

NOW INVITING  
INSTRUCTIONS  
FOR OUR  
11 SEPTEMBER AUCTION

# SuttonKersh

## 1<sup>ST</sup> FOR AUCTIONS

**THURSDAY 17 JULY 2014**

commencing at 12pm prompt at

Marriott Hotel City Centre

One Queen Square Liverpool L1 1RH



[www.suttonkersh.co.uk](http://www.suttonkersh.co.uk)

# LOCATION



**MARRIOTT HOTEL  
CITY CENTRE  
ONE QUEEN SQUARE  
LIVERPOOL L1 1RH**

**VENUE  
MARRIOTT  
HOTEL  
CITY  
CENTRE**

## AUCTION PROGRAMME 2014

### AUCTION DATES

17 July  
11 September  
30 October  
11 December

### CLOSING DATES

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) MNAEA**

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

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

# 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

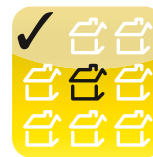
Tel: 0151 207 5923  
Fax: 0151 207 6316  
lettings@suttonkersh.co.uk  
6 Cotton Street  
Liverpool L3 7DY

### 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 4 JUNE

LOT	PROPERTY	RESULT	PRICE
1	29 South Drive, Liverpool L15 8JJ	Sold	£235,000
2	66 Sandown Road, Wavertree, Liverpool L15 4JD	Sold Prior	---
3	26 Callow Road, Liverpool L15 0HP	Withdrawn	---
4	Clubmoor Conservative Mens Club, Back Broadway, Liverpool L11 1HX	Sold	£75,000
5	254/254a Picton Road, Wavertree, Liverpool L15 4LP	Available At	£87,000
6	136 Leopold Road, Kensington, Liverpool L7 8SS	Sold	£75,000
7	Flat 18 Hillside Court, Woolton, Liverpool L25 5HU	Sold	£81,250
8	123 Crosby Road South, Liverpool L21 1ES	Available At	£50,000
9	Flats 1 & 3, 442 Stanley Road, Bootle, Merseyside L20 5AE	Available At	£50,000
10	182 Fleet Lane, St. Helens, Merseyside WA9 2RJ	Sold Prior	---
11	77 Milman Road, Liverpool L4 5SJ	Sold After	---
12	12 Island Road, Garston, Liverpool L19 1RL	Sold Prior	---
13	38 Minster Court, Liverpool L7 3QD	Sold	£80,500
14	86 Balmoral Road, Fairfield, Liverpool L6 8NB	Withdrawn	---
15	92 Seabank Road, Wallasey, Merseyside CH45 7QP	Sold Prior	---
16	1 Sankey Street, Liverpool L1 5EA	Available At	£1,300,000
17	138 Prescott Road, Fairfield, Liverpool L7 0JB	Available At	£50,000
18	42 Morden Street, Liverpool L6 6BA	Sold After	---
19	9-11 Priory Road, Liverpool L4 2RU	Sold Prior	---
20	Former Medical Centre, Laird Street, Birkenhead, Merseyside CH41 8ER	Sold	£90,000
21	5 Dunluce Street, Liverpool L4 3RG	Withdrawn	---
22	32 Pansy Street, Liverpool L5 7RS	Available At	£34,000
23	2 Clapham Road, Liverpool L4 2TQ	Sold After	---
24	16 & 16a Priory Road, Liverpool L4 2RY	Sold	£41,000
25	5 Fir Street, St. Helens, Merseyside WA10 3RA	Sold Prior	---
26	18, 18a, 18b & 18c Priory Road, Liverpool L4 2RY	Sold	£39,000
27	2a Randolph Street, Liverpool L4 0SA	Sold	£25,000
28	23 Picton Grove, Liverpool L15 1HL	Sold After	---
29	15 Moss Street, Garston, Liverpool L19 2NA	Sold	£80,000
30	14 Suburban Road, Liverpool L6 0BP	Sold	£50,000
31	Holly Cottage, Wood Lane, Netherley, Liverpool, L27 5RA	Withdrawn	---
32	47 Hampden Street, Liverpool L4 5TY	Sold After	---
33	7 Valley Road, Liverpool L4 0UD	Sold Prior	---
34	40 Olive Lane, Liverpool L15 8LS	Sold	£140,000
35	Flat 21, Kingfisher House, Pighue Lane, Liverpool L13 1DQ	Postponed	---
36	29 Croxteth Avenue, Liverpool L21 6NA	Sold	£45,000
37	49 Wallasey Road, Wallasey, Merseyside CH45 4NN	Withdrawn	---
38	20 Hinton Street, Fairfield, Liverpool L6 3AR	Sold	£40,000
39	97 Moore Street, Bootle, Merseyside L20 4PL	Available At	£44,000
40	17 Scorton Street, Liverpool L6 4AS	Sold Prior	---
41	23 Scorton Street, Liverpool L6 4AS	Sold Prior	---
42	1 Nimrod Street, Liverpool L4 4DU	Sold	£45,000
43	6 The Close, Walton, Liverpool L9 1EX	Available At	£100,000
44	169-171 Victoria Road, Wallasey, Merseyside CH45 9LB	Sold	£260,500
45	36 Hasfield Road, Liverpool L11 2TQ	Sold	£52,000
46	169/169a Westminster Road, Liverpool L4 4LR	Available At	£30,000
47	85 Olivia Street, Bootle, Merseyside L20 2ER	Sold	£36,500
48	Land At 97-101 Soho Street, Everton, Liverpool L3 8AS	Sold After	---
49	27 Gwydir Street, Liverpool L8 3TJ	Available At	£60,000
50	56 Galloway Street, Liverpool L7 6PD	Available At	£47,000
51	32a David Street, Liverpool L8 4TL	Sold Prior	---
52	104 Bardsay Road, Liverpool L4 5SQ	Available At	£50,000
53	58 Hampden Street, Liverpool L4 5TY	Sold After	---
54	34 Seel Road, Huyton, Liverpool L36 6DH	Available At	£40,000
55	20 Oxford Road, Waterloo, Liverpool L22 8QF	Available At	£160,000
56	31 Tarbock Road, Speke, Liverpool L24 0SN	Sold	£72,000
57	51 Ronald Street, Liverpool L13 2AA	Sold	£43,000
58	99 Gwladys Street, Liverpool L4 5RW	Sold	£41,000

59	86 Garnett Avenue, Liverpool L4 1TS	Sold After	---
60	84 Becket Street, Liverpool L4 1QU	Sold After	---
61	Hamilton Chambers, 18 Hamilton Square, Birkenhead, Merseyside CH41 6AX	Available At	£200,000
62	15 Hollyhurst Lodge, Weld Road, Southport, Merseyside PR8 2DL	Withdrawn	---
63	31 Coventry Road, Liverpool L15 9HR	Sold Prior	---
64	28 Queens Drive, Walton, Liverpool L4 6SH	Withdrawn	---
65	22 Stavert Close, Liverpool L11 9AH	Sold Prior	---
66	28 Inman Road, Liverpool L21 8NB	Sold	£69,000
67	Land & Buildings Off Rutter Street, Liverpool L8 6AG	Sold After	---
68	49/49a Seaforth Road, Liverpool L21 3TX	Withdrawn	---
69	12 Sheil Road, Liverpool L6 3AE	Sold	£84,000
70	Land To The Rear Of 31-33 Heathfield Road, Wavertree, Liverpool L15 9HR	Sold Prior	---
71	219/221 Chapel Street & 3 Boundary Street, Leigh, Lancashire WN7 2AT	Withdrawn	---
72	Plot 25 To The South Of Wrenthorpe Rd, Wakefield, West Yorkshire WF2 0TY	Withdrawn	---
73	Plot 26 To The South Of Wrenthorpe Rd, Wakefield, West Yorkshire WF2 0TY	Withdrawn	---
74	Plot 38 To The South Of Wrenthorpe Rd, Wakefield, West Yorkshire WF2 0TY	Withdrawn	---
75	Plot 39 To The South Of Wrenthorpe Rd, Wakefield, West Yorkshire WF2 0TY	Withdrawn	---
76	Plot 40 To The South Of Wrenthorpe Rd, Wakefield, West Yorkshire WF2 0TY	Withdrawn	---
77	Plot 41 To The South Of Wrenthorpe Rd, Wakefield, West Yorkshire WF2 0TY	Withdrawn	---
78	66 Alwyn Street, Liverpool L17 7DY	Sold Prior	---
79	52 Hampden Street, Liverpool L4 5TY	Sold After	---
80	53 Ashfield, Liverpool L15 1EY	Available At	£130,000
81	107 Little Heyes Street, Liverpool L5 6SF	Available At	£50,000
82	43 Oakfield Road, Walton, Liverpool L4 2QE	Sold After	---
83	46-48 Orwell Road, Liverpool L4 1RQ	Withdrawn	---
84	73 Cranborne Road, Liverpool L15 2HY	Withdrawn	---
85	107 Tolver Street, St. Helens, Merseyside WA10 1JE	Withdrawn	---
86	127 Rosslyn Street, Liverpool L17 7DN	Withdrawn	---
87	427 West Derby Road, Liverpool L6 4BL	Sold After	---
88	243 Walton Village, Liverpool L4 6TH	Available At	£60,000
89	Former Bingo Hall/Cinema, 446 Park Road, Liverpool L8 9RF	Sold Prior	---
90	45 Seaforth Road, Liverpool L21 3TX	Sold Prior	---
91	23 Cameron Street, Liverpool L7 0EN	Sold	£44,000
92	52 Stanley Street, Fairfield, Liverpool L7 0JW	Sold	£45,000
93	213 Warbreck Moor, Liverpool, L9 0HU	Sold Prior	---
94	90-92 Irlam Road, Bootle, Merseyside L20 4AE	Sold	£52,000
95	The Melrose Abbey Public House, 331 Westminster Road, Liverpool L4 3TE	Available At	£65,000
96	Land At 266 East Prescott Road, Liverpool L14 7NH	Available At	£150,000
97	Former Knotty Ash Public House, 266 East Prescott Road, Liverpool L14 7NH	Available At	£300,000
98	97 Stalmine Road, Liverpool L9 2AY	Sold	£59,250
99	1 Camp Road, Woolton, Liverpool L25 7TS	Withdrawn	---
100	2 Camp Road, Woolton, Liverpool L25 7TS	Withdrawn	---
101	116 Corner Brook, Liverpool, L28 0QQ	Sold Prior	---
102	29 Stamford Street, Liverpool L7 2PT	Sold	£53,000
103	113 Ullet Road, Liverpool L17 2AB	Sold Prior	---
104	Apt 3, 27 Lilley Road, Liverpool, L7 0LP	Available At	£8,000
105	100 Thirlmere Road, Everton, Liverpool L5 6PR	Sold After	---
106	Former Rileys Snooker Hall Argyle Street, Birkenhead, Merseyside CH41 6AB	Sold	£178,000
107	5 Dewsbury Road, Liverpool L4 2XE	Sold	£34,500
108	86 Dorset Road, Anfield, Liverpool L6 4DX	Sold	£45,000
109	Embassy Bingo Hall, 140 Borough Road, Wallasey, Merseyside CH44 6NH	Withdrawn	---
110	128 - 130 Seaview Road, Wallasey, Merseyside CH45 4LD	Withdrawn	---
111	25 A, B, C & 27a & B Liscard Village, Wallasey, Merseyside CH45 4JG	Withdrawn	---
112	102 Victoria Road, Birkenhead, Merseyside CH42 0JY	Sold Prior	---
113	27 - 29 Grange Road West, Birkenhead, Merseyside CH41 4BY	Available At	£75,000

**TOTAL REALISATION = £4,963,000**

# BIDDER'S REGISTRATION AND IDENTIFICATION FORM

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

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

## Bidder:

First name(s) ..... Surname .....

Address .....

Postcode ..... Tel no .....

Mobile no ..... Email .....

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

## Bidder's solicitor:

Firm ..... Contact name .....

Address .....

..... Postcode ..... Tel no .....

Bidder's signature ..... Date .....

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

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

### LIST A – PHOTOGRAPHIC EVIDENCE OF IDENTITY

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

### LIST B – EVIDENCE OF RESIDENCE

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

Signed ..... Date .....

on behalf of Sutton Kersh

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



# ORDER OF SALE THURSDAY 17 JULY

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

1	184 Blackmoor Drive, Liverpool L12 3HB	<b>£110,000 +</b>
2	72 Longfellow Street, Liverpool L8 0QX	<b>£30,000–£35,000</b>
3	7 Hampden Grove, Birkenhead, Merseyside CH42 5LL	<b>£45,000–£50,000</b>
4	42 Lumley Street, Liverpool L19 1QZ	<b>£90,000–£100,000</b>
5	121 Goodison Road, Liverpool L4 4EW	<b>£35,000 +</b>
6	30 Rydal Street, Liverpool L5 6QS	<b>£40,000 +</b>
7	21 Hall Lane, Walton, Liverpool L9 0EU	<b>£70,000 +</b>
8	35 Richmond Park, Liverpool L6 5AA	<b>£50,000 +</b>
9	144 Fonthill Road, Liverpool L4 1QF	<b>£30,000+</b>
10	Apartment 3, 31 Greenheys Road, Liverpool L8 0YH	<b>£35,000–£40,000</b>
11	60 Pendennis Street, Liverpool L6 5AQ	<b>£40,000–£45,000</b>
12	76 Melrose Road, Kirkdale, Liverpool L4 1RP	<b>£30,000 +</b>
13	150 Walton Village, Liverpool L4 6TN	<b>£50,000+</b>
14	80 Pendennis Street, Liverpool L6 5AQ	<b>£35,000–£40,000</b>
15	70 Benedict Street, Bootle, Merseyside L20 2EW	<b>£40,000–£45,000</b>
16	64 Elstead Road, Walton, Liverpool L9 6BE	<b>£45,000–£50,000</b>
17	26 Callow Road, Liverpool L15 0HP	<b>£50,000–£55,000</b>
18	180 Smithdown Road, Liverpool L15 3JR	<b>£90,000 +</b>
19	195 Warbreck Moor, Liverpool L9 4RR	<b>£125,000 +</b>
20	Flat 21, Kingfisher House, Pighue Lane, Liverpool L13 1DQ	<b>£50,000 +</b>
21	12 Whitby Street, Liverpool L6 4DH	<b>£40,000–£45,000</b>
22	7 Edge Grove, Liverpool L7 0HN	<b>£50,000 +</b>
23	119 Picton Road, Wavertree, Liverpool L15 4LF	<b>£90,000 +</b>
24	Flat 5, Medbourne Court, Kirkby, Liverpool L32 6SN	<b>£20,000–£25,000</b>
25	2 Lulworth Road, Liverpool L25 3RA	<b>£30,000 +</b>
26	44 Hawthorne Road, Bootle, Merseyside L20 2DW	<b>£25,000–£30,000</b>
27	Apts 1, 2 & 3, Betula Bank, 161 Liverpool Road, Southport PR8 4NX	<b>£250,000 +</b>
28	Land At 7, 9, 13 & 15 Fairfield Street, Liverpool L7 0JZ	<b>£50,000–£60,000</b>
29	7 Woodlands Square, Netherley, Liverpool L27 5RZ	<b>£40,000 +</b>
30	7/7a Stanley Street, Newton-le-Willows, Merseyside WA12 9DP	<b>£50,000 +</b>
31	112 Breck Road, Anfield, Liverpool L4 2RD	<b>£10,000–£20,000</b>
32	14 Wharton Street, Sherdley Road Industrial Estate, St. Helens WA9 5AA	<b>£85,000 +</b>
33	123 Crosby Road South, Liverpool L21 1ES	<b>£45,000 +</b>
34	Flat 20, Medbourne Court, Kirkby, Liverpool L32 6SN	<b>£20,000–£25,000</b>
35	32 Maskell Road, Liverpool L13 2AD	<b>£60,000–£65,000</b>
36	27 Guildford Street, Wallasey, Merseyside CH44 0BR	<b>£40,000–£45,000</b>
37	138 Prescot Road, Fairfield, Liverpool L7 0JB	<b>£40,000–£50,000</b>
38	32 Pansy Street, Liverpool L5 7RS	<b>£25,000–£30,000</b>
39	54 Dane Street, Liverpool L4 4DZ	<b>£45,000–£50,000</b>
40	The Coach House, 2a Manning Road, Southport, Merseyside PR8 6AT	<b>£90,000 +</b>
41	105-107 Boughton, Chester, Cheshire CH3 5BH	<b>£100,000–£125,000</b>
42	The Melrose Abbey Public House, 331 Westminster Road, Liverpool L4 3TE	<b>£55,000 +</b>
43	4 Cavern Court, Liverpool L6 9JG	<b>£25,000 +</b>
44	24 Moscow Drive, Liverpool L13 7DH	<b>£55,000+</b>
45	2 St. Asaph Grove, Bootle, Merseyside L30 1QR	<b>£50,000–£55,000</b>
46	2 Woodlands Road, Huyton, Liverpool L36 4PH	<b>£60,000–£65,000</b>
47	311 Stanley Road, Kirkdale, Liverpool L5 7QF	<b>£40,000–£45,000</b>
48	243 Walton Village, Liverpool L4 6TH	<b>£55,000 +</b>
49	51 Blantyre Road, Wavertree, Liverpool L15 3HT	<b>£105,000 +</b>

# ORDER OF SALE THURSDAY 17 JULY

50	37 Millvale Street, Liverpool L6 6BB	<b>£40,000–£45,000</b>
51	53 Ashfield, Liverpool L15 1EY	<b>£125,000 +</b>
52	45 Markfield Road, Bootle, Merseyside L20 5DT	<b>£55,000–£60,000</b>
53	26 Aspen Grove, Toxteth, Liverpool L8 0ST	<b>£50,000–£55,000</b>
54	102a Ford Road, Wirral, Merseyside CH49 0TQ	<b>£40,000 +</b>
55	1 Sankey Street, Liverpool L1 5EA	<b>£1,250,000–£1,300,000</b>
56	118 Picton Road/1a Picton Crescent, Wavertree, Liverpool L15 4LJ	<b>£150,000–£175,000</b>
57	89 Ashbourne Crescent, Liverpool L36 4JJ	<b>£60,000–£65,000</b>
58	21 Andrew Street, Liverpool L4 4DS	<b>£45,000–£50,000</b>
59	4 Croxteth Grove, Liverpool L8 0RX	<b>£275,000–£300,000</b>
60	Flat 4 Huddleston Close, Wirral, Merseyside CH49 8JP	<b>£30,000–£35,000</b>
61	35 Arnside Road, Edge Hill, Liverpool L7 5QB	<b>£40,000 +</b>
62	68 Alwyn Street, Liverpool L17 7DY	<b>£75,000 +</b>
63	73 Longfield Road, Litherland, Liverpool L21 8LA	<b>£45,000–£50,000</b>
64	Flat 36 Woolton Mews, 21 Quarry Street, Liverpool L25 6EZ	<b>£40,000 +</b>
65–72	Plots 1,14,15,16,18,20,22,23 Land To South Of Hinderton Road, Birkenhead CH41 9AB	<b>NIL–RESERVE</b>
73	284a Smithdown Road, Liverpool L15 5AJ	<b>£40,000–£45,000</b>
74	7 Orrell Lane, Liverpool L9 8BU	<b>£40,000–£45,000</b>
75	8 Derby Lane, Old Swan, Liverpool L13 3DL	<b>£75,000 +</b>
76	18 Hero Street, Bootle, Merseyside L20 2HA	<b>£35,000–£40,000</b>
77	50 Newman Street, Liverpool L4 1RJ	<b>£30,000–£35,000</b>
78	121 East Lancashire Road, Liverpool L11 3DN	<b>£60,000–£65,000</b>
79	62 Regent Road, Kirkdale, Liverpool L5 9SY	<b>£50,000 +</b>
80	148 Park Road South, Newton-le-Willows, Merseyside WA12 8QD	<b>£80,000 +</b>
81	26 Ivy Leigh, Liverpool L13 7ER	<b>£40,000 +</b>
82	3 Cavern Court, Liverpool L6 9JG	<b>£25,000 +</b>
83	27 Bell Street, Liverpool L13 2DP	<b>£35,000 +</b>
84	63 Chatsworth Avenue, Liverpool L9 3AY	<b>£65,000 +</b>
85	39 Ferndale Road, Wavertree, Liverpool L15 3JY	<b>£90,000 +</b>
86	67 Chatsworth Avenue, Liverpool L9 3AY	<b>£65,000 +</b>
87	446a Stanley Road, Bootle, Merseyside L20 5AE	<b>£20,000–£25,000</b>
88	Melbourne, 58 Burscough Road, Ormskirk, Lancashire, L39 2XF	<b>£100,000–£110,000</b>
89	115 Moscow Drive, Liverpool L13 7DG	<b>£55,000+</b>
90	68 Harrowby Road, Birkenhead, Merseyside CH42 7HU	<b>£30,000–£35,000</b>
91	36 Stamford Street, Liverpool L7 2PT	<b>£30,000 +</b>
92	Flat 2, 120 Bedford Street South, Liverpool L7 7DA	<b>£65,000+</b>
93	231 Beckwith Street, Birkenhead, Merseyside CH41 4HW	<b>£45,000+</b>
94	35-37 Victoria Road, Birkenhead, Merseyside CH42 0LN	<b>£45,000+</b>
95	67 Esher Road, Liverpool L6 6DE	<b>£30,000–£35,000</b>
96	128 Alwyn Street, Liverpool L17 7DY	<b>£75,000 +</b>
97	69 Albany Road, Kensington, Liverpool L7 8RQ	<b>£75,000 +</b>
98	27 Britannia Avenue, Liverpool L15 2JE	<b>£20,000–£25,000</b>
99	39-41 Lodge Lane, Liverpool, L8 0QE	<b>£130,000–£140,000</b>
100	40-42a Breckfield Road North, Liverpool L5 4NH	<b>£10,000–£15,000</b>
101	3 Olive Grove, Huyton, Liverpool L36 9TX	<b>£65,000–£70,000</b>
102	16, 18, 20 & 20a Esk Street, Liverpool L20 8JT	<b>£90,000+</b>
103	17 Macdonald Street, Liverpool L15 1EJ	<b>£55,000–£60,000</b>
104	87 Fincham Road, Liverpool L14 9NH	<b>£50,000–£55,000</b>
105	34 Lindale Road, Liverpool L7 0JS	<b>£45,000+</b>
106	12 Mayfair Close, Liverpool L6 5JS	<b>£25,000+</b>



# ORDER OF SALE BY TYPE

## COMMERCIAL INVESTMENT

- 18 180 Smithdown Road, Liverpool L15 3JR
- 23 119 Picton Road, Wavertree, Liverpool L15 4LF
- 29 7 Woodlands Square, Netherley, Liverpool L27 5RZ
- 30 77a Stanley Street, Newton-le-Willows, Merseyside WA12 9DP
- 55 1 Sankey Street, Liverpool L1 5EA
- 93 231 Beckwith Street, Birkenhead, Merseyside CH41 4HW
- 94 35-37 Victoria Road, Birkenhead, Merseyside CH42 0LN
- 99 39-41 Lodge Lane, Liverpool, L8 0QE

## LAND

- 28 Land At 7, 9, 13 & 15 Fairfield Street, Liverpool L7 0JZ
- 65-72 Plots 1,14,15,16,18,20,22,23 Land To South Of Hinderton Road, Birkenhead CH41 9AB

## RESIDENTIAL INVESTMENT

- 13 150 Walton Village, Liverpool L4 6TN
- 15 70 Benedict Street, Bootle, Merseyside L20 2EW
- 16 64 Elstead Road, Walton, Liverpool L9 6BE
- 19 195 Warbreck Moor, Liverpool L9 4RR
- 22 7 Edge Grove, Liverpool L7 0HN
- 27 Apts 1, 2 & 3, Betula Bank, 161 Liverpool Road, Southport PR8 4NX
- 43 4 Cavern Court, Liverpool L6 9JG
- 44 24 Moscow Drive, Liverpool L13 7DH
- 46 2 Woodlands Road, Huyton, Liverpool L36 4PH
- 51 53 Ashfield, Liverpool L15 1EY
- 52 45 Markfield Road, Bootle, Merseyside L20 5DT
- 53 26 Aspen Grove, Toxteth, Liverpool L8 0ST
- 54 102a Ford Road, Wirral, Merseyside CH49 0TQ
- 57 89 Ashbourne Crescent, Liverpool L36 4JJ
- 59 4 Croxteth Grove, Liverpool L8 0RX
- 60 Flat 4 Huddleston Close, Wirral, Merseyside CH49 8JP
- 61 35 Arnsdale Road, Edge Hill, Liverpool L7 5QB
- 62 68 Alwyn Street, Liverpool L17 7DY
- 73 284a Smithdown Road, Liverpool L15 5AJ
- 82 3 Cavern Court, Liverpool L6 9JG
- 84 63 Chatsworth Avenue, Liverpool L9 3AY
- 85 39 Ferndale Road, Wavertree, Liverpool L15 3JY
- 86 67 Chatsworth Avenue, Liverpool L9 3AY
- 89 115 Moscow Drive, Liverpool L13 7DG

- 92 Flat 2, 120 Bedford Street South, Liverpool L7 7DA
- 95 67 Esher Road, Liverpool L6 6DE
- 96 128 Alwyn Street, Liverpool L17 7DY
- 97 69 Albany Road, Kensington, Liverpool L7 8RQ
- 98 27 Britannia Avenue, Liverpool L15 2JE
- 101 3 Olive Grove, Huyton, Liverpool L36 9TX

## VACANT COMMERCIAL

- 31 112 Breck Road, Anfield, Liverpool L4 2RD
- 32 14 Wharton Street, Sherdley Road Industrial Estate, St. Helens WA9 5AA
- 41 105-107 Boughton, Chester, Cheshire CH3 5BH
- 42 The Melrose Abbey Public House, 331 Westminster Road, Liverpool L4 3TE
- 48 243 Walton Village, Liverpool L4 6TH
- 75 8 Derby Lane, Old Swan, Liverpool L13 3DL
- 79 62 Regent Road, Kirkdale, Liverpool L5 9SY
- 100 40-42a Breckfield Road North, Liverpool L5 4NH
- 102 16, 18, 20 & 20a Esk Street, Liverpool L20 8JT

## VACANT RESIDENTIAL

- 1 184 Blackmoor Drive, Liverpool L12 3HB
- 2 72 Longfellow Street, Liverpool L8 0QX
- 3 7 Hampden Grove, Birkenhead, Merseyside CH42 5LL
- 4 42 Lumley Street, Liverpool L19 1QZ
- 5 121 Goodison Road, Liverpool L4 4EW
- 6 30 Rydal Street, Liverpool L5 6QS
- 7 21 Hall Lane, Walton, Liverpool L9 0EU
- 8 35 Richmond Park, Liverpool L6 5AA
- 9 144 Fonthill Road, Liverpool L4 1QF
- 10 Apartment 3, 31 Greenheys Road, Liverpool L8 0YH
- 11 60 Pendennis Street, Liverpool L6 5AQ
- 12 76 Melrose Road, Kirkdale, Liverpool L4 1RP
- 14 80 Pendennis Street, Liverpool L6 5AQ
- 17 26 Callow Road, Liverpool L15 0HP
- 20 Flat 21, Kingfisher House, Pighue Lane, Liverpool L13 1DQ
- 21 12 Whitby Street, Liverpool L6 4DH
- 24 Flat 5, Medbourne Court, Kirkby, Liverpool L32 6SN
- 25 2 Lulworth Road, Liverpool L25 3RA
- 26 44 Hawthorne Road, Bootle, Merseyside L20 2DW
- 33 123 Crosby Road South, Liverpool L21 1ES
- 34 Flat 20, Medbourne Court, Kirkby, Liverpool L32 6SN

- 35 32 Maskell Road, Liverpool L13 2AD
- 36 27 Guildford Street, Wallasey, Merseyside CH44 0BR
- 37 138 Prescott Road, Fairfield, Liverpool L7 0JB
- 38 32 Pansy Street, Liverpool L5 7RS
- 39 54 Dane Street, Liverpool L4 4DZ
- 40 The Coach House, 2a Manning Road, Southport, Merseyside PR8 6AT
- 45 2 St. Asaph Grove, Bootle, Merseyside L30 1QR
- 47 311 Stanley Road, Kirkdale, Liverpool L5 7QF
- 49 51 Blantyre Road, Wavertree, Liverpool L15 3HT
- 50 37 Millvale Street, Liverpool L6 6BB
- 56 118 Picton Road/1a Picton Crescent, Wavertree, Liverpool L15 4LJ
- 58 21 Andrew Street, Liverpool L4 4DS
- 63 73 Longfield Road, Litherland, Liverpool L21 8LA
- 64 Flat 36 Woolton Mews, 21 Quarry Street, Liverpool L25 6EZ
- 74 7 Orrell Lane, Liverpool L9 8BU
- 76 18 Hero Street, Bootle, Merseyside L20 2HA
- 77 50 Newman Street, Liverpool L4 1RJ
- 78 121 East Lancashire Road, Liverpool L11 3DN
- 80 148 Park Road South, Newton-le-Willows, Merseyside WA12 8QD
- 81 26 Ivy Leigh, Liverpool L13 7ER
- 83 27 Bell Street, Liverpool L13 2DP
- 87 446a Stanley Road, Bootle, Merseyside L20 5AE
- 88 Melbourne, 58 Burscough Road, Ormskirk, Lancashire, L39 2XF
- 90 68 Harrowby Road, Birkenhead, Merseyside CH42 7HU
- 91 36 Stamford Street, Liverpool L7 2PT
- 103 17 Macdonald Street, Liverpool L15 1EJ
- 104 87 Fincham Road, Liverpool L14 9NH
- 105 34 Lindale Road, Liverpool L7 0JS
- 106 12 Mayfair Close, Liverpool L6 5JS

## PRELIMINARY ANNOUNCEMENT TO BE OFFERED FOR SALE BY AUCTION ON 17 OCTOBER 2013 (unless sold prior or withdrawn)



### Strawberry Fields View, Lower Lee Lodge, Beaconsfield Road L25 6EE GUIDE PRICE £275,000+

Sutton Kersh are delighted to offer for sale the rare opportunity to purchase this bespoke beautifully presented 18th century sandstone character lodge situated within the heart of this leafy South Liverpool suburb located directly opposite and offering exclusive views of the ever popular and world renowned Strawberry Field Gates. The property benefits from double glazing, central heating and gardens and is suitable for immediate occupation or investment purposes.

**Situated** In a sought after location fronting Beaconsfield Road with fantastic views overlooking the famous Strawberry Fields gates. Beaconsfield Road can be accessed from Menlove Avenue close to Calderstones Park or via Woolton Hill and Blackwood Avenue.

**Ground Floor** Vestibule, Lounge, Dining Room, Rear Dining Room, Kitchen, WC.

**First Floor** 3 Large Bedrooms, Bathroom/WC with walk in shower.

**Outside** Gardens



#### All enquiries

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

Cathy Holt MNAEA  
cathy.holt@suttonkersh.co.uk  
Tel: 0151 207 6315

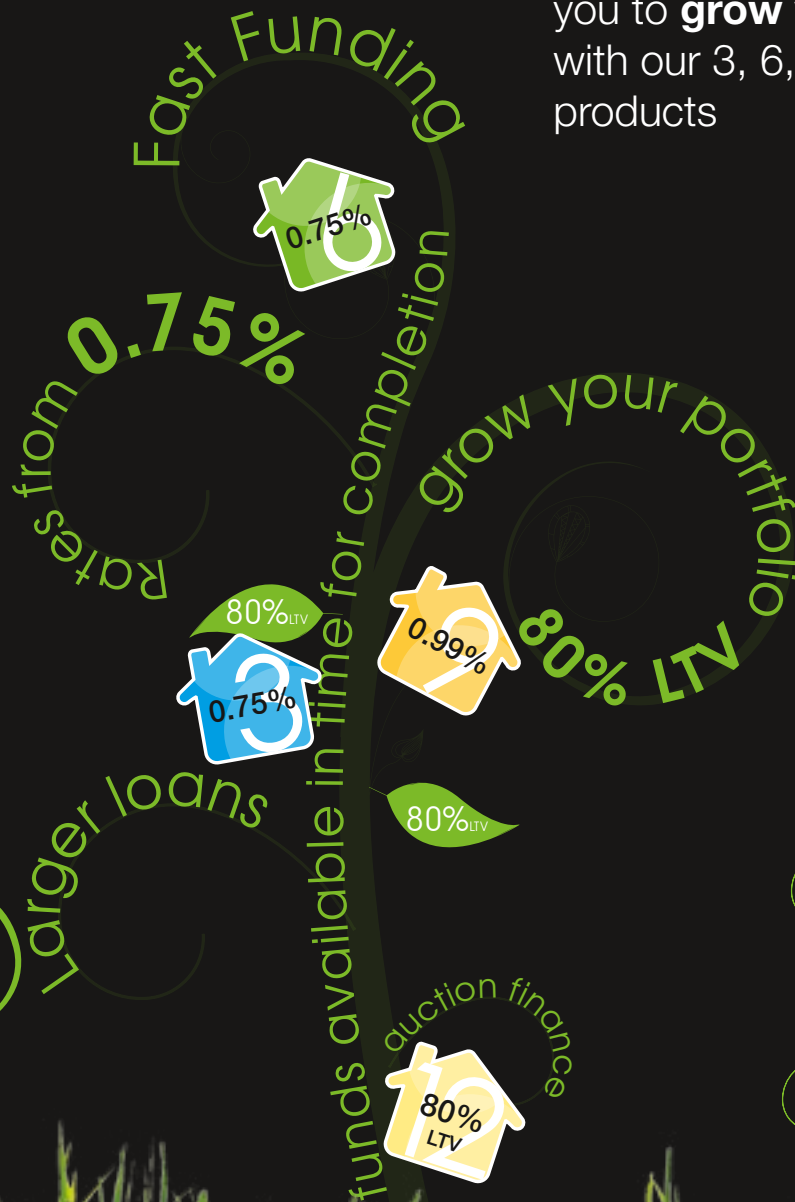


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LOT  
1

## 184 Blackmoor Drive, Liverpool L12 3HB

### VACANT RESIDENTIAL

**GUIDE PRICE £110,000 +**



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



Not to scale. For identification purposes only

**Situated** Fronting Blackmoor Drive within a very popular and well established residential area within close proximity to local amenities, schooling and approximately 5 miles from Liverpool City Centre.

**First Floor** 3 bedrooms, bathroom/ WC

**Outside** Front and Rear Gardens, Garage, Shared Driveway

**Ground Floor** Porch Entrance, hall, lounge, dining room, kitchen, breakfast room, WC

## ON BEHALF OF A HOUSING ASSOCIATION

LOT  
2

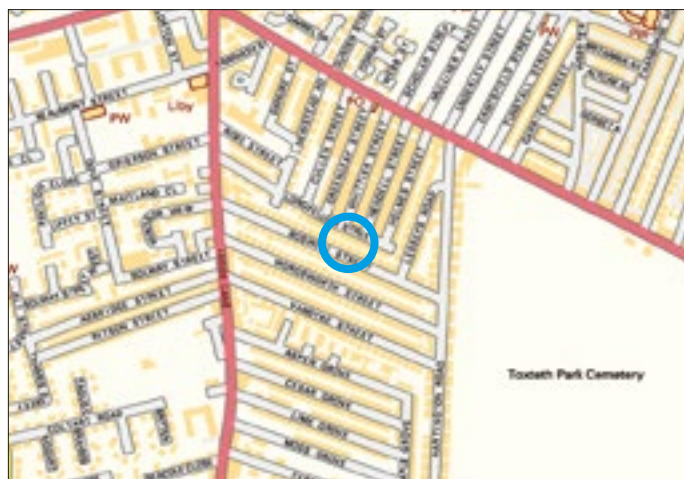
## 72 Longfellow Street, Liverpool L8 0QX

### VACANT RESIDENTIAL

**GUIDE PRICE £30,000-£35,000**



A 2 bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes following upgrade and modernisation.



Not to scale. For identification purposes only

**Situated** Off Lodge Lane within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms.

**Outside** Yard to the rear.

**EPC Rating** D

**Ground Floor** Living Room, Kitchen, Bathroom/W.C.

LOT

3

**7 Hampden Grove, Birkenhead, Merseyside CH42 5LL****VACANT RESIDENTIAL****GUIDE PRICE £45,000–£50,000**

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



Not to scale. For identification purposes only

**Situated** Off Hampden Road which in turn is off Church Road within close proximity to Mersey Park and local amenities.

**First Floor** 3 Bedrooms, Bathroom/W.C.

**Outside** Rear yard.

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

**EPC Rating** D

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LOT

4

**42 Lumley Street, Liverpool L19 1QZ****VACANT RESIDENTIAL****GUIDE PRICE £90,000–£100,000**

A vacant 3 bedroom middle terrace property benefiting from double glazing and central heating. Following repair and modernisation the property would be suitable for investment, occupation or re-sale purposes.



Not to scale. For identification purposes only

**Situated** Off Garston Old Road and Bowden Street in a popular and well established residential location within close proximity to local amenities and schooling.

**First Floor** 3 Bedrooms, Bathroom, Separate WC.

**Outside** Rear Yard.

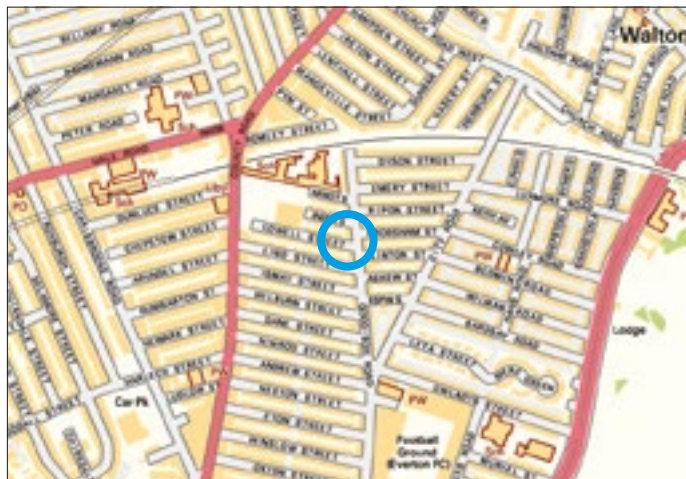
**Ground Floor** Hall, 2 Reception Rooms, Kitchen.

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LOT  
5**121 Goodison Road, Liverpool L4 4EW**  
VACANT RESIDENTIAL**GUIDE PRICE £35,000 +**

A 2 bedroomed middle terraced property benefiting from double glazing. The property is in good order and would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Fronting Goodison Road which is located just off County Road, in a popular and well established residential area within easy access to local amenities and Everton Football Club.

**First Floor** 2 Bedrooms.

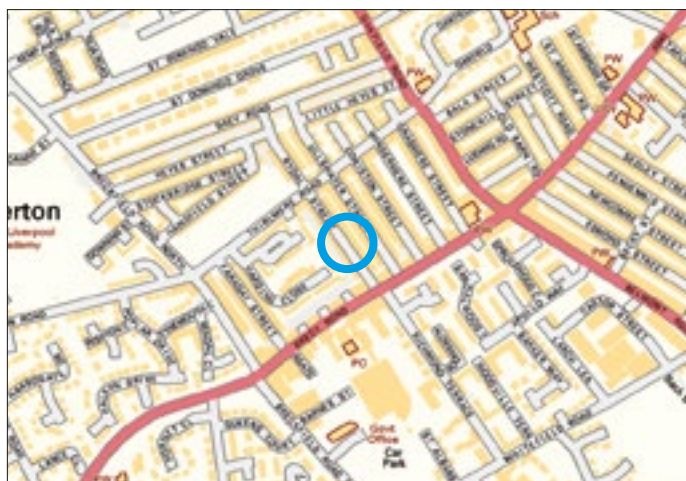
**Outside** Rear yard.

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

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LOT  
6**30 Rydal Street, Liverpool L5 6QS**  
VACANT RESIDENTIAL**GUIDE PRICE £40,000 +**

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



Not to scale. For identification purposes only

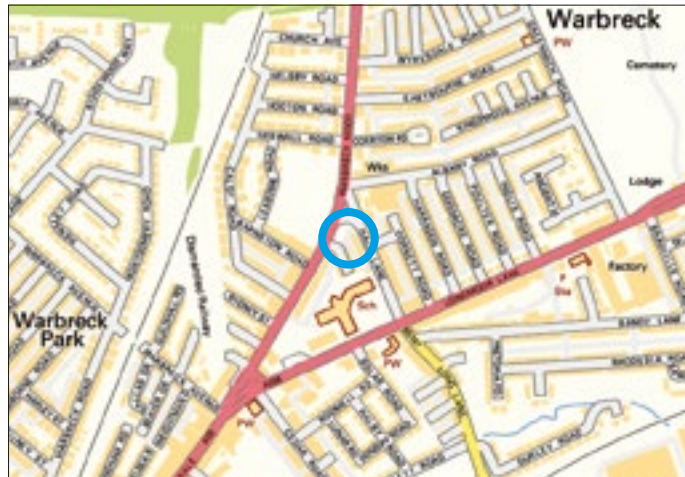
**Situated** Off Thirlmere Road and Breck Road within easy access to local amenities and approximately 3 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms, Bathroom/WC.

**Outside** Yard to rear.

**Ground Floor** Hall, Living Room, Dining Room, Kitchen, Wet Room/WC.

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LOT  
7**21 Hall Lane, Walton, Liverpool L9 0EU**  
VACANT RESIDENTIAL**GUIDE PRICE £70,000 +**

Not to scale. For identification purposes only

An end terrace property converted to provide 2 X 1 bedroomed flats benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. The potential annual rental income being in excess of £9,500.

**Situated** Off Longmoor Lane within easy access to Walton Vale Amenities, schooling and approximately 5 miles from Liverpool City Centre.

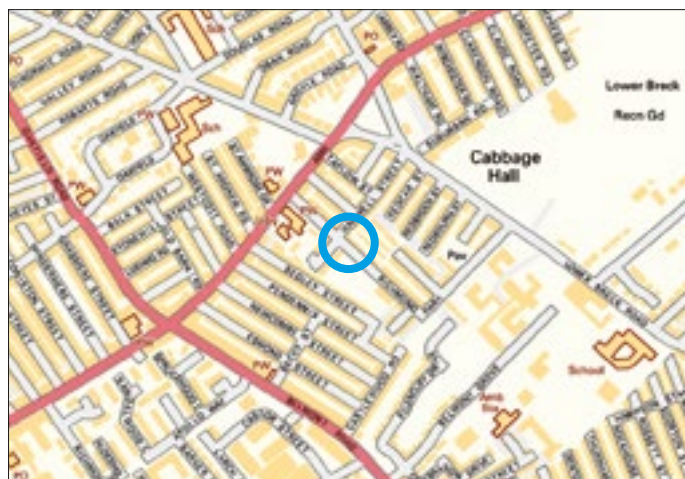
**Flat 1** Bedroom, lounge/diner, kitchen, bathroom/WC

**First Floor**

**Flat 2** Lounge, kitchen, bedroom, bathroom/WC

**Ground Floor** Main entrance hallway

**Outside** Yard to the rear.

LOT  
8**35 Richmond Park, Liverpool L6 5AA**  
VACANT RESIDENTIAL**GUIDE PRICE £50,000 +**

Not to scale. For identification purposes only

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

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

**First Floor** 3 Bedrooms, bathroom/WC

**Outside** Yard to the rear

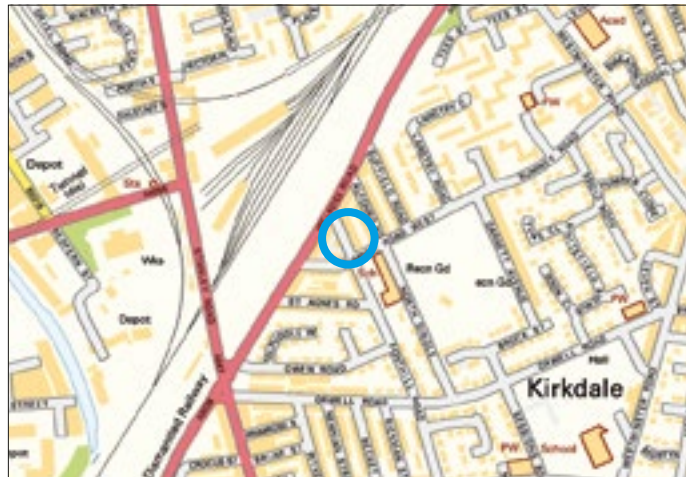
**Ground Floor** Hall, front living room, rear dining room, kitchen

**EPC Rating** E



LOT  
9**144 Fonthill Road, Liverpool L4 1QF**  
VACANT RESIDENTIAL**GUIDE PRICE £30,000+**

A three bedroomed mid terraced property in need of repair and modernisation.



Not to scale. For identification purposes only

**Situated** off Melrose Road close to local amenities and transport links and approximately 2.5 miles from Liverpool City Centre.

**First Floor** 3 Bedrooms.

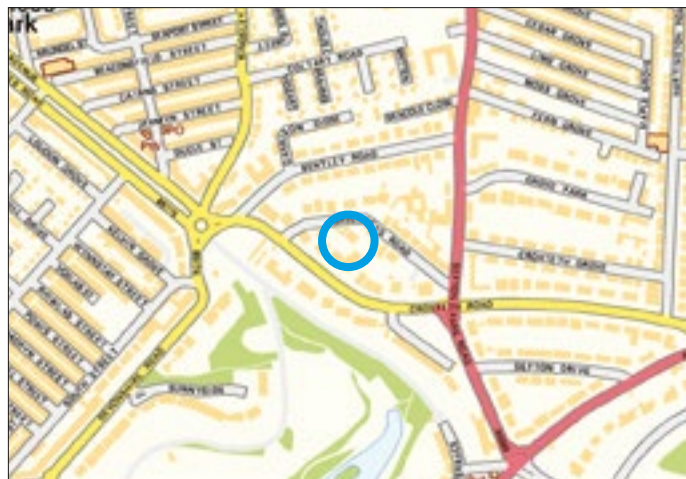
**Outside** Yard to the rear.

**EPC Rating** B

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

LOT  
10**Apartment 3, 31 Greenheys Road, Liverpool L8 0YH**  
VACANT RESIDENTIAL**GUIDE PRICE £35,000–£40,000**

A 1 bedroomed ground floor self-contained apartment within a detached mansion. The property benefits from central heating, communal rear garden and front driveway. The property has been recently refurbished and would be suitable for immediate occupation or investment purposes.



Not to scale. For identification purposes only

**Situated** Off Sefton Park Road within close proximity to local amenities on Smithdown and Allerton Road approximately 3 miles from Liverpool City Centre.

**Outside** Communal gardens, front driveway.

**EPC Rating** D

**Ground Floor** Porch entrance, Communal hallway.

**Flat 3** Open plan Lounge/Kitchen, Bedroom, Bathroom, Separate W.C.

LOT  
**11****60 Pendennis Street, Liverpool L6 5AQ**  
VACANT RESIDENTIAL**GUIDE PRICE £40,000–£45,000**

A three bedroomed mid 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** Off Breck Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 2.5 miles from Liverpool City Centre.

**Ground Floor** Hall, Through Living Room, Kitchen, Bathroom/WC with walk in shower.

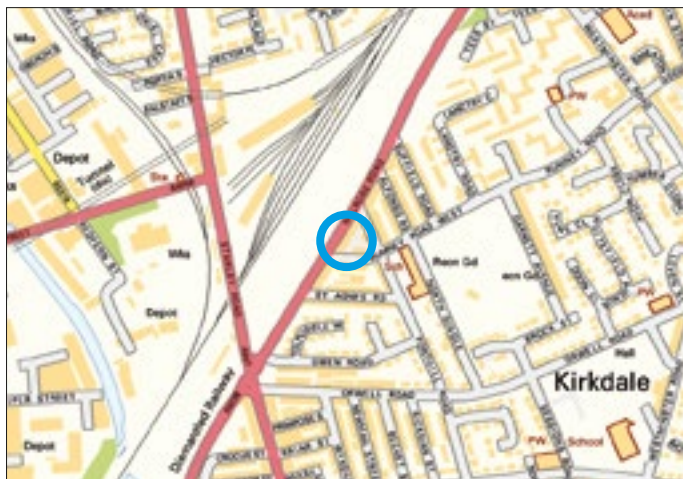
**First Floor** 3 Bedrooms, WC.

**Outside** Yard to the rear.

## ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**12****76 Melrose Road, Kirkdale, Liverpool L4 1RP**  
VACANT RESIDENTIAL**GUIDE PRICE £30,000 +**

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



Not to scale. For identification purposes only

**Situated** On a busy main position fronting Melrose Road within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

**First Floor** 3 Bedrooms.

**Outside** Yard to the rear.

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



LOT  
**13****150 Walton Village, Liverpool L4 6TN**  
RESIDENTIAL INVESTMENT**GUIDE PRICE-£50,000+**

A three storey corner property which has been converted to provide 1 x 1 bedroom and 1 x 2 bedroomed flats. Both flats are currently let by way of Assured Shorthold Tenancies producing £9,600.00 per annum. The property benefits from central heating.



Not to scale. For identification purposes only

**Situated** Fronting Walton Village on the corner of Birchfield Road in a popular and well established location within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

**Ground Floor** Main Entrance.  
**Flat 1** Hall, bedroom, Kitchen, Living Room, Bathroom/WC.

**First Floor**

**Flat 2** Landing, Lounge, 2 Bedrooms.

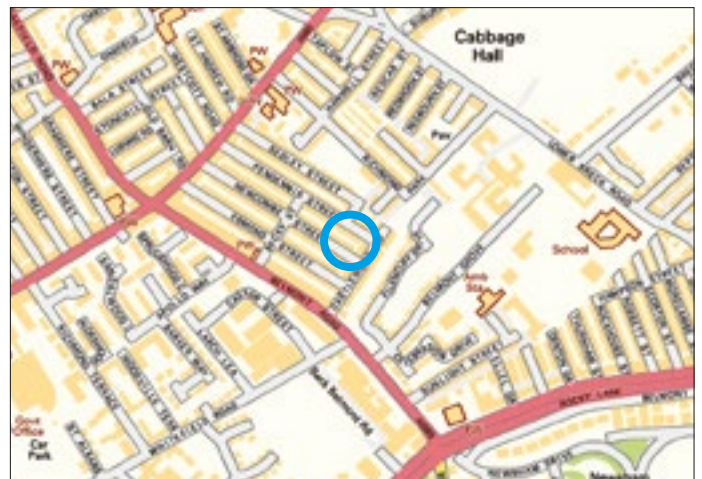
**Second Floor** Kitchen, Bathroom/WC.

**Outside** Rear Yard.

JOINT AGENTS BAKEWELL &amp; HORNER

LOT  
**14****80 Pendennis Street, Liverpool L6 5AQ**  
VACANT RESIDENTIAL**GUIDE PRICE £35,000-£40,000**

A 2 bedroomed middle terraced property benefiting from double glazing and central heating. The property is in good order and would be suitable for investment purposes.



Not to scale. For identification purposes only

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

**Ground Floor** Hall, Lounge, Dining room, Kitchen.

**First Floor** 2 Bedrooms, Bathroom/W.C.

**Outside** Yard to the rear.

**EPC Rating** D



LOT  
15**70 Benedict Street, Bootle, Merseyside L20 2EW**  
RESIDENTIAL INVESTMENT**GUIDE PRICE £40,000–£45,000**

A 2 bedroomed extended middle terraced property currently let by way of an Assured Shorthold Tenancy producing £5,280 per annum. The property is in good order throughout and benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Off Hawthorne Road in a popular residential location approximately 4 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms, Bathroom/WC with a walk in shower.

**Outside** Yard to the rear.

**Ground Floor** Hall, Through Living Room, Extended Kitchen.

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LOT  
16**64 Elstead Road, Walton, Liverpool L9 6BE**  
RESIDENTIAL INVESTMENT**GUIDE PRICE £45,000–£50,000**

A 3 bedroomed end town house property benefiting from double glazing, central heating front driveway and front, side and rear gardens. The property is currently let by way of an Assured Shorthold tenancy at a rental of £5,700.00 per annum.



Not to scale. For identification purposes only

**Situated** Situated off Long Lane within close proximity to Aintree Hospital, the location affords easy access to Liverpool City Centre and surrounding areas.

**Outside** Driveway, Front, side and rear gardens.

**EPC Rating** C

**Ground Floor** Lounge, Kitchen, Bathroom/WC

**First Floor** 3 Bedrooms.

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LOT  
17**26 Callow Road, Liverpool L15 0HP**  
VACANT RESIDENTIAL**GUIDE PRICE £50,000–£55,000**

A vacant 2 bedroomed middle 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** 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** 2 Bedrooms, Bathroom/WC.

**Outside** Yard to Rear.

**EPC Rating** E.

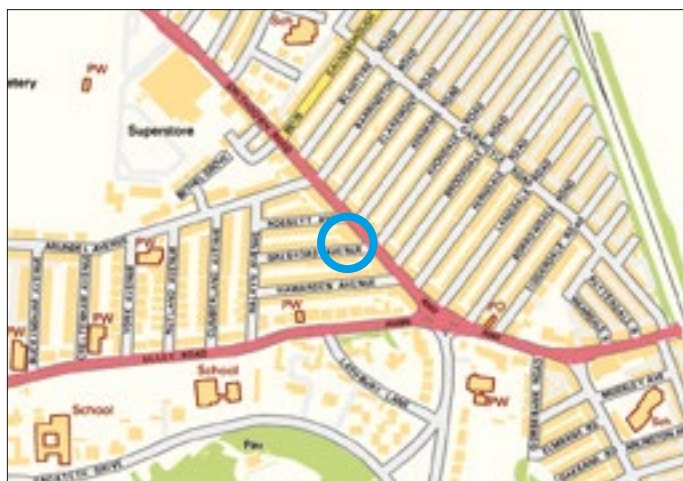
**Ground Floor** Hall, Lounge, Kitchen, Dining Room, Utility Room.

LOT  
18**180 Smithdown Road, Liverpool L15 3JR**  
COMMERCIAL INVESTMENT**GUIDE PRICE £90,000 +**

A three storey middle terrace property comprising of a ground floor retail unit together with a 2 bedroom self-contained flat above. The ground floor is currently let producing £5160.00 per annum trading as Mini Amsterdam. The flat would be suitable for investment purposes following a full upgrade and refurbishment scheme. We are advised planning permission and building regulations have been granted to provide a separate front entrance for the upper floors. Drawings and Plans are available at the Auctioneers Offices.

**Situated** Fronting Smithdown Road close to the junction with Arundel Avenue on a busy main

road position in a popular and well established location.



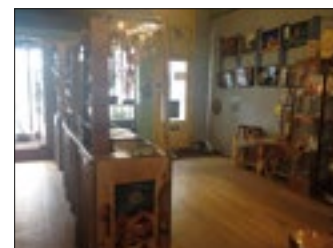
Not to scale. For identification purposes only

**Shop** Main Sales Area, Store, Rear Room/WC, Kitchen.

**First Floor** Lounge, Kitchen, Bathroom/WC.

**Second Floor** 2 Bedrooms.

**Outside** Rear Yard.



LOT  
**19****195 Warbreck Moor, Liverpool L9 4RR**  
**RESIDENTIAL INVESTMENT****GUIDE PRICE £125,000 +**

Not to scale. For identification purposes only

A three storey dormer style semi-detached property converted to provide 4 self-contained flats. Two of the flats are currently let by way of Assured Shorthold Tenancies producing £8,320pa. When fully let the potential rental income being in excess of £16,640pa. The property is in good order throughout and benefits from central heating and secure entry system.

**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 Floor** Main Entrance Hallway

**Flat 1** Lounge, kitchen, bedroom, bathroom/WC

**First Floor**

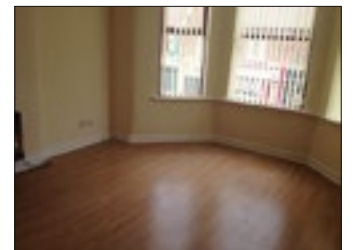
**Flat 2** Lounge, kitchen, 2 bedrooms, bathroom/WC

**Second Floor**

**Flat 3** Lounge, kitchen, 2 bedrooms, bathroom/WC

**Outside** Side Entrance

**Flat 4** Hall, lounge, kitchen, bedroom, bathroom/WC Yard to the rear.



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

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.

**Ground Floor** Communal Entrance, Staircase to First Floor.

**First Floor**

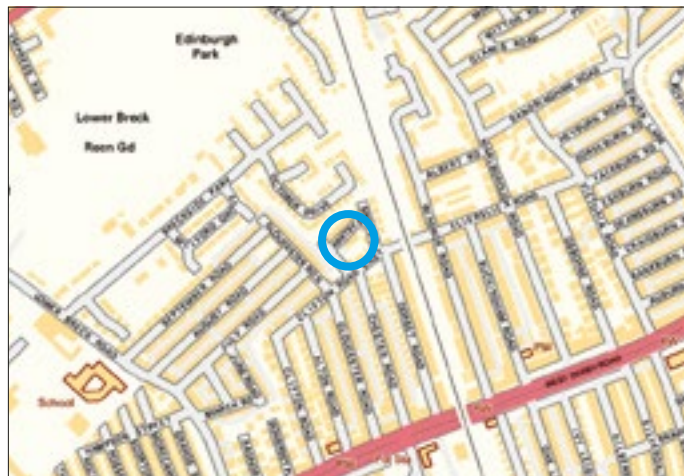
**Apartment** Entrance Hall, Lounge, Kitchen, 2 Bedrooms, Shower Room/WC.

**Outside** Communal Gardens and Car Parking.

**EPC Rating** C

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LOT  
**21****12 Whitby Street, Liverpool L6 4DH**  
VACANT RESIDENTIAL**GUIDE PRICE £40,000–£45,000**

Not to scale. For identification purposes only

A vacant 2 bedroomed middle terrace property suitable for immediate investment purposes with a potential annual rental income of £5,400.00. The property has been refurbished and benefits from double glazing and central heating.

**Situated** Just off Clifton Road East within easy access to Tuebrook amenities approximately 3 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms.

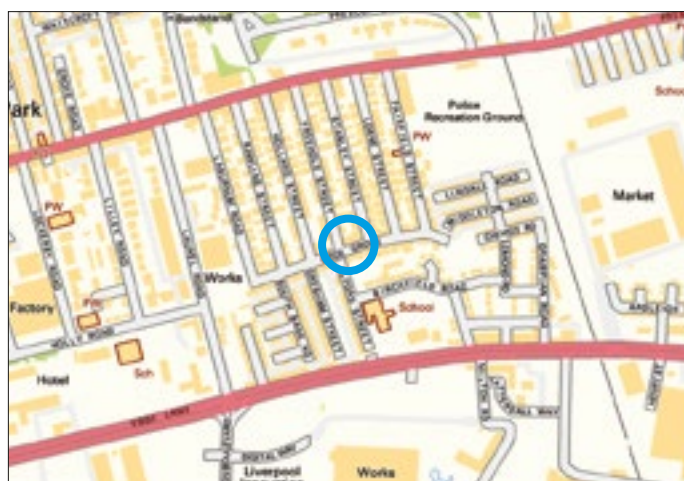
**Outside** Rear Yard.

**EPC Rating** C

**Ground Floor** Lounge, 2 Cloakrooms, Bathroom/WC, Kitchen/Diner.



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LOT  
**22****7 Edge Grove, Liverpool L7 0HN**  
RESIDENTIAL INVESTMENT**GUIDE PRICE £50,000 +**

Not to scale. For identification purposes only

A three storey semi-detached property converted to provided 1x 1 bedroom and 1x 2 bedroomed flats. The property benefits from partial double glazing and central heating. The ground floor flat is currently let by way of an Assured Shorthold Tenancy producing £3,380 per annum.

**Situated** Just off Prescot Road in an established and popular residential location within close proximity to Old Swan and Kensington amenities and approximately 3 miles from Liverpool City Centre.

**First Floor**

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

**Second Floor** One Further Bedroom.

**Ground Floor** Main Entrance Hallway

**Flat 1** Lounge, Kitchen, Dining Room, Bedroom, Bathroom/WC.

**Outside** Yard to the rear.

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LOT  
**23****119 Picton Road, Wavertree, Liverpool L15 4LF**  
**COMMERCIAL INVESTMENT****GUIDE PRICE £90,000 +**

A three storey middle terraced mixed use property consisting of a ground floor retail unit together with 2 X 1 bedroomed flats above. The ground floor retail unit is currently let by way of a periodic tenancy and trading as "The Mens Room" at a rental of £5040.00 per annum. The two flats are both currently let by way of Assured Shorthold Tenancies producing £7800.00 per annum. The property benefits from double glazing and central heating. The total annual rental income being in excess of £12,850.



Not to scale. For identification purposes only

**Situated** Fronting Picton Road at its junction with Rathbone Road in a popular residential location within the Wavertree area of Liverpool approximately 3 miles from Liverpool city centre and walking distance to Picton Sports Centre and the Mystery Park.

**First Floor**

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

**Second Floor**

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

**Outside** Yard to the rear.

**Ground Floor** Main sales area, rear room, kitchen, WC

LOT  
**24****Flat 5, Medbourne Court, Kirkby, Liverpool L32 6SN**  
**VACANT RESIDENTIAL****GUIDE PRICE £20,000–£25,000**

A second floor 2 bedroomed apartment suitable for occupation or investment purposes following refurbishment. The property benefits from double glazing, a secure entry system, communal gardens with off road parking.



Not to scale. For identification purposes only

**Situated** Off Gaywood Avenue Just off Bewley Drive within close proximity to Kirkby Shopping Centre.

**Outside** Communal Gardens and Parking

**EPC Rating** C

**Ground Floor** Main Entrance Hallway

**Flat** Hall, Lounge opening to modern kitchen/Diner, 2 Bedrooms, Bathroom/WC



ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**25****2 Lulworth Road, Liverpool L25 3RA**  
VACANT RESIDENTIAL**GUIDE PRICE £30,000 +**

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



Not to scale. For identification purposes only

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

**First Floor** 2 Bedrooms, Shower Room/WC.

**Outside** Front & Side Gardens.

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

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LOT  
**26****44 Hawthorne Road, Bootle, Merseyside L20 2DW**  
VACANT RESIDENTIAL**GUIDE PRICE £25,000-£30,000**

A vacant 3 bedroomed middle terrace property which following repair and modernisation would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Fronting Hawthorne Road (A5090) between Hero Street and Bedford Road in a popular and well established location within close proximity to local amenities.

**First Floor** 3 Bedrooms, Bathroom/WC.

**Outside** Rear Yard.

**Ground Floor** Hall, through Lounge, Kitchen, Shower Room/WC.

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LOT  
**27****Apts 1, 2 & 3, Betula Bank, 161 Liverpool Road, Southport PR8 4NX****RESIDENTIAL INVESTMENT****GUIDE PRICE £250,000 +**

A modern attractive new build three storey detached property converted to provide 2x2 and 1x3 bedroomed apartments. The flats are all currently let by way of Assured Shorthold Tenancies producing in excess of £24,300 per annum. The property benefits from double glazing, central heating, secure gates to front driveway, newly fitted kitchen and bathrooms. There is a secure entry system and communal gardens and parking at the rear for 3 cars.

**Situated** Fronting Liverpool Road in an established and popular residential location within close proximity to local schooling and amenities and only a short distance

to the popular Lord Street Shops and Restaurants.

**Ground Floor** Main Entrance Hallway for



Not to scale. For identification purposes only

**Flat 1** Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

**First Floor** (rear entrance)

**Flat 2** Hall, Lounge, Kitchen, 3 Bedrooms, Bathroom/WC

**Second Floor** (rear entrance)

**Flat 3** Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

**Outside** Communal Gardens and Parking for 3 cars.



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LOT  
**28****Land At 7, 9, 13 & 15 Fairfield Street, Liverpool L7 0JZ****LAND****GUIDE PRICE £50,000-£60,000**

Freehold land which provides a cleared rectangular shaped site approximately 0.22 acres and currently bound by palisade fencing requiring access off Fairfield Street, to be obtained. There were previously residential dwellings on the site and therefore access was obtained via the highways, as can be shown from the attached plan.



Not to scale. For identification purposes only

**Situated** The property is located off Prescot Road (A57) in Fairfield within a predominantly residential area and benefits from a frontage onto Fairfield Street, opposite two three-storey residential houses. There is a more substantial site adjoining our land which we understand will be re-developed in the near future.

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LOT  
**29****7 Woodlands Square, Netherley, Liverpool L27 5RZ**  
COMMERCIAL INVESTMENT**GUIDE PRICE £40,000 +**

The property comprises of a ground floor retail unit trading as a Newsagents and is currently let by way of a 20 year lease with 15 years remaining at a rental of £5,200.00 per annum with 3 yearly rent reviews, the next being due November 2015. The property benefits from electric steel roller shutters.



Not to scale. For identification purposes only

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

**Ground Floor**

**Shop** Main Sales Area, Rear Room, Kitchen, W.C.

LOT  
**30****7/7a Stanley Street, Newton-le-Willows, Merseyside WA12 9DP**  
COMMERCIAL INVESTMENT**GUIDE PRICE £50,000 +**

The property consists of a ground floor retail unit together with a one bedroomed flat above. Internally the retail unit has a good sized sales area, w.c., and small storage cupboard. The flat has an open plan lounge and kitchen, one bedroom, and a bathroom. The ground floor is currently let by way of an Assured Shorthold Tenancy producing £4800.00 per annum. The first floor flat is currently let by way of an Assured Shorthold Tenancy producing £4160.00 per annum.



Not to scale. For identification purposes only

**Situated** fronting Stanley Street off Haydock Street in an established residential location.

**Ground Floor**

**Shop** Main Sales Area, WC., Storage.

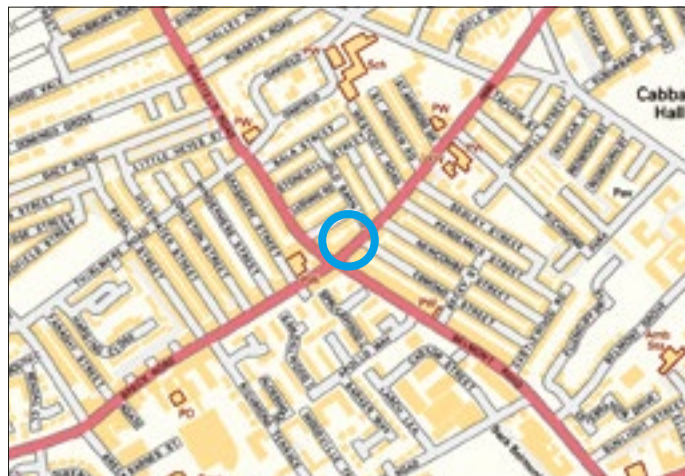
**First Floor**

**Flat** Hall, Open Plan Lounge/ Kitchen, Bathroom, Bedroom.

**Outside** Rear Yard.

LOT  
**31****112 Breck Road, Anfield, Liverpool L4 2RD**  
**VACANT COMMERCIAL****GUIDE PRICE £10,000–£20,000**

A pair of three storey mixed use terraced properties comprising of 2 ground floor retail units together with two floors of self-contained accommodation above. The property has been fire damaged and is back to bear brick requiring a full upgrade and refurbishment scheme.



Not to scale. For identification purposes only

**Situated** Fronting Breck Road close to the junction with Oakfield Road in an established location approximately 2 miles from Liverpool City Centre.

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LOT  
**32****14 Wharton Street, Sherdley Road Industrial Estate, St. Helens WA9 5AA**  
**VACANT COMMERCIAL****GUIDE PRICE £85,000 +**

The property comprises a high bay mid terrace industrial / warehouse building originally comprising a ground floor space of 387 sq.m (4,165 sq.ft) In addition to ground floor storage/workshop there are male & female toilets and kitchenette along with admin and fitted training rooms beneath a supported mezzanine floor. At 1st floor level there are 3 separate offices, boardroom/meeting-room, IT room, male & female executive toilets and fitted kitchen. An internal and externally monitored CCTV and Alarm system are in place. The front of the building incorporates a loading access doorway and there is a communal loading / circulation area for vans and heavy goods vehicles immediately fronting the unit, 5 additional private parking spaces are provided in locked compound on site. The property would



Not to scale. For identification purposes only

be suitable for a number of uses, subject to any relevant planning consents.

**Situated** The property is situated on Wharton Street just to the south of Sherdley Road within a well established mixed industrial / commercial and residential area approximately 1 mile south of St Helens town centre and within 1/2 mile west of St Helens hospital.

**Accommodation** Warehouse  
GIA: 485.11 sq.m (5,222 sq.ft)  
Incorporating Ground floor admin area: 98.23 sq.m (1,057 sq.ft)  
Mezzanine Offices & Ancillary Accommodation: 98.23 sq.m (1,057 sq.ft)

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LOT  
**33****123 Crosby Road South, Liverpool L21 1ES**  
VACANT RESIDENTIAL**GUIDE PRICE £45,000 +**

An end of terrace property which has been converted to provide 1 x 1 bed roomed and 1 x 2 bed roomed 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 4/5 bed roomed house subject to any necessary planning consents.



Not to scale. For identification purposes only

**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, 2 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  
**34****Flat 20, Medbourne Court, Kirkby, Liverpool L32 6SN**  
VACANT RESIDENTIAL**GUIDE PRICE £20,000-£25,000**

A ground floor 2 bedroomed apartment suitable for occupation or investment purposes following refurbishment. The property benefits from double glazing, a secure entry system, communal gardens and off road parking.



Not to scale. For identification purposes only

**Situated** Off Gaywood Avenue Just off Bewley Drive within close proximity to Kirkby Shopping Centre.

**Outside** Communal Gardens and parking.

**EPC Rating** C

**Ground Floor** Hall, Open Plan Lounge/Kitchen, 2 Bedrooms, Bathroom/WC, Cloakroom.

LOT  
**35****32 Maskell Road, Liverpool L13 2AD**  
VACANT RESIDENTIAL**GUIDE PRICE £60,000–£65,000**

Not to scale. For identification purposes only

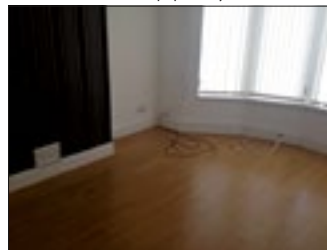
A vacant three bedroomed mid terraced property benefiting from double glazing and central heating. The property is in good order throughout and suitable for immediate occupation or investment purposes. The potential annual rental income being in excess of £6600.00 per annum.

**Situated** Off Ennismore Road which in turn is off Prescott Road in a popular and well established residential location within close proximity to Old Swan Amenities and approximately 3 miles from Liverpool City Centre.

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

**First Floor** 3 Bedrooms, Bathroom/WC.

**Outside** Yard to the rear.



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LOT  
**36****27 Guildford Street, Wallasey, Merseyside CH44 0BR**  
VACANT RESIDENTIAL**GUIDE PRICE £40,000–£45,000**

Not to scale. For identification purposes only

A 2 bedroomed semi-detached property benefiting from double glazing and central heating. The property has recently been refurbished and would be suitable for immediate investment purposes. The potential annual rental income being in excess of £5,400.

**Situated** Off Union Street which in turn is off King Street (A554) within close proximity to local amenities and schooling.

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

**First Floor** 2 Bedrooms.

**Outside** Rear yard.



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LOT  
**37****138 Prescot Road, Fairfield, Liverpool L7 0JB**  
**VACANT RESIDENTIAL****GUIDE PRICE £40,000–£50,000**

A 3 storey mid terraced property converted to provide 1 x 1 bed and 1 x 2 bed self-contained flats and 1 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



Not to scale. For identification purposes only

**Flat 1** Lounge/kitchen, shower room/W, bedroom

**Second Floor**

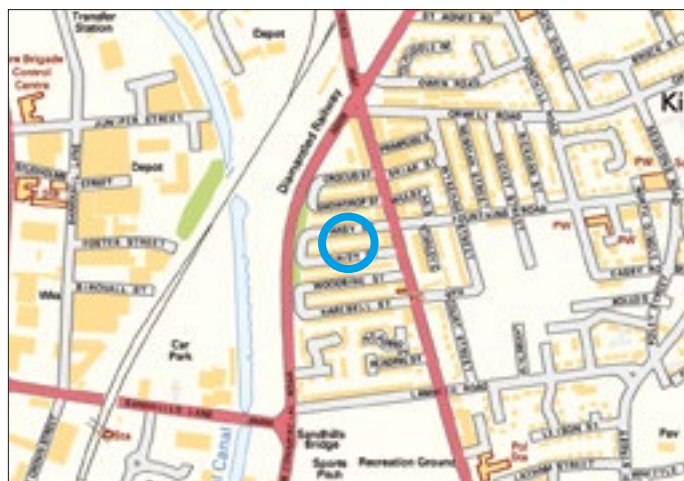
**Flat 2** two bedrooms, kitchen/lounge, shower room/WC

**Outside** not inspected

**EPC Rating Flat 1 – E Flat 2 – F Flat 3 – F**

LOT  
**38****32 Pansy Street, Liverpool L5 7RS**  
**VACANT RESIDENTIAL****GUIDE PRICE £25,000–£30,000**

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



Not to scale. For identification purposes only

**Situated** Off Stanley Road in a popular and well established residential area approximately 2.5 miles from Liverpool City Centre.

**Ground Floor** Through Living Room, Kitchen.

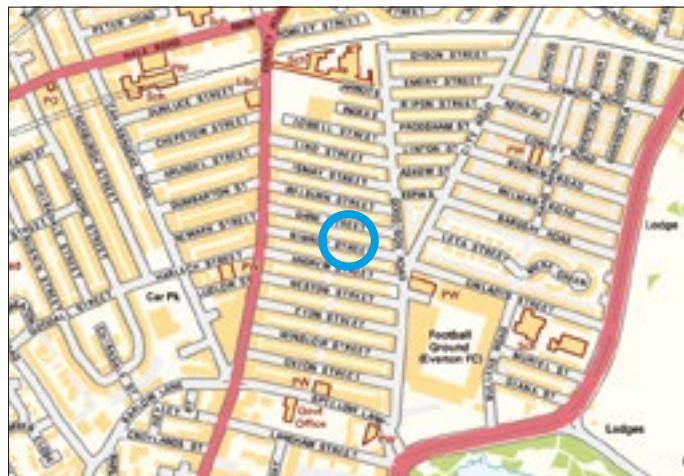
**First Floor** 2 Bedrooms, Bathroom/WC.

**Outside** Yard to rear.

**EPC Rating** E

LOT  
**39****54 Dane Street, Liverpool L4 4DZ**  
VACANT RESIDENTIAL**GUIDE PRICE £45,000–£50,000**

A 3 bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for occupation or investment purposes. The potential annual rental income being in excess of £6,000.



Not to scale. For identification purposes only

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

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

**First Floor** 2 Bedrooms.

**Attic** 1 Further Bedroom.

**Outside** Rear yard.

**EPC Rating** E

## JOINT AGENTS HESKETH PROPERTY SERVICES

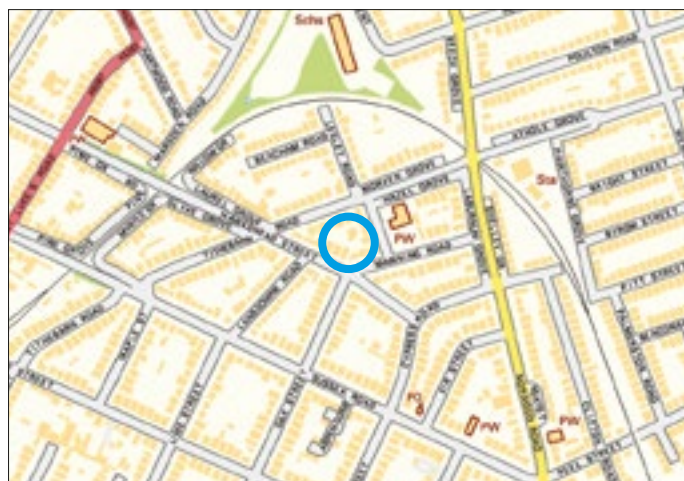
LOT  
**40****The Coach House, 2a Manning Road, Southport, Merseyside PR8 6AT**  
VACANT RESIDENTIAL**GUIDE PRICE £90,000 +**

A 2 bedroomed Character Coach House set back through double gates into its own courtyard. The property benefits from double glazing, central heating and off road parking via a shared driveway. The property would be suitable for occupation or investment purposes.

**Situated** On the corner of Manning Road and Hawkshead Street in an established and popular residential location within close proximity to Lord Street Amenities.

**Ground Floor** Porch Entrance, Cloakroom, W.C., Lounge, Kitchen.

**First Floor** 2 Bedrooms one with ensuite Shower Room/W.C., separate Shower Room/WC



Not to scale. For identification purposes only

**Outside** Front pebbled forecourt, Shared access driveway, Outhouse with W.C.





LOT  
**41****105-107 Boughton, Chester, Cheshire CH3 5BH****VACANT COMMERCIAL****GUIDE PRICE £100,000-£125,000**

Not to scale. For identification purposes only

A pair of vacant three storey middle terrace properties comprising two ground floor retail units together with 2 self-contained flats above with a commercial office. The property is in need of a full upgrade and refurbishment scheme.

**Situated** Fronting Boughton (A51) on a busy main road position close to the junction with Hoole Lane and a short distance into Chester City Centre.

**105 Boughton Ground Floor** Retail Unit

**First/Second Floor Flat** Living Room, Kitchen/Diner, Bedroom, Bathroom/WC (rear entrance)

**107 Boughton Ground Floor** Retail Unit

**First Floor** 4 Offices, Kitchen

**Second Floor Flat** Living Room, Kitchen/Diner, Ensuite Bedroom, Bathroom/WC (front entrance)

**Outside** Yard to the rear.

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LOT  
**42****The Melrose Abbey Public House, 331 Westminster Road, Liverpool L4 3TE****VACANT COMMERCIAL****GUIDE PRICE £55,000 +**

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.

**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.

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

**First Floor** Hall, Kitchen, Living Room, Bathroom/WC, 4 Bedrooms.

**Second Floor** 2 Further Rooms.

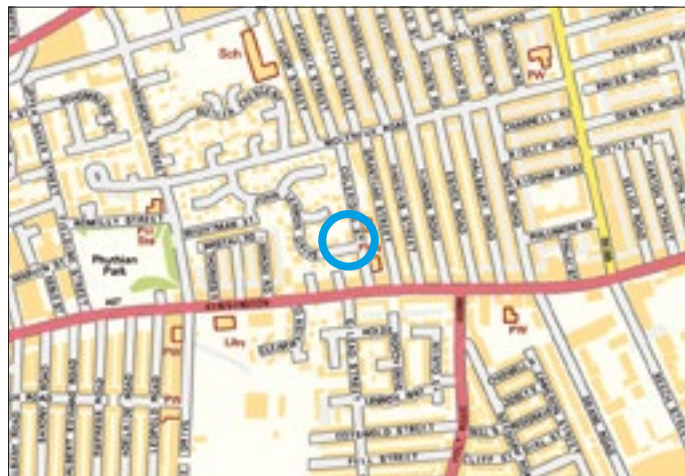
**Outside** Rear Yard.



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LOT  
**43****4 Cavern Court, Liverpool L6 9JG**  
RESIDENTIAL INVESTMENT**GUIDE PRICE £25,000 +**

A ground floor purpose built studio apartment currently let by way of an Assured Shorthold Tenancy at a rental income of £4,800 per annum. The property benefits from double glazing, storage heaters, communal gardens and parking.



Not to scale. For identification purposes only

**Situated** Off Kensington High Street and Molyneux Road in an established location within easy reach of local amenities and a short distance to Liverpool City Centre.

**Ground Floor** Main Entrance, Hallway

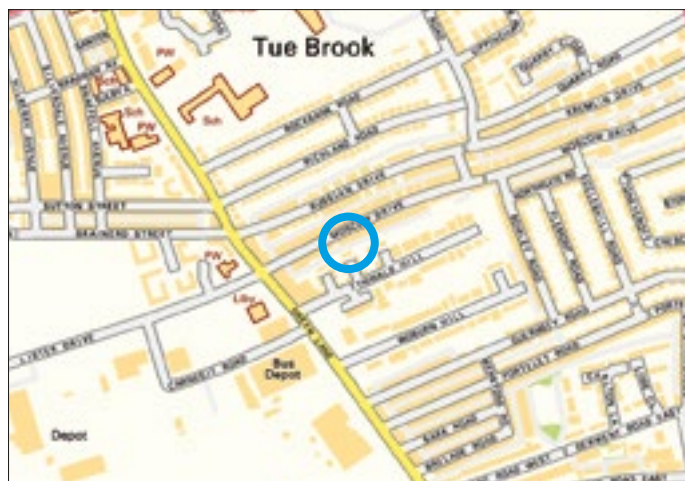
**Flat 4** Hall, Bathroom/wc, Lounge/bedroom, Kitchen

**Outside** Communal Gardens, Parking

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LOT  
**44****24 Moscow Drive, Liverpool L13 7DH**  
RESIDENTIAL INVESTMENT**GUIDE PRICE £55,000+**

A three storey dormer style middle terrace property converted to provide 1 x 1 bedroom and 1 x 3 bedroom flats. One of the flats is currently let by way of an Assured Shorthold Tenancy producing £6,300.00 per annum. The property benefits from central heating.



Not to scale. For identification purposes only

**Situated** Off Green Lane which in turn is off West Derby Road in a popular and well established location within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

**First & Second Floors**

**Flat 2** Lounge, Kitchen, 3 Bedrooms, Bathroom/WC.

**Outside** Rear Yard.

**Ground Floor**

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

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LOT  
**45****2 St. Asaph Grove, Bootle, Merseyside L30 1QR**  
VACANT RESIDENTIAL**GUIDE PRICE £50,000–£55,000**

Not to scale. For identification purposes only

A 3 bedroomed extended mid-town house benefiting from newly fitted double glazing, central heating, rear garden and off road parking. The property would be suitable for occupation, resale or investment purposes following modernisation.

**Situated** Just off Park Lane in an established and popular residential location within close proximity to Aintree Racecourse and Aintree Train Station.

**First Floor** 3 Bedrooms, Bathroom/WC. Converted Attic Room

**Outside** Front and Rear Gardens. Driveway

**Ground Floor** Porch Entrance, Through Lounge, Kitchen, Wetroom/WC.

**EPC Rating** D



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LOT  
**46****2 Woodlands Road, Huyton, Liverpool L36 4PH**  
RESIDENTIAL INVESTMENT**GUIDE PRICE £60,000–£65,000**

Not to scale. For identification purposes only

A 3 bedroomed semi detached property currently let by way of a Regulated Tenancy at a rental of £3,640.00 per annum. The property benefits from double glazing, front, side and rear gardens and off road parking.

**Situated** Off Westen Avenue in an established residential location within close proximity to local amenities and schooling.

**First Floor** 3 Bedrooms, Bathroom/W.C.

**Outside** Gardens front and rear. Driveway

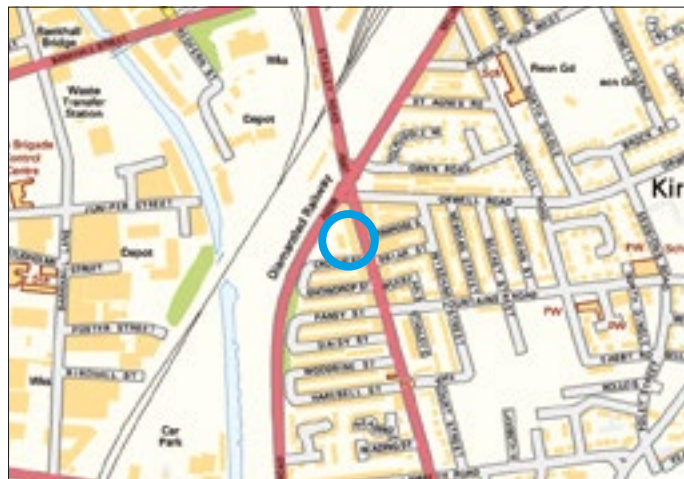
**Ground Floor** Hall, 2 Reception Rooms, Kitchen.

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LOT  
**47****311 Stanley Road, Kirkdale, Liverpool L5 7QF**  
VACANT RESIDENTIAL**GUIDE PRICE £40,000–£45,000**

A three storey mid terraced property converted to provide 1x1 bed flat and a 1x2 bed flats. Both flats are in need of repair and modernisation after which would be suitable for investment purposes. The property potentially could be put back to provide a large family home, subject to any relevant planning consents.



Not to scale. For identification purposes only

**Situated** Fronting Stanley Road close to its junction with Melrose Road in an established location approximately 3 miles from Liverpool City Centre.

**First Floor**

**Flat 2** Hall Living Room, Kitchen, Bedroom.

**Second Floor** Bedroom, Bathroom/WC.

**Outside** Yard to the rear.

**Ground Floor**

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

LOT  
**48****243 Walton Village, Liverpool L4 6TH**  
VACANT COMMERCIAL**GUIDE PRICE £55,000 +**

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** 2 Further Bedrooms.

**Outside** Yard to the rear.

**Ground Floor**

**Shop** Main Sales Area, 2 Rear Rooms, WC.

LOT  
**49****51 Blantyre Road, Wavertree, Liverpool L15 3HT**  
VACANT RESIDENTIAL**GUIDE PRICE £105,000 +**

A vacant 3 bedroomed end of terrace property benefiting from double glazing and central heating. The property would be suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

**Situated** Fronting Blantyre Road which is off Smithdown Road in a popular and well established residential location within close proximity to local amenities.

**First Floor** 3 Bedrooms, Bathroom/WC.

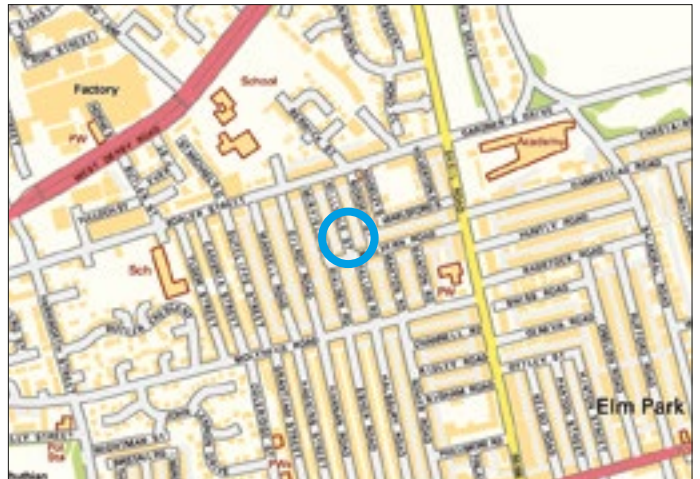
**Outside** Rear Yard.

**EPC Rating** D

**Ground Floor** Entrance Hall, Lounge, Dining Room, Kitchen.

LOT  
**50****37 Millvale Street, Liverpool L6 6BB**  
VACANT RESIDENTIAL**GUIDE PRICE £40,000-£45,000**

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



Not to scale. For identification purposes only

**Situated** Off Molyneux Road which in turn is off Sheil Road in a popular residential location within close proximity to Kensington amenities and approximately 3 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms

**Outside** Yard to the rear.

**EPC Rating** D

**Ground Floor** Lounge, Kitchen, Bathroom/WC



LOT  
**51****53 Ashfield, Liverpool L15 1EY**  
RESIDENTIAL INVESTMENT**GUIDE PRICE £125,000 +**

A three storey semidetached property converted to provide 3 x 1 bedrooomed 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.



Not to scale. For identification purposes only

**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.

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

**Flat 3** Accessed via Separate Side Entrance

**Ground Floor**

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

**Ground Floor** Hall, Kitchen, Lounge First Floor: Bedroom, Bathroom/WC Second Floor: 1 Further Room.

**First Floor**

**Outside** Front & Rear Gardens.

LOT  
**52****45 Markfield Road, Bootle, Merseyside L20 5DT**  
RESIDENTIAL INVESTMENT**GUIDE PRICE £55,000–£60,000**

A 3 bedroom middle terrace property currently let by way of an Assured Shorthold Tenancy producing £5,700.00 per annum. The property was in very good order throughout and benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Off Knowsley Road (A566) in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool City Centre.

**First Floor** 3 Bedrooms, Bathroom/WC.

**Outside** Rear Yard.

**EPC Rating** E

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



LOT  
**53****26 Aspen Grove, Toxteth, Liverpool L8 0ST**  
RESIDENTIAL INVESTMENT**GUIDE PRICE £50,000–£55,000**

A 2 bedrooomed middle terraced property benefiting from central heating and majority double glazing. The property is currently let producing £6600.00 per annum.



Not to scale. For identification purposes only

**Situated** Off Lodge Lane in a popular residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms, Bathroom/W.C.

**Outside** Rear yard.

**EPC Rating** E

**Ground Floor** Hall, Through Living room, Kitchen.

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LOT  
**54****102a Ford Road, Wirral, Merseyside CH49 0TQ**  
RESIDENTIAL INVESTMENT**GUIDE PRICE £40,000 +**

A 2 bedroom first floor flat currently let by way of an Assured Shorthold Tenancy producing £5,400.00 per annum. The property benefits from front and rear access with the main door fronting onto Ford Road high street and separate rear access from the kitchen to back yard.



Not to scale. For identification purposes only

**Situated** Fronting Ford Road close to its junction with Arrows Park Road (A551) in a popular and well established residential location within close proximity to local amenities.

**Outside** Rear Yard.

**EPC Rating** G

**Accommodation** Main Entrance Hallway, Lounge/Diner, Kitchen (with porch to rear stairs), 2 Bedrooms, Bathroom/WC.

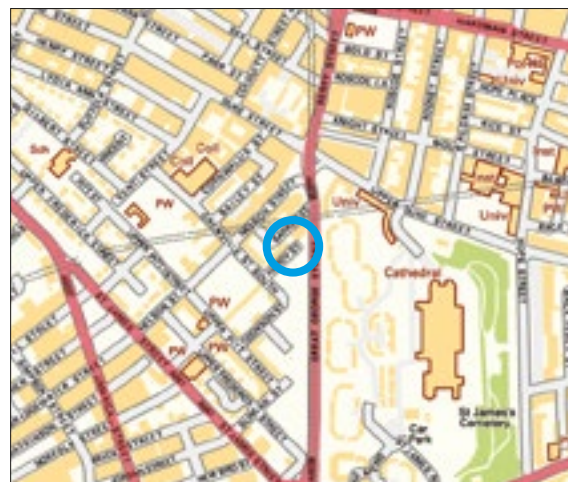
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LOT  
**55****1 Sankey Street, Liverpool L1 5EA**  
COMMERCIAL INVESTMENT**GUIDE PRICE £1,250,000–£1,300,000**

A 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. The property is held leasehold for a term of 250 years from 1st December 2006 under title number MS535172. We are advised that there is VAT Payable to the ground floor commercial units only.

**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.

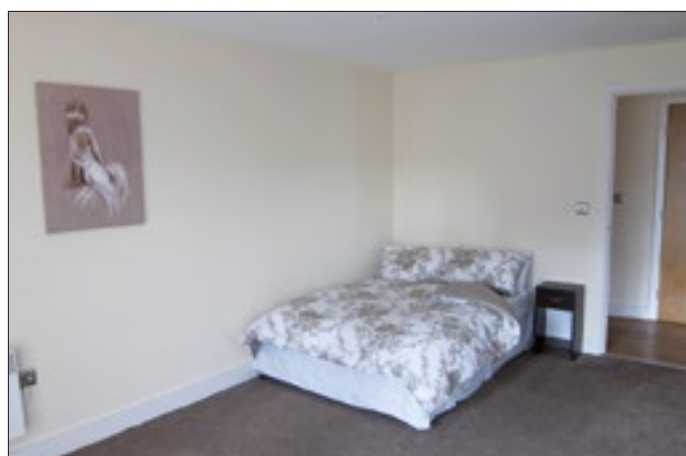
**VAT** VAT is applicable on the commercial units.



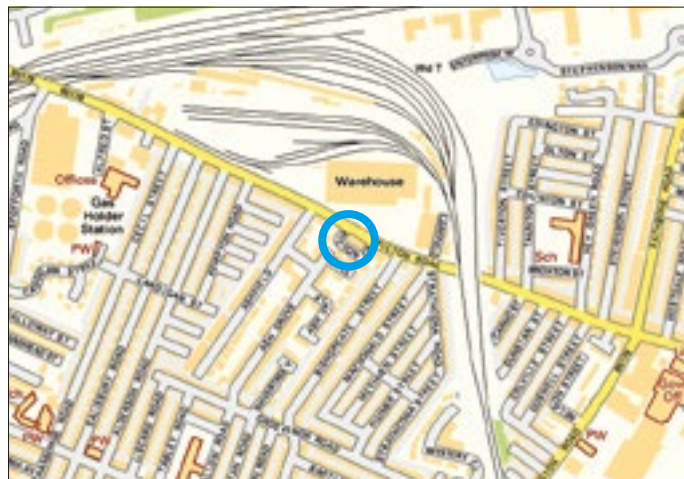
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RESIDENTIAL	FLOOR	ACCOMMODATION	AREA. APPROX	RENT PCM	TENANCY TYPE	NOTES
1	First	Lounge/kitchen/dining, 2 bedrooms, bathroom	73m <sup>2</sup> (785 sq ft)	£570.00	AST	
2	First	Lounge/kitchen/dining, 2 bedrooms, bathroom	87m <sup>2</sup> (935 sq ft)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

LOT  
**56****118 Picton Road/1a Picton Crescent, Wavertree, Liverpool L15 4LJ****VACANT RESIDENTIAL****GUIDE PRICE £150,000–£175,000**

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Not to scale. For identification purposes only

A substantial three storey corner property converted to provide 6 self-contained apartments all currently let by way of Assured Shorthold Tenancies producing in excess of £27,000 per annum. The property has recently undergone refurbishment works and is in good order throughout benefitting from double glazing and central heating/electric storage heaters.

**Situated** Fronting Picton Road on the corner of Picton Crescent in a popular and well established residential location within close proximity to local amenities

and approximately 3 miles from Liverpool City Centre.

**Ground Floor 118 Picton Road**

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

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

**Ground Floor 1A Picton Crescent**

Main Entrance Hallway

**Flat 1** Lounge, Kitchen/Diner, Bedroom, Bathroom/WC

**Second Floor**

**Flat 4** Lounge, Bedroom, Kitchen, Bathroom/WC

**Flat 5** Lounge/Bedroom, Kitchen, Bathroom/WC

**First Floor**

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

**Outside** Yard to the rear, on road parking.

LOT  
**57****89 Ashbourne Crescent, Liverpool L36 4JJ****RESIDENTIAL INVESTMENT****GUIDE PRICE £60,000–£65,000**

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Not to scale. For identification purposes only

A 3 bedroomed semi detached property currently let by way of a Regulated Tenancy at a rental of £4,160.00 per annum. The property benefits from double glazing, gardens and off road parking.

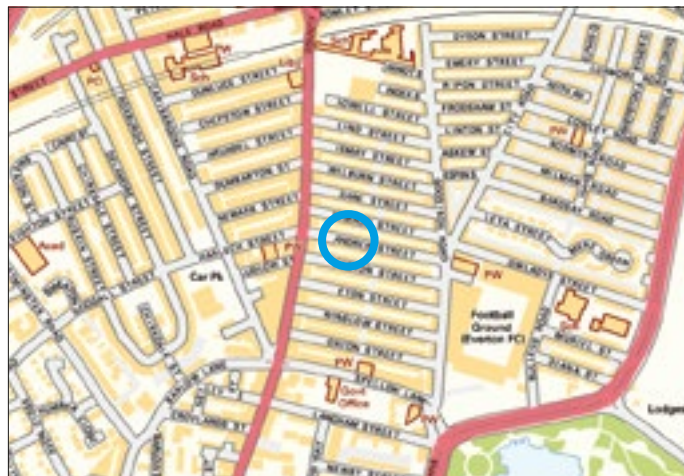
**Situated** Just off Western Avenue in an established residential location within close proximity to local amenities and schooling.

**First Floor** 3 Bedrooms, Bathroom/W.C.

**Outside** Gardens front and rear. Driveway.

**Ground Floor** Hall, Living room, Dining room/Kitchen.



LOT  
**58****21 Andrew Street, Liverpool L4 4DS**  
VACANT RESIDENTIAL**GUIDE PRICE £45,000-£50,000**

Not to scale. For identification purposes only

A 3 bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for immediate occupation or investment purposes. The potential annual income being in excess of £6,600 per annum.

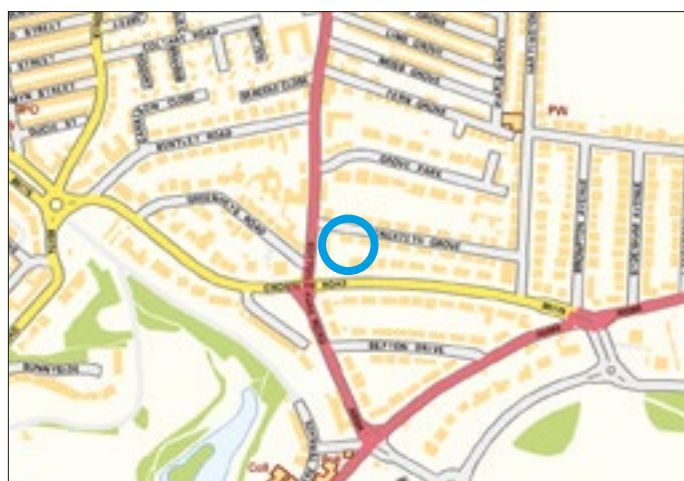
**Situated** Off County Road in an established residential location within easy reach of local amenities and approximately 3 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms.

**Attic** 1 Further room.

**EPC Rating** D

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

LOT  
**59****4 Croxteth Grove, Liverpool L8 0RX**  
RESIDENTIAL INVESTMENT**GUIDE PRICE £275,000-£300,000**

Not to scale. For identification purposes only

A substantial three storey double fronted semidetached property providing 10 letting rooms. The property is in good order throughout and benefits from double glazing, central heating and front & rear gardens. At the time of our inspection 9 of the rooms were let however the property will be fully let by September 2014 producing a net income of £32,000 per annum.

**Situated** Between Lodge Lane and Hartington Road in a popular and well established residential location, a short distance to Sefton Park, Princes Park, local amenities and approximately 2.5 miles from Liverpool City Centre.

**Cellar** Not Inspected.

**Ground Floor** Vestibule, Hall, Communal Lounge, 2 Letting

Rooms, Shower/WC, Kitchen/Diner, Utility Room.

**First Floor** 4 Letting Rooms, Shower Room, Separate WC.

**Second Floor** 4 Letting Rooms, Kitchen, Shower/WC.

**Outside** Communal Gardens Front & Rear.

**EPC Rating** F

LOT  
**60****Flat 4 Huddleston Close, Wirral, Merseyside CH49 8JP****RESIDENTIAL INVESTMENT****GUIDE PRICE £30,000–£35,000**

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



Not to scale. For identification purposes only

**Situated** Just off Grass Wood Road and Hoole Road in an established and popular residential location providing easy access to local shops, Arrowe Park Hospital and the M53 Motorway.

**Ground Floor** Main Entrance Hallway

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

**Outside** Front and Rear Communal gardens

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LOT  
**61****35 Arnside Road, Edge Hill, Liverpool L7 5QB****RESIDENTIAL INVESTMENT****GUIDE PRICE £40,000 +**

A 2 bedroomed end of terrace property which is currently let by way of an Assured Shorthold Tenancy producing £5,720.00 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Off Durning Road (A5089) close to its junction with Edge Lane in a popular and well established residential location within close proximity to local amenities.

**First Floor** 2 Bedrooms, Bathroom/WC.

**Outside** Rear Yard.

**EPC Rating** C

**Ground Floor** Lounge/Diner, Kitchen.

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LOT  
**62****68 Alwyn Street, Liverpool L17 7DY**  
RESIDENTIAL INVESTMENT**GUIDE PRICE £75,000 +**

A two storey middle terrace property converted to provide 2 x 1 bedroomed flats. The ground floor flat is currently let by way of an Assured Shorthold Tenancy producing £2,580.00 per annum. The first floor flat is vacant and in need of repair and modernisation.



Not to scale. For identification purposes only

**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, Kitchen, Bathroom/WC, Bedroom.

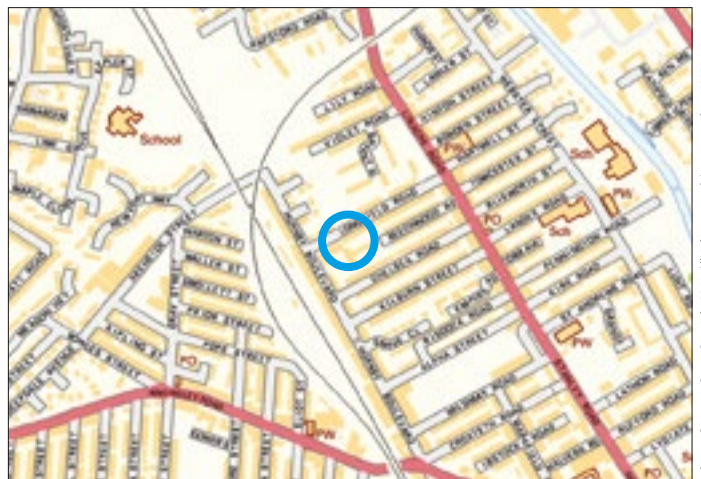
**Outside** Rear Yard.

**Ground Floor** Main Entrance Hallway.

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

LOT  
**63****73 Longfield Road, Litherland, Liverpool L21 8LA**  
VACANT RESIDENTIAL**GUIDE PRICE £45,000-£50,000**

A 3 bedroomed middle terraced property which has recently been refurbished and benefits from double glazing, central heating, newly fitted kitchen and bathroom. The property would be suitable for occupation or investment purposes. The potential annual rental income being in excess of £6000.00.



Not to scale. For identification purposes only

**Situated** Off Linacre Road and Hornby Boulevard in an established residential location within easy reach of local amenities, schooling and approximately 5 miles north of Liverpool City Centre.

**First Floor** 3 Bedrooms.

**Outside** Yard to the rear.

**Ground Floor** Through Lounge, Kitchen, Bathroom/WC

LOT  
**64****Flat 36 Woolton Mews, 21 Quarry Street, Liverpool L25 6EZ****VACANT RESIDENTIAL****GUIDE PRICE £40,000 +**

A 1 bedroomed 2nd floor purpose built retirement apartment in need of a full upgrade and refurbishment scheme. The property benefits from secure entry system, communal gardens and parking, a communal lounge, laundry room and guest room. We have been advised that there is an age restriction of 55 and there is no on site Manager.



Not to scale. For identification purposes only

**Situated** in a sought after location off Quarry Street in the Heart of Woolton Village and within close proximity to Allerton Road amenities.

**Second Floor**

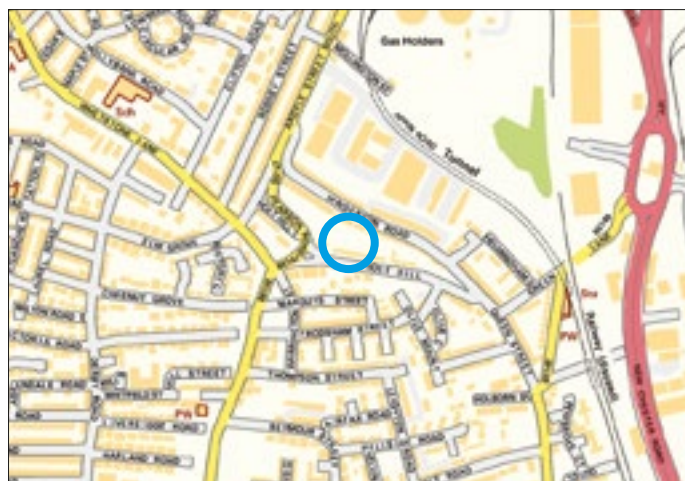
**Flat** Hall, Lounge, Kitchen, Bedroom, Bathroom/W.C.

**Outside** Communal Gardens and Parking

**Ground Floor** Main Entrance Hallway

LOT  
**65-72****Plots 1,14,15,16,18,20,22,23 Land To South Of Hinderton Road, Birkenhead CH41 9AB****LAND****GUIDE PRICE NIL-RESERVE**

8 Freehold land plots situated to the rear of various residential houses in Hinderton Road and Holt Hill, in the Tranmere district of Birkenhead. The plots benefit from access by foot at all times day or night over the right of way shown in green which then leads down to Hinderton Road. To be offered as 8 separate lots, which may be suitable for a variety of different uses subject to the necessary consents.



Not to scale. For identification purposes only

**Note** On completion the buyer will be responsible to pay a contribution towards the seller's legal fees and auctioneers fees. Please refer to the special conditions.



LOT  
**73****284a Smithdown Road, Liverpool L15 5AJ**  
RESIDENTIAL INVESTMENT**GUIDE PRICE £40,000–£45,000**

Not to scale. For identification purposes only

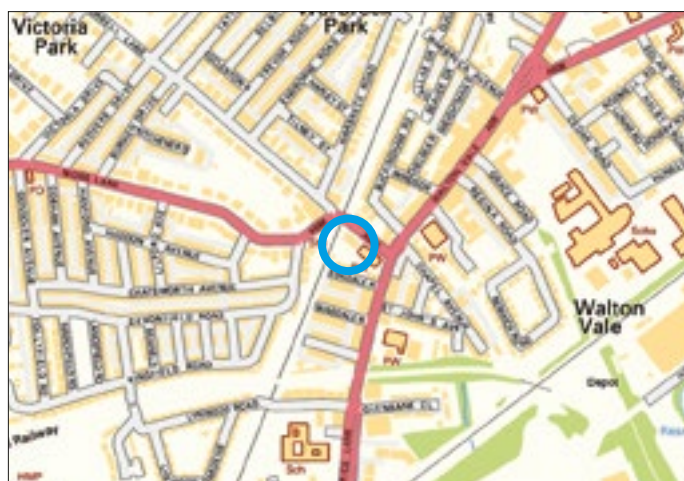
A 2 bedroom flat over first and second floors which is currently let to 2 students producing £7,200.00 per annum. The property is in reasonable condition and benefits from it's own separate front entrance and central heating.

**Situated** Fronting Smithdown Road above "The Pizza Parlour" close to its junction with Crawford Avenue in a very popular residential location opposite The Mystery Park and a short distance to Allerton Road amenities.

**Ground Floor** Entrance Hallway.

**First Floor** Kitchen, Lounge/Diner, Bathroom/WC

**Second Floor** 2 Bedrooms.

LOT  
**74****7 Orrell Lane, Liverpool L9 8BU**  
VACANT RESIDENTIAL**GUIDE PRICE £40,000–£45,000**

Not to scale. For identification purposes only

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

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

**First Floor** 3 Bedrooms, Wet Room/WC.

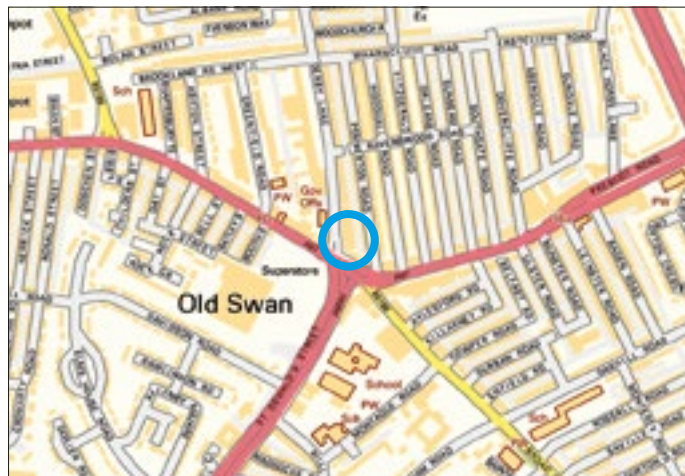
**Outside** Yard to the Rear.

**EPC Rating** D

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

LOT  
**75****8 Derby Lane, Old Swan, Liverpool L13 3DL**  
VACANT COMMERCIAL**GUIDE PRICE £75,000 +**

A two storey middle terrace commercial property benefiting from central heating, partial double glazing and secure alarm system. The property would be suitable for a number of uses to include residential use and possible flat conversion subject to any relevant planning consents.



Not to scale. For identification purposes only

**Situated** Fronting Derby Lane close to its junction with Prescott Road within the Old Swan area. The immediate surrounding area consists of a mixture of residential housing and occupiers such as Tesco, Barclays Bank, HSBC and Ladbrookes.

**Ground Floor** Reception, Staff Room, Storage.

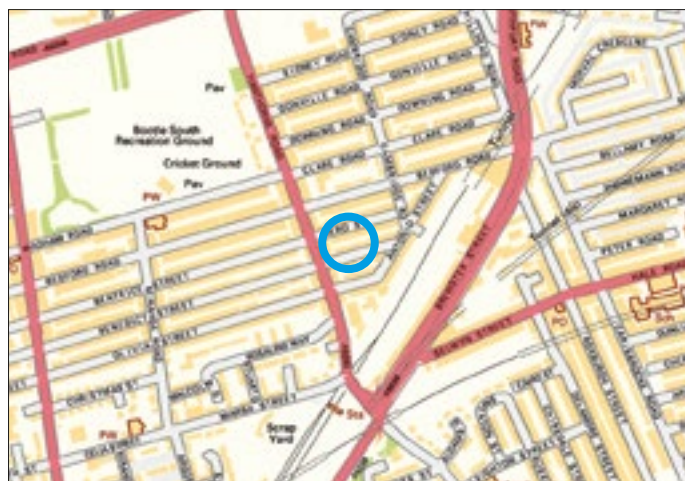
**First Floor** 3 Rooms.

**Outside** Rear Yard.

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LOT  
**76****18 Hero Street, Bootle, Merseyside L20 2HA**  
VACANT RESIDENTIAL**GUIDE PRICE £35,000–£40,000**

A vacant 3 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 Hawthorne Road in a popular and well established residential location within close proximity to local amenities.

**First Floor** 3 Bedrooms.

**Outside** Rear Yard.

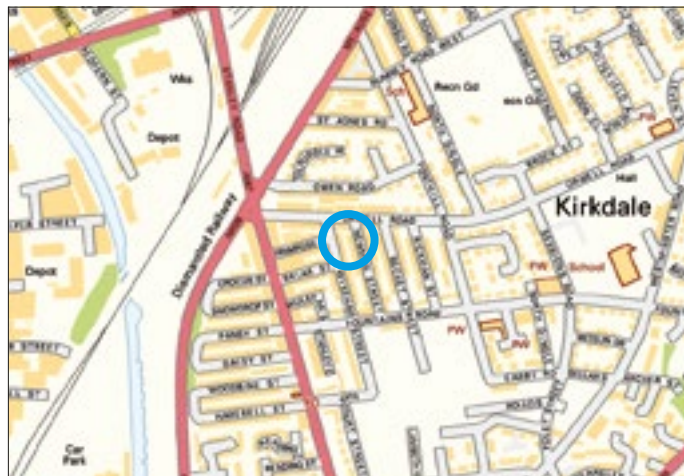
**Ground Floor** Hall, Lounge, Dining Room, Kitchen, Bathroom/WC.

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LOT  
**77****50 Newman Street, Liverpool L4 1RJ**  
VACANT RESIDENTIAL**GUIDE PRICE £30,000–£35,000**

A vacant 3 bedroomed end terrace property benefiting from double glazing. The property would be suitable for investment purposes following refurbishment and modernisation.



Not to scale. For identification purposes only

**Situated** Situated between Orwell Road and Fountains Road which in turn is off Stanley Road approximately 2.5 miles from Liverpool City Centre.

**First Floor** 3 Bedrooms and Bathroom/W.C.

**Outside** Yard to the rear.

**EPC Rating** E

**Ground Floor** Hall, 2 Living Rooms and Kitchen.

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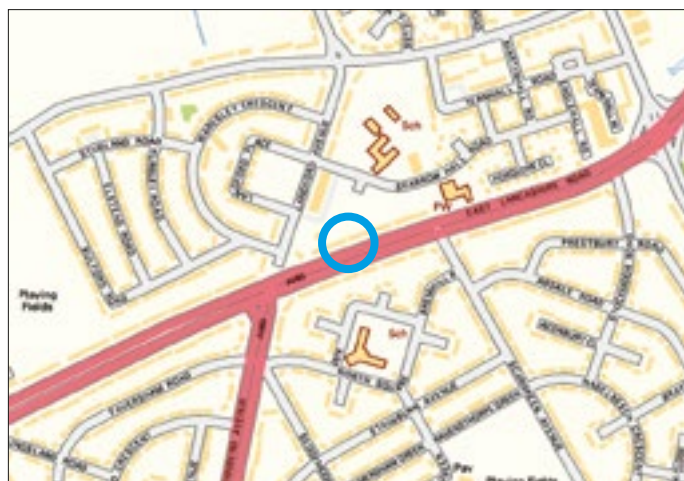
LOT  
**78****121 East Lancashire Road, Liverpool L11 3DN**  
VACANT RESIDENTIAL**GUIDE PRICE £60,000–£65,000**

A vacant 3 bedroomed semidetached property benefiting from double glazing, central heating, front & rear gardens and off road parking. The property is in good order throughout and would be suitable for immediate occupation or investment purposes.

**Situated** Fronting East Lancashire Road (A580) close to its junction with Lower House Lane in a popular and well established residential location within close proximity to local amenities.

**Ground Floor** Entrance Hallway, Cloakroom, Lounge, Dining Room, Breakfast Kitchen, Anti space and WC.

**First Floor** 3 Bedrooms, Bathroom, Separate WC.



Not to scale. For identification purposes only

**Outside** Driveway and Gardens Front & Rear.



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LOT  
**79****62 Regent Road, Kirkdale, Liverpool L5 9SY**  
**VACANT COMMERCIAL****GUIDE PRICE £50,000 +**

A substantial three storey warehouse suitable for a variety of uses subject to the necessary consents. The property benefits from an electric steel roller shutter opening, three phase electricity and all main services are available. The second floor is in a derelict state of repair and require refurbishment.



Not to scale. For identification purposes only

**Situated** Fronting Regent Road overlooking the Docks approximately 1 mile from Liverpool city centre.

**First Floor** 3 Rooms.

**Second Floor** Not Inspected.

**Ground Floor** Warehouse/Storage.

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LOT  
**80****148 Park Road South, Newton-le-Willows, Merseyside WA12 8QD**  
**VACANT RESIDENTIAL****GUIDE PRICE £80,000 +**

A vacant 3 bedroom semidetached property benefiting from double glazing, central heating and front & rear gardens. Following refurbishment the property would be suitable for occupation, resale or investment purposes.

**Situated** Fronting Park Road which is a continuation of Park Road South just off Wargrave Road in a popular and well established residential location within close proximity to local amenities.

Hallway, Lounge, Dining Room, Kitchen.

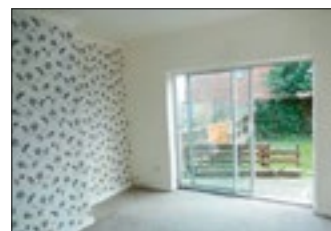
**First Floor** 3 Bedrooms, Bathroom/WC.

**Outside** Driveway and Front & Rear Gardens.

**Ground Floor** Entrance Porch,



Not to scale. For identification purposes only



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ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**81****26 Ivy Leigh, Liverpool L13 7ER**  
VACANT RESIDENTIAL**GUIDE PRICE £40,000 +**

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



Not to scale. For identification purposes only

**Situated** Off West Derby Road in a popular residential area within close proximity to local amenities and approximately 4 miles from Liverpool City Centre.

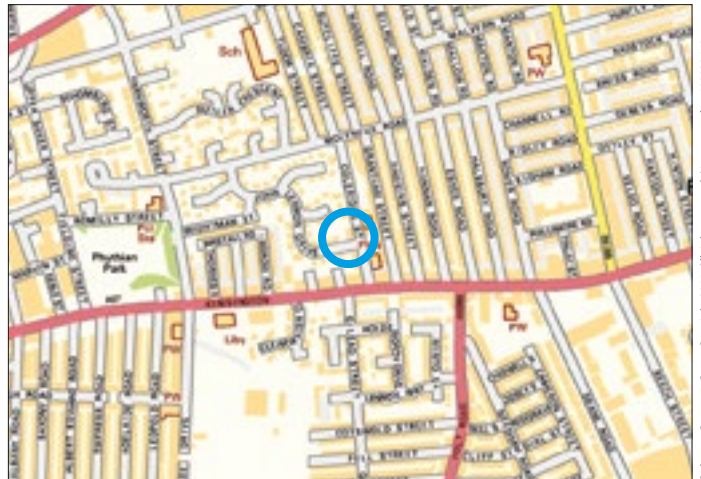
**First Floor** Three bedrooms

**Outside** Yard to the rear.

**Ground Floor** Hall, Lounge, Dining Room, Kitchen, Bathroom/WC

LOT  
**82****3 Cavern Court, Liverpool L6 9JG**  
RESIDENTIAL INVESTMENT**GUIDE PRICE £25,000 +**

A ground floor purpose built studio apartment currently let by way of an Assured Shorthold Tenancy at a rental income of £4,800 per annum. The property benefits from double glazing, storage heaters, communal gardens and parking.



Not to scale. For identification purposes only

**Situated** Off Kensington High Street and Molyneux Road in an established location within easy reach of local amenities and a short distance to Liverpool City Centre.

**Ground Floor** Main Entrance Hallway

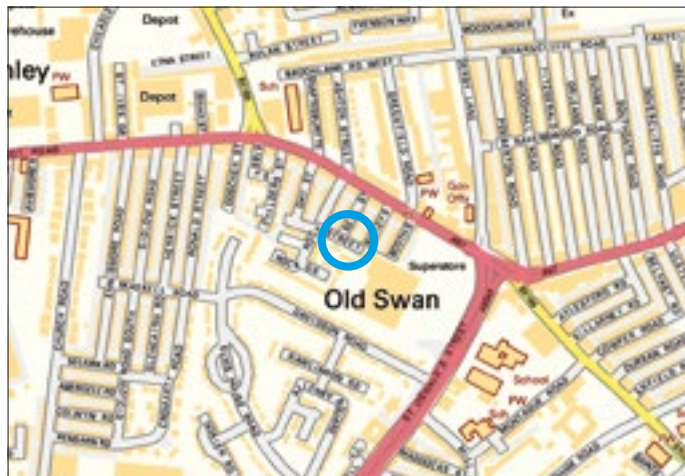
**Flat 3** Hall, Bathroom/wc, Lounge/bedroom, Kitchen

**Outside** Communal Gardens, Parking

ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**83****27 Bell Street, Liverpool L13 2DP**  
VACANT RESIDENTIAL**GUIDE PRICE £35,000 +**

A 3 bedroomed end 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 Prescott Road in a popular residential location within close proximity to Old Swan Amenities, schooling and approximately 3 miles from Liverpool City Centre.

**First Floor** 3 Bedrooms.

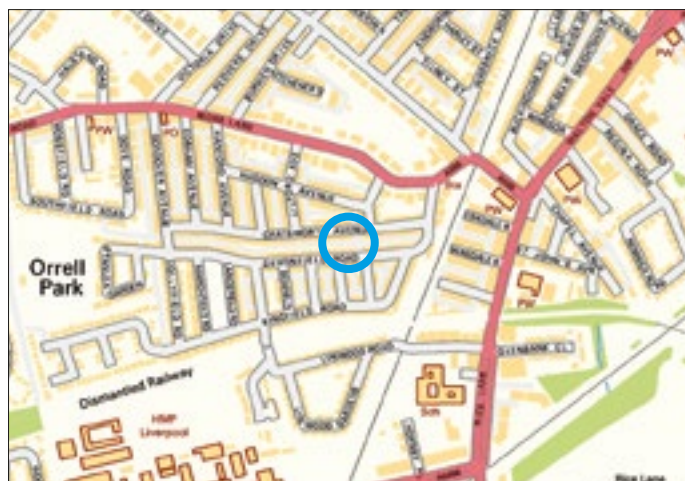
**Outside** Yard to the rear.

**Ground Floor** Hall, Vestibule, Living Room, Kitchen, Bathroom/WC.

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LOT  
**84****63 Chatsworth Avenue, Liverpool L9 3AY**  
RESIDENTIAL INVESTMENT**GUIDE PRICE £65,000 +**

A two storey middle terrace property converted to provide 2 x 1 bedroom flats benefiting from electric heating and double glazing. The property is fully let by way of Assured Shorthold Tenancies producing £6,960.00 per annum.



Not to scale. For identification purposes only

**Situated** Off Moss Lane in a popular and well established residential location within easy access to local amenities, schooling and Orrell Park Railway Station.

**First Floor**  
**Flat 2** Lounge, Kitchen, Bathroom/WC, Bedroom.

**Outside** Rear Yard.

**Ground Floor** Main Entrance Hallway.

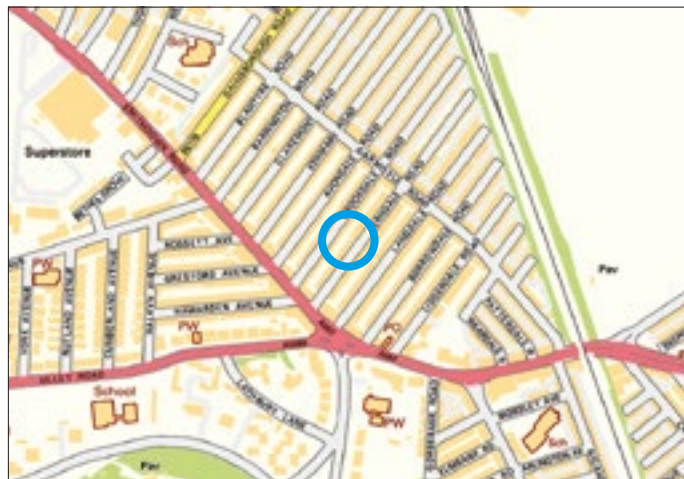
**Flat 1** Lounge, Kitchen, Bathroom/WC, Bedroom.

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LOT  
**85****39 Ferndale Road, Wavertree, Liverpool L15 3JY**  
RESIDENTIAL INVESTMENT**GUIDE PRICE £90,000 +**

A two storey end terrace property converted to provide 2 x 1 bedroom flats benefiting from central heating. Both flats are currently let by way of Assured Shorthold Tenancies producing £8,916.00 per annum.



Not to scale. For identification purposes only

**Situated** Off Smithdown Road (A562) in a popular and well established location within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

**First Floor**

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

**Outside** Rear Yard.

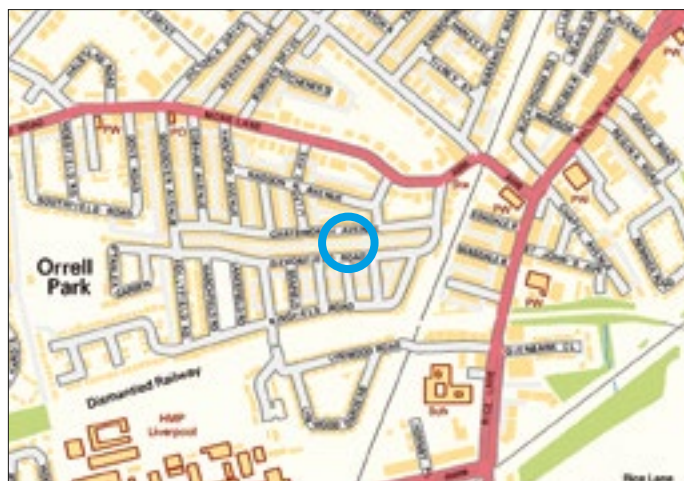
**Ground Floor** Main Entrance Hallway.

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

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LOT  
**86****67 Chatsworth Avenue, Liverpool L9 3AY**  
RESIDENTIAL INVESTMENT**GUIDE PRICE £65,000 +**

A two storey middle terrace property converted to provide 2 x 1 bedroom flats benefiting from electric heating, partial double glazing and secure intercom system. The property is fully let by way of Assured Shorthold Tenancies producing £6,960.00 per annum.



Not to scale. For identification purposes only

**Situated** Off Moss Lane in a popular and well established residential location within easy access to local amenities, schooling and Orrell Park Railway Station.

**First Floor**

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

**Outside** Rear Yard.

**Ground Floor** Main Entrance Hallway.

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

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LOT  
**87****446a Stanley Road, Bootle, Merseyside L20 5AE****VACANT RESIDENTIAL****GUIDE PRICE £20,000–£25,000**

Not to scale. For identification purposes only

A vacant 1 bedroom ground floor flat within a middle terrace property benefiting from double glazing and central heating. Flats 2 & 3 have been sold off separately and are not included. The property would be suitable for investment purposes with a potential annual rental income of £4200.00.

**Situated** Fronting Stanley Road (A567) close to its junction with Marsh Lane (A5098) overlooking North Park in a popular and well established residential location within close proximity to local amenities.

**Ground Floor** Main Entrance Hallway & Stairs currently undergoing refurbishment works.

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

**Outside** Yard to the Rear.

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LOT  
**88****Melbourne, 58 Burscough Road, Ormskirk, Lancashire, L39 2XF****VACANT RESIDENTIAL****GUIDE PRICE £100,000–£110,000**

Not to scale. For identification purposes only

A vacant three bedroomed semi-detached property benefiting from double glazing, off road parking, front and rear gardens with amazing views over the farming fields. Following a full upgrade and refurbishment scheme the property would be suitable for occupation, investment or resale purposes. There is potential to extend to the side and rear, subject to any necessary planning consents.

**Situated** Fronting Burscough Road at its junction with High Lane in an established residential location a short distance from Ormskirk Town Centre, Edge Hill University,

local schooling and Ormskirk Train Station.

**Ground Floor** Porch entrance, Hall, Lounge, Dining Room, Kitchen.

**First Floor** 3 Bedrooms, Bathroom/WC.

**Outside** Front and Rear Gardens.

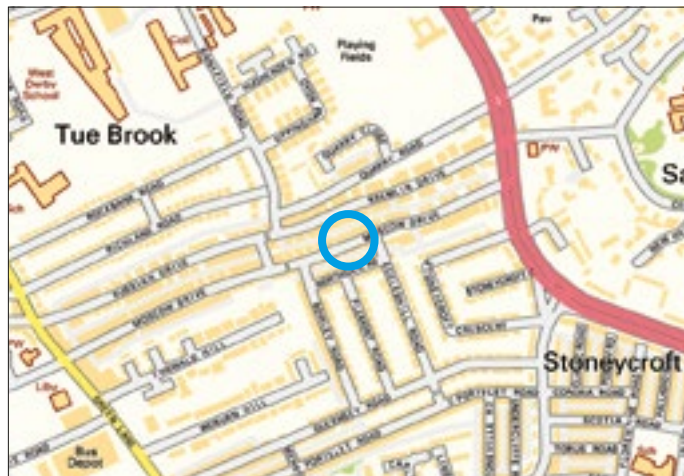


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LOT  
**89****115 Moscow Drive, Liverpool L13 7DG**  
RESIDENTIAL INVESTMENT**GUIDE PRICE-£55,000+**

A two storey middle terrace property which has been converted to provide 1 x 1 bedroom and 1 x 2 bedroom flats. The ground floor flat is currently let by way of an Assured Shorthold Tenancy producing £4,800.00 per annum. The property benefits from central heating.



Not to scale. For identification purposes only

**Situated** Off Queens Drive in a popular and well established location within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

**First Floor**

**Flat 2** Kitchen, Bathroom, Stairs to Living Room, 2 Bedrooms and 1 Further Room.

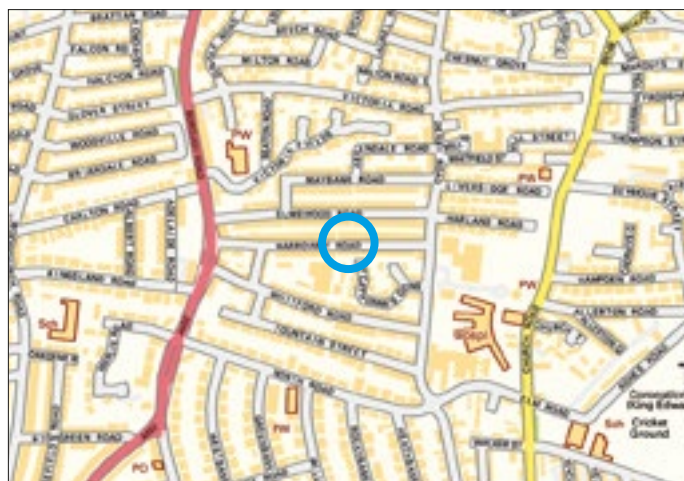
**Outside** Rear Yard.

**Ground Floor** Main Entrance Hallway.

**Flat 1** Hall, Lounge, Kitchen, Bedroom, Shower Room/WC.

LOT  
**90****68 Harrowby Road, Birkenhead, Merseyside CH42 7HU**  
VACANT RESIDENTIAL**GUIDE PRICE £30,000-£35,000**

A vacant two bedroomed mid terraced property benefiting from double glazing, central heating and a single story extension to the rear. Following refurbishment the property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Between Borough Road and Derby Road in a popular residential location and close to local amenities and Catherines Hospital.

**First Floor** 2 Bedrooms.

**Outside** Yard to the rear.

**Ground Floor** Through living room, Kitchen, Bathroom/WC.

LOT  
**91****36 Stamford Street, Liverpool L7 2PT**  
VACANT RESIDENTIAL**GUIDE PRICE £30,000 +**

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



Not to scale. For identification purposes only

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

**First Floor** 2 Bedrooms, Bathroom/WC

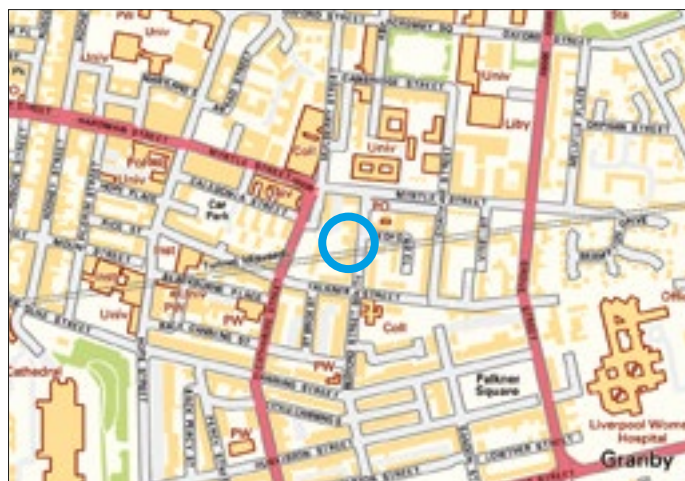
**Outside** Yard to the rear.

**Ground Floor** Hall, 2 Living Rooms, Kitchen.

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LOT  
**92****Flat 2, 120 Bedford Street South, Liverpool L7 7DA**  
RESIDENTIAL INVESTMENT**GUIDE PRICE-£65,000+**

A 1 bedroom basement flat which is currently let by way of an Assured Shorthold Tenancy producing £4,800.00 per annum and benefits from central heating.



Not to scale. For identification purposes only

**Situated** Fronting Bedford Street South which is off Upper Parliament Street (A562) in a popular and well established residential location within close proximity to local amenities.

**Basement Flat** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

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LOT  
**93****231 Beckwith Street, Birkenhead, Merseyside CH41 4HW**  
COMMERCIAL INVESTMENT**GUIDE PRICE £45,000+**

A single storey garage/workshop currently let producing £6,000 per annum.



Not to scale. For identification purposes only

**Situated** Just off Park Road North in an established location and a short distance to Birkenhead Park.

**Outside** On Road Parking

**Garage** Garage, Kitchen, WC, Workshop

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LOT  
**94****35-37 Victoria Road, Birkenhead, Merseyside CH42 0LN**  
COMMERCIAL INVESTMENT**GUIDE PRICE £45,000+**

A single storey brick built detached garage/workshop. The property is currently let producing £6,000 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Victoria Road off Derby Road in an established residential location.

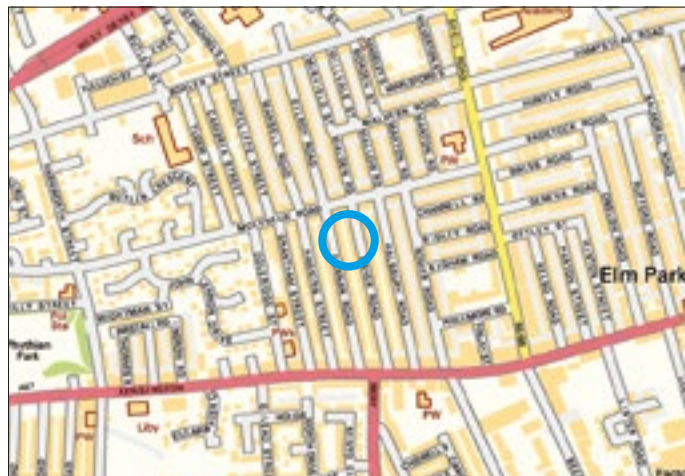
**Outside** Off Road Parking

**Garage** Garage/workshop

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LOT  
**95****67 Esher Road, Liverpool L6 6DE**  
RESIDENTIAL INVESTMENT**GUIDE PRICE £30,000–£35,000**

A 3 bedroomed middle terraced property currently let by way of a Regulated Tenancy at a rental of £3,874.00 per annum.



Not to scale. For identification purposes only

**Situated** Off Kensington High Street (A57) with easy access to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

**First Floor** 3 bedrooms, Bathroom/W.C.

**Outside** Rear yard.

**Ground Floor** Hall, 2 Reception Rooms, Kitchen.

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LOT  
**96****128 Alwyn Street, Liverpool L17 7DY**  
RESIDENTIAL INVESTMENT**GUIDE PRICE £75,000 +**

A two storey middle terrace property converted to provide 2 x 1 bedroom flats benefiting from electric heating, partial double glazing and secure intercom systems. The property is fully let by way of Assured Shorthold Tenancies producing £7,200 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 and the popular Lark Lane and Sefton Park.

**First Floor**  
**Flat 2** Lounge, Kitchen, Bathroom/WC, Bedroom.

**Outside** Rear Yard.

**Ground Floor** Main Entrance Hallway.

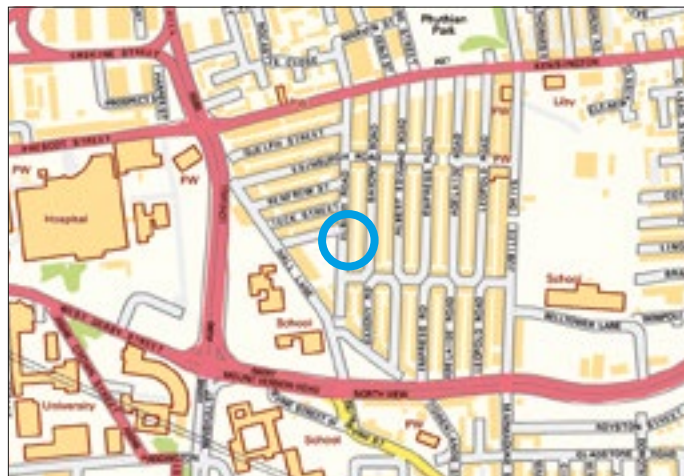
**Flat 1** Lounge, Kitchen, Bathroom/WC, Bedroom.

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LOT  
**97****69 Albany Road, Kensington, Liverpool L7 8RQ**  
RESIDENTIAL INVESTMENT**GUIDE PRICE £75,000 +**

A two storey middle terrace property benefiting from central heating and partial double glazing. The property is currently let by way of an Assured Shorthold Tenancy producing £3,829.80 per annum.



Not to scale. For identification purposes only

**Situated** Off Kensington (A57) close to its junction with Low Hill (B5340) in a popular and well established location within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms.

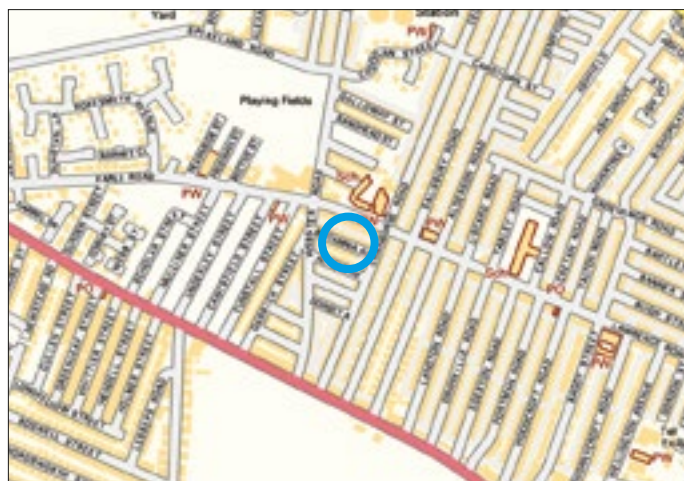
**Outside** Rear Yard.

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

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LOT  
**98****27 Britannia Avenue, Liverpool L15 2JE**  
RESIDENTIAL INVESTMENT**GUIDE PRICE £20,000–£25,000**

A 2 bedroomed middle terraced property currently let by way of a Regulated Tenancy at a rental of £3,744.00 per annum. The property benefits from double glazing.



Not to scale. For identification purposes only

**Situated** Off Cranborne Road which in turn is off Smithdown Road in a popular and well established residential location.

**First Floor** 2 Bedrooms, Bathroom/W.C.

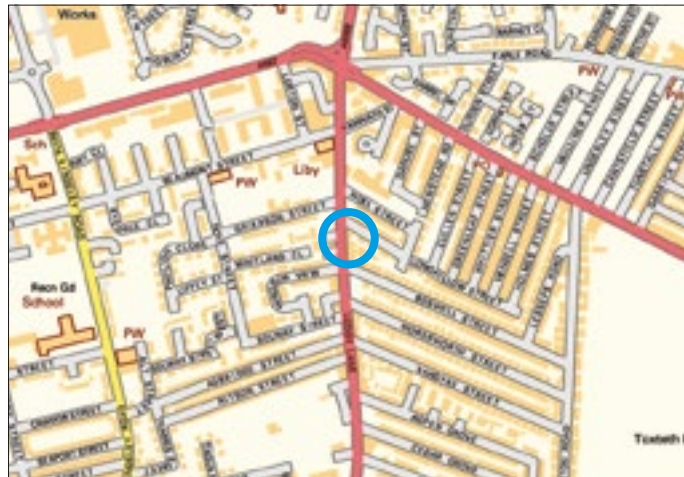
**Outside** Rear yard.

**Ground Floor** Hall, 2 Reception Rooms, Kitchen.

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LOT  
**99****39-41 Lodge Lane, Liverpool, L8 0QE**  
**COMMERCIAL INVESTMENT****GUIDE PRICE £130,000–£140,000**

A substantial three storey former public house which has been converted to provide three ground floor retail units together with 3 x 1 bedroom and 1 x 2 bedroom self contained flats above. The property is fully let by way of a 25 year lease producing a net income of £18,000.



Not to scale. For identification purposes only

**Situated** Fronting Lodge Lane on the corner of Longfellow Street in a popular and well established location approximately 2 miles from Liverpool city centre.

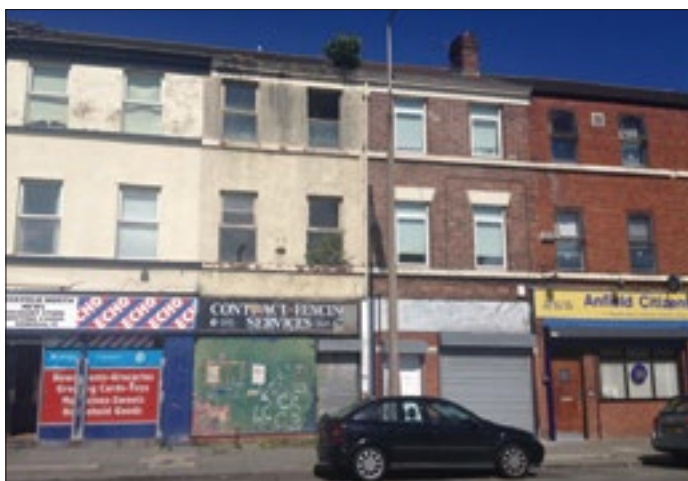
**Ground Floor** Three Retail Units.

**First Floor** Communal Hallway.

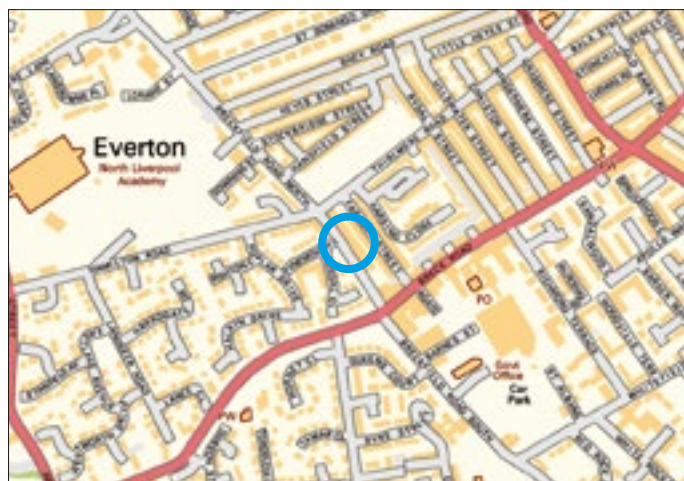
**Flat 1** Hall, Living Room/Kitchen, Bathroom/WC, 2 Bedrooms.

**Flat 2** - Hall, Living Room/Kitchen, Bathroom, Bedroom.

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LOT  
**100****40-42a Breckfield Road North, Liverpool L5 4NH**  
**VACANT COMMERCIAL****GUIDE PRICE £10,000–£15,000**

A vacant three storey middle terrace property comprising a ground floor retail unit together with a 2 bedroom flat above. The property is in a poor state of repair and requires a full upgrade and refurbishment scheme.



Not to scale. For identification purposes only

**Situated** Fronting Breckfield Road North close to it's junction with Breck Road (A580) in a popular and established location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor** Main Sales Area.

**First Floor** 2 Bedroom Living Accommodation.

**Outside** Rear Yard.

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

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LOT  
**101****3 Olive Grove, Huyton, Liverpool L36 9TX**  
RESIDENTIAL INVESTMENT**GUIDE PRICE £65,000–£70,000**

A three bedroomed semi-detached property currently let by way of a Regulated Tenancy which is producing £6,032 per annum. The property benefits from double glazing, gardens and off road parking.



Not to scale. For identification purposes only

**Situated** In a cul se sac off Larch Road which in turn is off Kingsway in a popular residential location.

**Ground Floor** Hall, two Living Rooms, Kitchen.

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Gardens front and rear. Driveway.

## ON BEHALF OF MORTGAGEES (NOT IN POSSESSION)

LOT  
**102****16, 18, 20 & 20a Esk Street, Liverpool L20 8JT**  
VACANT COMMERCIAL**GUIDE PRICE £90,000+**

The property comprises a single storey garage/workshop. There are tenants in occupation however we do not have details of the tenancy or rental income.



Not to scale. For identification purposes only

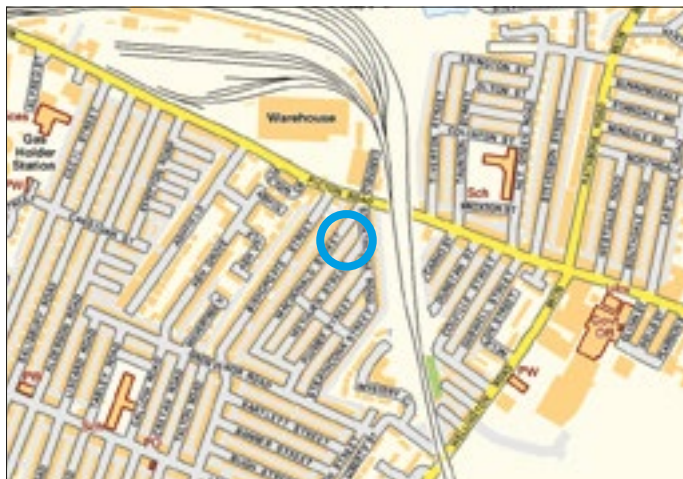
**Situated** On the corner of Forth Street in the Bootle area of Liverpool approximately 0.5 miles from Liverpool city centre.

**Ground Floor** Workshop/Garage.

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

LOT  
**103****17 Macdonald Street, Liverpool L15 1EJ**  
VACANT RESIDENTIAL**GUIDE PRICE £55,000–£60,000**

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



Not to scale. For identification purposes only

**Situated** Off Picton Road in a popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

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

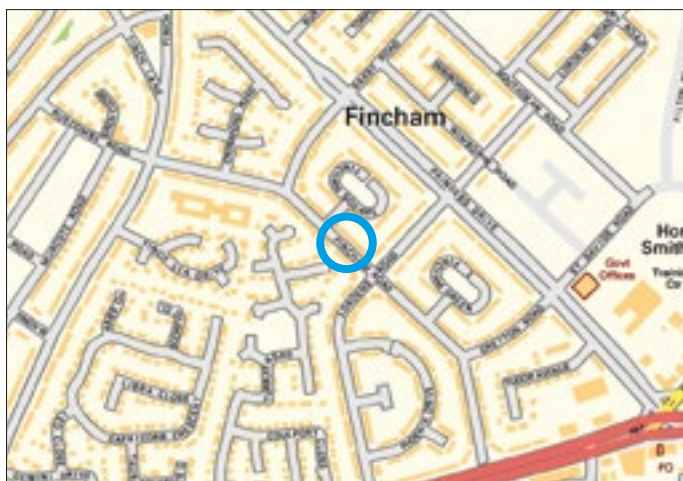
**First Floor** Two Bedrooms.

**Outside** Rear Yard.

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LOT  
**104****87 Fincham Road, Liverpool L14 9NH**  
VACANT RESIDENTIAL**GUIDE PRICE £50,000–£55,000**

A three bedroomed middle town house suitable for occupation or investment purposes. The property benefits from double glazing, central heating, gardens and off road parking.



Not to scale. For identification purposes only

**Situated** Just off Finch Lane in an established and popular residential location within easy access to local amenities, schooling and approximately 4 miles from Liverpool city centre.

**Ground Floor** Lounge, Kitchen/Dining Area, Bathroom with Walk in Shower, Separate WC

**First Floor** Three Bedrooms.

**Outside** Gardens, Driveway.

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LOT  
**105****34 Lindale Road, Liverpool L7 0JS**  
VACANT RESIDENTIAL**GUIDE PRICE £45,000+**

A three bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for occupation, resale or investment purposes following refurbishment. There is potential to build a single storey extension to the rear.



Not to scale. For identification purposes only

**Situated** Off Lomond Road which in turn is off Edge Lane in a popular and well established residential location approximately 4 miles from Liverpool city centre.

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

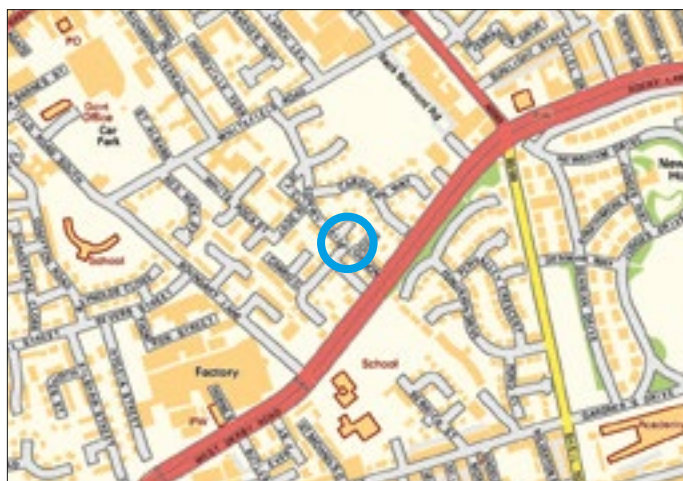
**First Floor** Three Bedrooms.

**Outside** Yard to the rear.

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LOT  
**106****12 Mayfair Close, Liverpool L6 5JS**  
VACANT RESIDENTIAL**GUIDE PRICE £25,000+**

A purpose built first floor studio flat benefiting from double glazing and electric heating and communal gardens and parking. The property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Conwy Drive and West Derby Road in a popular and well established residential location within close proximity to local amenities approximately 3 miles from Liverpool city centre.

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

**Outside** Communal Gardens and parking.

**Ground Floor** Main Entrance Hallway

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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 plus VAT 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 no .....Fax 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:

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

## Important notice

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

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

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

## GLOSSARY

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

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

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

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

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

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

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

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

**Auction** The AUCTION advertised in the CATALOGUE.

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

**Auctioneers** The AUCTIONEERS at the AUCTION.

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

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

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

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

**Condition** One of the AUCTION CONDUCT CONDITIONS or SALES CONDITIONS.

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

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

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

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

**General conditions** That part of the SALE CONDITIONS so headed,

including any extra GENERAL CONDITIONS.

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

**Lot** Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including CHATELS, 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 disappled 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). YOU must before leaving the AUCTION:

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

A5.4 If you do not we may either:

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

A5.5 The deposit:

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

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

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

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

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

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

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

## G1. The lot

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

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

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

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

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

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

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

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

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

G1.9 The BUYER buys with full knowledge of:

	<ul style="list-style-type: none"> <li>• (a) the DOCUMENTS, whether or not the BUYER has read them; and</li> <li>• (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.</li> </ul>	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.		the BUYER is entitled that the SELLER subsequently receives in cleared funds.
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.	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.	G10.3	Income and outgoings are to be apportioned at ACTUAL COMPLETION DATE unless: <ul style="list-style-type: none"> <li>• (a) the BUYER is liable to pay interest; and</li> <li>• (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;</li> <li>• in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.</li> </ul>
<b>G2. Deposit</b>		<b>G5. Transfer</b>		<b>G10.4</b>	Apportionments are to be calculated on the basis that: <ul style="list-style-type: none"> <li>• (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;</li> <li>• (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</li> <li>• (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.</li> </ul>
G2.1	The amount of the deposit is the greater of: <ul style="list-style-type: none"> <li>• (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and</li> <li>• (b) 10% of the PRICE (exclusive of any VAT on the PRICE).</li> </ul>	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS: <ul style="list-style-type: none"> <li>• (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</li> <li>• (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.</li> </ul>		
G2.2	The deposit <ul style="list-style-type: none"> <li>• (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</li> <li>• (b) is to be held as stakeholder unless the AUCTION CONDUCT CONDITIONS provide that it is to be held as agent for the SELLER.</li> </ul>	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.		
G2.3	Where the AUCTIONEERS hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.	G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.		
G2.4	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.	<b>G6. Completion</b>		<b>G11. Arrears</b>	
G2.5	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	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.	<b>Part 1 Current rent</b>	
<b>G3. Between contract and completion</b>		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.	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.
G3.1	Unless the SPECIAL CONDITIONS state otherwise, the SELLER is to insure the LOT from and including the CONTRACT DATE to COMPLETION and: <ul style="list-style-type: none"> <li>• (a) produce to the BUYER on request all relevant insurance details;</li> <li>• (b) pay the premiums when due;</li> <li>• (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;</li> <li>• (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;</li> <li>• (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</li> <li>• (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.</li> </ul>	G6.3	Payment is to be made in pounds sterling and only by: <ul style="list-style-type: none"> <li>• (a) direct TRANSFER to the SELLER'S conveyancer's client account; and</li> <li>• (b) the release of any deposit held by a stakeholder.</li> </ul>	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.
		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.	G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to arrears of current rent.
		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.	<b>Part 2 Buyer to pay for arrears</b>	
		G6.6	Where applicable the CONTRACT remains in force following COMPLETION.	G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of arrears.
		<b>G7. Notice to complete</b>		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.
		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.	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.
		G7.2	The person giving the notice must be READY TO COMPLETE.	<b>Part 3 Buyer not to pay for arrears</b>	
		G7.3	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has: <ul style="list-style-type: none"> <li>• (a) terminate the CONTRACT;</li> <li>• (b) claim the deposit and any interest on it if held by a stakeholder;</li> <li>• (c) forfeit the deposit and any interest on it;</li> <li>• (d) resell the LOT; and</li> <li>• (e) claim damages from the BUYER.</li> </ul>	G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS: <ul style="list-style-type: none"> <li>• (a) so state; or</li> <li>• (b) give no details of any arrears.</li> </ul>
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.			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.
G3.3	Section 47 of the Law of Property Act 1925 does not apply.			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.
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.			<b>G12. Management</b>	
<b>G4. Title and identity</b>		<b>G8. If the contract is brought to an end</b>		G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
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.			G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
G4.2	If any of the DOCUMENTS is not made available before the AUCTION the following provisions apply: <ul style="list-style-type: none"> <li>• (a) The BUYER may raise no requisition or on objection to any of the DOCUMENTS that is made available before the AUCTION.</li> <li>• (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.</li> <li>• (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.</li> <li>• (d) If title is in the course of registration, title is to consist of certified copies of:</li> <li>• (i) the application for registration of title made to the land registry;</li> <li>• (ii) the DOCUMENTS accompanying that application;</li> <li>• (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and</li> <li>• (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.</li> <li>• (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.</li> </ul>	G8.1	If the CONTRACT is lawfully brought to an end: <ul style="list-style-type: none"> <li>• (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and</li> <li>• (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.</li> </ul>	G12.3	The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and: <ul style="list-style-type: none"> <li>• (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;</li> <li>• (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</li> <li>• (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.</li> </ul>
		<b>G9. Landlord's licence</b>		<b>G13. Rent deposits</b>	
		G9.1	Where the LOT is or includes leasehold land and licence to assign is required this CONDITION G9 applies.	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.
		G9.2	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.	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.
		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.	G13.3	Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: <ul style="list-style-type: none"> <li>• (a) observe and perform the SELLER'S covenants and CONDITIONS in the rent deposit deed and indemnify the SELLER in respect of any breach;</li> <li>• (b) give notice of assignment to the tenant; and</li> <li>• (c) give such direct covenant to the tenant as may be required by the rent deposit deed.</li> </ul>
		G9.4	The SELLER must: <ul style="list-style-type: none"> <li>• (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and</li> <li>• (b) enter into any authorised guarantee agreement properly required.</li> </ul>		
		G9.5	The BUYER must: <ul style="list-style-type: none"> <li>• (a) promptly provide references and other relevant information; and</li> <li>• (b) comply with the landlord's lawful requirements.</li> </ul>		
		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.		
		<b>G10. Interest and apportionments</b>		<b>G14. VAT</b>	
		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.	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.
		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		



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. The PRACTITIONER has been duly appointed and is empowered to sell the LOT.

G19.2 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability.

G19.4 The LOT is sold:

• (a) in its condition at COMPLETION;  
 • (b) for such title as the SELLER may have; and  
 • (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.

G19.5 Where relevant:

• (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the document of appointment and the PRACTITIONER'S acceptance of appointment; and  
 • (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.

G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.

#### G20. TUPE

G20.1 If the SPECIAL CONDITIONS state "There are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.

G20.2 If the SPECIAL CONDITIONS do not state "There are no employees to which TUPE applies" the following paragraphs apply:

• (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the

BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.

• (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees.  
 • (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the Transferring Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.  
 • (d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION.

#### G21. Environmental

G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.

G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT. The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.

#### G22. Service Charge

G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.

G22.2 No apportionment is to be made at COMPLETION in respect of service charges.

G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:  
 • (a) service charge expenditure attributable to each TENANCY;  
 • (b) payments on account of service charge received from each tenant;  
 • (c) any amounts due from a tenant that have not been received;  
 • (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.

G22.4 In respect of each TENANCY, if the service charge account shows that:

• (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to the excess when it provides the service charge account;  
 • (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the BUYER must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the SELLER within five BUSINESS DAYS of receipt in cleared funds; but in respect of payments on account that are still due from a tenant CONDITION G11 (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  
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### 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  
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### 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  
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## RESIDENTIAL LETTINGS & ESTATE AGENCY SERVICES

### Residential Lettings Head Office

6 Cotton Street  
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### Residential & Commercial Allerton & South Liverpool

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### Residential Lettings City Centre

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### Allerton & South Liverpool Lettings

11 Allerton Road  
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