

NOW INVITING
INSTRUCTIONS
FOR OUR
11 DECEMBER AUCTION

SuttonKersh



1ST FOR AUCTIONS

THURSDAY 30 OCTOBER 2014

commencing at 12pm prompt at

Marriott Hotel City Centre

One Queen Square Liverpool L1 1RH



www.suttonkersh.co.uk

LOCATION



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



AUCTION PROGRAMME 2014

AUCTION DATES

30 October
11 December

CLOSING DATES

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...



James Kersh
Bsc (Hons)
MRICS
Director
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Andrew Binstock
Bsc (Hons)
Auctioneer



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AUCTIONEER'S PRE-SALE ANNOUNCEMENTS

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at suttonkersh.co.uk and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.

- 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. (see definition of Guide Prices below)
- 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. (see definition of Reserve Prices below)
- 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.

GUIDE PRICES & RESERVE PRICES

Guide Price

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer.

Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

AUCTION RESULTS THURSDAY 11 SEPTEMBER

LOT	PROPERTY	RESULT	PRICE
1	23 Hartington Road, West Derby, Liverpool L12 8QN	Sold	£77,000
2	73 Cranborne Road, Liverpool L15 2HY	Withdrawn	
3	169/169a Westminster Road, Liverpool L4 4LR	Sold After	
4	18 Lingfield Road, Liverpool L14 3LA	Withdrawn	
5	69 Hinton Street, Fairfield, Liverpool L6 3AP	Sold Prior	
6	199-201 Walton Village, Liverpool L4 6TQ	Available At	£75,000
7	84 Gainsborough Road, Liverpool L15 3HX	Sold After	
8	33 Langtry Close, Liverpool L4 1UZ	Withdrawn	
9	95 Holt Road, Liverpool L7 2PL	Withdrawn	
10	77 Benedict Street, Bootle, Merseyside L20 2EL	Sold Prior	
11	12 Regency Court, Rock Lane West, Birkenhead, Ch42 1NG	Available At	£45,000
12	170 Woolfall Crescent, Huyton, Liverpool L36 2NQ	Sold	£42,000
13	109 Calgarth Road, Liverpool L36 3UE	Sold	£62,500
14	6 Smollett Street, Bootle, Merseyside L20 4PT	Withdrawn	
15	14 Balmoral Road, Fairfield, Liverpool L6 8NE	Sold	£165,000
16	Apartment 4 Priory Court, Ellison Grove, Liverpool L36 9GE	Sold After	
17	16, 18, 20 & 20a Esk Street, Liverpool L20 8JT	Available At	£90,000
18	8 Royal Court, 30-44 Rock Lane West, Birkenhead, CH42 1NF	Available At	£45,000
19	15 Lingard Court, 7 Owen Drive, Liverpool L24 1YL	Sold	£53,000
20	1 Weaver Street, Liverpool L9 1EH	Sold	£44,000
21	51 Grange Avenue North, West Derby, Liverpool L12 9LJ	Sold After	
22	102a Ford Road, Wirral, Merseyside CH49 0TQ	Sold	£45,000
23	14 Viola Street, Bootle, Liverpool L20 7DR	Sold After	
24	271 Hawthorne Road, Bootle, Merseyside L20 3AP	Withdrawn	
25	Flat 1, 13 Beech Street, Liverpool L7 0EU	Sold Prior	
26	12 Mayfair Close, Anfield, Liverpool L6 5JS	Withdrawn	
27	16 Livingston Drive, Sefton Park, Liverpool L17 4LR	Sold	£173,000
28	Flat 2, 120 Bedford Street South, Liverpool L7 7DA	Withdrawn	
29	87 Fincham Road, Liverpool L14 9NH	Sold After	
30	7 Woodlands Square, Netherley, Liverpool L27 5RZ	Sold Prior	
31	35 Arnside Road, Edge Hill, Liverpool L7 5QB	Sold Prior	
32	16 Viola Street, Bootle, Liverpool L20 7DR	Sold After	
33	Apt 8 Grassendale Court, Grassendale Road, Liverpool, L19 0LY	Sold	£45,000
34	36 Ashley Street, Birkenhead, Merseyside CH42 3YB	Sold Prior	
35	Strawberry Fields View, Lower Lee Lodge, Beaconsfield Road, L25 6EE	Withdrawn	
36	Apt 6 Grassendale Court, Grassendale Road, Liverpool, L19 0LY	Sold	£45,500
37	50 Picton Road, Wavertree, Liverpool L15 4LH	Sold After	
38	4 Freeman Street, Birkenhead, Merseyside CH41 1BR	Sold	£100,000
39	64 Langdale Road, Liverpool L15 3LB	Sold Prior	
40	Concorde House Development, Charnley Road, Blackpool FY1 4PP	Available At	£195,000
41	43 Helena Road, St. Helens, Merseyside WA9 4JH	Available At	£110,000
42	47 Coral Avenue, Liverpool L36 2PZ	Sold	£60,000
43	116-118 North Hill Street, Liverpool, L8 8AG	Available At	£80,000
44	69 Nimrod Street, Liverpool L4 4DU	Sold	£43,000
45	9b Sandown Lane, Liverpool, L15 8HY	Withdrawn	
46	51 Eastbourne Road, Liverpool L9 0JE	Available At	£75,000
47	438 Queens Drive, West Derby, Liverpool L13 0AR	Sold After	
48	56 Webb Street, Liverpool, L7 4JW	Sold After	
49	Apt 10 Grassendale Court, Grassendale Road, Liverpool, L19 0LY	Sold	£45,000
50	12 Suburban Road, Liverpool L6 0BP	Sold	£54,000
51	16 Peveril Street, Walton, Liverpool L9 1ES	Sold	£30,000
52	Incefield House, Ince Green Lane, Nr Wigan, Greater Manchester, WN3 4RJ	Available At	£130,000
53	264 Anfield Road, Anfield, Liverpool L4 0TJ	Sold After	
54	24 High Street, Wavertree, Liverpool L15 8HE	Withdrawn	

55	243 Walton Village, Liverpool L4 6TH	Available At	£60,000
56	12 Page Moss Parade, Liverpool L36 2PA	Available At	£70,000
57	141 Mount Road, Wallasey Ch45 9JS	Sold After	
58	42 Lumley Street, Liverpool L19 1QZ	Withdrawn	
59	Hamilton Chambers, 18 Hamilton Square, Birkenhead, Merseyside CH41 6AX	Available At	£190,000
60	33 Moore Street, Bootle, Merseyside L20 4SF	Sold After	
61	30 Hawthorne Road, Bootle, Merseyside L20 2DN	Sold	£37,000
62	11 Norwood Grove, Liverpool, L6 5JU	Available At	£45,000
63	45 Sandway Crescent, Liverpool L11 2SN	Sold After	
64	3 Antonio Street, Bootle, Merseyside L20 2EY	Sold After	
65	Flat 5, Medbourne Court, Kirkby, Liverpool L32 6SN	Available At	£30,000
66	9a Sandown Lane, Liverpool, L15 8HY	Withdrawn	
67	82 Aldwark Road, Liverpool L14 0NQ	Sold	£45,000
68	104 Huyton House Road, Liverpool, L36 2PQ	Sold	£45,000
69	25 Duke Street, Liverpool L1 5AP	Sold After	
70	69/69a Woodchurch Road, Birkenhead, Merseyside CH42 9LQ	Sold Prior	
71	99 Beatrice Street, Bootle, Merseyside L20 2EG	Sold Prior	
72	4 Rossini Street, Liverpool L21 4NS	Sold	£37,500
73	25 Dundonald Street, Birkenhead, Merseyside CH41 0AH	Available At	£38,000
74	16 Suburban Road, Liverpool L6 0BP	Sold	£48,000
75	15 Longfield Road, Liverpool L21 8LA	Sold After	
76	Flat 36 Woolton Mews, 21 Quarry Street, Liverpool L25 6EZ	Sold	£40,000
77	12 Whitby Street, Liverpool L6 4DH	Sold	£45,000
78	16 Empress Road, Liverpool, L7 8SD	Sold Prior	
79	2 Nicholson Street, St. Helens, Merseyside WA9 2DR	Sold	£42,000
80	34 Naples Road, Wallasey, Merseyside CH44 7HL	Sold	£33,500
81	20 Margaret Road, Walton, Liverpool L4 3RY	Sold	£40,500
82	29 Battenberg Street, Liverpool, L7 8RS	Sold Prior	
83	56 Pendennis Street, Liverpool L6 5AQ	Sold	£43,000
84	47 Galloway Street, Liverpool L7 6PD	Sold	£41,000
85	Apt 5 Prince Of Wales Building, Lord Street, Southport, Merseyside PR8 1QB	Sold Prior	
86	Land & Building At Ritchie Avenue/Sandy Lane, Liverpool L9 9BE	Sold Prior	
87	57 Derby Road, Birkenhead, Merseyside CH42 7HA	Sold After	
88	3 Critchley Road, Speke, Liverpool L24 7RN	Available At	£70,000
89	94 Longreach Road, Liverpool L14 0NW	Sold	£50,000
90	104 Bardsay Road, Liverpool L4 5SQ	Sold Prior	
91	127/127a Knowsley Road, Bootle, Liverpool L20 4NJ	Sold Prior	
92	65 Viola Street, Bootle, Merseyside L20 7DR	Sold After	
93	5 Tynwald Hill, Liverpool, L13 7DN	Sold Prior	
94	41 Hawthorne Road, Bootle, Liverpool L20 2DQ	Sold After	
95	23 Carter Street, Liverpool L8 1XY	Withdrawn	
96	44 Marie Curie Avenue, Bootle, Merseyside L30 5RY	Available At	£40,000
97	2 Briardale Road, Wallasey, Merseyside CH44 7AU	Sold	£45,000
98	175 County Road, Walton, Liverpool L4 3QL	Available At	£60,000
99	39 Sheil Road, Liverpool L6 3AB	Sold After	
100	12 Talton Road, Wavertree, Liverpool L15 0HS	Sold Prior	
101	3 Townsend Lane, Anfield, Liverpool L6 0AX	Available At	£75,000
102	61 Lorne Street, Liverpool L7 0JP	Available At	£150,000
103	66 Glamis Road, Tuebrook, Liverpool L13 8DL	Sold	£45,000
104	16 Kilburn Street, Liverpool L21 8HW	Withdrawn	
105	9 Pennington Road, Litherland, Liverpool L21 8HY	Sold Prior	
106	444 Stanley Road, Bootle, Merseyside L20 5AE	Sold Prior	
107	1 Sankey Street, Liverpool L1 5EA	Sold Prior	

TOTAL REALISATION = £5,027,250

BIDDER'S REGISTRATION AND IDENTIFICATION FORM

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

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

Bidder:

First name(s) Surname

Address

Postcode Tel no

Mobile no Email

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

Bidder's solicitor:

Firm Contact name

Address

..... Postcode Tel no

Bidder's signature Date

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

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

LIST A – PHOTOGRAPHIC EVIDENCE OF IDENTITY

LIST B – EVIDENCE OF RESIDENCE

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

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

Signed Date

on behalf of Sutton Kersh

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

ORDER OF SALE THURSDAY 30 OCTOBER

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

1	The Lodge, 70 Springwood Avenue, Woolton, Liverpool L25 7UN	£150,000+
2	24 Princes Park Mansions, Croxteth Road, Liverpool L8 3SA	£50,000+
3	33 Deysbrook Lane, Liverpool L12 8RE	£35,000+
4	28 Weldon Street, Liverpool L4 5QA	£40,000+
5	150 Lawrence Road, Wavertree, Liverpool L15 0EG	£60,000+
6	77 Millwood Road, Speke, Liverpool L24 2UR	£50,000+
7	228 East Prescott Road, Liverpool L14 5NG	£45,000+
8	13 Onslow Road, Liverpool L6 3BA	£80,000+
9	37 Galloway Street, Liverpool L7 6PD	£40,000-£45,000
10	12 Finlay Street, Liverpool L6 6DP	£35,000-£40,000
11	27 Ritson Street, Liverpool L8 0UE	£25,000+
12	83 Langton Road, Wavertree, Liverpool L15 2HS	£85,000+
13	92 Stonefield Road, Liverpool L14 0NZ	£40,000+
14	14 Moss Lane, Orrell Park, Liverpool L9 8AJ	£120,000+
15	51-53 Blessington Road, Liverpool L4 0RY	£75,000+
16	25 Dundonald Street, Birkenhead, Merseyside CH41 0AH	£30,000-£35,000
17	29 Prestwood Road, Liverpool L14 2EE	£40,000-£45,000
18	102 Oakhouse Park, Walton, Liverpool L9 1EP	£40,000+
19	80 Cranborne Road, Liverpool L15 2HX	£80,000+
20	2a/2b Long Lane, Walton, Liverpool L9 9AQ	£55,000+
21	328 Sherdley Road, St. Helens, Merseyside WA9 5HA	£55,000+
22	127 Windrows, Skelmersdale, Lancashire WN8 8NL	£45,000+
23	175 County Road, Walton, Liverpool L4 3QL	£50,000+
24	16 Ellet Grove, Tuebrook, Liverpool L6 4AB	£85,000+
25	99b Church Road, Formby, Liverpool L37 3ND	£80,000+
26	61 Stalisfield Avenue, Liverpool L11 2UN	£50,000+
27	Apartment 9, 31 Greenheys Road, Liverpool L8 0YH	£45,000+
28	6/8 Garmoyle Road, Liverpool L15 3HW	£135,000+
29	12 Windsor Road, Tuebrook, Liverpool L13 8BD	£60,000+
30	692-696 Prescott Road, Old Swan, Liverpool L13 5XG	£150,000+
31	1-10 Euston Grove, Prenton, Merseyside CH43 4TZ	£5,000+
32	Concorde House Development, Charnley Road, Blackpool FY1 4PP	£165,000+
33	51 Lower Breck Road, Liverpool L6 4BX	£25,000+
34	28 Queens Drive, Walton, Liverpool L4 6SH	£110,000+
35	22 Harland Road, Birkenhead, Merseyside CH42 0LU	£65,000+
36	319 Walton Breck Road, Liverpool L4 0SY	£45,000+
37	2 Olive Grove, Wavertree, Liverpool L15 8LU	£165,000+
38	49 Strand Road, Bootle, Merseyside L20 4BB	£80,000+
39	77 Ennismore Road, Old Swan, Liverpool L13 2AS	£45,000+
40	99c Church Road, Formby, Liverpool L37 3ND	£80,000+
41	2a Pinehurst Avenue, Anfield, Liverpool L4 7UQ	£30,000-£40,000
42	26 Empress Road, Liverpool L6 0BX	£50,000+
43	1 St. Marys Lane, Liverpool L4 5UA	£45,000+
44	28 Webb Street, Liverpool L7 4JW	£60,000+
45	22 Sandalwood Close, Liverpool L6 5LW	£55,000+
46	50 Buckingham Road, Tuebrook, Liverpool L13 8AZ	£60,000+
47	71 Briarwood Road, Aigburth, Liverpool L17 6DD	£90,000+
48	9b Sandown Lane, Liverpool L15 8HY	£75,000+
49	Hale Court, Halebank Road, Widnes, Cheshire WA8 8ND	SOLD PRIOR
50	Apt 3, 27 Lilley Road, Liverpool L7 0LP	Nil-Reserve
51	10 Elmham Crescent, Fazakerley, Liverpool L10 7LH	£35,000+
52	9a Sandown Lane, Liverpool L15 8HY	£75,000+
53	68 Chelsea Road, Litherland, Liverpool L21 8HJ	£50,000+
54	33 Holbeck Street, Liverpool L4 2UR	£35,000+
55	51 Toft Street, Liverpool L7 2PS	£50,000+

ORDER OF SALE THURSDAY 30 OCTOBER

56	3 Ashburn Avenue, Kirkby, Liverpool L33 1WA	£50,000+
57	133 Knowsley Road, Bootle, Merseyside L20 4NJ	£65,000+
58	16 Preston Grove, Tuebrook, Liverpool L6 4AH	£30,000+
59	19 Jubilee Drive, Liverpool L7 8SL	£100,000-£125,000
60	58 St. Marys Road, Garston, Liverpool L19 2JD	£30,000-£35,000
61	97 County Road, Walton, Liverpool L4 3QF	£50,000-£60,000
62	5 & 5a Grange Mount, Prenton, Merseyside CH43 4XN	£40,000-£45,000
63	117 Green Lane, Stoneycroft, Liverpool L13 7BB	£50,000+
64	96 Holt Road, Liverpool L7 2PR	POSTPONED
65	11 Norwood Grove, Liverpool L6 5JU	SOLD PRIOR
66	Land on east side of Duke Street, 27/35 Duke Street, Merseyside CH41 4JQ	£35,000+
67	36 Lind Street, Liverpool L4 4EQ	£25,000+
68	111 Duke Street, St. Helens, Merseyside WA10 2JG	£35,000+
69	3 Monastery Road, Liverpool L6 0BH	£35,000+
70	The Clifton Arms Public House, Clifton Road East, Liverpool L6 4EE	£150,000+
71	90 Kensington, Liverpool L7 8XD	£35,000+
72	73 Cranborne Road, Liverpool L15 2HY	£80,000+
73	1 Barkbeth Road, Huyton, Liverpool L36 3TT	£50,000-£55,000
74	229 Walton Village, Liverpool L4 6TH	£35,000+
75	471 Mill Street, Liverpool L8 4RG	SOLD PRIOR
76	44 Marie Curie Avenue, Bootle, Merseyside L30 5RY	£35,000+
77	56 Parbrook Road, Liverpool L36 3XE	£40,000-£45,000
78	163 Royal Avenue, Widnes, Cheshire WA8 8HA	£60,000+
79	5 Olive Mount Villas, Mill Lane, Liverpool L15 8LX	£125,000+
80	38 Orwell Road, Liverpool L4 1RQ	£25,000+
81	14 Ashfield, Wavertree, Liverpool L15 1EZ	£50,000+
82	107 Little Heyes Street, Liverpool L5 6SF	SOLD PRIOR
83	104 Lawrence Road, Liverpool L15 0EG	£150,000+
84	185 Smithdown Road, Liverpool L15 2HD	£100,000+
85	74 Bedford Road, Liverpool L4 5PZ	£30,000-£35,000
86	8 Cheadle Avenue, Liverpool L13 3AE	£40,000+
87	30 Trentham Road, Kirkby, Liverpool L32 4UB	£30,000+
88	108 Oakhouse Park, Walton, Liverpool L9 1EP	£40,000+
89	Flat 1, 76 Kensington, Liverpool L7 8XB	£20,000+
90	16, 18, 20 & 20a Esk Street, Liverpool L20 8JT	£75,000+
91	6 Woodville Road, Birkenhead, Merseyside CH42 9LY	£45,000+
92	65 Peel Road, Bootle, Merseyside L20 4RN	£40,000-£45,000
93	44 Pope Street, Bootle, Merseyside L20 4PH	£30,000+
94	62 Church Road West, Liverpool L4 5UF	£300,000+

ORDER OF SALE BY TYPE

COMMERCIAL INVESTMENT

- 23 175 County Road, Walton, Liverpool L4 3QL
- 31 1–10 Euston Grove, Prenton, Merseyside CH43 4TZ
- 49 Hale Court, Halebank Road, Widnes, Cheshire WA8 8ND
- 61 97 County Road, Walton, Liverpool L4 3QF
- 62 5 & 5a Grange Mount, Prenton, Merseyside CH43 4XN
- 64 96 Holt Road, Liverpool L7 2PR
- 70 The Clifton Arms Public House, Clifton Road East, Liverpool L6 4EE
- 71 90 Kensington, Liverpool L7 8XD
- 74 229 Walton Village, Liverpool L4 6TH
- 90 16, 18, 20 & 20a Esk Street, Liverpool L20 8JT
- 94 62 Church Road West, Liverpool L4 5UF

LAND

- 66 Land on east side of Duke Street, 27/35 Duke Street, Merseyside CH41 4JQ

RESIDENTIAL INVESTMENT

- 2 24 Princes Park Mansions, Croxteth Road, Liverpool L8 3SA
- 11 27 Ritson Street, Liverpool L8 0UE
- 18 102 Oakhouse Park, Walton, Liverpool L9 1EP
- 19 80 Cranborne Road, Liverpool L15 2HX
- 24 16 Ellet Grove, Tuebrook, Liverpool L6 4AB
- 25 99b Church Road, Formby, Liverpool L37 3ND
- 26 61 Stalisfield Avenue, Liverpool L11 2UN
- 28 6/8 Garmoyle Road, Liverpool L15 3HW
- 34 28 Queens Drive, Walton, Liverpool L4 6SH
- 40 99c Church Road, Formby, Liverpool L37 3ND
- 41 2a Pinehurst Avenue, Anfield, Liverpool L4 7UQ
- 42 26 Empress Road, Liverpool L6 0BX
- 44 28 Webb Street, Liverpool L7 4JW
- 46 50 Buckingham Road, Tuebrook, Liverpool L13 8AZ
- 48 9b Sandown Lane, Liverpool L15 8HY
- 52 9a Sandown Lane, Liverpool L15 8HY
- 59 19 Jubilee Drive, Liverpool L7 8SL
- 65 11 Norwood Grove, Liverpool L6 5JU
- 72 73 Cranborne Road, Liverpool L15 2HY
- 76 44 Marie Curie Avenue, Bootle, Merseyside L30 5RY
- 82 107 Little Heyes Street, Liverpool L5 6SF
- 83 104 Lawrence Road, Liverpool L15 0EG
- 85 74 Bedford Road, Liverpool L4 5PZ
- 88 108 Oakhouse Park, Walton, Liverpool L9 1EP
- 91 6 Woodville Road, Birkenhead, Merseyside CH42 9LY
- 93 44 Pope Street, Bootle, Merseyside L20 4PH

VACANT COMMERCIAL

- 3 33 Deysbrook Lane, Liverpool L12 8RE
- 20 2a/2b Long Lane, Walton, Liverpool L9 9AQ
- 30 692–696 Prescott Road, Old Swan, Liverpool L13 5XG
- 32 Concorde House Development, Charnley Road, Blackpool FY1 4PP
- 38 49 Strand Road, Bootle, Merseyside L20 4BB
- 57 133 Knowsley Road, Bootle, Merseyside L20 4NJ
- 60 58 St. Marys Road, Garston, Liverpool L19 2JD
- 63 117 Green Lane, Stoneycroft, Liverpool L13 7BB
- 68 111 Duke Street, St. Helens, Merseyside WA10 2JG
- 75 471 Mill Street, Liverpool L8 4RG
- 84 185 Smithdown Road, Liverpool L15 2HD

VACANT RESIDENTIAL

- 1 The Lodge, 70 Springwood Avenue, Woolton, Liverpool L25 7UN
- 4 28 Weldon Street, Liverpool L4 5QA
- 5 150 Lawrence Road, Wavertree, Liverpool L15 0EG
- 6 77 Millwood Road, Speke, Liverpool L24 2UR
- 7 228 East Prescott Road, Liverpool L14 5NG
- 8 13 Onslow Road, Liverpool L6 3BA
- 9 37 Galloway Street, Liverpool L7 6PD
- 10 12 Finlay Street, Liverpool L6 6DP
- 12 83 Langton Road, Wavertree, Liverpool L15 2HS
- 13 92 Stonefield Road, Liverpool L14 0NZ
- 14 14 Moss Lane, Orrell Park, Liverpool L9 8AJ
- 15 51–53 Blessington Road, Liverpool L4 0RY
- 16 25 Dundonald Street, Birkenhead, Merseyside CH41 0AH
- 17 29 Prestwood Road, Liverpool L14 2EE
- 21 328 Sherdley Road, St. Helens, Merseyside WA9 5HA
- 22 127 Windrows, Skelmersdale, Lancashire WN8 8NL
- 27 Apartment 9, 31 Greenheys Road, Liverpool L8 0YH
- 29 12 Windsor Road, Tuebrook, Liverpool L13 8BD
- 33 51 Lower Breck Road, Liverpool L6 4BX
- 35 22 Harland Road, Birkenhead, Merseyside CH42 0LU
- 36 319 Walton Breck Road, Liverpool L4 0SY
- 37 2 Olive Grove, Wavertree, Liverpool L15 8LU
- 39 77 Ennismore Road, Old Swan, Liverpool L13 2AS
- 43 1 St. Marys Lane, Liverpool L4 5UA
- 45 22 Sandalwood Close, Liverpool L6 5LW

- 47 71 Briarwood Road, Aigburth, Liverpool L17 6DD
- 50 Apt 3, 27 Lilley Road, Liverpool L7 0LP
- 51 10 Elmham Crescent, Fazakerley, Liverpool L10 7LH
- 53 68 Chelsea Road, Litherland, Liverpool L21 8HJ
- 54 33 Holbeck Street, Liverpool L4 2UR
- 55 51 Toft Street, Liverpool L7 2PS
- 56 3 Ashburn Avenue, Kirkby, Liverpool L33 1WA
- 58 16 Preston Grove, Tuebrook, Liverpool L6 4AH
- 67 36 Lind Street, Liverpool L4 4EQ
- 69 3 Monastery Road, Liverpool L6 0BH
- 73 1 Barkbeth Road, Huyton, Liverpool L36 3TT
- 77 56 Parbrook Road, Liverpool L36 3XE
- 78 163 Royal Avenue, Widnes, Cheshire WA8 8HA
- 79 5 Olive Mount Villas, Mill Lane, Liverpool L15 8LX
- 80 38 Orwell Road, Liverpool L4 1RQ
- 81 14 Ashfield, Wavertree, Liverpool L15 1EZ
- 86 8 Cheadle Avenue, Liverpool L13 3AE
- 87 30 Trentham Road, Kirkby, Liverpool L32 4UB
- 89 Flat 1, 76 Kensington, Liverpool L7 8XB
- 92 65 Peel Road, Bootle, Merseyside L20 4RN

FOR SALE BY PRIVATE TREATY

- Situated across south/north Liverpool
- Current net annual income in excess of £100,000pa
- Guide Price £850,000+
- Gross return 12.5%

456 Stanley Road, Bootle, Merseyside L20 5AF

A large double fronted semi detached property which has been converted to provide five one-bed self contained flats. The property benefits from electric heaters and is fully let producing £19,000 per annum.



10 Edge Lane, Edge Hill, Liverpool L7 1QX

A large three storey nine bedroomed Grade II listed end town house currently let to nine students on a HMO licence producing £32,625 per annum to include all bills. The property is fully HMO compliant and benefits from central heating.



83, 83A and 83B High Street, Wavertree, Liverpool L15 8HF

A three storey mixed use investment property which is currently fully let producing £53,000 per annum. The ground floor is currently let by way of a 5 year lease to Walton Flooring for a rental of £12,500 per annum rising to £13,500 in 2016. The upper floors are currently let by way of an Assured Shorthold Tenancy to twelve students at a rental of £40,680 per annum to include bills. The property is HMO compliant and licensed for 3 years.



All enquiries **0151 207 6315**

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



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www.gadllp.co.uk



ON BEHALF OF LIVERPOOL CITY COUNCIL

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

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

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

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

Three Bedrooms, Bathroom, Separate WC.

Outside

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



Fees

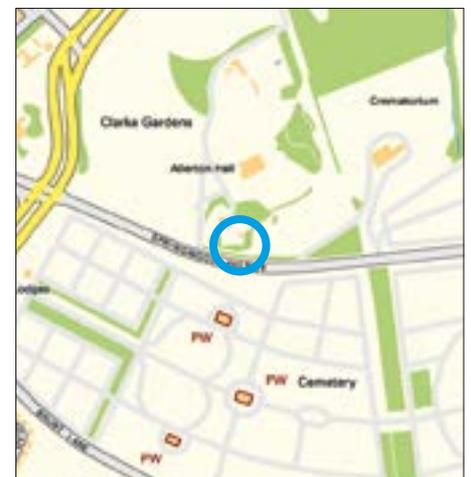
The purchaser is to be responsible for the council's legal and surveyor's fees at 3% of the sale price with a minimum of £1500. The buyer's premium to the Auctioneer is £500.00 plus vat.

Tenure

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

Planning

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

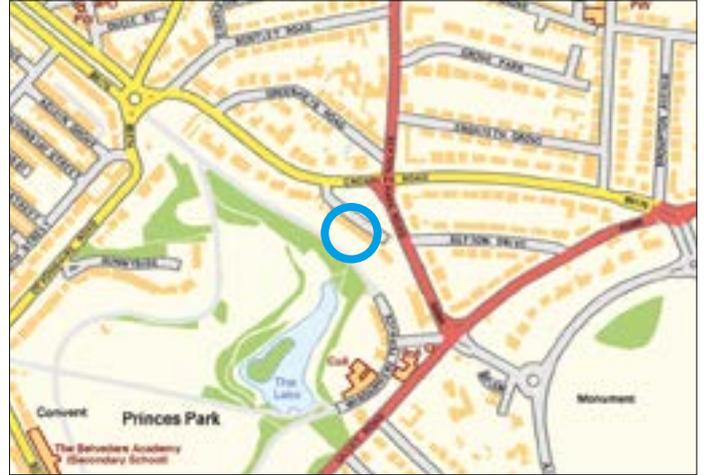


Not to scale. For identification purposes only



LOT
2**24 Princes Park Mansions, Croxteth Road, Liverpool L8 3SA**
RESIDENTIAL INVESTMENT

GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

A third floor duplex three bedroomed self-contained apartment within a substantial period style block. The property is currently let by way of a Regulated Tenancy at a rental of £333.50pcm effective from January 2009. The property benefits from a lift service, intercom system, communal gardens and parking.

Situated Off Croxteth Road within close proximity to Princes Park and Sefton Park in a very popular and well established residential location within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

Third Floor

Hall, two Reception Rooms, Kitchen, Bathroom.

Fourth Floor

Three Bedrooms, WC.

Outside

Communal Gardens and Parking.

EPC Rating F**Ground Floor**

Main Entrance Hallway.

LOT
3**33 Deysbrook Lane, Liverpool L12 8RE**
VACANT COMMERCIAL

GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

A two storey end of terraced property previously used as a Sunbed Studio and would be suitable for a number of uses, subject to the relevant consents.

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

First Floor

One Room, Bathroom

Outside

Front Garden.

Basement

Kitchen with separate side entrance

Ground Floor

One Room stairs down to Basement

LOT
4**28 Weldon Street, Liverpool L4 5QA**
VACANT RESIDENTIAL

GUIDE PRICE £40,000+



A three bedroomed middle terraced property benefiting from central heating. Following refurbishment and modernisation the property would be suitable for occupation, investment or re sale purposes.



Not to scale. For identification purposes only

Situated Off County Road within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Cellar
Not inspected.

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

First Floor
Three Bedrooms.

Outside
Rear yard.

EPC Rating E

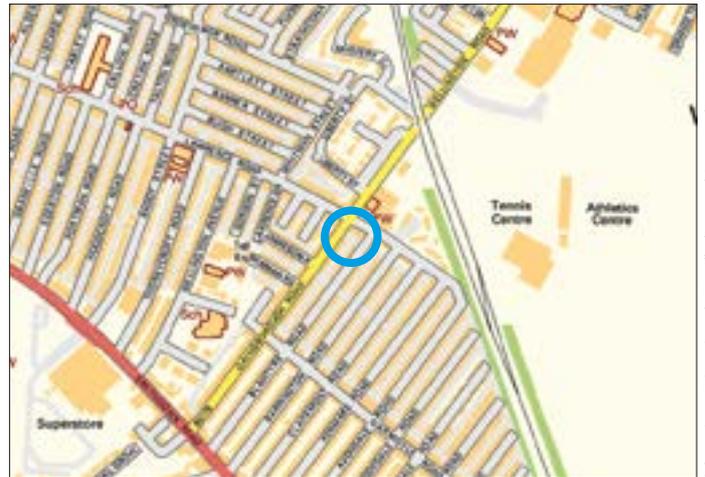
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LOT
5**150 Lawrence Road, Wavertree, Liverpool L15 0EG**
VACANT RESIDENTIAL

GUIDE PRICE £60,000+



A three bedroomed mid terrace property benefiting from central heating. Following refurbishment and modernisation the property would be suitable for occupation, resale or student investment purposes.



Not to scale. For identification purposes only

Situated Fronting Lawrence Road at its junction with Gainsborough Road in a densely populated suburb of Wavertree within easy reach of Smithdown Road and Picton Road amenities and approximately 3 miles from Liverpool city centre.

Ground Floor
Hall, Lounge, Dining Room, Kitchen.

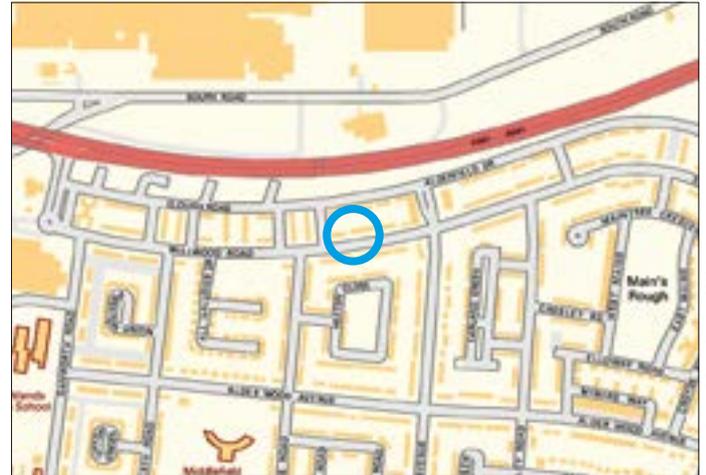
First Floor
Three Bedrooms, Bathroom/WC.

Outside
Yard to the rear.

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LOT
6**77 Millwood Road, Speke, Liverpool L24 2UR**
VACANT RESIDENTIAL

GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

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

Situated Fronting Millwood Road in an established residential location within close proximity to local amenities and John Lennon Airport.

Ground Floor

Porch Entrance, Lounge, Dining Room, Kitchen.

First Floor

Three Bedrooms, Bathroom, Separate WC.

Outside

Gardens Front & Rear and Driveway.

EPC Rating ELOT
7**228 East Prescott Road, Liverpool L14 5NG**
VACANT RESIDENTIAL

GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

A two bedroomed middle terrace cottage in need of repair and modernisation. The property benefits from electric heating, partial double glazing and rear garden. The property would be suitable for occupation or investment purposes.

Situated Fronting East Prescott Road (A57) close to its junction with Thomas Lane and opposite the New Alder Hey Hospital in a popular and well established location within close proximity to local amenities.

Ground Floor

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

First Floor

Two Bedrooms.

Outside

Rear Garden.

EPC Rating D

LOT
8**13 Onslow Road, Liverpool L6 3BA**
VACANT RESIDENTIAL

GUIDE PRICE £80,000+



A substantial four bedroomed mid terraced property benefiting from central heating (boiler removed). The property would be suitable for occupation or investment purposes. The outhouse has previously been used as a Recording Studio and provides further accommodation.



Not to scale. For identification purposes only

Situated Off Prescott Road in a popular residential location within walking distance to Newsham Park and local amenities and approximately 4 miles from Liverpool city centre.

First Floor

Four Bedrooms, Bathroom/WC.

Outside

Yard to the rear, Outhouse/WC.

EPC Rating E**Ground Floor**

Vestibule, Hall, Lounge, Dining Room, Kitchen, Shower/WC, Utility Room.

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LOT
9**37 Galloway Street, Liverpool L7 6PD**
VACANT RESIDENTIAL

GUIDE PRICE £40,000-£45,000



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



Not to scale. For identification purposes only

Situated Off Spofforth Road in a popular residential location within close proximity to local amenities and 2 miles from Liverpool city centre.

Outside

Yard to the rear.

Ground Floor

Lounge, Kitchen, Bathroom/WC.

First Floor

Two Bedrooms.

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LOT
10**12 Finlay Street, Liverpool L6 6DP**
VACANT RESIDENTIAL**GUIDE PRICE £35,000–£40,000**

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Not to scale. For identification purposes only

A vacant two/three bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes following refurbishment and modernisation.

Situated Just off Sheil Road and Kensington High Street in a popular residential location within walking distance to local amenities and approximately 3 miles from Liverpool city centre.

Outside
Yard to the rear.

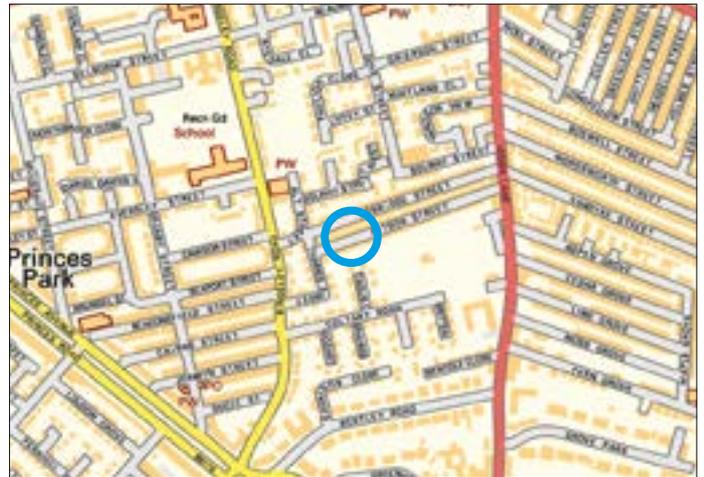
EPC Rating D

Ground Floor

Hall, Lounge, Dining room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

LOT
11**27 Ritson Street, Liverpool L8 0UE**
RESIDENTIAL INVESTMENT**GUIDE PRICE £25,000+**

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Not to scale. For identification purposes only

A two bedroomed middle terraced property currently let by way of a Regulated Tenancy producing £3180.00 per annum. The property benefits from double glazing and electric storage heaters.

Situated Off Lodge Lane in a popular and well established residential location within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

First Floor
Two Bedrooms.

Outside
Yard to the rear.

Ground Floor

Lounge/Diner, Kitchen, Bathroom/WC.

LOT
12**83 Langton Road, Wavertree, Liverpool L15 2HS**
VACANT RESIDENTIAL

GUIDE PRICE £85,000+



A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is in good order throughout and suitable for occupation or student investment. When fully let to four students the potential annual rental income would be in excess of £15,500.



Not to scale. For identification purposes only

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

First Floor

Three Letting Rooms, Shower room/WC.

Outside

Rear yard.

Ground Floor

Entrance hall, Communal Lounge, 1 Letting Room, Kitchen.

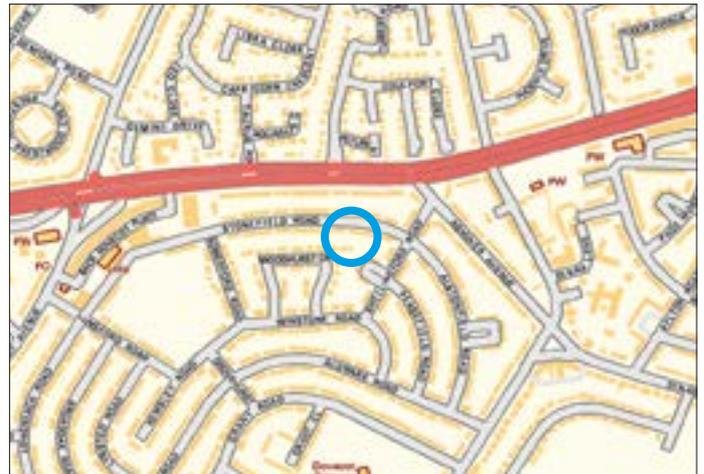
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LOT
13**92 Stonefield Road, Liverpool L14 0NZ**
VACANT RESIDENTIAL

GUIDE PRICE £40,000+



A three bedroomed mid-town house property benefiting from double glazing and front and rear gardens. Following upgrade and refurbishment the property would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated Off Aldwark Road which in turn is off Page Moss Lane approximately 5.5 miles from Liverpool city centre.

Outside

Front and rear gardens.

Ground Floor

Living Room, Kitchen, Bathroom/WC.

First Floor

Three Bedrooms.

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LOT
14**14 Moss Lane, Orrell Park, Liverpool L9 8AJ**
VACANT RESIDENTIAL

GUIDE PRICE £120,000+



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Not to scale. For identification purposes only

A good sized seven bedroomed semi-detached property benefiting from central heating, gardens and off road parking. Following repair and modernisation the property would be suitable for occupation, resale or investment purposes.

Situated Just off Orrell Lane which is off Walton Vale (A59) in a popular and well established residential location within close proximity to local shopping and transport amenities.

Ground Floor

Hall, Front Living Room, Lounge/ Dining Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

Second Floor

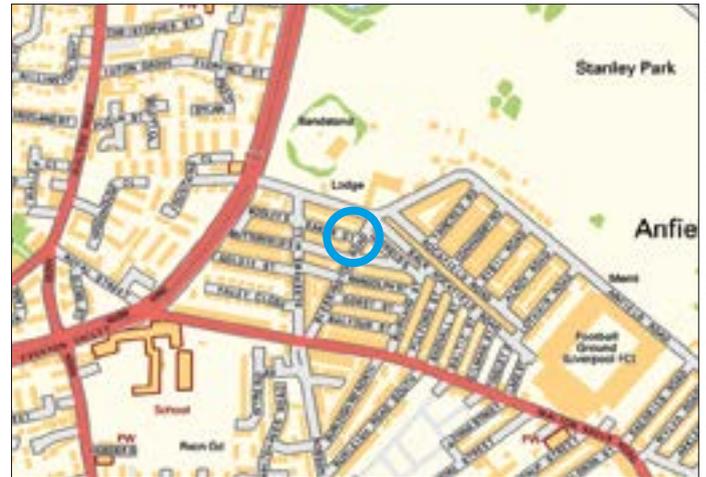
Four Bedrooms.

Outside

Gardens Front & Rear, Driveway.

EPC Rating FLOT
15**51-53 Blessington Road, Liverpool L4 0RY**
VACANT RESIDENTIAL

GUIDE PRICE £75,000+



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Not to scale. For identification purposes only

A pair of two storey middle terrace properties converted to provide a vacant fish & chip shop together with a three bedroomed flat above. The property benefits from A3 Use, double glazing, central heating and electric steel roller shutters. The property would be suitable for a number of uses, subject to any relevant planning consents to include a Bed and Breakfast or Investment Property. The ground floor is fitted out for continued use and the equipment can be purchased separately.

Situated Fronting Blessington Road in an improving location within walking distance to Liverpool Football Club and 1 mile from Liverpool city centre.

Ground Floor Shop Main Sales Area, Kitchen, Preparation Room, Store Room x 2, WC.

First Floor

Three Bedrooms, Kitchen, Living Room, Bathroom/WC.

Outside

Yard to the Rear.

EPC Rating C

LOT
16**25 Dundonald Street, Birkenhead, Merseyside CH41 0AH**

VACANT RESIDENTIAL

GUIDE PRICE £30,000–£35,000

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



Not to scale. For identification purposes only

Situated Off Laird Street in a popular and well established residential location within close proximity to local amenities and within easy reach of Birkenhead town centre.

Outside
Yard to the rear.

Ground Floor
Lounge, Kitchen.

First Floor
Two Bedrooms, Bathroom/WC

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LOT
17**29 Prestwood Road, Liverpool L14 2EE**

VACANT RESIDENTIAL

GUIDE PRICE £40,000–£45,000

A vacant three bedroomed mid-town house benefiting from double glazing, central heating, alarm system, off road parking and gardens front & rear. The property is in good order throughout and would be suitable for occupation or investment purposes. The potential annual rental income being in excess of £6000.



Not to scale. For identification purposes only

Situated Off Ackers Hall Avenue which is off East Prescot Road (A57) within a popular and well established residential location within close proximity to local amenities.

First Floor
Three Bedrooms.

Outside
Gardens Front & Rear and Driveway.

Ground Floor
Lounge, Kitchen/Breakfast Room, Bathroom/WC.

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LOT
18**102 Oakhouse Park, Walton, Liverpool L9 1EP**
RESIDENTIAL INVESTMENT**GUIDE PRICE £40,000+**

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Not to scale. For identification purposes only

A two bedroomed apartment sold subject to an Assured Shorthold Tenancy producing an annual rental income of £5,700 per annum and located in the popular grade II Listed Oakhouse Park Development.

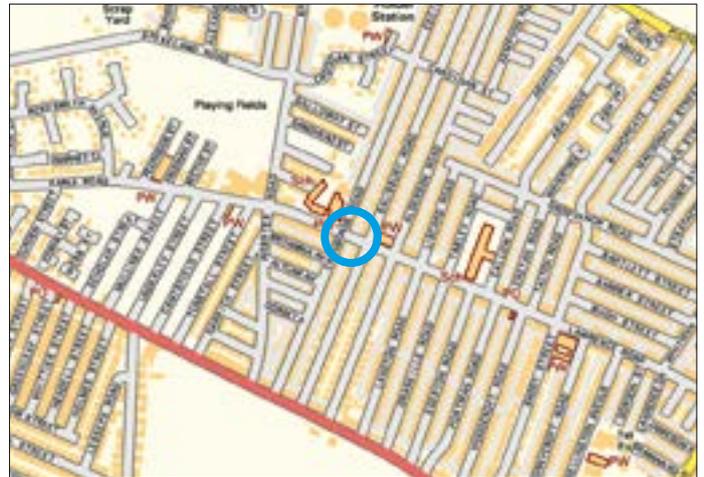
Situated in a popular residential location which provides for all local amenities to include Sainsbury's Supermarket and great transport links on the A59 main road, which leads directly into Walton Vale, and Liverpool city centre.

Outside

Communal entrance, onsite parking

Accommodation

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

LOT
19**80 Cranborne Road, Liverpool L15 2HX**
RESIDENTIAL INVESTMENT**GUIDE PRICE £80,000+**

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Not to scale. For identification purposes only

A three bedroomed middle terrace property benefiting from double glazing and central heating. The property is in good order throughout and is fully let producing a gross rental income of £13,520.00 per annum.

Situated Fronting Cranborne Road off Picton Road and Lawrence 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

Three Letting Rooms, Bathroom/WC

Outside

Rear Yard.

Ground Floor

Entrance Hall, Communal Lounge, Kitchen, one Letting Room.

LOT
20**2a/2b Long Lane, Walton, Liverpool L9 9AQ**
VACANT COMMERCIAL

GUIDE PRICE £55,000+



A two storey workshop/garage with office/bedsit accommodation above benefitting from electric roller shutters. The property would be suitable for a number of uses, subject to any relevant planning consents. The first floor could be converted to provide a one bedroomed self-contained flat.



Not to scale. For identification purposes only

Situated Fronting Long Lane at its junction with Longmoor Lane in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor

Workshop/Garage

First Floor

Three Rooms, Kitchen, Shower/WC

Second Floor

Loft

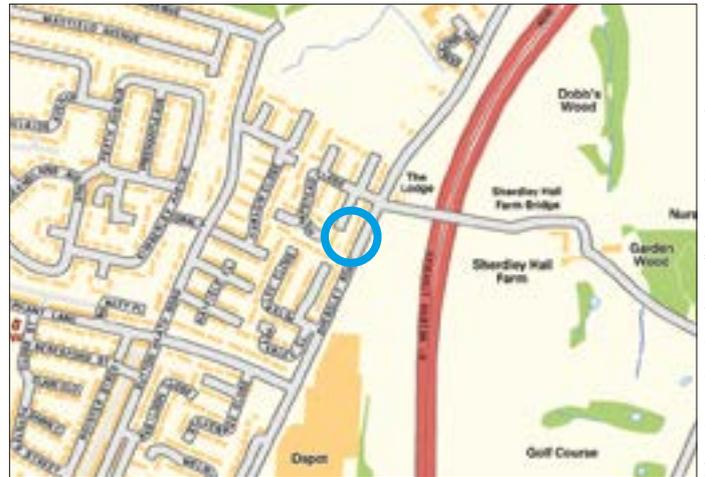
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LOT
21**328 Sherdley Road, St. Helens, Merseyside WA9 5HA**
VACANT RESIDENTIAL

GUIDE PRICE £55,000+



A two bedroom mid-town house benefitting from double glazing, central heating and front and rear gardens. The property is in good order and suitable for occupation or investment purposes.



Not to scale. For identification purposes only

Situated Fronting Sherdley Road in a popular residential location overlooking Sherdley Park Golf Course.

Ground Floor

Porch Entrance, Lounge, Diner, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Gardens Front and Rear.

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LOT
22**127 Windrows, Skelmersdale, Lancashire WN8 8NL**
VACANT RESIDENTIAL

GUIDE PRICE £45,000+



Not to scale. For identification purposes only

A vacant three bedroom middle town house property benefiting from double glazing and central heating and gardens. The property would be suitable for occupation or investment purposes.

Situated Windrows is a continuation of Wigan Road which is off Church Road in a well established residential location within close proximity to local schooling and shopping amenities.

First Floor

Three Bedrooms, Bathroom/WC with walk in shower.

Outside

Rear Garden.

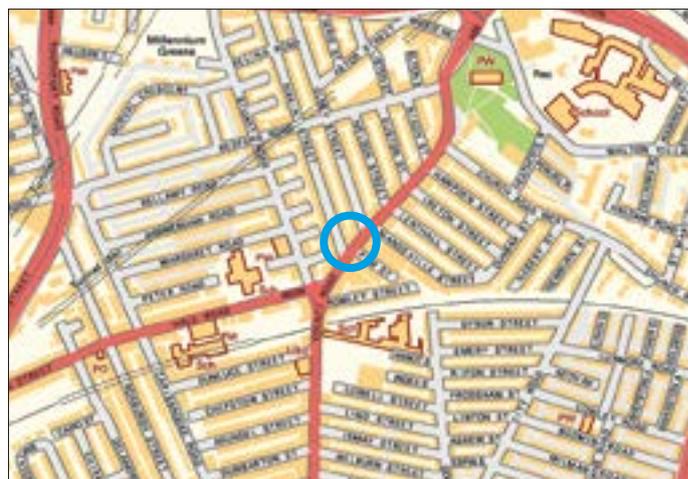
Ground Floor

Hall, Kitchen, Lounge, Dining Room.

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LOT
23**175 County Road, Walton, Liverpool L4 3QL**
COMMERCIAL INVESTMENT

GUIDE PRICE £50,000+



Not to scale. For identification purposes only

A three storey commercial property providing a ground floor shop benefiting from steel roller shutters together with a three bedroom flat over the first and second floors benefiting from double glazing and central heating and accessed via its own separate front entrance. The ground floor is currently let producing £4,320.00. The first floor is vacant and following refurbishment would be suitable for investment purposes. The potential annual rental income being in excess of £9,120.00.

Situated Fronting County Road on a busy main position approximately 2.5 miles from Liverpool city centre.

Second Floor

Two Bedrooms, Bathroom/WC.

Outside

Yard to the rear.

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

First Floor

Flat Hall, Lounge, Kitchen, Bedroom.

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LOT
24**16 Ellel Grove, Tuebrook, Liverpool L6 4AB**
RESIDENTIAL INVESTMENTGUIDE PRICE **£85,000+**

A three storey end of terrace property converted to provide three self-contained flats. All of the flats are currently let by way of Assured Shorthold Tenancies producing an annual rental income of in excess of £18,000 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

Situated Off Rocky Lane in the Tuebrook District within easy access to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway

Flat 1 Living Room, Kitchen, two Bedrooms, Bathroom/WC

First Floor

Flat 2 Living Room, Kitchen, two Bedrooms, Bathroom/WC

Second Floor

Flat 3 Living Room, Kitchen, one Bedroom, Bathroom/WC

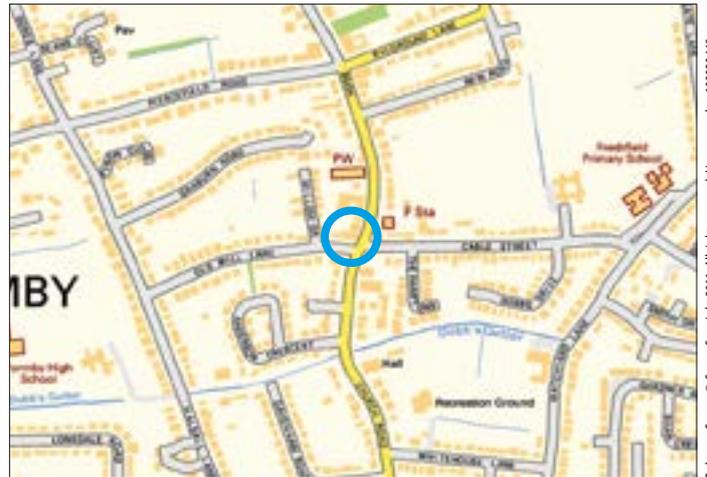
Outside Yard to the rear.

EPC Rating Flat 1 D Flat 2 F Flat 3 D

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LOT
25**99b Church Road, Formby, Liverpool L37 3ND**
RESIDENTIAL INVESTMENTGUIDE PRICE **£80,000+**

A first floor two bedroomed flat currently let by way of an Assured Shorthold tenancy at a rental of £7,200 per annum. The property is in good condition and benefits from double glazing, central heating and secure entry intercom system. There is a right to park on Old Mill Lane.



Not to scale. For identification purposes only

Situated Fronting Church Road at its junction with Old Mill Lane in a very popular and well established residential location, within close proximity to Formby Cricket Club and a short distance to Freshfield train station.

Ground Floor

Main entrance hallway.

First Floor

Flat B Hall, Open plan Lounge/Kitchen, Bathroom/WC, two Bedrooms (1 en suite shower/WC)

Outside

Parking

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LOT
26**61 Stalisfield Avenue, Liverpool L11 2UN**
RESIDENTIAL INVESTMENT

GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

A three bedroomed semi-detached property currently let by way of an Assured Shorthold Tenancy producing £6300.00 per annum. The property benefits from double glazing, central heating and front, side and rear gardens.

Situated Off Muirhead Avenue East in a popular and well established residential location within close proximity to local amenities and schooling.

Outside

Gardens Front, side & Rear.

Ground Floor

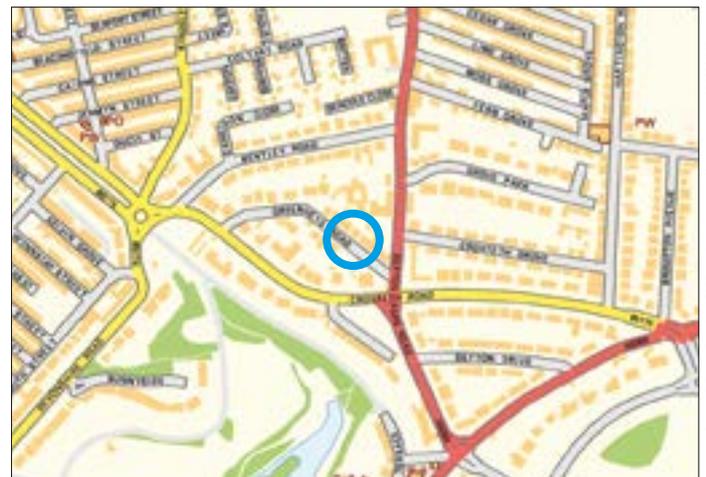
Hall, Lounge, Kitchen, WC.

First Floor

Three Bedrooms, Bathroom.

LOT
27**Apartment 9, 31 Greenheys Road, Liverpool L8 0YH**
VACANT RESIDENTIAL

GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

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

Situated Off Sefton Park Road within close proximity to local amenities on Smithdown and Allerton Road, Sefton Park and approximately 2 miles from Liverpool city centre.

Second Floor**Flat 9** Open plan Lounge/Kitchen, Bedroom, Bathroom/WC.**Outside**

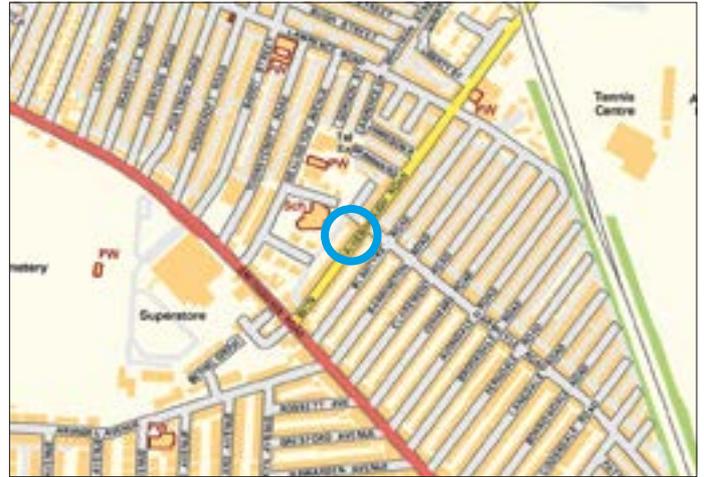
Communal gardens, front driveway.

Ground Floor

Porch entrance, Communal hallway.

LOT
28**6/8 Garmoyle Road, Liverpool L15 3HW**
RESIDENTIAL INVESTMENT**GUIDE PRICE £135,000+**

The property comprises a large five bedroomed student/family house which benefits from two bathrooms, central heating, double glazing, smoke alarms and emergency lighting. The potential annual rental income being in excess of £18,000 when let to 5 students.



Not to scale. For identification purposes only

Situated The property is situated fronting Garmoyle Road close to its junction with Gainsborough Road within a popular and well established residential location within easy access to local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

Ground Floor

Hall, two Letting Rooms, Reception Room, Kitchen, Utility Room.

First Floor

Three Bedrooms, Bathroom/WC, Shower Room/WC

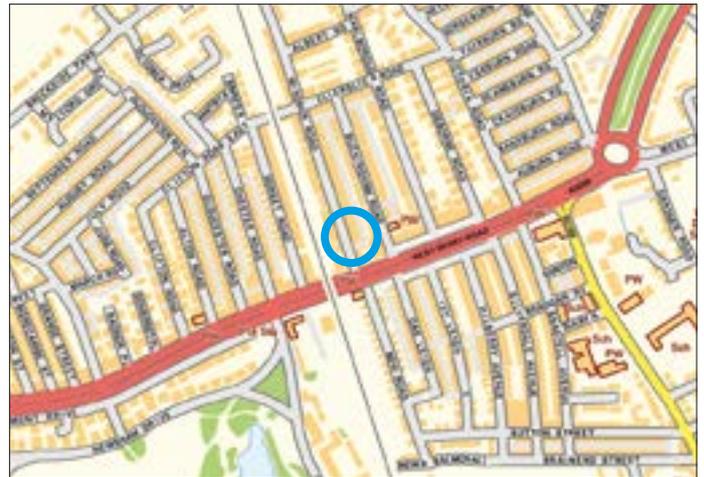
Outside

Rear Yard.

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LOT
29**12 Windsor Road, Tuebrook, Liverpool L13 8BD**
VACANT RESIDENTIAL**GUIDE PRICE £60,000+**

A three storey mid terraced property converted to provide three self-contained flats and is in need of repair and modernisation. When fully let the potential annual rental income being in excess of £14,000 per annum.



Not to scale. For identification purposes only

Situated Off West Derby Road in the Tuebrook District within easy reach of local amenities, and approximately 3 miles from Liverpool city centre.

Ground Floor

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

First Floor

Flat 2 Living Room, Kitchen, two Bedrooms, Bathroom/WC

Second Floor

Flat 3 Living Room, Kitchen, one Bedroom, Bathroom/WC

Outside Yard to the rear.

EPC Rating Flat 1 F Flat 2 E Flat 3 F

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LOT
30

692–696 Prescot Road, Old Swan, Liverpool L13 5XG
VACANT COMMERCIAL

GUIDE PRICE £150,000+



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Not to scale. For identification purposes only

A vacant ground floor retail premises extending to approximately 2,700 sq.ft. The property provides a ground floor sales, storage, office and kitchen area together with fully glazed frontage and return, suitable for a variety of uses subject to the necessary planning consents.

centre on a main arterial route (A57) and in close proximity to the A5058 Ring Road, Queens Drive.

VAT

The property is registered for VAT and VAT is applicable to the purchase price.

Accommodation

Ground Floor

Sales	166 sq.m (1786 sq.ft)
Storage	78.3 sq.m (842.6 sq.ft)
Kitchen	6.52 sq.m (70 sq.ft)

Total Ground Floor Area

250.82 sq.m (2,698.6 sq.ft)

Situated The property is located on Prescot Road, Old Swan, a well-established neighbourhood shopping district with a number of regional and national occupiers including Home Bargains, Iceland,

Abbey National and Halifax along with a number of other local, regional and national multiples. Old Swan is a densely populated suburb of Liverpool located approximately 4 miles to the east of Liverpool city

LOT
31

1–10 Euston Grove, Prenton, Merseyside CH43 4TZ
COMMERCIAL INVESTMENT

GUIDE PRICE £5,000+



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Not to scale. For identification purposes only

An investment opportunity to acquire a block of ten garages, six of which are currently let producing £1800 per annum. four are vacant. The potential annual rental income being £3,000.00 per annum.

Situated On the corner of Euston Grove and Westbourne Road in a popular and well established residential location.

LOT
32**Concorde House Development, Charnley Road, Blackpool FY1 4PP****VACANT COMMERCIAL****GUIDE PRICE £165,000+**

A vacant freehold mixed use property within Blackpool town centre comprising a former retail warehouse which benefits from planning permission for external alterations and use of premises, as altered as three ground floor retail units (Use Class A1) and 15 self-contained flats to the upper floors including ancillary gymnasium to the basement level, formation of roof garden, private and communal terraces to all upper floors, associated car parking, and refuse & cycle stores. We are advised the vendor has had full drawings prepared which are available to inspect at the Auctioneers Office to convert the property to provide thirty one-bedroom apartments however potential purchasers should make their own enquiries.

Situated Fronting Charnley Road which connects onto Coronation Street within walking distance to Blackpool town centre.

Accommodation
Basement

223.5 sq.m (2,513 sq.ft)

Ground Floor

Open Plan Warehouse/Retail Space 341.0 sq.m (3,670 sq.ft)

First Floor

Nine two-bedroom flats (including 2 x duplex)
91,007 sq.m (10,839 sq.ft)

Second Floor

Six two-bedroom flats 794.0 sq.m (8,547 sq.ft)

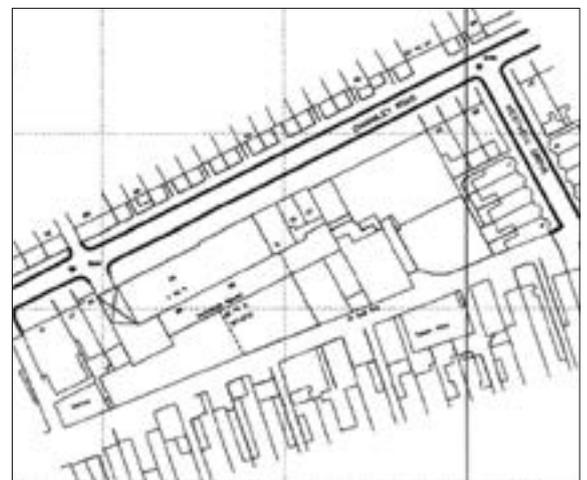
Total 2,365 sq.m (25,569 sq.ft)

Planning

Blackpool Council Planning Application 13/0265. http://openlylocal.com/planning_applications/3516641-Planning-Application-13-0265-CONCORDE-HOUSE-CHARNLEY-ROAD-

Joint Agent

Danny Pinkus MRICS
danny@pinkus.co.uk



Not to scale. For identification purposes only

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ON BEHALF OF A HOUSING ASSOCIATION

LOT

33

51 Lower Breck Road, Liverpool L6 4BX

VACANT RESIDENTIAL

GUIDE PRICE £25,000+



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Not to scale. For identification purposes only

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

Situated Fronting Lower Breck Road which is off West Derby Road in an established and popular residential location approximately 3 miles from Liverpool city centre.

Outside

Rear yard.

EPC Rating D**Ground Floor**

Vestibule, Hall, Lounge, Dining room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC.

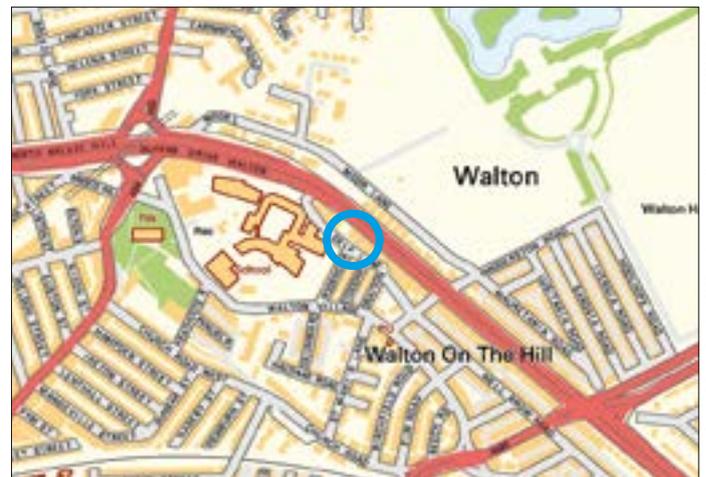
LOT

34

28 Queens Drive, Walton, Liverpool L4 6SH

RESIDENTIAL INVESTMENT

GUIDE PRICE £110,000+



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Not to scale. For identification purposes only

A 5 bedroomed semi-detached property benefiting from double glazing and central heating. The property is in good condition and is currently let to 5 students from the 1st August 2014 until 30th June 2015 producing a rental income of £18,000 per annum.

Situated Directly fronting Queens Drive close to the flyover and County Road amenities in a popular and well established residential location.

Outside

Yard to the rear.

EPC Rating E**Ground Floor**

Hall, Living Room, Dining Room, Kitchen.

First Floor

Five Bedrooms, Bathroom/WC.

LOT
35**22 Harland Road, Birkenhead, Merseyside CH42 0LU**
VACANT RESIDENTIAL**GUIDE PRICE £65,000+**

A four bedroomed semi-detached property benefitting from double glazing, central heating and gardens. Following repair and modernisation the property would be suitable for occupation, resale or investment purposes. The property is within walking distance of the local shopping parade and St Catherine's Hospital.



Not to scale. For identification purposes only

Situated between Church Road and Derby Road in a popular and well established residential location within close proximity to Saint Catherine's Community Hospital and Birkenhead town centre providing easy access via the tunnel through to Liverpool.

First Floor

Four Bedrooms, Bathroom/WC

Outside

Gardens front and rear.

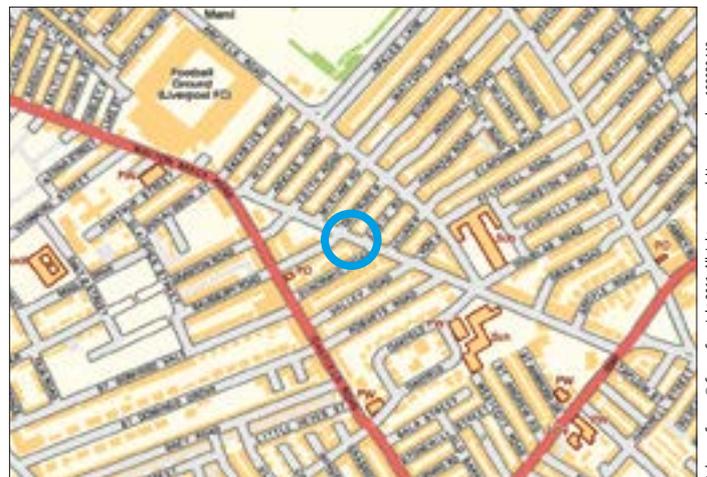
Ground Floor

Hall, three Reception Rooms, Kitchen, Utility Room.

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LOT
36**319 Walton Breck Road, Liverpool L4 0SY**
VACANT RESIDENTIAL**GUIDE PRICE £45,000+**

A three bedroomed mid terraced property benefitting from double glazing, central heating new laminate flooring and carpeting. The property has recently been refurbished and is in good condition throughout. The property could be let as a residential house at a rental of £550pcm or alternatively as three separate rentals at £80 per week



Not to scale. For identification purposes only

Situated Fronting Walton Breck Road in a popular residential location within easy reach of local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Yard to the rear.

Ground Floor

Hall, one Room, Dining Room, Kitchen.

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LOT
37**2 Olive Grove, Wavertree, Liverpool L15 8LU**
VACANT RESIDENTIAL**GUIDE PRICE £165,000+**

Not to scale. For identification purposes only

An extended five bedroomed Victorian semi-detached property benefiting from double glazing, central heating, driveway and conservatory. The property would be suitable for occupation, investment or re-sale purposes.

Situated Just off Olive Lane which in turn is off Mill Lane in a popular and well established residential location within close proximity to local amenities.

Cellar Not inspected.

Ground Floor

Vestibule, Reception Hall, Sitting room, Dining Room, Lounge, Kitchen, WC, Conservatory.

First Floor

Three Bedrooms, Storage room, Bathroom.

Second Floor

Two Further rooms.

Outside

Front and rear garden with driveway.

EPC Rating E

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LOT
38**49 Strand Road, Bootle, Merseyside L20 4BB**
VACANT COMMERCIAL**GUIDE PRICE £80,000+**

Not to scale. For identification purposes only

A three storey plus cellar Grade II listed building currently providing office accommodation. The property is in good order throughout and suitable for immediate occupation. Alternatively the property could possibly be converted to provide residential accommodation, subject to any relevant planning consents. There is secure parking to the rear.

Situated Off Derby Road (A565) in an established location within close proximity to Bootle Strand Shopping Centre, Bootle New Strand Train Station and a short distance to Liverpool city centre.

Cellar

Not inspected.

Ground Floor**Ground Floor**

Front office, Rear office, Ladies and Gents WCs.

First Floor

Kitchen, two Offices.

Second Floor

Two Offices.

Outside

Secure Rear Parking.

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LOT
39**77 Ennismore Road, Old Swan, Liverpool L13 2AS**
VACANT RESIDENTIAL

GUIDE PRICE £45,000+



A vacant three 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 Fronting Ennismore Road which is off Prescot Road in a popular and well established residential location within close proximity to Old Swan amenities, Schooling and approximately 4 miles from Liverpool city centre.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Yard to the rear.

EPC Rating D**Ground Floor**

Hall, Lounge, Dining room, Kitchen.

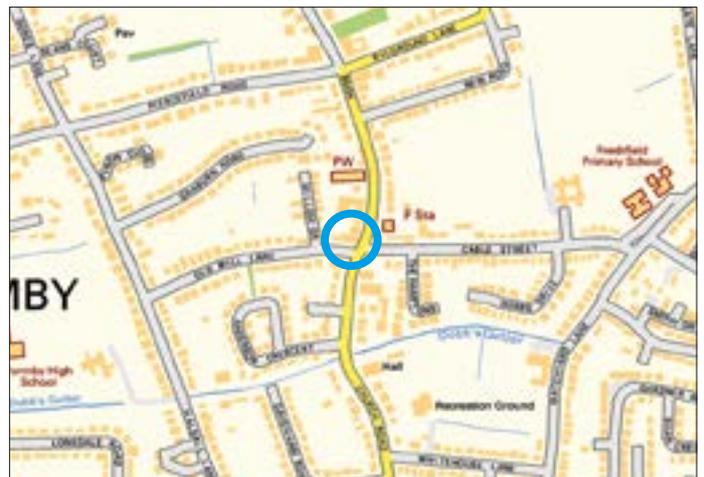
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LOT
40**99c Church Road, Formby, Liverpool L37 3ND**
RESIDENTIAL INVESTMENT

GUIDE PRICE £80,000+



A first floor two bedroomed flat currently let by way of an Assured Shorthold tenancy at a rental of £7,200 per annum. The property is in good condition and benefits from double glazing, central heating and secure entry intercom system. There is also the right to park on Old Mill Lane.



Not to scale. For identification purposes only

Situated Fronting Church Road at its junction with Old Mill Lane in a very popular and well established residential location. Within close proximity to Formby Cricket Club and a short distance to Freshfield train station.

First Floor

Flat C Hall, Lounge, Kitchen, two Bedrooms (one en-suite shower/WC), Bathroom/WC.

Outside

Parking.

Ground Floor

Main entrance hallway.

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LOT
41**2a Pinehurst Avenue, Anfield, Liverpool L4 7UQ**

RESIDENTIAL INVESTMENT

GUIDE PRICE £30,000-£40,000



A two bedroomed first floor apartment which is currently let by way of an Assured Shorthold Tenancy at a rental income of £400 pcm.



Not to scale. For identification purposes only

Situated Just off Utting Avenue in a popular and well established residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

First Floor

Flat Hall, Two bedrooms, bathroom/WC, kitchen, lounge

Outside

Communal Gardens and Parking.

Ground Floor

Main Entrance Hallway.

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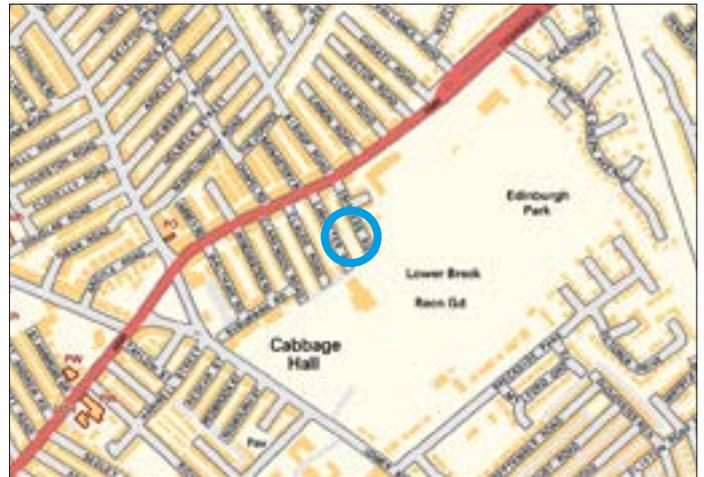
LOT
42**26 Empress Road, Liverpool L6 0BX**

RESIDENTIAL INVESTMENT

GUIDE PRICE £50,000+



A three bedroomed end of terrace property which is currently let by way of an Assured Shorthold Tenancy producing £6,300 per annum. The property is in good order and benefits from double glazing and central heating.



Not to scale. For identification purposes only

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

Outside

Yard to the rear.

Ground Floor

Lounge, Dining Area, Kitchen, Bathroom/WC

First Floor

Three Bedrooms

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LOT
43**1 St. Marys Lane, Liverpool L4 5UA**
VACANT RESIDENTIAL**GUIDE PRICE £45,000+**

A four bedroomed end terraced property plus basement benefiting from double glazing and central heating. The property would be suitable for investment purposes following refurbishment and modernisation.



Not to scale. For identification purposes only

Situated The property is situated fronting St Mary's Lane which runs directly off Church Road, Walton. Local shopping amenities are provided nearby along County Road

Ground Floor

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

First Floor

Two Bedrooms, Shower room/WC.

Second Floor

Two Further bedrooms.

Outside

Rear Yard.

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LOT
44**28 Webb Street, Liverpool L7 4JW**
RESIDENTIAL INVESTMENT**GUIDE PRICE £60,000+**

A two bedroomed modern semi-detached property benefiting from double glazing, central heating, front and rear gardens and off road parking. The property is currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum



Not to scale. For identification purposes only

Situated On an estate of similar property just off Smithdown Road and Earle Road in a popular and well established residential location a short distance to Liverpool city centre.

Ground Floor

Hall, Lounge/Dining room, Kitchen

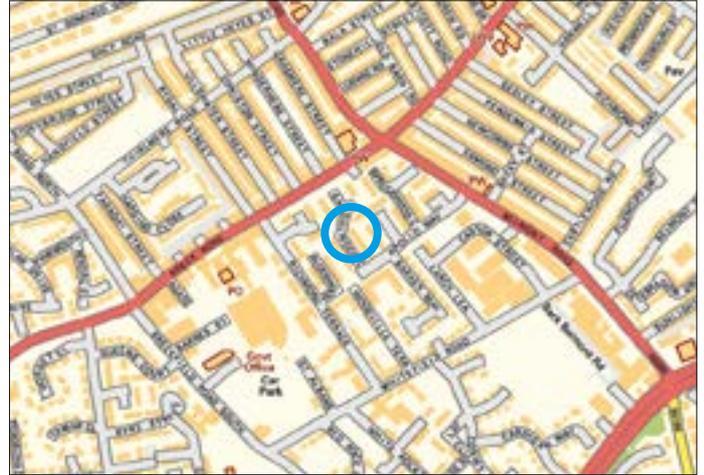
First Floor

Two Bedrooms, Bathroom/WC

Outside

Gardens front and rear, Driveway.

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LOT
45**22 Sandalwood Close, Liverpool L6 5LW**
VACANT RESIDENTIAL**GUIDE PRICE £55,000+**

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Not to scale. For identification purposes only

A vacant three bedroomed end town house benefiting from double glazing, central heating, front, side and rear gardens and off road parking. Following refurbishment the property would be suitable for occupation, resale or investment purposes.

Situated On an estate of similar property off Apollo Way which in turn is off Belmont Road within close proximity to Breck Road amenities, schooling and approximately 2 miles from Liverpool city centre.

First Floor

Three Bedrooms, Shower Room/WC.

Outside

Outhouse and Gardens to Front, Side & Rear.

Ground Floor

Porch Entrance, Lounge, Kitchen/Diner, Utility Room, WC.

LOT
46**50 Buckingham Road, Tuebrook, Liverpool L13 8AZ**
RESIDENTIAL INVESTMENT**GUIDE PRICE £60,000+**

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Not to scale. For identification purposes only

An end terraced property converted to provide two self-contained flats both of which are currently let by way of Assured Shorthold Tenancies producing in excess of £10,800 per annum. The property is in good order and benefits from double glazing and central heating.

Situated In a popular residential location off West Derby Road in the Tuebrook District approximately 3 miles from Liverpool city centre.

First Floor

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

Outside

Yard to the rear

Ground Floor

Main Entrance, Hallway

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

EPC Rating Flat 1 D Flat 2 E

ON BEHALF OF A HOUSING ASSOCIATION

LOT
47

71 Briarwood Road, Aigburth, Liverpool L17 6DD
VACANT RESIDENTIAL

GUIDE PRICE £90,000+



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

Not to scale. For identification purposes only

Situated Off Victoria Road in a highly sought after and popular residential location within close proximity to Aigburth Vale, Rose Lane amenities and Sefton Park.

Outside
Yard to the rear.

Ground Floor
Lounge, Dining room, Kitchen, Bathroom/WC.

First Floor
Two Bedrooms.

LOT
48

9b Sandown Lane, Liverpool L15 8HY
RESIDENTIAL INVESTMENT

GUIDE PRICE £75,000+



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A two bedroom semidetached property currently let by way of an Assured Shorthold Tenancy producing £5,760.00 per annum. The property is in good order throughout and benefits from double glazing and central heating and communal forecourt.

Not to scale. For identification purposes only

Situated Set back off Sandown Lane just off the High Street in a very popular residential location within close proximity to Picton Road amenities and approximately 2.5 miles from Liverpool city centre.

First Floor
Two Bedrooms, Bathroom/WC.

Outside
Communal Forecourt.

Ground Floor
Hall, Open Plan Lounge/Kitchen, WC.

LOT
49**Hale Court, Halebank Road, Widnes, Cheshire WA8 8ND**
COMMERCIAL INVESTMENT**GUIDE PRICE £600,000+**

A three storey detached purpose built block of 18 x two bedroomed apartments, three of which have been sold off separately on a long leasehold being Nos 11,12 and 15. 13 of the flats are currently let by way of Assured Shorthold Tenancies producing in excess of £64,428 per annum with a potential annual rental income when fully let of in excess of £74,628. Each Flat comprises a hallway, Lounge, Kitchen, Bathroom/WC and two Bedrooms. The flats are in good order and benefit from double glazing, intercom system, electric heating and secure private electric gated access with parking.

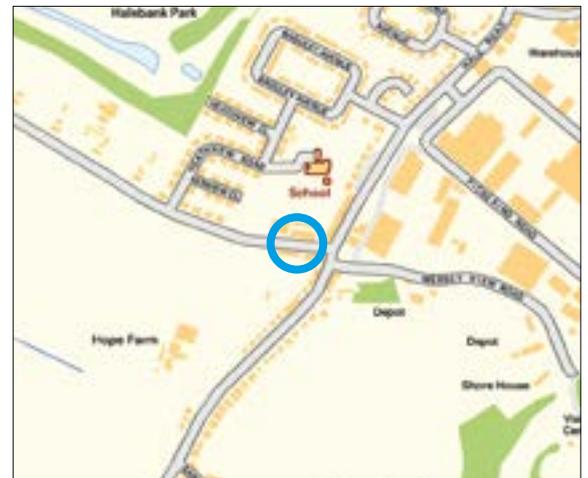
Situated Fronting Halebank Road at its junction with Hale Road in an established residential location.

Ground Floor
Two Main Entrances six Flats

First Floor
Six Flats

Second Floor
Six Flats

Outside
Secure Electronic Gated Private Access with parking to the rear.



Not to scale. For identification purposes only

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LOT
50**Apt 3, 27 Lilley Road, Liverpool L7 0LP**
VACANT RESIDENTIAL**GUIDE PRICE NIL-RESERVE**

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



Not to scale. For identification purposes only

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

lounge, kitchen, bedroom and bathroom.

Outside
Gardens.

Ground Floor
Main Entrance, Hallway.

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

First Floor Flat
We believe the flat comprises

BY ORDER OF THE COURT OF PROTECTION AND LIVERPOOL CITY COUNCIL

LOT
51**10 Elmham Crescent, Fazakerley, Liverpool L10 7LH**
VACANT RESIDENTIAL**GUIDE PRICE £35,000+**

A three bedroom mid-town house benefitting from double glazing central heating, gardens and off road parking. The property would be suitable for investment purposes following redecoration.



Not to scale. For identification purposes only

Situated On Elmham Crescent which is just off Longmoor Lane (A506) in an established residential location within close proximity to schooling and Fazakerley Train Station.

Outside
Gardens front and rear and driveway.

Ground Floor
Lounge, Kitchen, Bathroom/WC

First Floor
Three Bedrooms.

LOT
52**9a Sandown Lane, Liverpool L15 8HY**
RESIDENTIAL INVESTMENT**GUIDE PRICE £75,000+**

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A two bedroomed semi-detached property currently let by way of an Assured Shorthold Tenancy producing £5,760.00 per annum. The property is in good order throughout and benefits from double glazing, central heating and communal forecourt.

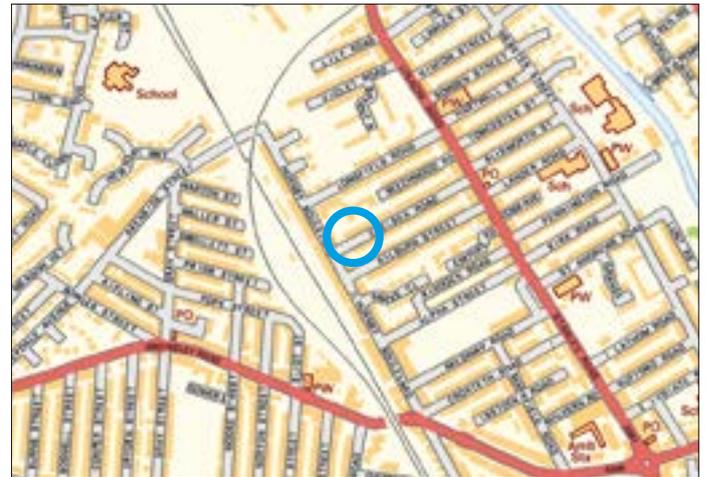
Not to scale. For identification purposes only

Situated Set back off Sandown Lane just off the High Street in a very popular residential location within close proximity to Picton Road amenities and approximately 2.5 miles from Liverpool city centre.

Outside
Communal Forecourt.

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

First Floor
Two Bedrooms, Bathroom/WC.

LOT
53**68 Chelsea Road, Litherland, Liverpool L21 8HJ**
VACANT RESIDENTIAL**GUIDE PRICE £50,000+**

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A three bedroomed middle terraced property benefitting from double glazing and central heating. The property is in good order throughout and suitable for immediate occupation or investment.

Not to scale. For identification purposes only

Situated Off Linacre Road in a well established and popular residential location approximately 3 miles from Liverpool city centre.

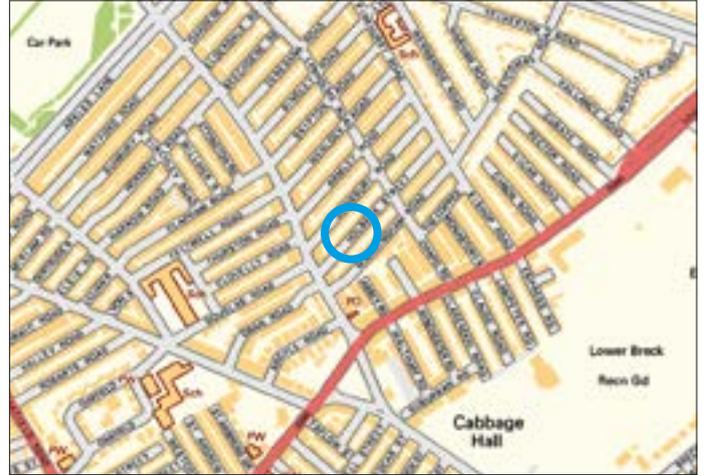
Outside
Yard to the rear

Ground Floor
Hall, Through Living Room/Dining Room, Kitchen

First Floor
Three Bedrooms, Bathroom/WC

LOT
54**33 Holbeck Street, Liverpool L4 2UR**
VACANT RESIDENTIAL**GUIDE PRICE £35,000+**

A two bedroomed middle terraced property benefiting from double glazing and central heating. The property has recently been refurbished to include a damp proof course, newly fitted kitchen and bathroom. The property would be suitable for immediate occupation or investment purposes.



Not to scale. For identification purposes only

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

Outside
Yard to the Rear.

EPC Rating D

Ground Floor
Through Living Room, Kitchen.

First Floor
Two Bedrooms, Bathroom/WC.

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LOT
55**51 Toft Street, Liverpool L7 2PS**
VACANT RESIDENTIAL**GUIDE PRICE £50,000+**

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



Not to scale. For identification purposes only

Situated Off Holt Road in an established and popular residential location approximately two miles from Liverpool city centre.

Outside
Yard to the rear.

EPC Rating G

Ground Floor
Hall, Through Living Room/Dining Room, Kitchen

First Floor
Two Bedrooms, Bathroom/WC

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LOT
56**3 Ashburn Avenue, Kirkby, Liverpool L33 1WA**
VACANT RESIDENTIAL**GUIDE PRICE £50,000+**

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Not to scale. For identification purposes only

A three bedroomed middle town house benefiting from double glazing, central heating, front and rear gardens and off road parking. The property would be suitable for investment purposes with a potential annual rental income of £6600.00.

Situated Off Heathfield Drive which in turn is off Headbolt Lane within close proximity to Kirkby town centre.

Outside

Gardens front and rear, Driveway.

Ground Floor

Porch Entrance, Lounge, Kitchen, Dining area.

First Floor

Three Bedrooms, Bathroom/WC.

LOT
57**133 Knowsley Road, Bootle, Merseyside L20 4NJ**
VACANT COMMERCIAL**GUIDE PRICE £65,000+**

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Not to scale. For identification purposes only

A three storey middle terraced property comprising a ground floor retail unit together with a three bedroom accommodation arranged over the first and second floors. The property has recently been fully refurbished and benefits from double glazing, central heating and electric roller shutters. The property would be suitable for a number of uses to include residential subject to any necessary consents.

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

Bathroom/WC with Walk in Shower, 1 Bedroom

Second Floor

Two Further Bedrooms

Outside

Yard to the rear

EPC Rating G**Ground Floor**

Main Sales Area, two Rear Rooms

First Floor

Open Plan Lounge/Kitchen,

ON BEHALF OF LIVERPOOL CITY COUNCIL

LOT
58

16 Preston Grove, Tuebrook, Liverpool L6 4AH
VACANT RESIDENTIAL

GUIDE PRICE £30,000+



Not to scale. For identification purposes only

A three storey dormer style middle terraced property converted to provide three self-contained units in need of repair and modernisation. The property would be suitable for investment purposes.

Situated Off Rocky Lane within close proximity to Tuebrook amenities and approximately 2 miles from Liverpool city centre.

Basement Not inspected.

Ground Floor

Main entrance hall

Flat 1 Lounge/Bedroom, Kitchen, Shower/WC

Flat 2 Kitchen, Bathroom/WC Stairs to Bedroom/Lounge.

First Floor

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

Second Floor

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

Outside

Rear yard.



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LOT
59

19 Jubilee Drive, Liverpool L7 8SL
RESIDENTIAL INVESTMENT

GUIDE PRICE £100,000-£125,000



Not to scale. For identification purposes only

A five bedroomed middle terraced property benefiting from double glazing and central heating. The property is in good order throughout and is fully HMO compliant. The property is currently let to 5 students by way of an Assured Shorthold tenancy at a rental of £19,500 per annum.

Situated Off Edge Lane and Kensington High Street within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

Ground Floor

Hall, one Letting room, Communal Lounge, Kitchen, Shower room/WC.

First Floor

Three Letting Rooms, Bathroom/ WC.

Second Floor

Further Letting Room.

Outside

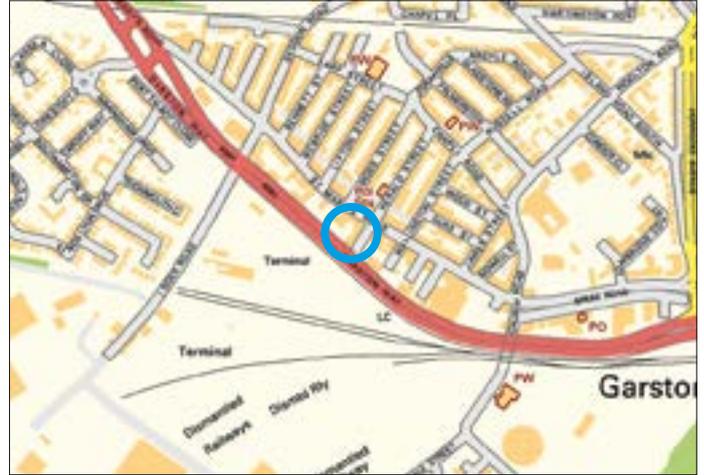
Rear yard.

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LOT
60

58 St. Marys Road, Garston, Liverpool L19 2JD
VACANT COMMERCIAL

GUIDE PRICE £30,000–£35,000



Not to scale. For identification purposes only

A two storey middle terraced property comprising a ground floor retail unit together with a one bedroomed flat above which requires repair and modernisation. The property would be suitable for a number of uses, subject to any necessary planning consents.

Situated Fronting St Marys Road close to its junction with Wellington Street in a well established location close to Garston village and approximately 4 miles from Liverpool city centre.

First Floor
Flat Living Room, Bedroom, Box Room, Kitchen, Bathroom/WC
Outside
Yard

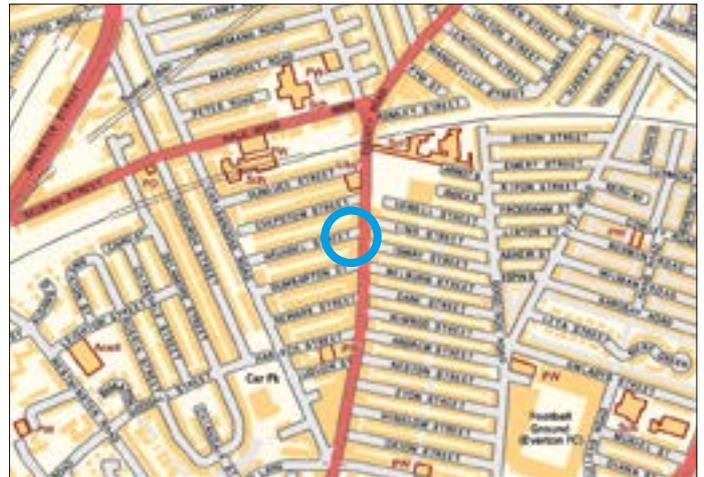
Ground Floor
Retail Unit approximately 47sq m (505.9sq ft)

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LOT
61

97 County Road, Walton, Liverpool L4 3QF
COMMERCIAL INVESTMENT

GUIDE PRICE £50,000–£60,000



Not to scale. For identification purposes only

A three storey mixed use corner property providing a ground floor retail unit which is currently let at a rental of £4320.00 per annum on a month to month basis. To the first and second floors there are two x one-bedroomed self-contained flats above accessed via a separate side entrance. The upper floors are in need of repair and modernisation. The potential annual rental income when fully let being in excess of £12,500.

Situated Fronting County Road on the corner of Arundel Street on a busy main road position within a popular and well established location approximately 3 miles from Liverpool city centre.

First Floor
Flat 1 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC
Flat 2 Hall, Lounge Kitchen, Bedroom, Bathroom/WC

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

Outside
Yard to the rear.

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LOT
62

5 & 5a Grange Mount, Prenton, Merseyside CH43 4XN

COMMERCIAL INVESTMENT

GUIDE PRICE £40,000-£45,000



Not to scale. For identification purposes only

The property comprises a two storey middle terraced retail unit to the ground floor together with a one bedroomed flat to the first floor. The property benefits from double glazing, central heating and roller shutters. The flat is currently let by way of an Assured Shorthold tenancy at a rental of £4,500 per annum. The ground floor would be suitable for a number of uses and benefits from planning permission to convert into a one bedroomed self-contained flat.

Situated The property is situated on Grange Mount, within the Prenton area of Merseyside, close to Birkenhead. Birkenhead is located on The Wirral, close to Liverpool city centre, with access through the Mersey Tunnel. Grange Road connects to Whetstone Lane (A5029), which in turn links to Borough Road (A552).

Ground Floor

Retail area, storage room, WC. Access to Basement.

First Floor

Flat Access through a separate rear entrance. Lounge, Kitchen, Bedroom and shower room/WC.

Outside

Rear yard.

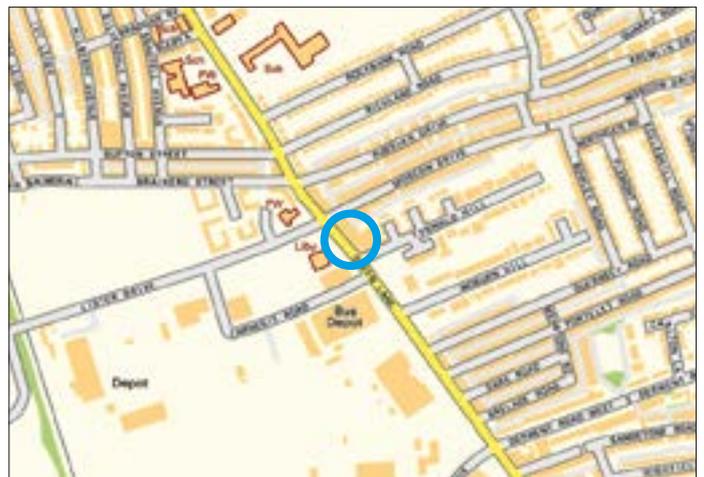
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LOT
63

117 Green Lane, Stoneycroft, Liverpool L13 7BB

VACANT COMMERCIAL

GUIDE PRICE £50,000+



Not to scale. For identification purposes only

A single storey workshop/garage with tower suitable for a number of uses to include re-development, subject to any relevant planning consents.

Situated Fronting Green Lane in an established residential location within close proximity to Tuebrook and Old Swan amenities and approximately 3 miles from Liverpool city centre.

Accommodation

Workshop/Garage

Outside

Rear Yard

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LOT
64**96 Holt Road, Liverpool L7 2PR**
COMMERCIAL INVESTMENT

GUIDE PRICE £65,000+



Not to scale. For identification purposes only

A three storey end of terrace mixed use property comprising a ground floor takeaway together with a three bedroom flat above accessed via a separate front entrance. The property benefits from double glazing, central heating and electric steel roller shutters. There are two advertising hoardings also included in the sale producing £612.00 per annum. The whole property is let by way of a 5 year lease from April 2013 producing £9,000.00 per annum.

POSTPONED

Situated Fronting Holt Road between Edge Lane and Kensington High Street in a popular and established residential location approximately 2.5 miles from Liverpool city centre.

Cellar Not Inspected.

Ground Floor Shop Main Sales Area, Kitchen, Two Preparation Rooms, WC.

First Floor

Flat Lounge, Kitchen/Diner, Shower/WC.

Second Floor

Three Bedrooms.

Outside

Yard to Rear.

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LOT
65**11 Norwood Grove, Liverpool L6 5JU**
RESIDENTIAL INVESTMENT

GUIDE PRICE £35,000-£40,000



Not to scale. For identification purposes only

A modern one bedroom quasi semi-detached property currently let by way of an Assured Shorthold Tenancy producing £4,200.00 per annum. The property benefits from central heating, gardens front & rear and off road parking.

SOLD PRIOR

Situated Off West Derby Road (A5049) in a popular and well established residential location within walking distance to Tuebrook amenities and Newsham Park.

Ground Floor

Lounge, Kitchen.

First Floor

Bedroom, Bathroom/WC.

Outside

Driveway & Gardens.

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ON BEHALF OF MORTGAGEES (NOT IN POSSESSION)

LOT
66

Land on east side of Duke Street, 27/35 Duke Street, Merseyside CH41 4JQ
LAND **GUIDE PRICE £35,000+**



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A single storey garage and commercial unit currently occupied by "Mr Bubbles" hand car wash. The site was previously used as a filling station. There are tenants in occupation however we do not have details of the tenancy or rental income. The total area extends to approximately 5967sq ft.

Not to scale. For identification purposes only

Situated Fronting Duke Street at its junction with Brook Street in an established location and a short distance to Birkenhead Park train station.

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

Accommodation
Garage, Commercial Unit and parking for several cars.

ON BEHALF OF A HOUSING ASSOCIATION

LOT
67

36 Lind Street, Liverpool L4 4EQ
VACANT RESIDENTIAL

GUIDE PRICE £25,000+



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A two bedroomed middle 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 County Road in a popular residential location within close proximity to local amenities and Everton Football Club.

Outside
Rear Yard.

EPC Rating E

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

First Floor
Two Bedrooms, Bathroom/WC.

LOT
68**111 Duke Street, St. Helens, Merseyside WA10 2JG**
VACANT COMMERCIAL**GUIDE PRICE £35,000+**

Not to scale. For identification purposes only

A mid terraced building comprising a ground floor retail unit and storage accommodation to the first floor. The property benefits from UPVC double glazed windows and electric roller shutters and would be suitable for a number of uses, subject to any relevant planning consents.

Situated Fronting Duke Street (A570) between Wilcock Street and Talbot Street, a short distance from St Helens town centre.

Joint Agent
Edward Symmons LLP

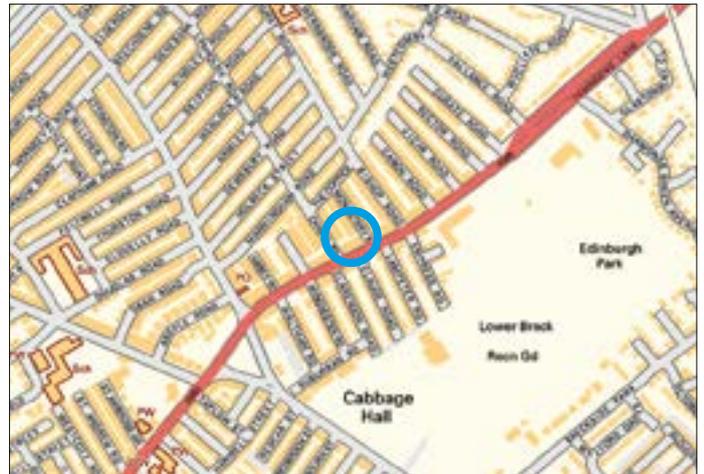
**Ground Floor**

Retail unit, Store, Kitchen
Total Area 694sq ft (64.51sq m)

First Floor

Store Rooms
Total Area 243sq ft (22.59sq m)

ON BEHALF OF A HOUSING ASSOCIATION

LOT
69**3 Monastery Road, Liverpool L6 0BH**
VACANT RESIDENTIAL**GUIDE PRICE £35,000+**

Not to scale. For identification purposes only

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

Situated Just off Townsend Lane which in turn is off Lower Breck Road approximately 3 miles from Liverpool city centre.

Outside
Yard to the rear.

EPC Rating E**Ground Floor**

Front Living room, Rear Living Room, Kitchen/Breakfast room.

First Floor

Three Bedrooms, Bathroom, Separate WC.

LOT
70

The Clifton Arms Public House, Clifton Road East, Liverpool L6 4EE
COMMERCIAL INVESTMENT

GUIDE PRICE £150,000+



Not to scale. For identification purposes only

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A two storey detached property comprising of a ground floor public house trading as The Clifton Arms, together with four letting rooms above. The property is in good order throughout and benefits from double glazing and central heating. The ground floor is let by way of a 10 year Lease from 2010 at a rental of £14,300 and the four letting rooms at let by way of Assured Shorthold Tenancies producing £10,920. We are advised by the vendor that they will guarantee and collect the rent for the first six months and will continue to manage the property thereafter if required.

Situated On the corner of Clifton Road East just off West Derby Road within walking distance to Tuebrook Amenities and approximately 3 miles from Liverpool city centre.

Cellar
Not Inspected.

Ground Floor
Public house Lounge/Bar, Ladies & Gentlemen's WCs.

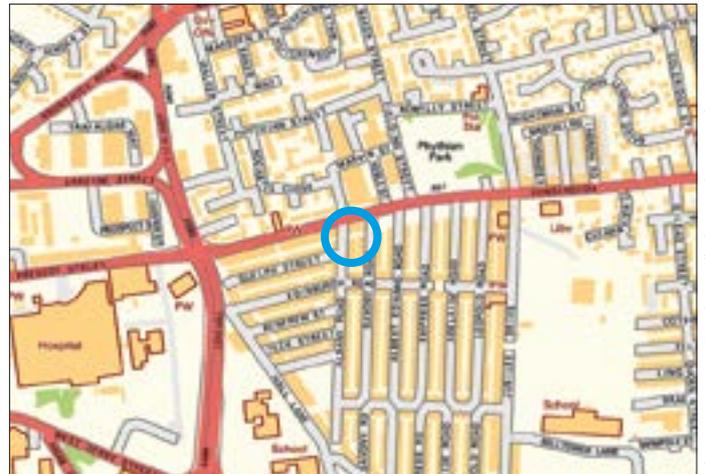
First Floor
Communal Kitchen/Diner, four Letting Rooms, Shower/WC. Sun Terrace.

Outside
Yard/Smoking Area.

LOT
71

90 Kensington, Liverpool L7 8XD
COMMERCIAL INVESTMENT

GUIDE PRICE £35,000+



Not to scale. For identification purposes only

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A three storey mixed use property comprising of a ground floor shop currently let on a 5 year lease of a rental income of £4420.00 per annum. To the upper floors via a separate entrance there are two one-bedroomed flats in need of repair and modernisation.

Situated Fronting Kensington High Street in a popular and well established residential location approximately 1.5 miles into Liverpool city centre.

Ground Floor
Shop Main area, Rear Room, Kitchen/Diner, WC.

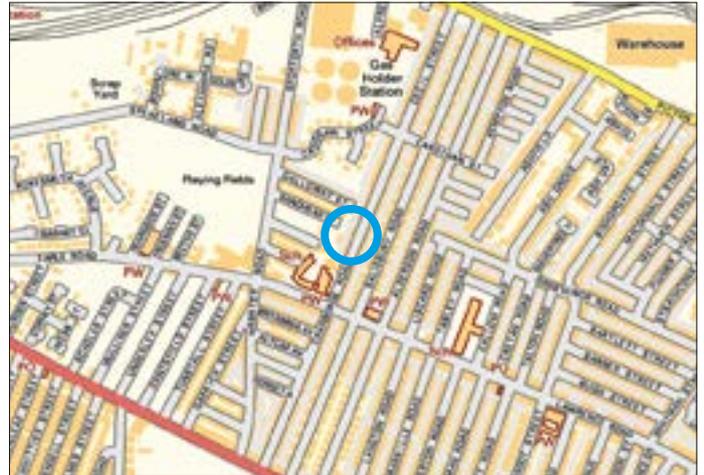
First/Second Floor
Flat A Living Room, Kitchen, Bedroom, Bathroom/W.C
Flat B Living Room, Kitchen, Bathroom, Bathroom/W.C

Outside
Yard to the rear.

ON BEHALF OF LPA RECEIVERS

LOT 72 **73 Cranborne Road, Liverpool L15 2HY**
RESIDENTIAL INVESTMENT

GUIDE PRICE £80,000+



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Not to scale. For identification purposes only

A three bedroomed end of terrace property benefiting from double glazing and central heating. The property is in excellent condition throughout and is currently let fully furnished to four students by way of an Assured Shorthold Tenancy producing £15,000 per annum.

Situated Fronting Cranborne Road off Picton Road and Lawrence 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
Three Letting Rooms, Bathroom/WC

Outside
Yard to the rear.

EPC Rating E

Ground Floor
Hall, one Letting room with ensuite Shower/WC, Communal Lounge, Kitchen

LOT 73 **1 Barkbeth Road, Huyton, Liverpool L36 3TT**
VACANT RESIDENTIAL

GUIDE PRICE £50,000-£55,000



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Not to scale. For identification purposes only

A vacant three bedroomed end town house sat on a good sized corner plot and benefiting from double glazing, central heating and front, side and rear gardens. The property would be suitable for occupation or investment purposes.

Situated Off Woolfall Heath Avenue which is off Seth Powell Way (A526) in a popular and well established residential location within close proximity to local amenities and schooling.

First Floor
Three Bedrooms, Shower Room/WC.

Outside
Front, side and rear gardens, shed and driveway.

Ground Floor
Hall, Lounge, Kitchen/Diner.

LOT
74**229 Walton Village, Liverpool L4 6TH**
COMMERCIAL INVESTMENT

GUIDE PRICE £35,000+



A lock up shop currently let by way of a renewed 3 year lease from January 2014 producing £5,720.00 per annum. The property has been newly refurbished and is trading as a Hairdressing Salon. The property benefits from double glazing and steel roller shutters.



Not to scale. For identification purposes only

Situated Fronting Walton Village just off Walton Lane (A580) in a popular and well established location.

Ground Floor

Main Salon Area, Rear Area, WC, Storeroom.

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LOT
75**471 Mill Street, Liverpool L8 4RG**
VACANT COMMERCIAL

GUIDE PRICE £25,000+



A three storey mixed use property providing a ground floor retail unit together with accommodation to the first and second floors accessed via a separate side entrance. The property is in need of a full upgrade to the upper floors and would be suitable for a number of uses, subject to any relevant planning consents. The property benefits from a new roof and double glazing.



Not to scale. For identification purposes only

Situated Fronting Mill Street on the corner of David Street in a popular residential location within easy reach of Park Road amenities and approximately 1.5 miles from Liverpool city centre.

Second Floor

Two Rooms.

Outside

Yard to the rear.

Ground Floor Shop Main sales area, two rear rooms.

First Floor

Two Rooms.

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LOT
76**44 Marie Curie Avenue, Bootle, Merseyside L30 5RY**
RESIDENTIAL INVESTMENT**GUIDE PRICE £35,000+**

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Not to scale. For identification purposes only

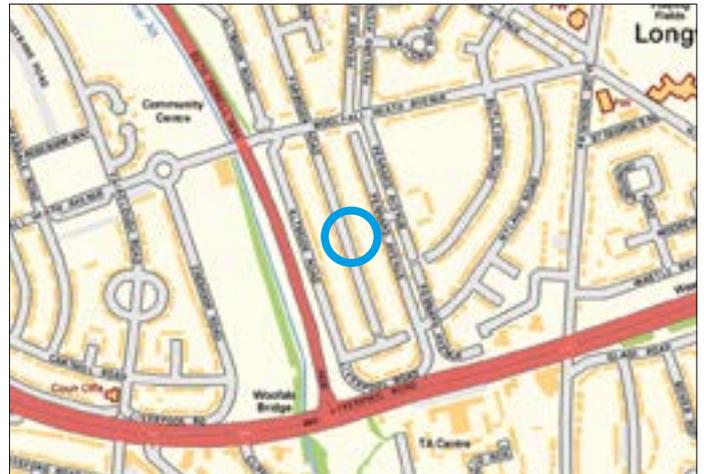
A two bedroomed purpose built ground floor flat currently let by way of an Assured Shorthold Tenancy producing £4,680.00 per annum. The property is in good order and benefits from double glazing, central heating, communal gardens and off road parking.

Situated Just off Browns Lane in a popular and well established residential location within close proximity to local shops, schooling and public transport links.

Outside
Communal Gardens and Parking.

Ground Floor
Communal Entrance.

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

LOT
77**56 Parbrook Road, Liverpool L36 3XE**
VACANT RESIDENTIAL**GUIDE PRICE £40,000–£45,000**

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Not to scale. For identification purposes only

A two bedroomed mid town house benefiting from double glazing, central heating, rear garden and off road parking. The property is in good condition and would be suitable for investment purposes.

Situated Off Woolfall Heath Avenue which in turn is off Seth Powell Way in an established residential location within close proximity to Old Swan amenities and Huyton Village.

Outside
Garden to the rear, Driveway.

Ground Floor
Lounge, Breakfast Kitchen

First Floor
Two Bedrooms, Bathroom/WC

LOT
78**163 Royal Avenue, Widnes, Cheshire WA8 8HA**
VACANT RESIDENTIAL

GUIDE PRICE £60,000+



A vacant three bedroomed end town house benefiting from double glazing, central heating, front and rear gardens and off road parking. Following modernisation the property would be suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

Situated Fronting Royal Avenue at its junction with Liverpool Road in an established residential location a short distance to Hough Green Railway Station and Hough Green Park.

Ground Floor

Hall, Lounge/diner, Kitchen, Utility Room.

First Floor

Three Bedrooms, Bathroom/WC.

Outside

Front & Rear Gardens and Driveway.

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LOT
79**5 Olive Mount Villas, Mill Lane, Liverpool L15 8LX**
VACANT RESIDENTIAL

GUIDE PRICE £125,000+



A Grade II listed six bedroomed semi-detached property requiring a full upgrade and refurbishment scheme. The property would then be suitable to provide good sized family accommodation, resale, or investment opportunity. The property benefits from good sized front and rear gardens and off road parking.



Not to scale. For identification purposes only

Situated Off Mill Lane in an established and very popular residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Basement not inspected

Ground Floor

Three Reception Rooms, Separate WC, Bathroom, Kitchen.

First Floor

Three Bedrooms, Bathroom, Separate WC.

Second Floor

Three Further Rooms.

Outside

Gardens front and rear, Driveway.

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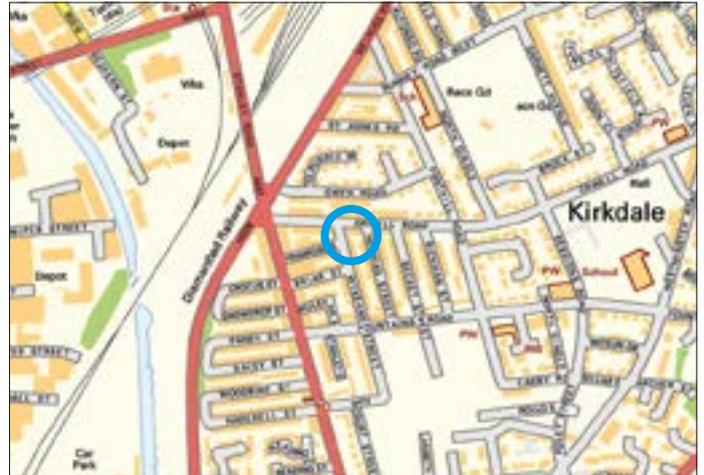
ON BEHALF OF A HOUSING ASSOCIATION

LOT

80

38 Orwell Road, Liverpool L4 1RQ
VACANT RESIDENTIAL

GUIDE PRICE £25,000+



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Not to scale. For identification purposes only

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

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

First Floor

Two Bedrooms, Bathroom/WC.

Outside

Rear yard.

Basement

Not inspected

EPC Rating E**Ground Floor**

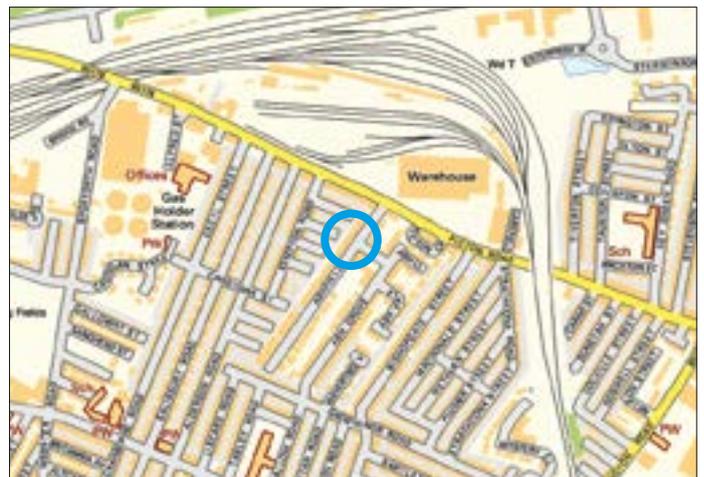
Hall, Through Lounge/Diner, Kitchen.

LOT

81

14 Ashfield, Wavertree, Liverpool L15 1EZ
VACANT RESIDENTIAL

GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

A good sized four bedroomed middle terraced property requiring a full upgrade and refurbishment scheme. The property would then be suitable for occupation, resale or investment purposes.

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

Ground Floor

Hall, Lounge, Dining room, Morning room, Kitchen.

First Floor

Four Bedrooms, Shower room/WC.

Cellar

Not inspected

Outside

Yard to the rear.

LOT
82**107 Little Heyes Street, Liverpool L5 6SF**
RESIDENTIAL INVESTMENT

GUIDE PRICE £45,000–£50,000



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SOLD PRIOR

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

Not to scale. For identification purposes only

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

Outside
Yard to Rear.

EPC Rating D

Ground Floor

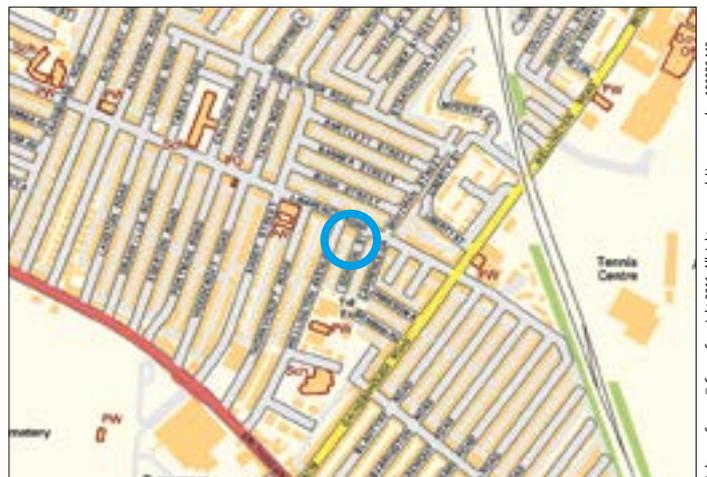
Lounge, Breakfast Kitchen, Bathroom/WC.

First Floor

Three Bedrooms.

LOT
83**104 Lawrence Road, Liverpool L15 0EG**
RESIDENTIAL INVESTMENT

GUIDE PRICE £150,000+



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A three storey middle terrace property currently let to seven students producing a gross rental income of £27,300.00 per annum. The property is fully HMO compliant and benefits from double glazing, central heating and is in good order throughout.

Not to scale. For identification purposes only

Situated Fronting Lawrence Road close to its junction with Gainsborough Road within a popular and well established residential location approximately 2.5 miles from Liverpool city centre.

First Floor
Four Letting Rooms, Shower/WC.

Second Floor
Three Letting Rooms.

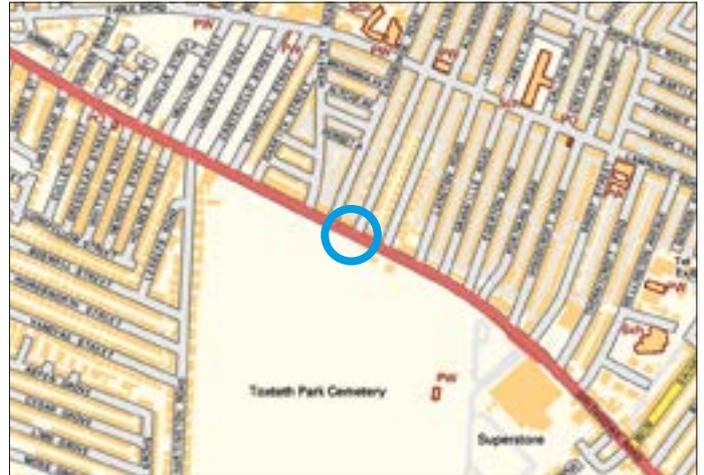
Outside
Rear Garden.

Ground Floor

Main Entrance Hallway, Communal Lounge, Kitchen, Utility Room, Shower, Separate WC.

LOT 84 **185 Smithdown Road, Liverpool L15 2HD**
VACANT COMMERCIAL

GUIDE PRICE £100,000+



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Not to scale. For identification purposes only

A substantial three storey end terraced mixed use property together with a two storey outrigger and single storey covered garage to the yard area. The ground floor commercial shop unit consists of front retail sales area with rear storage accommodation and WC. To the upper floors there is a two bedroomed self contained flat which can be accessed via a separate entrance. The property has been refurbished and benefits from double glazing and central heating and is in good order throughout. The property would be suitable for a number of uses, subject to the relevant consents.

Situated Fronting Smithdown Road at its junction with Salisbury Road in a popular location, approximately 2 miles from Liverpool city centre.

Ground Floor
 Main Sales Area, WC, Rear Storage Room with Shutters. Gross internal area: 67.7 sq.m (728 sq.ft)

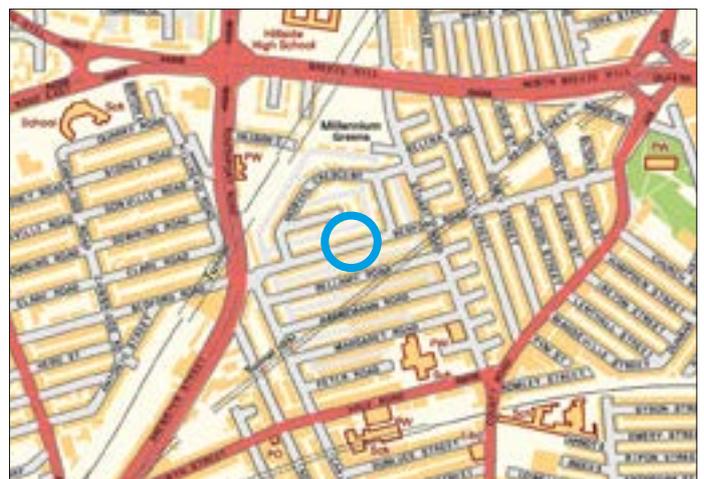
First Floor
 (Side entrance) Hall, Living Room, Kitchen, Bathroom/WC with Walk In Shower

Second Floor
 Two Bedrooms

Outside
 Covered Garage to the yard area.

LOT 85 **74 Bedford Road, Liverpool L4 5PZ**
RESIDENTIAL INVESTMENT

GUIDE PRICE £30,000-£35,000



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Not to scale. For identification purposes only

A three bedroomed mid-town house currently let by way of a Regulated Tenancy producing £4200.00 per annum.

Situated Off County Road in an established 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
 Three Bedrooms, Bathroom/WC.

Outside
 Front and rear gardens.

Joint Agents
 Core Property Management



LOT
86**8 Cheadle Avenue, Liverpool L13 3AE**
VACANT RESIDENTIAL**GUIDE PRICE £40,000+**

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



Not to scale. For identification purposes only

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

First Floor

Two Bedrooms.

Outside

Yard to the rear.

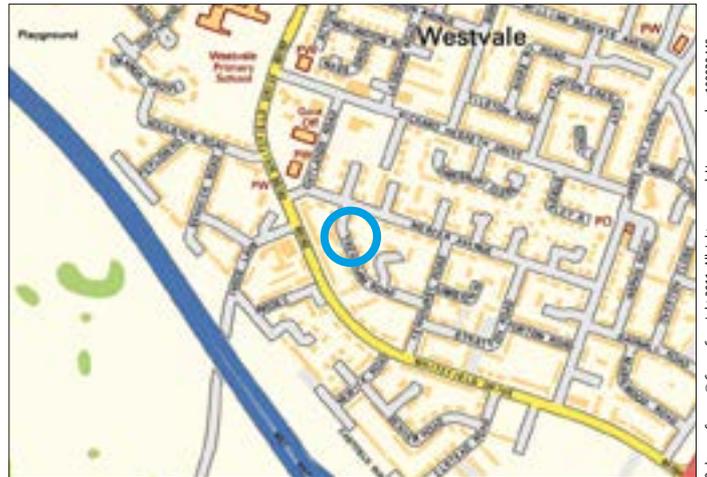
Ground Floor

Through Living Room, Kitchen, Bathroom/WC.

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LOT
87**30 Trentham Road, Kirkby, Liverpool L32 4UB**
VACANT RESIDENTIAL**GUIDE PRICE £30,000+**

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



Not to scale. For identification purposes only

Situated Off Fernhurst Road and Mercer Avenue which in turn are off Whitefield Drive in the popular location of Westvale, close to all local amenities schools, shops, bus routes, Merseyrail and motorway links and a short distance to Kirkby town centre.

First Floor

Four Bedrooms, Bathroom/WC.

Outside

Front and rear gardens, Garage.

Ground Floor

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

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LOT
88**108 Oakhouse Park, Walton, Liverpool L9 1EP**
RESIDENTIAL INVESTMENT

GUIDE PRICE £40,000+



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A two bedroomed apartment sold subject to an Assured Shorthold Tenancy located in a popular grade II Listed Oakhouse Park Development suitable for investment purposes. The property has an income of £5,700 per annum.

Not to scale. For identification purposes only

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

Outside

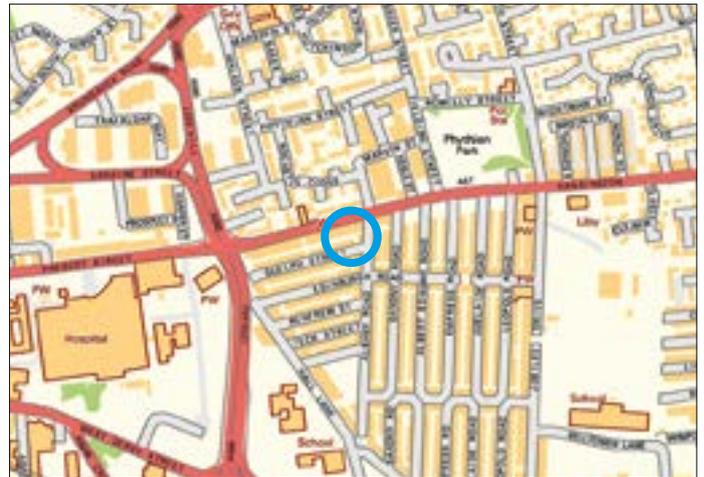
Communal entrance, onsite parking

Accommodation

Two bedrooms, lounge, kitchen, bathroom/WC

LOT
89**Flat 1, 76 Kensington, Liverpool L7 8XB**
VACANT RESIDENTIAL

GUIDE PRICE £20,000+



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A one bedroomed ground floor self-contained flat within a three storey middle terraced property converted to provide three flats. The property would be suitable for investment purposes.

Not to scale. For identification purposes only

Situated On Kensington High Street at its junction with Albany Road close to local amenities, Royal Liverpool Hospital and Liverpool city centre.

Outside

Communal Yard to the rear.

Ground Floor

Main Entrance, Hallway.

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

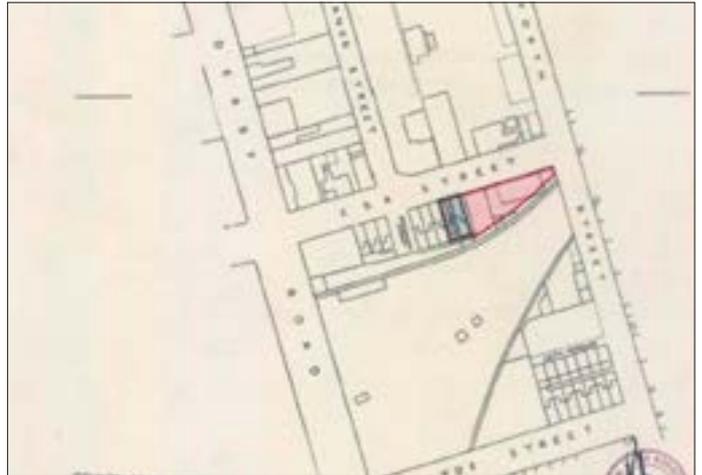
ON BEHALF OF MORTGAGEES (NOT IN POSSESSION)

LOT
90**16, 18, 20 & 20a Esk Street, Liverpool L20 8JT**
COMMERCIAL INVESTMENT

GUIDE PRICE £75,000+



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.

EPC Rating E

Ground Floor

Workshop/Garage.

Note

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

LOT
91**6 Woodville Road, Birkenhead, Merseyside CH42 9LY**
RESIDENTIAL INVESTMENT

GUIDE PRICE £45,000+



A 3 bedroomed end terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £5980.00 per annum.



Not to scale. For identification purposes only

Situated Off Woodchurch Road within close proximity to local amenities.

Accommodation

Hall, two Living rooms, Kitchen, three Bedrooms, Bathroom/WC.

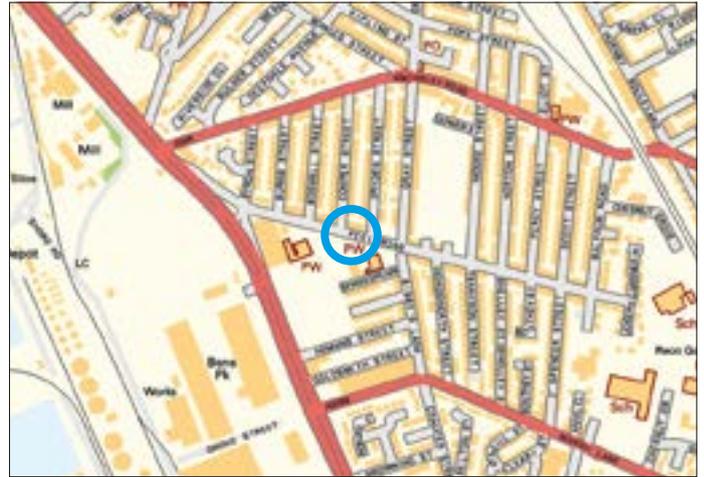
Outside

Yard to the rear.

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LOT
92**65 Peel Road, Bootle, Merseyside L20 4RN**
VACANT RESIDENTIAL

GUIDE PRICE £40,000–£45,000



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Not to scale. For identification purposes only

A vacant two bedroomed mid terraced property benefiting from double glazing, central heating, new carpets throughout and a new kitchen. The property is in good order throughout and would be suitable for immediate occupation or investment purposes.

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

Outside

Yard to the rear.

Note

The boiler will be replaced on completion.

Ground Floor

Lounge, Dining Room, Kitchen.

EPC Rating F**First Floor**

Two Bedrooms, Bathroom/WC.

LOT
93**44 Pope Street, Bootle, Merseyside L20 4PH**
RESIDENTIAL INVESTMENT

GUIDE PRICE £30,000+



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Not to scale. For identification purposes only

A two bedroomed mid terraced property benefiting from double glazing. The property is currently let by way of an Assured Shorthold Tenancy producing an income of £4,800 per annum.

Situated Off Gray Road which in turn is off Knowsley Road in a popular and well established residential location within close proximity to local amenities and approximately 4 miles north of Liverpool city centre.

First Floor

Two Bedrooms

Outside

Yard to the rear.

Ground Floor

Lounge, Dining Room, Kitchen, Bathroom/WC

LOT
94**62 Church Road West, Liverpool L4 5UF**
COMMERCIAL INVESTMENT**GUIDE PRICE £300,000+**

A substantial detached mixed commercial/residential investment property comprising a Children's Day Nursery, a lock up garage/storage accommodation together with three two bedroom and two one bedroom self contained apartments above. The property is currently let producing in excess of £40,000 per annum. The property benefits from central heating and is in good order throughout. There is potential to convert the lock up garage to provide further flat accommodation, subject to any necessary planning consents.

Situated Fronting Church Road West between Naseby Road and Dunbar Street which in turn is Off County Road in a popular location within close proximity to local amenities and transport links approximately 2 miles from Liverpool city centre.

Ground Floor

Nursery (separate side entrance) – Main Entrance hallway, Toddler Room, Baby Room/Kitchen, WC's, Laundry Room, Office, Staff Room/Kitchen, Family Room, Breakfast Room, Storage Kitchen. Stairs to first floor providing two rooms with WCs and fire exit.

Lock up Garage – Office, 2 Rooms, WC. Garage/storage accommodation with double garage doors.

First Floor

Flat 1 Hall, Lounge, one Bedroom, Kitchen, Bathroom/WC, stairs to Bedroom 2.

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

Stairs to

Flat 3 Hall, Lounge, two Bedrooms, Kitchen, Bathroom with Walk in Shower/WC

Flat 4 Hall, Lounge, one Bedroom, Kitchen, Bathroom/WC

Flat 5 Hall, Lounge, two Bedrooms stairs to Kitchen, Bathroom/WC

Outside

Play Area for Nursery. Bin Area for Flats.



Not to scale. For identification purposes only

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	RENT P/A	TERM	TYPE
Nursery	£11,800	15 years from March 05	FRI Lease
Lock up Garage	£3,000	12 month	Assured Shorthold Tenancy
Apt 1	£4,800	6 month	Assured Shorthold Tenancy
Apt 2	£4,800	6 month	Assured Shorthold Tenancy
Apt 3	£4,800	6 month	Assured Shorthold Tenancy
Apt 4	£4,800	6 month	Assured Shorthold Tenancy
Apt 5	£6,300	6 month	Assured Shorthold Tenancy

TERMS AND CONDITIONS FOR PROXY OR TELEPHONE BIDDERS

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

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

PROXY BIDDING FORM



Date of Auction Lot Number

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

Address of Lot

Maximum bid price Words

Cheque for 10% deposit (£3,000 minimum) £ enclosed herewith (made payable to Sutton Kersh)

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

Purchaser Details

Full name(s)

Company

Address

..... Postcode

Business telephone..... Home telephone

Solicitors

.....

..... Postcode

For the attention of

Telephone

Signed by prospective purchaser

Date

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

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

.....

.....

Date of signing

TELEPHONE BIDDING FORM



Name

Address

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

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

Lot No. of property to be bid on

Property known as

Maximum bid(Figures)

10% deposit of maximum bid (£3,000 minimum) enclosed (made payable to Sutton Kersh)

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

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

Solicitor address

Tel noFax no

Person acting

I attach deposit for 10% (£3,000 minimum) of my maximum bid

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

Signed by prospective purchaser

Date

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

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

Date of signing

Once you have completed this form please send to:

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

COMMON AUCTION CONDITIONS

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

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

INTRODUCTION

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

- 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 CHATTELS, if any).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The AUCTIONEERS.

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

AUCTION CONDUCT CONDITIONS

A1 Introduction

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

A1.2 The CATALOGUE is issued only on the basis that you accept these AUCTION CONDUCT CONDITIONS. They govern our relationship with you and cannot be 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).

A5.3 YOU must before leaving the AUCTION:

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

A5.4 If you do not we may either:

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

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

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

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

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

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

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

G1. The lot

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

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

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

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

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

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

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

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

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

G1.9 The BUYER buys with full knowledge of:

	<ul style="list-style-type: none"> • (a) the DOCUMENTS, whether or not the BUYER has read them; and • (b) the physical CONDITION of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it. 				
G1.10	The BUYER is not to rely on the information contained in the PARTICULARS but may rely on the SELLER'S conveyancer's written replies to preliminary enquiries to the extent stated in those replies.	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.	G10.3	The BUYER is entitled that the SELLER subsequently receives in cleared funds.
G2. Deposit		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.		Income and outgoings are to be apportioned at ACTUAL COMPLETION DATE unless:
G2.1	The amount of the deposit is the greater of:	G5. Transfer			<ul style="list-style-type: none"> • (a) the BUYER is liable to pay interest; and • (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER;
	<ul style="list-style-type: none"> • (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and • (b) 10% of the PRICE (exclusive of any VAT on the PRICE). 	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS:	G10.4	<ul style="list-style-type: none"> • in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.
G2.2	The deposit		<ul style="list-style-type: none"> • (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and • (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER. 		Apportionments are to be calculated on the basis that:
	<ul style="list-style-type: none"> • (a) must be paid in pounds sterling by cheque or banker's draft drawn on an APPROVED FINANCIAL INSTITUTION (or by any other means of payment that the AUCTIONEERS may accept); and • (b) is to be held as stakeholder unless the AUCTION CONDUCT CONDITIONS provide that it is to be held as agent for the SELLER. 	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.		<ul style="list-style-type: none"> • (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made; • (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and • (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
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.	G11. Arrears	
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.	G6. Completion		Part 1 Current rent	
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.	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. Between contract and completion		G6.2	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest.	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.
G3.1	Unless the SPECIAL CONDITIONS state otherwise, the SELLER is to insure the LOT from and including the CONTRACT DATE to COMPLETION and:	G6.3	Payment is to be made in pounds sterling and only by:	G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to arrears of current rent.
	<ul style="list-style-type: none"> • (a) produce to the BUYER on request all relevant insurance details; • (b) pay the premiums when due; • (c) if the BUYER so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy; • (d) at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser; • (e) unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and • (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance (to the extent not already paid by the BUYER or a tenant or other third party) for the period from and including the CONTRACT DATE to COMPLETION. 	G6.4	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.	Part 2 Buyer to pay for arrears	
G3.2	No damage to or destruction of the LOT nor any deterioration in its CONDITION, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.	G6.5	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.	G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of arrears.
G3.3	Section 47 of the Law of Property Act 1925 does not apply. Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.	G6.6	Where applicable the CONTRACT remains in force following COMPLETION.	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.
G3.4		G7. Notice to complete		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.
G4. Title and identity		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.	Part 3 Buyer not to pay for arrears	
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.	G7.2	The person giving the notice must be READY TO COMPLETE.	G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS:
G4.2	If any of the DOCUMENTS is not made available before the AUCTION the following provisions apply:	G7.3	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:		<ul style="list-style-type: none"> • (a) so state; or • (b) give no details of any arrears.
	<ul style="list-style-type: none"> • (a) the BUYER may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION. • (b) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold. • (c) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant document. • (d) If title is in the course of registration, title is to consist of certified copies of: • (i) the application for registration of title made to the land registry; • (ii) the DOCUMENTS accompanying that application; • (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and • (iv) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration DOCUMENTS to the BUYER. • (e) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER. 	G7.4	If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:	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.
G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):		<ul style="list-style-type: none"> • (a) terminate the CONTRACT; and • (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder. 	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.
	<ul style="list-style-type: none"> • (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and • (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any CONDITION or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property. The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT. 	G8. If the contract is brought to an end		G12. Management	
G4.4			<ul style="list-style-type: none"> • (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and • (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3. 	G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
		G9. Landlord's licence		G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
		G9.1	Where the LOT is or includes leasehold land and licence to assign is required this CONDITION G9 applies.	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:
		G9.2	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.		<ul style="list-style-type: none"> • (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability; • (b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and • (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.
		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. Rent deposits	
		G9.4	The SELLER must:	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.
			<ul style="list-style-type: none"> • (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and • (b) enter into any authorised guarantee agreement properly required. 	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.
		G9.5	The BUYER must:	G13.3	Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:
			<ul style="list-style-type: none"> • (a) promptly provide references and other relevant information; and • (b) comply with the landlord's lawful requirements. 		<ul style="list-style-type: none"> • (a) observe and perform the SELLER'S covenants and CONDITIONS in the rent deposit deed and indemnify the SELLER in respect of any breach; • (b) give notice of assignment to the tenant; and • (c) give such direct covenant to the tenant as may be required by the rent deposit deed.
		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.	G14. VAT	
		G10. Interest and apportionments		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.
		G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the PRICE (less any deposit paid) from the AGREED COMPLETION DATE up to and including the ACTUAL COMPLETION DATE.		
		G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must pay to the BUYER after COMPLETION any sum to which		

<p>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.</p> <p>G15. Transfer as a going concern</p> <p>G15.1 Where the SPECIAL CONDITIONS so state:</p> <ul style="list-style-type: none"> • (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. <p>G15.2 The SELLER confirms that the SELLER</p> <ul style="list-style-type: none"> • (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. <p>G15.3 The BUYER confirms that:</p> <ul style="list-style-type: none"> • (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. <p>G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:</p> <ul style="list-style-type: none"> • (a) of the BUYER'S VAT registration; and • (b) that the BUYER has made a VAT OPTION; and • (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION. <p>G15.5 The BUYER confirms that after COMPLETION the BUYER intends to:</p> <ul style="list-style-type: none"> • (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 <p>G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:</p> <ul style="list-style-type: none"> • (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. <p>G16. Capital allowances</p> <p>G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.</p> <p>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.</p> <p>G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.</p> <p>G16.4 The SELLER and BUYER agree:</p> <ul style="list-style-type: none"> • (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. <p>G17. Maintenance agreements</p> <p>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.</p> <p>G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.</p> <p>G18. Landlord and Tenant Act 1987</p> <p>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.</p> <p>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.</p> <p>G19. Sale by practitioner</p> <p>G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.</p> <p>G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.</p> <p>G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability.</p> <p>G19.4 The LOT is sold:</p> <ul style="list-style-type: none"> • (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. <p>G19.5 Where relevant:</p> <ul style="list-style-type: none"> • (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. <p>G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.</p> <p>G20. TUPE</p> <p>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.</p> <p>G20.2 If the SPECIAL CONDITIONS do not state "There are no employees to which TUPE applies" the following paragraphs apply:</p> <ul style="list-style-type: none"> • (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the 	<p>BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.</p> <ul style="list-style-type: none"> • (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees. • (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the Transferring Employees and the SELLER will TRANSFER to the BUYER on COMPLETION. • (d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION. <p>G21. Environmental</p> <p>G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.</p> <p>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.</p> <p>G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.</p> <p>G22. Service Charge</p> <p>G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.</p> <p>G22.2 No apportionment is to be made at COMPLETION in respect of service charges.</p> <p>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:</p> <ul style="list-style-type: none"> • (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. <p>G22.4 In respect of each TENANCY, if the service charge account shows that:</p> <ul style="list-style-type: none"> • (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. <p>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.</p> <p>G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:</p> <ul style="list-style-type: none"> • (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. <p>G23. Rent reviews</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>G23.4 The SELLER must promptly:</p> <ul style="list-style-type: none"> • (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. <p>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.</p> <p>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.</p> <p>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.</p> <p>G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.</p> <p>G24. Tenancy renewals</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>reasonably directs in relation to it.</p> <p>G24.4 Following COMPLETION the BUYER must:</p> <ul style="list-style-type: none"> • (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings; • (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and • (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds. <p>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.</p> <p>G25. Warranties</p> <p>G25.1 Available warranties are listed in the SPECIAL CONDITIONS.</p> <p>G25.2 Where a warranty is assignable the SELLER must:</p> <ul style="list-style-type: none"> • (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and • (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained. <p>G25.3 If a warranty is not assignable the SELLER must after COMPLETION:</p> <ul style="list-style-type: none"> • (a) hold the warranty on trust for the BUYER; and • (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty. <p>G26. No assignment</p> <p>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.</p> <p>G27. Registration at the Land Registry</p> <p>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:</p> <ul style="list-style-type: none"> • (a) procure that it becomes registered at Land Registry as proprietor of the LOT; • (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and • (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor. <p>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:</p> <ul style="list-style-type: none"> • (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. <p>G28. Notices and other communications</p> <p>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.</p> <p>G28.2 A communication may be relied on if:</p> <ul style="list-style-type: none"> • (a) delivered by hand; or • (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or • (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY. <p>G28.3 A communication is to be treated as received:</p> <ul style="list-style-type: none"> • (a) when delivered, if delivered by hand; or • (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY. <p>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.</p> <p>G29. Contracts</p> <p>(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.</p>
<p>EXTRA GENERAL CONDITIONS</p> <p>Applicable for all lots where the Common Auction Conditions apply.</p> <p>1. The Deposit</p> <p>1.1 GENERAL CONDITIONS A5.5a shall be deemed to be deleted and replaced by the following:</p> <p>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)</p> <p>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</p> <p>2. Buyer's Administration Charge</p> <p>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.</p> <p>3. Extra Auction Conduct Conditions</p> <p>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.</p>		

COMMERCIAL PROPERTY AND PROFESSIONAL SERVICES

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Auctions – London

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RESIDENTIAL LETTINGS & ESTATE AGENCY SERVICES

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