

NOW INVITING  
INSTRUCTIONS  
FOR OUR  
16 JULY AUCTION

# SuttonKersh



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

PLEASE  
NOTE  
CHANGE OF  
DATE AND  
VENUE FOR  
THIS SALE

**Wednesday 3 June 2015**

commencing at 12pm prompt at

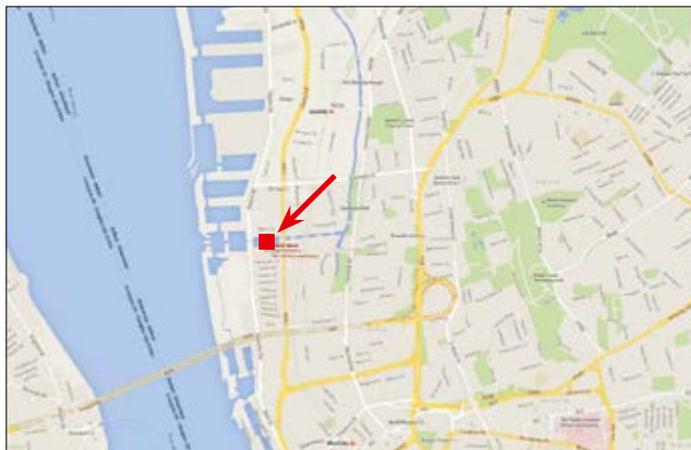
The Titanic Hotel

Stanley Dock, Regent Road, Liverpool L3 0AN



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

# Location



The Titanic Hotel,  
Stanley Dock  
Regent Road  
Liverpool L3 0AN



**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)

## Auction programme 2015

### AUCTION DATES

Thursday 12 February  
Thursday 16 April  
Wednesday 3 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

## Auction programme 2016

### AUCTION DATES

11th February  
31st March  
26th May  
14th July  
8th September  
3rd November  
15th December

### CLOSING DATES

15th January  
4th March  
29th April  
17th June  
12th August  
7th October  
18th November

# Merseyside's leading auction team...



**James Kersh**  
Bsc (Hons)  
MRICS  
Director  
[james@suttonkersh.co.uk](mailto:james@suttonkersh.co.uk)



**Cathy Holt**  
MNAEA  
Joint Head of Auctions  
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**Andrew Binstock**  
Bsc (Hons)  
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**James Kersh** BSc Hons MRICS  
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for free advice or to arrange a free valuation

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



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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 16 April

LOT	PROPERTY	RESULT	PRICE
1	47 Eastdale Road, Liverpool L15 4HW	Sold	£83,000
2	31 Orwell Road, Liverpool L4 1RG	Sold After	
3	92 Hawthorne Road, Bootle, Merseyside L20 9JX	Sold	£55,000
4	4 Lynholme Road, Liverpool L4 2XB	Available At	£40,000
5	11 Strathmore Road, Newsham Park, Liverpool L6 7UD	Sold Prior	
6	41a Guernsey Road, Liverpool L13 6RN	Sold After	
7	112-114 Holt Road, Liverpool L7 2PR	Sold	£175,000
8	27 Gwydir Street, Liverpool L8 3TJ	Sold	£50,000
9	56-70 Conwy Drive, Liverpool L6 5JP	Withdrawn	
10	64 Claremont Road, Wavertree, Liverpool L15 3HL	Sold	£107,000
11	348 Marsh Lane, Bootle, Merseyside L20 9BX	Available At	£50,000
12	542-546 Prescot Road, Old Swan, Liverpool L13 3DB	Sold Prior	
13	22 Judges Drive, Newsham Park, Liverpool L6 7UB	Sold	£150,000
14	98 Wellington Road, Wavertree, Liverpool L15 4JN	Sold Prior	
15	Harlech Castle, 63 County Road, Walton, Liverpool L4 3QD	Withdrawn	
16	71a & 75a Borough Road, Wallasey, Merseyside CH44 6NB	Withdrawn	
17	84 Kensington/2 Albany Road, Liverpool L7 8XB	Sold	£70,000
18	142 Lawrence Road, Liverpool, L15 0EQ	Sold	£110,000
19	51-53 Breck Road, Anfield, Liverpool L4 2QS	Postponed	
20	7 Greenside Avenue, Wavertree, Liverpool L15 8JU	Available At	£100,000
21	48 Suffolk Road, Liverpool, L4 1UL	Sold	£37,000
22	25 Blessington Road, Liverpool L4 0RZ	Available At	£38,000
23	14 Lynholme Road, Liverpool L4 2XB	Sold Prior	
24	115 Blue Bell Lane, Huyton, Liverpool L36 7SA	Sold After	
25	219 Knowsley Road, Bootle, Merseyside L20 4NW	Sold	£30,000
26	53 Newcombe Street, Liverpool L6 5AN	Sold	£38,500
27	24 Scorton Street, Tuebrook, Liverpool L6 4AT	Sold	£39,000
28	4/6 Rawlins Street, Fairfield, Liverpool L7 0JF	Available At	£100,000
29	1 Lansdown, West Derby, Liverpool L12 7LQ	Sold	£221,000
30	26 St. Andrew Road, Liverpool L4 2RJ	Sold After	
31	28 St. Andrew Road, Liverpool L4 2RJ	Available At	£43,000
32	127/129 County Road, Walton, Liverpool L4 3QF	Available At	£140,000
33	30 Rydal Street, Liverpool L5 6QS	Sold After	
34	59 -61 Holt Road, Liverpool L7 2PW	Sold Prior	
35	Apt 11, Brookside Court, 48 Shaw Lane, Prescot, Merseyside L35 5AE	Sold After	
36	154b College Road, Crosby, Liverpool L23 3DP	Sold	£128,000
37	179 Poulton Road, Wallasey, Merseyside CH44 9DG	Sold	£80,000
38	International Social Club, 151 Prescot Road, Fairfield, Liverpool L7 0LD	Sold Prior	
39	125 Blue Bell Lane, Huyton, Liverpool L36 7SA	Sold After	
40	62 Priors Road, Liverpool L4 2RZ	Withdrawn	
41	504 & 506 Stanley Road, Bootle, Merseyside L20 5AF	Available At	£215,000
42	151 Knowsley Road, Bootle, Merseyside L20 4NJ	Withdrawn	
43	Flat 1, 17 Newsham Drive, Liverpool L6 7UG	Sold	£55,000
44	502 Stanley Road, Bootle, Merseyside L20 5AF	Available At	£115,000
45	9 Withnell Close, Old Swan, Liverpool L13 4DD	Available At	£100,000
46	9a & 9b Sandown Lane, Liverpool L15 8HY	Sold After	
47	79 Hinton Street, Fairfield, Liverpool L6 3AP	Sold	£41,250
48	72 St. Domingo Vale, Liverpool L5 6RW	Sold After	
49	67 Dorset Road, Anfield, Liverpool L6 4DU	Sold	£51,000
50	The Gatehouse, Viscount Centre, Gaskill Road, Liverpool L24 9GS	Sold Prior	
51	60 Derby Lane, Stoneycroft, Liverpool L13 3DN	Available At	£45,000
52	61 Lorne Street, Liverpool L7 0JP	Available At	£145,000
53	11 Seafield Road, Wirral, Merseyside CH62 1EQ	Sold	£60,000

54	32 Bowden Street, Liverpool L21 8LL	Sold After	
55	17 Cross Street, Prescot, Merseyside L34 6JE	Available At	£55,000
56	143 Queens Drive, Walton, Liverpool L4 6SG	Available At	£100,000
57	9 Croxteth Road, Bootle, Liverpool L20 5EA	Sold	£52,000
58	11 Collin Road, Prenton, Merseyside CH43 7SR	Available At	£50,000
59	7 Peel Road, Bootle, Merseyside L20 4RL	Sold After	
60	7 Alverstone Road, Allerton, Liverpool L18 1Hb	Sold	£126,000
61	The Wirral Hotel, 13 Bebington Road, New Ferry, Wirral, CH62 5BE	Withdrawn	
62	Apt 23, Mayfair Court, Prenton, Merseyside CH43 5XP	Available At	£65,000
63	19b Warwick Road, Liverpool L36 1UU	Sold	£35,000
64	Apt 26, Brookside Court, 48 Shaw Lane, Prescot, Merseyside L35 5AE	Postponed	
65	336 Warrington Road, Rainhill, Prescot, Merseyside L35 9JA	Withdrawn	
66	86 Arthur Street, Birkenhead, Merseyside CH41 4JB	Sold After	
67	90 Arthur Street, Birkenhead, Merseyside CH41 4JB	Available At	£35,000
68	20 Balliol Road, Bootle, Merseyside L20 3AB	Available At	£180,000
69	94 Arthur Street, Birkenhead, Merseyside CH41 4Jb	Sold After	
70	134 Queens Drive, Walton, Liverpool L4 6XD	Available At	£95,000
71	32 Byron Street, Bootle, Merseyside L20 4RH	Available At	£45,000
72	34 Elm Drive, Seaforth, Liverpool L21 4NA	Available At	£60,000
73	86 Cambridge Road, Seaforth, Liverpool L21 1EZ	Available At	£65,000
74	54 Castlewood Road, Liverpool L6 5AL	Sold After	
75	249 Lower Breck Road, Liverpool L6 0AE	Sold After	
76	6 Holmes Street, Liverpool L8 0RJ	Sold After	
77	24 Tudor Street, Liverpool L6 6AQ	Sold	£40,000
78	1 Anglesea Road, Liverpool L9 1EA	Withdrawn	
79	10 Hampstead Road, Liverpool L6 8NG	Sold Prior	
80	438-440 Park Road, Tuebrook, Liverpool L8 9RF	Sold	£115,000
81	96 Arthur Street, Birkenhead, Merseyside Ch41 4JB	Available At	£35,000
82	12 Edenfield Crescent, Liverpool L36 6DS	Available At	£120,000
83	Plot 1, Land To The Rear Of 93-95 Hinderton Road, Birkenhead, CH41 9AB	Sold	£10
84	Plot 2, Land To The Rear Of 93-95 Hinderton Road, Birkenhead, CH41 9AB	Sold	£10
85	Plot 3, Land To The Rear Of 93-95 Hinderton Road, Birkenhead, CH41 9AB	Sold	£10
86	Plot 4, Land To The Rear Of 93-95 Hinderton Road, Birkenhead, CH41 9AB	Sold	£10
87	Plot 5, Land To The Rear Of 93-95 Hinderton Road, Birkenhead, CH41 9AB	Sold	£10
88	Land Adjoining 6 Back Westminster Road, Liverpool L4 4PG	Available At	£3,000
89	23 Carter Street, Liverpool L8 1XY	Sold	£86,000
90	385 Smithdown Road, Liverpool L15 3JJ	Available At	£130,000
91	16 Croxteth Road, Liverpool L8 3SG	Sold	£560,000
92	46 Oak Leigh, Tuebrook, Liverpool L13 7EW	Sold Prior	
93	202 Townsend Lane, Clubmoor, Liverpool L13 9DN	Sold	£47,000
94	28 Buckland Street, Aigburth, Liverpool L17 7DR	Sold	£93,000
95	1 Sedley Street, Liverpool L6 5AE	Sold	£34,500
96	Apartment 5 Cascade Road, Hunts Cross Village, Liverpool L24 9LH	Sold Prior	
97	Apt 10, Wallace Court, Wallace Drive/Longview, Huyton L36 1Sy	Available At	£55,000
98	142 Moscow Drive, Liverpool L13 7DL	Available At	£110,000
99	23 Walton Vale, Liverpool L9 4RE	Available At	£60,000
100	172 Smithdown Road/1 & 1a Rossett Avenue, Liverpool L15 3JR	Available At	£350,000
101	14 Alroy Road, Liverpool L4 0RP	Sold	£60,000
102	31 - 37 Warbreck Moor, Liverpool L9 4RW	Sold Prior	
103	15 Rutland Avenue, Sefton Park, Liverpool L17 2AE	Available At	£250,000
104	12 Mayfair Close, Anfield, Liverpool L6 5JS	Withdrawn	
105	129/131 Prescot Road, Fairfield, Liverpool L7 0LB	Withdrawn	
106	4 Tynville Road, Liverpool L9 9BW	Sold	£61,000
107	1 Dial Street, Liverpool L7 0EH	Sold After	
108	126 Dacy Road, Liverpool L5 6RZ	Sold	£47,750
109	34 Harding Close, Liverpool L5 6Sx	Sold	£85,000

110	69 Newcombe Street, Liverpool L6 5AN	Sold	£45,000
111	35 Rossett Street, Liverpool L6 4AN	Sold	£45,750
112	48 Roxburgh Street, Liverpool L4 3SY	Sold	£35,250
113	63 Tennyson Street, Bootle, Merseyside L20 4Le	Sold	£42,000
114	5 Wendell Street, Liverpool L8 0RQ	Sold	£57,000
115	8 Wendell Street, Liverpool L8 0RQ	Sold	£42,500
116	6 Richmond Terrace, Liverpool L6 5EA	Available At	£160,000
117	18 Russell Road/1 Shrewsbury Road, Garston, Liverpool L19 1RJ	Sold	£110,000
118	The Garrick Snug, St. John Street, Birkenhead, Merseyside CH41 6Hy	Available At	£75,000
119	Land Off Sefton Lane, Maghull, Liverpool L31 8BT	Available At	£75,000
120	The Shamrock Bar, 90 Rice Lane, Liverpool L9 1DD	Available At	£75,000
121	63 Oxtan Road, Birkenhead, Merseyside CH41 2TL	Sold	£54,000
122	13 Newsham Drive, Newsham Park, Liverpool L6 7UG	Sold Prior	
123	408-410 Prescott Road, Old Swan, Liverpool L13 3DA	Sold Prior	
124	7 Stopgate Lane, Walton, Liverpool L9 6AN	Available At	£70,000
125	28 Canal Street, Bootle, Merseyside L20 8AH	Available At	£100,000
126	Cadet House, 380 High Street, Connah's Quay, CH5 4DR	Available At	£45,000
127	192 Bowring Park Road, Bowring Park, Liverpool L14 3NR	Postponed	
128	6 Cromwell Street, Widnes, Cheshire WA8 0QQ	Withdrawn	
129	Unit 5, Hurricane Court, Hurricane Drive, Speke, Liverpool L24 8RL	Sold Prior	
130	22 Hey Park, Huyton, Liverpool L36 6HR	Postponed	
131	Former Montgomery Resource Centre, Montgomery Road, Huyton, L36 7UH	Withdrawn	
132	80 Dane Street, Liverpool L4 4DZ	Sold After	

Total Realisation **£5,876,550**

# Merseysides leading property auctioneers

Over 140 lots sold so far in 2015  
realising over £10.2 million  
for our clients



**James Kersh** MRICS james@suttonkersh.co.uk

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

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

**0151 207 6315**

# 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 **Wednesday 3rd June**

For sale by public auction unless sold prior or withdrawn

1	47 Arundel Avenue, Sefton Park, Liverpool L17 3BY	£175,000+
2	2 Broadbelt Street, Liverpool L4 5QL	£46,000+
3	22 Hey Park, Huyton, Liverpool L36 6HR	£40,000 - £45,000
4	122 Moscow Drive, Liverpool L13 7DQ	£90,000+
5	39 Ennismore Road, Old Swan, Liverpool L13 2AR	£50,000+
6	2 Gorst Street, Liverpool L4 0SB	£30,000 - £35,000
7	12 Askew Street, Liverpool L4 5XD	£40,000+
8	Apt 10, Wallace Court, Wallace Drive/longview, Huyton L36 1SY	£45,000+
9	51-53 Breck Road, Anfield, Liverpool L4 2QS	£100,000+
10	33 Harrow Road, Liverpool L4 2TH	£40,000 - £45,000
11	142 Moscow Drive, Liverpool L13 7DL	£90,000+
12	1a Wrenbury Street, Liverpool L7 2PU	£20,000 - £25,000
13	227/227a Kensington, Liverpool L7 2RF	£85,000+
14	71a & 75a Borough Road, Wallasey, Merseyside CH44 6NB	£175,000 - £200,000
15	3 Critchley Road, Speke, Liverpool L24 7RN	£55,000+
16	25 Blessington Road, Liverpool L4 0RZ	£30,000+
17	127/127a Knowsley Road, Bootle, Liverpool L20 4NJ	£45,000+
18	48 Hoylake Road, Birkenhead, Merseyside CH41 7BY	£60,000+
19	Flats 1-3, 450 Mill Street, Liverpool L8 4RG	£70,000+
20	1 Chepstow Street, Liverpool L4 3RE	£40,000 - £45,000
21	180 Walton Village, Liverpool L4 6TW	£100,000+
22	75 Rector Road, Liverpool L6 0BY	£40,000 - £45,000
23	196 Bedford Road, Bootle, Merseyside L20 2DT	£45,000 - £50,000
24	96 Wood Street, Liverpool L1 4DQ	£300,000 - £350,000
25	38 Acanthus Road, Liverpool L13 3DX	£75,000+
26	123-125 Grange Road West, Prenton, Merseyside CH43 4XB	£250,000+
27	48 Andrew Road, Liverpool L4 2RJ	£35,000+
28	7 Stopgate Lane, Walton, Liverpool L9 6AN	£60,000+
29	28 St Andrew Road, Liverpool L4 2RJ	£35,000 - £40,000
30	25 Suffield Road, Liverpool L4 1UL	£40,000+
31	9 Townsend Lane, Anfield, Liverpool L6 0AX	£60,000+
32	21 Acanthus Road, Liverpool L13 3DX	£65,000 - £70,000
33	39 Talton Road, Liverpool L15 0HS	£50,000+
34	134 Queens Drive, Walton, Liverpool L4 6XD	£90,000+
35	4 Myrtle Street, Liverpool L7 7DP	£400,000+
36	11 Dentwood Street, Liverpool L8 9SR	£50,000 +
37	9 Withnell Close, Old Swan, Liverpool L13 4DD	£90,000+
38	55 Ottley Street, Liverpool L6 3AL	£15,000 - £20,000
39	2 Penschaw Close, Liverpool L14 8YN	£55,000+
40	21 Falkner Square, Liverpool L8 7NY	£450,000+
41	17 Cross Street, Prescot, Merseyside L34 6JE	£50,000+
42	38 Ventnor Road, Wavertree, Liverpool L15 4JF	£185,000+
43	22 Herrick Street, Liverpool L13 2AG	£40,000 - £45,000
44	33 Rossini Street, Litherland, Liverpool L21 4NS	£35,000+
45	6 Richmond Terrace, Liverpool L6 5EA	£135,000+
46	12 Edenfield Crescent, Liverpool L36 6DS	£110,000+
47	Apt 23, Mayfair Court, Prenton, Merseyside CH43 5XP	£60,000+
48	11 Collin Road, Prenton, Merseyside CH43 7SR	£45,000 - £50,000
49	53 Royal Quay, Block 13, Kings Dock, Liverpool L3 4EU	£75,000+
50	14 Galloway Street, Liverpool L7 6PD	£35,000+
51	16 Cunard Road, Litherland, Liverpool L21 8NA	£65,000+
52	96 Arthur Street, Birkenhead, Merseyside CH41 4JB	£30,000 - £35,000
53	14 Albert Road, Tuebrook, Liverpool L13 8DZ	£50,000+
54	90 Arthur Street, Birkenhead, Merseyside CH41 4JB	£30,000 - £35,000
55	32 Byron Street, Bootle, Merseyside L20 4RH	£40,000 - £45,000

# Order of sale **Wednesday 3rd June**

56	22 Esmond Street, Liverpool L6 5AZ	£35,000 - £40,000
57	7 Station Road, Prescot, Merseyside L34 5SN	£50,000+
58	48 Shelley Street, Bootle, Merseyside L20 4LQ	£30,000+
59	Cadet House, 380 High Street, Connah's Quay CH5 4DR	£35,000 - £40,000
60	36/38 Island Road, Garston, Liverpool L19 6PA	£275,000+
61-65	Plots 21-25 Land At Summerfields, Wrexham LL14 4EU	<b>NIL - RESERVE</b>
66	143 Queens Drive, Walton, Liverpool L4 6SG	£95,000+
67	172 Smithdown Road/1 & 1a Rossett Avenue, Liverpool L15 3JR	£290,000+
68	86 Cambridge Road, Seaforth, Liverpool L21 1EZ	£60,000+
69	51a Ormskirk Street, St Helens, Merseyside WA10 2SY	£100,000+
70	34 Sunbourne Road, Aigburth, Liverpool L17 7BL	£100,000+
71	90 Bardsay Road, Liverpool L4 5SQ	£50,000+
72	21 Greenfield Road, Liverpool L13 3BN	£165,000+
73	Lee House, 17 Juniper Street, Liverpool L20 8EL	£135,000+
74	Apartment 37, Focus Building, 17 Standish Street, Liverpool. L3 2BD	£80,000+
75	Apartment 38, Focus Building, 17 Standish Street, Liverpool. L3 2BD	£80,000+
76	Apartment 41, Focus Building, 17 Standish Street, Liverpool. L3 2BD	£80,000+
77	Apartment 42, Focus Building, 17 Standish Street, Liverpool. L3 2BD	£80,000+
78	117 Great Mersey Street, Liverpool L5 2PL	£150,000-£175,000
79	55 Wordsworth Street, Bootle, Merseyside L20 4JN	£25,000 - £30,000
80	149 Moscow Drive, Liverpool L13 7DL	£75,000+
81	32 Randolph Street, Liverpool L4 0SA	£35,000 - £40,000
82	20 Balliol Road, Bootle, Merseyside L20 3AB	£165,000+
83	1 Chaucer Street, Runcorn, Cheshire WA7 5BY	£40,000 - £45,000
84	15/17 Townsend Lane, Anfield, Liverpool L6 0AX	£30,000+
85	67 New Ferry Road, Wirral, Merseyside CH62 1BH	£50,000+
86	45 Russian Drive, Liverpool L13 7BT	£100,000+
87	51 Eastbourne Road, Liverpool L9 0JE	£60,000+
88	129/129A St. Johns Road, Waterloo, Liverpool L22 9QE	£90,000+
89	1a Chapel Avenue, Walton Vale, Liverpool L9 2BY	£50,000+
90	10 Greenfield Road, Liverpool L13 3BN	£165,000+
91	21 Eton Street, Liverpool L4 4DN	£35,000 - £40,000
92	34 Elm Drive, Seaforth, Liverpool L21 4NA	£55,000+

## Now accepting instructions for our 16 July auction

Closing date  
19 June



**James Kersh** MRICS james@suttonkersh.co.uk

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

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

0151 207 6315

# Order of sale **by type**

## Commercial Investment

- 9 51-53 Breck Road, Anfield, Liverpool L4 2QS  
 13 227/227a Kensington, Liverpool L7 2RF  
 24 96 Wood Street, Liverpool L1 4DQ  
 31 9 Townsend Lane, Anfield, Liverpool L6 0AX  
 67 172 Smithdown Road/1 & 1a Rossett Avenue, Liverpool L15 3JR  
 88 129/129A St. Johns Road, Waterloo, Liverpool L22 9QE

## Residential Investment

- 1 47 Arundel Avenue, Sefton Park, Liverpool L17 3BY  
 2 2 Broadbelt Street, Liverpool L4 5QL  
 4 122 Moscow Drive, Liverpool L13 7DQ  
 5 39 Ennismore Road, Old Swan, Liverpool L13 2AR  
 10 33 Harrow Road, Liverpool L4 2TH  
 12 1a Wrenbury Street, Liverpool L7 2PU  
 14 71a & 75a Borough Road, Wallasey, Merseyside CH44 6NB  
 15 3 Critchley Road, Speke, Liverpool L24 7RN  
 16 25 Blessington Road, Liverpool L4 0RZ  
 19 Flats 1-3, 450 Mill Street, Liverpool L8 4RG  
 25 38 Acanthus Road, Liverpool L13 3DX  
 26 123-125 Grange Road West, Prenton, Merseyside CH43 4XB  
 29 28 St Andrew Road, Liverpool L4 2RJ  
 30 25 Suffield Road, Liverpool L4 1UL  
 34 134 Queens Drive, Walton, Liverpool L4 6XD  
 35 4 Myrtle Street, Liverpool L7 7DP  
 36 11 Dentwood Street, Liverpool L8 9SR  
 39 2 Penschaw Close, Liverpool L14 8YN  
 40 21 Falkner Square, Liverpool L8 7NY  
 41 17 Cross Street, Prescot, Merseyside L34 6JE  
 43 22 Herrick Street, Liverpool L13 2AG  
 45 6 Richmond Terrace, Liverpool L6 5EA  
 46 12 Edenfield Crescent, Liverpool L36 6DS  
 48 11 Collin Road, Prenton, Merseyside CH43 7SR  
 49 53 Royal Quay, Block 13, Kings Dock, Liverpool L3 4EU  
 54 90 Arthur Street, Birkenhead, Merseyside CH41 4JB

- 55 32 Byron Street, Bootle, Merseyside L20 4RH  
 60 36/38 Island Road, Garston, Liverpool L19 6PA  
 66 143 Queens Drive, Walton, Liverpool L4 6SG  
 68 86 Cambridge Road, Seaforth, Liverpool L21 1EZ  
 72 21 Greenfield Road, Liverpool L13 3BN  
 74 Apartment 37, Focus Building, 17 Standish Street, Liverpool. L3 2BD  
 75 Apartment 38, Focus Building, 17 Standish Street, Liverpool. L3 2BD  
 76 Apartment 41, Focus Building, 17 Standish Street, Liverpool. L3 2BD  
 77 Apartment 42, Focus Building, 17 Standish Street, Liverpool. L3 2BD  
 80 149 Moscow Drive, Liverpool L13 7DL  
 82 20 Balliol Road, Bootle, Merseyside L20 3AB  
 87 51 Eastbourne Road, Liverpool L9 0JE  
 90 10 Greenfield Road, Liverpool L13 3BN  
 92 34 Elm Drive, Seaforth, Liverpool L21 4NA

## Vacant Commercial

- 18 48 Hoylake Road, Birkenhead, Merseyside CH41 7BY  
 38 55 Ottley Street, Liverpool L6 3AL  
 59 Cadet House, 380 High Street, Connah's Quay CH5 4DR  
 69 51a Ormskirk Street, St Helens, Merseyside WA10 2SY  
 73 Lee House, 17 Juniper Street, Liverpool L20 8EL  
 84 15/17 Townsend Lane, Anfield, Liverpool L6 0AX  
 89 1a Chapel Avenue, Walton Vale, Liverpool L9 2BY

## Vacant Residential

- 3 22 Hey Park, Huyton, Liverpool L36 6HR  
 6 2 Gorst Street, Liverpool L4 0SB  
 7 12 Askew Street, Liverpool L4 5XD  
 8 Apt 10, Wallace Court, Wallace Drive/longview, Huyton L36 1SY  
 11 142 Moscow Drive, Liverpool L13 7DL  
 17 127/127a Knowsley Road, Bootle, Liverpool L20 4NJ

- 20 1 Chepstow Street, Liverpool L4 3RE  
 21 180 Walton Village, Liverpool L4 6TW  
 22 75 Rector Road, Liverpool L6 0BY  
 23 196 Bedford Road, Bootle, Merseyside L20 2DT  
 27 48 Andrew Road, Liverpool L4 2RJ  
 28 7 Stopgate Lane, Walton, Liverpool L9 6AN  
 32 21 Acanthus Road, Liverpool L13 3DX  
 33 39 Talton Road, Liverpool L15 0HS  
 37 9 Withnell Close, Old Swan, Liverpool L13 4DD  
 42 38 Ventnor Road, Wavertree, Liverpool L15 4JF  
 44 33 Rossini Street, Litherland, Liverpool L21 4NS  
 47 Apt 23, Mayfair Court, Prenton, Merseyside CH43 5XP  
 50 14 Galloway Street, Liverpool L7 6PD  
 51 16 Cunard Road, Litherland, Liverpool L21 8NA  
 52 96 Arthur Street, Birkenhead, Merseyside CH41 4JB  
 53 14 Albert Road, Tuebrook, Liverpool L13 8DZ  
 56 22 Esmond Street, Liverpool L6 5AZ  
 57 7 Station Road, Prescot, Merseyside L34 5SN  
 58 48 Shelley Street, Bootle, Merseyside L20 4LQ  
 70 34 Sunbourne Road, Aigburth, Liverpool L17 7BL  
 71 90 Bardsay Road, Liverpool L4 5SQ  
 78 117 Great Mersey Street, Liverpool L5 2PL  
 79 55 Wordsworth Street, Bootle, Merseyside L20 4JN  
 81 32 Randolph Street, Liverpool L4 0SA  
 83 1 Chaucer Street, Runcorn, Cheshire WA7 5BY  
 85 67 New Ferry Road, Wirral, Merseyside CH62 1BH  
 86 45 Russian Drive, Liverpool L13 7BT  
 91 21 Eton Street, Liverpool L4 4DN

## Land

- 61-65 Plots 21-25 Land At Summerfields, Wrexham LL14 4EU

# Auction programme 2016

## Auction Dates

- 11th February  
 31st March  
 26th May  
 14th July  
 8th September  
 3rd November  
 15th December

## Closing Dates

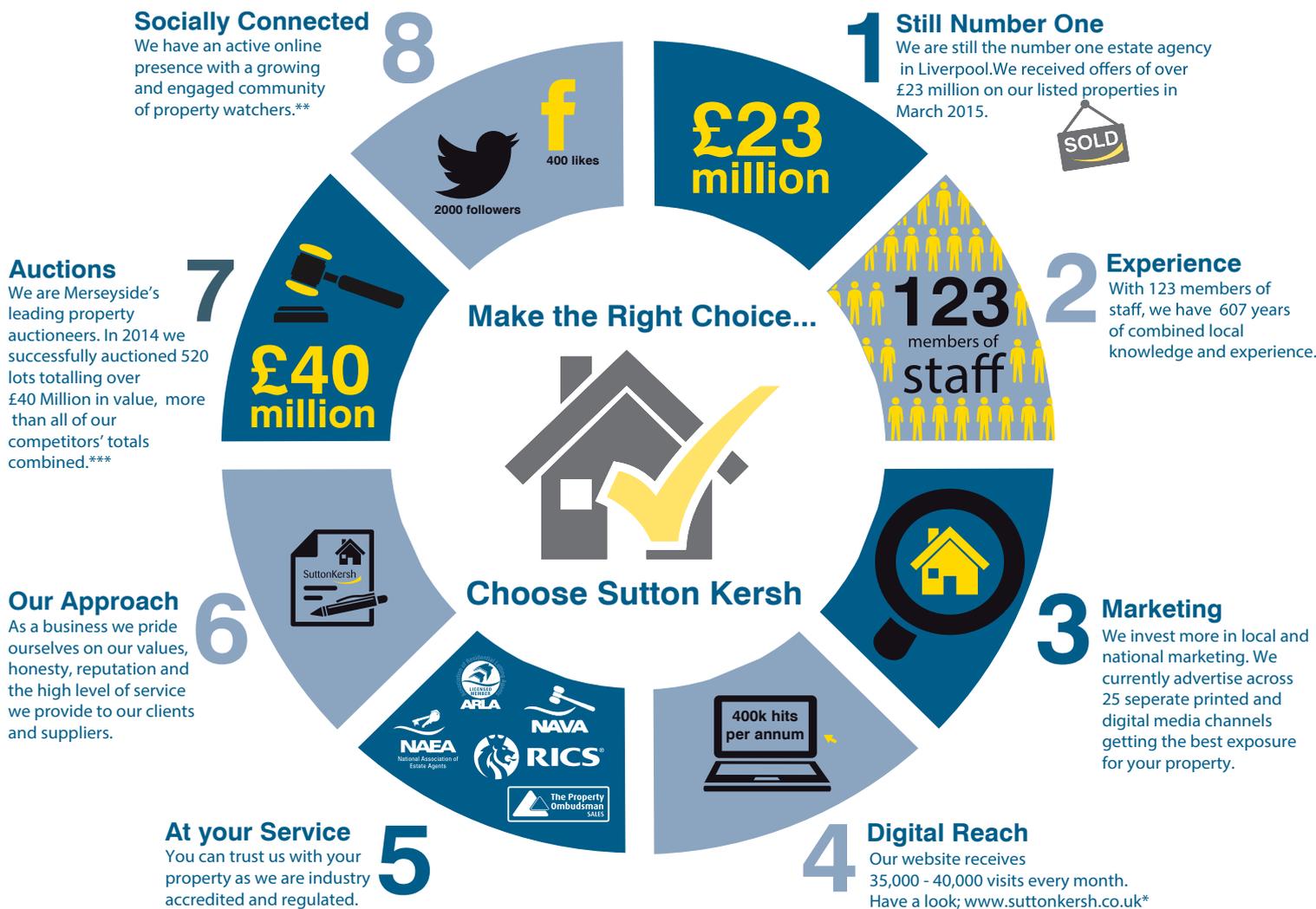
- 15th January  
 4th March  
 29th April  
 17th June  
 12th August  
 7th October  
 18th November



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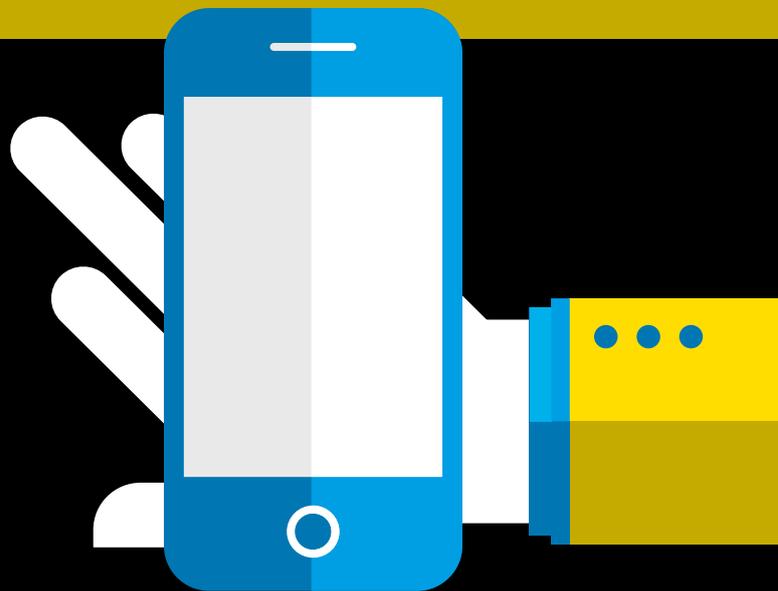


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LOT

1

47 Arundel Avenue, Sefton Park, Liverpool L17 3BY

\*GUIDE PRICE £175,000+



### 5 BEDSITS AND 3 SELF CONTAINED FLATS WITH A POTENTIAL ANNUAL RENTAL INCOME OF £22,000

**Description** A three storey semi-detached property providing 5 bedsits and 3 self-contained flats. The property benefits from double glazing and a detached double garage to the rear. At the time of our inspection 5 of the units were let by way of Assured Shorthold Tenancies all of which are holding over. When fully let the potential annual rental income in excess of £22,000 per annum.

**Situated** Off Smithdown Road and Hartington Road in a very popular residential location, close to local amenities, Sefton Park and approximately 3 Miles from Liverpool City Centre.

#### Ground Floor

Main Entrance Hallway.

**Flat 1** - Open plan Lounge/Bedroom/Kitchen.

**Flat 2** - Open plan Lounge/Bedroom/Kitchen. Communal shower room/W.C.

**Flat 3** - Open Plan Lounge/Bedroom, Kitchen, Shower room/W. C.

#### First Floor

**Flat 4** - Open plan Lounge/Bedroom/Kitchen.

**Flat 5** - Open plan Lounge/Bedroom/Kitchen.

**Flat 6** - Open plan Lounge/Bedroom/Kitchen. Communal shower room/W.C. Separate WC

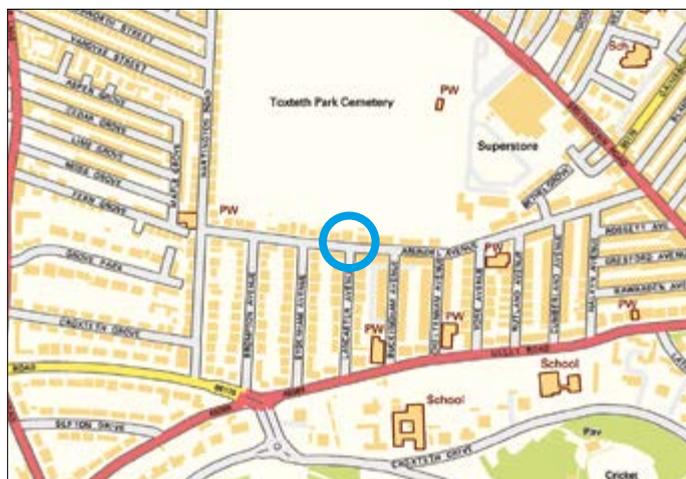
#### Second Floor

**Flat 7** - Lounge/Bedroom, Kitchen, Shower room/W.C.

**Flat 8** - Lounge, Kitchen, Bedroom, Bathroom/W.C.

#### Outside

Communal yard to the rear. Detached double garage.



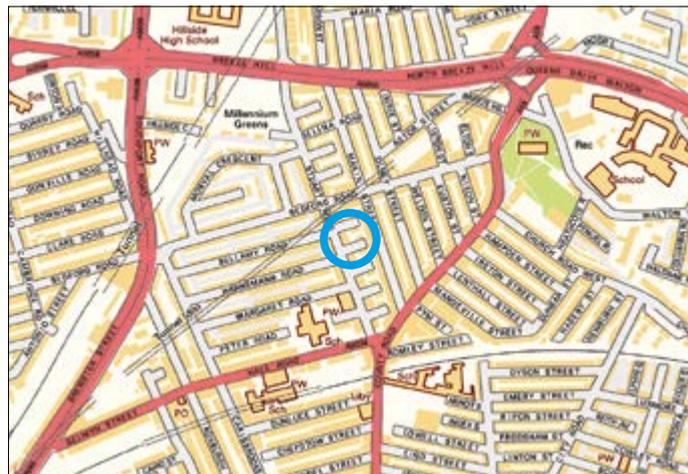
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LOT  
2

2 Broadbelt Street, Liverpool L4 5QL

\*GUIDE PRICE £46,000+



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### 2 BED END TERRACE CURRENTLY LET PRODUCING £4,800 PER ANNUM

**Description** A 2 bedroom end of terrace property which is currently let by way of an Assured Shorthold Tenancy producing £4,800.00 per annum. The property benefits from double glazing and central heating.

**Situated** A Cul-De-Sac location off Stuart Road leading to County Road in the district of Walton within close proximity to local amenities.

#### Ground Floor

Vestibule Entrance, Entrance Hall, Lounge (with gas fire), Dining Room, Kitchen.

#### First Floor

2 Bedrooms, Bathroom/WC with Walk in Shower.

#### Outside

Front Forecourt and Rear Yard.

# Now accepting instructions for our 16 July auction

Closing date  
19 June



**James Kersh** MRICS [james@suttonkersh.co.uk](mailto:james@suttonkersh.co.uk) **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)

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LOT  
**3****22 Hey Park, Huyton, Liverpool L36 6HR**  
\*GUIDE PRICE £40,000 - £45,000

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**VACANT ONE BED PURPOSE BUILT APARTMENT**

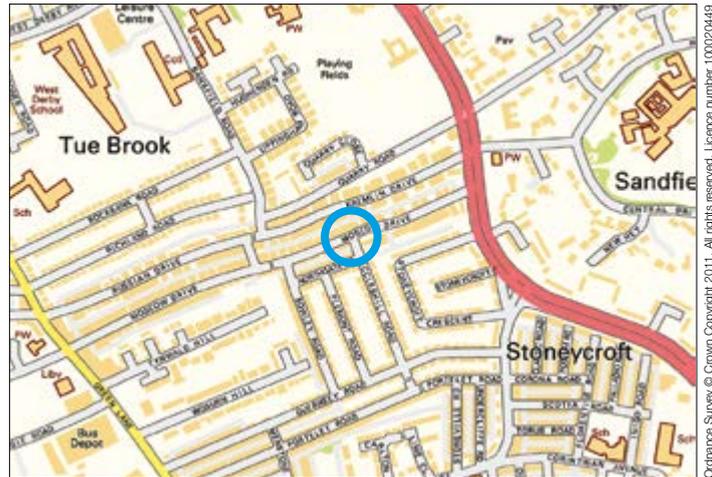
**Description** A 1 bed roomed purpose built first floor apartment suitable for occupation or investment purposes. The property is in good order and benefits from double glazing, central heating, secure intercom entry system, communal gardens, parking and a garage. The potential rental income when let would be £425 per calendar month.

**Situated** Fronting Seel Road within walking distance to Huyton shopping centre and schooling and approximately 5 miles from Liverpool City Centre.

**Outside** Garage, Communal gardens, off road parking, Bin Store, and Shared Balcony.

**Ground Floor**  
Main Entrance hallway.

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

LOT  
**4****122 Moscow Drive, Liverpool L13 7DQ**  
\*GUIDE PRICE £90,000+

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**TWO FLATS CURRENTLY PRODUCING £11,960 PER ANNUM**

**Description** A three storey middle terrace property converted to provide 2 self-contained apartments (1 x 4 duplex and 1 x 2 bedroomed flats.) Both flats are currently let by way of Assured Shorthold Tenancies producing a rental income of £11, 960.00 per annum. The property would also be suitable for HMO subject to any necessary consents. The property is in good order throughout and benefits from partial double glazing and central heating.

**Situated** Off Queens Drive in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

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

**Second Floor** 2 Further Bedrooms.

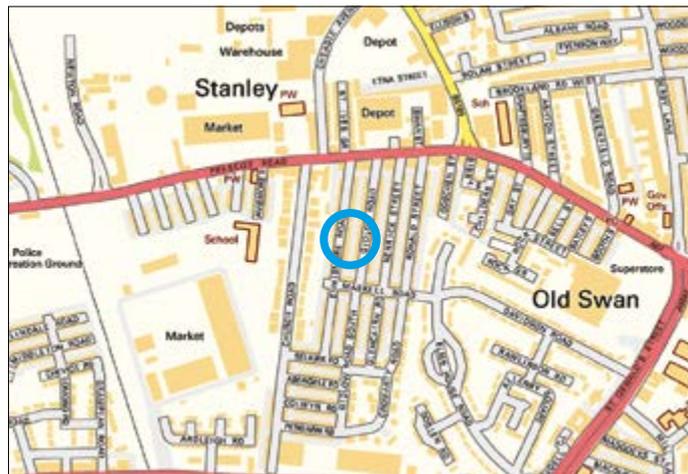
**Ground Floor**  
Main Entrance Hallway.  
**Flat 1** - Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC.

**Outside**  
Large Rear Yard.

LOT  
5

## 39 Ennismore Road, Old Swan, Liverpool L13 2AR

\*GUIDE PRICE £50,000+



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**RESIDENTIAL INVESTMENT CURRENTLY PRODUCING  
£5,520 PER ANNUM**

**Description** A 3 bedroomed middle terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,520.00 per annum. The property will be sold with vacant possession.

**Situated** off Prescott Road (A57) in a popular and well established residential location within close proximity to Old Swan amenities, schooling and approximately 3 miles from Liverpool City Centre.

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

**Outside**  
Rear Yard.

**EPC Rating** D

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

LOT  
6

## 2 Gorst Street, Liverpool L4 0SB

\*GUIDE PRICE £30,000 - £35,000



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**A 2 BEDROOM MID TERRACED PROPERTY PRODUCING  
£3,380 PER ANNUM**

**Description** A 2 bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £3,380 per annum.

**Situated** off Blessington Road which in turn is off Walton Breck Road in an established and popular residential location within easy reach local amenities and a short distance into Liverpool City Centre.

**First Floor**  
2 Bedrooms.

**Outside**  
Yard to the rear.

**EPC Rating** G

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

LOT  
7

## 12 Askew Street, Liverpool L4 5XD

\*GUIDE PRICE £40,000+



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## VACANT 2 BEDROOMED MIDDLE TERRACED PROPERTY WITH DOUBLE GLAZING AND CENTRAL HEATING

**Description** A vacant 2 bedroomed middle terrace property benefiting from double glazing and central heating. The property would be suitable for investment purposes.

**Situated** Between Goodison Road and City Road within a popular and well established location close to Walton Lane and County Road amenities and approximately 3 miles from Liverpool city centre.

**First Floor**  
2 Bedrooms.

**Outside**  
Rear Yard.

**Ground Floor**

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

LOT  
8

## Apt 10, Wallace Court, Wallace Drive/Longview, Huyton L36 1SY

\*GUIDE PRICE £45,000+



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## VACANT TWO BEDROOM APARTMENT SUITABLE FOR IMMEDIATE OCCUPATION OR INVESTMENT

**Description** A 2 bedroomed second floor purpose built apartment benefiting from double glazing, underfloor heating, secure intercom system plus alarm, low energy lighting throughout and off road parking. The property is in good order throughout and suitable for immediate occupation or investment. The property has until recently been let producing £6,300 per annum.

**Situated** Fronting Longview Drive on the corner of Wallace Drive which is just off Huyton Lane in a popular residential location within close proximity to local amenities and Huyton Town Centre.

**Second Floor**  
Apt 10 - Hall, Open Plan Lounge/  
Kitchen, 2 double bedrooms,  
Bathroom/W.C.

**Outside**  
Communal Gardens and Parking.

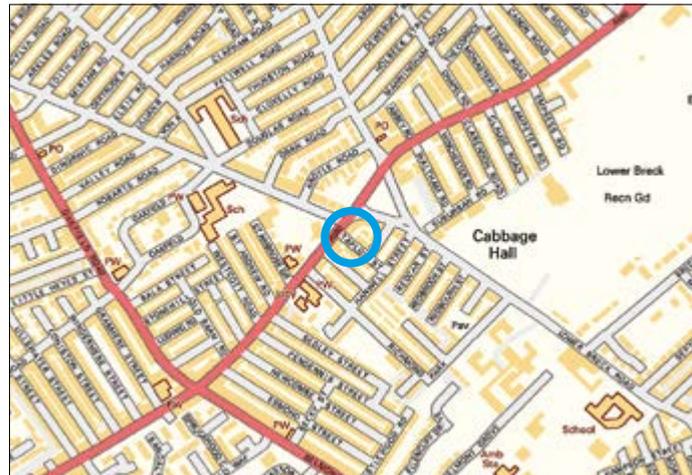
**Ground Floor**

Main Entrance hallway.

LOT  
9

## 51-53 Breck Road, Anfield, Liverpool L4 2QS

\*GUIDE PRICE £100,000+



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## GROUND FLOOR RETAIL UNIT TOGETHER WITH 5 FLATS ABOVE CURRENTLY PRODUCING £18,900 PER ANNUM

**Description** A substantial double fronted three storey mixed use property suitable for investment and development. The property comprises a ground floor retail unit together with five self-contained flats (1 x studio, 2 x 2 bedrooomed and 2 x 3 bedrooomed). The ground floor retail unit is currently let by way of a 15 year Lease from 2008 producing £7,500 per annum. Three of the flats are currently let by way of Assured Shorthold Tenancies producing £11,400.00 per annum. All tenanted flats have been modernised and include fitted kitchens. The vacant flats are in need of refurbishment. Approximate current total annual income - £18,900.

**Situated** Fronting Breck Road at the junction with Taplow Street in the district of Anfield the property is in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

**Ground Floor**

Retail Unit, Store Room. Entrance from Taplow Street to the three flats.

Studio **Flat 1** let at £200 per calendar month (£2,400 per annum).

**First Floor**

3 Bedroom **Flat 2** let at £400 per calendar month (£4,800 per annum).

**Second Floor** 2 Bedroom

**Flat 3** let at £350 per calendar month (£4,200 per annum).

LOT  
10

## 33 Harrow Road, Liverpool L4 2TH

\*GUIDE PRICE £40,000 - £45,000



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## 2 BED MID TERRACE CURRENTLY LET PRODUCING £4,375.20 PER ANNUM

**Description** A 2 bedroom middle terraced property which is currently let by way of an Assured Shorthold Tenancy producing £4,375.20 per annum. The property is in good decorative order and benefits from double glazing and central heating.

**Situated** Off Anfield Road in a popular and well established residential location within close proximity to all local amenities and approximately 2 miles North East of Liverpool city centre.

**Ground Floor**

Lounge/Dining Room (with gas fire), Kitchen (with fitted base and wall units), Bathroom/WC.

**First Floor**

2 Double Bedrooms.

**Outside**

Small Rear Yard.

LOT  
**11**

**142 Moscow Drive, Liverpool L13 7DL**  
\*GUIDE PRICE £90,000+



**VACANT THREE STOREY EIGHT BEDROOM MID TERRACED PROPERTY**

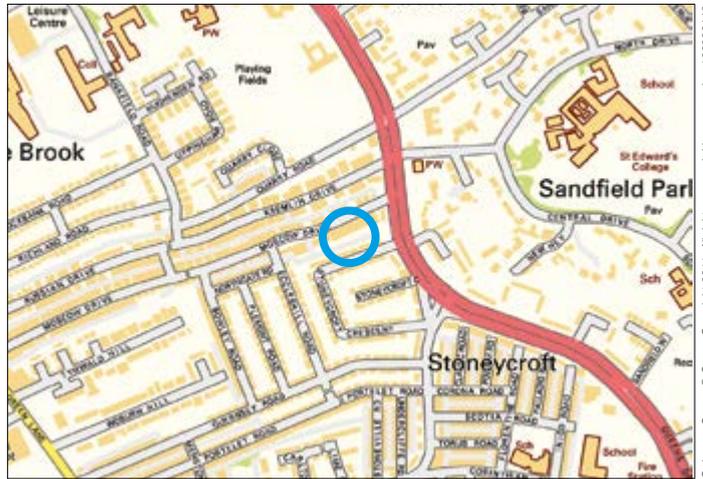
**Description** A large 8 bedroomed (7 double and 1 single) three storey dormer style mid terraced house with 3 receptions rooms, kitchen and bathroom, an outbuilding, (3 rooms to include WC), and a good sized rear garden,(25'x60' approx.). The property also benefits from double glazing and numerous period features. The property would be suitable for occupation, investment or resale purposes with the possibility for HMO use, subject to consents.

**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**  
Hall, Lounge, Dining Room, Morning Room, working Kitchen with fitted units and water heater.

**First Floor**  
3 Double Bedrooms, 1 Single Bedroom, Working Bathroom/ WC.

**Second Floor** 4 Further Double Bedrooms.



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**Outside**  
Garden, 3 Outhouses (one including WC).

Garden area: Approximately 5.57 x 2.32 sq m (60 x 25 sq ft)

**EPC Rating F**

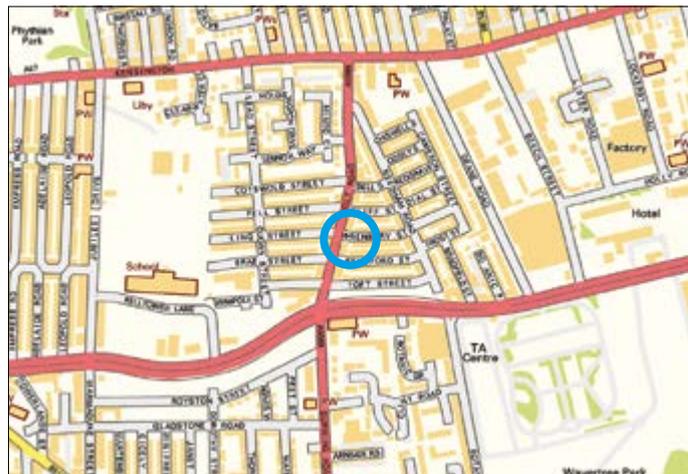


LOT

12

## 1a Wrenbury Street, Liverpool L7 2PU

\*GUIDE PRICE £20,000 - £25,000



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**RESIDENTIAL INVESTMENT PRODUCING £4,800 PER ANNUM**

**Description** A 3 storey end terraced property arranged as a 1 bed roomed flat over 3 floors. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £4,800 per annum.

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

**Outside**  
Yard to the rear

**Ground Floor**

Lounge, Kitchen.

**First Floor**

Bedroom, Bathroom/W.C.

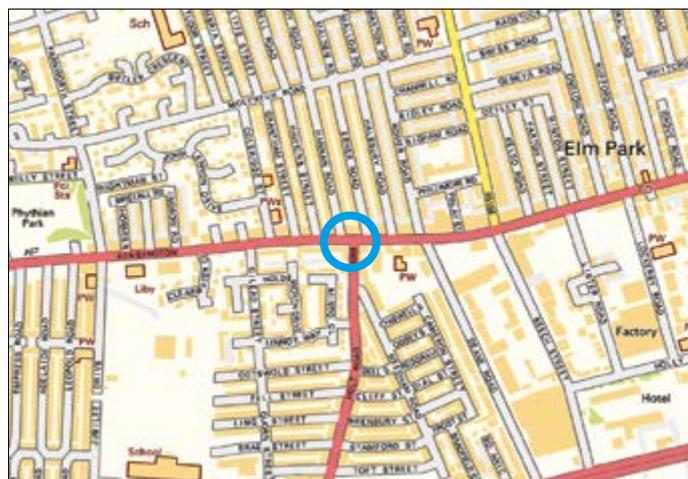
**Second Floor** Lounge.

LOT

13

## 227/227a Kensington, Liverpool L7 2RF

\*GUIDE PRICE £85,000+



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**RETAIL UNIT WITH 2 BEDROOM FLAT ABOVE WITH A POTENTIAL INCOME OF £10,400 PER ANNUM**

**Description** A 3 storey middle terraced mixed use property comprising of a ground floor retail unit currently trading as Sutton Estates at a rental of £5,000.00 per annum. To the first/second floors there is a 2 bedroomed flat currently let on an Assured Shorthold Tenancy producing £5,400 per annum. The property benefits from double glazing and central heating.

**Situated** Fronting Kensington

High Street opposite to its junction with Holt Road approximately 1 mile from Liverpool City Centre. The flat is accessed via a separate entrance on Hannan Road.

**First Floor**

Living Room, Cloakroom, Kitchen, Bathroom/W.C.

**Second Floor** 2 Bedrooms.

**Outside**

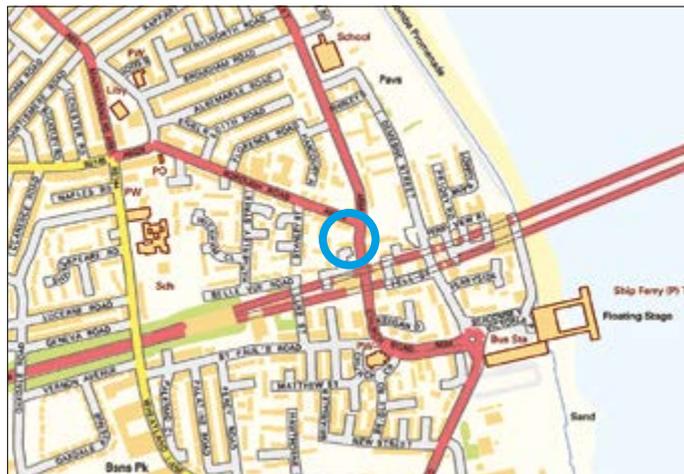
Yard to the rear.

**Ground Floor**

Main sales area, Rear sales area, Kitchen.

LOT  
**14****71a & 75a Borough Road, Wallasey, Merseyside CH44 6NB**

\*GUIDE PRICE £175,000 - £200,000



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**TWO X 3 STOREY PROPERTIES PROVIDING 10 LETTINGS ROOMS WITH AN INCOME OF OVER £32,000 PER ANNUM**

**Description** A Freehold Investment Opportunity currently producing in excess of £32,000 per annum to include all the services. The property comprises of a pair of three storey terraced properties converted to provide 10 letting rooms. 71a Borough Road is currently let to 6 tenants and is fully HMO compliant and licensed. 75a Borough Road is currently let to 4 tenants and has the potential for an HMO investment with the use of a further letting room. The property benefits from majority double glazing and central heating. We are advised that all the tenants are male, over 35 and long term.

**Situated** Fronting Borough Road in a popular residential location within close proximity to local amenities and schooling.

**75a/71a Ground Floor**  
Main Entrance Hallway.

**75a First/Second Floor**  
Shared Kitchen/Diner, Bathroom/WC, 2 Letting Rooms, Half Landing to further Bathroom/WC, 3 Further Letting Rooms above.

**71a First/Second Floor**

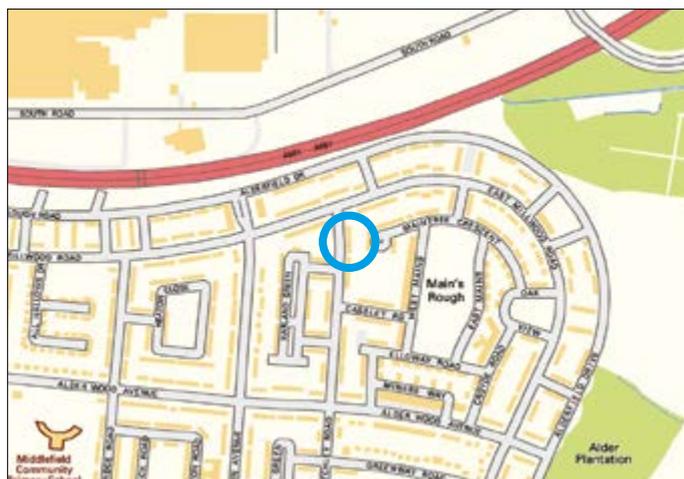
Communal Kitchen/Diner, Bathroom, Separate WC, Half Landing to 2 Letting Rooms, 4 Further Letting Rooms, shower/WC

**Outside**

Entrance and shared Decked/Yard area.

LOT  
**15****3 Critchley Road, Speke, Liverpool L24 7RN**

\*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

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**RESIDENTIAL INVESTMENT CURRENTLY PRODUCING £6,000 PER ANNUM**

**Description** A 3 bedroomed mid-town house benefiting from double glazing, central heating, gardens front and rear and off road parking. The property is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum.

**Situated** Off Alderwood Avenue which in turn is off East Millwood Road in an established residential location within close proximity to schooling and Speke Retail Park.

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

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

**Outside**

Front & Rear Gardens and Driveway.

LOT

16

## 25 Blessington Road, Liverpool L4 0RZ

\*GUIDE PRICE £30,000+



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Not to scale. For identification purposes only

**RESIDENTIAL INVESTMENT CURRENTLY PRODUCING  
£4,800 PER ANNUM**

**Description** A two bedroomed mid terraced property benefiting from central heating. The property has been fully refurbished and modernised and is currently let by way of an Assured Shorthold Tenancy producing £4,800 per annum.

**Situated** Just off Walton Breck Road in a popular and well established residential location approximately 2 miles from Liverpool City Centre.

**First Floor**

Two Bedrooms, Bathroom/WC.

**Outside**

Rear yard.

**Basement**

Cellar Room.

**Ground Floor**

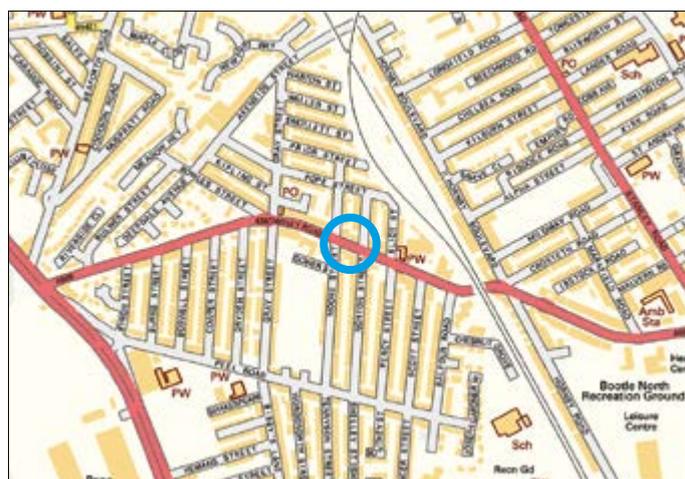
Lounge, Kitchen.

LOT

17

## 127/127a Knowsley Road, Bootle, Liverpool L20 4NJ

\*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

**2 VACANT FLATS BENEFITTING FROM DOUBLE  
GLAZING AND CENTRAL HEATING**

**Description** A vacant three storey middle terrace property converted to provide two self-contained flats. The ground floor benefits from double glazing and there is central heating to both flats. When fully let the potential annual rental income potential is £9,600.

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

**Flat 1**

Lounge, Bedroom, Kitchen, Bathroom/WC.

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

Main Entrance, Hallway.

**Second Floor**

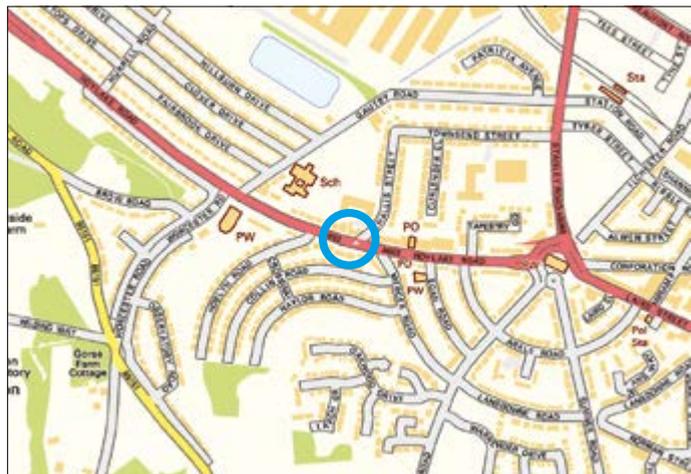
2 further bedrooms.

**Outside**

Yard to the rear.

LOT  
**18****48 Hoylake Road, Birkenhead, Merseyside CH41 7BY****\*GUIDE PRICE £60,000+****A DOUBLE FRONTED SHOP UNIT TOGETHER WITH A 2 BEDROOMED SELF CONTAINED FLAT ABOVE**

**Description** A Freehold double fronted shop unit together with a 2 bedroomed self-contained flat above accessed via a separate side entrance. The property benefits from double glazing and there is central heating in the flat. The shop would be suitable for a number of uses, subject to any relevant planning consents. There is an advertising hoarding let to 'Wrexham Signs' at £400 per annum. The potential income when fully let being in excess of £11,900 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Hoylake Road on the corner of Challis Street in a prominent location on a busy main road position.

**Ground Floor**  
L Shaped Main sales area, rear room, Kitchen, W.C.

**Ground Floor Flat**  
Entrance Hallway

**First Floor**

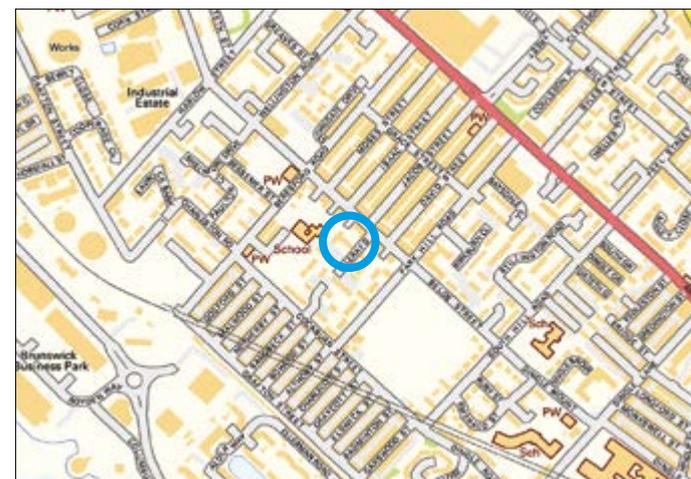
Open plan Lounge/Kitchen, 2 Bedrooms, Bathroom/W.C.

**Outside**

Rear yard and steel rear gate.

**EPC Rating G**LOT  
**19****Flats 1-3, 450 Mill Street, Liverpool L8 4RG****\*GUIDE PRICE £70,000+****3 X 1 BED FLATS CURRENTLY FULLY LET PRODUCING £12,960 PER ANNUM**

**Description** A three storey middle terraced property converted to provide 3 x 1 bedroomed flats which are all currently let by way of Assured Shorthold Tenancies producing an income of £12,960 per annum. The property benefits from double glazing and central heating and is in good order throughout.



Not to scale. For identification purposes only

**Situated** Fronting Mill Street in a popular residential location within easy reach of Park Road amenities and approximately 1 mile from Liverpool City Centre.

**Ground Floor**  
Main Entrance Hallway

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

**First Floor Flat 2**

Hall, Open Plan Lounge/Kitchen, Bedroom, Shower Room/WC

**Second Floor Flat 3**

Hall, Open Plan Lounge/Kitchen, Shower/WC, Bedroom

**Outside**

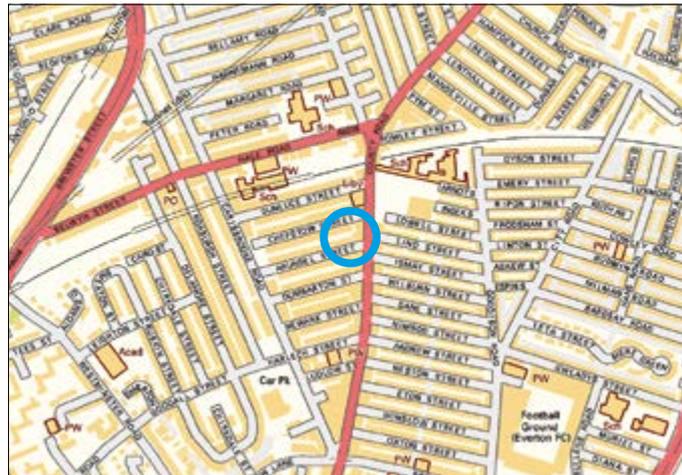
Yard to the rear.

LOT

20

## 1 Chepstow Street, Liverpool L4 3RE

\*GUIDE PRICE £40,000 - £45,000



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Not to scale. For identification purposes only

## VACANT 4 BEDROOMED END OF TERRACE PROPERTY

**Description** A vacant 4 bedroomed end of terraced property benefitting from double glazing. The property has previously been let as an HMO Investment and is fully HMO Compliant. The property would be suitable for occupation or investment purposes.

**Situated** Off County Road in a popular and well established residential location within close proximity of local amenities, schooling and approximately 3 miles from Liverpool City Centre.

## First Floor

4 Bedrooms, Bathroom/WC.

## Outside

Yard to the rear.

## EPC Rating E

## Ground Floor

Hall, Lounge, Dining Room, Kitchen.

LOT

21

## 180 Walton Village, Liverpool L4 6TW

\*GUIDE PRICE £100,000+



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Not to scale. For identification purposes only

## VACANT MID TERRACED 3 STOREY PROPERTY CONVERTED INTO THREE FLATS WITH A POTENTIAL ANNUAL RETAIL INCOME OF £15,000

**Description** A three storey mid terrace property converted to provide 3 self contained flats (2 x 1 bedroom and 1 x 2 bedroom). The property has been fully refurbished in the last 12 months and benefits from double glazing and central heating. The flats are suitable for immediate letting and when fully let the potential income would be in excess of £15,000 per annum.

**Situated** Fronting Walton Village at it's junction with Walton Lane in a popular and well established residential location within easy reach of local amenities, Liverpool and Everton Football Club and approximately 3 miles from Liverpool city centre.

**First Floor Flat 2** - Living Room, Kitchen, 2 Bedrooms, Bathroom/WC

**Second Floor Flat 3** - Living Room, Kitchen, 1 Bedroom, Bathroom/WC

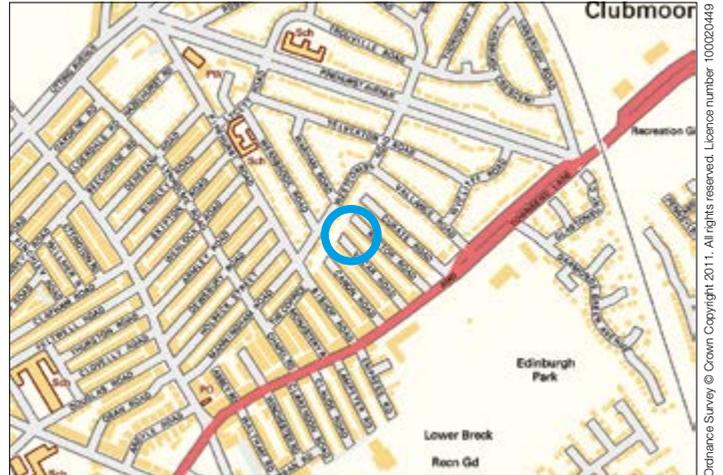
## Outside

Rear yard.

**Ground Floor** Main Entrance Hallway **Flat 1** - Living Room, Kitchen, 1 Bedroom, Bathroom/WC

LOT  
**22****75 Rector Road, Liverpool L6 0BY**  
\*GUIDE PRICE £40,000 - £45,000**VACANT 2 BED TERRACED PROPERTY SUITABLE FOR IMMEDIATE INVESTMENT**

**Description** A vacant 2 bedroomed 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 with a potential annual rental income of £5,400.00.



Not to scale. For identification purposes only

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

**Outside**  
Rear Yard.

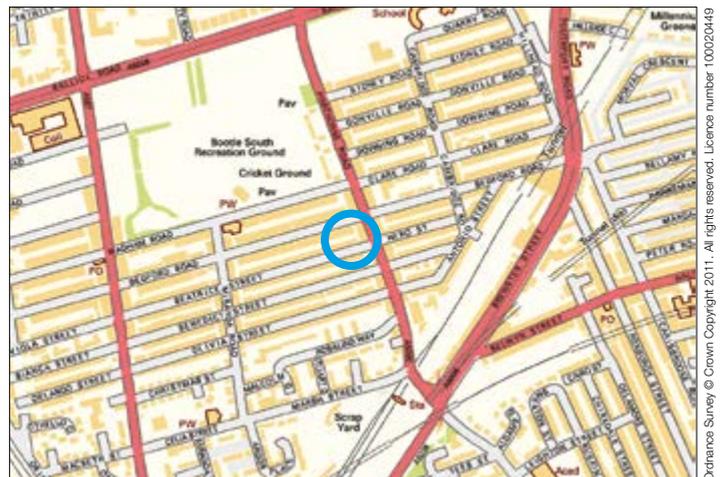
**EPC Rating C**

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

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

LOT  
**23****196 Bedford Road, Bootle, Merseyside L20 2DT**  
\*GUIDE PRICE £45,000 - £50,000**VACANT 4 BEDROOM END TERRACED PROPERTY WITH POTENTIAL HMO INVESTMENT**

**Description** A good sized 4 bedroomed end of terraced property in need of refurbishment. The property benefits from central heating. The property would be suitable for occupation, resale or possibly a 6-7 bed HMO/Multilet Investment, subject to any relevant planning consent. Outline CAD drawings + Income Breakdown & Projection are included in Legal Pack.



Not to scale. For identification purposes only

**Situated** Off Hawthorne Road in a popular residential location within close proximity to local shopping amenities, schooling and approximately 4 miles to Liverpool City Centre.

**Ground Floor**  
Hall, Through Reception Room, Morning Room, Kitchen/Diner.

**First Floor**  
Three Bedrooms, Bathroom

**Second Floor**  
Attic Room/Bedroom Four

**Basement**  
Not inspected.

**Outside**  
Rear yard

LOT  
**24**

**96 Wood Street, Liverpool L1 4DQ**

**\*GUIDE PRICE £300,000 - £350,000**



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**LEASEHOLD CITY CENTRE GROUND FLOOR  
COMMERCIAL INVESTMENT. THE CURRENT RENT  
PASSING IS £30,000 PAX.**

**Description** Leasehold city centre ground floor commercial investment on a prominent site. The property extends to approximately 165.66 sq m (1,783.16 sq ft) and is currently let for 15 years with a 10 year break option.

**Situated** The property occupies a prominent site to the corner of Wood Street and Colquitt Street just off Bold Street in a city centre location close to the main retail, leisure and residential areas including the student occupiers of John Moores University.

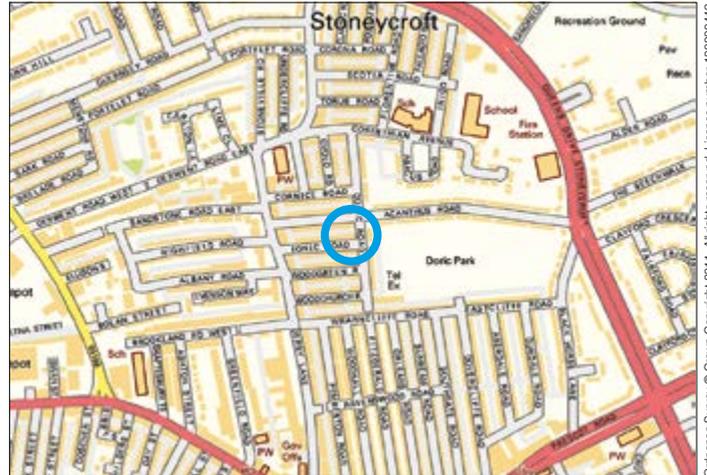
**Ground Floor**

	SQ M	(SQ FT)
Hairdressing salon	127.33	1,370.60
Store	3.46	37.24
Office	4.14	44.56
Store	8.15	87.72
Salon/Store with shower	10.17	109.47
Kitchen	8.07	86.86
Store	4.34	46.71
WC & Wash basin		
<b>Total Net</b>	<b>165.66</b>	<b>1,783.16</b>
<b>Internal Floor Area</b>		

**Note** - Internal fit out to a good standard with electric warm air/air conditioning, cooling system, inset spotlighting

Service charge approx £600 per quarter.  
Peppercorn ground rent.

TENANT	TERM	LEASE TERMS	RENT
Ian Harold Limited with a 2 year personal guarantee on rent and schedule of condition. The tenant has 3 existing Liverpool salons.	15 years from 15th May 2015	5 yearly rent reviews to RPI or market price whichever is the higher. Tenant only break option at 10 years. Tenants internal repairing, decorating and windows.	£30,000 PAX

LOT  
**25****38 Acanthus Road, Liverpool L13 3DX**  
\*GUIDE PRICE £75,000+

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### 3 BEDROOMED TERRACED PROPERTY INVESTMENT PRODUCING £6360 PER ANNUM BENEFITTING FROM DOUBLE GLAZING AND CENTRAL HEATING

**Description** A 3 bedroomed middle terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £6,360 per annum.

**Situated** Off Queens Drive and just off Derby Lane which is off Prescott Road in a popular and well established location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

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

**Outside**  
Rear Yard.

**EPC Rating D**

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

Pay for one  
of these...  
...with one  
of these.

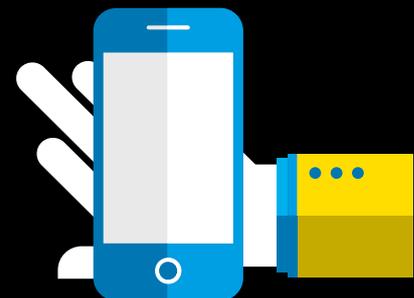


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DO MORE**



LOT  
**26****123-125 Grange Road West, Prenton, Merseyside CH43 4XB****\*GUIDE PRICE £250,000+**

**A PAIR OF THREE STOREY DOUBLE FRONTED VICTORIAN SEMI DETACHED PROPERTIES CURRENTLY PRODUCING £22,000PA. WITH A POTENTIAL OF £34,200 PER ANNUM**

**Description** A pair of three storey double fronted Victorian semi-detached properties recently converted to provide 9 self-contained apartments (2 have been sold off separately on long leases). The sale will include 7 apartments (5x1 beds and 2x3 beds). The property has been completely refurbished and is in very good order throughout and is fully HMO Compliant benefiting from double glazing, central heating, security entry phone system, communal gardens and parking to the rear. We are advised that 5 of the flats are currently let on Assured Shorthold Tenancies producing in excess of £24,000 per annum. The potential annual rental income being in excess of £34,200 per annum

**Situated** From Charing Cross in the centre of Birkenhead proceed towards Oxton along Grange Road West and at the junction with Grange Mount continue to the right, and the property is on the left hand side in a popular location close to Birkenhead Town Centre and a few minute's walk to Birkenhead Park.

**No 123 - Ground Floor**

Main Entrance Hallway Apt 1 - Hall, Kitchen/Dining room, Bedroom, Bathroom/W.C. Apt 2 - Hall, Kitchen/Dining room, Bedroom, Bathroom/W.C.

**First Floor**

Apt 3 - Hall, Kitchen/Dining Room, 3 Bedrooms, Bathroom/W.C. (Possibility to be 2 Bedrooms with Lounge) Apt 4 - Hall, Kitchen/Dining Room, 3 Bedrooms, Bathroom/W.C (Possibility to be 2 Bedrooms with Lounge)

**No 125 - Ground Floor**

Apt 5 (Vacant) - Hall, Kitchen/Dining room, Bedroom, Bathroom/W.C. Apt 6 (Vacant)- Hall, Kitchen/Dining room, Bedroom, Bathroom/W.C.



Not to scale. For identification purposes only

**First Floor**

Apt 7 - Hall, Living Room/Kitchen, Bedroom, Bathroom/W.C. Apt 8 & 9 sold off on long leases.

**Outside**

Set back at the front with parking area to the rear and side gate access.

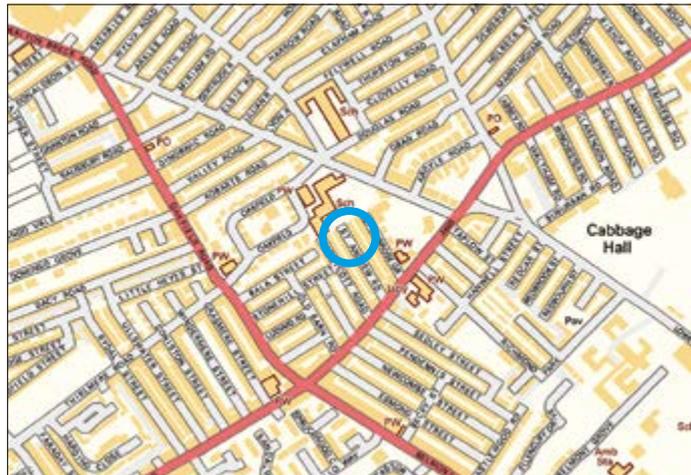
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LOT  
**27****48 Andrew Road, Liverpool L4 2RJ**

\*GUIDE PRICE £35,000+

**2 BEDROOM MID TERRACED PROPERTY PRODUCING  
£5,400 PER ANNUM**

**Description** A 2 bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing an annual rental income of £5,400



Not to scale. For identification purposes only

**Situated** Off County Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 2.5 miles from Liverpool City Centre.

**Ground Floor**

Through Living room, Kitchen, Bathroom/WC

**First Floor**

2 Bedrooms.

**Outside**

Yard to the rear.

**EPC Rating E**

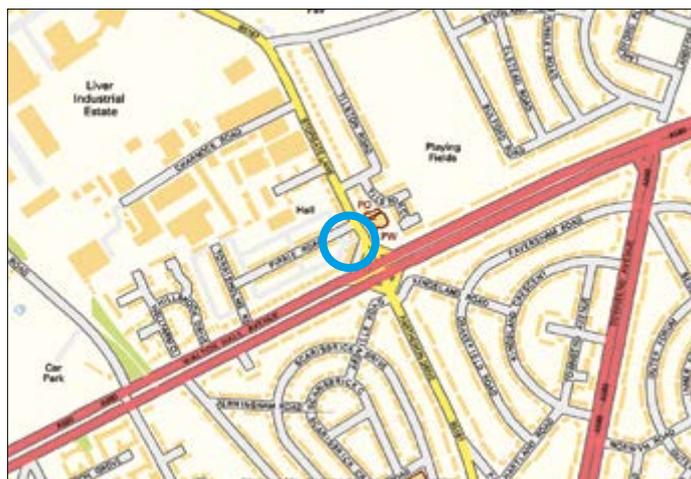
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LOT  
**28****7 Stopgate Lane, Walton, Liverpool L9 6AN**

\*GUIDE PRICE £60,000+

**3 BED SEMI-DETACHED PROPERTY WITH DOUBLE  
GLAZING CENTRAL HEATING AND GARDENS**

**Description** A three bedroom semi-detached property benefiting from double glazing, central heating and front and rear gardens. Following modernisation the property would be suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

**Situated** Fronting Stopgate Lane on the corner of Pirrie Road within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor**

Hall, Lounge, Dining Room, Kitchen

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Rear detached garage, garden, off road parking to the rear, front garden.

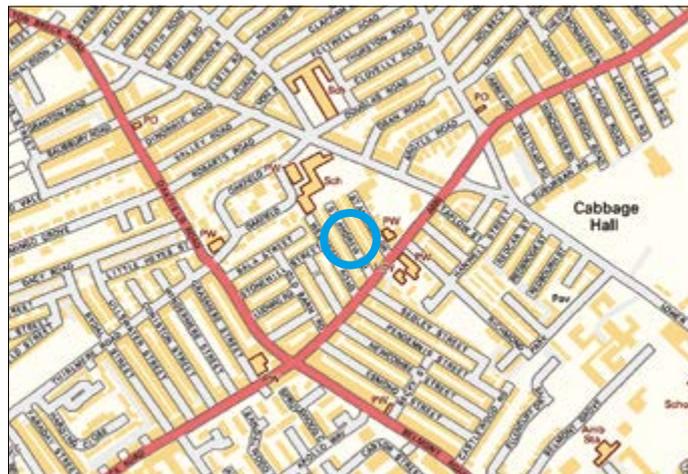
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LOT

29

## 28 St Andrew Road, Liverpool L4 2RJ

\*GUIDE PRICE £35,000 - £40,000



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Not to scale. For identification purposes only

**RESIDENTIAL INVESTMENT CURRENTLY PRODUCING £5,400 PER ANNUM**

**Description** A 3 bedroomed middle terrace property which is currently let at a rental of £450 pcm (£5,400 per annum approximately). The property benefits from central heating.

**Situated** In a cul-de-sac location off Breck Road convenient for local amenities and approximately 3 miles from Liverpool city centre.

**First Floor**  
Three Bedrooms

**Outside**  
Rear yard

**Basement**  
Cellar Rooms

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

LOT

30

## 25 Suffield Road, Liverpool L4 1UL

\*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

**MID TERRACED 2 BED PROPERTY CURRENTLY PRODUCING £5400 PER ANNUM**

**Description** A 2 bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing £5400 per annum. The property benefits from partial double glazing and central heating.

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

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

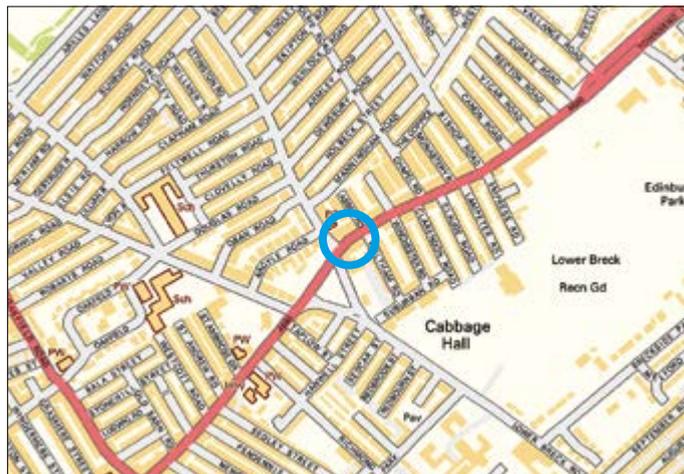
**Outside**  
Yard.

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

LOT  
**31**

**9 Townsend Lane, Anfield, Liverpool L6 0AX**

\*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

**A COMMERCIAL INVESTMENT PRODUCING £6000 PER ANNUM**

**Description** A commercial investment currently let by way of a 10 year FRI lease producing £6000.00 per annum. The property comprises of a two storey middle terraced property comprising of a retail unit let to Lloyds Chemist together with offices/rooms above. The property benefits from secure roller shutters, suspending ceiling and an alarm.

**Situated** Fronting Townsend Lane at its junction with Priors Road on a busy main road position approximately 4 miles from Liverpool City Centre.

**Ground Floor Shop**

Main Sales Area, Rear Room, Large Rear Room, Stockroom.

**First Floor**

Office, WC, Kitchen, Stockroom, Front Office.

**Cellar**

Not Inspected.

**Outside**

Access to the Alleyway

**TENANT**

Lloyds Chemist

**LEASE**

10 years from 2013

**RENT**

£6000.00 per annum

LOT  
**32**

**21 Acanthus Road, Liverpool L13 3DX**

\*GUIDE PRICE £65,000 - £70,000



Not to scale. For identification purposes only

**VACANT THREE BEDROOM END OF TERRACE PROPERTY BENEFITTING FROM CENTRAL HEATING AND DOUBLE GLAZING**

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

**Situated** Off Derby Lane in an established and popular residential location within easy reach of Old Swan amenities, schooling and approximately 3 miles from Liverpool City Centre.

**First Floor**

3 Bedrooms, Bathroom/WC.

**Outside**

Yard to the rear.

**EPC Rating D**

**Ground Floor**

Hall, Through Living Room/Dining Room, Kitchen, Utility Room.

LOT

33

## 39 Talton Road, Liverpool L15 0HS

\*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

VACANT 3 BEDROOMED MIDDLE TERRACED PROPERTY  
PARTIAL DOUBLE GLAZING AND CENTRAL HEATING

**Description** A vacant 3 bedroomed middle terrace property benefiting from partial double glazing and central heating. Following modernisation the property would be suitable for occupation, resale or investment purposes.

**Situated** Off Lawrence Road and just off Picton 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**

3 Bedrooms, Bathroom/WC.

**Outside**

Rear Yard.

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

Hall, Through Living Room, Kitchen, Utility/Lean To.

LOT

34

## 134 Queens Drive, Walton, Liverpool L4 6XD

\*GUIDE PRICE £90,000+



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Not to scale. For identification purposes only

## A 5 BED INVESTMENT PRODUCING £7,296 PER ANNUM

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

**Situated** Fronting Queens Drive close to its junction with Walton Lane and Walton Hall Avenue in a popular and well established

residential location within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

**Ground Floor**

Vestibule, Hall, Front Living Room, Rear Living Room, Kitchen, Shower Room/WC.

**First Floor**

4 Bedrooms, Bathroom/WC.

**Converted Loft** Bedroom with En-suite Washroom/WC and Walk-in Wardrobe.

**Outside**

Rear Yard.

**Buyers Fee**

Please note that the buyer's fee on this property is £625 plus VAT.

LOT  
**35****4 Myrtle Street, Liverpool L7 7DP**  
\*GUIDE PRICE £400,000+**CITY CENTRE MIXED USE INVESTMENT PROPERTY  
PRODUCING £40,980 PER ANNUM**

**Description** A mixed use Investment property producing an annual rental income of £40,980 as of 1st July 2015.

The property comprises of a three storey end of terrace providing a ground floor retail unit together with a 5 letting rooms above. The retail unit is currently let by way of a 15 year lease trading as 'Sida Express' and the first and second floor is let to 5 students with guarantors.

The property benefits from double glazing, central heating, electric roller shutters, secure intercom system and is HMO registered.

**Situated** In the Georgian Quarter in Town fronting Myrtle Street opposite Vine Court in a popular and well established location within walking distance to the University of Liverpool Campus and Liverpool Community College and Liverpool City Centre.

**Cellar**

Not Inspected.

**Ground Floor Shop**

Main Sales Area, Kitchen/WC, Covered Rear Yard/Store.

**Ground Floor Flat**

(Accessed via Separate Front Entrance) - Main Entrance Hallway, Half Landing, WC.

**First Floor**

Kitchen, Half Landing, Communal Lounge, 2 Letting Rooms.

**Second Floor** Main Bathroom/WC, Half Landing, 3 Letting Rooms.



Not to scale. For identification purposes only

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**Loft Conversion****Communal Lounge.****Outside**

Covered Yard.

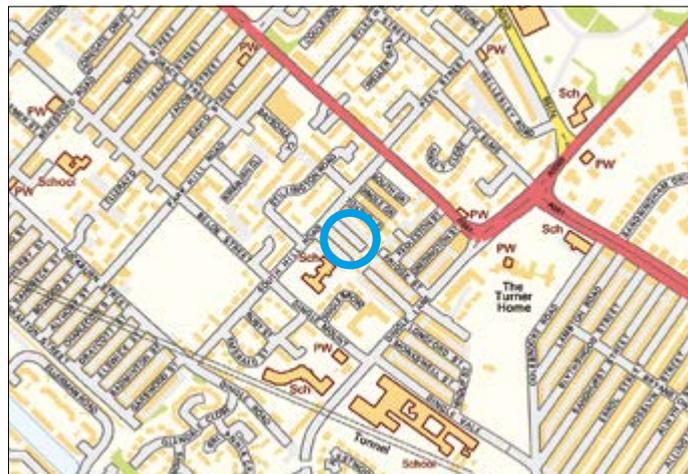
FLOOR	ACCOMMODATION	TENANCY	TERM	INCOME
Ground Floor Shop	Sales Area, Kitchen/WC, Rear Yard/Store	15 Year Lease	28th March 2013 Rent Review 5th year No Break Clause	£15,000.00 per annum
First & Second Floors	5 Bedroom Flat	Assured Shorthold Tenancies	1st July 15 – 30th June 16 with guarantors	£25,980.00 per annum

LOT

36

## 11 Dentwood Street, Liverpool L8 9SR

\*GUIDE PRICE £50,000 +



Not to scale. For identification purposes only

**RESIDENTIAL INVESTMENT CURRENTLY PRODUCING  
£4,320 PER ANNUM**

**Description** 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.

**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.

**EPC Rating** D

**Ground Floor**

Through Living Room, Kitchen, Bathroom/WC.

**First Floor**

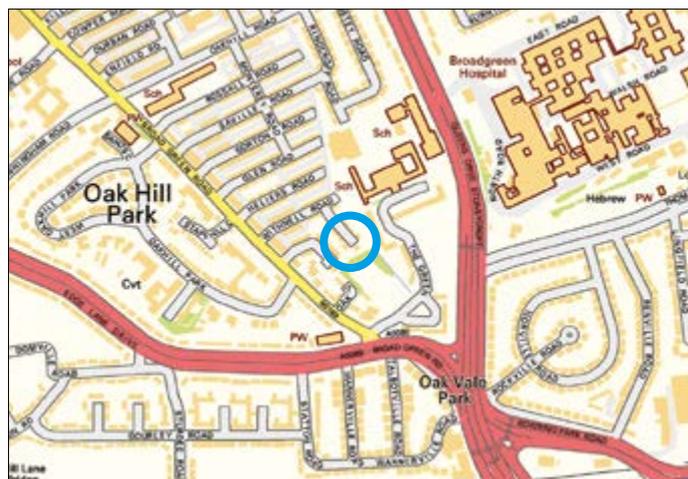
2 Bedrooms.

LOT

37

## 9 Withnell Close, Old Swan, Liverpool L13 4DD

\*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

**VACANT 3 BED SEMI DETACHED SUITABLE FOR  
IMMEDIATE OCCUPATION OR INVESTMENT**

**Description** A vacant 3 bedroomed semi-detached property benefiting from double glazing, central heating and front & rear gardens. The property is in good order throughout and would be suitable for occupation, re-sale or investment purposes.

**Situated** Off Withnell Road which in turn is off Broadgreen Road (B5189) in a popular and well established residential location within close proximity to Old Swan amenities, schooling and approximately 4 miles from Liverpool City Centre.

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

**Outside**  
Front and rear gardens

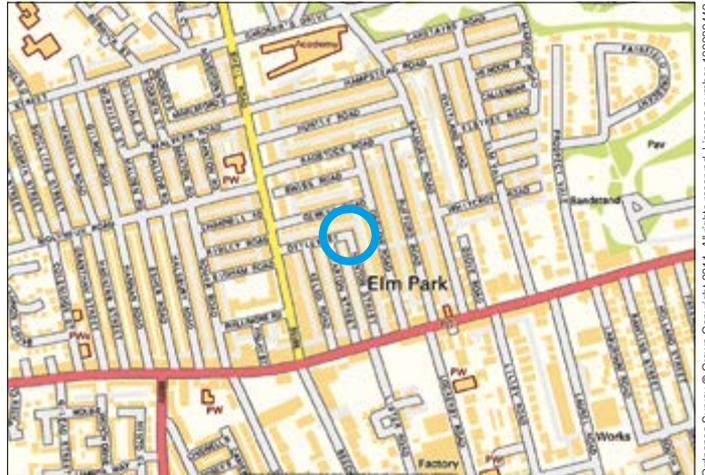
**Ground Floor**

Hall, Lounge, Kitchen/Diner.

LOT  
**38****55 Ottley Street, Liverpool L6 3AL**  
\*GUIDE PRICE £15,000 - £20,000

**A FREEHOLD SINGLE STOREY CORNER WORKSHOP/STORAGE BUILDING WHICH HAS IN RECENT YEARS BEEN USED FOR THE MAINTENANCE OF TAXI CABS**

**Description** A Freehold single storey corner workshop/storage building which has in recent years been used for the maintenance of taxi cabs. The property benefits from a ramp system and electric security roller shutter. The property would be suitable for a number of uses subject to any necessary planning consents.



Not to scale. For identification purposes only

**Situated** Abutting a two storey residential dwelling at 53 Ossley Street and can be accessed via the serviced entries.

**Ground Floor**

Workshop, Partitioned Store Room, Washroom/W.C. Gross Internal Floor Area 108 sq.m (1163 sq.ft)

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LOT  
**39****2 Penshaw Close, Liverpool L14 8YN**  
\*GUIDE PRICE £55,000+

**3 BED MID TOWN HOUSE CURRENTLY PRODUCING £6,000 PER ANNUM**

**Description** A three bedroom modern mid-town house currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum. The property is in good order throughout and benefits from double glazing, central heating, gardens and off road parking.



Not to scale. For identification purposes only

**Situated** Off Gainford Road which leads to Snowberry Road and Princess Drive in an established residential location within close proximity to West Derby shopping, schooling and other local amenities. Liverpool city centre is approximately 4 miles away.

**Ground Floor**

Hall, WC, Lounge, Kitchen/Diner

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Gardens front and rear, driveway.

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LOT

40

21 Falkner Square, Liverpool L8 7NY

\*GUIDE PRICE £450,000+



## RESIDENTIAL INVESTMENT CURRENTLY PRODUCING £40,000 PER ANNUM

**Description** A residential student investment currently producing in excess of £40,000 per annum from 1st July 2015 until 30th June 2016 with tenant guarantors in place.

The property comprises of a three storey Georgian mid-town house converted to provide 6 self-contained flats (2x2 bedroomed flats, 3x1 bed roomed flats and 1x Studio).

Each flat benefits from modern fitted kitchens and permit street parking.

**Situated** Fronting Falkner Square in the Georgian Quarter in Town in a sought after location overlooking Falkner Square Gardens and within easy reach of Liverpool University and the City Centre.

### Ground Floor

Main Entrance Hallway

**Flat 1** Bedroom, Kitchen, Store Room, Lounge, Bathroom/WC - £5,616 per annum

**Flat 2** 2 Bedrooms, Lounge, Kitchen, Bathroom/WC - £8,832 per annum

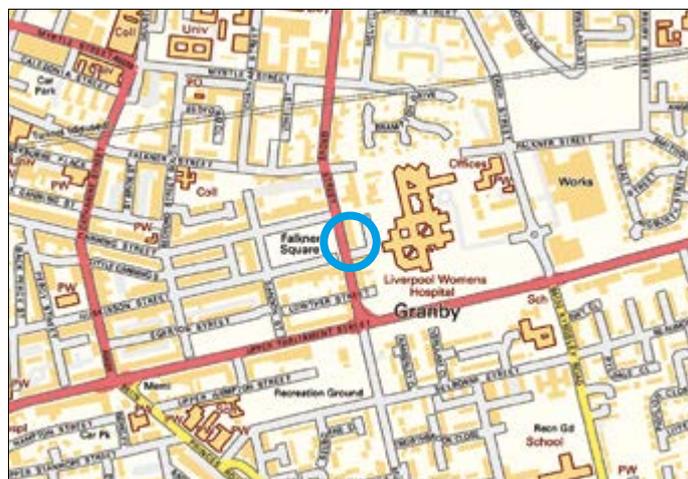
### First Floor

**Flat 3** Mezzanine Bedroom, Lounge, Kitchen, Bathroom/WC - £5,712 per annum

**Flat 4** 2 Bedrooms, Lounge, Kitchen, Bathroom/WC - £9,360 per annum

### Second Floor

**Flat 5** - 1 Bedroom/Lounge, Kitchen, Bathroom/WC - £4,944 per annum



Not to scale. For identification purposes only

**Flat 6** - 1 Bedroom, Lounge, Kitchen, Bathroom/WC - £5,724 per annum

### Outside

Yard to the rear.

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LOT

42

38 Ventnor Road, Wavertree, Liverpool L15 4JF

\*GUIDE PRICE £185,000+



### VACANT THREE STOREY SEMI DETACHED PROPERTY CONVERTED INTO 1 X 3 BEDROOM AND 1 X 4 BEDROOM FLATS

**Description** A substantial three storey Victorian semi-detached property which has been converted to provide two good sized apartments (1 x 3 bedroomed and 1 x 4 bedroomed). The property benefits from double glazing and central heating, gardens and off road parking for several cars. Following refurbishment and modernisation the property would be suitable for investment purposes or resale as two individual flats. Alternatively the property could be converted to provide a 7/8 bedroomed good sized family home, subject to any relevant planning consents.

**Situated** Off Rathbone Road in a very popular and well established residential location within close proximity to local amenities, schooling, Wavertree Technology Park, Wavertree Railway Station and approximately 3 miles from Liverpool City Centre.

#### Cellar

Not Inspected.

#### Ground Floor (No. 38)

Hall, Porch, Bathroom/WC, Lounge, Kitchen, Shower/WC, 3 Bedrooms.

#### First Floor (No. 38b)

Side Entrance  
Hall, Bedroom, Bathroom/WC, Lounge, Kitchen, Dining Room.

**Second Floor** 3 Further Bedrooms

**EPC Rating** E



Not to scale. For identification purposes only

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LOT  
**43****22 Herrick Street, Liverpool L13 2AG**

\*GUIDE PRICE £40,000 - £45,000

**RESIDENTIAL INVESTMENT CURRENTLY PRODUCING  
£5,356 PER ANNUM**

**Description** A 2 bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,356.00 per annum.



Not to scale. For identification purposes only

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

**First Floor**  
2 Bedrooms.

**Outside**  
Rear Yard.

**EPC Rating F**

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

LOT  
**44**

ON BEHALF OF A HOUSING ASSOCIATION

**33 Rossini Street, Litherland, Liverpool L21 4NS**

\*GUIDE PRICE £35,000+

**VACANT 2 BED MID TERRACED PROPERTY**

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



Not to scale. For identification purposes only

**Situated** Off Church Road approximately 2 miles from Liverpool City Centre.

**Outside**  
Yard to the rear.

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

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

LOT

45

6 Richmond Terrace, Liverpool L6 5EA

\*GUIDE PRICE £135,000+



### THREE STOREY SEMI DETACHED PROPERTY CONVERTED TO PROVIDE 5 SELF CONTAINED FLATS

**Description** A substantial three storey semi-detached property converted to provide 5 x 1 bedroomed self-contained flats. The property benefits from double glazing, central heating and off road parking. At the time of our inspection one of the flats were let by way of an Assured Shorthold Tenancy at a rental of £4,758 PCM. When fully let the potential annual rental income is in excess of £23,500 per annum.

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

**Ground Floor**  
Main Entrance Hallway,

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

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

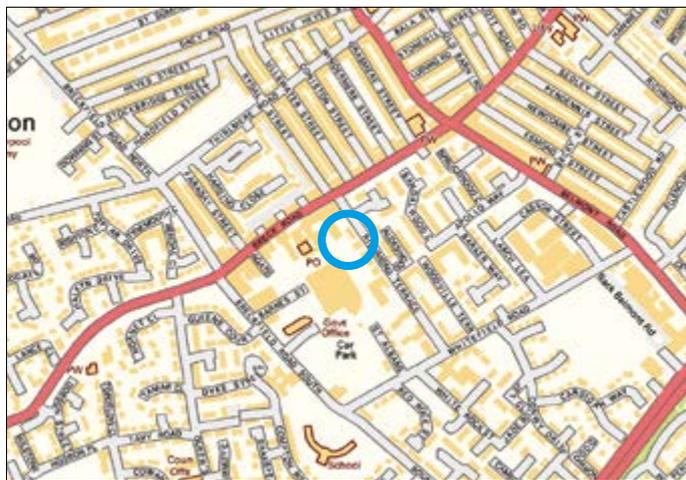
**First Floor**

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

**Second Floor Flat 4**  
Lounge, Kitchen, Bedroom, Bathroom/WC.

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

**Outside**  
Rear Yard, Parking for several cars.



Not to scale. For identification purposes only

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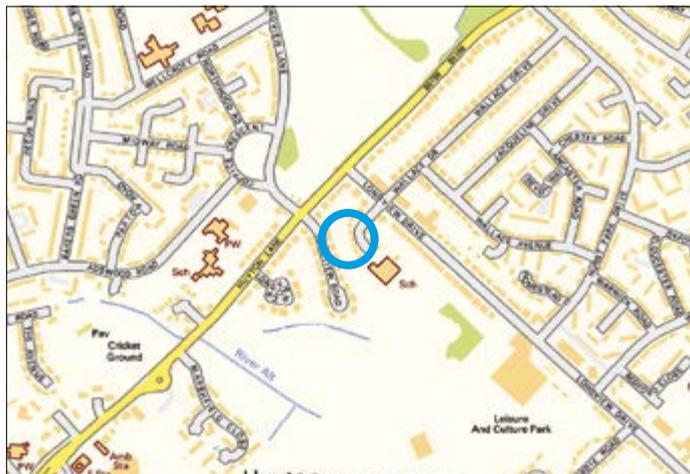
LOT  
**46****12 Edenfield Crescent, Liverpool L36 6DS**

\*GUIDE PRICE £110,000+



**4 BED MODERN DETACHED PROPERTY CURRENTLY PROVIDING £9,600 PER ANNUM BENEFITTING FROM DOUBLE GLAZING AND CENTRAL HEATING. GARDENS FRONT AND REAR AND OFF ROAD PARKING**

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



Not to scale. For identification purposes only

**Situated** In a cul-de-sac off Longview Drive in a popular and well established residential location within close proximity to local amenities.

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

**First Floor**  
Master Bedroom with En-suite

Shower Room/WC, 3 Further Bedrooms, Bathroom/WC.

**Outside**  
Front & Rear Gardens, Integral Single Car Garage.

**EPC Rating F**

**Buyers Fee** Please note that the buyer's fee on this property is £625 plus VAT.

LOT  
**47****Apt 23, Mayfair Court, Prenton, Merseyside CH43 5XP**

\*GUIDE PRICE £60,000+



**VACANT 2 BED MODERN APARTMENT SUITABLE FOR IMMEDIATE INVESTMENT**

**Description** A modern 2 bedroomed purpose built second floor apartment which benefits from double glazing, electric economy 7 heating, secure intercom system and communal parking and gardens. The property is in good order throughout and would be suitable for occupation or investment purposes with a potential income of £6300.00 per annum.



Not to scale. For identification purposes only

**Situated** Within The Grove which in turn is off Fairview Road and Woodchurch Road within close proximity to local amenities and schooling.

**Ground Floor**  
Main entrance hallway.

**Second Floor**  
Apartment - Entrance hall, Open plan Lounge/Kitchen, 2 Bedrooms, Bathroom/W.C, Cloakroom.

**Outside**  
Communal gardens and parking.

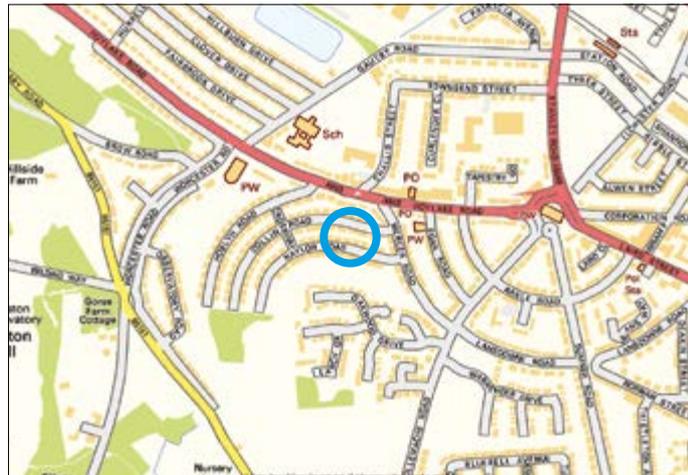
**EPC Rating C**

LOT

48

## 11 Collin Road, Prenton, Merseyside CH43 7SR

\*GUIDE PRICE £45,000 - £50,000



Not to scale. For identification purposes only

## 4 BED INVESTMENT PRODUCING £7,358.52 PER ANNUM

**Description** 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.

**Situated** Off Mercer Road which is off Hoylake Road (A553) in a popular and well established residential location within close proximity to local amenities.

**First Floor**  
3 Bedrooms.

**Outside**  
Front & Rear Yards.

**Ground Floor**  
Entrance Hall, Through Living Room, Dining Kitchen, Bathroom, Separate WC.

**EPC Rating G**

LOT

49

## 53 Royal Quay, Block 13, Kings Dock, Liverpool L3 4EU

\*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

## ONE BED APARTMENT WITH DOUBLE GLAZING AND CENTRAL HEATING PRODUCING £6,600 PER ANNUM

**Description** A one bedroomed ground floor purpose built apartment within a popular Liverpool Waterfront Development. The property is currently let by way of an Assured Shorthold Tenancy producing £6,600 per annum. The property benefits from double glazing, central heating and communal parking.

**Situated** Within Royal Quay which is popular City Centre development adjacent to the prestigious Albert Dock Complex which is home to the Tate Gallery and Maritime Museum with an excellent choice of wine bars and restaurants.

**Flat** Open Plan Living Room/ Kitchen, Bedroom, Bathroom/ WC.

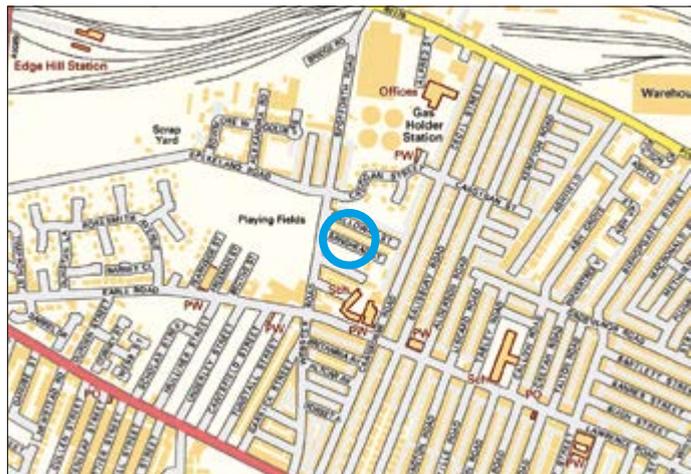
**Outside**  
Single Parking Space.

**Buyers Fee**  
Please note that the buyer's fee on this property is £625 plus VAT.

**Ground Floor**  
Entrance Hallway.

LOT  
**50****14 Galloway Street, Liverpool L7 6PD**

\*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

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**VACANT TWO BEDROOM MID TERRACED PROPERTY**

**Description** A vacant two bedrooled middle terraced property benefiting from partial double glazing. Following refurbishment the property would be suitable for investment purposes or resale.

**Situated** Off Webster Road in a popular residential location within close proximity to local amenities on Lawrence Road and Picton Road and approximately 2.5 miles from Liverpool City Centre.

**First Floor**

Two Bedrooms

**Outside**

Yard to the rear

**NB** There is a buyer's premium of £750.00 inclusive of VAT.

**Ground Floor**

Open Plan Living Room, Kitchen, Bathroom/WC

LOT  
**51**

ON BEHALF OF A HOUSING ASSOCIATION

**16 Cunard Road, Litherland, Liverpool L21 8NA**

\*GUIDE PRICE £65,000+



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**VACANT 3 BED TOWN HOUSE**

**Description** A 3 bedrooled Town House benefiting from double glazing, central heating, Front and rear gardens. The property would be suitable for occupation or investment purposes following modernisation.

**Situated** Off Linacre Road within close proximity to local amenities and approximately 4 miles from Liverpool City Centre.

**Outside**

Front and rear gardens, Driveway.

**Ground Floor**

Hall, Lounge, Dining Room, Kitchen.

**First Floor**

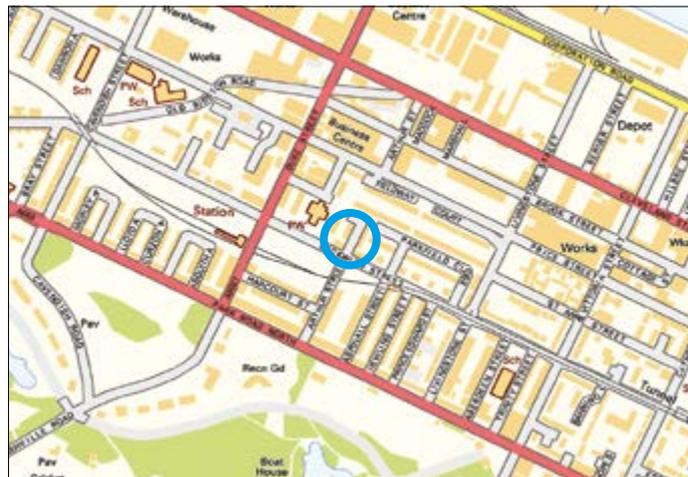
3 Bedrooms, Bathroom/W.C.

LOT

52

96 Arthur Street, Birkenhead, Merseyside CH41 4JB

\*GUIDE PRICE £30,000 - £35,000



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Not to scale. For identification purposes only

**VACANT 2 BED MID TERRACE**

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

**Situated** Off Beckwith Street in a popular and well established residential location within close proximity to local amenities.

**Outside**  
Rear Yard.

**EPC Rating** F

**Ground Floor**

Hallway, 2 Living Rooms, Kitchen.

**Buyers Fee**

Please note that the buyer's fee on this property is £625 plus VAT.

**First Floor**

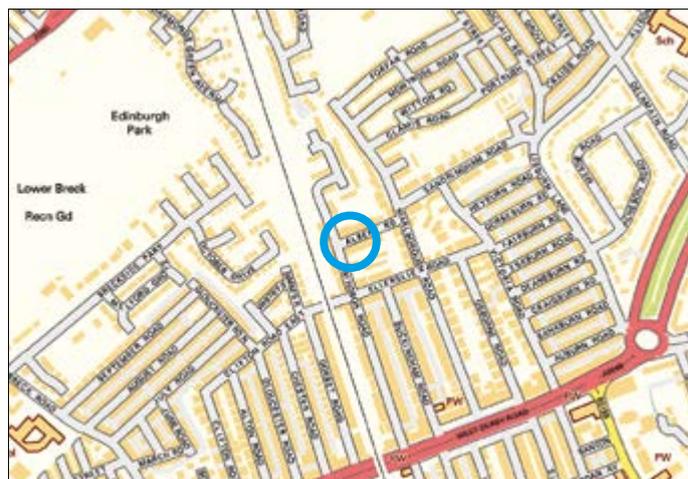
2 Bedrooms, Bathroom/WC.

LOT

53

14 Albert Road, Tuebrook, Liverpool L13 8DZ

\*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

**VACANT MID TERRACED 4 BEDROOM PROPERTY WITH DOUBLE GLAZING AND CENTRAL HEATING**

**Description** A 4 bedroomed middle terraced property benefitting from partial double glazing and central heating. Following refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes.

**Situated** Off Marlborough Road and Windsor Road in an established residential location within easy reach of Tuebrook amenities, schooling and approximately 3 miles from Liverpool city centre.

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

**Outside**  
Gardens front and rear.

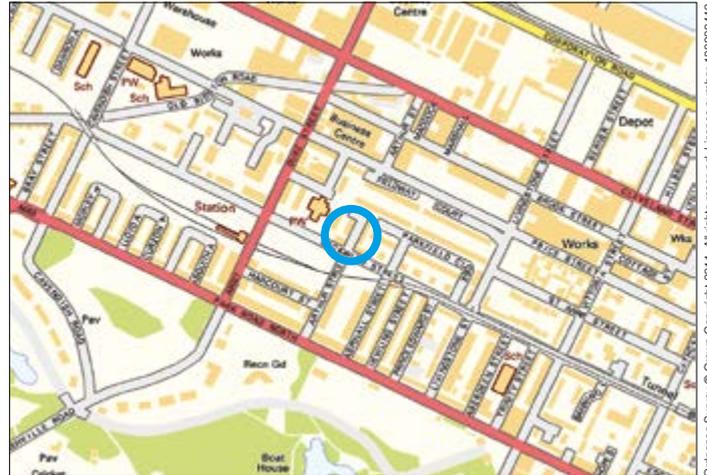
**Ground Floor**

Vestibule, Hall, 3 Reception Rooms, Kitchen

LOT  
**54****90 Arthur Street, Birkenhead, Merseyside CH41 4JB****\*GUIDE PRICE £30,000 - £35,000**

### 2 BED MID TERRACE PRODUCING £5,520 PER ANNUM BENEFITTING FROM DOUBLE GLAZING AND CENTRAL HEATING

**Description** A 2 bedrooomed middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £5,520 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Off Beckwith Street in a popular and well established residential location within close proximity to local amenities.

**Outside**  
Rear Yard.

**EPC Rating** D

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

**Buyers Fee**  
Please note that the buyer's fee on this property is £625 plus VAT.

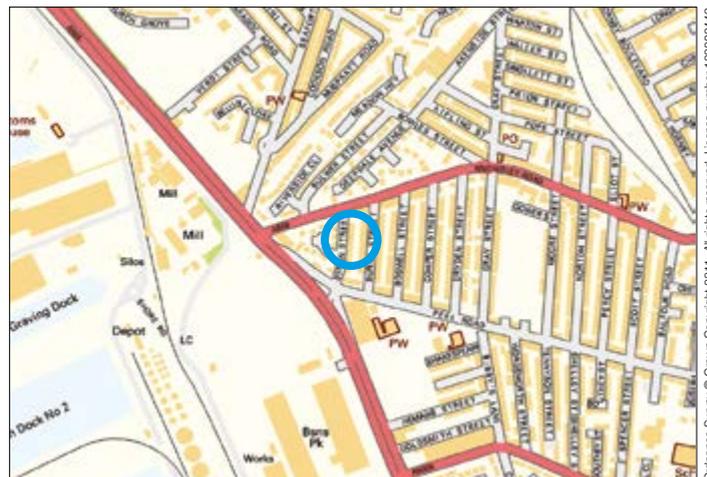
**First Floor**  
2 Bedrooms, Bathroom/WC.

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LOT  
**55****32 Byron Street, Bootle, Merseyside L20 4RH****\*GUIDE PRICE £40,000 - £45,000**

### RESIDENTIAL INVESTMENT PRODUCING £5,400 PER ANNUM

**Description** A 3 bedrooomed 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.



Not to scale. For identification purposes only

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

**Outside**  
Rear Yard.

**EPC Rating** D

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

**Buyers Fee**  
Please note that the buyer's fee on this property is £625 plus VAT.

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

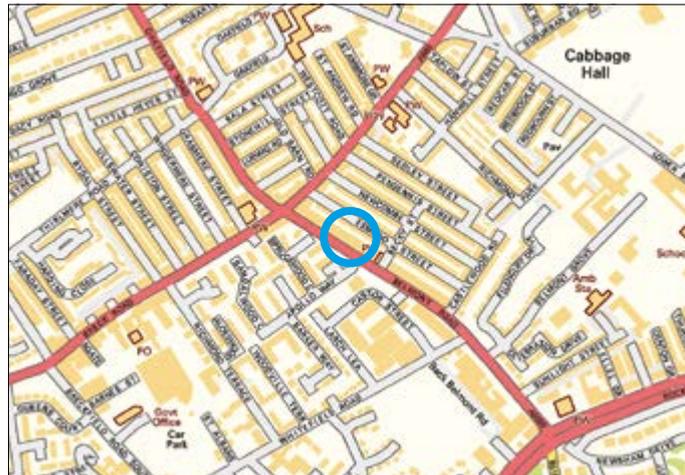
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LOT

56

22 Esmond Street, Liverpool L6 5AZ

\*GUIDE PRICE £35,000 - £40,000



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Not to scale. For identification purposes only

### VACANT 3 BED MID TERRACE PROPERTY WITH PARTIAL DOUBLE GLAZING AND CENTRAL HEATING

**Description** A vacant 3 bed roomed middle terrace property benefiting from partial double glazing and central heating. Following modernisation the property would be suitable for occupation, resale or investment purposes. The potential annual rental income being in excess of £5,700.

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

#### First Floor

3 Bedrooms, Bathroom/WC.

#### Outside

Rear Yard.

#### Ground Floor

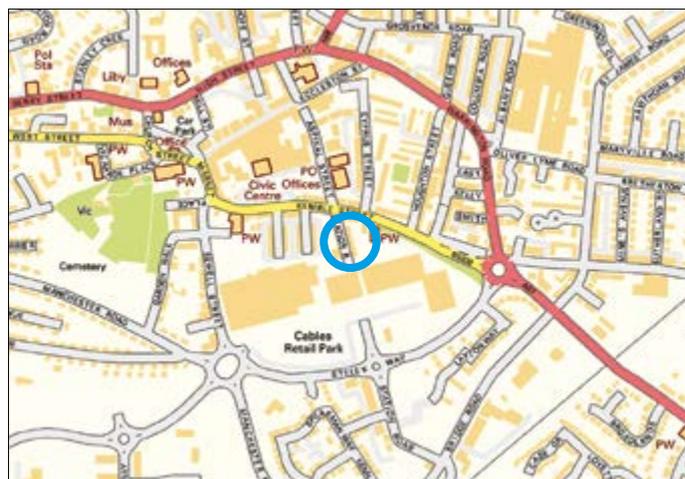
Hall, Through Living Room, Kitchen.

LOT

57

7 Station Road, Prescot, Merseyside L34 5SN

\*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

### VACANT 3 BEDROOM PROPERTY WITH PLANNING TO CONVERT TO 3 FLATS

**Description** A vacant 3 bed roomed plus basement middle terrace property which benefits from full planning permission to convert the existing dwelling into 3 self-contained flats (1 x 1 bedroom and 2 x 2 bedroom). The property is in need of a full upgrade and refurbishment scheme. Plans are available for inspection at the auctioneer's office. Knowsley Council Planning Application No 15/00033/FUL.

**Situated** Off Kemble Street which is off Warrington Road (A57) in a popular and well established residential location within close proximity to local amenities.

LOT  
**58**

ON BEHALF OF A HOUSING ASSOCIATION

**48 Shelley Street, Bootle, Merseyside L20 4LQ****\*GUIDE PRICE £30,000+**

Not to scale. For identification purposes only

**VACANT 2 BED MID TERRACE**

**Description** A 2 bedroomed middle terraced property benefiting from double glazing and central heating (boiler removed). The property would be suitable for investment purposes following repair and modernisation.

**Situated** Between Marsh Lane and Peel Road in a popular location within close proximity to local amenities, Bootle New Strand station and approximately 2.5 miles from Liverpool City Centre.

**First Floor**

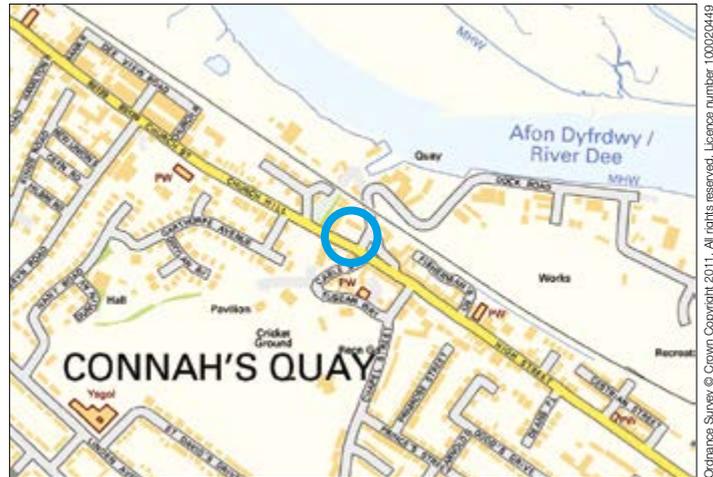
2 Bedrooms, Bathroom/W.C.

**Outside**

Yard.

**Ground Floor**

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

LOT  
**59****Cadet House, 380 High Street, Connah's Quay CH5 4DR****\*GUIDE PRICE £35,000 - £40,000**

Not to scale. For identification purposes only

**DETACHED SINGLE STOREY FORMER OFFICE UNIT**

**Description** A vacant detached single storey former office unit situated in an enclosed gated site with car parking. The property would be suitable for a variety of commercial uses subject to any necessary planning consents.

**Situated** To the rear of 380 High Street and Territorial House, the former Royal Welch Fusiliers office building, within close proximity to Connah's Quay town centre and local amenities.

**Outside**

Enclosed gated site with visitor car parking.

**Ground Floor**

Office Unit with ancillary accommodation.

LOT  
**60****36/38 Island Road, Garston, Liverpool L19 6PA****\*GUIDE PRICE £275,000+**

### A SUBSTANTIAL DOUBLE FRONTED EXTENDED DETACHED PROPERTY PROVIDING 7 APARTMENTS WITH A RENTAL INCOME OF £37,000 PER ANNUM

**Description** A substantial double fronted extended detached property converted to provide 7 apartments (3 x 2 bedrooms and 4 x 1). At the time of our inspection 6 of the apartments are currently let by way of Assured Shorthold Tenancies at a rental of £33,120 per annum. When fully let the potential annual rental income is in excess of £37,000. The property benefits from partial double glazing, central heating, secure intercom system, communal gardens and off road parking.

**Situated** Fronting Island Road off Clarendon Road in a popular and well established residential location within close proximity to Garston Sports Centre, Garston Village amenities and approximately 5 miles from Liverpool City Centre.

Bathroom/W.C.  
**Flat 4** - Hall, Lounge, Kitchen, 2 bedrooms, Bathroom/W.C.

**No 36 - Ground Floor** Main Entrance Hallway. **Flat 1** - Hall, Lounge, Kitchen, 2 bedrooms, Shower room/W.C. **Flat 2** - Hall, Lounge, Kitchen, 2 bedrooms, Bathroom/W.C.

**Second Floor Flat 5** - Hall, Lounge, Kitchen, Bedroom, Bathroom/W.C.

**First Floor Flat 3** - Hall, Lounge, Kitchen, 1 bedroom,

**No 38 - Ground Floor** Separate Side entrance **Flat 1** - Hall, Lounge, Kitchen, Bedroom, Bathroom/W.C. **Flat 2** - Hall, Lounge, Kitchen, Bedroom, Bathroom/W.C.

#### Outside

Communal gardens front and rear, Off road parking.



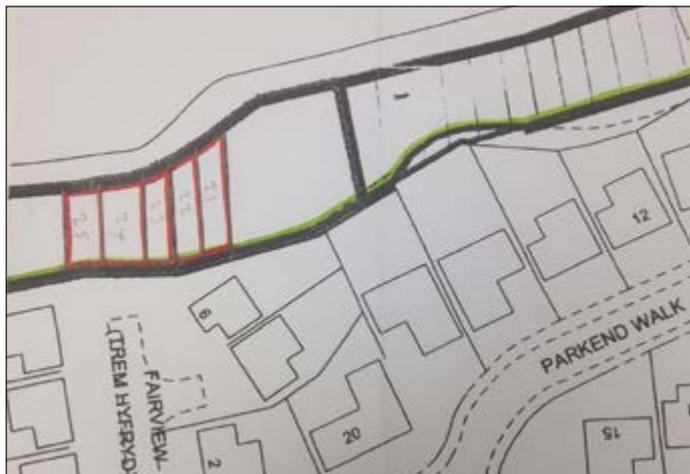
Not to scale. For identification purposes only

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ADDRESS	RENT PCM	TENANCY
Flat 1, 36 Island	£ 450.00	Holding over
Flat 2, 36 Island	£ 455.00	Holding over
Flat 3 36 Island	£ 315.00	Holding over
Flat 4, 36 Island	£ 415.00	Holding over
Flat 5, 36 Island	£ 375.00	Assured Shorthold Tenancy beginning April 2015
Flat 1 38 Island Rd	£ 375.00	Assured Shorthold Tenancy beginning January 2015
Flat 2, 38 Island Rd	£ 375.00	Holding over

LOT  
**61-65**

**Plots 21-25 Land At Summerfields, Wrexham LL14 4EU**  
\*GUIDE PRICE NIL - RESERVE



### FIVE PLOTS OF FREEHOLD LAND

**Description** Five plots of freehold land on the edge of a residential housing development.



Not to scale. For identification purposes only

**Situated** The plots are located to the north of No's 5 and 6 Fairview, off Parkend Walk the continuation of Summerfield in the village of Rhostyllen near Wrexham.

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LOT  
**66**

**143 Queens Drive, Walton, Liverpool L4 6SG**  
\*GUIDE PRICE £95,000+



### 5 BED RESIDENTIAL INVESTMENT PRODUCING £9,540 PER ANNUM

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



Not to scale. For identification purposes only

**Situated** Fronting Queens Drive adjacent to Walton Hall Park in a popular and well established residential location within close proximity to local amenities.

**Ground Floor**  
3 Reception Rooms, Kitchen, Utility Room.

**First Floor**  
5 Bedrooms, 2 Bathrooms.

**Outside**  
Rear Garden.

**EPC Rating** D

**Buyers Fee**  
Please note that the buyers fee on this property is £625 plus VAT.

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LOT

67

172 Smithdown Road/1 & 1a Rossett Avenue, Liverpool L15 3JR  
GUIDE PRICE - £290,000+



**MIXED USE INVESTMENT COMPRISING TENANTED HOT FOOD TAKEAWAY PLUS 2 FLATS. APPROXIMATE CURRENT GROSS ANNUALIZED INCOME £45,243. POTENTIAL TO £49,000 PER ANNUM.**

**Description** Mixed Use Investment comprising tenanted hot food takeaway plus a four bedroom and a five bedroom flat, both let to students. Approximate current gross annualized income £45,243. Potential to £49,000 per annum.

**Situated** The property occupies a prominent site to the corner of Smithdown Road and Rossett Avenue conveniently placed for local shops, bars, bus routes and the local Asda and Aldi Supermarkets. In the heart of a busy and vibrant student area with good access to town and universities.

#### Ground Floor & Basement

Hot Food Takeaway, Seating Area, Preparation Area, WC's (113.85 sq.m / 1,225.51 sq.ft GIA).

Rear entrance to the second floor flat.

#### Part Ground and First Floor Flat 1

Entrance Hall, Living Room with Dining Area and Fitted Kitchen (Units, Built in Oven, Dishwasher and Washing Machine), 5 Bedrooms, Shower Room/WC, Bathroom/WC. Currently let to five students at £79 per week per student for 52 weeks, to 30/06/2015. Total rent £20,540 per annum.

#### Second Floor Flat

1A - Entrance Hall, Living Room, Fitted Kitchen (Built in Oven, Washing Machine and Dishwasher), 4 Bedrooms, Shower Room/WC, Bathroom/WC. Currently let to three students at £83 per week per student for 47 weeks, to 30/06/2015. Total rent £11,703 per annum.

Both flats benefit from double glazing and gas fired central heating.

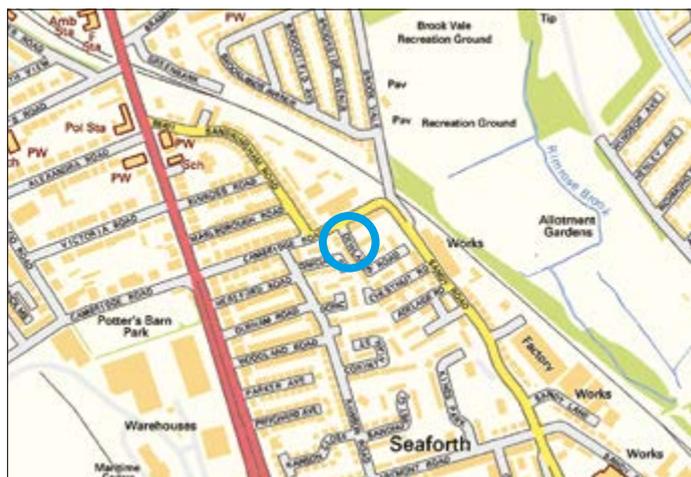
#### Outside

Rear Yard.

#### Note

The landlord pays building insurance plus a fixed allowance towards some utility costs for the first floor flat. The flats are separately metered and have central heating.

PROPERTY	LEASE	INCOME	TERMS
Ground Floor Shop & Basement	Let for 13 years from 24th March 2011	£13,000 per annum	FRI terms. Tenant contribution of 46.8% for various common parts maintenance. Rent deposit £3,250.00 Rent review March 2015 and every 3rd year.
First and Second Floor Flats	Let under AST agreements to students to 30/06/2015	£32,243 per annum	
		£45,243.00	

LOT  
**68****86 Cambridge Road, Seaforth, Liverpool L21 1EZ**  
\*GUIDE PRICE £60,000+

Not to scale. For identification purposes only

**4 BED INVESTMENT PROPERTY PRODUCING £9,000 PER ANNUM**

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

**Situated** Fronting Cambridge Road at its junction with Dewlands Road in a popular and well established residential location within close proximity to local amenities.

**Attic** 2 Bedrooms, Bathroom/WC.

**Outside**  
Rear Yard.

**EPC Rating** D

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

**Buyers Fee**  
Please note that the buyers fee on this property is £625 plus VAT.

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

# Auction programme 2016

**Auction Dates**

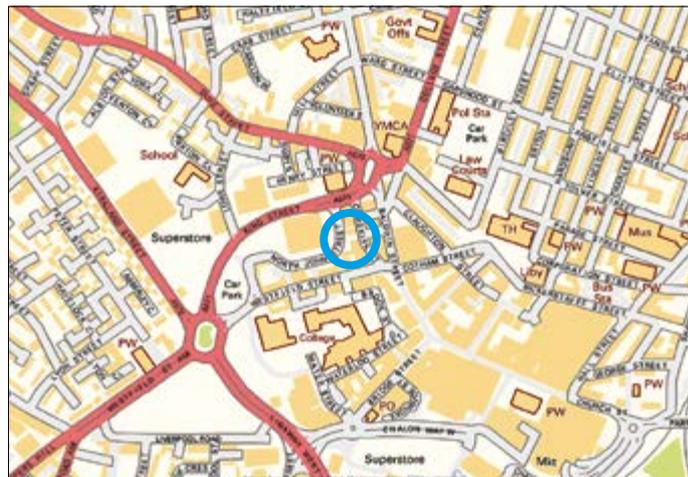
11th February  
31st March  
26th May  
14th July  
8th September  
3rd November  
15th December

**Closing Dates**

15th January  
4th March  
29th April  
17th June  
12th August  
7th October  
18th November



**0151 207 6315**  
auctions@suttonkersh.co.uk

LOT  
**69****51a Ormskirk Street, St Helens, Merseyside WA10 2SY****\*GUIDE PRICE £100,000+**

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Not to scale. For identification purposes only

**VACANT GROUND FLOOR RETAIL UNIT WITH UPPERS**

**Description** Vacant refurbished town centre ground floor retail unit with substantial upper floor. The property benefits from double glazing and electric roller shutters.

**Situated** Ormskirk Street is located within St Helens town centre. Nearby occupiers include HSBC Bank, Iceland and William Hill. The property is close to all amenities.

**Cellar**  
Not Inspected.

**Ground Floor**

Retail unit with kitchen, WC and store (approximate net internal floor area 80.63sq.m (868 sq.ft).

**First Floor**

Three large rooms, store room, bathroom/WC (approximate net internal floor area 66.60 sq.m (717 sq.ft).

LOT  
**70****34 Sunbourne Road, Aigburth, Liverpool L17 7BL****\*GUIDE PRICE £100,000+**

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Not to scale. For identification purposes only

**THREE STOREY FIVE BEDROOM END TERRACE PROPERTY**

**Description** A three storey five bedroomed end of terrace property benefiting from central heating. Following a full upgrade and refurbishment scheme the property would be suitable for occupation, resale or student investment purposes.

**Situated** Off St Michaels Church Road which in turn is off Aigburth Road in a very popular and well established residential location within close proximity to Aigburth Road amenities, schooling and approximately 3 miles from Liverpool city centre.

**Ground Floor**  
Hall, Lounge, Dining Room, Kitchen, Lean To/Utility Room/wc

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

**Second Floor** 2 Bedrooms.

**Outside** Rear Yard.

LOT  
**71**

**90 Bardsay Road, Liverpool L4 5SQ**  
\*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

**TWO BED MID TERRACE SUITABLE FOR IMMEDIATE OCCUPATION OR INVESTMENT BENEFITTING FROM PARTIAL DOUBLE GLAZING AND CENTRAL HEATING**

**Description** A well presented 2 bedroomed middle terrace property suitable for immediate occupation or investment purposes. The property is in good order throughout and benefits from partial double glazing and central heating.

**Situated** Between Walton Lane (A580) and City Road in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor**  
Through Living Room/Dining Room, Kitchen, Utility Room.

**First Floor**  
1 Bedrooms, Bathroom/WC.  
**Second Floor** 1 Further Bedroom.  
**Outside**  
Rear Yard.

LOT  
**72**

**21 Greenfield Road, Liverpool L13 3BN**  
\*GUIDE PRICE £165,000+



Not to scale. For identification purposes only

**5 SELF CONTAINED FLATS CURRENTLY PRODUCING IN EXCESS OF £24,000 PER ANNUM**

**Description** A double fronted mid-town house which has been converted to provide 5 self-contained flats. The property benefits from double glazing, electric heaters, rear garden and off road parking for several cars. The property is currently fully let by way of Assured Shorthold Tenancies producing £24,152.00 per annum.

**Basement**  
Communal Laundry Room.

**Ground Floor**  
Main Entrance Hallway. **Flat**

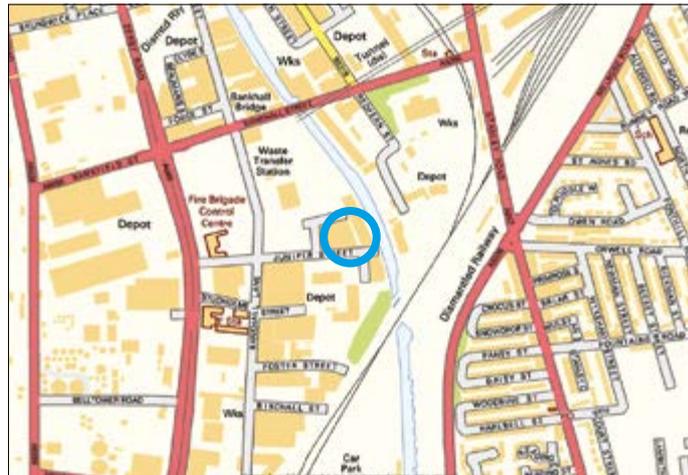
**1** - Lounge, Kitchen, Bathroom/WC, Bedroom. **Flat 2** - Lounge, Kitchen, Bathroom/WC, Bedroom.

**First Floor**  
**Flat 3** - Lounge, Kitchen, Bathroom/WC, Bedroom. **Flat 4** - Lounge, Kitchen, Bathroom/WC, Bedroom.

**Second Floor**  
**Flat 5** - Lounge, Kitchen/Diner, 2 Bedrooms, Bathroom/WC.

**Outside**  
Communal Gardens and Driveway.

**EPC Rating**  
**Flat 1** - E **Flat 2** - F  
**Flat 3** - D **Flat 4** - E **Flat 5** - F

LOT  
**73****Lee House, 17 Juniper Street, Liverpool L20 8EL****\*GUIDE PRICE £135,000+**

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**VACANT WAREHOUSE PREMISES**

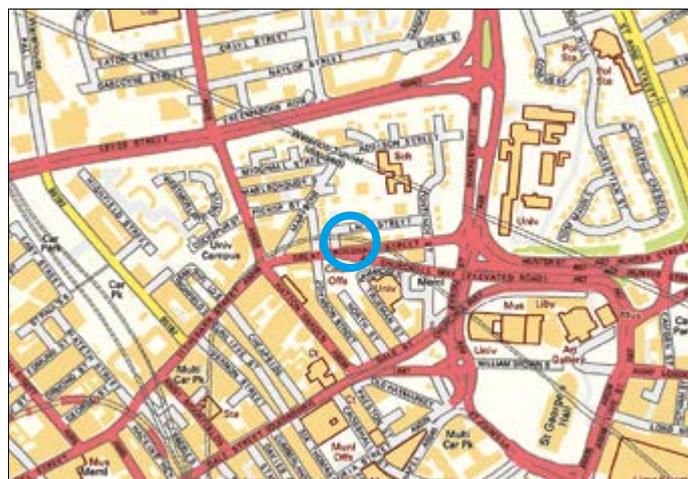
**Description** The premises comprises of a part two/part three storey middle terraced warehouse. The premises benefits from concrete floors, modern blown air industrial space heaters, sodium lighting and heavy steel/iron sliding doors. The property would be suitable for a number of uses, subject to any relevant planning consents.

**Situated** The premises are situated fronting on to Juniper Street close to its junction with Bank Hall Lane and in close proximity to Derby Road which is a main arterial route into Liverpool city centre approximately 1.5 miles South. The immediate surrounding area consists of a variety of industrial and warehouse buildings.

**Ground Floor**  
497 sq.m (5,155 sq.ft).

**First Floor**  
479 sq.m (5,155 sq.ft).

**Second Floor** 124 sq.m  
(1,335 sq.ft).

LOT  
**74****Apartment 37, Focus Building, 17 Standish Street, Liverpool L3 2BD****\*GUIDE PRICE £80,000+**

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**TWO BEDROOM THIRD FLOOR APARTMENT PRODUCING £8,100 PER ANNUM**

**Description** A two bedroom third floor apartment within the popular Focus building currently let out on an Assured Shorthold Tenancy producing £8,100 per annum. The property is in good order throughout and benefits from double glazing, wood veneer flooring, electric panel heating, video entry systems, lift access, underground parking and concierge.

**Situated** Off Great Cross Hall Street less than 5 minutes walk from the city centre attractions and close to all local amenities including stations, shops, bars and restaurants and Liverpool John Moores University.

**Ground Floor**  
Entrance Hallway

**Third Floor** Entrance Hall, lounge

with large picture windows, balcony, open plan kitchen area with modern fitted base and wall units, built in oven and hob extractor hood, ceramic tiled floor, ceiling spotlights, double bedroom with fitted wardrobe, ensuite/jack and jill bathroom/WC, single bedroom with fitted wardrobe.

**Outside**  
Underground parking space

LOT  
**75****Apartment 38, Focus Building, 17 Standish Street, Liverpool L3 2BD**  
\*GUIDE PRICE £80,000+

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**TWO BEDROOM THIRD FLOOR APARTMENT**  
**PRODUCING £7,800 PER ANNUM**

**Description** A two bedroom third floor apartment within the popular Focus building currently let out on an Assured Shorthold Tenancy producing £7,800 per annum. The property is in good order throughout and benefits from double glazing, wood veneer flooring, electric panel heating, video entry systems, lift access, underground parking and concierge. Parking space is also rented out separately at £100 pcm.

**Situated** Off Great Cross Hall Street less than 5 minutes walk from the city center attractions and close to all local amenities including stations, shops, bars and restaurants and Liverpool John Moores University.

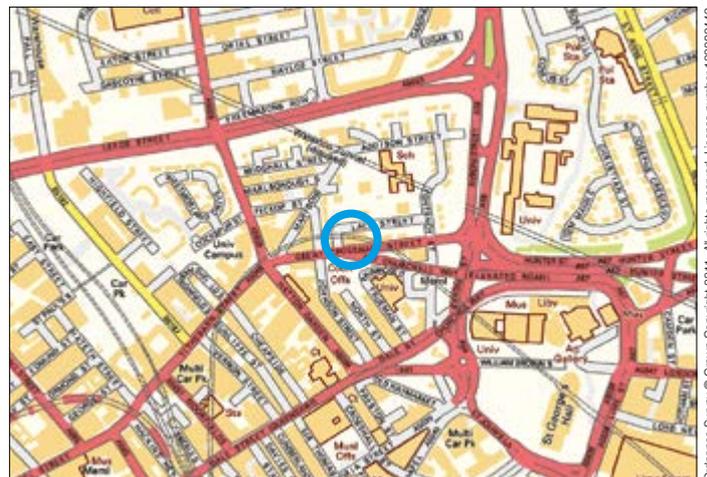
**Ground Floor**  
Entrance Hallway

**Third Floor**

Entrance Hall, lounge with large picture windows, balcony, open plan kitchen area with modern fitted base and wall units, built in oven and hob extractor hood, ceramic tiled floor, ceiling spotlights, double bedroom with fitted wardrobe, ensuite/jack and jill bathroom/WC, second double bedroom, bathroom/WC

**Outside**

Underground parking space

LOT  
**76****Apartment 41, Focus Building, 17 Standish Street, Liverpool L3 2BD**  
\*GUIDE PRICE £80,000+

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**TWO BEDROOM THIRD FLOOR APARTMENT**  
**PRODUCING £8,340 PER ANNUM**

**Description** A two bedroom third floor apartment within the popular Focus building currently let out on an Assured Shorthold Tenancy producing £8,340 per annum. The property is in good order throughout and benefits from double glazing, wood veneer flooring, electric panel heating, video entry systems, lift access, underground parking and concierge. Parking space is also rented out separately at £100 pcm.

**Situated** Off Great Cross Hall Street less than 5 minutes walk from the city center attractions and close to all local amenities including stations, shops, bars and restaurants and Liverpool John Moores University.

**Ground Floor**  
Entrance Hallway

picture windows, balcony, open plan kitchen area with modern fitted base and wall units, built in oven and hob extractor hood, ceramic tiled floor, ceiling spotlights, double bedroom with fitted wardrobe, ensuite/jack and jill bathroom/WC, second double bedroom, bathroom/WC

**Outside**

Underground parking space

**Third Floor**  
Entrance Hall, lounge with large

LOT

77

Apartment 42, Focus Building, 17 Standish Street, Liverpool L3 2BD  
\*GUIDE PRICE £80,000+



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### TWO BEDROOM THIRD FLOOR APARTMENT PRODUCING £8,100 PER ANNUM

**Description** A two bedroom third floor apartment within the popular Focus building currently let out on an Assured Shorthold Tenancy producing £8,100 per annum. The property is in good order throughout and benefits from double glazing, wood veneer flooring, electric panel heating, video entry systems, lift access, underground parking and concierge. Parking space is also rented out separately at £100 pcm.

**Situated** Off Great Cross Hall Street less than 5 minutes walk from the city center attractions and close to all local amenities including stations, shops, bars and restaurants and Liverpool John Moores University.

**Ground Floor**  
Main Entrance Hallway

**Third Floor**  
Entrance Hall, lounge with large picture windows, balcony, open

plan kitchen area with modern fitted base and wall units, built in oven and hob extractor hood, ceramic tiled floor, ceiling spotlights, double bedroom with fitted wardrobe, ensuite/jack and jill bathroom/WC, second double bedroom, bathroom/WC

**Outside**  
Underground parking space

# Now accepting instructions for our 16 July auction

Closing date  
19 June



**James Kersh** MRICS james@suttonkersh.co.uk  
**Cathy Holt** MNAEA cathy.holt@suttonkersh.co.uk  
**Tony Webber** FRICS tony.webber@suttonkersh.co.uk  
**0151 207 6315**

LOT  
**78****117 Great Mersey Street, Liverpool L5 2PL**  
\*GUIDE PRICE £150,000-£175,000

**A SUBSTANTIAL FOUR STOREY PLUS BASEMENT  
GEORGIAN STYLE END TOWN HOUSE IN NEED OF  
REPAIR AND MODERNISATION. PROVIDING A 9 BED  
HMO WHEN COMPLETED**

**Description** A substantial four storey plus basement Georgian style end town house property in need of repair and modernisation. The property was previously in the final stages of a restoration refurbishment project with the intention that it would provide a 9 bed roomed HMO.

**Situated** Just off Stanley Road in a popular and well established residential location within close proximity to local amenities and approximately 1 mile from Liverpool city centre.

**Lower Ground Floor**

Front Kitchen/Dining Room, Stairwell with Store Room & WC, Rear Living Room opening onto Rear Garden.

**Ground Floor**

Entrance Hall, Stairway, Front Bedroom, Office with Store, Rear Bedroom, Bathroom/WC.

**First Floor**

Landing, Stairs, 3 Bedrooms, Bathroom/WC.

**Second Floor**

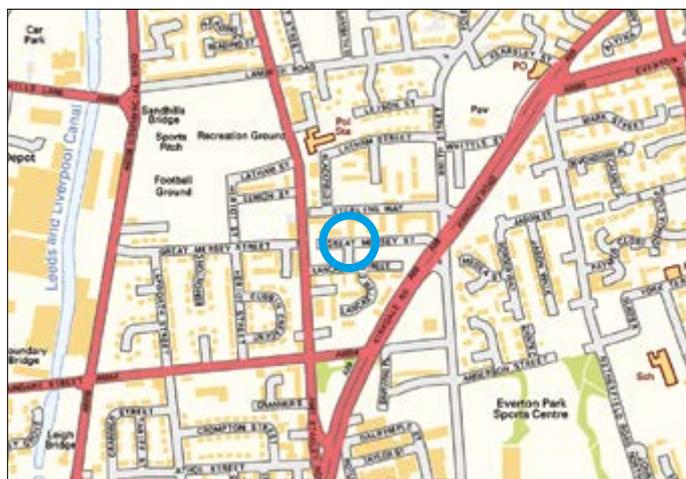
3 Bedrooms, Bathroom/WC.

**Third Floor/Attic**

Large room with storage/en-suite.

**Outside**

Rear yard and on street parking.



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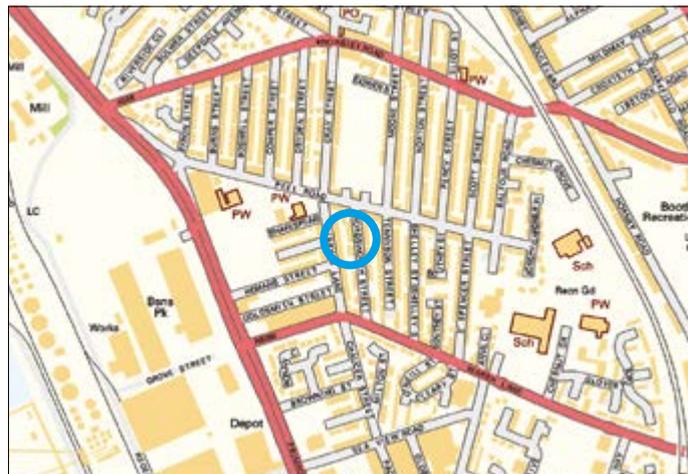
LOT

79

ON BEHALF OF A HOUSING ASSOCIATION

55 Wordsworth Street, Bootle, Merseyside L20 4JN

\*GUIDE PRICE £25,000 - £30,000



Not to scale. For identification purposes only

**VACANT 2 BED MIDDLE TERRACED HOUSE**

**Description** A 2 bed roomed middle terraced property. Following a full refurbishment scheme 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.

**First Floor**

2 Bedrooms, Bathroom/W.C.

**Outside**

Rear yard.

**Ground Floor**

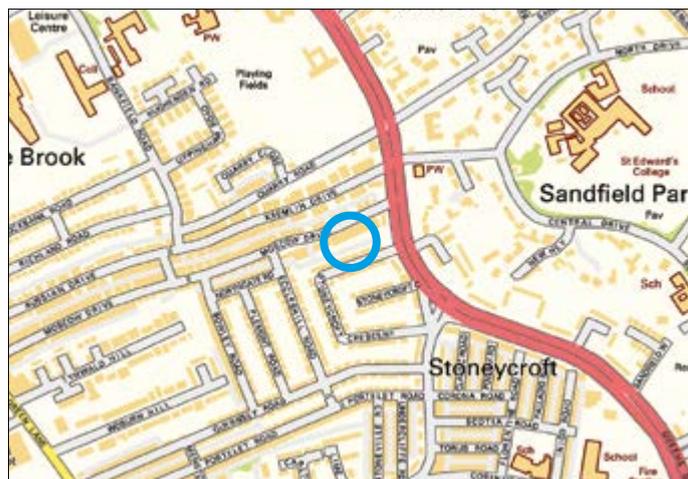
Hall, Through Living Room, Kitchen.

LOT

80

149 Moscow Drive, Liverpool L13 7DL

\*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

**THREE BEDROOM SEMI-DETACHED PROPERTY PRODUCING £7560.00 PER ANNUM**

**Description** A good sized 3 bed roomed semi-detached property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental of £7560 per annum.

**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.

**First Floor**

3 Bedrooms, Bathroom/W.C.

**Outside**

Rear yard.

**Ground Floor**

Hall, Through Lounge/Dining Room, Kitchen/Diner.

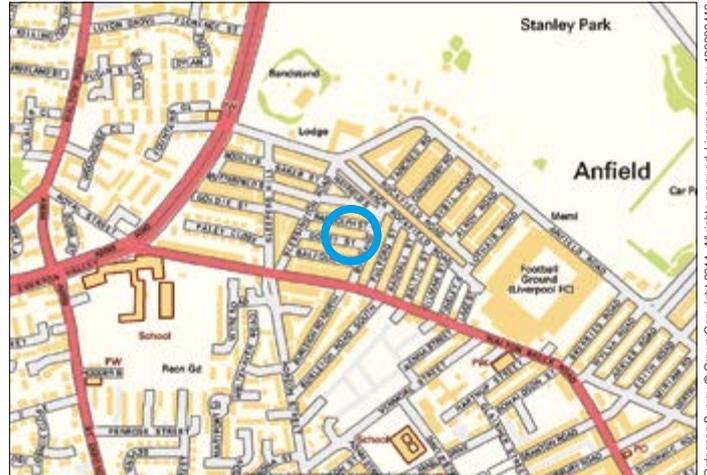
LOT  
**81**

JOINT AGENTS LAMBERT SMITH HAMPTON

**32 Randolph Street, Liverpool L4 0SA****\*GUIDE PRICE £35,000 - £40,000**

### VACANT TWO BEDROOM MID TERRACED PROPERTY SUITABLE FOR INVESTMENT PURPOSES

**Description** A 2 bedroomed middle terrace property. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Off Walton Breck Road in an established and popular residential location within easy reach of local amenities, schooling, Liverpool Football Club and approximately 2.5 miles from Liverpool City centre.

**First Floor**  
2 Bedrooms.

**Outside**  
Rear Yard.

**Lambert  
Smith  
Hampton**

#### Ground Floor

Through Living Room/Dining Room, Kitchen, Bathroom/WC.

Pay for one  
of these...  
...with one  
of these.

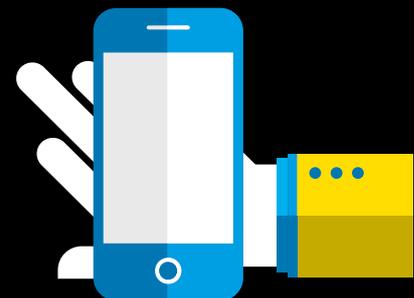


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**WE SELL MORE  
BECAUSE WE  
DO MORE**



LOT

82

20 Balliol Road, Bootle, Merseyside L20 3AB

\*GUIDE PRICE £165,000+



**A 3 STOREY PLUS BASEMENT SEMI-DETACHED PROPERTY CONVERTED TO PROVIDE 3 SELF-CONTAINED APARTMENTS PRODUCING £18,000 PER ANNUM.**

**Description** A 3 storey plus basement semi-detached property converted to provide 3 self-contained apartments (2 x 2 bed roomed and 1 x 3 bed roomed). The property is currently fully let by way of Assured Shorthold Tenancies producing £18,000 per annum. The property is in good condition and benefits from double glazing, central heating, secure entry system and shared ample parking to the front and rear.

**Situated** Fronting Balliol Road in a popular and well established location within close proximity to local amenities, Hugh Baird College and approximately 2 miles from Liverpool City Centre.

**Ground Floor**

Main entrance hallway. **Flat C** - Hall, Lounge, Dining room, Bedroom, Kitchen Lower ground - Bathroom/W.C, 2 further Bedrooms one with en suite shower room/W.C.

**First Floor**

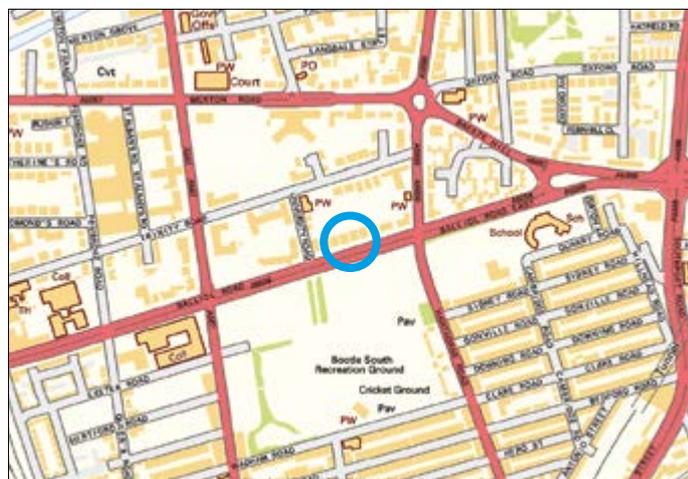
**Flat B** - Hall, Open Plan Lounge/Kitchen, 2 Bedrooms, Bathroom/W.C.

**Second Floor Flat**

**A** - Hall, Open Plan Lounge/ Kitchen, 2 Bedrooms, Bathroom/W.C Stairs to Mezzanine.

**Outside**

Communal Yard, Shared ample Front and Rear Parking.



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LOT  
**83**

## 1 Chaucer Street, Runcorn, Cheshire WA7 5BY

\*GUIDE PRICE £40,000 - £45,000



### VACANT 2 BED END OF TERRACE WITH DOUBLE GLAZING AND CENTRAL HEATING SUITABLE FOR INVESTMENT PURPOSES

**Description** A two bedroomed end of terrace property benefiting from double glazing and central heating. The property is in good condition and would be suitable for immediate occupation or investment purposes with a potential rental income of £5400 per annum.



Not to scale. For identification purposes only

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

#### First Floor

2 Bedrooms, Bathroom/WC.

#### Outside

Yard to the rear.

#### Ground Floor

Lounge, Dining Room, Kitchen.

LOT  
**84**

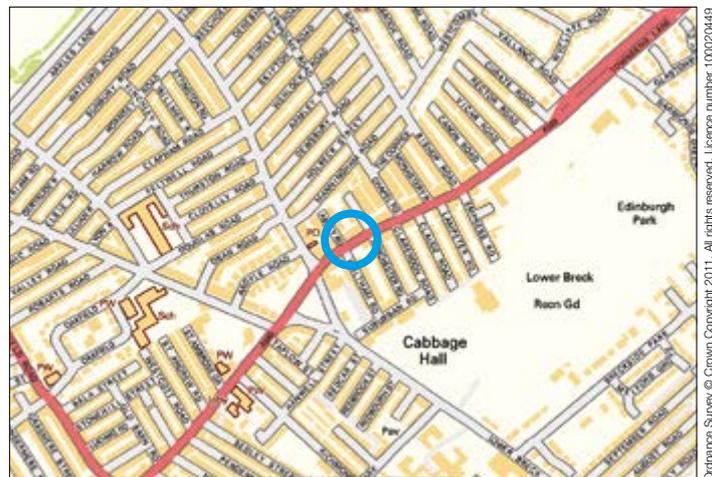
## 15/17 Townsend Lane, Anfield, Liverpool L6 0AX

\*GUIDE PRICE £30,000+



### A PAIR OF THREE STOREY TERRACED PROPERTIES PARTIALLY FIRE/SMOKE DAMAGED IN NEED OF A FULL UPGRADE AND REFURBISHMENT SCHEME.

**Description** A pair of three storey terraced properties which have been partially fire/smoke damaged and are in need of a full upgrade and refurbishment scheme. No 15 comprises of ground floor retail unit together with a 2 bedroomed flat above. No 17 is fire damaged throughout back to bear brick with no floors and in a dilapidated state of repair. Following renovation the property would be suitable for a variety of uses, to include flat conversion, subject to the necessary consents.



Not to scale. For identification purposes only

**Situated** Fronting Townsend Lane at it's junction with Abbey Road in a popular and well established location approximately 3 miles from Liverpool city centre.

#### No. 15 First Floor

Lounge, Kitchen, Bathroom/WC.

#### No. 15 Second Floor

2 Bedrooms.

#### Outside

Yard to the rear

#### No. 15 Ground Floor

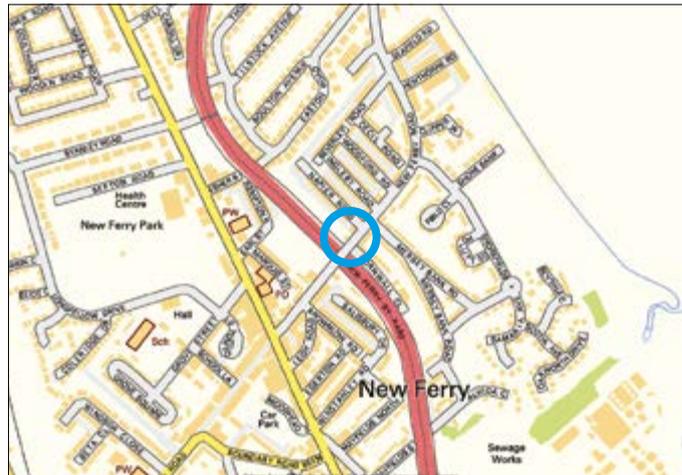
Main Sales Area, Rear Room.

LOT

85

## 67 New Ferry Road, Wirral, Merseyside CH62 1BH

\*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

**VACANT 2 BEDROOMED END TOWN HOUSE SUITABLE FOR OCCUPATION OR INVESTMENT PURPOSES.**

**Description** A 2 bedroomed end town house benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for occupation or investment purposes.

**Situated** Fronting New Ferry Road in a popular residential location within close proximity to local amenities.

**Outside**

Front paved area, rear yard.

**Ground Floor**

Vestibule, Through Living room, Kitchen/Diner.

**First Floor**

2 Bedrooms, Bathroom/W.C.

LOT

86

## 45 Russian Drive, Liverpool L13 7BT

\*GUIDE PRICE £100,000+



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Not to scale. For identification purposes only

**FOUR BEDROOMED SEMI-DETACHED PROPERTY REQUIRING MODERNISATION SUITABLE FOR OCCUPATION, RESALE OR POSSIBLE HMO INVESTMENT PURPOSES, SUBJECT TO ANY RELEVANT CONSENTS.**

**Description** A good sized four bedroomed semi detached property benefiting from double glazing, central heating, conservatory, garage and off road parking. Following modernisation the property would be suitable for occupation, resale or possible HMO investment purposes, subject to any relevant consents.

**Situated** Off Green Lane in a popular and established residential location within easy reach of Tuebrook and Old Swan amenities, schooling and approximately 4 miles from Liverpool City Centre.

Kitchen, Conservatory, WC, Cloakroom.

**First Floor**

2 Bedrooms, Bathroom/WC with Walk in Shower.

**Second Floor** 2 Further Bedrooms.

**Cellar**

Not inspected.

**Ground Floor**

Hall, Lounge, Dining Room,

**Outside**

Front and Rear Gardens, Garage, Driveway.

LOT  
**87****51 Eastbourne Road, Liverpool L9 0JE**

\*GUIDE PRICE £60,000+



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**SOLD PRIOR****RESIDENTIAL INVESTMENT PRODUING £6,600 PER ANNUM**

**Description** A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is in very good order throughout and currently let by way of an Assured Shorthold Tenancy producing £6,600 per annum.

**Situated** Off Warbreck Moor in a popular and well established residential location close to Walton Vale and local amenities and approximately 6 miles from Liverpool City Centre.

**First Floor**

3 Bedrooms, Bathroom/WC.

**Outside**

Yard to the rear.

**EPC Rating E****Ground Floor**

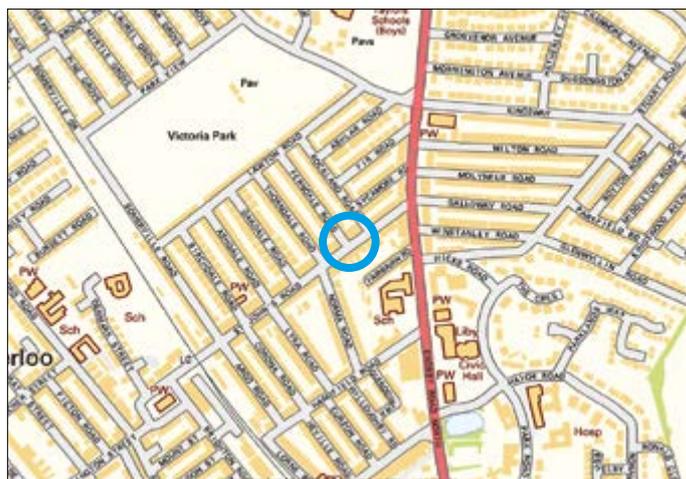
Hall, Lounge, Dining Room, Kitchen.

LOT  
**88**

For sale by Public Auction on the 03 June 2015 at Titanic Hotel, Stanley Dock, Regent Road L3 0AN.

**129/129A St. Johns Road, Waterloo, Liverpool L22 9QE**

\*GUIDE PRICE £90,000+



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**MIXED USE INVESTMENT CURRENTLY PRODUCING £7,000 PER ANNUM WITH A VACANT 3 BED FLAT ABOVE**

**Description** A three storey mixed use property comprising of a ground floor retail unit together with a 3 bedroomed self contained flat above accessed via a separate front entrance. The ground floor is currently let to Williamson Butchers by way of a new 8 year lease commencing on 25th December 2014 producing £7,000 per annum with a 4 year upward only rent review. The property benefits from double glazing and electric roller shutters. The flat is vacant and following refurbishment would be suitable for occupation or investment purposes.

When fully let the potential annual rental income is in excess of £13,000.00.

**Flat - Ground Floor**

1 Room, Kitchen.

**Flat - First Floor**

3 Rooms, Bathroom, Separate WC.

**Flat - Second Floor**

2 Rooms.

**Ground Floor**

Main Sales Area, Rear Room/ Kitchen, Walk in Freezer.

**Outside**

Rear Yard. WC.

LOT

89

## 1a Chapel Avenue, Walton Vale, Liverpool L9 2BY

\*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

## A VACANT TWO STOREY LARGE COMMERCIAL UNIT PREVIOUSLY USED AS A CHURCH HALL

**Description** A vacant two storey large commercial unit previously used as a Church Hall. The property benefits from concrete flooring, fluorescent strip lighting, WC facilities and store rooms. Following refurbishment the property would be suitable for a variety of uses subject to the necessary consents.

**Situated** Fronting Chapel Avenue close to it's junction with Orrell Lane and Rice Lane in a popular and well established location within close proximity to local amenities.

**First Floor**

Gentlemen's WC, Main Hall, Kitchen, Ladies WC - 134 sq.m (1,442 sq.ft approx).

**Outside**

Front forecourt and Rear Yard.

**Ground Floor**

Entrance Vestibule, Main Hall, WC's, Store Room, Rear Room, Ladies WC - 129 sq.m (1389 sq.ft approx).

LOT

90

## 10 Greenfield Road, Liverpool L13 3BN

\*GUIDE PRICE £165,000+



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Not to scale. For identification purposes only

## 5 SELF CONTAINED FLATS CURRENTLY PRODUCING IN EXCESS OF £24,000 PER ANNUM

**Description** A double fronted mid-town house converted to provide 5 self-contained flats. The property benefits from double glazing, electric heaters, Rear garden and off road parking for several cars. The property is currently fully let by way of Assured Shorthold Tenancies producing £24,512.00 per annum.

**Situated** Fronting Greenfield Road which is off Prescott Road (A57) in a popular and well established residential location within walking distance to Old Swan amenities, schooling and approximately 3 miles from Liverpool City Centre.

**Ground Floor**

Main Entrance Hallway, Communal Laundry Room.

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

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

**First Floor**

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

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

**Second Floor Flat 5** - 2 Bedrooms, Kitchen, Lounge, Bathroom/WC.

**Outside**

Gardens, Driveway.

LOT  
**91****21 Eton Street, Liverpool L4 4DN**  
\*GUIDE PRICE £35,000 - £40,000**VACANT 2 BED MIDDLE TERRACED PROPERTY**

**Description** A 2 bedrooled middle terraced property benefiting from double glazing. The property would be suitable for investment purposes following repair and modernisation. The potential annual rental income being in excess of £5400.00.



Not to scale. For identification purposes only

**Situated** Off County Road and Goodison Road within walking distance to Everton Football Club and within close proximity to local amenities approximately 2 miles from Liverpool City Centre.

**First Floor**

2 Bedrooms, Bathroom/W.C.

**Outside**

Yard.

**Ground Floor**

Hall, Lounge, Dining room, Kitchen.

LOT  
**92****34 Elm Drive, Seaforth, Liverpool L21 4NA**  
\*GUIDE PRICE £55,000+**RESIDENTIAL INVESTMENT PRODUCING £7,560 PER ANNUM**

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



Not to scale. For identification purposes only

**Situated** Off Rawson Road which is off Princess Way (A5036) in a popular and well established residential location within close proximity to local amenities.

**First Floor**

4 Bedrooms, Bathroom/WC.

**Outside**

Rear Yard.

**EPC Rating F****Ground Floor**

Vestibule, Hall, 2 Living Rooms, Kitchen, Washroom/WC, Utility Room.

**Buyers Fee**

Please note that the buyer's fee on this property is £625 plus VAT.



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# Notes

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# Terms & 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 CHATELS, if any).

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

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

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

**Price** The PRICE that the BUYER agrees to pay for the LOT.

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

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

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

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

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

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

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

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

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

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

**VAT option** An option to tax.

**We** (and us and our) The AUCTIONEERS.

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

## AUCTION CONDUCT CONDITIONS

### A1 Introduction

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

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

### A2 Our role

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

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

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

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

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

### A3 Bidding and reserve prices

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

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

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

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

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

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

### A4 The particulars and other information

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

A4.2 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take

the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.

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

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

### A5 The contract

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

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

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.

A5.5 The deposit:

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

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

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

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

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

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

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

### G1. The lot

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

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

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

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

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

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

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

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

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

G1.9 The BUYER buys with full knowledge of:

- (a) the DOCUMENTS, whether or not the BUYER has read them; and  
 • (b) the physical CONDITION of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.
- G1.10 The BUYER is not to rely on the information contained in the PARTICULARS but may rely on the SELLER'S conveyancer's written replies to preliminary enquiries to the extent stated in those replies.
- G2. Deposit**
- G2.1 The amount of the deposit is the greater of:  
 • (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and  
 • (b) 10% of the PRICE (exclusive of any VAT on the PRICE).
- G2.2 The deposit  
 • (a) must be paid in pounds sterling by cheque or banker's draft drawn on an APPROVED FINANCIAL INSTITUTION (or by any other means of payment that the AUCTIONEERS may accept); and  
 • (b) is to be held as stakeholder unless the AUCTION CONDUCT CONDITIONS provide that it is to be held as agent for the SELLER.
- G2.3 Where the AUCTIONEERS hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.
- G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.
- G2.5 Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.
- G3. Between contract and completion**
- G3.1 Unless the SPECIAL CONDITIONS state otherwise, the SELLER is to insure the LOT from and including the CONTRACT DATE to COMPLETION and:  
 • (a) produce to the BUYER on request all relevant insurance details;  
 • (b) pay the premiums when due;  
 • (c) if the BUYER so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy;  
 • (d) at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser;  
 • (e) unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and  
 • (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance (to the extent not already paid by the BUYER or a tenant or other third party) for the period from and including the CONTRACT DATE to COMPLETION.
- G3.2 No damage to or destruction of the LOT nor any deterioration in its CONDITION, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.
- G3.3 Section 47 of the Law of Property Act 1925 does not apply.
- G3.4 Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.
- G4. Title and identity**
- G4.1 Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection in relation to any matter that occurs after the CONTRACT DATE.
- G4.2 If any of the DOCUMENTS is not made available before the AUCTION the following provisions apply:  
 • (a) The BUYER may raise no requisition on or objection to any of the DOCUMENTS that is made available before the AUCTION.  
 • (b) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.  
 • (c) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant document.  
 • (d) If title is in the course of registration, title is to consist of certified copies of:  
 • (i) the application for registration of title made to the land registry;  
 • (ii) the DOCUMENTS accompanying that application;  
 • (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and  
 • (iv) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration DOCUMENTS to the BUYER.  
 • (e) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.
- G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):  
 • (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and  
 • (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any CONDITION or tenant's obligation relating to the state or CONDITION of the LOT where the LOT is leasehold property.
- G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.
- G4.5 The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.
- G4.6 The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the CONDITIONS apply.
- G5. Transfer**
- G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS:  
 • (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and  
 • (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
- G5.2 If the SELLER remains liable in any respect in relation to the LOT (or a TENANCY) following COMPLETION the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
- G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
- G6. Completion**
- G6.1 Completion is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.
- G6.2 The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest.
- G6.3 Payment is to be made in pounds sterling and only by:  
 • (a) direct TRANSFER to the SELLER'S conveyancer's client account; and  
 • (b) the release of any deposit held by a stakeholder.
- G6.4 Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER'S conveyancer's client account.
- G6.5 If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.
- G6.6 Where applicable the CONTRACT remains in force following COMPLETION.
- G7. Notice to complete**
- G7.1 The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence. The person giving the notice must be READY TO COMPLETE.
- G7.2 If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:  
 • (a) terminate the CONTRACT;  
 • (b) claim the deposit and any interest on it if held by a stakeholder;  
 • (c) forfeit the deposit and any interest on it;  
 • (d) resell the LOT; and  
 • (e) claim damages from the BUYER.
- G7.4 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:  
 • (a) terminate the CONTRACT; and  
 • (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.
- G8. If the contract is brought to an end**
- If the CONTRACT is lawfully brought to an end:  
 • (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and  
 • (b) the SELLER must return the deposit and any interest on it to the BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.
- G9. Landlord's licence**
- G9.1 Where the LOT is or includes leasehold land and licence to assign is required this CONDITION G9 applies.
- G9.2 The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
- G9.3 The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained.
- G9.4 The SELLER must:  
 • (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and  
 • (b) enter into any authorised guarantee agreement properly required.
- G9.5 The BUYER must:  
 • (a) promptly provide references and other relevant information; and  
 • (b) comply with the landlord's lawful requirements.
- G9.6 If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the licence has not been obtained the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before licence is obtained. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
- G10. Interest and apportionments**
- G10.1 If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the PRICE (less any deposit paid) from the AGREED COMPLETION DATE up to and including the ACTUAL COMPLETION DATE.
- G10.2 Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
- G10.3 Income and outgoings are to be apportioned at ACTUAL COMPLETION DATE unless:  
 • (a) the BUYER is liable to pay interest; and  
 • (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER;  
 • in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.
- G10.4 Apportionments are to be calculated on the basis that:  
 • (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;  
 • (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and  
 • (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
- G11. Arrears**
- Part 1 Current rent**
- G11.1 "Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding COMPLETION.
- G11.2 If on COMPLETION there are any arrears of current rent the BUYER must pay them, whether or not details of those arrears are given in the SPECIAL CONDITIONS.
- G11.3 Parts 2 and 3 of this CONDITION G11 do not apply to arrears of current rent.
- Part 2 Buyer to pay for arrears**
- G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of arrears.
- G11.5 The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the SPECIAL CONDITIONS.
- G11.6 If those arrears are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those arrears.
- Part 3 Buyer not to pay for arrears**
- G11.7 Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS:  
 • (a) so state; or  
 • (b) give no details of any arrears.
- G11.8 While any arrears due to the SELLER remain unpaid the buyer must:  
 (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy;  
 (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment);  
 (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require;  
 (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order;  
 (e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and  
 (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.
- G11.9 Where the SELLER has the right to recover arrears it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.
- G12. Management**
- G12.1 This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
- G12.2 The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
- G12.3 The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and:  
 • (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;  
 • (b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and  
 • (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.
- G13. Rent deposits**
- G13.1 This CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.
- G13.2 If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions.
- G13.3 Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to:  
 • (a) observe and perform the SELLER'S covenants and CONDITIONS in the rent deposit deed and indemnify the SELLER in respect of any breach;  
 • (b) give notice of assignment to the tenant; and  
 • (c) give such direct covenant to the tenant as may be required by the rent deposit deed.
- G14. VAT**
- G14.1 Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.

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

## Extra General Conditions

Applicable for all lots where the Common Auction Conditions apply.

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

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### Building Surveying

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### Mortgages

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### Surveys & Valuations

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## Residential Lettings & Estate Agency Services

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### Residential Lettings City Centre

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### Residential

#### Allerton & South Liverpool

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#### West Derby & Central Liverpool

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#### Allerton & South Liverpool Lettings

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