, Bathroom	Assured Tenancy	£350.00
5 – Second Floor	Hall, Shower Room, Bedroom, Living Room, Kitchen	Assured Tenancy	£350.00

LOT
3

26 Callow Road, Liverpool L15 0HP
VACANT RESIDENTIAL

GUIDE PRICE £50,000–£55,000



Not to scale. For identification purposes only

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

Situated Just off Picton Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

First Floor
Two Bedrooms, Bathroom/WC.

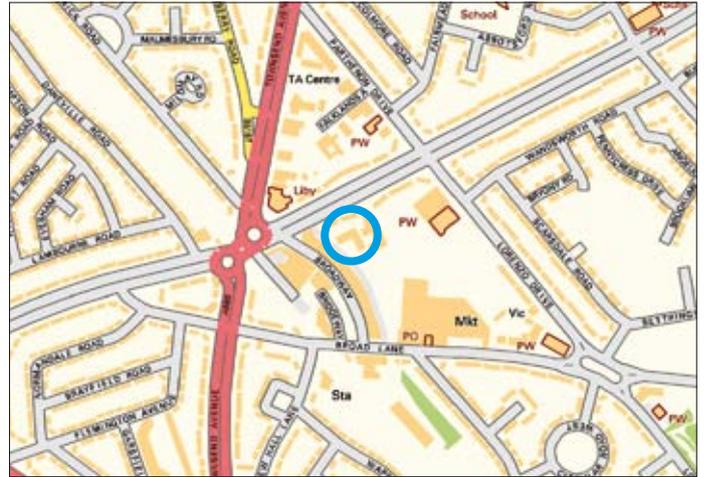
Outside
Yard to Rear.

EPC rating
E.

Ground Floor
Hall, Lounge, Kitchen, Dining Room, Utility Room.

ON BEHALF OF RECEIVERS

LOT 4 Clubmoor Conservative Mens Club, Back Broadway, Liverpool L11 1HX
VACANT COMMERCIAL **GUIDE PRICE £80,000+**



Not to scale. For identification purposes only

The property comprises an "L" shaped single storey building formerly used for the purposes as a licensed social club. The property also benefits from car parking to the front for approximately 12 vehicles which is surrounded by a high weld mesh fence incorporating a wide double gateway access. The property would be suitable for redevelopment subject to any necessary planning consents or continued use.

Situated Fronting on to Back Broadway which is a back service entry extending around the rear of the shops on to Broadway in the

Norris Green area. Vehicle access in to Back Broadway is from Utting Avenue East and Broad Lane.

Ground Floor

Lounge 1	184m ² (1,980sq ft)
Lounge 2	17.5m ² (188sq ft)
Changing Room	13.5m ² (145sq ft)
Lounge 3	111.5m ² (1,200sq ft)
Lounge 4	51m ² (549sq ft)
Snooker Room	100m ² (1,076sq ft)
Games Room	17m ² (183sq ft)
Internal Storage	66m ² (710sq ft)
Committee Room	23.8m ² (256sq ft)
Total Area	584.3m² (6,289sq ft)

Tenure

We understand that the tenure of the property is leasehold for a term of 99 years commencing the 1st October 1956 with no ground rent payable.

EPC rating

E

LOT 5 254/254a Picton Road, Wavertree, Liverpool L15 4LP
COMMERCIAL INVESTMENT **GUIDE PRICE £75,000+**



Not to scale. For identification purposes only

A three storey mixed use middle terraced property consisting of a ground floor retail unit which has been trading as an Opticians for over 50 years and would be suitable for a number of uses subject to the relevant contents. The property also includes a vacant three bedroomed flat above. The shop is currently let producing £10,400 per annum until 30th June 2014 however we have been advised that the tenant would be open to signing a new lease. When fully let the total annual rental income could be in excess of £15,840pa.

Situated Fronting Picton Road in a popular residential location within the Wavertree area of Liverpool approximately 3 miles from Liverpool city centre.

Second Floor

Three bedrooms, WC

EPC rating

C

Ground Floor Shop

Main sales area, rear room, WC

First Floor Flat (rear entrance)

Lounge, bathroom/WC, Kitchen

LOT
6

136 Leopold Road, Kensington, Liverpool L7 8SS
RESIDENTIAL INVESTMENT

GUIDE PRICE £70,000+



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A two storey middle terrace property converted to provide two one-bedroomed self-contained flats. Both of the flats are currently let by way of Assured Shorthold Tenancies producing £4,868.28 per annum. The property benefits from double glazing.

Not to scale. For identification purposes only

Situated Off Edge Lane and Kensington High Street in an established and popular residential location within easy reach of local amenities and a short distance from Liverpool city centre.

First Floor

Flat 2 Lounge, Bedroom, Kitchen, Bathroom/WC

Outside

Rear Yard

Ground Floor

Main Entrance Hallway.

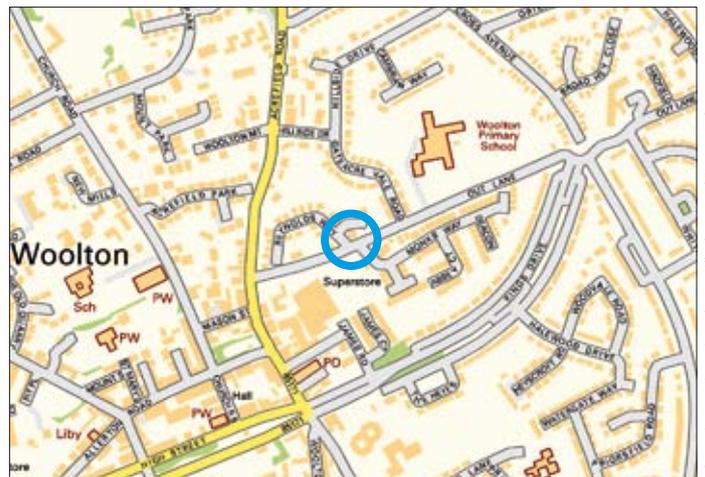
Flat 1 Lounge, Bedroom, Kitchen, Bathroom/WC

ON BEHALF OF LIVERPOOL CITY COUNCIL BY ORDER OF THE COURT OF PROTECTION

LOT
7

Flat 18 Hillside Court, Woolton, Liverpool L25 5HU
VACANT RESIDENTIAL

GUIDE PRICE £55,000+



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A one-bedroomed first floor apartment within a purpose built block benefiting from double glazing and central heating, communal gardens and residents parking. The property would be suitable for occupation following refurbishment and modernisation.

Not to scale. For identification purposes only

Outside
Communal gardens and residents parking.

charge is payable to the Head Lessees.

Situated On an Estate Off Out Lane in Woolton within close proximity to Woolton Village amenities in a popular and well established residential location.

Ground Floor

Main Entrance Hallway with intercom entry system

First Floor Flat

Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Note

The property is subject to an Underlease for 999 years from 1st January 1984 to Hillside Court (Woolton) Management Company Limited. A ground rent of £25.00 per annum is payable and it is understood that a monthly service

LOT
8

123 Crosby Road South, Liverpool L21 1ES
VACANT RESIDENTIAL

GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

An end of terrace property which has been converted to provide one one-bedroomed and one two-bedroomed flats each with their own separate entrance. Following a full upgrade and refurbishment scheme the flats would be suitable for investment purposes or occupation. Alternatively the property could be converted to provide a good sized four-/five-bedroomed house subject to any necessary planning consents.

Situated Fronting Crosby Road South on the corner of Belgrave 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 Flat B
Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC (accessed via front entrance).

Outside
Rear Yard.

Ground Floor Flat A
Hall, Lounge, Bedroom, Kitchen, Bathroom/WC (accessed via rear entrance).

LOT
9

Flats 1 & 3, 442 Stanley Road, Bootle, Merseyside L20 5AE
RESIDENTIAL INVESTMENT

GUIDE PRICE £45,000–£50,000



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Not to scale. For identification purposes only

A three storey middle terrace property converted to provide three one-bedroomed self-contained flats. Flat 2 has been sold off separately. We are offering Flats 1 & 3 only which are both currently let by way of Assured Shorthold Tenancies producing £8,860 per annum. The property benefits from partial double glazing and electric wall heaters.

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

Outside
Shared Rear Yard.

Situated Fronting Stanley Road opposite North Park in a popular and well established location within close proximity to Bootle Strand amenities and Hugh Baird College.

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

EPC rating
Flat 1 – G Flat 3 – E

LOT
10

182 Fleet Lane, St Helens, Merseyside WA9 2RJ
VACANT RESIDENTIAL

GUIDE PRICE £30,000-£35,000



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



Not to scale. For identification purposes only

Situated Fronting Fleet Lane which is off Parr Stocks Road and Chancery Lane in a popular and well established residential location.

Outside Yard to the Rear.

EPC rating E.

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

First Floor Three Bedrooms.

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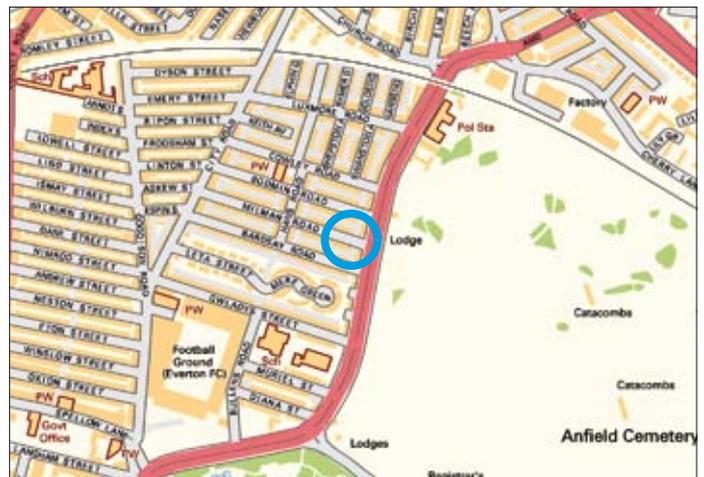
LOT
11

77 Milman Road, Liverpool L4 5SJ
VACANT RESIDENTIAL

GUIDE PRICE £40,000-£45,000



A vacant three bedroomed end of terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated Off Walton Lane (A580) in an established and popular residential location within close proximity to County Road amenities, schooling and approximately 3 miles from Liverpool city centre.

First Floor Three Bedrooms.

Outside Yard to the rear.

EPC rating E

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

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LOT
12

12 Island Road, Garston, Liverpool L19 1RL
VACANT RESIDENTIAL

GUIDE PRICE £75,000+



Not to scale. For identification purposes only

A five-bedroomed plus cellar three storey former style middle terraced property benefiting from partial double glazing and central heating. Following a full upgrade and refurbishment scheme the property would be suitable for occupation, resale or investment purposes. The property is being offered to cash buyers only.

Situated Fronting Island Road
Just off Woolton Road in a popular residential location within close proximity to Garston Village amenities and approximately 5 miles from Liverpool city centre.

Cellar
Two Rooms

Ground Floor
Hall, Lounge, Dining room, Kitchen, Back Kitchen/Utility Room.

First Floor

Three Bedrooms, Bathroom/WC

Second Floor

Two Further bedrooms.

Outside

Front garden and rear yard.

EPC rating

G.

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LOT
13

38 Minster Court, Liverpool L7 3QD
VACANT RESIDENTIAL

GUIDE PRICE £50,000+



Not to scale. For identification purposes only

A two bedroomed third floor purpose built apartment benefiting from double glazing, storage heaters, intercom system, communal gardens and parking. Following refurbishment and modernisation the property would be suitable for occupation or investment purposes.

Situated Off Orphan Street which is between Melville Place and Crown Street in a popular and well established residential location within close proximity to local amenities, Universities and walking distance into Liverpool city centre.

Third Floor Flat

Hall, Lounge/Diner, Kitchen, two Bedrooms, Bathroom/WC.

Outside

Communal Gardens and Parking.

Ground Floor

Communal Entrance Hall.

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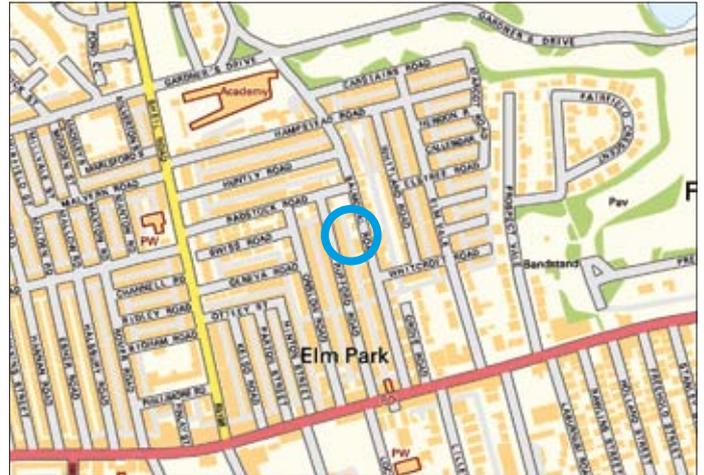
LOT
14

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

GUIDE PRICE £100,000+



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



Not to scale. For identification purposes only

Situated Off Prescott Road in an established residential location a stone's throw from Newsham Park and within easy access to local amenities, schooling and approximately 2 miles from Liverpool city centre.

Basement
Three Rooms

Ground Floor
Hall, three Rooms, Kitchen

First Floor
Three Rooms, Kitchen, Bathroom, Separate WC

Second Floor
Three Rooms

Outside
Gardens front and rear

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LOT
15

92 Seabank Road, Wallasey, Merseyside CH45 7QP
RESIDENTIAL INVESTMENT

GUIDE PRICE £190,000+



A residential investment currently producing a gross annual income of £22,440 per annum (ERV £27,180 once fully let). The property comprises a detached three storey building converted to provide 6 self-contained 1 bedroom flats. Each flat benefits from central heating, double glazing and intercom system.



Not to scale. For identification purposes only

Situated The property is situated fronting Seabank Road at the corner of Denton Drive, within a popular and densely populated residential area close to local amenities and approximately 1 mile from Liscard Village.

Outside
Front Gardens, Rear Yard/Off Street Parking.

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SOLD PRIOR

LOT
16

1 Sankey Street, Liverpool L1 5EA
RESIDENTIAL INVESTMENT

GUIDE PRICE £1,350,000–£1,500,000



A freehold mixed use investment currently producing £106,920pa with potential ERV of £161,120pa once fully let. The development comprises a 5 storey building with 14 residential two bedroom apartments fitted to a good standard, benefitting from communal entrance with video entry system. There is a passenger lift to all floors. In addition there are three ground floor retail units; one is currently let at £17,760pa and trades as 'Seven Eleven'. There are two units vacant.

Situated The property is a centrally positioned development situated at the corner of Great George Street on Sankey Street adjacent to China Town and The Blackie Cultural Centre. The immediate area comprises a mix of residential developments, retail and leisure occupiers. The district is popular with both students and young professionals and is within walking distance of the City's universities and main retail core.



Not to scale. For identification purposes only

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RESIDENTIAL	FLOOR	ACCOMMODATION	AREA. APPROX	RENT PCM	TENANCY TYPE
1	First	Lounge/kitchen/dining, 2 bedrooms, bathroom	73m ² (785 sq ft)	£570.00	AST
2	First	Lounge/kitchen/dining, 2 bedrooms, bathroom	87m ² (935 sq ft)	£575.00	AST
3	First	Lounge/kitchen/dining, 2 bedrooms, bathroom, balcony	72m ² (775 sq ft)	£570.00	AST
4	First	Lounge/kitchen/dining, 2 bedrooms, bathroom, balcony	72m ² (775 sq ft)	£545.00	AST
5	Second	Lounge/kitchen/dining, 2 bedrooms, bathroom	73m ² (785 sq ft)	£550.00	AST
6	Second	Lounge/kitchen/dining, 2 bedrooms, bathroom	87m ² (935 sq ft)	£595.00	AST
7	Second	Lounge/kitchen/dining, 2 bedrooms, bathroom	72m ² (775 sq ft)	£545.00	AST
8	Second	Lounge/kitchen/dining, 2 bedrooms, bathroom	72m ² (775 sq ft)	£565.00	AST
9	Third	Lounge/kitchen/dining, 2 bedrooms, bathroom	73m ² (785 sq ft)	£550.00	AST
10	Third	Lounge/kitchen/dining, 2 bedrooms, bathroom	87m ² (935 sq ft)	£595.00	AST
11	Third	Lounge/kitchen/dining, 2 bedrooms, bathroom	72m ² (775 sq ft)	£545.00	AST
12	Third	Lounge/kitchen/dining, 2 bedrooms, bathroom	72m ² (755 sq ft)	£550.00	AST
14	Fourth	Lounge/kitchen/dining, 2 bedrooms, bathroom, roof terrace (show flat)	82m ² (915 sq ft)	Vacant – ERV £675pcm	
15	Fourth	Lounge/kitchen/dining, 2 bedrooms, bathroom, roof terrace	77m ² (825 sq ft)	£675.00	AST
Current Rent reserved				£7,430.00pcm (£89,160pa)	
ERV once fully let				£8,105pcm (£97,260pa)	

COMMERCIAL	PRESENT LESSEE	ACCOMMODATION	LEASE TERM	RENT PA	ERV PA	NEXT REVIEW REVERSION
Unit 1	Abdullah Mohamed Moghal & Issadi Sahem Sabin T/A Seven Eleven	Sales area, storage, WC 122m ² (1300 sq ft)	20 years from 1st July 2010, FR&I subject to 5 yearly rent reviews	£17,760pa	£17,760pa	1st July 2015
Unit 2	Vacant	Sales area, WC 135m ² (1450 sq ft)	—	—	£19,800pa	
Unit 3	Vacant	Sales area, WC 177m ² (1900 sq ft)	—	—	£27,300pa	
Total				£17,760pa	£64,860pa	

LOT 17 **138 Prescot Road, Fairfield, Liverpool L7 0JB**
VACANT RESIDENTIAL

GUIDE PRICE £60,000+



Not to scale. For identification purposes only

A three storey mid terraced property converted to provide one one-bed and one two-bed self-contained flats and one studio with potential to convert a further studio or flat to the ground floor. The units are currently vacant and in need of repair and modernisation. The property benefits from double glazing. When fully let the potential annual income could be in excess of £15,000.

Situated Fronting Prescot Road in the Fairfield District within easy access to Old Swan and Kensington amenities and approximately 4 miles from Liverpool city centre.

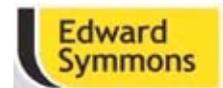
Ground Floor one large room with potential to convert.

First Floor
Studio Lounge/kitchen, shower room/WC
Flat 1 Lounge/kitchen, shower room/WC, bedroom

EPC rating
Flat 1 – E Flat 2 – F Flat 3 – F

Second Floor
Flat 2 Two bedrooms, kitchen/lounge, shower room/WC

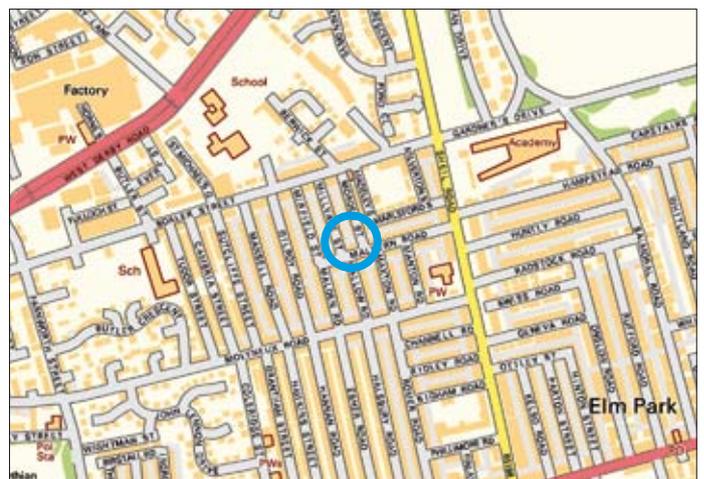
Outside
 not inspected



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LOT 18 **42 Morden Street, Liverpool L6 6BA**
VACANT RESIDENTIAL

GUIDE PRICE £40,000+



Not to scale. For identification purposes only

The property comprises a two bedroom mid terrace house arranged over ground and first floors. The property requires a program of refurbishment but benefits from double glazing and gas central heating.

Situated The property is situated on a residential road off Boaler Street close to local shops and amenities. The open spaces of Newsham Park are within easy reach. Transport links are provided by Edge Hill rail station.

First Floor
 Two Bedrooms.

Outside
 Yard to the rear.

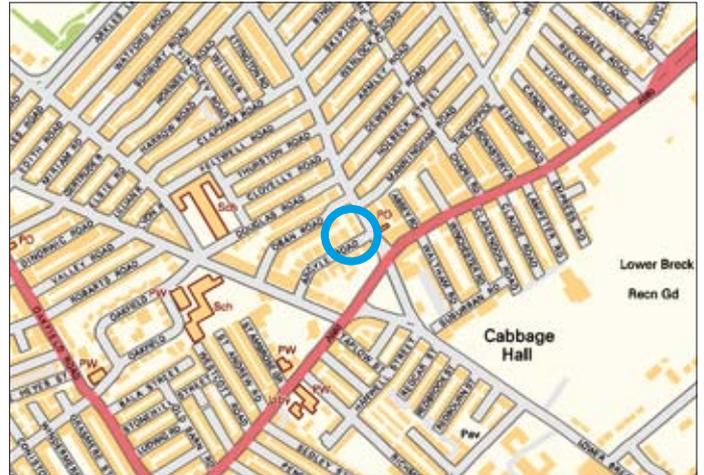
Ground Floor
 Reception Room, Kitchen, Bathroom.

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LOT
19

9-11 Priory Road, Liverpool L4 2RU
VACANT RESIDENTIAL

GUIDE PRICE £125,000+



Not to scale. For identification purposes only

A pair of inter-connected four storey semi-detached properties in need of repair and modernisation and suitable for a number of uses, subject to the relevant consents. The property benefits from planning permission to convert the existing dwelling to provide eight one-bedroom apartments (Liverpool City Council planning application number 11F/0147). The property benefits from front and rear gardens.

Situated Fronting Priory Road in a popular and well established residential location within easy access to Stanley Park and Liverpool Football Club and approximately 4 miles from Liverpool city centre.

First Floor
Five Rooms, two WC's.

Second Floor
Seven Rooms, WC.

Outside
Rear Yard.

Basement
Six Rooms, Store Room.

Ground Floor
Six Rooms, two WC's.

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LOT
20

Former Medical Centre, Laird Street, Birkenhead, Merseyside CH41 8ER
VACANT COMMERCIAL

GUIDE PRICE £80,000+



Not to scale. For identification purposes only

A former Health Centre comprising a reception area, waiting room and several consultation/treatment rooms. The property benefits from car parking to the rear. We are advised the pharmacy to the front is held under separate ownership and is currently on the market for sale. The property would be suitable for a number of uses to include possible residential development, subject to any necessary planning consents.

Situated On a major link road between the densely populated North Birkenhead and the Queensway Tunnel leading into Liverpool city centre. Retailers along Laird Street to include Aldi, Co-Op and KFC.

Accommodation
Ground Floor
Reception area 50.04m² (538sq ft)
Waiting Room 57.63m² (620sq ft)
Offices 229.04m² (2,465sq ft)
Total 353.94m² (3,810sq ft)

First Floor
Offices 56.12m² (604sq ft)

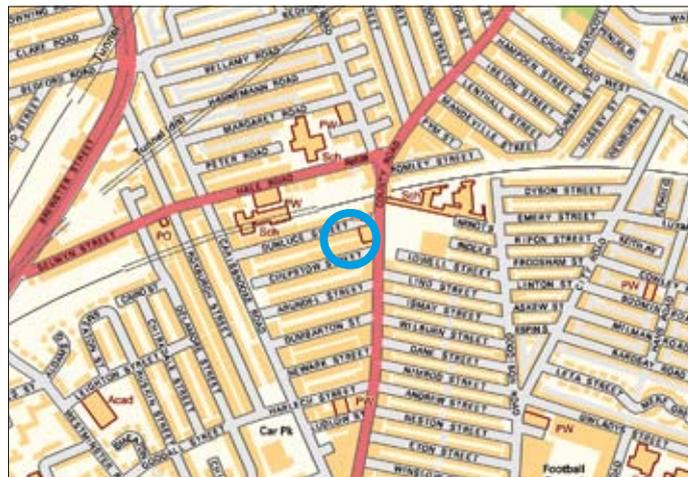
Outside
Rear Car Parking.

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LOT
21

5 Dunluce Street, Liverpool L4 3RG
RESIDENTIAL INVESTMENT

GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

A three bedroomed middle terraced property benefitting from central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,700.24 per annum.

Situated Off County Road in a popular residential location within walking distance to local amenities and approximately 3 miles from Liverpool city centre.

Outside
Yard to the rear

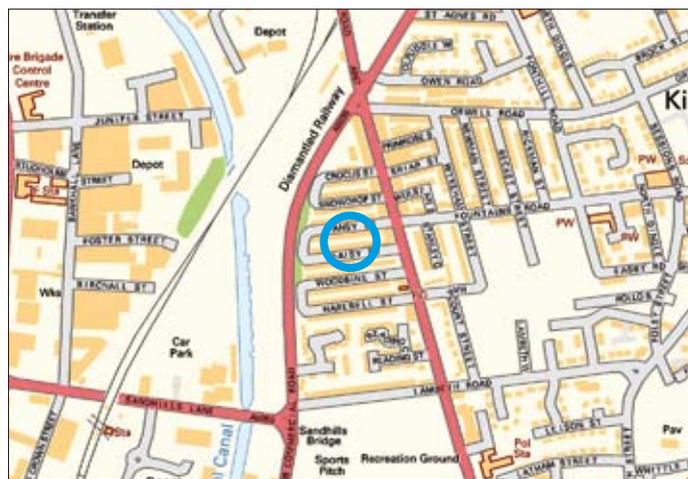
Ground Floor
Hall, two Reception Rooms,
Kitchen/Diner

First Floor
Three Bedrooms, Bathroom/WC

LOT
22

32 Pansy Street, Liverpool L5 7RS
VACANT RESIDENTIAL

GUIDE PRICE £25,000–£30,000



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Not to scale. For identification purposes only

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

Situated Off Stanley Road in a popular and well established residential area approximately 2.5 miles from Liverpool city centre.

Outside
Yard to rear.

Ground Floor
Through Living Room, Kitchen.

First Floor
Two Bedrooms, Bathroom/WC.

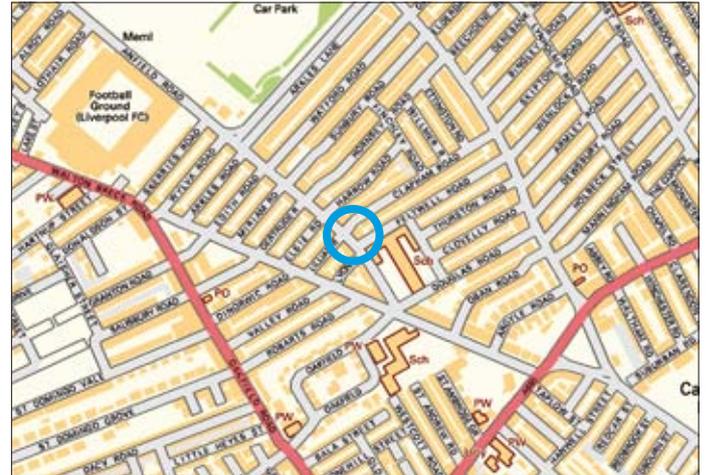
LOT
23

2 Clapham Road, Liverpool L4 2TQ
VACANT RESIDENTIAL

GUIDE PRICE £35,000-£40,000



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



Not to scale. For identification purposes only

Situated Fronting Clapham Road on the corner of Anfield Road in a popular and well established residential location within walking distance to Liverpool Football Club, local amenities, schooling and approximately 3 miles from Liverpool city centre.

First Floor

Four Bedrooms, Bathroom/WC.

Outside

Yard to the rear.

First Floor

Hall, Lounge, Dining Room, Kitchen.

ON BEHALF OF MORTGAGEES (NOT IN POSSESSION)

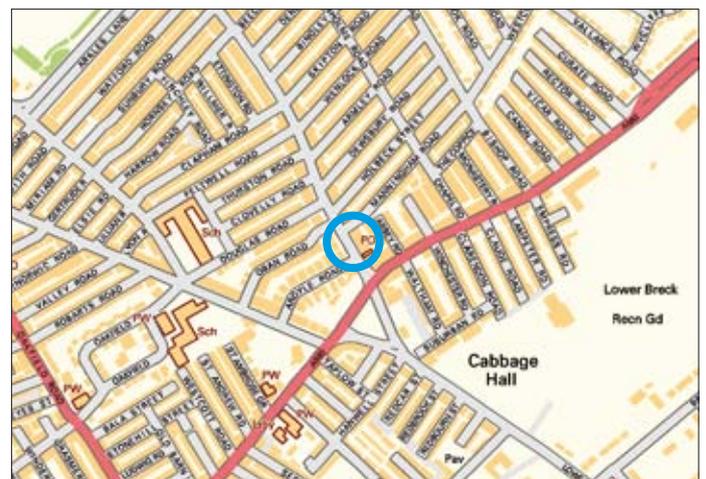
LOT
24

16 & 16a Priory Road, Liverpool L4 2RY
VACANT COMMERCIAL

GUIDE PRICE £30,000+



A two storey middle terrace property arranged as a ground floor shop and three bedroom living accommodation to the upper floors. The property is in poor condition and requires a full refurbishment. We understand there is a lease of the property for a term of 10 years from 2nd September 2005 at an initial rent of £5,200 per annum. However, the property is being sold by the mortgagee not in possession and the lease details cannot be confirmed. The property is sold subject to any leases, licences or occupiers which may exist



Not to scale. For identification purposes only

Situated Fronting Priory Road close to its junction with Manningham Road in the Anfield area of Liverpool approximately 1.5 miles from Liverpool city centre. It is close to Stanley Park and within a quarter of a mile from Anfield Football Stadium.

First/Second Floor

Living Room, three Bedrooms, Kitchen, Bathroom.

Outside

Rear Yard.

Buyers Premium

A buyer's premium of £750+VAT will be payable on this lot.

Ground Floor

Sales Area (22.6m²), Kitchen, WC.

LOT 25 **5 Fir Street, St Helens, Merseyside WA10 3RA** **RESIDENTIAL INVESTMENT** **GUIDE PRICE £30,000-£35,000**



A two bedroomed middle terrace property currently let by way of an Assured Shorthold Tenancy producing £5,220 per annum.



Not to scale. For identification purposes only

Situated Off Beech Street which is off Springfield Road in a popular and well established location within close proximity to local amenities.

Outside
Rear Yard.

EPC rating
E

Ground Floor
Living Room, Kitchen.

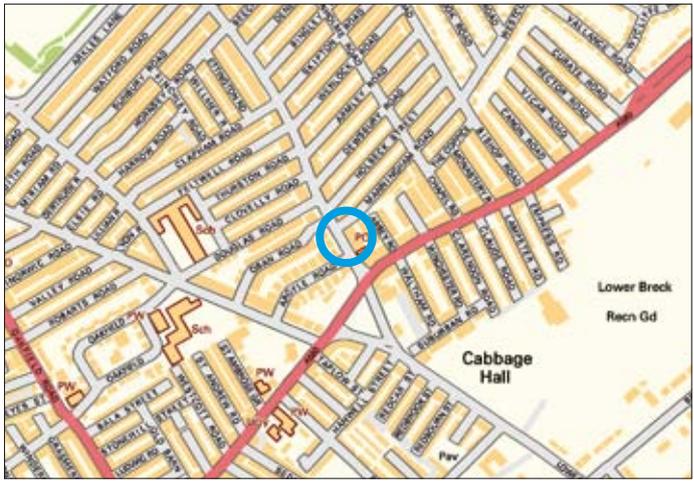
First Floor
Two Bedrooms, Bathroom/WC.

ON BEHALF OF MORTGAGEES (NOT IN POSSESSION)

LOT 26 **18, 18a, 18b & 18c Priory Road, Liverpool L4 2RY** **VACANT COMMERCIAL** **GUIDE PRICE £25,000+**



A two storey plus loft room end terrace mixed use property together with single storey ground floor lock up retail unit (18a Priory Road) and rear yard with residential accommodation to the upper floors. The property is in poor condition and requires a full refurbishment scheme. The basement and ground floor of the property is subject to a registered lease for a term of 11 years commencing 8 July 2010 and expiring 20 September 2021. The initial rent payable under the lease was £5,200pa. The part of the property known as 18A is subject to a lease dated 26 July 2005 for a term of 10 years at an initial rent of £5,200pa. However, the property is being sold by the mortgagee not in possession and the lease details cannot be confirmed. The property is sold subject to any leases, licences or occupiers which may exist.



Not to scale. For identification purposes only

Situated Fronting Priory Road at the corner of Manningham Road in the Anfield area of Liverpool approximately 1.5 miles from Liverpool city centre. It is close to Stanley Park and within a quarter of a mile of Anfield Football Stadium.

18a Priory Road
Ground Floor Lock Up Shop plus Storage – 17.90m² (measurements taken from VOA website).

Outside
Rear Yard.

Ground Floor Sales Area, Storage.

Upper Floors Residential accommodation comprising 2 flats.

Buyers Premium
A buyer's premium of £750+VAT will be payable on this lot.

LOT
27

2a Randolph Street, Liverpool L4 0SA
VACANT RESIDENTIAL

GUIDE PRICE £20,000–£25,000



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A vacant two bedroomed end terraced property. Following repair and modernisation the property would be suitable for investment.

Not to scale. For identification purposes only

Situated Off Walton Breck Road in a popular residential location close to Liverpool Football Club and local amenities approximately 3 miles from Liverpool city centre.

Outside
Yard to the rear.

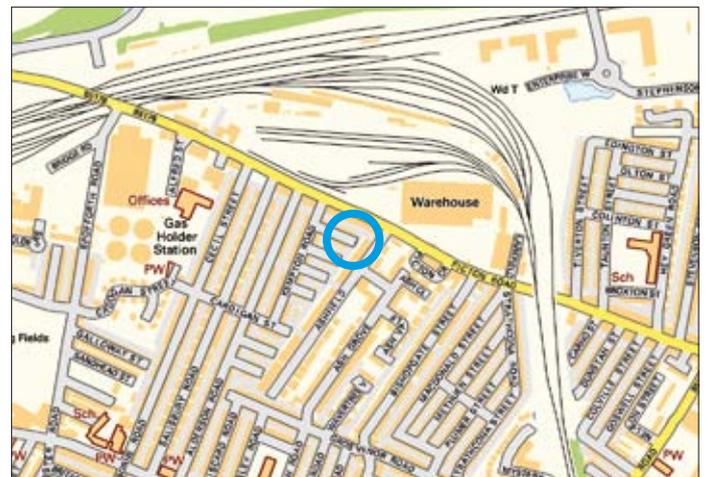
Ground Floor
Front Living room, Rear Living room, Kitchen.

First Floor
Two Bedrooms, Shower room/WC

LOT
28

23 Picton Grove, Liverpool L15 1HL
RESIDENTIAL INVESTMENT

GUIDE PRICE £30,000–£35,000



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A two bedroomed middle terraced property currently let by way of a Regulated Tenancy at a rental of £2,002.00 per annum. The rent has not been increased since 2006. The property benefits from double glazing.

Not to scale. For identification purposes only

Situated Off Kempton Road which in turn is off Picton Road within a popular and well established residential location within easy access of local amenities and transport links.

Outside
Rear Yard.

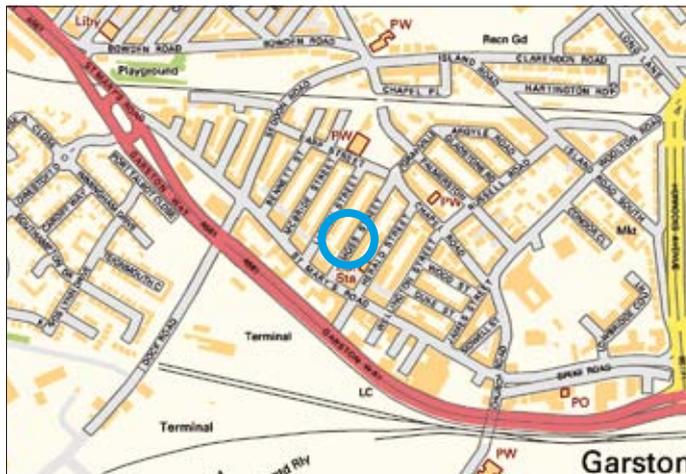
Ground Floor
Hall, two Reception Rooms, Kitchen.

First Floor
Two Bedrooms, Bathroom/WC

LOT
29

15 Moss Street, Garston, Liverpool L19 2NA
VACANT RESIDENTIAL

GUIDE PRICE £75,000+



Not to scale. For identification purposes only

A vacant 3/4 bedroomed middle terraced property which following repair and modernisation would be suitable for occupation, re-sale or investment purposes. The property benefits from a second floor providing a further room which would be suitable for conversion to provide a fourth bedroom subject to any necessary consents. The property benefits from central heating.

Situated Off St. Marys Road in a very popular and well established residential location within close proximity to Garston Village amenities, schooling and approximately 5 miles south of Liverpool city centre.

First Floor
Three Bedrooms, Bathroom/WC.

Second Floor
One further Room.

Outside
Rear Yard.

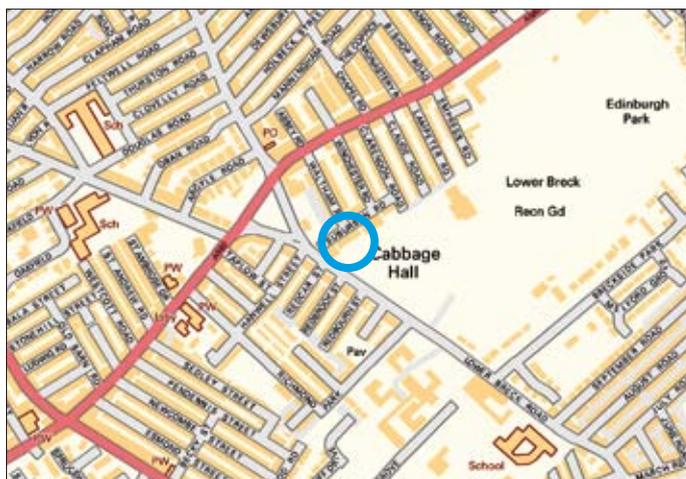
EPC rating
E

Ground Floor
Entrance Vestibule, Hallway, Lounge, Dining Room, Morning Room, Kitchen.

LOT
30

14 Suburban Road, Liverpool L6 0BP
VACANT RESIDENTIAL

GUIDE PRICE £40,000-£45,000



Not to scale. For identification purposes only

A vacant three bedroomed mid terraced property benefiting from double glazing and electric central heating. The property is in good order throughout and would be suitable for immediate occupation or investment purposes.

Situated Just off Townsend Lane in a popular residential location close to local amenities and approximately 3 miles from Liverpool city centre.

Outside
Yard to the rear.

Ground Floor
Hall, Lounge, Dining Room, Breakfast/Kitchen.

First Floor
Three Bedrooms, Bathroom/WC.

LOT
31

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

GUIDE PRICE £595,000+



Not to scale. For identification purposes only



Not to scale. For identification purposes only

A substantial residential development opportunity with planning permission to redevelop the site for residential purposes and erect 24 two and two and a half storey dwelling houses and layout new access road. The site currently comprises a large four bedroom detached cottage with gardens and garage, with various former stables and out buildings. The total site area is approximately 6390m² (1.58 acres).

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 overlooking green belt land with views over Woolton Valley.

Ground Floor

Lounge, Kitchen, Dining Room, Bathroom

First Floor

Four Double Bedrooms, Bathroom

Planning/Plans

Copies of the plans and planning permission are available upon request from the auctioneer's offices. Liverpool City Council granted Planning on 18th March 2008 (planning reference 07F/2417) and renewed 11th June 2013 under reference 11f/0145. The planning is subject to a section 106 agreement.

Holly Cottage (Existing Dwelling Accommodation)

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

LOT
32

47 Hampden Street, Liverpool L4 5TY
RESIDENTIAL INVESTMENT

GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

A two bedroom middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £3,797.52 per annum.

Situated Off County Road (A59) in a popular and established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Outside
Yard to rear

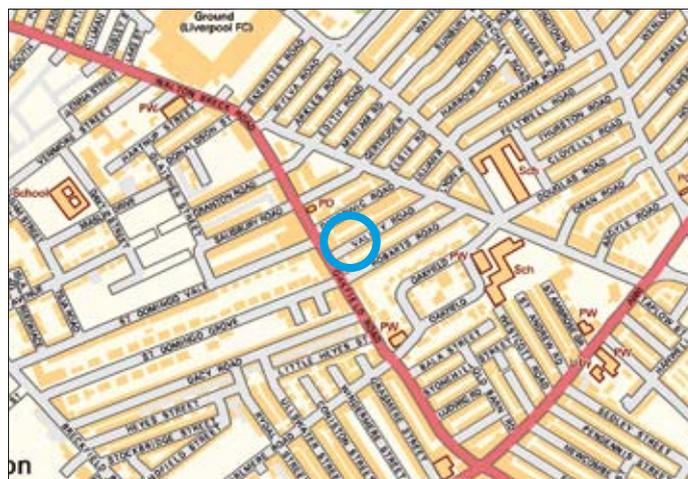
Ground Floor
Hall, lounge, dining room, kitchen

First Floor
Two bedrooms, bathroom/WC

LOT
33

7 Valley Road, Liverpool L4 0UD
VACANT RESIDENTIAL

GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

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

Situated Off Oakfield Road and Walton Breck Road in an established and popular residential location within walking distance to Liverpool Football Club and approximately 3 miles from Liverpool city centre.

First Floor
Three Bedrooms, Bathroom/WC

Outside
Yard to the rear.

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

EPC rating
E

LOT
34

40 Olive Lane, Liverpool L15 8LS
DEVELOPMENT OPPORTUNITIES

GUIDE PRICE £135,000+



Proposed Ground Floor

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 three floors to provide five bedrooms with off street car parking and rear gardens.

Situated 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

Three Bedrooms (Master with En Suite), Bathroom

Second Floor

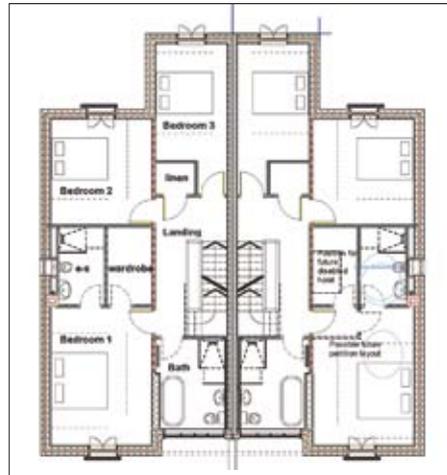
Two Bedrooms (one with En Suite), Store.

Outside

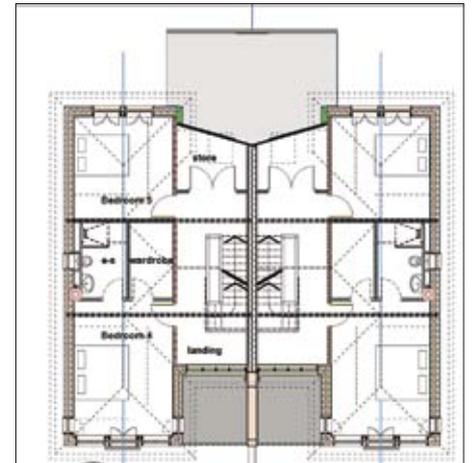
Front parking for two cars, rear garden.

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.



Proposed First Floor



Proposed Second Floor



Proposed Entrance Elevation



Proposed Garden Elevation

LOT 35 Flat 21, Kingfisher House, Pighue Lane, Liverpool L13 1DQ
VACANT RESIDENTIAL **GUIDE PRICE £50,000+**



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Not to scale. For identification purposes only

A vacant two bedroomed first floor purpose built apartment benefiting from double glazing, storage heaters, communal gardens, security intercom system and car parking. The property would be suitable for occupation or investment purposes.

Situated Fronting Pighue Lane which is off Rathbone Road (B5179) in a popular and well established residential location within close proximity to Old Swan and Wavertree amenities.

First Floor Apartment
 Entrance Hall, Lounge, Kitchen, two Bedrooms, Shower Room/WC.

Outside
 Communal Gardens and Car Parking.

Ground Floor
 Communal Entrance, Staircase to First Floor.

EPC rating
 C

LOT 36 29 Croxteth Avenue, Liverpool L21 6NA
VACANT RESIDENTIAL **GUIDE PRICE £40,000-£45,000**



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Not to scale. For identification purposes only

A vacant extended three bedroomed end terraced property benefiting from double glazing and central heating. The property would be suitable for 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
 Three Bedrooms.

Outside
 Yard to the rear.

Ground Floor
 Hall, Lounge, Dining Room, Kitchen, Bathroom, Separate WC.

EPC rating
 E

LOT
37

49 Wallasey Road, Wallasey, Merseyside CH45 4NN
VACANT COMMERCIAL

GUIDE PRICE £125,000+



A two storey end of terraced property currently let on a 5 year lease at a rental of £16,600 per annum. The property is trading as Vino Vino Italian Restaurant and the sale will include all fixture and fittings. To the upper floor there is accommodation which could be converted to provide a one-bedroomed self-contained flat and is currently being used for storage.

Situated Fronting Wallasey Road in a very prominent and busy main road position.

Ground Floor

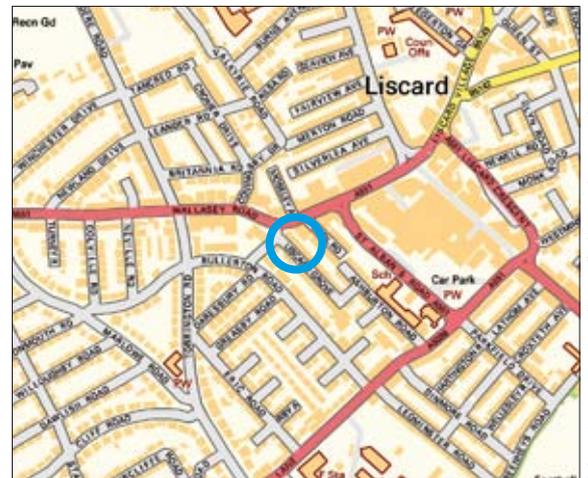
Restaurant for 50 covers, Bar Area, Kitchen, Preparation Room.

First Floor

Ladies & Gents WCs, three Rooms.

Outside

Yard to the Rear.



Not to scale. For identification purposes only

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LOT 38 20 Hinton Street, Fairfield, Liverpool L6 3AR
VACANT RESIDENTIAL

GUIDE PRICE £30,000+



Not to scale. For identification purposes only

A vacant two bedroomed middle terraced property which following repair and modernisation would be suitable for investment purposes. The property benefits from central heating.

Situated Just off Sheil Road in an established residential location within easy reach of local amenities and schooling and is approximately 3 miles from Liverpool city centre.

Outside
Rear Yard.

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

First Floor
Two Bedrooms.

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LOT 39 97 Moore Street, Bootle, Merseyside L20 4PL
VACANT RESIDENTIAL

GUIDE PRICE £40,000-£45,000



Not to scale. For identification purposes only

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

Situated Off Knowsley Road in a popular residential location within easy reach of local amenities, Schooling and approximately 5 miles from Liverpool city centre.

Second Floor
One further bedroom above.

Outside
Yard to the rear.

Ground Floor
Hall, lounge, dining room, kitchen.

EPC rating
D

First Floor
Two bedrooms, bathroom/WC

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LOT
40

17 Scorton Street, Liverpool L6 4AS
VACANT RESIDENTIAL

GUIDE PRICE £30,000-£35,000



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A vacant two bedroomed middle terrace 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 Rocky Lane in a popular residential location within easy reach of Tuebrook Amenities, schooling and approximately 2 miles from Liverpool city centre.

First Floor

Two Bedrooms.

Outside

Yard to the rear.

Ground Floor

Vestibule, Front Living Room, Kitchen/Breakfast Room, Bathroom/WC.

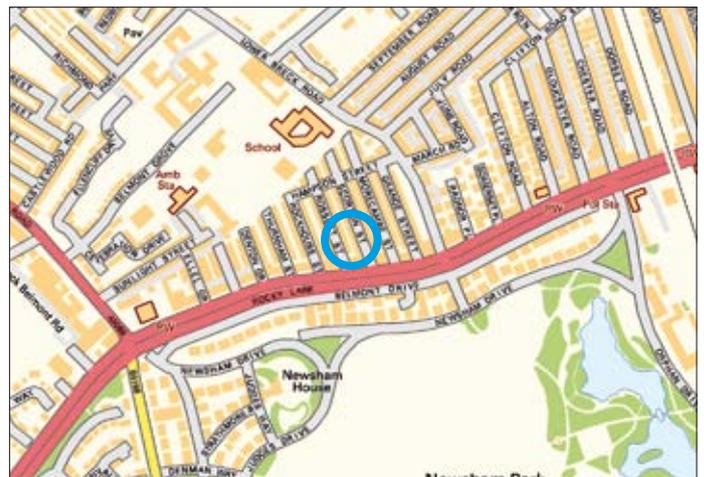
EPC rating

C

LOT
41

23 Scorton Street, Liverpool L6 4AS
VACANT RESIDENTIAL

GUIDE PRICE £30,000-£35,000



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A vacant two bedroomed middle terrace 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 Rocky Lane in a popular residential location within easy reach of Tuebrook Amenities, schooling and approximately 2 miles from Liverpool city centre.

Outside

Yard to the rear.

EPC rating

C

Ground Floor

Front living room, kitchen/breakfast room, bathroom/WC.

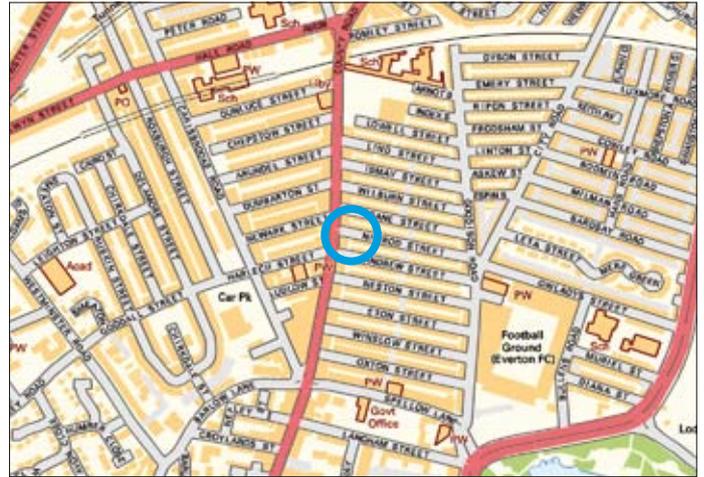
First Floor

Two bedrooms.

LOT
42

1 Nimrod Street, Liverpool L4 4DU
RESIDENTIAL INVESTMENT

GUIDE PRICE £40,000–£45,000



Not to scale. For identification purposes only

A two bedroomed end terrace property which has been recently refurbished to include double glazing, central heating, new kitchen and bathroom and new flooring throughout. The property is in good order and currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum.

Situated Off County Road in an established popular residential location within easy reach of local amenities, Everton Football Club and approximately 3 miles from Liverpool city centre.

First Floor
Two bedrooms

Outside
Yard to the rear.

EPC rating
G

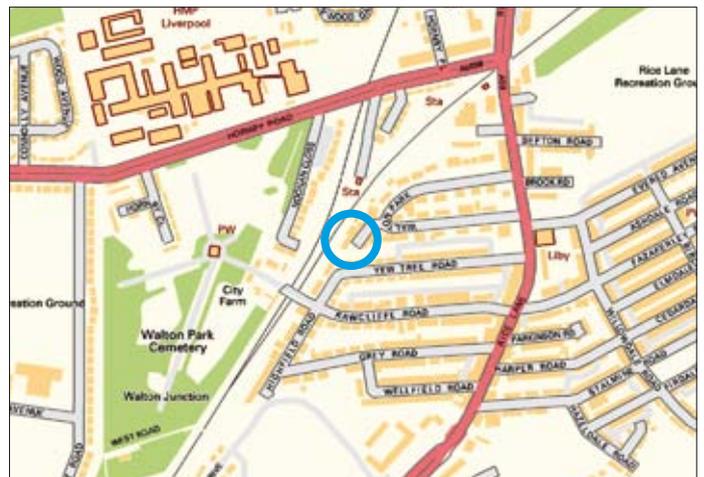
Ground Floor
Lounge, bathroom/WC, kitchen/ dining room

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LOT
43

6 The Close, Walton, Liverpool L9 1EX
RESIDENTIAL INVESTMENT

GUIDE PRICE £90,000+



Not to scale. For identification purposes only

A five bedroomed semi-detached property currently let by way of an Assured Shorthold Tenancy producing £8,100.00 per annum. The property benefits from central heating and two bathrooms/WC.

Situated On the west side of The Close just off Walton Park in an established and popular residential location within easy reach of local amenities, schooling and approximately 5 miles north of Liverpool city centre.

First Floor
Three Bedrooms, Bathroom/WC, Shower Room/WC

Second Floor
Two Bedrooms.

Outside
Garden to the rear.

EPC rating
E

Ground Floor
Hall, two Reception Rooms, Kitchen, Cloakroom

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LOT
44

169–171 Victoria Road, Wallasey, Merseyside CH45 9LB
VACANT RESIDENTIAL

GUIDE PRICE £150,000+



A pair of three storey plus basements inter connecting semi-detached houses which have been converted to provide 16 bedsits over four floors with two separate entrances. The property requires a full upgrade and refurbishment scheme. The property would be suitable for conversion to provide flats, subject to any necessary planning consents. There are front and rear gardens.

Situated Fronting Victoria Road which is off Seabank Road in a popular and well established residential location within walking distance to New Brighton Promenade and Railway Station.

Ground Floor in each property

Main Entrance Hallway, six Rooms

First Floor

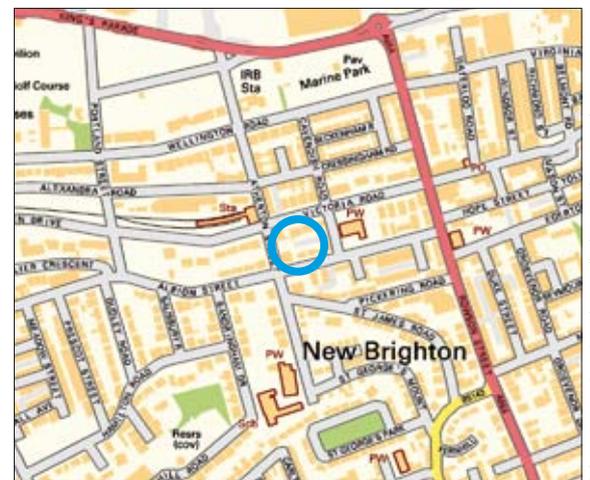
Four Rooms, two Bathrooms

Second Floor

Six Rooms, two Bathrooms.

Outside

Gardens front and rear



Not to scale. For identification purposes only

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LOT
45

36 Hasfield Road, Liverpool L11 2TQ
RESIDENTIAL INVESTMENT

GUIDE PRICE £30,000–£35,000



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Not to scale. For identification purposes only

A three bedroomed mid-town house benefitting from double glazing, central heating, driveway and front and rear gardens. The property is currently let by way of an Assured Shorthold Tenancy producing £6240.00 per annum.

Situated Just off Stalisfield Avenue and Dwerryhouse Lane in an established residential location within easy reach of schooling, local amenities and approximately 5 miles of Liverpool city centre.

Outside
Driveway, Gardens front and rear.

Ground Floor
Lounge, Kitchen, Bathroom/WC

First Floor
Three Bedrooms.

LOT
46

169/169a Westminster Road, Liverpool L4 4LR
VACANT COMMERCIAL

GUIDE PRICE £30,000–£35,000



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Not to scale. For identification purposes only

A three storey middle terraced property comprising of a ground floor retail unit together with a two bedroomed self-contained flat to the first and second floors accessed via a separate front entrance. The property has suffered from fire/smoke damage and is in need of repair and modernisation.

Situated Fronting Westminster Road in an established residential location approximately 2 miles from Liverpool city centre.

Outside
Yard to the rear.

Ground Floor
Sales Area, WC.

First/Second Floor
Hall, Lounge, Kitchen, Bathroom/WC, two Bedrooms.

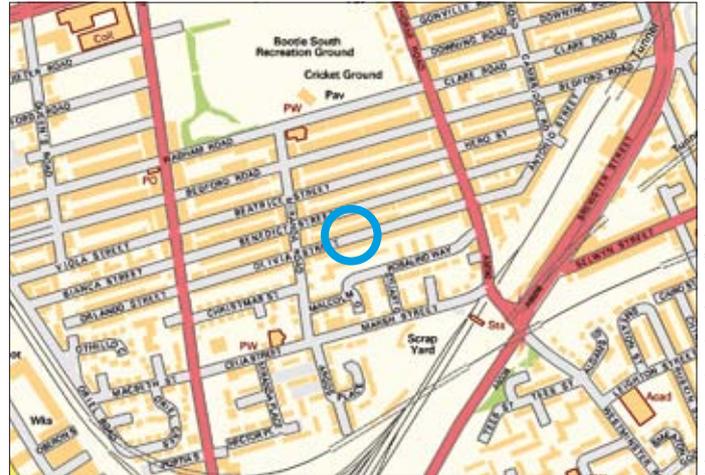
LOT
47

85 Olivia Street, Bootle, Merseyside L20 2ER
VACANT RESIDENTIAL

GUIDE PRICE £30,000+



A two bedroomed middle terraced property in need of repair and modernisation following which would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated Off Stanley Road in a popular residential location within easy reach of local amenities and approximately 3 miles from Liverpool city centre.

Outside
Yard to the rear.

Ground Floor
Hall, two Living Rooms, Kitchen.

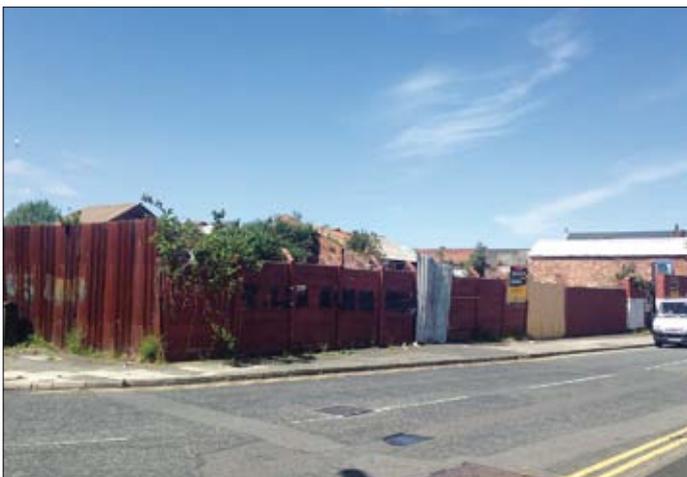
First Floor
Two Bedrooms, Bathroom/WC

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LOT
48

Land at 97-101 Soho Street, Everton, Liverpool L3 8AS
LAND

GUIDE PRICE £125,000+



A vacant site extending to 0.75 of an acre which would be suitable for a number of uses to include a waste transfer station, subject to any necessary planning consents. We have been advised that the vendor has applied for outline planning permission to provide 21 apartments and are currently waiting for a decision.



Not to scale. For identification purposes only

Situated Located on the corner of Soho Street and Birkett Street less than 1 mile from Liverpool city centre within close proximity to good transport links.

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LOT
49

27 Gwydir Street, Liverpool L8 3TJ
RESIDENTIAL INVESTMENT

GUIDE PRICE £55,000+



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Not to scale. For identification purposes only

A two bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing £5,520 per annum. The property benefits from double glazing and central heating.

Situated Off High Park Street in an established residential location within close proximity to Princes Park and 2 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
50

56 Galloway Street, Liverpool L7 6PD
RESIDENTIAL INVESTMENT

GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

A two bedroomed end of terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £5,400 per annum however we have been advised that the rent will increase from 1st August 2014 to £11,000 per annum.

Situated Off Spofforth Road which in turn is off Picton Road in an established residential location approximately 3 miles from Liverpool city centre.

Outside
Yard to the rear.

Ground Floor
Lounge, Kitchen, Bathroom/WC.

First Floor
Two Bedrooms.

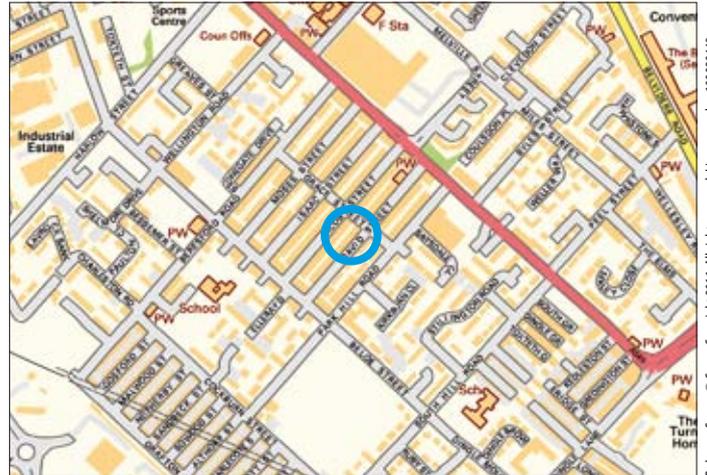
LOT
51

32a David Street, Liverpool L8 4TL
VACANT COMMERCIAL

GUIDE PRICE £15,000+



A vacant warehouse/former dairy benefitting from planning permission to convert the existing dwelling to provide a four bedroomed middle terraced property (Liverpool City Council application number 13F/2456). Alternatively the property could be used for storage purposes.



Not to scale. For identification purposes only

Situated off Park Road in an established residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.

Accommodation

Two storey workshop/storage unit benefitting from electric roller shutters.

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LOT
52

104 Bardsay Road, Liverpool L4 5SQ
VACANT RESIDENTIAL

GUIDE PRICE £40,000–£45,000



A two bedroomed mid terrace property benefitting from central heating. The property is in good order throughout and suitable for immediate occupation or investment.



Not to scale. For identification purposes only

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

Outside
Yard to the rear

EPC rating
D

Ground Floor

Vestibule, lounge/diner, kitchen, bathroom/WC

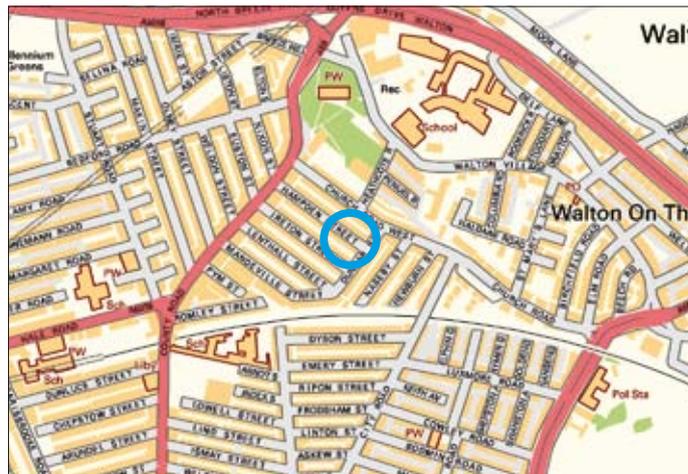
First Floor

Two bedrooms

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LOT 53 **58 Hampden Street, Liverpool L4 5TY**
RESIDENTIAL INVESTMENT

GUIDE PRICE £45,000-£50,000



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Not to scale. For identification purposes only

A two bedroomed end of terrace property which is currently let by way of an Assured Shorthold Tenancy producing £5,156.40 per annum. The property benefits from double glazing and central heating.

Situated Off County Road (A59) in a popular and established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Outside
Yard to the rear

Ground Floor
Hall, through living room, kitchen

First Floor
Two bedrooms, bathroom/WC

LOT 54 **34 Seel Road, Huyton, Liverpool L36 6DH**
VACANT COMMERCIAL

GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

A vacant single storey former convenience store suitable for a variety of uses, subject to any necessary planning consents. We have been advised that the property benefits from lino floors, electric strip lighting, double glazing and steel roller shutters.

Situated Fronting Seel Road within a popular and well established location within Huyton and approximately 7 miles from Liverpool city centre.

Accommodation
Shop – Net Internal Area: 76.6m² (824sq ft).

LOT
55

20 Oxford Road, Waterloo, Liverpool L22 7SG
RESIDENTIAL INVESTMENT

GUIDE PRICE £150,000+



Not to scale. For identification purposes only

A three storey mid terraced property converted to provide three one-bedroomed self-contained flats. The property benefits from double glazing and two of the flats have central heating. The flats are in good order and currently fully let by way of Assured Shorthold Tenancies producing in excess of £14,040 per annum.

Situated Fronting Oxford Road in an established residential location within easy reach of Waterloo and Crosby amenities and approximately 5 miles from Liverpool city centre.

First Floor

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

Second Floor

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

Ground Floor

Main Entrance Hallway

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

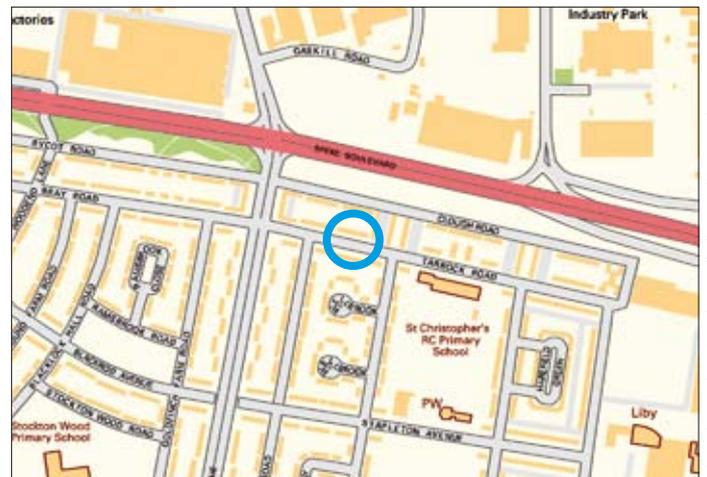
Outside

Rear Yard.

LOT
56

31 Tarbock Road, Speke, Liverpool L24 0SN
VACANT RESIDENTIAL

GUIDE PRICE £60,000-£65,000



Not to scale. For identification purposes only

A three bedroomed mid-town house which has been fully refurbished to include double glazing, central heating, new kitchen and bathroom fittings and wooden flooring to the ground floor. The property is in very good condition and suitable for immediate occupation or investment purposes. The potential annual rental income being in excess of £7200.00.

Situated Off Western Avenue which in turn is off Speke Boulevard in an established residential location. John Lennon Liverpool Airport and Speke Retail Park is only a short distance away.

Outside

Gardens front and rear. Driveway

EPC rating

E

Ground Floor

Hall, Through Lounge, Kitchen.

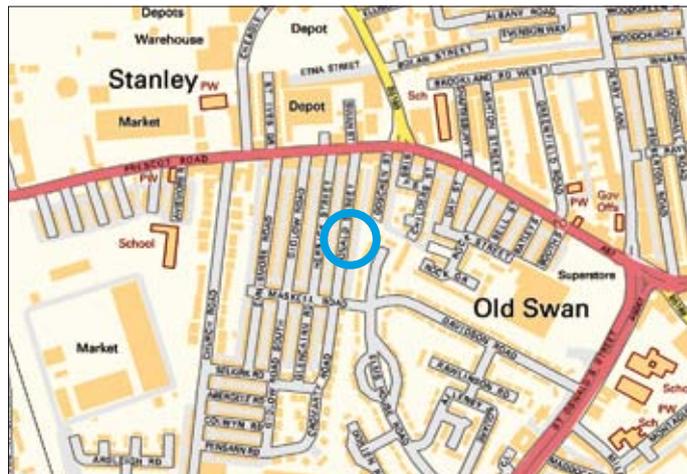
First Floor

Three Bedrooms, Bathroom/WC

ON BEHALF OF LIVERPOOL CITY COUNCIL BY ORDER OF THE COURT OF PROTECTION

LOT 57 **51 Ronald Street, Liverpool L13 2AA**
VACANT RESIDENTIAL

GUIDE PRICE £30,000–£35,000



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Not to scale. For identification purposes only

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

Situated Off Prescot Road in an established residential location within close proximity to Old Swan amenities, schooling and approximately 4 miles from Liverpool city centre.

Outside
Yard to the rear

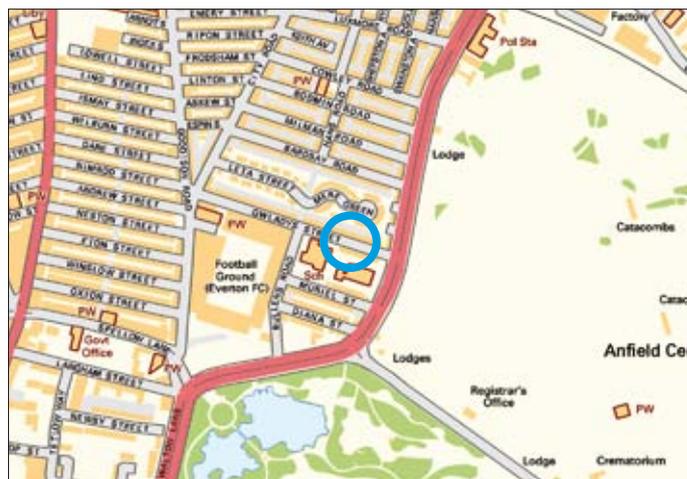
Tenure
Freehold subject to a perpetual yearly rent charge of £2.75.

Ground Floor
Through Living Room, Kitchen.

First Floor
Two Bedrooms, Bathroom/WC

LOT 58 **99 Gwladys Street, Liverpool L4 5RW**
VACANT RESIDENTIAL

GUIDE PRICE £30,000+



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Not to scale. For identification purposes only

A two bedroomed middle terrace property in need of repair and modernisation. The property benefits from part double glazing and central heating.

Situated Off Walton Lane in an established residential location close to Everton Football Club 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
59

86 Garnett Avenue, Liverpool L4 1TS
VACANT RESIDENTIAL

GUIDE PRICE £35,000-£40,000



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

Not to scale. For identification purposes only

Situated Fronting Garnett Avenue on the Corner of Rumney Road West in an established residential location approximately 2 miles from Liverpool city centre.

Outside
Yard to the rear.

EPC rating
G

Ground Floor
Hall, three Reception rooms, Kitchen.

First Floor
Three Bedrooms, Bathroom/WC

LOT
60

84 Becket Street, Liverpool L4 1QU
VACANT RESIDENTIAL

GUIDE PRICE £30,000+



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A vacant three bedroomed middle terrace 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 Fountain Road and Orwell Road in a popular and well established residential location approximately 2 miles from Liverpool city centre.

Outside
Yard to the Rear.

EPC rating
C

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

First Floor
Three Bedrooms.

LOT
61

Hamilton Chambers, 18 Hamilton Square, Birkenhead, Merseyside CH41 6AX
VACANT COMMERCIAL **GUIDE PRICE £175,000+**

An attractive sandstone faced four storey period Grade II listed building. Internally the property comprises office suites which benefit from high ceilings, sash windows, perimeter heating, category II lighting and decorative coving. The property would be suitable for a variety of uses subject to the necessary consents.

Situated On Hamilton Square at its junction with Argyle Street within Wirral's main commercial centre, close to Queensway Tunnel which provides easy access to Liverpool city centre. The immediate surrounding area provides a wide mix of residential houses and apartments, industrial workspace and retail premises.

Lower Ground Floor
67.53m² (726.91sq ft)

Upper Ground Floor
64.21m² (691.17sq ft)

First Floor
62.64m² (674.27sq ft)

Second Floor
54.99m² (591.93sq ft)

Third Floor
63.87m² (687.51sq ft)

Total: 313.24m² (3,371.79sq ft)



Not to scale. For identification purposes only

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LOT
62

15 Hollyhurst Lodge, Weld Road, Southport, Merseyside PR8 2DL

VACANT RESIDENTIAL

GUIDE PRICE £90,000+



Not to scale. For identification purposes only

A vacant two bedroomed 2nd floor purpose built apartment, suitable for owner occupation or investment, benefiting from central heating, double glazing and intercom system. There is a garage to the rear. The apartment is set in communal gardens to the front and rear.

Situated On Weld Road off Lulworth Road (A565) within close proximity to Birkdale Railway Station within a sought after residential area.

Ground Floor
Main Entrance, Hallway.

Second Floor
Hall, Living Room, Kitchen, two Bedrooms, Shower Room/WC.

Outside

Communal Gardens, Parking and Garage.

Note

An associated member of Sutton Kersh has an interest in this property.

Joint Agent

Ellis & Sons 01704 534171



EPC rating

C

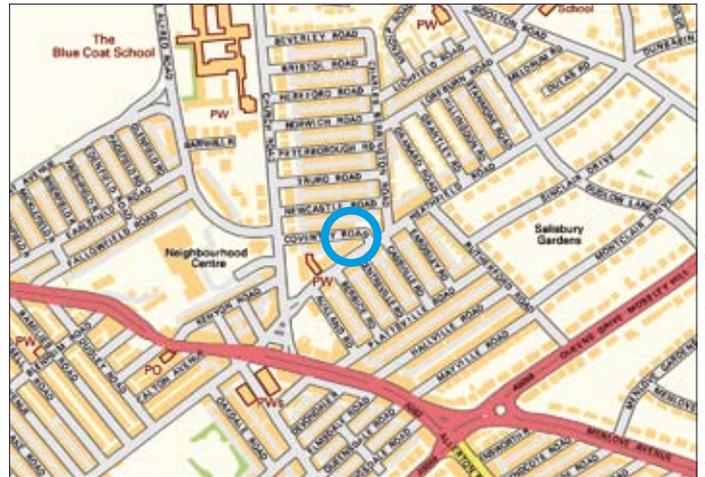
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LOT
63

31 Coventry Road, Liverpool L15 9HR

VACANT RESIDENTIAL

GUIDE PRICE £100,000+



Not to scale. For identification purposes only

A three bedroomed end terraced property in need of a full upgrade and refurbishment scheme following which would be suitable for investment purposes.

Situated Off Church Road within close proximity to local amenities and transport links.

Ground Floor

Front Lounge, Rear Lounge, Kitchen.

First Floor

Three Bedrooms, Bathroom/W.C.

Outside

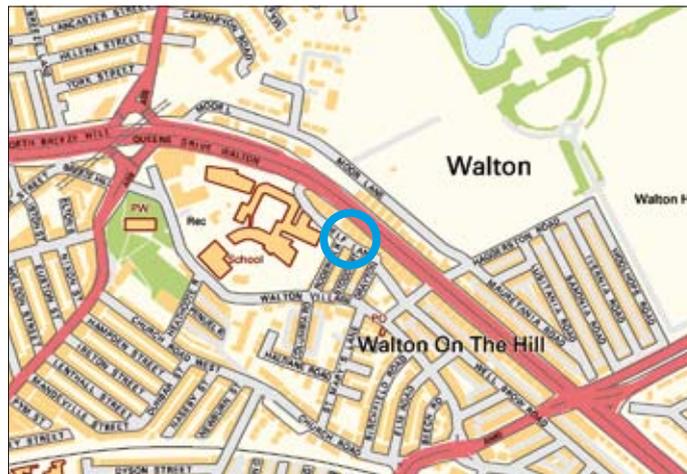
Rear yard.

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LOT
64

28 Queens Drive, Walton, Liverpool L4 6SH
VACANT RESIDENTIAL

GUIDE PRICE £100,000–£125,000



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Not to scale. For identification purposes only

A vacant five bedroomed semi detached property benefiting from double glazing and central heating. The property is in very good order throughout and would be suitable for immediate occupation or investment, alternatively it would be suitable for conversion into flats or HMO Investment purposes, subject to the relevant consents.

Situated Directly fronting Queens Drive in a popular and well established residential location within close proximity to local amenities and schooling.

Outside
Yard to the rear.

Ground Floor

Dining room, Morning room, Kitchen.

First Floor

Five Bedrooms, Bathroom/WC.

LOT
65

22 Stavert Close, Liverpool L11 9AH
VACANT RESIDENTIAL

GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

An extended three bedroomed semi-detached property benefiting from double glazing, central heating, detached garage, gardens and off road parking. Following modernisation the property would be suitable for occupation or investment purposes.

Situated Off Worrow Road which in turn is off Carr Lane East in established and popular residential location within close proximity to local amenities and Schooling.

Outside
Gardens front and rear, driveway and garage.

Ground Floor

Porch entrance, hall, lounge, dining room, kitchen, WC

First Floor

Three bedrooms, bathroom/WC

LOT
66

28 Inman Road, Liverpool L21 8NB
RESIDENTIAL INVESTMENT

GUIDE PRICE £70,000+



Not to scale. For identification purposes only

A two storey middle terrace property converted to provide two one-bedroomed self-contained flats. Both flats are currently let by way of Assured Shorthold Tenancies producing £7,308.00 per annum. The property is in good condition and benefits from double glazing, oil radiators and electric central heating.

Situated Off Linacre Road in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

First Floor Flat
Hall, Lounge, Kitchen, Bedroom, Shower Room/WC.

Outside
Rear Yard.

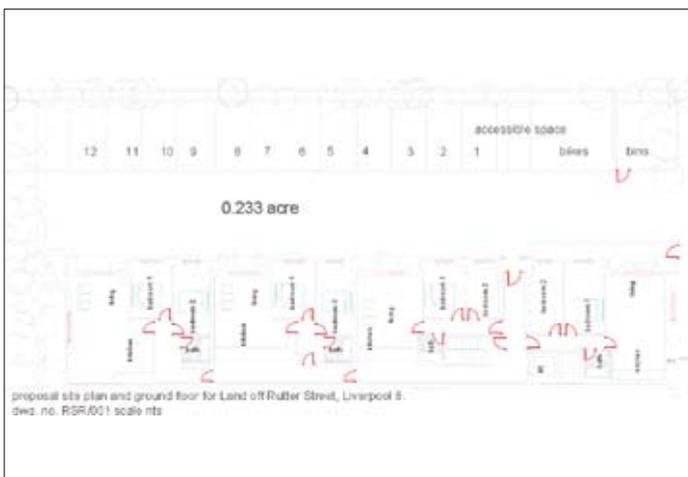
Ground Floor
Main Entrance Hallway.
Ground Floor Flat Hall, Lounge, Bedroom, Kitchen, Shower Room/WC, Utility.

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LOT
67

Land & Buildings Off Rutter Street, Liverpool L8 6AG
DEVELOPMENT OPPORTUNITIES

GUIDE PRICE £85,000+



Not to scale. For identification purposes only

The property comprises a site of approximately 22 garages with access off Rutter Street. The land benefits from Outline Planning Permission to erect a three storey building providing 12 apartments with associated car parking (Application Reference 1304/2982).

Situated The site is situated off Rutter Street close to Mill Street and within a short distance of Park Road (A562). The immediate surrounding area consists of residential housing with the new Gleeson Homes Development situated in close proximity.

Total site area
1,011m² (0.25 Acre)

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LOT
68

49/49a Seaforth Road, Liverpool L21 3TX
COMMERCIAL INVESTMENT

GUIDE PRICE £50,000-£60,000



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Not to scale. For identification purposes only

A three storey mixed use middle terrace property comprising of a ground floor shop unit together with a two bedroomed self-contained flat above. The ground floor is currently let on a 3 year lease with a one year break clause at a rental of £5400.00 per annum. The flat is currently let by way of an Assured Shorthold Tenancy at a rental of £5400.00 per annum. The property benefits from steel roller shutters, double glazing and central heating.

Situated Fronting Seaforth Road in an established location approximately 5 miles north of Liverpool city centre.

Second Floor
Two Bedrooms.

Outside
Yard to the rear.

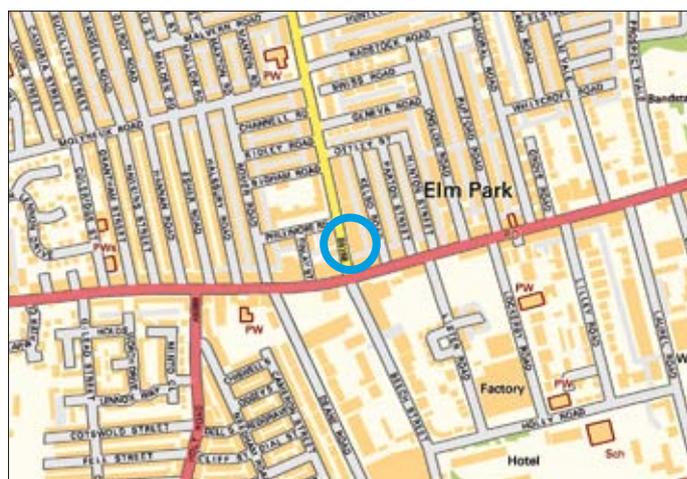
Ground Floor
Shop Main Sales Area, Rear Room, Kitchen.

First Floor
Flat Lounge, Kitchen, Bathroom/WC

LOT
69

12 Sheil Road, Liverpool L6 3AE
RESIDENTIAL INVESTMENT

GUIDE PRICE £55,000+



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Not to scale. For identification purposes only

A three storey period style middle terrace property which has been converted to provide four self-contained units. The property benefits from part double glazing and central heating. At the time of the inspection three of the flats were let by way of Assured Shorthold Tenancies producing £10,511.76 per annum.

First Floor
Half landing Kitchen/Diner, Shower Room/WC.

Flat 3 Living Room, Bedroom.

Second Floor
Flat 4 Living Room/Bedroom, Kitchen, Shower Room/WC.

Outside
Yard to the rear.

Situated Off Prescott Road in a popular and well established residential location within close proximity to Newsham Park and approximately 2 miles from Liverpool city centre.

Ground Floor
Communal Entrance Hallway.
Flat 1 Living Room/Bedroom, Kitchen, Shower Room/WC.
Flat 2 Living Room/Bedroom, Shower Room/WC.

LOT
70

Land to the rear of 31–33 Heathfield Road, Wavertree, Liverpool L15 9HR
DEVELOPMENT OPPORTUNITIES **GUIDE PRICE £100,000+**



A residential development opportunity with the benefit of planning permission to erect two three-bedroom semi-detached houses. The property comprises a former dairy site which has been cleared with the exception of the perimeter walls. Each house is arranged over ground and first floors and benefit from rear and side gardens. The total internal floor area of each dwelling is 86.0m.

Situated The property is situated fronting Coventry Road within an extremely popular residential area, close to local amenities along Allerton Road and Smithdown Road.

Each house is arranged as follows:

Ground Floor

Hall, Living room, Dining area/Kitchen, WC 43.5m.

First Floor

Three Bedrooms, Bathroom. 42.5m.

Outside

Rear and side gardens.

Planning

Planning permission was granted by Liverpool City Council on 24th February 2014 under planning reference 130/2856.



Not to scale. For identification purposes only



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LOT 71 **219/212 Chapel Street & 3 Boundary Street, Leigh, Lancashire WN7 2AT**
COMMERCIAL INVESTMENT **GUIDE PRICE £175,000+**



A two storey corner terraced property comprising of two ground floor retail units together with three self-contained flats above. The property is fully let producing in excess of £22,000 per annum. The property is in good order throughout and benefits from double glazing, electric storage heaters, electric steel roller shutters.

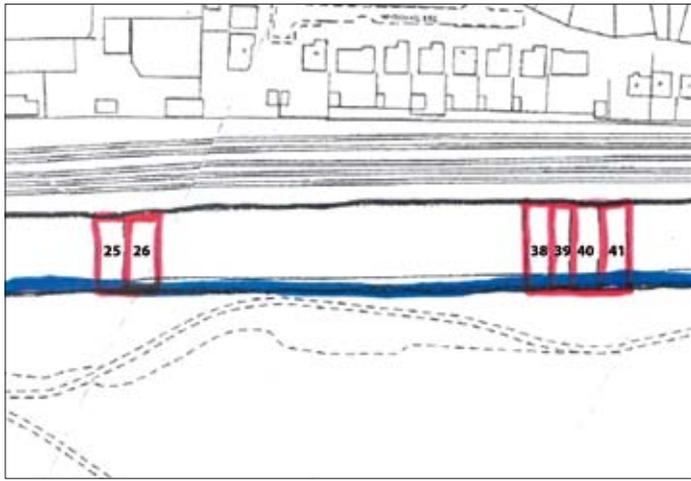
Not to scale. For identification purposes only

Situated Fronting Chapel Street on the corner of Boundary Street close to its junction with Warrington Road (A574) in an established location.

Outside Rear Yard.

UNIT	FLOOR	ACCOMMODATION	TENANCY	DATE/TERM	RENT P/A
219 Chapel St	Ground	Retail unit	Let on a new FRI lease to David J Winnard & Co for a term of 5 years		£4200
221 Chapel St	Ground	Retail Unit	Let on FRI lease to Ladbrokes for a term of 9 years from 2007		£7200
Flat 1	First	Bedroom, reception room, kitchen, bathroom/WC	Let on a 6 month Assured Shorthold Tenancy	17th March 2014 – 6 months	£3,240
Flat 2	First	2 Bedrooms, reception room, kitchen, bathroom/WC	Let on a 6 month Assured Shorthold Tenancy	26th August 2013 to 25th February 2014 – holding over	£4,200
Flat 3	First	Bedroom, reception room, kitchen, bathroom/WC	Let on a 6 month Assured Shorthold Tenancy	24th April 2014 – 6 months	£3600

LOT 72-77 **Plot 25, 26, 38, 39, 40, 41 to the south of Wrenthorpe Rd, Wakefield, West Yorkshire WF2 0TY** **LAND**
GUIDE PRICE NIL RESERVE



Six plots of land to be offered as 6 separate lots which may be suitable for a variety of different uses subject to the necessary consents. Buyers are to rely on their own enquiries.

Not to scale. For identification purposes only

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.

responsible to pay a contribution towards the seller's legal fees and auctioneers fees. Please refer to the special conditions.

Note
 On completion the buyer will be

LOT
78

66 Alwyn Street, Liverpool L17 7DY
RESIDENTIAL INVESTMENT

GUIDE PRICE £75,000+



Not to scale. For identification purposes only

A two storey middle terrace property converted to provide two one-bedroomed flats. The ground floor flat is currently let by way of an Assured Shorthold Tenancy producing £3,240.00 per annum. The first floor flat is vacant and in need of repair and modernisation.

Situated Off Aigburth road in an established and popular residential location within easy access to local amenities and the popular Lark Lane and Sefton Park.

First Floor
Flat 2 lounge, bedroom, kitchen shower/WC

Outside
Yard to the rear.

Ground Floor
Main Entrance Hallway
Flat 1 – lounge, bedroom, kitchen shower/WC

LOT
79

52 Hampden Street, Liverpool L4 5TY
RESIDENTIAL INVESTMENT

GUIDE PRICE £40,000+



Not to scale. For identification purposes only

A two bedroom middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £3,920 per annum. The property benefits from central heating.

Situated Off County Road (A59) in a popular and established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

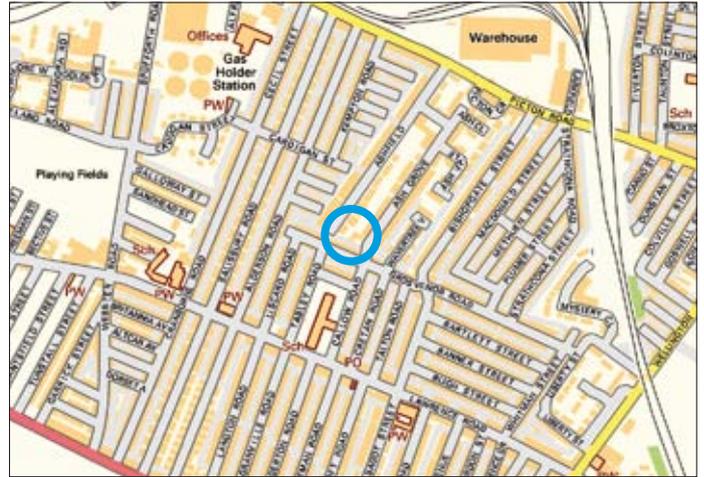
Outside
Yard to the rear.

Ground Floor
Hall, lounge, dining room, kitchen

First Floor
Two bedrooms, bathroom/WC

LOT 80 **53 Ashfield, Liverpool L15 1EY**
RESIDENTIAL INVESTMENT

GUIDE PRICE £125,000–£150,000



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Not to scale. For identification purposes only

A three storey semi-detached property converted to provide three one-bedroomed self-contained flats which are currently fully let producing £13,680 per annum. The property benefits from double glazing, central heating and front & rear gardens.

Situated Off Picton Road in an established and popular residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

- Ground Floor**
Flat 1 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.
- First Floor**
Flat 2 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

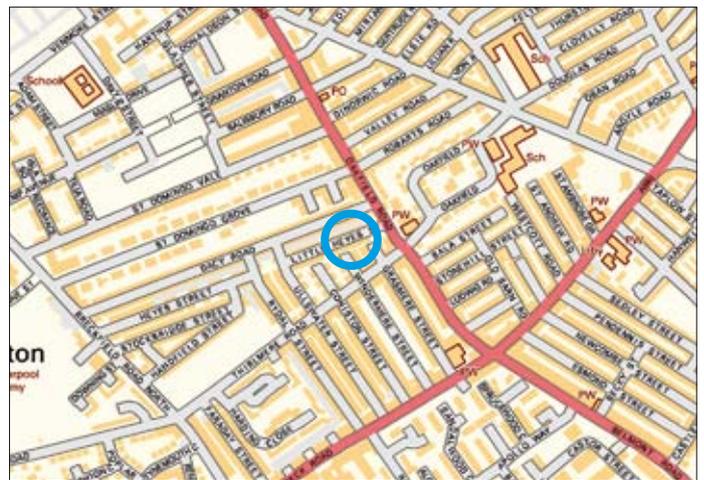
Flat 3 Accessed via Separate Side Entrance
Ground Floor
Hall, Kitchen, Lounge

Outside
Front & Rear Gardens.

- First Floor**
Bedroom, Bathroom/WC
- Second Floor**
One further Room.

LOT 81 **107 Little Heyes Street, Liverpool L5 6SF**
RESIDENTIAL INVESTMENT

GUIDE PRICE £45,000–£50,000



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Not to scale. For identification purposes only

A three bedroomed middle terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum.

Situated Just off Oakfield Road in a popular residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

- Ground Floor**
Lounge, Breakfast Kitchen, Bathroom/WC.
- First Floor**
Three Bedrooms.

Outside
Yard to Rear.

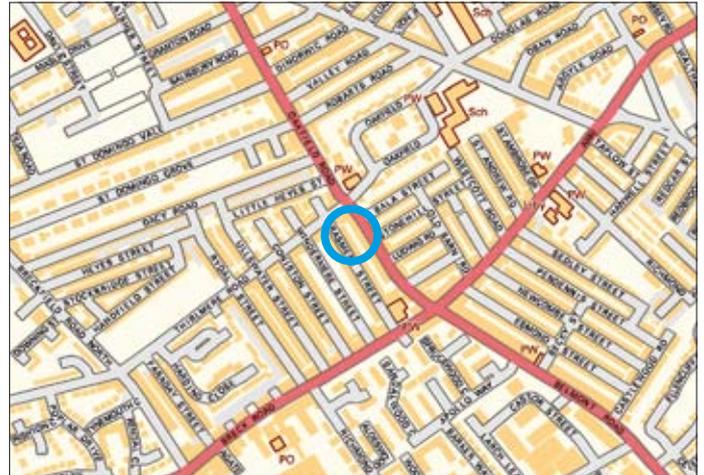
LOT
82

43 Oakfield Road, Walton, Liverpool L4 2QE
RESIDENTIAL INVESTMENT

GUIDE PRICE £50,000–£60,000



A three storey four bedroomed middle terrace property benefiting from double glazing and central heating and two bathrooms. The property is currently let by way of an Assured Shorthold Tenancy producing £6900.00 per annum.



Not to scale. For identification purposes only

Situated Fronting Oakfield Road at its junction with Thirlmere Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Kitchen, Bathroom/WC.

First Floor

Three Bedrooms, Bathroom/WC

Second Floor

Two Further Bedrooms

Outside

Yard to the rear.

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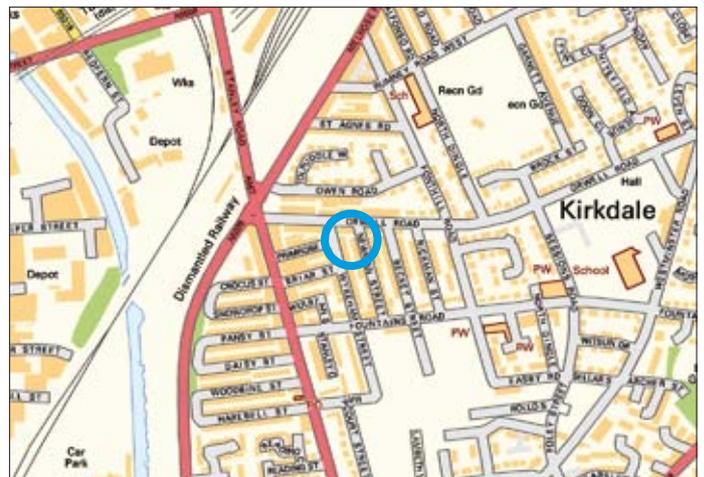
LOT
83

46–48 Orwell Road, Liverpool L4 1RQ
VACANT COMMERCIAL

GUIDE PRICE £100,000+



A vacant former public house together with a one-bedroom flat and a two-bedroom flat above. The whole property is in need of a full refurbishment. The property would be suitable for a number of uses, subject to any relevant planning consents.



Not to scale. For identification purposes only

Situated Fronting Orwell Road just off Stanley Road in a popular and well established location within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

Basement

Not Inspected.

Ground Floor

Bar Area, Washroom/WCs.

First Floor

Flat 1 Living Room, Bedroom, Kitchen, Bathroom/WC.

Flat 2 Dining Room, Kitchen, Morning Room, 2 Bedrooms, Bathroom/WC.

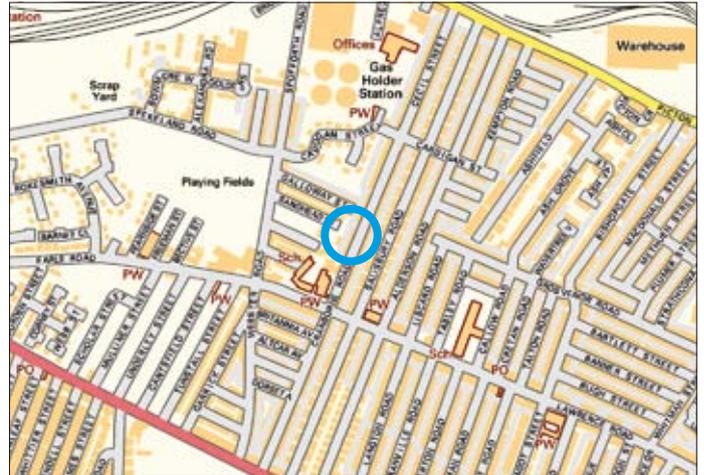
Outside

Yard

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LOT 84 **73 Cranborne Road, Liverpool L15 2HY**
RESIDENTIAL INVESTMENT

GUIDE PRICE £90,000+



Not to scale. For identification purposes only

A four bedroom end of terrace property benefiting from double glazing and central heating. The property is currently let to four tenants by way of an Assured Shorthold Tenancy producing £16,840 net per annum.

Situated Fronting Cranborne Road between Picton Road and Smithdown Road in a popular and well established residential location within close proximity to local amenities.

First Floor
Three Rooms, Bathroom/WC

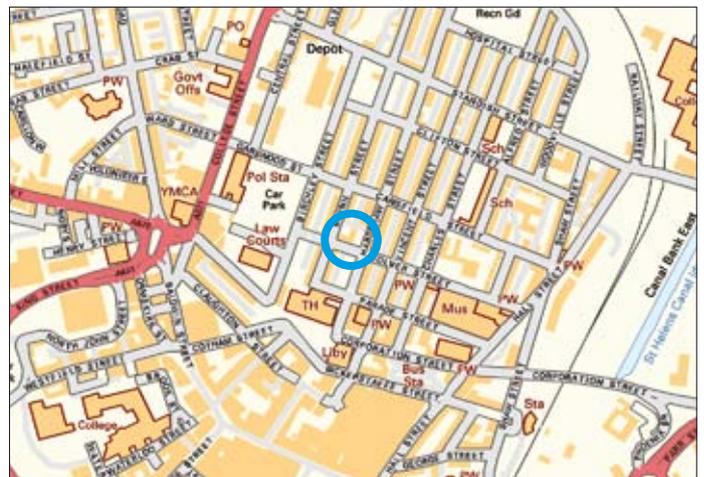
Outside
Yard to the rear.

Ground Floor
Hall, one Letting Room, Communal Lounge, Kitchen

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LOT 85 **107 Tolver Street, St Helens, Merseyside WA10 1JE**
VACANT COMMERCIAL

GUIDE PRICE £50,000+



Not to scale. For identification purposes only

A vacant former church hall 24.7m² (2666sq ft) most recently used as offices. We have been advised that work has been done on the property and the roof has been repaired. There is carpeting throughout. The property comprises a large open plan area to the ground floor with an ancillary accommodation and WCs. There are no stairs leading to the first floor. The property would be suitable for a number of uses, subject to the relevant consents.

Situated The property is situated fronting Tolver Street, on the fringe of St Helens town centre in a popular residential area.

Outside
Yard

Ground Floor
Offices 188.3m² (2027sq ft) & WC.

First Floor
Studio 59.4m² (639sq ft).

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LOT
86

127 Rosslyn Street, Liverpool L17 7DN
RESIDENTIAL INVESTMENT

GUIDE PRICE £95,000+



A three bedroomed middle terraced property benefitting 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 £10,800 per annum.



Not to scale. For identification purposes only

Situated Off Aigburth Road in an established and popular residential location within easy access to local amenities, Lark Lane, Sefton Park and approximately 3 miles from Liverpool city centre.

First Floor

Three Rooms, Bathroom/WC

Outside

Yard to the rear.

Ground Floor

Hall, Lounge, one Letting Room, Kitchen

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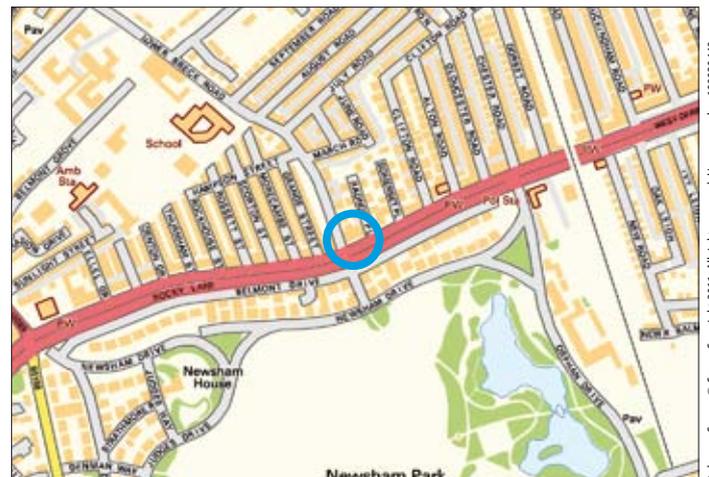
LOT
87

427 West Derby Road, Liverpool L6 4BL
RESIDENTIAL INVESTMENT

GUIDE PRICE £60,000+



A three storey mixed use mid terrace property comprising of a ground floor retail unit together with two one-bedroomed flats above. The ground floor unit is vacant and would be suitable for a number of uses, subject to the relevant consents. The property benefits from electric steel roller shutters, double glazing and gas central heating. The second floor flat is currently let by way of an Assured Shorthold Tenancy producing £4200.00 per annum. When fully let the potential annual rental income is in excess of £11,000.



Not to scale. For identification purposes only

Situated Fronting West Derby Road at its junction with Lower Breck Road in an established residential location within walking distance to Newsham Park and approximately 2 miles from Liverpool city centre.

First Floor

Flat A Hall, kitchen, bedroom, lounge, bathroom/WC

Second Floor

Flat B Lounge, kitchen, bedroom, bathroom/WC

Ground Floor

Shop Main sales area, rear room, kitchen, WC

Outside

Yard to the rear.

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LOT 88 **243 Walton Village, Liverpool L4 6TH**
VACANT COMMERCIAL

GUIDE PRICE £60,000+



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A three storey middle terraced property consisting of a ground floor retail unit which until recently was used a Bath Show Room together with a spacious three bedroomed flat arranged over the ground and first floors accessed via a separate front entrance. The property benefits from double glazing, electric central heating and electric steel roller shutter. The property could be used for a number of uses subject to any relevant consents. When fully let the potential annual rental income being in excess of £10,000.

Not to scale. For identification purposes only

Situated Fronting Walton Village just off Walton Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 4 miles from Liverpool city centre.

First Floor Flat
Hall, Lounge, Kitchen/Diner, Bedroom, Bathroom/WC.

Second Floor
Two Further Bedrooms.

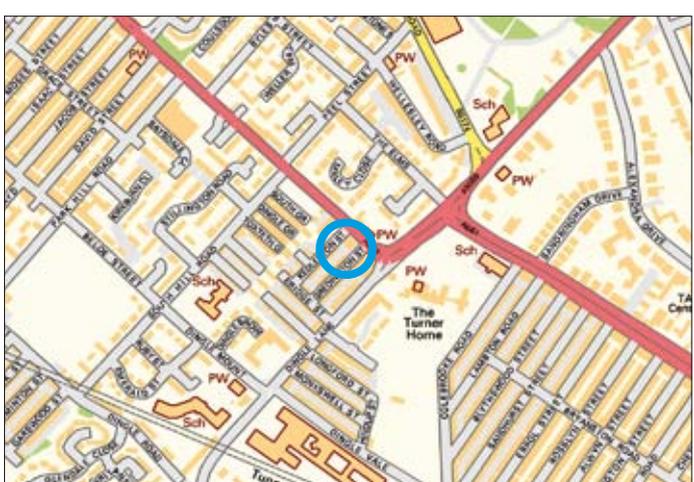
Outside
Yard to the rear.

Ground Floor
Shop Main Sales Area, two Rear Rooms, WC.



LOT 89 **Former Bingo Hall/cinema, 446 Park Road, Liverpool L8 9RF**
VACANT COMMERCIAL

GUIDE PRICE £70,000+



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A substantial Freehold leisure building suitable for a number of uses, subject to any necessary planning consents. The site currently benefits from planning permission to use as a Tool Hire Shop under Class A1 (Retail) as of the 14th January 2014 – Planning Reference No: 13F/2104). The total area is 13,543 sq ft. The Telecom Masts have been sold off separately by way of a 40 year lease (2013–2053). The Advertising Hoarding has also been sold off separately by way of a 125 year lease (2013–2138). They are not included in the sale. VAT is applicable at the rate of 20%

Not to scale. For identification purposes only

from Liverpool city centre. Nearby occupiers include Tesco Superstore, Co-Op and McDonalds.

First Floor
Balcony, Offices and Dressing Rooms 261m²

Basement
Storage

Second Floor
Office, Storage 54m²

Ground Floor
Entrance Foyer, Auditorium & Bar 904m²

Third Floor
Office – Storage 54m²

Fourth Floor
Plant Rooms

Situated Dingle Lane in a prominent corner position approximately 2 miles

LOT
90

45 Seaforth Road, Liverpool L21 3TX
VACANT COMMERCIAL

GUIDE PRICE £10,000+



Not to scale. For identification purposes only

A ground floor lock up shop situated within a mid terrace two storey building. The premises comprises a former retail shop unit and benefits from electric steel roller shutters and central heating. The property would be suitable for a number of uses, subject to the relevant consents.

Situated Fronting Seaforth Road in an established location approximately 5 miles north of Liverpool city centre.

Ground Floor

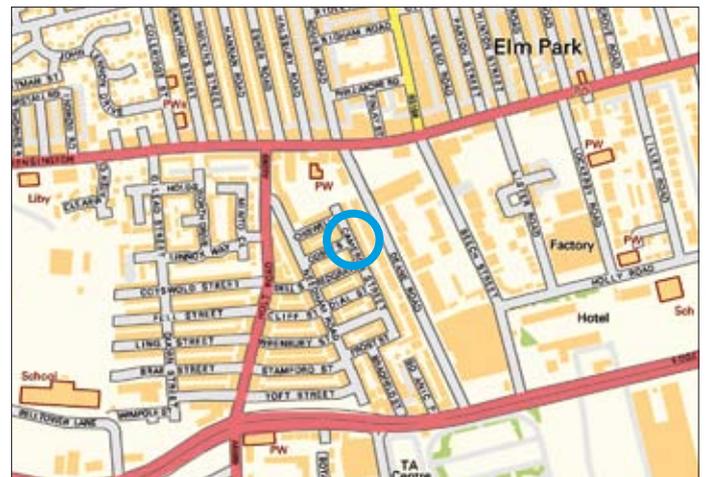
Main sales area, Kitchen/Diner, Storeroom, W.C.

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LOT
91

23 Cameron Street, Liverpool L7 0EN
VACANT RESIDENTIAL

GUIDE PRICE £30,000-£35,000



Not to scale. For identification purposes only

A vacant three bedroomed middle terraced property which following repair and modernisation would be suitable for investment purposes.

Situated Off Needham Road which in turn is off Holt Road in an established and popular residential location within close proximity to Local amenities and approximately 3 miles from Liverpool city centre

First Floor

Three Bedrooms.

Outside

Yard to the rear.

EPC rating

F

Ground Floor

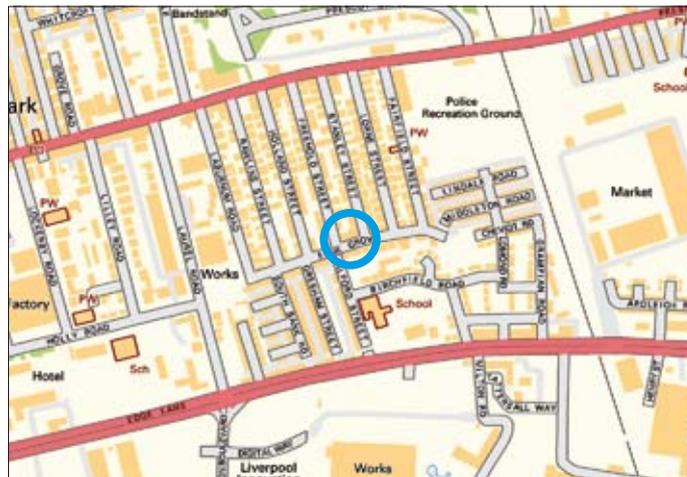
Hall, Lounge, Dining Room, Kitchen, Bathroom/WC.

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LOT
92

52 Stanley Street, Fairfield, Liverpool L7 0JW
RESIDENTIAL INVESTMENT

GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

A four bedroomed middle terraced property benefitting from double glazing and central heating. There is a tenant in situ however there is no tenancy agreement or rent payable.

Situated Off Prescot Road in an established and popular residential location within easy reach of Old Swan amenities and approximately 3 miles from Liverpool city centre.

Outside
Yard to the rear.

Note
We have not inspected the property internally all information has been supplied by the vendor.

Ground Floor
Hall, Lounge, Dining Room, Kitchen

First Floor
Four Bedrooms, Bathroom/WC

LOT
93

213 Warbreck Moor, Liverpool L9 0HU
COMMERCIAL INVESTMENT

GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

A two storey mixed use property comprising a vacant ground floor retail unit which until recently traded as a Barbers and would be suitable for a number of uses, subject to the relevant consents. To the upper floors there are two one-bedroomed flats which are both currently let at a rental of £9360.00 per annum. The flats have recently been refurbished and benefit from double glazing and electric storage heaters. The potential annual rental income being in excess of £12,000.

Situated
Fronting Warbreck Moor at its junction with Melling Road in an established location within close proximity to Aintree Racecourse and Aintree Railway Station.

Ground & First Floor
Flat 1 Kitchen, lounge, upstairs to bedroom, bathroom/WC
Flat 2 Kitchen, upstairs to lounge, bedroom, bathroom/WC

Outside
Yard to the rear and access to the flats.

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

LOT
94

90-92 Irlam Road, Bootle, Merseyside L20 4AE
VACANT RESIDENTIAL

GUIDE PRICE £40,000+



Not to scale. For identification purposes only

A vacant pair of semi-detached properties in need of repair and modernisation which are converted to provide six one-bedroom flats. Following a full refurbishment the property would be suitable for investment purposes.

Situated Fronting Irlam Road just off Strand Road (A5057) in a popular and well established residential location.

Outside
Rear Yard.

Accommodation

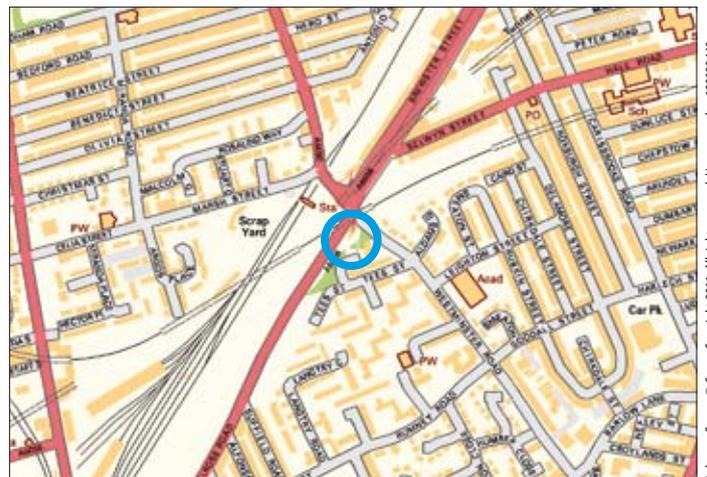
We have not inspected the property internally but we believe each flat comprises: Living Room, Bedroom, Kitchen, Bathroom/WC.

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LOT
95

The Melrose Abbey Public House, 331 Westminster Road, Liverpool L4 3TE
VACANT COMMERCIAL

GUIDE PRICE £60,000+



Not to scale. For identification purposes only

A substantial three storey dormer style detached property which has until recently traded as a Public House for many years. To the first and second floors there is a 5 bedroomed living accommodation. The property would be suitable for a number of uses, subject to any necessary planning consents.

Ground Floor
Main Bar, Lounge, Ladies & Gents WC, Parlour Room.

Outside
Rear Yard.

First Floor
Hall, Kitchen, Living Room, Bathroom/WC, four Bedrooms.

Second Floor
Two further Rooms.

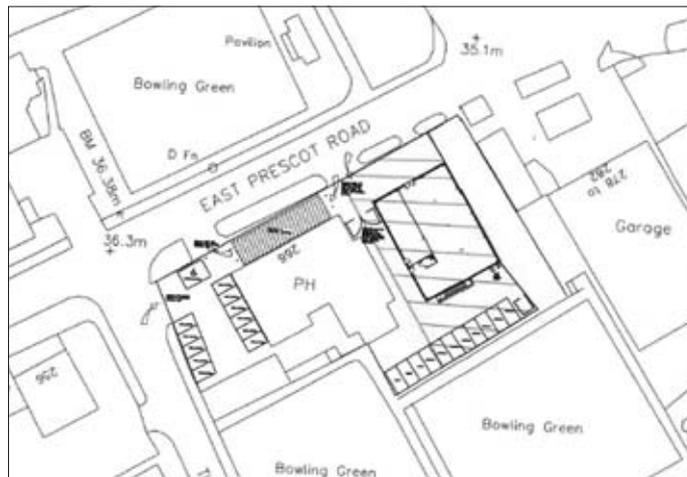
Situated Fronting Westminster Road on the Corner of Melrose Road in a prominent position approximately 2 miles from Liverpool city centre.

Cellar
Extends to the whole footprint of the property.

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LOT 96 Land at 266 East Prescott Road, Liverpool L14 7NH
LAND

GUIDE PRICE £140,000+



Not to scale. For identification purposes only

The site provides a design and build development opportunity with a building foot print of approximately 321m² (3,458sq ft). The site benefits from planning permission for a two storey retail showroom to the ground floor with four self contained flats above with on site parking or alternatively planning consent for a car wash has been granted. The car park is currently let to Laing O' Rourke producing an income of £20,000pa until April 2015 with the possibility to extend the lease until October 2015. Floor plans and planning are available upon request. Application No. 11F/2392 – Planning passed on 2nd May 2012. (Retail/Residential Planning scheme).

Situated The site is located on East Prescott Road (A57) a main arterial route leading to Liverpool city centre and the M57 and M62 motorway network. The Land is close to Old Swan and a short distance from the new Alder Hey hospital within a densely populated residential area. There are various road side occupiers close by including Kwik Fit, Europcar and William Hill which adjoins the site.

Total site area 9150sq ft (850m²)
0.21 acres

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LOT 97 Former Knotty Ash Public House, 266 East Prescott Road, Liverpool L14 7NH
VACANT COMMERCIAL

GUIDE PRICE £275,000+



Not to scale. For identification purposes only

A vacant former public house with a large open plan ground floor split into two self contained commercial units with further basement sales/storage accommodation. The first floor comprises one one-bedroom and three two-bedroom self contained flats which have recently been under refurbishment with some works required prior to occupation. Part of the car park is currently let to Laing O'Rourke at a rental income of £10,000pa until April 2015 with option to extend until October 2015. When fully let the potential rental income could be circa £50,000pa.

Situated The site is located on East Prescott Road (A57) a main arterial route leading to Liverpool city centre and the M57 and M62 motorway network. The Land is close to Old Swan and a short distance from the new Alder Hey hospital within a densely populated residential area. There are various road side occupiers close by including Kwik Fit, Europcar and William Hill which adjoins the site.

Basement Storage/Sales – 139m²
(1,496sq ft)

Ground Floor Show Room split into 2 self contained commercial units
Total area – 344.9m² (3712sq ft)

First Floor 1 × 1 bedroom and 3 × 2 bedroom flats.

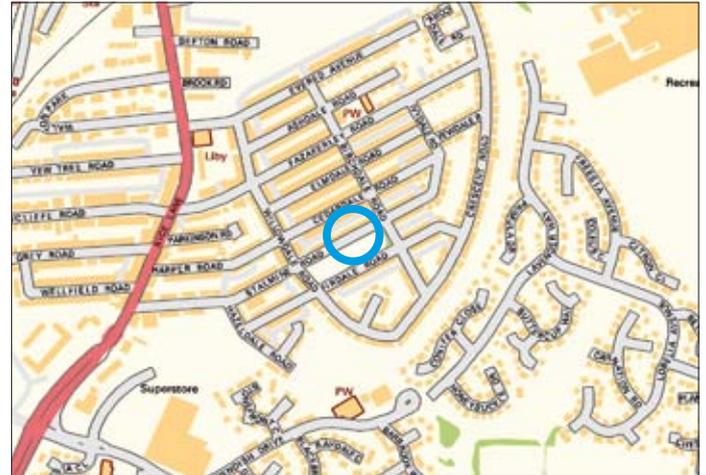
Outside Car parking to front and side.

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LOT
98

97 Stalmine Road, Liverpool L9 2AY
VACANT RESIDENTIAL

GUIDE PRICE £50,000+



Not to scale. For identification purposes only

A vacant three bedroomed middle terrace property benefiting from double glazing and economy 7 heating. Following refurbishment the property would be suitable for occupation, resale or investment purposes.

Situated

Off Willowdale Road which in turn is off Rice Lane in a popular and well established residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Rear Yard.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

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LOT
99

1 Camp Road, Liverpool L25 7TS
VACANT RESIDENTIAL

GUIDE PRICE £135,000+



Not to scale. For identification purposes only

A vacant three bedroomed semi-detached property benefiting from central heating, front and rear gardens, off road parking and garage. Following repair and modernisation the property would be suitable for occupation, resale or investment purposes.

Situated

On an Estate off Speke Road in a popular and well established residential location within walking distance to Woolton Village amenities and a short distance to Hunts Cross.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Gardens Front & Rear and Garage, Driveway.

Ground Floor

Hall, lounge, dining room, Kitchen, WC, Utility Room.

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LOT **100** **2 Camp Road, Woolton, Liverpool L25 7TS**
VACANT RESIDENTIAL

GUIDE PRICE £135,000+



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Not to scale. For identification purposes only

A vacant three bedroomed semi-detached property benefiting from double glazing, central heating, garage and gardens. Following refurbishment the property would be suitable for occupation, resale or investment purposes.

Situated

On an estate off Speke Road in a popular and well established residential location within walking distance to Woolton Village amenities and a short distance to Hunts Cross.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

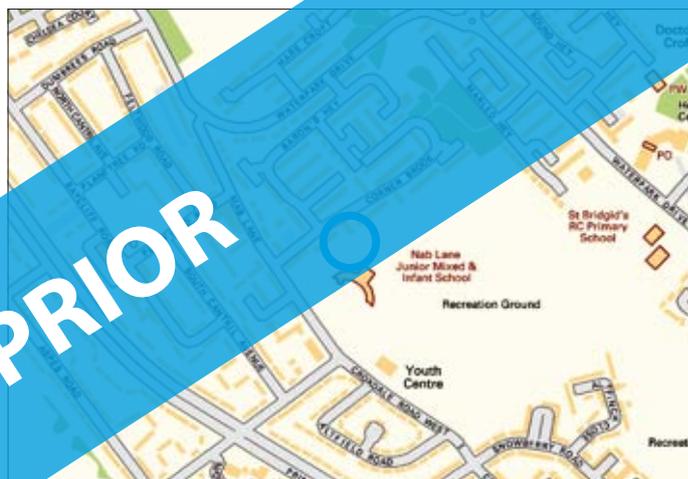
Gardens Front & Rear, driveway & garage.

Ground Floor

Hall, Lounge, dining room, kitchen, WC, utility room.

LOT **101** **116 Corner Brook, Liverpool L28 0QQ**
VACANT RESIDENTIAL

GUIDE PRICE £35,000-£40,000



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Not to scale. For identification purposes only

A two bedroomed end town house benefiting from double glazing, central heating and front and rear gardens.

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.

Outside

Gardens to the side and rear.

EPC rating

D

Ground Floor

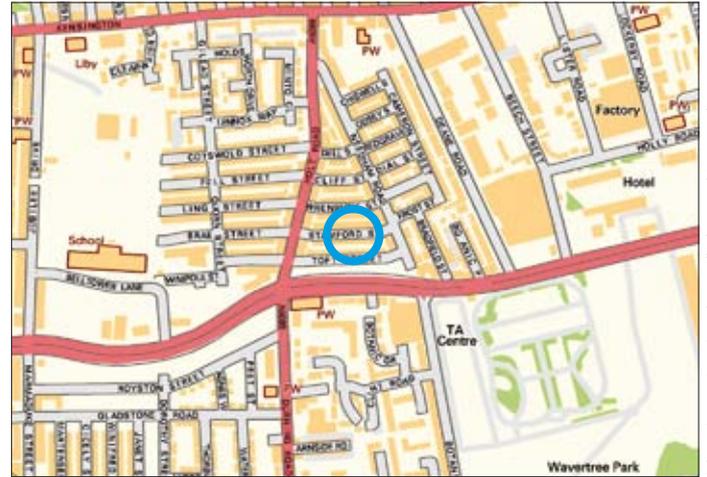
Living Room, Dining Kitchen

First Floor

Two Bedrooms, Bathroom/WC

LOT 102 29 Stamford Street, Liverpool L7 2PT
RESIDENTIAL INVESTMENT

GUIDE PRICE £50,000+



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A two-/three-bedroomed middle terraced property benefiting from double glazing and central heating. The property is in very good order throughout and is currently let by way of an Assured Shorthold Tenancy producing £5,700 per annum.

Not to scale. For identification purposes only

Situated Between Holt Road and Needham Road in an established residential location within easy reach of Kensington amenities and approximately 3 miles from Liverpool city centre.

Outside
Yard to the rear.

Ground Floor
Hall, Through Living Room, Kitchen.

First Floor
Three Bedrooms, Bathroom/WC.

LOT 103 113 Ullet Road, Liverpool L17 2AB
RESIDENTIAL INVESTMENT

GUIDE PRICE £185,000+



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SOLD PRIOR

A residential investment producing £24,396 per annum. The premises comprises a three storey semi-detached property converted to provide 5 self-contained two bedroom flats benefiting from central heating and double glazing. All flats are currently let on Assured Shorthold Tenancies.

Not to scale. For identification purposes only

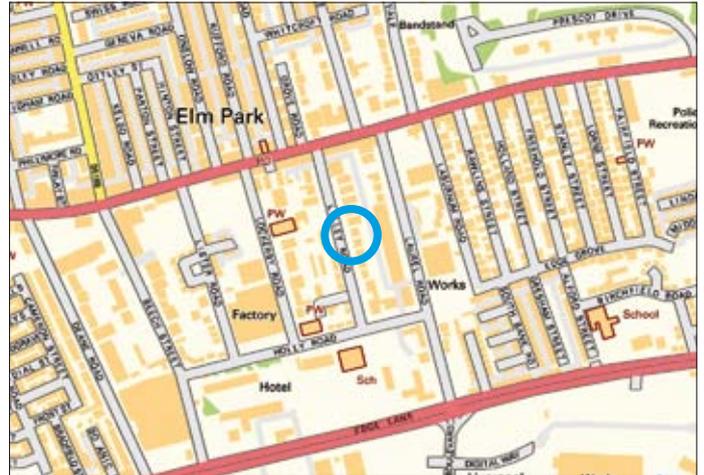
Situated The premises front Ullet Road close to its junction with Smithdown Road in a popular residential area. Local amenities are provided along Smithdown Road.

Outside
Front Car Parking for 3 Cars (approx) and Rear Yard.

FLAT	ACCOMMODATION	TENANCY	RENT PCM
1 – Ground Floor	2 Bedrooms, Kitchen, Living Room, Bathroom – 37.66m ² (402sq ft)	Assured Shorthold Tenancy	£400.00
2 – Ground Floor	2 Bedrooms, Kitchen, Living Room, Bathroom – 37.66m ² (402sq ft)	Assured Tenancy	£400.00
3 – First Floor	2 Bedrooms, Kitchen, Living Room, Bathroom – 35.78m ² (384sq ft)	Assured Tenancy	£400.00
4 – First Floor	2 Bedrooms, Kitchen, Living Room, Bathroom – 37.66m ² (402sq ft)	Assured Tenancy	£400.00
5 – Second Floor	2 Bedrooms, Kitchen, Living Room, Bathroom – 48.5m ² (522sq ft)	Assured Tenancy	£433.00

LOT **104** Apt 3, 27 Lilley Road, Liverpool L7 0LP
VACANT RESIDENTIAL

GUIDE PRICE £5,000+



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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.

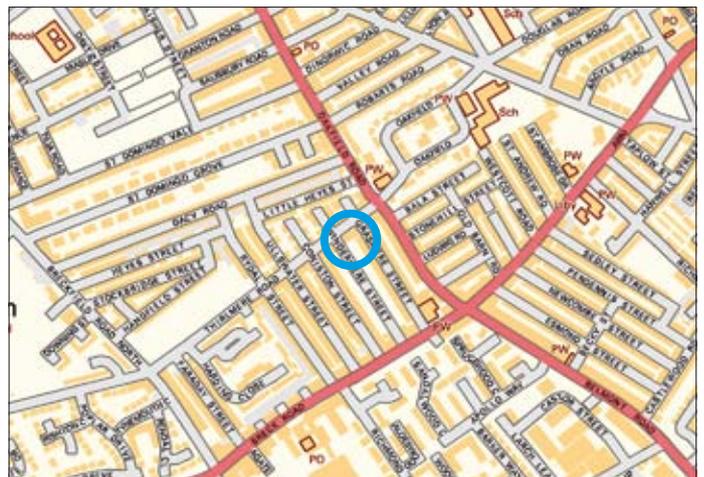
Note
We have not carried out an internal inspection – all information has been supplied by the vendor.

Flat
We believe the flat comprises

ON BEHALF OF A HOUSING ASSOCIATION

LOT **105** 100 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 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.

Second Floor
Two Bedrooms.

Outside
Rear Yard.

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

EPC rating
C

First Floor
Two Bedrooms, Bathroom/WC.

ON BEHALF OF AD RODGER & RN PHILLIPS & RJ GOODE JOINT LPA RECEIVERS

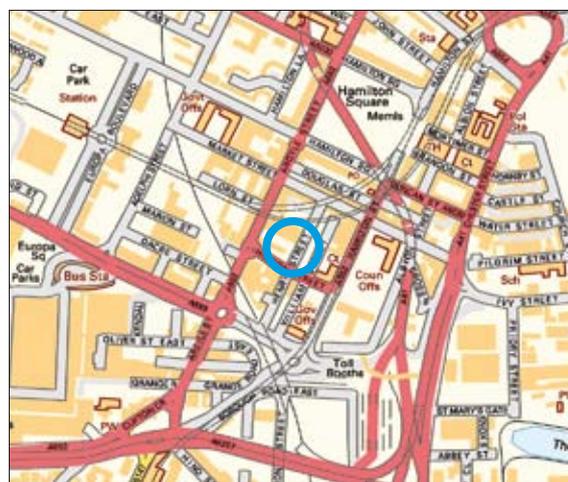
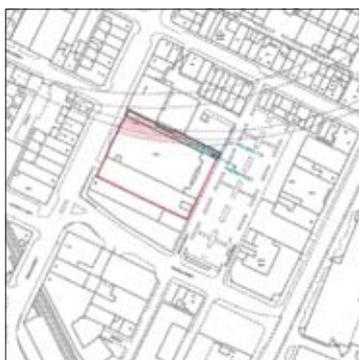
LOT
106

Former Rileys Snooker Hall Argyle Street, Birkenhead, Merseyside CH41 6AB
COMMERCIAL INVESTMENT **GUIDE PRICE £115,000+**



The property comprises a four storey former cinema and most recently used as a snooker hall on the ground floor extending to 982m² (10,570sq ft) with adjacent car park, suitable for a variety of uses, subject to the necessary planning consents. There is a small self contained retail unit on the ground floor and the first floor provides studio accommodation. Adjacent to the building is a substantial car park extending to 462m² (4,973sq ft) and provides approximately 30 car parking spaces. We are advised that the first floor is occupied by a gym on an informal basis and the Receivers are in the process of formalising this occupation.

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



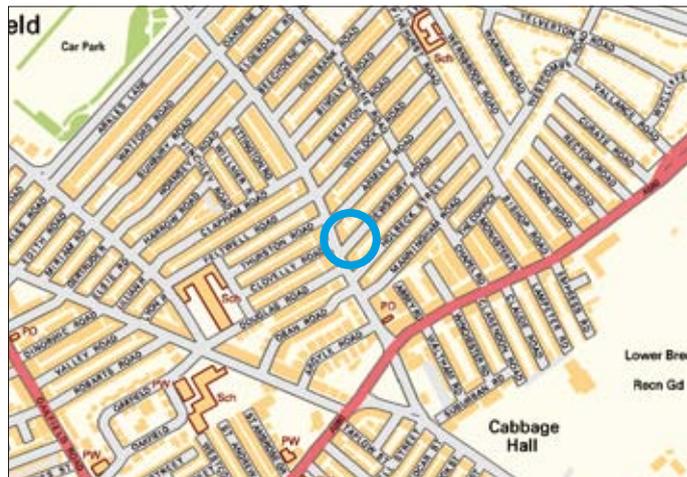
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NO	OCCUPANCY	ACCOMMODATION
Former Rileys Snooker Hall	Vacant	Rear Snooker Hall – 475m ² (5,110sq ft). Central Lower Level Pool/Darts Area – 183m ² (1,969sq ft) Front Upper Bar Area – 206m ² (2,221sq ft). Bar Area – 23m ² (247sq ft). Kitchen – 23m ² (247sq ft) Rear Office – 51m ² (564sq ft). Rear Pump Area – 21m ² (229sq ft). Male and female WCs
Ground floor retail unit	Vacant	Reception area, Salon, Storage, WC. Total N/A 39.8m ²
First floor above Rileys snooker hall	J.Gillian	Gym, Changing rooms, Office/Reception, Shower WCs, Storage 287m ² (accommodation taken from VOA website) 266m ² (2,863sq ft)
Advertising hoarding	Vacant	
Car park		Approximately total 30 spaces. 462m ² (4,973sq ft)

LOT **107** **5 Dewsbury Road, Liverpool L4 2XE**
VACANT RESIDENTIAL

GUIDE PRICE £35,000+



Not to scale. For identification purposes only

A two bedroomed middle terraced property benefiting from central heating. The property is in good order throughout and would be suitable for immediate investment purposes.

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

Outside
Yard to the rear.

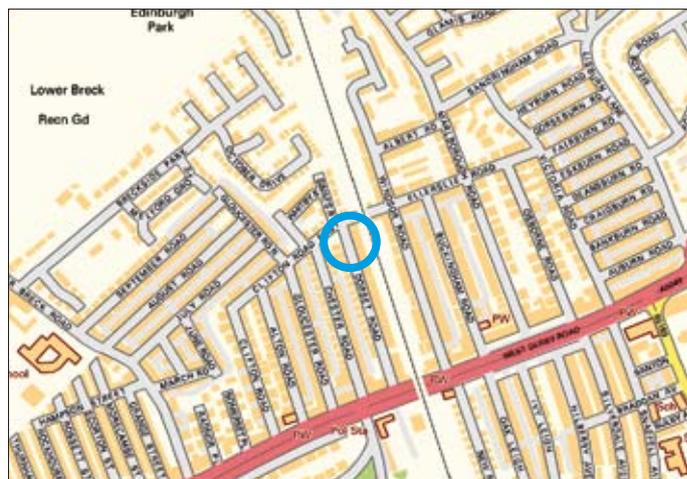
Ground Floor
Hall, Through Lounge, Kitchen.

First Floor
Two Bedrooms, Bathroom/WC

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LOT **108** **86 Dorset Road, Anfield, Liverpool L6 4DX**
VACANT RESIDENTIAL

GUIDE PRICE £40,000+



Not to scale. For identification purposes only

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

Situated Off West Derby Road in an established and popular residential location within walking distance to Tuebrook amenities and Newsham Park.

Second Floor
One Further Room

Outside
Yard to the rear.

Ground Floor
Hall, Lounge, Dining Room, Kitchen

First Floor
Two Bedrooms, Bathroom/WC

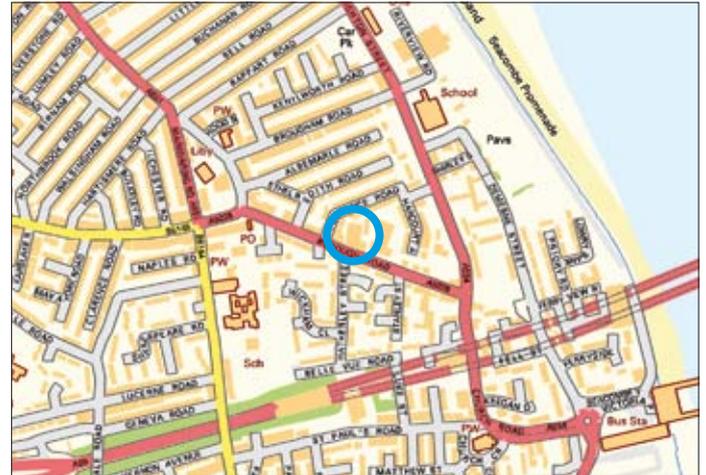
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LOT
109

Embassy Bingo Hall, 140 Borough Road, Wallasey, Merseyside CH44 6NH

VACANT COMMERCIAL

GUIDE PRICE £50,000+



Not to scale. For identification purposes only

A former bingo hall suitable for a variety of alternative uses subject to the necessary planning consents. It currently comprises a substantial fully fitted bingo hall on the ground floor, with further accommodation on the first floor and various ancillary rooms plus basement. The Telecom Masts have been sold off separately and are not included in the sale.

Situated The property fronts Borough Road at its junction with Hatherly Street within a densely populated residential area.

Basement
Approx 177m² (1905 sq ft) Not inspected

Ground Floor

Entrance foyer Bingo hall – 376m² (4047sq ft)
Rear sealing 177m² (1905sq ft)
Office 1 10m² (107sq ft)
Office 2 13m² (139sq ft)
Boiler room Male & Female WC's
Various store rooms

Male & Female WC's, various store rooms

Second Floor

Vodafone control room and access to the roof, ancillary rooms (not inspected)

First Floor

Sealing area 227m² (2,443sq ft)
Bar/Catering area 53m² (570sq ft)

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LOT
110

128–130 Seaview Road, Wallasey, Merseyside CH45 4LD

COMMERCIAL INVESTMENT

GUIDE PRICE £175,000+



Not to scale. For identification purposes only

A substantial two storey double fronted retail unit together with a five-bedroomed house above accessed via a separate side entrance and currently let as an HMO Investment and is fully HMO Compliant. The five letting rooms all benefit from ensuite bathroom/WCs and there is a communal lounge and kitchen. The whole property has recently been fully refurbished to a high standard to include double glazing, central heating, new kitchen and bathrooms and new carpeting throughout. The ground floor unit is currently let producing £12,000 per annum. The five rooms above are currently let at a rental of £65.00 per room per week. The total annual rental net income being £28,900.

Situated Fronting Seaview Road on the corner of Thirlmere Drive in an established retail position close to local amenities to include Asda Supermarket.

First Floor

Hall, Communal Lounge, Communal Kitchen, Bathroom/WC, two Studios.

Ground Floor

Reception Room, Main Office, Meeting Room, Breakfast Kitchen, Storage Room, Rear Office, WC.

Second Floor

Two Studios. One Separate Room.

Outside

Covered Yard with double gates.

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LOT
111

25A, B, C & 27a & B Liscard Village, Wallasey, Merseyside CH45 4JG

COMMERCIAL INVESTMENT

GUIDE PRICE £300,000–£350,000



The property comprises three ground floor lock up units together with four self contained flats to the first floor. Two of the three ground floor units are currently let producing £14,799.72 per annum. All of the flats are currently let by way of Assured Shorthold tenancies at a rental of £22,100. The properties benefit from double glazing, central heating and electric steel roller shutters to the ground floor. When fully let the potential annual income being in excess of £45,000.

Situated Fronting the northwesterly side of Liscard Village which forms part of the B5143 in a northeasterly direction within close proximity to the Liscard shopping centre.



Not to scale. For identification purposes only

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UNIT	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT
Ground Floor No 25	Turkish Barbers	Retail Sales Area, Rear Staff/Stock Room, Washroom/W.C	5 year Lease	£7,800.00pa
Ground Floor No 25b	N/A	Retail Sales Area (including partitioned stock room/ office and Store) Rear Staff Room/Stock Room. Rear Store Room. Washroom/W.C	Vacant	
Ground Floor No 27	Angel Nails	Retail Sales Area. Retail Area. Rear Staff/Treatment Room. Washroom/W.C	5 year Lease	£6,999.72pa
Flat 25c		Hallway, Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C	6 month AST	£6,500pa
Flat 25b		Hallway, Combined Lounge/Kitchen, 1 Bedroom and Shower room/W.C	6 month AST	£5,200pa
Flat 27a		Lower level – combined Living Room/Kitchen Attic Level – 1 Bedroom and Shower Room/W.C	6 month AST	£5,200pa
Flat 27b		Hallway, Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C	6 month AST	£5,200pa

LOT
112

102 Victoria Road, Birkenhead, Merseyside CH42 0JY
RESIDENTIAL INVESTMENT

GUIDE PRICE £175,000+



Not to scale. For identification purposes only

A three storey extended semi detached property converted to provide five self contained units. The property has recently been completely refurbished and benefits from double glazing, central heating, gardens and off road parking for several cars. The property is in very good order throughout and on completion will be fully let by way of a 10 year Lease with Wirral Independent Living Services producing £23,254 net annual rental income.

Situated Off Borough Road (A552) in an established residential location within close proximity to Birkenhead town centre.

First Floor
Two Studio Rooms with Kitchen and Shower/WCs.

Basement
Staff Room

Second Floor
One Studio with Kitchen and Shower/WC

Ground Floor
Main Entrance Hallway, Staff WC, two Studio Rooms with Kitchen and Shower/WCs

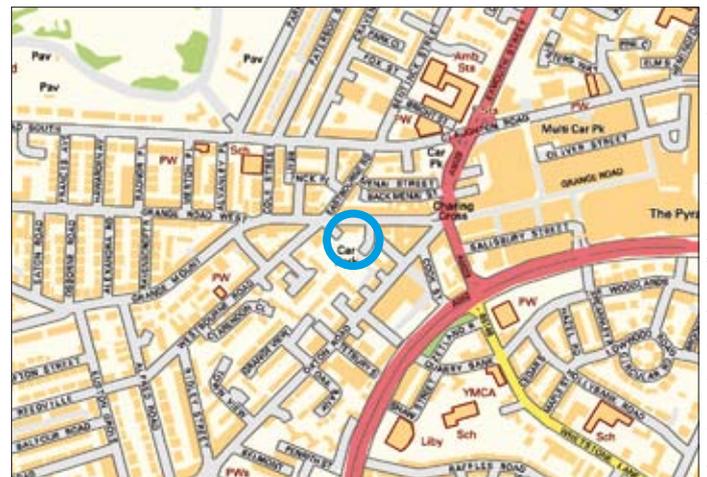
Outside
Gardens front and rear. Driveway for several cars.

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LOT
113

27-29 Grange Road West, Birkenhead, Merseyside CH41 4BY
VACANT COMMERCIAL

GUIDE PRICE £70,000+



Not to scale. For identification purposes only

A three storey plus basement double fronted mixed use property comprising of a pair of interconnecting retail units together with two floors of accommodation above. The property would be suitable for a number of uses to include residential to the upper floors, subject to any relevant planning consents. The retail units could be split. The total area is 3,000 sq ft.

Situated In an established retail position in Birkenhead town centre close to local amenities, Conway Park and Birkenhead Park Railway Stations.

Second Floor
Three Rooms, two Storerooms.

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

Outside
Rear Yard

First Floor
Three Rooms, Kitchen, two WCs.

Planning
The premises have planning for A1 use although would be suitable for a variety of alternative uses.

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TERMS AND CONDITIONS FOR PROXY OR TELEPHONE BIDDERS

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

- 1 For those who are unable to attend the auction the proxy bidding form should be used in order to submit a maximum bid to the Auctioneer. This bid will not be called upon prior to the time of offering the particular lot for which the bid has been made. A prospective buyer should fill in the appropriate telephone bidding form or proxy bidding form in the catalogue and should ensure that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective.
- 2 Maximum bids must be for an exact figure and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective buyer.
- 3 All proxy and telephone bidding completed forms must be delivered to the auctioneer with the appropriate deposit cheque not less than 48 hours prior to the start of the auction at which the property the subject of the bid is to be sold. A cheque or banker's draft in the sum of 10% of the maximum bid or £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 on or objection to any of the DOCUMENTS that is made available before the AUCTION.
 - (b) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.
 - (c) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant document.
 - (d) If title is in the course of registration, title is to consist of certified copies of:
 - (i) the application for registration of title made to the land registry;
 - (ii) the DOCUMENTS accompanying that application;
 - (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and
 - (iv) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration DOCUMENTS to the BUYER.
 - (e) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.
- 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;
 - (b) that the BUYER has made a VAT OPTION; and
 - (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.
- G15.5 The BUYER confirms that after COMPLETION the BUYER intends to:
- (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and
 - (b) collect the rents payable under the TENANCIES and charge VAT on them
- G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:
- (a) the SELLER'S conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;
 - (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
 - (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.
- G16. Capital allowances**
- G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.
- G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
- G16.4 The SELLER and BUYER agree:
- (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
 - (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.
- G17. Maintenance agreements**
- G17.1 The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.
- G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.
- G18. Landlord and Tenant Act 1987**
- G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.
- G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.
- G19. Sale by practitioner**
- G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
- G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
- G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability.
- G19.4 The LOT is sold:
- (a) in its condition at COMPLETION;
 - (b) for such title as the SELLER may have; and
 - (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.
- G19.5 Where relevant:
- (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the document of appointment and the PRACTITIONER'S acceptance of appointment; and
 - (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
- G20. TUPE**
- G20.1 If the SPECIAL CONDITIONS state "There are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.
- G20.2 If the SPECIAL CONDITIONS do not state "There are no employees to which TUPE applies" the following paragraphs apply:
- (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
 - (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees.
 - (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the Transferring Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.
 - (d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION.
- G21. Environmental**
- G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.
- G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT.
- 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) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2 This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:
- (a) apply for registration of the TRANSFER;
 - (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and
 - (c) join in any representations the SELLER may properly make to Land Registry relating to the application.
- G28. Notices and other communications**
- G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.
- G28.2 A communication may be relied on if:
- (a) delivered by hand; or
 - (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
 - (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.
- G28.3 A communication is to be treated as received:
- (a) when delivered, if delivered by hand; or
 - (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.
- G28.4 A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.
- G29. Contracts**
- (Rights of Third Parties) Act 1999 No one is intended to have any benefit under the CONTRACT pursuant to the Contract (Rights of Third Parties) Act 1999.

EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

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

COMMERCIAL PROPERTY AND PROFESSIONAL SERVICES

Auctions – Liverpool

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

Commercial Property

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

Mortgages

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

Block Management

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

Auctions – London

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

Building Surveying

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

Surveys & Valuations

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

RESIDENTIAL LETTINGS & ESTATE AGENCY SERVICES

Residential Lettings Head Office

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

Residential & Commercial Allerton & South Liverpool

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

West Derby & Central Liverpool

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

Residential Lettings City Centre

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

City Centre

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

Allerton & South Liverpool Lettings

11 Allerton Road
Liverpool L18 1LG
Tel: 0151 482 2594
allertonlettings@suttonkersh.co.uk

SuttonKersh

2 Cotton Street
Liverpool L3 7DY