

NOW INVITING  
INSTRUCTIONS  
FOR OUR  
16 APRIL AUCTION

# SuttonKersh



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

**THURSDAY 12 FEBRUARY 2015**

commencing at 12pm prompt at

Marriott Hotel City Centre

One Queen Square Liverpool L1 1RH



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

# LOCATION



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



## AUCTION PROGRAMME 2015

### AUCTION DATES

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

### CLOSING DATES

16 January  
20 March  
8 May  
19 June  
14 August  
25 September  
13 November

### ENTRIES ARE INVITED FROM OWNERS OR THEIR AGENTS

Please speak to Cathy Holt or Tony Webber on **0151 207 6315**

Or email [cathy.holt@suttonkersh.co.uk](mailto:cathy.holt@suttonkersh.co.uk)  
[tony.webber@suttonkersh.co.uk](mailto:tony.webber@suttonkersh.co.uk)

## CONTACT

**Cathy Holt MNAEA**

[cathy.holt@suttonkersh.co.uk](mailto:cathy.holt@suttonkersh.co.uk)

**Tony Webber FRICS**

[tony.webber@suttonkersh.co.uk](mailto:tony.webber@suttonkersh.co.uk)

**James Kersh BSc Hons MRICS**

[james@suttonkersh.co.uk](mailto:james@suttonkersh.co.uk)

for free advice or to arrange a free valuation

**0870 873 1212**

email: [auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk)

## MERSEYSIDE'S LEADING AUCTION TEAM...



**Cathy Holt MNAEA**  
Joint Head of Auctions  
[cathy.holt@suttonkersh.co.uk](mailto:cathy.holt@suttonkersh.co.uk)



**Tony Webber FRICS**  
Joint Head of Auctions  
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**Andrew Binstock Bsc (Hons)**  
Auctioneer



**Katie Donohue Bsc (Hons) MNAVA**  
Auction Administrator  
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**Paul Holt**  
Auction Administrator  
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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](http://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 Cathy Holt or Tony Webber 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 £500 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 DECEMBER

LOT	PROPERTY	RESULT	PRICE
1	Customs House, 7 Union Street, Liverpool L3 9QX	Sold	£261,000
2	5 Linacre Road, Litherland, Liverpool L21 8NJ	Sold	£50,000
3	16 Brick Street, Newton-Le-Willows, Merseyside WA12 9PN	Available At	£44,000
4	111 Errol Street, Aigburth, Liverpool L17 7DH	Sold Prior	—
5	4 Winchester Road, Liverpool L6 0BR	Sold Prior	—
6	15B Danefield Terrace, Mather Avenue, Allerton, Liverpool L19 4TH	Sold After	—
7	9 Hartington Road, Toxteth, Liverpool L8 0SD	Sold After	—
8	Apt 10, 108 Princes Road, Liverpool L8 8AD	Available At	£61,000
9	Land to the rear of 1–29 Kingfield Road, Liverpool L9 3AL	Available At	£45,000
10	113 Poulton Road, Wallasey, Merseyside CH44 9DE	Sold Prior	—
11	33 Gorst Street, Liverpool L4 0SB	Sold	£33,000
12	39 Garmoyle Road, Liverpool L15 3HW	Available At	£105,000
13	102 Breck Road, Anfield, Liverpool L4 2RD	Withdrawn	—
14	1 Elm Avenue, Crosby, Liverpool L23 2SX	Withdrawn	—
15	14 Balmoral Road, Fairfield, Liverpool L6 8NE	Available At	£150,000
16	Flat 1, 13 Beech Street, Liverpool L7 0EU	Sold Prior	—
17	116 Princes Road, Liverpool L8 2UL	Sold After	—
18	Land with full planning at Long Lane, Walton, Liverpool L9 9AQ	Sold	£180,000
19	694 Liverpool Road, Platt Bridge, Wigan, Lancashire WN2 5BB	Withdrawn	—
20	22 Harland Road, Birkenhead, Merseyside CH42 0LU	Sold After	—
21	6–8 Clarendon Road, Blackpool FY1 6EF	Sold After	—
22	71 Walton Vale, Liverpool L9 4RQ	Sold	£45,000
23	Ground Floor Flat, 291 Poulton Road, Wallasey, Merseyside CH44 4Bt	Sold Prior	—
24	3 Sydney Street, Liverpool L9 4SW	Sold	£47,500
25	28 Queens Drive, Walton, Liverpool L4 6SH	Sold Prior	—
26	Broseley House, Widnes Road, Widnes, Cheshire WA8 6AH	Sold	£90,000
27	96 Holt Road, Liverpool L7 2PR	Sold	£65,000
28	178 Walton Village, Liverpool L4 6TW	Available At	£200,000
29	110 County Road, Walton, Liverpool L4 3QW	Sold	£20,250
30	9 Ash Street, Bootle, Merseyside L20 3EY	Sold Prior	—
31	71 Hinton Street, Fairfield, Liverpool L6 3AP	Sold Prior	—
32	3 Jonville Road, Fazakerley, Liverpool L9 9BG	Sold After	—
33	12 Anson Street, Liverpool L3 5NY	Sold	£150,500
34	74 Lawrence Road, Liverpool L15 0EG	Available At	£40,000
35	47 Coleridge Street, Bootle, Merseyside L20 4HB	Sold	£33,000
36	10 Formosa Drive, Liverpool L10 7LE	Sold After	—
37	12 Twyford Street, Liverpool L6 0AH	Sold Prior	—
38	18 Queens Road, Birkenhead, Merseyside CH42 1QY	Sold Prior	—
39	The Gateway Hotel, 244–248 Rimrose Road, Bootle, Merseyside L20 4QT	Sold Prior	—
40	The Ramford Public House, Ramford Street, St. Helens, Merseyside WA9 1QE	Postponed	—
41	113 Gwladys Street, Liverpool L4 5RW	Available At	£53,000

42	Flat 1, Bruckley House, 70 North Mossley Hill Road, Liverpool L18 8BP	<b>Sold</b>	£110,000
43	10 Berry Street, Bootle, Merseyside L20 8AT	<b>Withdrawn</b>	—
44	46 Lind Street, Liverpool L4 4EQ	<b>Sold Prior</b>	—
45	111 Beatrice Street, Bootle, Merseyside L20 2EG	<b>Sold</b>	£44,000
46	56–70 Conwy Drive, Liverpool L6 5JP	<b>Sold</b>	£130,500
47	154 Bedford Road, Bootle, Merseyside L20 2DT	<b>Sold After</b>	—
48	Incefield House, Ince Green Lane, Nr Wigan, Greater Manchester WN3 4RJ	<b>Sold</b>	£122,000
49	34 Downing Road, Bootle, Merseyside L20 9LU	<b>Sold</b>	£37,000
50	64 Akenside Street, Bootle, Merseyside L20 4PZ	<b>Sold</b>	£31,250
51	Grenville Court, 8–14 And 19–25 Hardy Street, Liverpool L1 5EF	<b>Sold Prior</b>	—
52	150 Lawrence Road, Wavertree, Liverpool L15 0EG	<b>Sold Prior</b>	—
53	29 Prestwood Road, Liverpool L14 2EE	<b>Sold Prior</b>	—
54	24 Cronton Avenue, Whiston, Prescot, Merseyside L35 3SH	<b>Withdrawn</b>	—
55	103 Grant Road, Wirral, Merseyside CH46 2RX	<b>Sold</b>	£55,500
56	42 Pigot Street, St. Helens, Merseyside WA10 2EU	<b>Sold</b>	£41,000
57	31 – 37 Warbreck Moor, Liverpool L9 4RW	<b>Postponed</b>	—
58	71 Florentine Road, Old Swan, Liverpool L13 6SD	<b>Sold</b>	£76,000
59	55 Court Hey Drive, Childwall, Liverpool L16 2NB	<b>Withdrawn</b>	—
60	111 Duke Street, St. Helens, Merseyside WA10 2JG	<b>Sold Prior</b>	—
61	15 Battenberg Street, Liverpool L7 8RS	<b>Sold</b>	£52,250
62	16 Ronald Street, Liverpool L13 2AB	<b>Sold After</b>	—
63	21 Toft Street, Liverpool L7 2PS	<b>Sold</b>	£55,000
64	119 Picton Road, Wavertree, Liverpool L15 4LF	<b>Available At</b>	£90,000
65	Flat 5, 13 Beech Street, Liverpool L7 0EU	<b>Sold Prior</b>	—
66	Hamilton Chambers, 18 Hamilton Square, Birkenhead, Merseyside CH41 6AX	<b>Sold Prior</b>	—
67	19 Greenlea Close, Whitby, Ellesmere Port CH65 6QA	<b>Sold Prior</b>	—
68	Flat 1, 76 Kensington, Liverpool L7 8XB	<b>Available At</b>	£22,000
69	375 Smithdown Road, Liverpool L15 3JJ	<b>Sold</b>	£110,000
70	239 & 241 Walton Village, Liverpool L4 6TH	<b>Sold</b>	£36,000
71	22 Sandalwood Close, Liverpool L6 5LW	<b>Withdrawn</b>	—
72	10 Edge Lane, 456 Stanley Rd & 83/83A/83B High St, Liverpool L7 1QX	<b>Sold Prior</b>	—

**TOTAL REALISATION = £6,708,150**

# BIDDER'S REGISTRATION AND IDENTIFICATION FORM

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

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

**Bidder:**

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

Address .....

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

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

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

**Bidder's solicitor:**

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

Address .....

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

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

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

**FOR SUTTON KERSH OFFICE USE ONLY: Identification documentation seen (one from each list)****LIST A – PHOTOGRAPHIC EVIDENCE OF IDENTITY**

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

**LIST B – EVIDENCE OF RESIDENCE**

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

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

on behalf of Sutton Kersh

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

**ORDER OF SALE THURSDAY 12 FEBRUARY****FORSALE BY PUBLIC AUCTION UNLESS SOLD PRIOR OR WITHDRAWN [CLICK ON THE ADDRESS TO TAKE YOU TO THE LOT](#)**

1	237 Grange Road, Birkenhead, Merseyside CH41 2PH	<b>£100,000+</b>
2	16 Lea Road, Wallasey, Merseyside CH44 0DU	<b>£35,000–£40,000</b>
3	23 Carter Street, Liverpool L8 1XY	<b>£65,000–£70,000</b>
4	92 Hawthorne Road, Bootle, Merseyside L20 9JX	<b>£40,000+</b>
5	14 Bessbrook Road, Aigburth, Liverpool L17 0BX	<b>£140,000+</b>
6	7 Dencourt Road, Liverpool L11 2UG	<b>£40,000+</b>
7	60 Birkenhead Road, Wallasey, Merseyside CH44 7BY	<b>£40,000+</b>
8	7 Greenside Avenue, Wavertree, Liverpool L15 8JU	<b>£100,000+</b>
9	15 Curate Road, Liverpool L6 0BZ	<b>£40,000+</b>
10	The Gatehouse, Viscount Centre, Gaskell Road, Liverpool L24 9GS	<b>£15,000–£20,000</b>
11	27 Gwydir Street, Liverpool L8 3TJ	<b>£50,000+</b>
12	8 The Coppice, Liverpool L4 2XA	<b>£40,000+</b>
13	The Beresford Arms, 158 Beresford Road, Liverpool L8 4SQ	<b>£50,000+</b>
14	6/8 Garmoyle Road, Liverpool L15 3HW	<b>£125,000+</b>
15	49 Thomson Road, Liverpool L21 1AN	<b>£80,000+</b>
16	51 Thomson Road, Liverpool L21 1AN	<b>£80,000+</b>
17	197 Townsend Avenue, Norris Green, Liverpool L11 5AF	<b>£75,000+</b>
18	49 Holmes Street, Liverpool L8 0RJ	<b>£35,000+</b>
19	106 Aigburth Road, Aigburth, Liverpool L17 7BP	<b>£100,000+</b>
20	159 Moscow Drive, Liverpool L13 7DL	<b>£80,000+</b>
21	20 Hampden Road, Birkenhead, Merseyside CH42 5LH	<b>£175,000+</b>
22	80 Cockburn Street, Liverpool L8 4SF	<b>£55,000+</b>
23	1 Cascade Road, Hunts Cross Village, Liverpool L24 9LH	<b>£65,000+</b>
24	Flat 5, Medbourne Court, Kirkby, Liverpool L32 6SN	<b>£25,000+</b>
25	35 Richmond Park, Liverpool L6 5AA	<b>£55,000+</b>
26	24 Bardsay Road, Liverpool L4 5SG	<b>£40,000+</b>
27	Five Garages at Enfield Street, St. Helens, Merseyside WA10 3UL	<b>£10,000+</b>
28	16 Brick Street, Newton-le-Willows, Merseyside WA12 9PN	<b>£35,000–£40,000</b>
29	23 Walton Vale, Liverpool L9 4RE	<b>£75,000+</b>
30	9 Lathom Road, Southport, Merseyside PR9 0JP	<b>£220,000+</b>
31	7 Cascade Road, Hunts Cross Village, Liverpool L24 9LH	<b>£65,000+</b>
32	14 Balmoral Road, Fairfield, Liverpool L6 8NE	<b>£130,000+</b>
33	39 Garmoyle Road, Liverpool L15 3HW	<b>£95,000+</b>
34	11 Dentwood Street, Liverpool L8 9SR	<b>£50,000+</b>
35	16 Hawthorne Road, Bootle, Merseyside L20 2DN	<b>£30,000+</b>
36	113 Gwladys Street, Liverpool L4 5RW	<b>£45,000+</b>
37	Land to the rear of 1–29 Kingfield Road, Liverpool L9 3AL	<b>£37,500+</b>
38	The Garages, 2 The Park, Liverpool L36 5SX	<b>£30,000+</b>
39	10 Hornby Boulevard, Liverpool L21 8HG	<b>£30,000+</b>
40	77 Marlborough Road, Tuebrook, Liverpool L13 8EA	<b>£50,000+</b>
41	Flat 1, 17 Newsham Drive, Liverpool L6 7UG	<b>£60,000+</b>
42	16 Morecambe Street, Liverpool L6 4AU	<b>£30,000+</b>
43	Flat 1, 19 Sandon Street, Toxteth, Liverpool L8 7NS	<b>£80,000+</b>
44	118a–122b Seabank Road, Wallasey, Merseyside CH45 1HF	<b>£60,000+</b>
45	Flat 20, Medbourne Court, Kirkby, Liverpool L32 6SN	<b>£25,000+</b>
46	8 Preston Grove, Liverpool L6 4AH	<b>£50,000+</b>
47	39 Holmrook Road, Liverpool L11 3AG	<b>£45,000+</b>
48	619 Smithdown Road, Liverpool L15 5AG	<b>£130,000+</b>
49	10 Ellel Grove, Liverpool L6 4AB	<b>£60,000+</b>
50	40 Warrington Lane, Wigan, Lancashire WN1 3RT	<b>£85,000+</b>
51	23 Douglas Road, Liverpool L4 2RG	<b>£45,000–£50,000</b>
52	18 Bardsay Road, Liverpool L4 5SG	<b>£40,000+</b>
53	6 Emery Street, Liverpool L4 5UZ	<b>£30,000+</b>
54	56 Shelley Street, Bootle, Merseyside L20 4LQ	<b>£30,000–£35,000</b>
55	55 Wordsworth Street, Bootle, Merseyside L20 4JN	<b>£25,000–£30,000</b>

**ORDER OF SALE** THURSDAY 12 FEBRUARY

56	23 Carr Close, Liverpool L11 4UA	£35,000+
57	3 Longfield Road, Liverpool L21 8LA	£35,000+
58	The Wellington Vaults, Mill Street, Liverpool L8 4RF	£60,000+
59	60 Holmes Street, Liverpool L8 0RJ	£35,000+
60	50 Hornby Boulevard, Liverpool L21 8HG	£30,000+
61	9 Ling Street, Liverpool L7 2QE	£40,000–£45,000
62	76 Holmes Street, Liverpool L8 0RJ	£35,000+
63	97 Marsh Lane, Bootle, Merseyside L20 4JB	£35,000–£40,000
64	24 York Road, Maghull, Liverpool L31 5NL	£75,000+
65–72	Plots J, K, L, M, N, O, P and Q, Land to the south Hinderton Road, Birkenhead, Merseyside CH41 9AB	Nil reserve
73	47a & b Owen Street, St. Helens, Merseyside WA10 3DN	£60,000+
74	27 Hope Street, Liverpool L1 9BQ	£475,000–£500,000
75	153 Moscow Drive, Liverpool L13 7DL	£90,000+
76	84 Kensington/2 Albany Road, Liverpool L7 8XB	£70,000–£90,000
77	28 Winchester Road, Liverpool L6 0BR	£40,000+
78	58a Moss Lane, Orrell Park, Liverpool L9 8AN	£60,000+
79	75 Bartlett Street, Liverpool L15 0HN	£50,000+
80	146 Olivia Street, Bootle, Merseyside L20 2ET	£45,000+
81	14 Moss Lane, Orrell Park, Liverpool L9 8AJ	Sold Prior
82	296 Smithdown Road, Liverpool L15 5AJ	£120,000+
83	21 Queens Drive, Wavertree, Liverpool L15 7NA	£165,000+
84	694 Liverpool Road, Platt Bridge, Wigan, Lancashire WN2 5BB	£100,000+
85	188 Brighton Street, Wallasey, Merseyside CH44 8DY	£85,000–£90,000
86	34 Torrisholme Road, Liverpool L9 6AT	£30,000+
87	4 Lynholme Road, Liverpool L4 2XB	£40,000–£45,000
88	26 Huskisson Street, Liverpool L8 7LR	£300,000+
89	11 Strathmore Road, Liverpool L6 7UD	£60,000+

Now accepting instructions  
for our 16 April auction  
Closing date 20 March

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

**Tony Webber** FRICS  
tony.webber@suttonkersh.co.uk

**0870 873 1212**



# ORDER OF SALE BY TYPE

## COMMERCIAL INVESTMENT

- 44 118a-122b Seabank Road, Wallasey, Merseyside CH45 1HF
- 48 619 Smithdown Road, Liverpool L15 5AG
- 63 97 Marsh Lane, Bootle, Merseyside L20 4JB
- 76 84 Kensington/2 Albany Road, Liverpool L7 8XB
- 82 296 Smithdown Road, Liverpool L15 5AJ
- 85 188 Brighton Street, Wallasey, Merseyside CH44 8DY

## DEVELOPMENT OPPORTUNITIES

- 37 Land to the rear of 1-29 Kingfield Road, Liverpool L9 3AL
- 50 40 Warrington Lane, Wigan, Lancashire WN1 3RT
- 38 The Garages, 2 The Park, Liverpool L36 5SX

## LAND

- 65-72 Plots J, K, L, M, N, O, P and Q, Land to the south Hinderton Road, Birkenhead, Merseyside CH41 9AB

## RESIDENTIAL INVESTMENT

- 3 23 Carter Street, Liverpool L8 1XY
- 7 60 Birkenhead Road, Wallasey, Merseyside CH44 7BY
- 12 8 The Coppice, Liverpool L4 2XA
- 21 20 Hampden Road, Birkenhead, Merseyside CH42 5LH
- 22 80 Cockburn Street, Liverpool L8 4SF
- 23 1 Cascade Road, Hunts Cross Village, Liverpool L24 9LH
- 28 16 Brick Street, Newton-le-Willows, Merseyside WA12 9PN
- 31 7 Cascade Road, Hunts Cross Village, Liverpool L24 9LH
- 34 11 Dentwood Street, Liverpool L8 9SR
- 46 8 Preston Grove, Liverpool L6 4AH
- 51 23 Douglas Road, Liverpool L4 2RG
- 64 24 York Road, Maghull, Liverpool L31 5NL
- 74 27 Hope Street, Liverpool L1 9BQ
- 79 75 Bartlett Street, Liverpool L15 0HN
- 80 146 Olivia Street, Bootle, Merseyside L20 2ET
- 86 34 Torrisholme Road, Liverpool L9 6AT
- 88 26 Huskisson Street, Liverpool L8 7LR

## VACANT COMMERCIAL

- 1 237 Grange Road, Birkenhead, Merseyside CH41 2PH
- 10 The Gatehouse, Viscount Centre, Gaskell Road, Liverpool L24 9GS
- 13 The Beresford Arms, 158 Beresford Road, Liverpool L8 4SQ
- 19 106 Aigburth Road, Aigburth, Liverpool L17 7BP
- 27 Five Garages at Enfield Street, St. Helens, Merseyside WA10 3UL
- 29 23 Walton Vale, Liverpool L9 4RE
- 58 The Wellington Vaults, Mill Street, Liverpool L8 4RF
- 78 58a Moss Lane, Orrell Park, Liverpool L9 8AN
- 84 694 Liverpool Road, Platt Bridge, Wigan, Lancashire WN2 5BB

## VACANT RESIDENTIAL

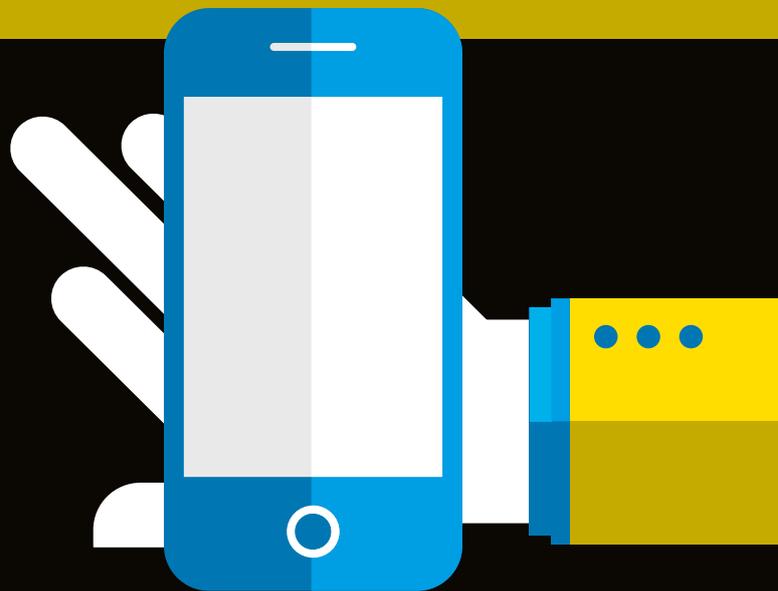
- 2 16 Lea Road, Wallasey, Merseyside CH44 0DU
- 4 92 Hawthorne Road, Bootle, Merseyside L20 9JX
- 5 14 Bessbrook Road, Aigburth, Liverpool L17 0BX
- 6 7 Dencourt Road, Liverpool L11 2UG
- 8 7 Greenside Avenue, Wavertree, Liverpool L15 8JU
- 9 15 Curate Road, Liverpool L6 0BZ
- 11 27 Gwydir Street, Liverpool L8 3TJ
- 14 6/8 Garmoyle Road, Liverpool L15 3HW
- 15 49 Thomson Road, Liverpool L21 1AN
- 16 51 Thomson Road, Liverpool L21 1AN
- 17 197 Townsend Avenue, Norris Green, Liverpool L11 5AF
- 18 49 Holmes Street, Liverpool L8 0RJ
- 20 159 Moscow Drive, Liverpool L13 7DL
- 24 Flat 5, Medbourne Court, Kirkby, Liverpool L32 6SN
- 25 35 Richmond Park, Liverpool L6 5AA
- 26 24 Bardsay Road, Liverpool L4 5SG
- 30 9 Lathom Road, Southport, Merseyside PR9 0JP
- 32 14 Balmoral Road, Fairfield, Liverpool L6 8NE
- 33 39 Garmoyle Road, Liverpool L15 3HW
- 35 16 Hawthorne Road, Bootle, Merseyside L20 2DN

- 36 113 Gwladys Street, Liverpool L4 5RW
- 39 10 Hornby Boulevard, Liverpool L21 8HG
- 40 77 Marlborough Road, Tuebrook, Liverpool L13 8EA
- 41 Flat 1, 17 Newsham Drive, Liverpool L6 7UG
- 42 16 Morecambe Street, Liverpool L6 4AU
- 43 Flat 1, 19 Sandon Street, Toxteth, Liverpool L8 7NS
- 45 Flat 20, Medbourne Court, Kirkby, Liverpool L32 6SN
- 47 39 Holmrook Road, Liverpool L11 3AG
- 49 10 Ellet Grove, Liverpool L6 4AB
- 52 18 Bardsay Road, Liverpool L4 5SG
- 53 6 Emery Street, Liverpool L4 5UZ
- 54 56 Shelley Street, Bootle, Merseyside L20 4LQ
- 55 55 Wordsworth Street, Bootle, Merseyside L20 4JN
- 56 23 Carr Close, Liverpool L11 4UA
- 57 3 Longfield Road, Liverpool L21 8LA
- 59 60 Holmes Street, Liverpool L8 0RJ
- 60 50 Hornby Boulevard, Liverpool L21 8HG
- 61 9 Ling Street, Liverpool L7 2QE
- 62 76 Holmes Street, Liverpool L8 0RJ
- 73 47a & b Owen Street, St. Helens, Merseyside WA10 3DN
- 75 153 Moscow Drive, Liverpool L13 7DL
- 77 28 Winchester Road, Liverpool L6 0BR
- 81 14 Moss Lane, Orrell Park, Liverpool L9 8AJ
- 83 21 Queens Drive, Wavertree, Liverpool L15 7NA
- 87 4 Lynholme Road, Liverpool L4 2XB
- 89 11 Strathmore Road, Liverpool L6 7UD

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## NEWS

# Major appointments at Sutton Kersh Auctions

**Sutton Kersh has appointed Tony Webber and Cathy Holt as its new joint Head of Auctions.**

Tony joins Sutton Kersh from Eddisons where he worked for nearly 20 years, overseeing 20 public auctions per year in Manchester, Leeds and London.

He will work alongside Cathy who is promoted internally from Auction Manageress. She has 25 years auction industry experience, seven of which have been at Sutton Kersh during which time the firm has established itself as the most successful auctioneer in the area.

James Kersh, Managing Director of Sutton Kersh says: "Tony is one of the most respected auctioneers in the country, bringing with him an unprecedented level of expertise.

"His appointment is certainly a major coup for the business. In partnership with Cathy whose promotion is testament to



her on-going performance they will form a formidable team, further enhancing our customer proposition."

Sutton Kersh finished last year as

Merseyside's leading auctioneer for the ninth consecutive time. At the seven auctions held in 2014 the firm sold 520 lots, generating proceeds of £40 million.

Now accepting instructions  
for our 16 April auction  
Closing date 20 March

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

**Tony Webber** FRICS  
tony.webber@suttonkersh.co.uk

**0870 873 1212**





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- Current gross rental income £150,932.52pa
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- Gross return 10.7%



**11 Seafield Rd, New Ferry CH62 1EQ**  
**4 bed mid terrace**

A part two storey part three storey middle terrace property currently let by way of an Assured Shorthold Tenancy producing £8,358.00 per annum. The property benefits from double glazing and central heating.



**32 Bowden Street, Litherland L21 8LL**  
**2 bed mid terrace**

A 2 bedroomed middle terrace property currently let by way of an Assured Shorthold Tenancy producing £5,400.00 per annum. The property benefits from double glazing and central heating.



**67 Dorset Rd, Liverpool L6 4DU**  
**2 bed semi detached**

A 2 bedroomed semi detached property currently let by way of an Assured Shorthold Tenancy producing £7,140.00 per annum. The property benefits from double glazing and central heating.



**17 Cross Street, Prescot L34 6JE**  
**3 bed end terrace**

A 3 bedroomed end of terrace property currently let by way of an Assured Shorthold Tenancy producing £7,440.00 per annum. The property benefits from double glazing and central heating.



**143 Queens Drive, Liverpool L4 6SG**  
**5 bed semi detached**

A 5 bedroomed semi detached property currently let by way of an Assured Shorthold Tenancy producing £9,540.00 per annum.



**1 Dial Street, Liverpool L7 0EH**  
**3 bed end terrace**

A 3 bedroomed end of terrace property currently let by way of an Assured Shorthold Tenancy producing £5,400.00 per annum. The property benefits from central heating.



**11 Collin Road, Prenton, Wirral CH43 7SR**  
**4 bed end terrace**

A 4 bedroomed end of terrace property which is currently let by way of an Assured Shorthold Tenancy producing £7,358.52 per annum. The property benefits from double glazing and central heating.



**32 Byron Street, Liverpool L20 4RH**  
**3 bed mid terrace**

A 3 bedroomed middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £5,400.00 per annum. The property benefits from double glazing and central heating.



**Apt 11, Brookside Court, 48 Shaw Street, Prescot L35 5AE**  
**2 bed flat**

A 2 bedroomed top floor flat which is currently let by way of an Assured Shorthold Tenancy producing £5,100.00 per annum. The property benefits from double glazing and central heating.



**7 Peel Road, Liverpool L20 4RL**  
**3 bed mid terrace**

A 3 bedroomed middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum. The property benefits from double glazing and central heating.



**Apt 26, Brookside Court, 48 Shaw Street, Prescot L35 5AE**  
**2 bed flat**

A 2 bedroomed middle floor flat which is currently let by way of an Assured Shorthold Tenancy producing £5,700.00 per annum. The property benefits from double glazing and central heating.



**86 Arthur Street, Birkenhead CH41 4JB**  
**3 bed end terrace**

A 3 bedroomed end of terrace property which is currently let by way of Assured Shorthold Tenancy £5,400.00 per annum. The property benefits from double glazing and central heating.



**90 Arthur Street, Birkenhead CH41 4JB**  
**2 bed mid terrace**

A 2 bedroomed middle terrace property currently let by way of an Assured Shorthold Tenancy producing £5,520.00 per annum. The property benefits from double glazing and central heating.



**94 Arthur Street, Birkenhead CH41 4JB**  
**3 bed mid terrace**

A 3 bedroomed middle terrace property currently let by way of an Assured Shorthold Tenancy producing £5,520.00 per annum. The property benefits from double glazing and central heating.



**96 Arthur Street, Birkenhead CH41 4JB**  
**2 bed mid terrace**

A 2 bedroomed middle terrace property currently let by way of an Assured Shorthold Tenancy producing £5,520.00 per annum. The property benefits from double glazing and central heating.



**134 Queens Drive, Liverpool L4 6XD**  
**5 bed mid terrace**

A 5 bedroomed middle terrace property currently let by way of an Assured Shorthold Tenancy producing £7,296.00 per annum. The property benefits from double glazing and central heating.



**34 Elm Drive, Liverpool L21 4NA**  
**4 bed end terrace**

A 4 bedroomed end of terrace property currently let by way of an Assured Shorthold Tenancy producing £7,560.00 per annum. The property benefits from double glazing and central heating.



**86 Cambridge Road, Liverpool L21 1EZ**  
**4 bed end terrace**

A 4 bedroomed end of terrace property currently let by way of an Assured Shorthold Tenancy producing £9,000.00 per annum. The property benefits from double glazing and central heating.



**249 Lower Breck Road, Liverpool L6 0AE**  
**4 bed end terrace**

A 4 bedroomed end of terrace property currently let by way of an Assured Shorthold Tenancy producing £7,140.00 per annum. The property benefits from central heating.



**6 Holmes Street, Liverpool L8 0RJ**  
**2 bed mid terrace**

A 2 bedroomed middle terrace property currently let by way of an Assured Shorthold Tenancy producing £5,940.00 per annum. The property benefits from double glazing and central heating.



**24 Tudor Street, Liverpool L6 6AQ**  
**2 bed mid terrace**

A 2 bedroomed middle terrace property currently let by way of an Assured Shorthold Tenancy producing £4,800.00 per annum. The property benefits from double glazing and central heating.



**12 Edenfield Crecent, Liverpool L36 6DS**  
**4 bed detached**

A 4 bedroomed detached property currently let by way of an Assured Shorthold Tenancy producing £9,600.00 per annum. The property benefits from double glazing and central heating.



**79 Hinton Street, Liverpool L6 3AP**  
**2 bed end terrace**

A 2 bedroomed end of terrace property currently let by way of an Assured Shorthold Tenancy producing £5,400.00 per annum. The property benefits from double glazing and central heating.

PROPERTY ADDRESS	RENTPCM	RENT PA	AST START DATE	DETAILS
11 Seafeld Rd, New Ferry CH62 1EQ	£696.50pcm	£8,358.00pa	11/28/2013	4 Bed Mid Terrace – Dg & Ch
32 Bowden Street,Litherland L21 8LL	£450pcm	£5,400.00pa	3/5/2013	2 Bed Mid Terrace – Dg & Ch
67 Dorset Rd, Liverpool L6 4DU	£595pcm	£7,140.00pa	1/11/2013	2 Bed Semi Detached – Dg & Ch
17 Cross Street, Prescot L34 6JE	£620pcm	£7,440.00pa	5/30/2014	3 Bed End Terrace – Dg & Ch
143 Queens Drive, Liverpool L4 6SG	£795pcm	£9,540.00pa	2/1/2013	5 Bed Semi Detached
1 Dial Street, Liverpool L7 0EH	£450pcm	£5,400.00pa	11/28/2012	3 Bed End Terrace – Ch
11 Collin Road, Prenton, Wirral CH43 7SR	£613.21pcm	£7358.52pa	7/23/2013	4 Bed End Terrace – Dg & Ch
32 Byron Street, Liverpool L20 4RH	£450pcm	£5,400.00pa	8/21/2013	3 Bed Mid Terrace – Dg & Ch
Apt 11, Brookside Court, 48 Shaw Street, Prescot L35 5AE	£425pcm	£5,100.00pa	12/7/2012	2 Bed Flat – Dg & Ch
7 Peel Road, Liverpool L20 4RL	£450pcm	£5,400.00pa	10/14/2014	3 Bed Mid Terrace – Dg & Ch
Apt 26, Brookside Court, 48 Shaw Street, Prescot L35 5AE	£475pcm	£5,700.00pa	3/3/2014	2 Bed Flat – Dg & Ch
86 Arthur Street, Birkenhead CH41 4JB	£450pcm	£5,400.00pa	9/12/2014	3 Bed End Terrace – Dg & Ch
90 Arthur Street, Birkenhead CH41 4JB	£460pcm	£5,520.00pa	2/20/2014	2 Bed Mid Terrace – Dg & Ch
94 Arthur Street, Birkenhead CH41 4JB	£460pcm	£5,520.00pa	7/29/2008	3 Bed Mid Terrace – Dg & Ch
96 Arthur Street, Birkenhead CH41 4JB	£460pcm	£5,520.00pa	7/29/2008	2 Bed Mid Terrace – Dg & Ch
134 Queens Drive, Liverpool L4 6XD	£608pcm	£7,296.00pa	2007	5 Bed Mid Terrace – Dg & Ch
34 Elm Drive, Liverpool L21 4NA	£630pcm	£7,560.00pa	2008	4 Bed End Terrace – Dg & Ch
86 Cambridge Road, Liverpool L21 1EZ	£750pcm	£9,000.00pa	6/15/2013	4 Bed End Terrace – Dg & Ch
249 Lower Breck Road, Liverpool L6 0AE	£595pcm	£7,140.00pa	3/4/2014	4 Bed End Terrace – Ch
6 Holmes Street, Liverpool L8 0RJ	£495pcm	£5,940.00pa	11/7/2014	2 Bed Mid Terrace – Dg & Ch
24 Tudor Street, Liverpool L6 6AQ	£400pcm	£4,800.00pa	2005	2 Bed Mid Terrace – Dg & Ch
12 Edenfield Crecent, Liverpool L36 6DS	£800pcm	£9,600.00pa	3/28/2013	4 Bed Detached – Dg & Ch
79 Hinton Street, Liverpool L6 3AP	£450pcm	£5,400.00pa	8/8/2014	2 Bed End Terrace – Dg & Ch
<b>£150,932.52</b>				

All enquiries **0151 207 6315**

**Cathy Holt** MNAEA [cathy.holt@suttonkersh.co.uk](mailto:cathy.holt@suttonkersh.co.uk)

**Disclaimer** Consumer Protection From Unfair Trading Regulations 2008: Sutton Kersh Commercial for themselves and for the Vendors and Lessors of this property whose agents they are give notice that: (a) these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessors and do not form part of an offer or contract, (b) all dimensions, reference to conditions and other details are given in good faith and are believed to be correct, but any intending Purchasers or Tenants should not rely on them as Statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (c) Sutton Kersh Commercial nor any person in their employment has any authority to make or give any representation or Warranty whatsoever in relation to this property.

LOT  
1

237 Grange Road, Birkenhead, Merseyside CH41 2PH

VACANT COMMERCIAL

\*GUIDE PRICE £100,000+



A vacant three storey end terrace commercial property comprising a ground floor retail unit together with office accommodation to the basement, first and second floors. To the rear of the retail unit there is a secluded office/store area. The property would be suitable for a number of uses, subject to any relevant planning consents.

**Situated** The property occupies a corner plot with frontage on to both Vincent Street and Grange Road situated on a section of road that has been pedestrianised within Birkenhead Town Centre

#### Basement

Office/Storage Area 40.04m<sup>2</sup> (431sq ft)

#### Ground Floor

Front entrance with window display, Retail Unit and Office/Store Area 70.92m<sup>2</sup> (763sq ft)

#### First Floor

Office/Storage Area, Kitchen, WC 75.96m<sup>2</sup> (817sq ft)

#### Second Floor

Office/Storage Area 84.96m<sup>2</sup> (914sq ft)

#### Outside

Rear Yard

#### Joint Agents

Winterhill

**Winterhill**



Not to scale. For identification purposes only

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LOT  
2**16 Lea Road, Wallasey, Merseyside CH44 0DU**  
VACANT RESIDENTIAL

\*GUIDE PRICE £35,000–£40,000



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



Not to scale. For identification purposes only

**Situated** Between Rice Lane and Trafalgar Road in a popular residential location within close proximity to Central Park and Egremont Promenade.

**Outside**  
Rear yard.

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

**First Floor**  
Two Bedrooms, Study, Bathroom/WC.

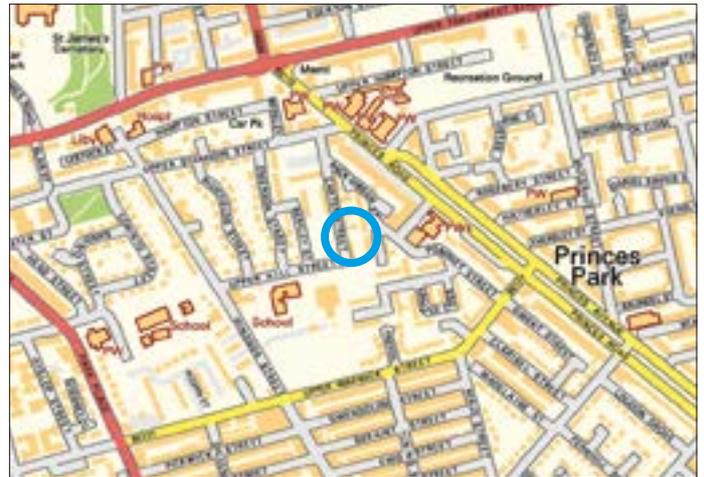
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LOT  
3**23 Carter Street, Liverpool L8 1XY**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £65,000–£70,000



A modern four bedroomed semi-detached property benefiting from double glazing, central heating, gardens and off road parking. The property is in good condition throughout. We are advised the property is currently let by way of an Assured Shorthold Tenancy producing £9,600.00 per annum.



Not to scale. For identification purposes only

**Situated** Off Upper Stanhope Street which is in turn is off Princes Road in an established location approximately 1 mile from Liverpool city centre and universities.

**Outside**  
Gardens, Driveway.

**Ground Floor**  
Hall, Lounge, Breakfast/Kitchen, WC

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

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LOT  
4**92 Hawthorne Road, Bootle, Merseyside L20 9JX**  
VACANT RESIDENTIAL

\*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

A three storey four bedroomed middle terraced property benefiting from double glazing. Following repair and modernisation the property would be suitable for occupation, re-sale or investment purposes.

**Situated** Fronting Hawthorne Road in an established location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Vestibule, Hall, Living Room, Dining room, Kitchen.

**First Floor**

Two Bedrooms, Cloakroom/WC, Bathroom/WC.

**Second Floor**

Two Bedrooms.

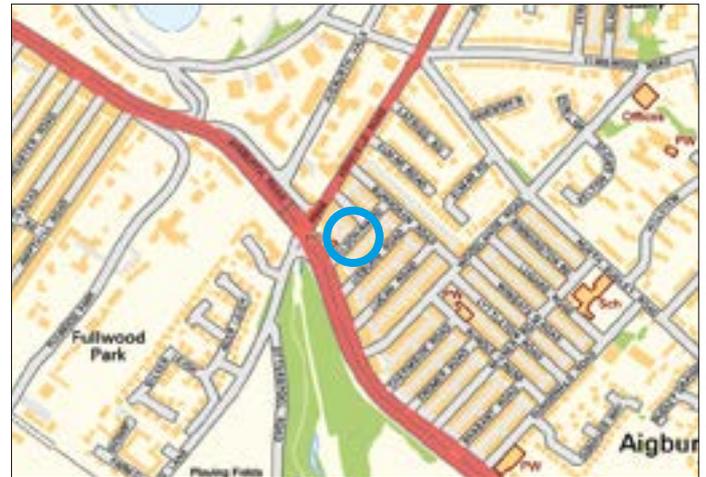
**Outside**

Rear Yard, Outhouse.

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LOT  
5**14 Bessbrook Road, Aigburth, Liverpool L17 0BX**  
VACANT RESIDENTIAL

\*GUIDE PRICE £140,000+



Not to scale. For identification purposes only

An end of terrace property which has been converted to provide two two-bedroomed self-contained flats. The property benefits from double glazing and central heating. The ground floor flat is vacant and in need of refurbishment. The first floor flat is currently let by way of an Assured Shorthold Tenancy producing £5,700.00 per annum. Alternatively the property could possibly be converted to provide a four bedroomed family home, subject to any relevant consents.

**Situated** Off Victoria Road in the popular Aigburth Vale within easy reach of local amenities, schooling and Otterspool Promenade.

**Ground Floor**

Main Entrance Hallway.

**Flat A** Lounge, Kitchen, two Bedrooms, two Bathroom/WCs.

**First Floor**

**Flat B** Hall, Lounge, two Bedrooms, Kitchen, Bathroom/WC.

**Outside**

Rear Yard and Garage.

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LOT  
6**7 Dencourt Road, Liverpool L11 2UG**  
VACANT RESIDENTIAL

\*GUIDE PRICE £40,000+



A vacant three bedroomed mid town house benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

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

**Outside**  
Gardens Front & Rear.

**Ground Floor**

Lounge/Diner, Kitchen, Bathroom/WC.

**First Floor**

Three Bedrooms.

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## ON BEHALF OF RECEIVERS

LOT  
7**60 Birkenhead Road, Wallasey, Merseyside CH44 7BY**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £40,000+



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



Not to scale. For identification purposes only

**Situated** Fronting Birkenhead Road (A554) in an established residential location within close proximity to Birkenhead town centre and with easy access to Kingsway Tunnel.

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

**Second Floor**  
Attic Room.

**Basement**

Not inspected.

**Outside**  
Yard to the rear.

**Ground Floor**

Two Reception Rooms, Kitchen.

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LOT

8

**7 Greenside Avenue, Wavertree, Liverpool L15 8JU**

VACANT RESIDENTIAL

\*GUIDE PRICE £100,000+



Not to scale. For identification purposes only

A vacant three bedroomed cottage style end of terrace property benefiting from double glazing, central heating, fitted kitchen and front and rear gardens. The property would be suitable for occupation, resale or investment purposes.

**Situated** Off Picton High Street at its junction with Picton Clock and Childwall Road in a popular and well established residential location within close proximity to local amenities, Allerton Road Bars and Restaurants and approximately 4 miles from Liverpool city centre.

**First Floor**

Three Bedrooms, Bathroom/WC.

**Outside**

Front and Rear Gardens.

**Ground Floor**

Open Plan Lounge, Dining Room, Kitchen.

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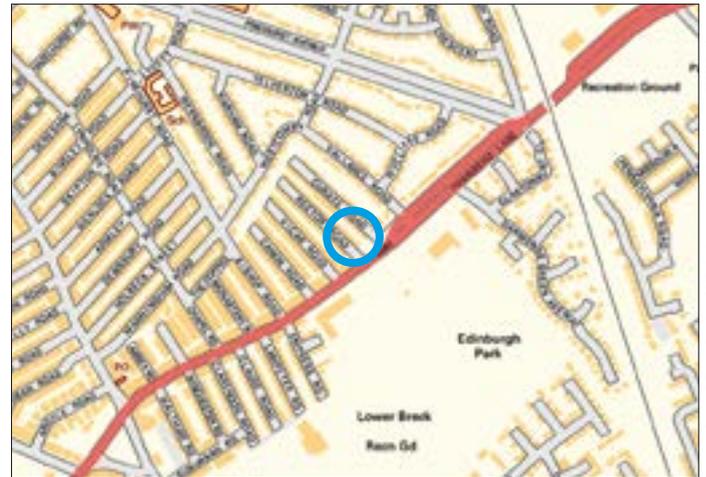
LOT

9

**15 Curate Road, Liverpool L6 0BZ**

VACANT RESIDENTIAL

\*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

An extended two bedroomed middle terraced property benefiting from central heating and majority double glazing. The property is in good order throughout and would be suitable for immediate investment purposes. The potential annual income being in excess of £5,400.

**Situated** Off Townsend Lane (A580) within close proximity to local amenities, schooling and within 3 miles from Liverpool city centre.

**Outside**

Rear Yard.

**EPC Rating D****Ground Floor**

Through Lounge, Kitchen, Utility Area, Bathroom/WC.

**First Floor**

Two Bedrooms.

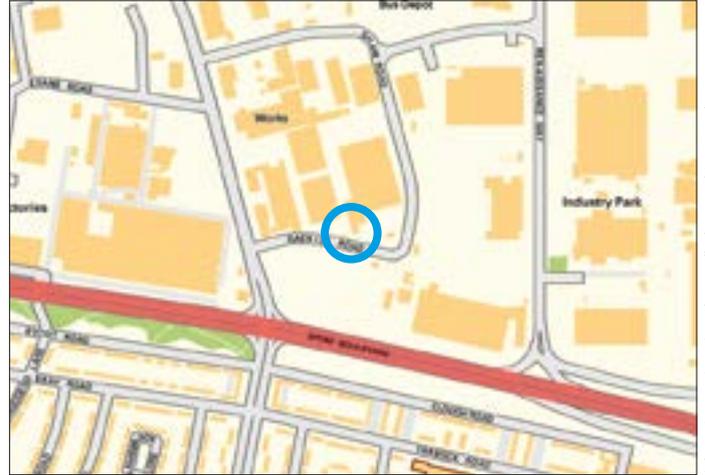
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LOT  
**10**

**The Gatehouse, Viscount Centre, Gaskill Road, Liverpool L24 9GS**

VACANT COMMERCIAL

**\*GUIDE PRICE £15,000-£20,000**



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A single storey detached office with kitchen and WC suitable for a number of uses, subject to any relevant planning consents. The property has in the past been used as an office and also a shop.

Not to scale. For identification purposes only

**Situated** Fronting Gaskill Road on the main entrance to the Viscount Centre Industrial Estate which in turn is Off Woodend Avenue in Speke.

**Ground Floor**

Porch Entrance, Main Sales/Office, WC, Kitchen

**Outside**

Off Road Parking.

LOT  
**11**

**27 Gwydir Street, Liverpool L8 3TJ**

VACANT RESIDENTIAL

**\*GUIDE PRICE £50,000+**



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A vacant two bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential annual rental income of £5400.00.

Not to scale. For identification purposes only

**Situated** Off High Park Street in an established residential location within close proximity to Princes Park and 2 miles from Liverpool city centre.

**Outside**

Yard to the rear.

**EPC Rating D**

**Ground Floor**

Hall, Through Living Room, Kitchen.

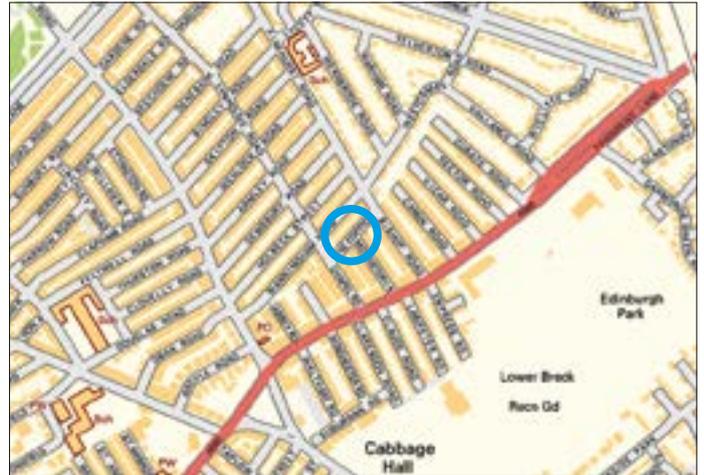
**First Floor**

Two Bedrooms, Bathroom/WC.

LOT  
**12**

**8 The Coppice, Liverpool L4 2XA**  
RESIDENTIAL INVESTMENT

**\*GUIDE PRICE £40,000+**



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Not to scale. For identification purposes only

A three bedroomed middle terraced property benefitting from double glazing and central heating. The property is in good decorative order throughout and is currently let by way of an Assured Shorthold Tenancy at a rental of £5,356 per annum.

**Situated** Off Townsend Lane within close proximity to local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

**Outside**  
Rear Yard.

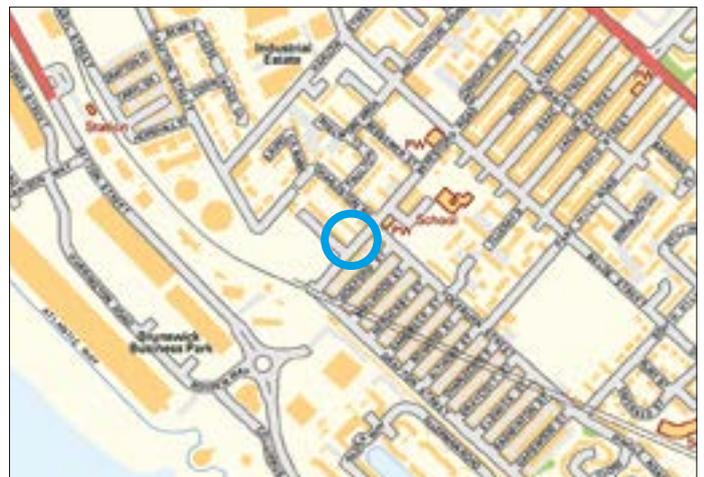
**Ground Floor**  
Lounge, Dining Room, Kitchen.

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

LOT  
**13**

**The Beresford Arms, 158 Beresford Road, Liverpool L8 4SQ**  
VACANT COMMERCIAL

**\*GUIDE PRICE £50,000+**



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Not to scale. For identification purposes only

A three storey detached former public house in a derelict state of repair. The property would be suitable for a number of uses to include flat conversion, subject to any necessary planning consents.

**Situated** Fronting Beresford Road which in turn is off Mill Street with views over the Estuary in a popular location and within 1 mile from Liverpool city centre.

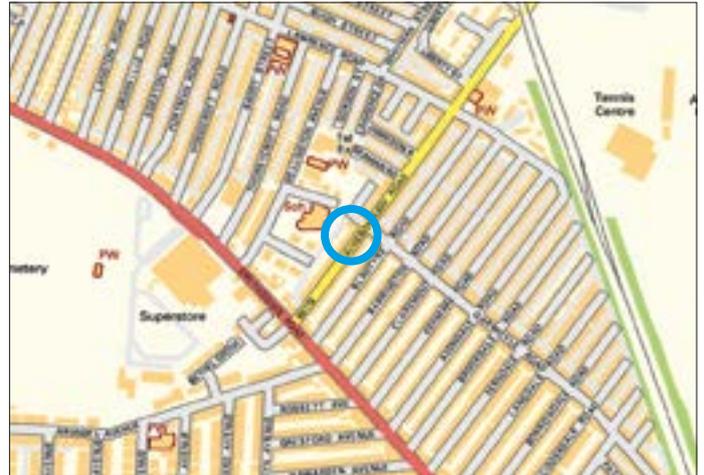
**Joint Agents**  
ES Group



**Accommodation**  
We have not inspected the property internally.

LOT  
14**6/8 Garmoyle Road, Liverpool L15 3HW**  
VACANT RESIDENTIAL

\*GUIDE PRICE £125,000+



Not to scale. For identification purposes only

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 five students.

**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  
15**49 Thomson Road, Liverpool L21 1AN**  
VACANT RESIDENTIAL

\*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

A three bedroomed new build modern semi-detached property benefiting from double glazing, central heating, modern fitted kitchen, large rear garden and driveway. The property has never been occupied and would be suitable for immediate occupation or investment purposes. The potential annual rental income being in excess of £7,200 per annum.

**Situated** Off Sandy Road within close proximity to local amenities and schooling and approximately 4 miles from Liverpool city centre.

**Outside**

Rear Garden, Driveway for 3 cars.

**Note**

The buyer's fee for this property is £750 inc VAT

**Ground Floor**

Lounge, Fitted Kitchen/Diner, WC.

**First Floor**

Three Bedrooms, Bathroom/WC.

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LOT  
16**51 Thomson Road, Liverpool L21 1AN**  
VACANT RESIDENTIAL

\*GUIDE PRICE £80,000+



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Not to scale. For identification purposes only

A three bedroomed new build modern semi-detached property benefiting from double glazing, central heating, modern fitted kitchen, large rear garden and driveway. The property has never been occupied and would be suitable for immediate occupation or investment purposes. The potential annual rental income being in excess of £7,200 per annum.

**Situated** Off Sandy Road within close proximity to local amenities and schooling and approximately 4 miles from Liverpool city centre.

**Outside**

Garden, Driveway for 2 cars.

**Note**

The buyer's fee for this property is £750 inc VAT

**Ground Floor**

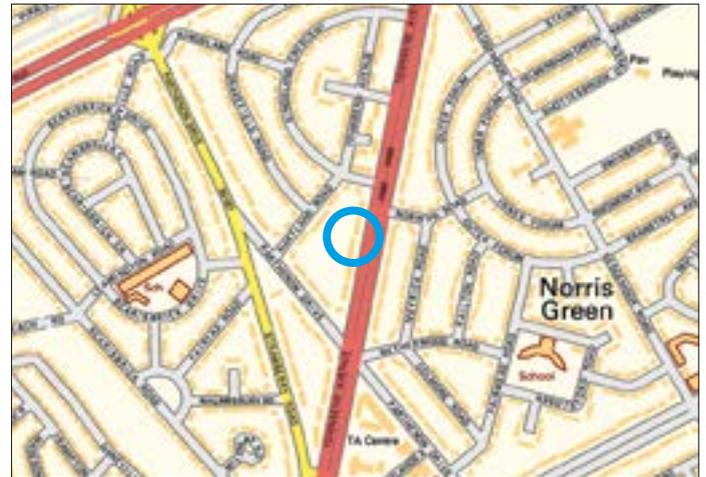
Lounge, Kitchen/Diner, Downstairs WC.

**First Floor**

Three Bedrooms, Bathroom/WC.

LOT  
17**197 Townsend Avenue, Norris Green, Liverpool L11 5AF**  
VACANT RESIDENTIAL

\*GUIDE PRICE £75,000+



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Not to scale. For identification purposes only

A three bedroomed mid town house benefiting from double glazing, central heating, rear garden and block paved driveway. The property would be suitable for occupation, resale or investment purposes. There is also potential for a loft conversion, subject to any relevant planning permissions.

**Situated** Fronting Townsend Avenue just off Broad Lane in a popular and well established residential location close to Broadway amenities, schooling and approximately 4 miles from Liverpool city centre.

**First Floor**

Three Bedrooms, Bathroom/WC with walk in shower

**Outside**

Driveway, Rear Garden.

**Ground Floor**

Hall, Through lounge/Diner, Kitchen.

ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**18**

**49 Holmes Street, Liverpool L8 0RJ**  
VACANT RESIDENTIAL

**\*GUIDE PRICE £35,000+**



A two bedroomed mid 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** Just off Smithdown road approximately 3 miles from Liverpool city centre within close proximity to local amenities.

**Outside**  
Yard to the rear.

**Ground Floor**  
Entrance Vestibule, Living room, Kitchen/Diner, Bathroom/WC.

**First Floor**  
Two Bedrooms.

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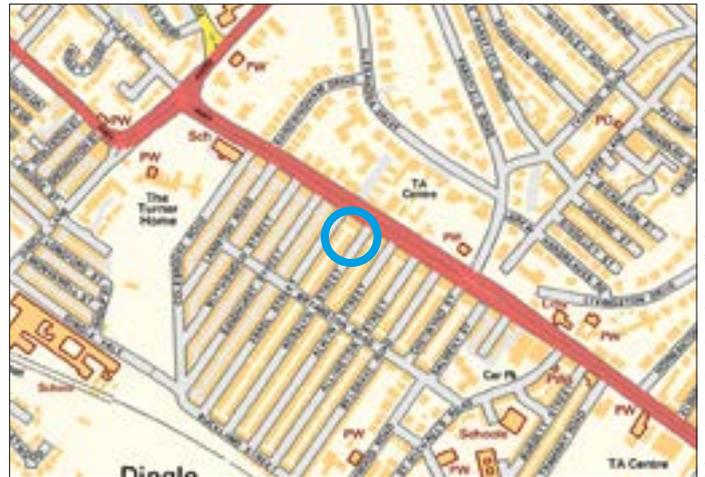
LOT  
**19**

**106 Aigburth Road, Aigburth, Liverpool L17 7BP**  
VACANT COMMERCIAL

**\*GUIDE PRICE £100,000+**



A three storey middle terraced mixed use property comprising a ground retail unit together with a five-/six-bedroomed flat above. The ground floor would be suitable for a number of uses, subject to the relevant consents and benefits from double glazing and electric steel roller shutters. To the upper floors via a separate entrance there is a five-/six-bedroomed self-contained flat which would be suitable for student investment purposes or occupation following refurbishment. The property benefits from a new roof and partial double glazing.



Not to scale. For identification purposes only

**Situated** Fronting Aigburth Road in an established residential location and on a busy main road position within walking distance to Lark Lane and Sefton Park and approximately 3 miles from Liverpool city centre.

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

**Second Floor**  
Three Bedrooms.

**Ground Floor**  
**Shop** Main Sales Area, Kitchen, Shower Room/WC.

**Loft**  
Two Further Rooms.

**Outside**  
Yard to the rear.

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LOT  
20**159 Moscow Drive, Liverpool L13 7DL**  
VACANT RESIDENTIAL

\*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

A vacant four bedroomed semi-detached property benefiting from double glazing and central heating which would be suitable for occupation or investment purposes.

**Situated** Off Queens Drive within close proximity to local amenities and schooling in a popular and well established location approximately 4 miles from Liverpool city centre.

**Second Floor**

Two Further Bedrooms, Shower Room/WC.

**Outside**

Side Garden and Driveway.

**Ground Floor**

Hall, two Reception Rooms, Dining Room, Kitchen.

**EPC Rating E****First Floor**

Two Bedrooms, Bathroom/WC.

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LOT  
21**20 Hampden Road, Birkenhead, Merseyside CH42 5LH**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £175,000+



Not to scale. For identification purposes only

A two storey semi-detached plus basement converted to provide six letting rooms each with their own shower/WC. The property has been newly refurbished and benefits from double glazing, central heating, fire alarm and intercom system. The property is in very good order throughout and on completion will be fully let by way of a 10 Year Lease producing £24,960 net annual rental income.

**Situated** Off Church Road on the corner of Caerwys Grove within close proximity to local amenities and St Catherines Community Hospital.

open plan each with en suite shower room.

**First Floor**

Three further Letting Rooms, open plan each with en suite shower room.

**Basement**

Communal Fully fitted Kitchen/ Diner.

**Outside**

Rear Yard.

**Ground Floor**

Entrance Hall, three Letting Rooms,

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LOT  
**22****80 Cockburn Street, Liverpool L8 4SF**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £55,000+



A three bedroomed extended end of 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** Off Grafton Street and Cockburn Street with views over the Estuary in a popular and established residential location within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

**Ground Floor**

Hall, Lounge, Kitchen, Bathroom/wc

**First Floor**

Two Bedrooms.

**Second Floor**

Further Bedroom.

**Outside**

Yard to the rear.

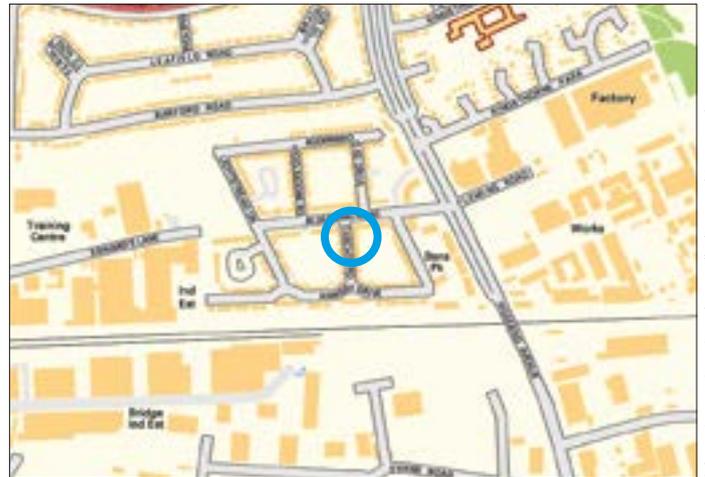
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LOT  
**23****1 Cascade Road, Hunts Cross Village, Liverpool L24 9LH**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £65,000+



A three bedroomed ground floor apartment within a popular modern development and currently let by way of an Assured Shorthold Tenancy producing £6000 per annum. The property benefits from double glazing, electric heating, secure intercom system and communal gardens and parking.



Not to scale. For identification purposes only

**Situated** Off Alderman Road which in turn is off Woodend Avenue in a popular and well established residential location close to local amenities, schooling, Liverpool John Lennon Airport and approximately 8 miles from Liverpool city centre.

**Ground Floor**

Main Entrance Hallway

**Flat** Hall, Lounge/Diner, Kitchen, three Bedrooms, Bathroom/WC.

**Outside**

Communal Gardens, Allocated Parking.

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LOT  
**24****Flat 5, Medbourne Court, Kirkby, Liverpool L32 6SN**  
VACANT RESIDENTIAL

\*GUIDE PRICE £25,000+



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Not to scale. For identification purposes only

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

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

**Outside**  
Communal Gardens and Parking

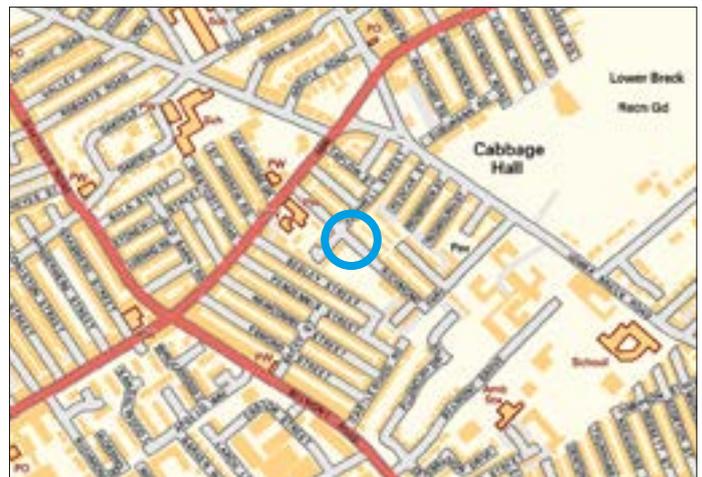
**EPC Rating** C

**Ground Floor**  
Main Entrance Hallway

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

LOT  
**25****35 Richmond Park, Liverpool L6 5AA**  
VACANT RESIDENTIAL

\*GUIDE PRICE £55,000+



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Not to scale. For identification purposes only

A vacant three bedroomed middle terrace property benefiting from double glazing, central heating, new bathroom and carpeting throughout. The property has recently been refurbished and is in very good order throughout. The property would be suitable for immediate occupation or investment purposes.

**Situated** Off Breck 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 Bedrooms, Bathroom/WC.

**Outside**  
Rear Yard.

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

LOT  
**26**

**24 Bardsay Road, Liverpool L4 5SG**  
VACANT RESIDENTIAL

**\*GUIDE PRICE £40,000+**



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 immediate investment purposes.



Not to scale. For identification purposes only

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

**Outside**  
Rear yard.

**Joint Agents**  
Bakewell & Horner



**Ground Floor**  
Through lounge/diner, Kitchen, Bathroom/WC

**First Floor**  
Two Bedrooms.

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LOT  
**27**

**Five Garages at Enfield Street, St. Helens, Merseyside WA10 3UL**  
VACANT COMMERCIAL

**\*GUIDE PRICE £10,000+**



A small triangle of land extending to 348m<sup>2</sup> with five garages and space for two more. The site would be suitable for a variety of uses subject to the necessary consents.



Not to scale. For identification purposes only

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

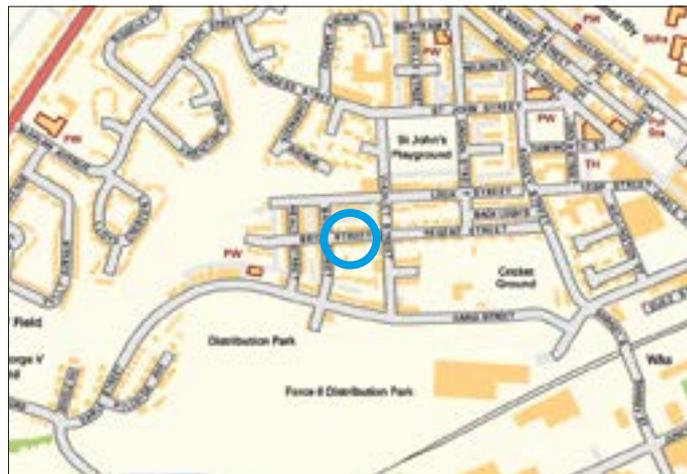
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LOT  
**28**

**16 Brick Street, Newton-le-Willows, Merseyside WA12 9PN**

**RESIDENTIAL INVESTMENT**

**\*GUIDE PRICE £35,000-£40,000**



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Not to scale. For identification purposes only

A two-/three-bedroom middle terraced property currently tenanted by way of an Assured Shorthold Tenancy at a rental income of £4940.00 per annum.

**Situated** Between Viaduct Street and Bank Street in an established residential location within close proximity to schooling and Earlestown train station.

**First Floor**

Two/three Bedrooms, Bathroom/WC.

**Outside**

Rear yard.

**Ground Floor**

Front Living Room, Rear Living Room, Kitchen.

**EPC Rating D**

LOT  
**29**

**23 Walton Vale, Liverpool L9 4RE**

**VACANT COMMERCIAL**

**\*GUIDE PRICE £75,000+**



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Not to scale. For identification purposes only

A three storey middle terrace property comprising a ground floor retail unit together with storage space to the upper floors. The ground floor retail unit currently forms part of a larger double fronted retail shop and it is understood that the subject property will be made fully self-contained prior to completion of any sale. The property would be suitable for a number of uses, subject to any relevant planning consents.

**Situated** Fronting Walton Vale within a popular and well established location approximately 4 miles from Liverpool city centre.

**Second Floor**

Storage Space 42.1m<sup>2</sup> (453sq ft)

**Outside**

Rear Yard.

**Ground Floor**

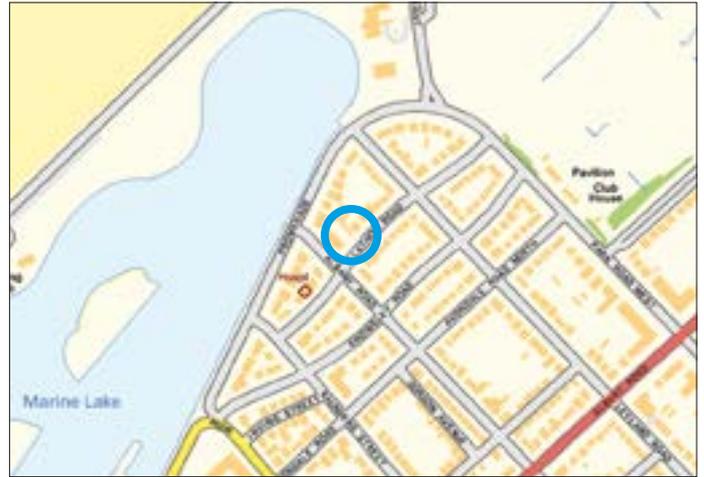
Retail Unit 54.5m<sup>2</sup> (587sq ft)

**First Floor**

Storage Space 45.5m<sup>2</sup> (489sq ft)

LOT  
30**9 Lathom Road, Southport, Merseyside PR9 0JP**  
VACANT RESIDENTIAL

\*GUIDE PRICE £220,000+



Not to scale. For identification purposes only

A substantial double fronted five-bedroomed detached property currently split into two large apartments (one three- and one two-bedroomed) each with their own access to the cellar and benefit from double glazing, central heating, off road parking, front and rear gardens and a detached garage. The property could easily be converted into a family home.

Kitchen/Diner, Utility Room, two Bedrooms, Bathroom.

**Outside**

Front and rear gardens, off road parking and detached garage.

**First Floor**

**Apartment 2** Entrance Porch (Enclosed separate stairway) Hall, Living Room, Kitchen/Diner, Utility Room, two Bedrooms, Bathroom. Separate WC.

**EPC Rating** 9a – D, 9b – E

**Joint Agents**

Hesketh



**Situated** Fronting Lathom Road which is off the Promenade within easy access of the town centre and close to local amenities.

**Basement**

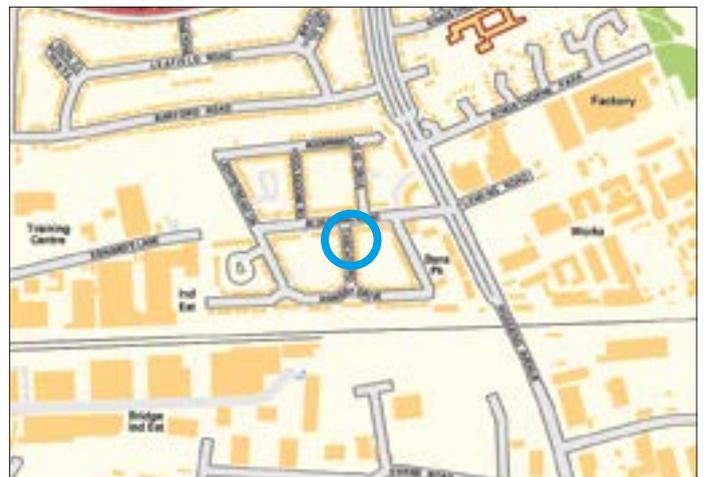
Four Rooms.

**Ground Floor**

**Apartment 1** Hall, Living Room,

LOT  
31**7 Cascade Road, Hunts Cross Village, Liverpool L24 9LH**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

A three bedroomed first floor apartment within a popular modern development and currently let by way of an Assured Shorthold Tenancy producing £6000 per annum. The property benefits from double glazing, electric heating, secure intercom system and communal gardens and parking.

**Situated** Off Alderman Road which in turn is off Woodend Avenue in a popular and well established residential location close to local amenities, schooling, Liverpool John Lennon Airport and approximately 8 miles from Liverpool city centre.

Diner, Kitchen, three Bedrooms, Bathroom/WC.

**Outside**

Communal Gardens and Allocated Parking.

**Joint Agents**

Hesketh

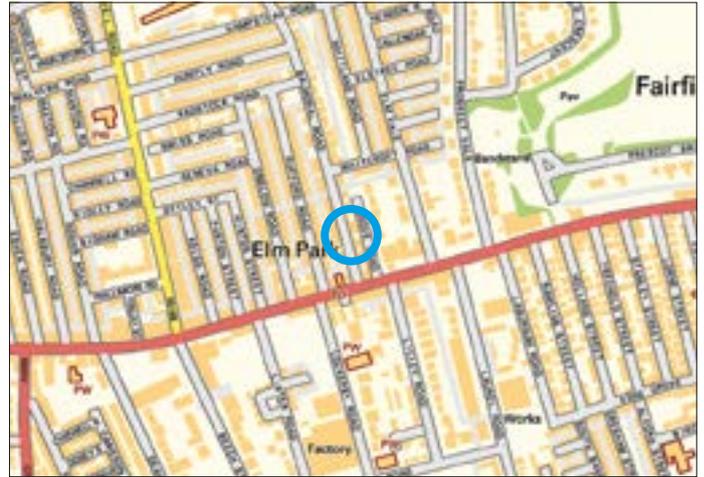
**Ground Floor**

Main Entrance Hallway

**First Floor Flat** Hall, Lounge/

LOT  
**32****14 Balmoral Road, Fairfield, Liverpool L6 8NE**  
VACANT RESIDENTIAL

\*GUIDE PRICE £130,000+



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Not to scale. For identification purposes only

A three storey semi-detached property converted to provide five one- and one two-bedroomed flats. The property benefits from double glazing. There are radiators and pipes in place however there are no boilers. The property would be suitable for investment purposes and when fully let the potential annual rental income is in excess of £25,000.

**Situated** Off Prescot Road in a popular and well established residential location within close proximity to local amenities, Newsham Park and approximately 3 miles from the Liverpool city centre.

**Ground Floor**

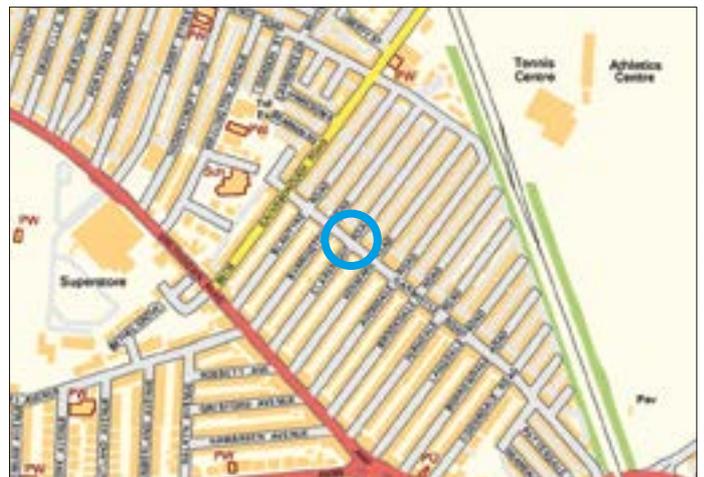
Main Entrance, Hallway

**Flat 1** Hall, Living Room, Kitchen, Bedroom, Bathroom/WC.**Flat 2** Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.**First Floor****Flat 3** Lounge, Kitchen, Bedroom, Bathroom, Separate WC.**Flat 4** Open Plan Lounge/Kitchen, two Bedrooms, Bathroom/WC.**Second Floor****Flat 5** Lounge, Kitchen, Bedroom, Bathroom/WC.**Flat 6** Lounge, Kitchen, Bedroom, Bathroom/WC.**Outside**

Gardens front and rear. Driveway

LOT  
**33****39 Garmoyle Road, Liverpool L15 3HW**  
VACANT RESIDENTIAL

\*GUIDE PRICE £95,000+



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Not to scale. For identification purposes only

A three bedroomed end of terraced property benefiting from double glazing and central heating. The property would be suitable for family accommodation or student investment purposes.

**Situated** Fronting Garmoyle Road in a very 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 Reception Rooms, Kitchen/Diner.

**First Floor**

Three Bedrooms, Shower/WC.

**Outside**

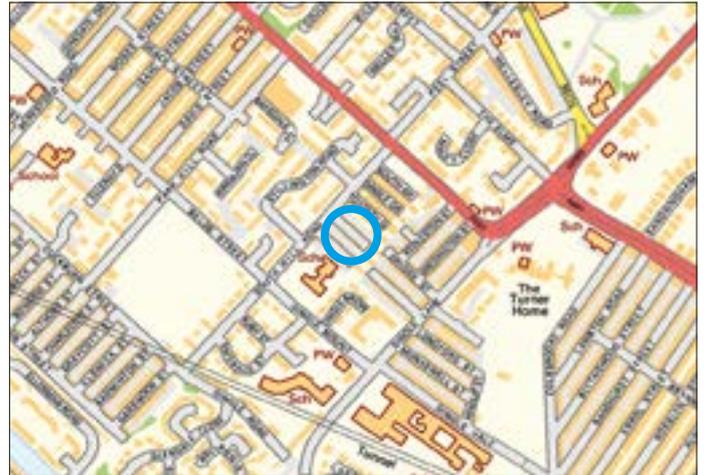
Yard to the rear.

LOT  
**34****11 Dentwood Street, Liverpool L8 9SR**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £50,000+



A two bedroomed mid terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £4,320 per annum.



Not to scale. For identification purposes only

**Situated** Off South Hill Street which in turn is off Park Road close to local and Aigburth Road amenities and approximately 2.5 miles from Liverpool city centre.

**Outside**  
Yard to the rear.

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

**First Floor**  
Two Bedrooms.

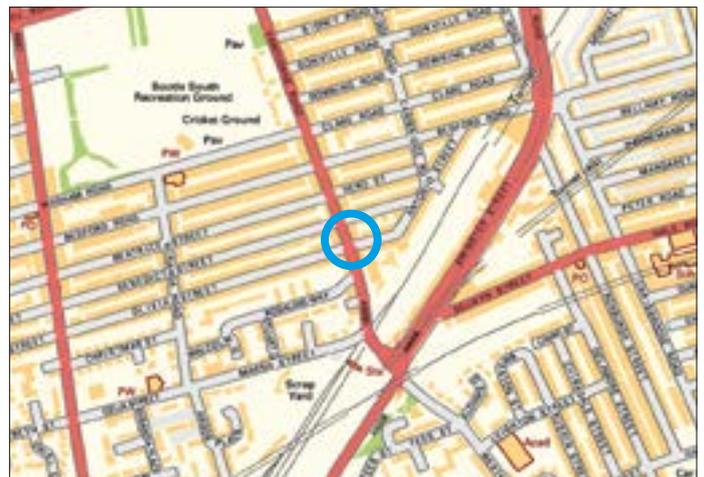
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LOT  
**35****16 Hawthorne Road, Bootle, Merseyside L20 2DN**  
VACANT RESIDENTIAL

\*GUIDE PRICE £30,000+



A three storey mixed use property comprising a ground floor retail/office unit together with two one-bedroomed self-contained flats above. The shop benefits from electric steel roller shutters and benefits from planning permission to convert to provide a further one bedroomed flat. Alternatively it would be suitable for a number of uses, subject to any relevant planning consents. The property benefits from double glazing. When fully let the potential annual income being in excess of £10,000.



Not to scale. For identification purposes only

**Situated** Fronting Hawthorne Road on a busy main road position in an established location approximately 3 miles from Liverpool city centre.

**Second Floor**  
**Flat B** Hall, Lounge, Kitchen, Shower room/WC, Bedroom.

**Outside**  
Yard to the rear.

**Planning Ref**  
DC/2014/00212

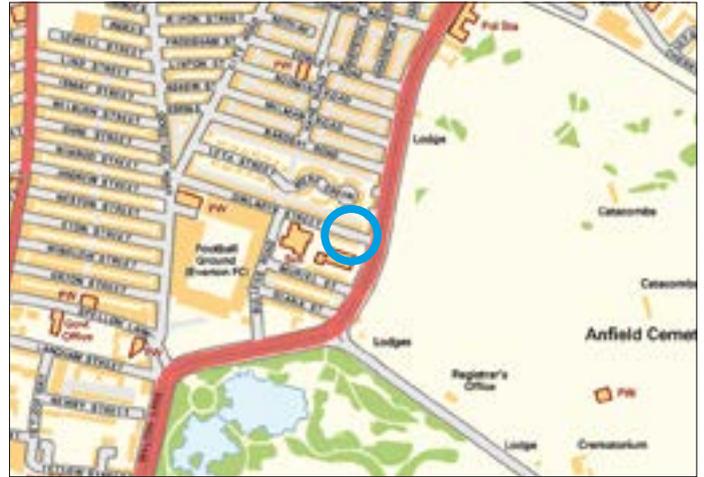
**Ground Floor**  
**Shop** Main sales area, Rear room, WC

**First Floor**  
**Flat A** Lounge, Kitchen, Bedroom, Bathroom/WC, Stairs to Bedroom.

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**LOT 36** **113 Gwladys Street, Liverpool L4 5RW**  
**VACANT RESIDENTIAL**

**\*GUIDE PRICE £45,000+**



Not to scale. For identification purposes only

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

**Situated** Off Walton Road in an established residential area within walking distance to Everton Football Club, County Road amenities and approximately 3 miles from Liverpool city centre.

**First Floor**  
 Three Bedrooms

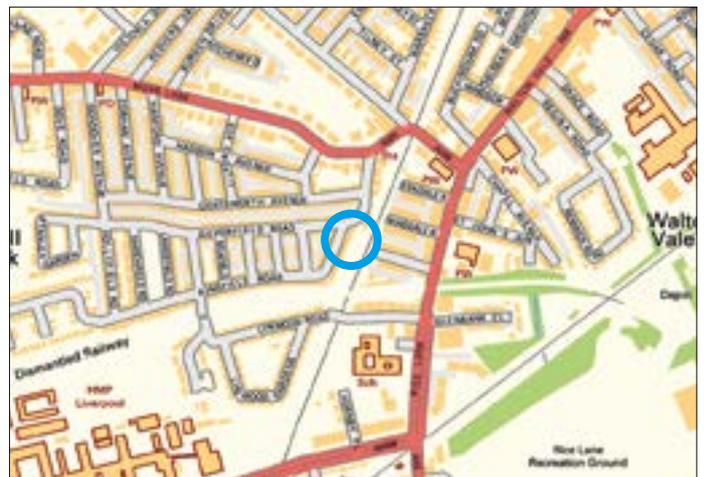
**Outside**  
 Yard to the rear.

**EPC Rating** D

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

**LOT 37** **Land to the rear of 1-29 Kingfield Road, Liverpool L9 3AL**  
**DEVELOPMENT OPPORTUNITIES**

**\*GUIDE PRICE £37,500+**



Not to scale. For identification purposes only

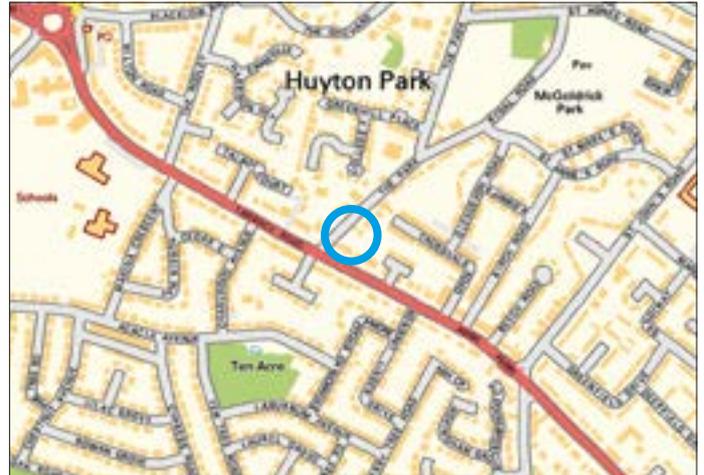
A vacant plot of land (MS219451) offered with full planning permission (REF: 13F/0039) to erect a three bedroom detached dwelling with two en-suites and secure access via a private car park and/or adjacent service road. We are advised all main services are available, however potential purchasers should make their own enquiries. It is the shaded part MS219451 on the plan which is being sold.

**Situated** To the rear of properties 1-29 Kingfield Road near Orrell Park in an established and popular residential location within easy reach of local amenities, schooling and approximately 4 miles of Liverpool city centre

**Plans**  
 Plans are available for inspection at the Auctioneers Office.

LOT  
**38****The Garages, 2 The Park, Liverpool L36 5SX**  
DEVELOPMENT OPPORTUNITY

\*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

A plot of land benefiting from full planning permission to erect an architect designed house over two levels along with off road car parking for two cars. The proposed dwelling would have an internal area of 1300sq ft. The total plot size is 170m<sup>2</sup>. The land currently has five garages and a commercial lock up on it. We believe all main services are available, however, potential purchasers should make their own enquiries. Planning Application No 13/00504/FUL

**Situated** At the entrance to The Park directly off Tarbock Road in a sought after location within close proximity to Huyton Village, Huyton train station and good schooling.

**Proposed Accommodation**

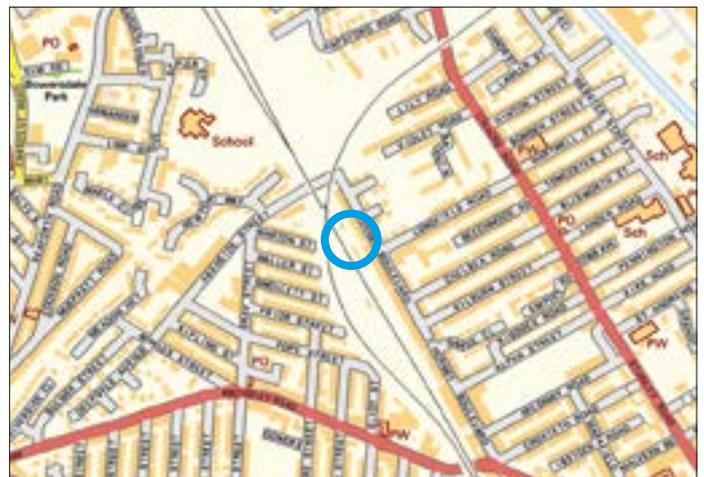
Plans are available for inspection at the Auctioneers Offices.

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## ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**39****10 Hornby Boulevard, Liverpool L21 8HG**  
VACANT RESIDENTIAL

\*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

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

**Situated** Just off Knowsley Road in an established residential location within easy reach of local amenities.

**Outside**  
Rear Yard.

**Ground Floor**

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

**First Floor**

Three Bedrooms, Bathroom/WC.

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LOT  
40**77 Marlborough Road, Tuebrook, Liverpool L13 8EA**  
VACANT RESIDENTIAL

\*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

A four bedroomed semi-detached property benefiting from double glazing, central heating, alarm system and large rear garden. The property would be suitable for occupation or investment purposes. The property will be sold to cash purchasers only.

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

**Outside**

Front and rear Gardens.

**Ground Floor**

Vestibule, Hall, Lounge, Dining Room, Kitchen.

**First Floor**

Four Bedrooms, Bathroom/WC.

LOT  
41**Flat 1, 17 Newsham Drive, Liverpool L6 7UG**  
VACANT RESIDENTIAL

\*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

A two bedroomed duplex apartment arranged over ground and lower ground floors within a three storey semi-detached property. The property benefits from double glazing, central heating, intercom system and parking and would be suitable for immediate occupation or investment purposes.

**Situated** Fronting Newsham Drive in Newsham Park in a popular residential location within easy access to Tuebrook amenities and approximately 3 miles from Liverpool city centre.

**Lower Ground Floor**

Two Bedrooms one with en-suite shower/WC, Bathroom with walk in Shower.

**Outside**

Communal gardens to the front, Parking to the rear.

**Ground Floor**

Main entrance hallway.

**Flat** Hall, Lounge, Kitchen.

LOT  
42**16 Morecambe Street, Liverpool L6 4AU**  
VACANT RESIDENTIAL

\*GUIDE PRICE £30,000+



A vacant two bedroomed middle terrace property benefiting from partial double glazing. Following refurbishment the property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Rocky Lane in a popular and well established residential location within easy access to Tuebrook amenities and approximately 3 miles from Liverpool city centre.

**Outside**  
Rear Yard.

**Ground Floor**  
Living Room, Kitchen, Shower/WC.

**First Floor**  
Two Bedrooms.

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LOT  
43**Flat 1, 19 Sandon Street, Toxteth, Liverpool L8 7NS**  
VACANT RESIDENTIAL

\*GUIDE PRICE £80,000+



A one bedroomed ground floor duplex apartment suitable for occupation or investment purposes. The property is in good order throughout and benefits from economy 7 heating, most of its original period features and a communal rear yard and shared parking.



Not to scale. For identification purposes only

**Situated** Off Upper Parliament Street and Falkner Square in the popular Georgian Quarter within walking distance to the city centre, Women's Hospital and many of the university buildings.

**Outside**  
Communal Rear Yard and Shared Parking

**Ground Floor**  
Main Entrance Hallway  
**Flat** Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC

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LOT  
**44**

**118a-122b Seabank Road, Wallasey, Merseyside CH45 1HF**  
COMMERCIAL INVESTMENT

**\*GUIDE PRICE £60,000+**



A three storey semi-detached property comprising a ground floor retail unit together with two two-bedroom flats and two one-bedroom flats arranged over first and second floors. Following refurbishment the property would be suitable for investment purposes offering the purchaser a potential of a high yield when fully let. We are advised that flat 118a is currently tenanted at a rental of £323.08 pcm. The property is sold subject to a Long Leasehold of 125 years from 2011.

**Situated** Fronting Seabank Road (A554) in a popular and well established location with good commuting access to New Brighton and Birkenhead town centre. The surrounding area is predominantly residential properties, with a number of retail units facing the property along Seabank Road.

**Joint Auctioneers**

David Currie & Co



Not to scale. For identification purposes only

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NO.	ACCOMMODATION	DESCRIPTION
118a	Two bedroom apartment (92.01m <sup>2</sup> /990sq ft)	Kitchen, Bathroom, Living Room, two Bedrooms
120	Ground floor retail unit (26.68m <sup>2</sup> /287sq ft)	Vacant Retail Unit with Double Glazed Frontage
120a	Two bedroom apartment plus cellar (92.03m <sup>2</sup> /990sq ft)	Kitchen, Bathroom, Living Room, 2 Bedrooms plus Cellar
122a	One bedroom apartment (35.7m <sup>2</sup> /384sq ft)	Kitchen, Bathroom, Living Room, 1 Bedroom
122b	One bedroom apartment (56.2m <sup>2</sup> /606sq ft)	Kitchen, Bathroom, Living Room, 1 Bedroom

LOT  
**45**

**Flat 20, Medbourne Court, Kirkby, Liverpool L32 6SN**  
VACANT RESIDENTIAL

**\*GUIDE PRICE £25,000+**



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

Not to scale. For identification purposes only

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

**EPC Rating C**

**Ground Floor**

Hall, Open Plan Lounge/Kitchen, two Bedrooms, Bathroom/WC, Cloakroom.

**Outside**

Communal Gardens and parking.

LOT  
**46**

**8 Preston Grove, Liverpool L6 4AH**  
RESIDENTIAL INVESTMENT

**\*GUIDE PRICE £50,000+**



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A three storey dormer style middle terrace property converted to provide one one-bedroom and one two-bedroom flat. The ground floor flat is currently let by way of an Assured Shorthold Tenancy. The property benefits from double glazing and central heating. The potential annual rental income when fully let being in excess of £9,000.

Not to scale. For identification purposes only

**Situated** Off Rocky Lane in an established residential location within easy reach of Tuebrook amenities, schooling, Newsham Park and approximately 3 miles from Liverpool city centre.

**First Floor**

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

**Second Floor**

Further Bedroom

**Ground Floor**

Main Entrance Hall

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

**Outside**

Rear yard

LOT  
47**39 Holmrook Road, Liverpool L11 3AG**  
VACANT RESIDENTIAL

\*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

A three bedroomed mid town house benefiting from double glazing, electric storage heating, gardens front and rear and driveway. The property would be suitable for occupation or investment purposes.

**Situated** Off Scargreen Avenue within close proximity to local amenities, schooling and approximately 4 miles from Liverpool city centre.

**Outside**

Gardens front and rear, driveway.

**Ground Floor**

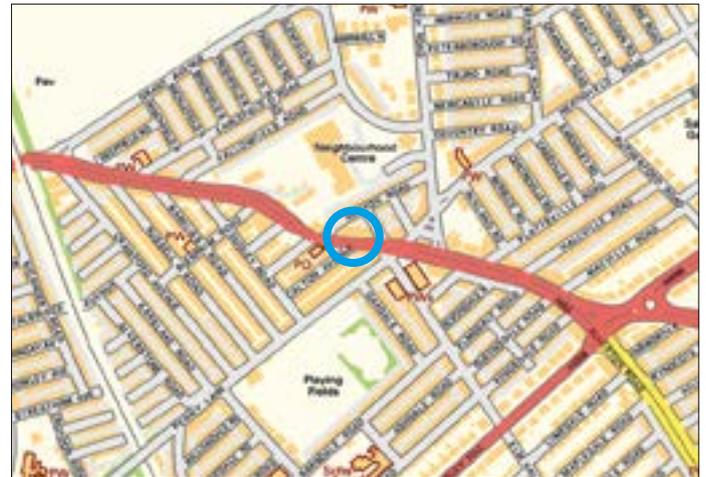
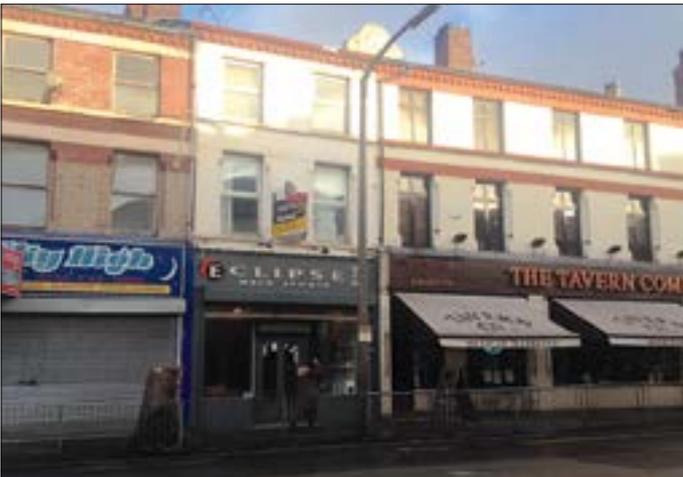
Lounge, Kitchen/Diner, Bathroom/WC.

**First Floor**

Three Bedrooms.

LOT  
48**619 Smithdown Road, Liverpool L15 5AG**  
COMMERCIAL INVESTMENT

\*GUIDE PRICE £130,000+



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Not to scale. For identification purposes only

A three storey middle terrace property comprising a ground floor retail unit which is currently let by way of an FR&I lease which has now expired and is holding over producing £7,940.00 per annum. To the first and second floors is a three bedroomed flat which is currently let by way of an Assured Shorthold Tenancy producing £7,272.00 per annum. The property produces a total annual rental income of £15,212.00.

**Situated** Fronting Smithdown Road near to its junction with Church Road and Penny Lane in a popular and well established residential location and approximately 4 miles from Liverpool city centre.

2 Store Rooms, Washroom/WC (68.69m<sup>2</sup>/739.37sq ft).**First Floor**

Landing, Living Room, Bedroom, Fitted Kitchen, Bathroom/WC.

**Second Floor**

Landing, three Bedrooms.

**Outside**

Rear Yard.

**Ground Floor**

Retail Sales Area/Hairdressing Salon, Rear Room, Kitchen/Utility,

LOT  
**49**

**10 Ellel Grove, Liverpool L6 4AB**  
VACANT RESIDENTIAL

**\*GUIDE PRICE £60,000+**



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A three storey dormer style middle terraced property converted to provide three self-contained flats. The property is in need of repair and modernisation and would be suitable for investment purposes. The potential annual rental income when fully let being in excess of £12,500.

Not to scale. For identification purposes only

**Situated** Off Rocky Lane in an established residential location within easy reach of Tuebrook amenities, schooling, Newsham Park and approximately 3 miles from Liverpool city centre.

**First Floor**

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

**Second Floor**

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

**Ground Floor**

Main Entrance Hallway

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

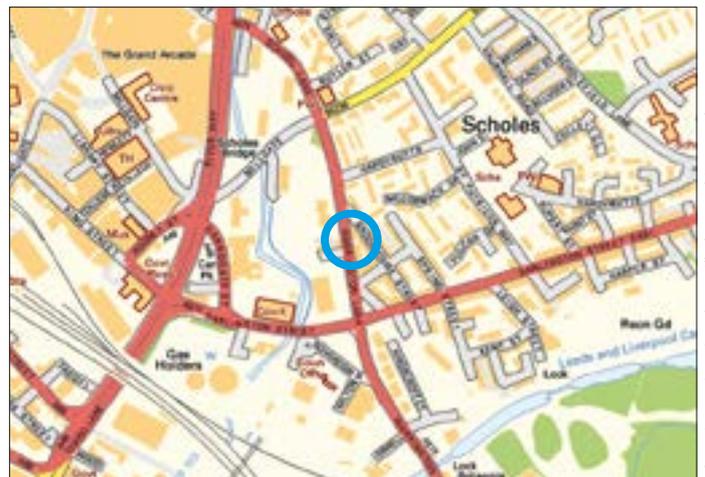
**Outside**

Yard to the rear.

LOT  
**50**

**40 Warrington Lane, Wigan, Lancashire WN1 3RT**  
DEVELOPMENT OPPORTUNITIES

**\*GUIDE PRICE £85,000+**



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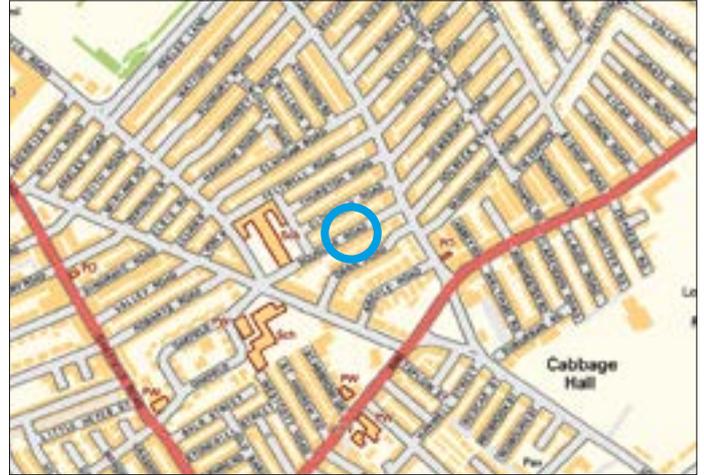
Development opportunity to develop five terraced houses. Planning permission has been approved to convert two of the existing properties to provide two two-bedroomed terraced houses and to demolish the existing warehouse to erect three three-bedroomed terrace houses. Works have been started on the two terraced properties having been re-wired and partially plastered. The site gives the buyer the option of carrying out the plans already in place to provide five terraced houses, or to finish the two terraced houses and rent the warehouse as it is. Wigan Council Planning Application Ref: A/12/76740.

Not to scale. For identification purposes only

**Situated** Fronting Warrington Road near to its junction with Darlington Street East in a popular and well established residential location within close proximity to local amenities.

LOT  
51**23 Douglas Road, Liverpool L4 2RG**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £45,000-£50,000



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Not to scale. For identification purposes only

A four bedroom middle terrace property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £4940.00 per annum.

**Situated** Off Priory Road in an established residential location within easy reach of local amenities, schooling and approximately 4 miles from Liverpool city centre.

**Outside**  
Rear yard.

**Ground Floor**

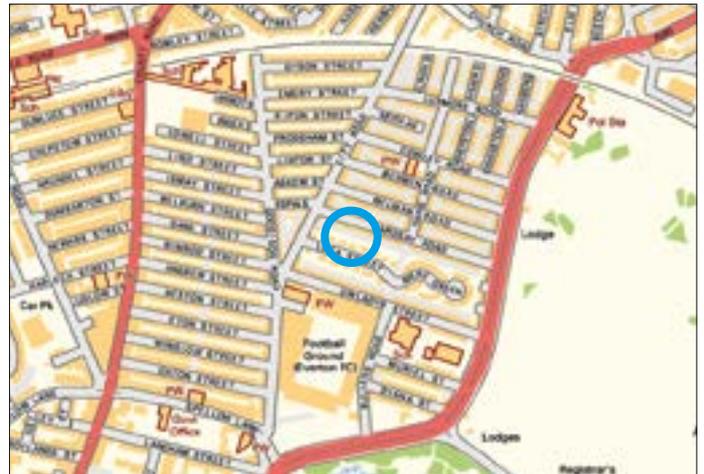
Hall, three Reception Rooms, Kitchen

**First Floor**

Four Bedrooms, Bathroom/WC

LOT  
52**18 Bardsay Road, Liverpool L4 5SG**  
VACANT RESIDENTIAL

\*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

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 investment purposes.

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

**Outside**  
Rear Yard.

**Joint Agents**

Bakewell & Horner

**Ground Floor**

Through Lounge/Diner, Kitchen, Bathroom/WC.

**First Floor**

Two Bedrooms.

ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**53**

**6 Emery Street, Liverpool L4 5UZ**  
VACANT RESIDENTIAL

**\*GUIDE PRICE £30,000+**



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

Not to scale. For identification purposes only

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

**Outside**  
Rear Yard.

**Ground Floor**  
Living room, Kitchen, Bathroom/WC

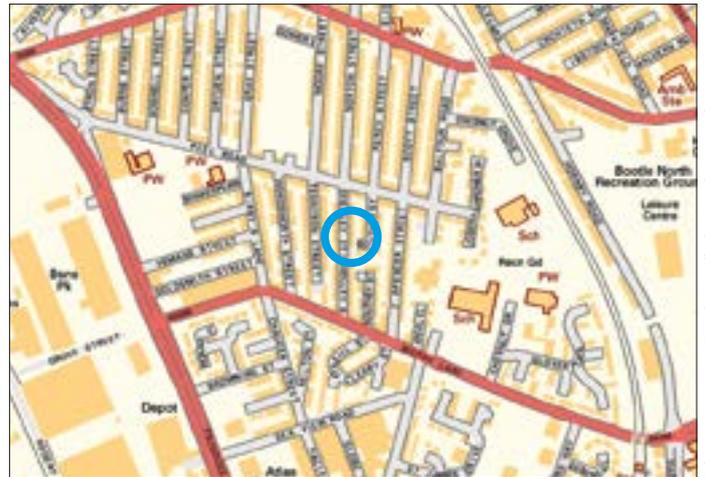
**First Floor**  
Two Bedrooms.

ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**54**

**56 Shelley Street, Bootle, Merseyside L20 4LQ**  
VACANT RESIDENTIAL

**\*GUIDE PRICE £30,000–£35,000**



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

Not to scale. For identification purposes only

**Situated** Between Peel Road and Marsh Lane (A5098) approximately 3 miles from Liverpool city centre.

**Outside**  
Rear yard.

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

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

ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**55**

**55 Wordsworth Street, Bootle, Merseyside L20 4JN**

VACANT RESIDENTIAL

**\*GUIDE PRICE £25,000–£30,000**



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Not to scale. For identification purposes only

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

**Situated** Just off Peel Road within close proximity to Knowsley Road and local amenities to include Bootle Strand Shopping Centre. Approximately 3 miles from Liverpool city centre.

**Outside**  
Rear yard.

**Ground Floor**

Hall, Through Living Room, Kitchen.

**First Floor**

Two Bedrooms, Bathroom/WC.

ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**56**

**23 Carr Close, Liverpool L11 4UA**

VACANT RESIDENTIAL

**\*GUIDE PRICE £35,000+**



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Not to scale. For identification purposes only

A three bedroomed mid town house benefiting from double glazing, central heating, front and rear gardens. The property would be suitable for investment purposes following modernisation.

**Situated** Off Carr Lane East within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Outside**  
Gardens front and rear.

**Ground Floor**

Entrance Hall, Living room, Kitchen/ Diner.

**First Floor**

Three Bedrooms, Bathroom, Separate WC.

ON BEHALF OF A HOUSING ASSOCIATION

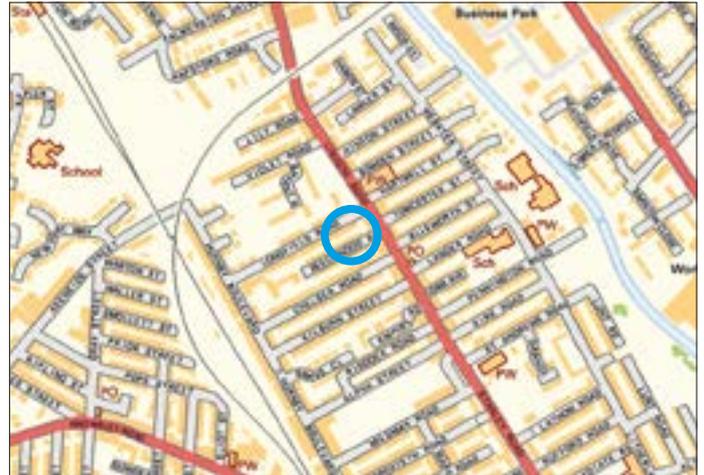
LOT  
**57**

**3 Longfield Road, Liverpool L21 8LA**  
VACANT RESIDENTIAL

**\*GUIDE PRICE £35,000+**



A vacant two bedroom middle terrace property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate investment purposes.



Not to scale. For identification purposes only

**Situated** Off Linacre Road and Hornby Boulevard in a popular and well established residential location within close proximity to local amenities and Everton Football Club and approximately 5 miles north of Liverpool city centre.

**First Floor**  
Two Bedrooms.

**Outside**  
Rear Yard.

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

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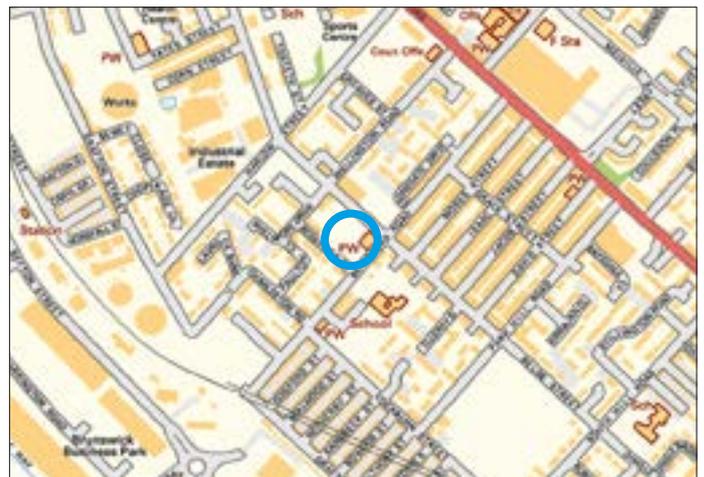
LOT  
**58**

**The Wellington Vaults, Mill Street, Liverpool L8 4RF**  
VACANT COMMERCIAL

**\*GUIDE PRICE £60,000+**



A three storey detached former public house in a derelict state of repair. The property would be suitable for a number of uses to include flat conversion, subject to any necessary planning consents.



Not to scale. For identification purposes only

**Situated** Fronting Mill Street in a popular residential location and within 1 mile from Liverpool city centre.

**Joint Agents**  
ES Group



**Accommodation**  
We have not carried out an internal inspection.

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ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**59**

**60 Holmes Street, Liverpool L8 0RJ**  
VACANT RESIDENTIAL

**\*GUIDE PRICE £35,000+**



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Not to scale. For identification purposes only

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

**Situated** Just off Smithdown road approximately 3 miles from Liverpool city centre within close proximity to local amenities.

**Outside**  
Yard to the rear.

**Ground Floor**

Entrance Vestibule, Living room, Kitchen, Bathroom/WC.

**First Floor**

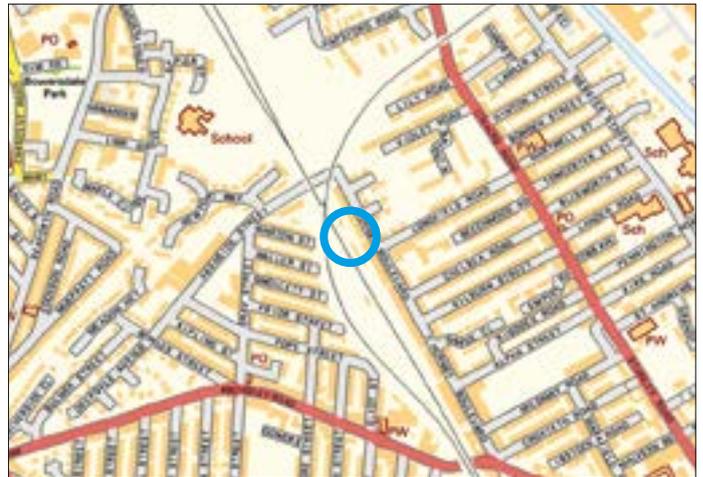
Two Bedrooms.

ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**60**

**50 Hornby Boulevard, Liverpool L21 8HG**  
VACANT RESIDENTIAL

**\*GUIDE PRICE £30,000+**



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Not to scale. For identification purposes only

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

**Situated** Just off Knowsley Road in an established residential location within easy reach of local amenities.

**Ground Floor**

Hall, Through Living Room, Kitchen.

**First Floor**

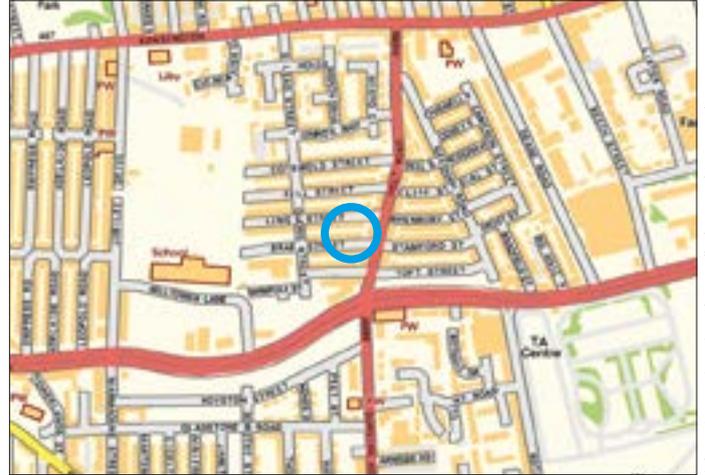
Three Bedrooms, Bathroom/WC.

**Outside**

Rear yard.

LOT  
**61****9 Ling Street, Liverpool L7 2QE**  
VACANT RESIDENTIAL**\*GUIDE PRICE £40,000–£45,000**

A three bedroomed mid terrace benefitting from double glazing. Following refurbishment and modernisation the property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Holt Road within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre.

**Outside**  
Rear yard

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

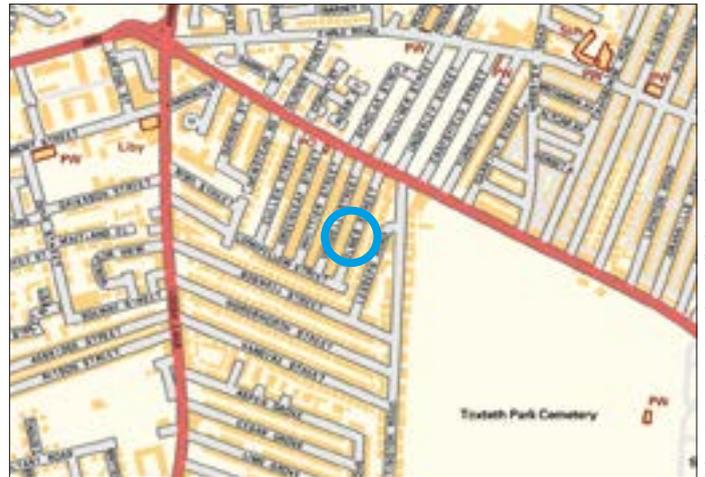
**First Floor**  
Three Bedrooms, Bathroom/WC

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## ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**62****76 Holmes Street, Liverpool L8 0RJ**  
VACANT RESIDENTIAL**\*GUIDE PRICE £35,000+**

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



Not to scale. For identification purposes only

**Situated** Just off Smithdown road approximately 3 miles from Liverpool city centre within close proximity to local amenities.

**Outside**  
Yard to the rear.

**Ground Floor**  
Entrance Vestibule, Living room, Kitchen/Diner, Bathroom/WC.

**First Floor**  
Two Bedrooms.

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LOT  
**63****97 Marsh Lane, Bootle, Merseyside L20 4JB**  
COMMERCIAL INVESTMENT

\*GUIDE PRICE £35,000–£40,000



Not to scale. For identification purposes only

The property comprises a three storey mid terrace consisting of a ground floor shop together with a two bed roomed flat arranged over first and second floors. The flat benefits from central heating and is currently let by way of a 6 month Assured Shorthold Tenancy at a rental of £4,784. The ground floor would be suitable for a number of uses, subject to any relevant planning consents.

**Situated** The property is situated on Marsh Lane within a parade of similar shops and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Shop Unit.

**First Floor**

Living Room/Dining Room, Kitchen.

**Second Floor**

Two Bedrooms and Bathroom/WC.

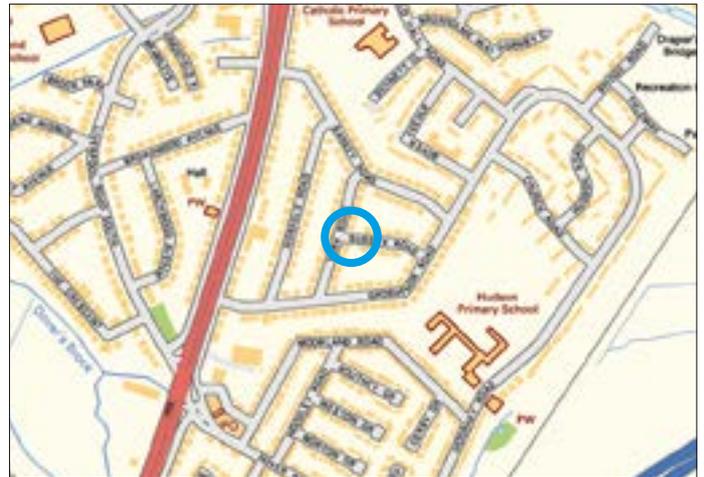
**Outside**

Rear Yard.

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LOT  
**64****24 York Road, Maghull, Liverpool L31 5NL**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

A three bedroomed semi-detached property currently let by way of Assured Tenancy at a rental of £3,900 per annum. The property is in need of a full upgrade and refurbishment scheme and benefits from front and rear gardens and off road parking.

**Situated** Off Grosvenor Road which in turn is off Northway A59 in a popular and well established residential location and within close proximity to local amenities and schooling.

**Ground Floor**

Hall, Living Room, Dining Room, Kitchen.

**First Floor**

Three Bedrooms, Bathroom/WC.

**Outside**

Front and Rear gardens, Driveway.

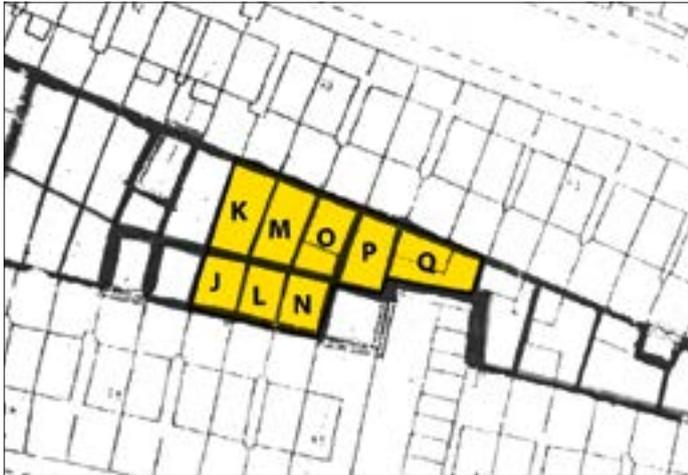
**EPC Rating G**

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LOTS  
65-72

**Plots J, K, L, M, N, O, P and Q, Land to the south Hinderton Road, Birkenhead, Merseyside CH41 9AB** LAND

**\*GUIDE PRICE NIL RESERVE**



Not to scale. For identification purposes only

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Seven plots of land situated to the rear of various residential houses in Hinderton Road and Holt Hill, in the Tranmere district of Birkenhead. The plots will be offered as seven separate lots and would be suitable for a variety of uses subject to the necessary consents.

LOT  
73

**47a & b Owen Street, St. Helens, Merseyside WA10 3DN** VACANT RESIDENTIAL

**\*GUIDE PRICE £60,000+**



Not to scale. For identification purposes only

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A vacant semi-detached property arranged as two self-contained one bedroom flats which were previously let producing an approximate gross annualized income of £7,000.00. The property benefits from central heating and double glazing.

**Situated** Close to the junction with West Street off Lugsmore Lane leading to St Helens town centre, within close proximity to local amenities.

**First Floor**  
**Flat 2** Living Room, Kitchen (fitted with units, oven and hob), Bedroom, Bathroom/WC.

**Ground Floor**  
Entrance Hall.  
**Flat 1** Living Room, Kitchen (fitted with units, oven and hob), Bedroom, Bathroom/WC.

**Outside**  
Front Driveway and Rear Yard/Patio Area.

LOT  
**74****27 Hope Street, Liverpool L1 9BQ**  
RESIDENTIAL INVESTMENT**\*GUIDE PRICE £475,000–£500,000**

A freehold investment opportunity currently producing in excess of £52,000 per annum. The property comprises a substantial Victorian three storey middle terrace plus basement property which has been converted to provide 10 letting rooms and is currently fully let to 10 students until August 2015. There is potential to provide 2/3 further letting rooms in the basement (making the annual rental in excess of £62,000), subject to any necessary consents. There are communal kitchens and bathrooms on each floor. The property is fully HMO compliant and is in good order throughout benefitting from central heating, fire alarms, fire doors and a secure intercom system.

**Situated** Fronting Hope Street at its junction with Oxford Street occupying a much sought after position in the heart of Liverpool's University Quarter. The Everyman Theatre, Anglican Cathedral and Philharmonic Hall are within walking distance.

**Basement**

Hall, Open Plan Communal Kitchen/Lounge, WC, one Letting Room with en-suite shower/WC, Utility Space, one further Letting Room, Kitchen.

**Ground Floor**

Main Entrance Hallway, Communal Kitchen/Breakfast Room, Bathroom/WC, three Letting Rooms.

**First Floor**

Half Landing to Shower Room/WC, Kitchen, three Letting Rooms

**Second Floor**

Half Landing to Shower Room/WC, Communal Kitchen/Breakfast Bar, three Letting Rooms.

**Outside**

Two rear courtyards. Access to Arrad Street.

**Joint Agents**

Matthews & Goodman



Not to scale. For identification purposes only

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LOT  
**75**

**153 Moscow Drive, Liverpool L13 7DL**  
VACANT RESIDENTIAL

**\*GUIDE PRICE £90,000+**



Not to scale. For identification purposes only

A semi-detached property converted to provide two two-bedroomed flats benefiting from double glazing, central heating, gardens and off road parking. The property would be suitable for investment purposes.

**Situated** Off Queens Drive within close proximity to local amenities and schooling in a popular and well established location approximately 4 miles from Liverpool city centre.

**Ground Floor**  
**Flat 1** Hall, Lounge, Kitchen, Bathroom/WC, two Bedrooms.

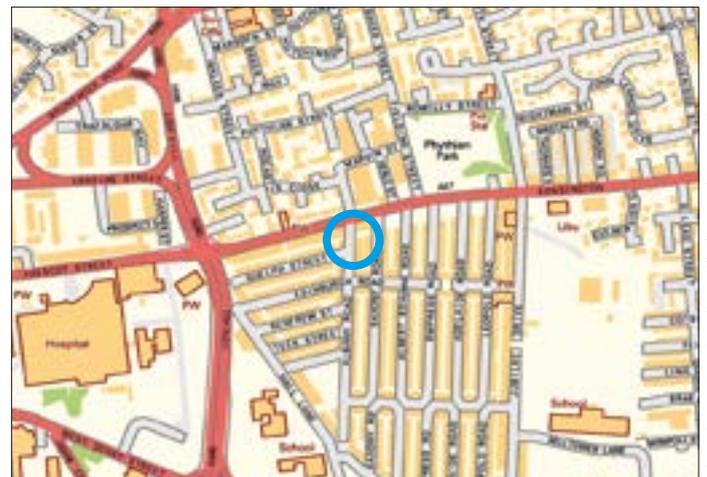
**First Floor**  
**Flat 2** Hall, Lounge, Kitchen, Bathroom/WC, two Bedrooms.

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

LOT  
**76**

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

**\*GUIDE PRICE £70,000-£90,000**



Not to scale. For identification purposes only

A three storey end of terraced mixed use property comprising a ground floor retail unit together with a self contained flat above. The shop is currently let on a 5 year lease at a rental of £4,800 per annum and the flat is let at a rental of £4,740. The ground floor benefits from steel roller shutters.

**Situated** Fronting Kensington High Street on the corner of Albany Road in an established residential location a short distance from Liverpool city centre.

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

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

**Outside**  
Yard to the rear.

**Tenure**  
Freehold

LOT  
**77****28 Winchester Road, Liverpool L6 0BR**  
VACANT RESIDENTIAL

\*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

A two bed mid terrace property benefitting from double glazing and central heating. The property would be suitable for investment purposes with a potential annual income of £5,400pa.

**Situated** Off Townsend Lane within close proximity to local amenities.

**Outside**  
Yard

**Ground Floor**

Through Living Room, Kitchen, Bathroom/WC

**First Floor**

Two Bedrooms

LOT  
**78****58a Moss Lane, Orrell Park, Liverpool L9 8AN**  
VACANT COMMERCIAL

\*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

A freehold corner building recently used as offices and benefitting from carpeted floors, suspending ceilings incorporating recessed lighting, gas central heating, timber frame windows and frontage, kitchen and WC facilities and external electric roller shutters. The property would be suitable for a number of uses to include residential, subject to any relevant planning consents.

**Situated** Fronting onto Moss Lane at its junction with Burwen Drive, approximately four miles north of Liverpool city centre. The surrounding area comprises residential housing and retail facilities.

**First Floor**  
Three Offices, WC. NIA: 43.7m<sup>2</sup> (470sq ft)

**Outside**  
Rear Yard.

**EPC Rating** F

**Ground Floor**

Reception/Main sales area, two Rear Offices, Kitchen NIA: 52.9m<sup>2</sup> (569sq ft)

LOT  
**79****75 Bartlett Street, Liverpool L15 0HN**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £50,000+



A two bedroomed mid terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum.



Not to scale. For identification purposes only

**Situated** Off Bagot Street just off Lawrence Road in a well established and popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

**First Floor**

Two Bedrooms.

**Outside**

Yard to the rear.

**Ground Floor**

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

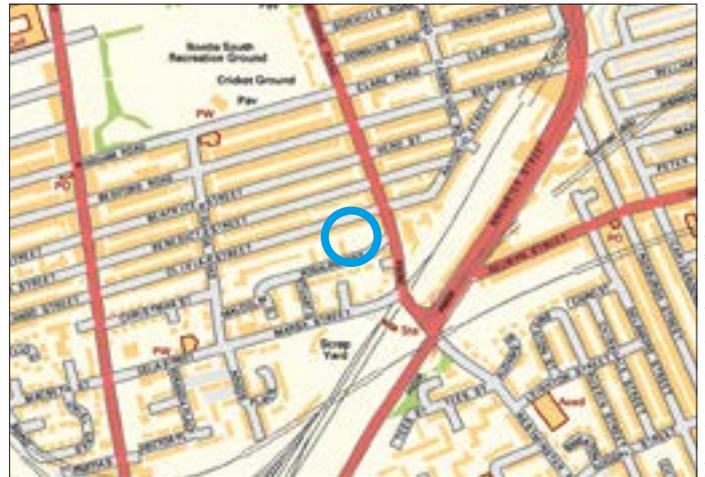
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LOT  
**80****146 Olivia Street, Bootle, Merseyside L20 2ET**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £45,000+



A three bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum. The property has recently been refurbished and is in good order throughout. The property benefits from double glazing and new central heating.



Not to scale. For identification purposes only

**Situated** Off Hawthorne Road within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Outside**

Rear yard.

**Ground Floor**

Vestibule, Through Living room/ Diner, Kitchen, Bathroom/WC.

**First Floor**

Three Bedrooms.

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LOT  
**81****14 Moss Lane, Orrell Park, Liverpool L9 8AJ**  
VACANT RESIDENTIAL

\*GUIDE PRICE £110,000+

**SOLD PRIOR**

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.

Not to scale. For identification purposes only

**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 F**

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LOT  
**82****296 Smithdown Road, Liverpool L15 5AJ**  
COMMERCIAL INVESTMENT

\*GUIDE PRICE £120,000+



A three storey middle terrace property comprising a ground floor retail unit which is currently let by way of a 5 year lease from 4th December 2013 producing £4,800.00 per annum. To the upper floors are two two-bedroomed self contained flats, one of which is currently let by way of an Assured Shorthold Tenancy which has expired but will continue as a Statutory Periodic Tenancy producing £4,920.00 per annum. The property produces a total annual rental income of £9,720.00.

Not to scale. For identification purposes only

**Situated** Fronting Smithdown Road between its junctions with Carsdale Road and Elmsdale Road in a popular and well established location and approximately 4 miles from Liverpool city centre.

**Ground Floor**

Retail Sales Area, Rear Staff Room/ Kitchen, Washroom/WC, Lobby (47.7m<sup>2</sup>/513.44sq ft).

**First Floor Flat**

Hallway, Living Room, two Bedrooms, Kitchen, Bathroom/WC.

**Second Floor Flat**

Hallway, Living Room, two Bedrooms, Kitchen, Bathroom/WC.

**Outside**

Rear Yard.

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LOT  
**83**

**21 Queens Drive, Wavertree, Liverpool L15 7NA**  
VACANT RESIDENTIAL

**\*GUIDE PRICE £165,000+**



An extended four bedroomed detached property offering good family accommodation and benefiting from double glazing, central heating, gardens to the front side and rear, driveway and a garage. The property would be suitable for occupation, resale or investment purposes.

**Situated** On the south bound carriageway of Queens Drive, close to the Rocket flyover and at the corner of Glendevon Road within a popular and well established residential location. Allerton Road amenities and good schooling are within easy reach.

**Ground Floor**

Entrance porch, Hall, Open plan Lounge/Diner, Sitting room, Breakfast Kitchen.

**First Floor**

Four Bedrooms, Bathroom/WC.

**Outside**

Front, side and rear gardens, driveway and garage.



Not to scale. For identification purposes only

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LOT  
**84****694 Liverpool Road, Platt Bridge, Wigan, Lancashire WN2 5BB****VACANT COMMERCIAL****\*GUIDE PRICE £100,000+**

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Not to scale. For identification purposes only

The subject premises comprise a large two-storey building of brick construction which is self-contained, with car parking to the rear of the property. It is suitable for a variety of uses, subject to any necessary planning consents and has in the past been used as a gym and showroom. The property benefits from security roller shutters to the front and back. The total area is 5241 sq ft. Both floors are large open plan areas consisting of exposed brick walls, fluorescent strip lighting and boarded flooring. The first floor has an extra partitioned area containing kitchen and W.C facilities. The property is secured to the front and back with manual roller shutters covering both doors and windows.

**Situated** Fronting Liverpool Road (A58) just off Walthew Lane in the popular Platt Bridge District.

**Outside**  
Car parking

**Ground Floor**  
Large Open Plan Area with Kitchen and WCs

**First Floor**  
Large open plan area

LOT  
**85****188 Brighton Street, Wallasey, Merseyside CH44 8DY****COMMERCIAL INVESTMENT****\*GUIDE PRICE £85,000-£90,000**

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Not to scale. For identification purposes only

Mixed commercial and residential investment opportunity. Tenanted Hot Food Takeaway with separate spacious tenanted three bedroom maisonette above, all currently producing £13,000 per annum. The takeaway is let for 3 years from 2015 at a rental of £150 per week (£7,800 per annum). The maisonette is let under an Assured Shorthold Tenancy to a private tenant at a rental of £100 per week (£5,200 per annum).

**Situated** With a frontage to Brighton Street, a busy main road and located within a suburban parade of shops.

Side Entrance and Vestibule to Maisonette

**Ground Floor**  
Hot Food Takeaway: 27.30m<sup>2</sup> (293.86sq ft)  
Preparation Room: 9.42m<sup>2</sup> (101.39sq ft)  
Store Room, WC

**First Floor**  
Kitchen with fitted base and wall units, Gas Central Heating Boiler, Shower Room/WC, Bedroom, Lounge

**Second Floor**  
Large Bedroom/Lounge, Bedroom 3

LOT  
86**34 Torrisholme Road, Liverpool L9 6AT**  
RESIDENTIAL INVESTMENT

\*GUIDE PRICE £30,000+



A two bedroomed middle terrace property which is currently let by way of a Regulated Tenancy producing £2,236.00 per annum.



Not to scale. For identification purposes only

**Situated** Off Walton Hall Avenue in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Hall, Living Room, Kitchen, Bathroom.

**First Floor**

Two Bedrooms.

**Outside**

Front and Rear Gardens.

**Note**

We have not inspected the property nor seen sight of the Rent Register. All information has been supplied by the vendor.

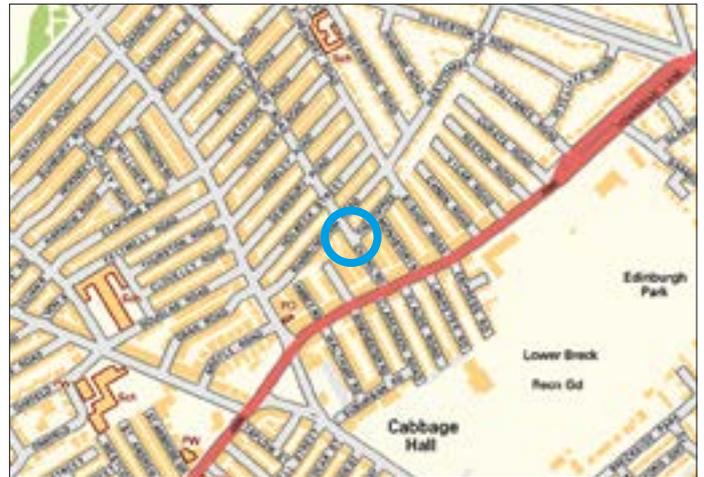
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LOT  
87**4 Lynholme Road, Liverpool L4 2XB**  
VACANT RESIDENTIAL

\*GUIDE PRICE £40,000-£45,000



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



Not to scale. For identification purposes only

**Situated** Off Townsend Lane within close proximity to local amenities and schooling approximately 3 miles from Liverpool city centre.

**Ground Floor**

Lounge, Dining Room, Kitchen.

**First Floor**

Two Bedrooms, Bathroom/WC.

**Outside**

Yard to the rear.

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LOT  
**88****26 Huskisson Street, Liverpool L8 7LR**  
RESIDENTIAL INVESTMENT**\*GUIDE PRICE £300,000+**

An investment opportunity currently producing £27,000 per annum.

The property comprises a three storey plus basement period middle terraced property which has been converted to provide 5 self contained flats (1 x 1 bed and 4 x 2 bed). The property benefits from partial double glazing, electric wall heaters, secure intercom system and rear gardens.

There is potential to convert the basement to provide a further apartment, subject to any necessary planning consents with added potential for rental yield growth. The property is held leasehold for 125 years.

**Situated** Between Percy Street and Hope Street in a sought after location within the Prestigious Georgian Quarter in Liverpool's city centre. John Moores University and The University of Liverpool are a short walk away.

**Basement**

Suitable for conversion to provide a one-/two-bedroomed flat with its own separate rear entrance subject to any necessary planning consents.

**Ground Floor**

Main Entrance Hallway.

**Flat A** Hall, Lounge, two Bedrooms, Kitchen, Bathroom/WC.

**Flat E** Kitchen, Shower/WC, Stairs to Lounge, Stairs to Bedroom.

**First Floor**

**Flat B** Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

**Second Floor**

**Flat C** Hall, Kitchen, Lounge/Diner, two Bedrooms, Bathroom/WC, Utility Room.

**Flat D** Stairs to Hall, Kitchen, Lounge/Diner, two Bedrooms, Bathroom/WC.

**Outside**

Rear Garden.

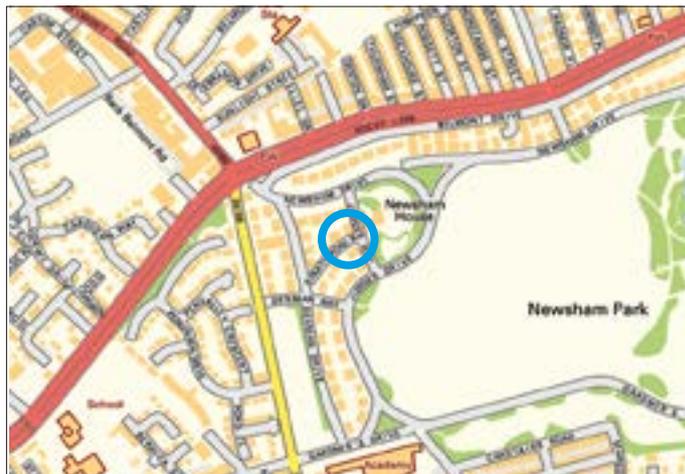


Not to scale. For identification purposes only

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LOT  
**89****11 Strathmore Road, Liverpool L6 7UD**  
VACANT RESIDENTIAL

\*GUIDE PRICE £60,000+



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A substantial three storey plus basement seven bed roomed property which is in need of a full upgrade and refurbishment scheme. An application has been put forward to convert the property to provide 12 bedsits and is awaiting approval. The property is sold subject to a Long Leasehold with only 2 years remaining. The Freehold can be purchased for £49,400. Sale of the Freehold and of the right of way to the right hand side of the property to provide a garden has been agreed but not completed.

Not to scale. For identification purposes only

**Situated** Off Denman Drive with views across Newsham Park in an established residential location approximately 3 miles from Liverpool city centre.

**Basement**  
Not inspected.

**Ground Floor**  
Four Rooms.

**First Floor**  
Five Rooms.

**Second Floor**  
Four Rooms.

**Outside**  
Gardens to the side and rear

Now accepting instructions  
for our 16 April auction  
Closing date 20 March

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

**Tony Webber** FRICS  
tony.webber@suttonkersh.co.uk

**0870 873 1212**



# 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 £500 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 £500 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 .....

**NOW ACCEPTING PAYMENT BY**



Pay with  
**Barclays Pingit**  
Scan this code to  
pay now



# 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 £500 plus VAT upon exchange of contracts to Sutton Kersh, the auctioneers

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

Solicitor address .....

Tel no ..... Fax no .....

Person acting .....

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

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

Signed by prospective purchaser .....

Date .....

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

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

Date of signing .....

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

**NOW ACCEPTING  
PAYMENT BY**



Pay with  
**Barclays Pingit**  
Scan this code to  
pay now



# 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 dispensed 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:

<p>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.</p> <p><b>G2. Deposit</b> G2.1 The amount of the deposit is the greater of: • (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and • (b) 10% of the PRICE (exclusive of any VAT on the PRICE).</p> <p>G2.2 The deposit • (a) must be paid in pounds sterling by cheque or banker's draft drawn on an APPROVED FINANCIAL INSTITUTION (or by any other means of payment that the AUCTIONEERS may accept); and • (b) is to be held as stakeholder unless the AUCTION CONDUCT CONDITIONS provide that it is to be held as agent for the SELLER.</p> <p>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.</p> <p>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.</p> <p>G2.5 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.</p> <p><b>G3. Between contract and completion</b> G3.1 Unless the SPECIAL CONDITIONS state otherwise, the SELLER is to insure the LOT from and including the CONTRACT DATE to COMPLETION and: • (a) produce to the BUYER on request all relevant insurance details; • (b) pay the premiums when due; • (c) if the BUYER so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy; • (d) at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser; • (e) unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and • (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance (to the extent not already paid by the BUYER or a tenant or other third party) for the period from and including the CONTRACT DATE to COMPLETION.</p> <p>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.</p> <p>G3.3 Section 47 of the Law of Property Act 1925 does not apply.</p> <p>G3.4 Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.</p> <p><b>G4. Title and identity</b> 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.</p> <p>G4.2 If any of the DOCUMENTS is not made available before the AUCTION the following provisions apply: • (a) the BUYER may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION. • (b) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold. • (c) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant document. • (d) If title is in the course of registration, title is to consist of certified copies of: • (i) the application for registration of title made to the land registry; • (ii) the DOCUMENTS accompanying that application; • (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and • (iv) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration DOCUMENTS to the BUYER. • (e) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.</p> <p>G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide): • (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and • (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any CONDITION or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property. The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.</p>	<p>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.</p> <p>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.</p> <p><b>G5. Transfer</b> G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS: • (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and • (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.</p> <p>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.</p> <p>G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.</p> <p><b>G6. Completion</b> 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.</p> <p>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.</p> <p>G6.3 Payment is to be made in pounds sterling and only by: • (a) direct TRANSFER to the SELLER'S conveyancer's client account; and • (b) the release of any deposit held by a stakeholder.</p> <p>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.</p> <p>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.</p> <p>G6.6 Where applicable the CONTRACT remains in force following COMPLETION.</p> <p><b>G7. Notice to complete</b> G7.1 The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence. G7.2 The person giving the notice must be READY TO COMPLETE. G7.3 If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has: • (a) terminate the CONTRACT; • (b) claim the deposit and any interest on it if held by a stakeholder; • (c) forfeit the deposit and any interest on it; • (d) resell the LOT; and • (e) claim damages from the BUYER.</p> <p>G7.4 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has: • (a) terminate the CONTRACT; and • (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.</p> <p><b>G8. If the contract is brought to an end</b> If the CONTRACT is lawfully brought to an end: • (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and • (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.</p> <p><b>G9. Landlord's licence</b> G9.1 Where the LOT is or includes leasehold land and licence to assign is required this CONDITION G9 applies. G9.2 The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires. G9.3 The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained.</p> <p>G9.4 The SELLER must: • (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and • (b) enter into any authorised guarantee agreement properly required.</p> <p>G9.5 The BUYER must: • (a) promptly provide references and other relevant information; and • (b) comply with the landlord's lawful requirements.</p> <p>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.</p> <p><b>G10. Interest and apportionments</b> G10.1 If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the PRICE (less any deposit paid) from the AGREED COMPLETION DATE up to and including the ACTUAL COMPLETION DATE.</p> <p>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>	<p>the BUYER is entitled that the SELLER subsequently receives in cleared funds.</p> <p>G10.3 Income and outgoings are to be apportioned at ACTUAL COMPLETION DATE unless: • (a) the BUYER is liable to pay interest; and • (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; • in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.</p> <p>G10.4 Apportionments are to be calculated on the basis that: • (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made; • (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and • (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.</p> <p><b>G11. Arrears</b> <b>Part 1 Current rent</b> G11.1 "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding COMPLETION. G11.2 If on COMPLETION there are any arrears of current rent the BUYER must pay them, whether or not details of those arrears are given in the SPECIAL CONDITIONS. G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to arrears of current rent.</p> <p><b>Part 2 Buyer to pay for arrears</b> G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of arrears. G11.5 The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the SPECIAL CONDITIONS. G11.6 If those arrears are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those arrears.</p> <p><b>Part 3 Buyer not to pay for arrears</b> G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS: • (a) so state; or • (b) give no details of any arrears. G11.8 While any arrears due to the seller remain unpaid the buyer must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy; (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require; (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order; (e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.</p> <p>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.</p> <p><b>G12. Management</b> G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES. G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION. G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and: • (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability; • (b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and • (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.</p> <p><b>G13. Rent deposits</b> G13.1 This CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other document under which the rent deposit is held. G13.2 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions. G13.3 Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: • (a) observe and perform the SELLER'S covenants and CONDITIONS in the rent deposit deed and indemnify the SELLER in respect of any breach; • (b) give notice of assignment to the tenant; and • (c) give such direct covenant to the tenant as may be required by the rent deposit deed.</p> <p><b>G14. VAT</b> 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.</p>
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- G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.
- G15. Transfer as a going concern**
- G15.1 Where the SPECIAL CONDITIONS so state:
- (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and
  - (b) this CONDITION G15 applies.
- G15.2 The SELLER confirms that the SELLER
- (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and
  - (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.
- G15.3 The BUYER confirms that:
- (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
  - (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;
  - (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
  - (d) it is not buying the LOT as a nominee for another person.
- G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:
- (a) of the BUYER'S VAT registration; and
  - (b) that the BUYER has made a VAT OPTION; and
  - (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.
- G15.5 The BUYER confirms that after COMPLETION the BUYER intends to:
- (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and
  - (b) collect the rents payable under the TENANCIES and charge VAT on them
- G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:
- (a) the SELLER'S conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;
  - (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
  - (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.
- G16. Capital allowances**
- G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.
- G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
- G16.4 The SELLER and BUYER agree:
- (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
  - (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.
- G17. Maintenance agreements**
- G17.1 The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.
- G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.
- G18. Landlord and Tenant Act 1987**
- G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.
- G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.
- G19. Sale by practitioner**
- G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
- G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
- G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability.
- G19.4 The LOT is sold:
- (a) in its condition at COMPLETION;
  - (b) for such title as the SELLER may have; and
  - (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.
- G19.5 Where relevant:
- (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the document of appointment and the PRACTITIONER'S acceptance of appointment; and
  - (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
- G20. TUPE**
- G20.1 If the SPECIAL CONDITIONS state "There are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.
- G20.2 If the SPECIAL CONDITIONS do not state "There are no employees to which TUPE applies" the following paragraphs apply:
- (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
  - (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees.
  - (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the Transferring Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.
  - (d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION.
- G21. Environmental**
- G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.
- G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT.
- G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.
- G22. Service Charge**
- G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.
- G22.2 No apportionment is to be made at COMPLETION in respect of service charges.
- G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:
- (a) service charge expenditure attributable to each TENANCY;
  - (b) payments on account of service charge received from each tenant;
  - (c) any amounts due from a tenant that have not been received;
  - (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.
- G22.4 In respect of each TENANCY, if the service charge account shows that:
- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to the excess when it provides the service charge account;
  - (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the BUYER must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the SELLER within five BUSINESS DAYS of receipt in cleared funds; but in respect of payments on account that are still due from a tenant CONDITION G11 (arrear) applies.
- G22.5 In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.
- G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
- (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and
  - (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.
- G23. Rent reviews**
- G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.
- G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.
- G23.3 Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.
- G23.4 The SELLER must promptly:
- (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
  - (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.
- G23.5 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.
- G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as arrears.
- G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.
- G24. Tenancy renewals**
- G24.1 This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- G24.2 Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
- G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.
- G24.4 Following COMPLETION the BUYER must:
- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
  - (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
  - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
- The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.
- G25. Warranties**
- G25.1 Available warranties are listed in the SPECIAL CONDITIONS.
- G25.2 Where a warranty is assignable the SELLER must:
- (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
  - (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.
- G25.3 If a warranty is not assignable the SELLER must after COMPLETION:
- (a) hold the warranty on trust for the BUYER; and
  - (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.
- G26. No assignment**
- The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.
- G27. Registration at the Land Registry**
- G27.1 This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:
- (a) procure that it becomes registered at Land Registry as proprietor of the LOT;
  - (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
  - (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2 This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:
- (a) apply for registration of the TRANSFER;
  - (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and
  - (c) join in any representations the SELLER may properly make to Land Registry relating to the application.
- G28. Notices and other communications**
- G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.
- G28.2 A communication may be relied on if:
- (a) delivered by hand; or
  - (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
  - (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.
- G28.3 A communication is to be treated as received:
- (a) when delivered, if delivered by hand; or
  - (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.
- G28.4 A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.
- G29. Contracts**
- (Rights of Third Parties) Act 1999 No one is intended to have any benefit under the CONTRACT pursuant to the Contract (Rights of Third Parties) Act 1999.

## EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

- 1. The Deposit**
  - 1.1 GENERAL CONDITIONS A5.5a shall be deemed to be deleted and replaced by the following:  
A5.5a. The Deposit: a) must be paid to the AUCTIONEERS by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)  
b) is to be held as stakeholder save to the extent of the AUCTIONEERS' fees and expenses which part of the deposit shall be held as agents for the SELLER
- 2. Buyer's Administration Charge**
  - 2.1 Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £500 plus VAT upon exchange of contracts to the Auctioneer.
- 3. Extra Auction Conduct Conditions**
  - 3.1 Despite any special CONDITION to the contrary the minimum deposit we accept is £3,000 (or the total PRICE, if less). A special CONDITION may, however, require a higher minimum deposit.
- 4. Searches**

On completion the Buyer shall pay to the Seller, in addition to the purchase price, the cost incurred by the Seller in obtaining the Searches included in the Auction Pack.

## COMMERCIAL PROPERTY AND PROFESSIONAL SERVICES

### Auctions – Liverpool

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

### Commercial Property

2 Cotton Street  
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### Mortgages

40–42 Allerton Road  
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Tel: 0151 280 0407  
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### Block Management

6 Cotton Street  
Liverpool L3 7DY  
Tel: 0151 482 2555  
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### Auctions – London

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

### Building Surveying

Tel: 0151 207 9966  
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### Surveys & Valuations

2 Cotton Street  
Liverpool L3 7DY  
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## RESIDENTIAL LETTINGS & ESTATE AGENCY SERVICES

### Residential Lettings Head Office

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### West Derby & Central Liverpool

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