

# SuttonKersh

NOW INVITING  
INSTRUCTIONS  
FOR OUR  
10 SEPTEMBER AUCTION



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

PLEASE  
NOTE  
CHANGE OF  
VENUE FOR  
THIS SALE

**Thursday 16 July 2015**

commencing at 12pm prompt at

Marriott Hotel City Centre

One Queen Square Liverpool L1 1RH



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

# Location



Marriott Hotel  
City Centre  
One Queen Square  
Liverpool L1 1RH

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



**Tony Webber**  
FRICS  
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**Andrew Binstock**  
Bsc (Hons)  
Auctioneer

CONTACT  
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**Tony Webber** FRICS  
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**James Kersh** BSc Hons MRICS  
[james@suttonkersh.co.uk](mailto:james@suttonkersh.co.uk)



for free advice or to arrange a free valuation

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**Katie Donohue**  
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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 **Wednesday 3 June**

LOT	PROPERTY	RESULT	PRICE
1	47 Arundel Avenue, Sefton Park, Liverpool L17 3BY	Sold	£195,000
2	2 Broadbelt Street, Liverpool L4 5QL	Sold	£48,000
3	22 Hey Park, Huyton, Liverpool L36 6HR	Sold Prior	
4	122 Moscow Drive, Liverpool L13 7DQ	Sold Prior	
5	39 Ennismore Road, Old Swan, Liverpool L13 2AR	Sold	£64,000
6	2 Gorst Street, Liverpool L4 0SB	Sold	£35,000
7	12 Askew Street, Liverpool L4 5XD	Sold After	
8	Apt 10, Wallace Court, Wallace Drive/Longview, Huyton L36 1SY	Sold Prior	
9	51-53 Breck Road, Anfield, Liverpool L4 2QS	Sold Prior	
10	33 Harrow Road, Liverpool L4 2TH	Sold After	
11	142 Moscow Drive, Liverpool L13 7DL	Sold Prior	
12	1a Wrenbury Street, Liverpool L7 2PU	Sold	£32,000
13	227/227a Kensington, Liverpool L7 2RF	Sold	£93,000
14	71a & 75a Borough Road, Wallasey, Merseyside CH44 6NB	Withdrawn	
15	3 Critchley Road, Speke, Liverpool L24 7RN	Sold Prior	
16	25 Blessington Road, Liverpool L4 0RZ	Sold After	
17	127/127a Knowsley Road, Bootle, Liverpool L20 4NJ	Available At	£45,000
18	48 Hoylake Road, Birkenhead, Merseyside CH41 7BY	Sold After	
19	Flats 1-3, 450 Mill Street, Liverpool L8 4RG	Sold	£75,000
20	1 Chepstow Street, Liverpool L4 3RE	Sold After	
21	180 Walton Village, Liverpool L4 6TW	Available At	£100,000
22	75 Rector Road, Liverpool L6 0BY	Sold After	
23	196 Bedford Road, Bootle, Merseyside L20 2DT	Sold	£55,000
24	96 Wood Street, Liverpool L1 4DQ	Postponed	
25	38 Acanthus Road, Liverpool L13 3DX	Sold	£82,000
26	123-125 Grange Road West, Prenton, Merseyside CH43 4XB	Available At	£275,000
27	48 Andrew Street, Liverpool L4 4DT	Available At	£45,000
28	7 Stoppgate Lane, Walton, Liverpool L9 6AN	Sold	£71,000
29	28 St. Andrew Road, Liverpool L4 2RJ	Available At	£40,000
30	25 Suffield Road, Liverpool, L4 1UL	Sold After	
31	9 Townsend Lane, Anfield, Liverpool L6 0AX	Available At	£60,000
32	21 Acanthus Road, Liverpool L13 3DX	Sold	£72,000
33	39 Talton Road, Liverpool L15 0HS	Sold Prior	
34	134 Queens Drive, Walton, Liverpool L4 6XD	Sold	£85,000
35	4 Myrtle Street, Liverpool L7 7DP	Sold Prior	
36	11 Dentwood Street, Liverpool L8 9SR	Postponed	
37	9 Withnell Close, Old Swan, Liverpool L13 4DD	Sold Prior	
38	55 Ottley Street, Liverpool L6 3AL	Sold	£23,250
39	2 Penshaw Close, Liverpool L14 8YN	Sold	£66,000
40	21 Falkner Square, Liverpool L8 7NY	Sold Prior	
41	17 Cross Street, Prescot, Merseyside L34 6JE	Sold After	
42	38 Ventnor Road, Wavertree, Liverpool L15 4JF	Available At	£175,000
43	22 Herrick Street, Liverpool L13 2AG	Sold	£45,250
44	33 Rossini Street, Litherland, Liverpool L21 4NS	Sold	£37,500
45	6 Richmond Terrace, Liverpool L6 5EA	Withdrawn	
46	12 Edenfield Crescent, Liverpool L36 6DS	Sold After	
47	Apt 23, Mayfair Court, Prenton, Merseyside CH43 5XP	Sold	£65,000
48	11 Collin Road, Prenton, Merseyside CH43 7SR	Sold	£49,000
49	53 Royal Quay, Block 3, Kings Dock, Liverpool L3 4EU	Sold	£73,000
50	14 Galloway Street, Liverpool L7 6PD	Sold	£38,000
51	16 Cunard Road, Litherland, Liverpool L21 8NA	Sold After	
52	96 Arthur Street, Birkenhead, Merseyside CH41 4JB	Sold	£35,000
53	14 Albert Road, Tuebrook, Liverpool L13 8DZ	Sold Prior	
54	90 Arthur Street, Birkenhead, Merseyside CH41 4JB	Sold	£37,250

55	32 Byron Street, Bootle, Merseyside L20 4RH	Sold	£44,000
56	22 Esmond Street, Liverpool L6 5AZ	Sold	£45,750
57	7 Station Road, Prescot, Merseyside L34 5SN	Available At	£52,500
58	48 Shelley Street, Bootle, Merseyside L20 4LQ	Sold	£35,000
59	Cadet House, 380 High Street, Connah's Quay, CH5 4DR	Withdrawn	
60	36/38 Island Road, Garston, Liverpool L19 6PA	Sold	£300,000
61	Plot 21 Land At Summerfields, Esless Park, Rhostyllen, Wrexham LL14 4EU	Sold	£6
62	Plot 22 Land At Summerfields, Esless Park, Rhostyllen, Wrexham LL14 4EU	Sold	£6
63	Plot 23 Land At Summerfields, Esless Park, Rhostyllen, Wrexham LL14 4EU	Sold	£6
64	Plot 24 Land At Summerfields, Esless Park, Rhostyllen, Wrexham LL14 4EU	Sold	£6
65	Plot 25 Land At Summerfields, Esless Park, Rhostyllen, Wrexham LL14 4EU	Sold	£6
66	143 Queens Drive, Walton, Liverpool L4 6SG	Available At	£98,000
67	172 Smithdown Road/1 & 1a Rossett Avenue, Liverpool L15 3JR	Sold After	
68	86 Cambridge Road, Seaforth, Liverpool L21 1EZ	Sold After	
69	51 Ormskirk Street, St. Helens, Merseyside WA10 2SY	Withdrawn	
70	34 Sunbourne Road, Aigburth, Liverpool L17 7BL	Sold	£146,500
71	90 Bardsay Road, Liverpool L4 5SQ	Sold	£50,000
72	21 Greenfield Road, Liverpool L13 3BN	Sold Prior	
73	Lee House, 17 Juniper Street, Liverpool, L20 8EL	Postponed	
74	Apartment 37, Focus Building, 17 Standish Street, Liverpool L3 2BD	Sold	£85,000
75	Apartment 38, Focus Building, 17 Standish Street, Liverpool L3 2BD	Sold	£91,000
76	Apartment 41, Focus Building, 17 Standish Street, Liverpool L3 2BD	Sold	£94,000
77	Apartment 42, Focus Building, 17 Standish Street, Liverpool L3 2BD	Sold	£92,000
78	117 Great Mersey Street, Liverpool L5 2PL	Postponed	
79	55 Wordsworth Street, Bootle, Merseyside L20 4JN	Sold After	
80	149 Moscow Drive, Liverpool L13 7DL	Sold	£80,000
81	32 Randolph Street, Liverpool L4 0SA	Sold After	
82	20 Balliol Road, Bootle, Merseyside L20 3AB	Available At	£180,000
83	1 Chaucer Street, Runcorn, Cheshire WA7 5BY	Sold	£47,000
84	15/17 Townsend Lane, Anfield, Liverpool L6 0AX	Sold Prior	
85	67 New Ferry Road, Wirral, Merseyside CH62 1BH	Postponed	
86	45 Russian Drive, Liverpool L13 7BT	Postponed	
87	51 Eastbourne Road, Liverpool L9 0JE	Sold Prior	
88	129/129a St. Johns Road, Waterloo, Liverpool L22 9QE	Sold	£107,000
89	1a Chapel Avenue, Walton Vale, Liverpool L9 2BY	Sold Prior	
90	10 Greenfield Road, Liverpool L13 3BN	Sold Prior	
91	21 Eton Street, Liverpool L4 4DN	Sold	£42,500
92	34 Elm Drive, Seaforth, Liverpool L21 4NA	Sold Prior	

Total Realisation = **£5,824,430**

## Merseysides leading property auctioneers

Over 210 lots sold so far in 2015  
realising over £16 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**

**List B – Evidence of Residence**

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

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

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

on behalf of Sutton Kersh

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

# Order of sale Thursday 16th July

For sale by public auction unless sold prior or withdrawn

1	692-696 Prescot Road, Old Swan, Liverpool L13 5XG	£95,000 +
2	63 Trevor Road, Orrell Park, Liverpool L9 8DY	£55,000 +
3	Unit 8, Cornhill Works, Marl Road, Liverpool L33 7UH	£25,000 +
4	2 Twyford Street, Liverpool L6 0AH	£55,000 +
5	9 Childwall Avenue, Liverpool L15 2JB	£5,000 - £10,000
6	237 Stanley Road, Kirkdale, Liverpool L5 7QD	£40,000 - £50,000
7	12 Langton Road, Wavertree, Liverpool L15 2HT	£100,000 +
8	13 St. Bride Street, Liverpool L8 7PL	£350,000 +
9	71 Hinton Street, Fairfield, Liverpool L6 3AP	£40,000 +
10	44 Marie Curie Avenue, Bootle, Merseyside L30 5RY	£30,000 +
11	156 Fonthill Road, Kirkdale Liverpool L4 1QF	£25,000 +
12	47 Kingswood Avenue, Walton, Liverpool L9 0JN	£40,000 - £45,000
13	46 Oak Leigh, Tuebrook, Liverpool L13 7EW	£50,000 +
14	58 Kremlin Drive, Liverpool L13 7BU	£110,000 +
15	31 Portelet Road, Stoneycroft, Liverpool L13 6SE	£65,000 +
16	504 & 506 Stanley Road, Bootle, Merseyside L20 5AF	£160,000 +
17	224 Warrington Road, Whiston, Prescot, Merseyside L35 2UA	£60,000 +
18	192 Bowring Park Road, Bowring Park, Liverpool L14 3NR	£125,000 +
19	67 New Ferry Road, Wirral, Merseyside CH62 1BH	£50,000 +
20	37 Eaton Road North, West Derby, Liverpool L12 7JN	£65,000 +
21	53 Trevor Road, Orrell Park, Liverpool L9 8DY	£50,000 +
22	31 Elderdale Road, Liverpool L4 2ST	£45,000 +
23	89 Hartington Road, Toxteth, Liverpool L8 0SE	£225,000 +
24	11 Birchfield Road, Walton, Liverpool L4 5US	£45,000 +
25	119 Chesnut Grove, Bootle, Merseyside L20 4LU	£35,000 +
26	4/6 Rawlins Street, Fairfield, Liverpool L7 0JF	£80,000 +
27	32 Whetstone Lane, Birkenhead, Merseyside CH41 2TF	£45,000 +
28	26a - 32b Conwy Drive, Liverpool L6 5JP	£180,000 - £200,000
29	1 Russian Avenue, Liverpool L13 7DD	£100,000 +
30	502 Stanley Road, Bootle, Merseyside L20 5AF	£95,000 +
31	74 Kremlin Drive, Liverpool L13 7BZ	£150,000 +
32	84 Wendell Street, Liverpool L8 0RQ	£35,000 - £40,000
33	29 Kremlin Drive, Liverpool L13 7BU	£130,000 +
34	51 Gidlow Road, Old Swan, Liverpool L13 2AN	£45,000 - £50,000
35	140 Moscow Drive, Liverpool L13 7DL	£110,000 +
36	369 Borough Road, Birkenhead, Merseyside CH42 0HA	£35,000 +
37	7 Station Road, Prescot, Merseyside L34 5SN	£45,000 - £50,000
38	90 Gwladys Street, Liverpool L4 5RW	£45,000 +
39	134 Moscow Drive, Liverpool L13 7DL	£80,000 +
40	Apt 25, Brookside Court, 48 Shaw Lane, Prescot, Merseyside L35 5AE	£35,000 +
41	96 Seaview Road, Wallasey, Merseyside CH45 4LB	£55,000 - £60,000
42	87 Hartington Road, Toxteth, Liverpool L8 0SE	£225,000 +
43	196 Wallasey Road, Wallasey, Merseyside CH44 2AG	£65,000 - £70,000
44	228/232 Knowsley Road, Bootle, Merseyside L20 5DG	£60,000 +
45	48 Andrew Street, Liverpool L4 4DT	£35,000 - £40,000
46	38 Whetstone Lane, Birkenhead, Merseyside CH41 2TF	£45,000 +
47	101 Moscow Drive, Liverpool L13 7DG	£130,000 +
48	46 Windsor Road, Tuebrook, Liverpool L13 8BD	£85,000 +
49	8 Denman Drive, Newsham Park, Liverpool L6 7UF	£175,000 +
50	3 Rawson Road, Litherland, Liverpool L21 1BS	£60,000 +
51	161 Westminster Road, Liverpool L4 4LR	£60,000 +
52	24 Falkner Square, Liverpool L8 7NY	£400,000 +
53	86 Oakhouse Park, Walton, Liverpool L9 1EP	£40,000 - £45,000
54	Apt 26, Brookside Court, 48 Shaw Lane, Prescot, Merseyside L35 5AE	£35,000 +

# Order of sale Thursday 16th July

55	15 Faraday Street, Liverpool L5 6PL	£40,000 +
56	47 Ullswater Street, Liverpool L5 6QU	£35,000 - £40,000
57	385 Smithdown Road, Liverpool L15 3JJ	£100,000 +
58	9 Brook Road, Walton, Liverpool L9 2BE	£95,000+
59	191 Stanley Park Avenue South, Liverpool L4 7XE	£30,000 - £35,000
60	10 Brickwall Green, Sefton Village, Liverpool L29 9AF	£220,000 - £240,000
61	41 Marsh Avenue, Bootle, Merseyside L20 0DJ	£20,000 - £25,000
62	The Salutation Public House, 199 Walton Road, Liverpool L4 4AJ	£70,000 +
63	Land Adjoining 6 Back Westminster Road, Liverpool L4 4PG	£1,000 +
64	60 Derby Lane, Stoneycroft, Liverpool L13 3DN	£35,000 +
65	164 Breck Road, Everton, Liverpool L5 6PX	£50,000 +
66	46 Morecambe Street, Liverpool L6 4AU	£30,000 +
67	72 Balmoral Road, Fairfield, Liverpool L6 8NF	£115,000 +
68	89 Endborne Road, Orrell Park, Liverpool L9 8DP	£60,000 - £65,000
69	81 Trevor Road, Orrell Park, Liverpool L9 8DY	£60,000 +
70	13 Kremlin Drive, Liverpool L13 7BU	£80,000 +
71	295 Hawthorne Road, Bootle, Merseyside L20 3AP	£50,000 - £60,000
72	17 Crawford Close, West Derby, Liverpool L12 4YU	£75,000 +
73	163 Westminster Road, Liverpool L4 4LR	£60,000 +
74	Land To The Rear Of 24 Aigburth Drive, Liverpool L17 4JH	£50,000 +
75	16 Rufford Road, Kensington, Liverpool L6 3BE	£135,000 +
76	110 Ashbourne Road, Aigburth, Liverpool L17 9QJ	£135,000 +
77	200 Bedford Road, Bootle, Merseyside L20 9NB	£35,000 +
78	139 Moscow Drive, Liverpool L13 7DQ	£80,000 +
79	27 Golders Green, Liverpool L7 6HG	£55,000 +
80	29 Croxteth Avenue, Litherland, Liverpool L21 6NA	£45,000 - £50,000
81	10 Morley Road, Wallasey, Merseyside CH44 5SL	£25,000-£30,000
82	16 Morley Road, Wallasey, Merseyside CH44 5SL	£25,000-£30,000
83	18 Dane Street, Liverpool L4 4DZ	£35,000+
84	127/127a Knowsley Road, Bootle, Liverpool L20 4NJ	£40,000 +
85	16 Cunard Road, Litherland, Liverpool L21 8NA	£65,000 +
86	113 Dacy Road, Liverpool L5 6RZ	£35,000 +
87	20 Windsor Road, Tuebrook, Liverpool L13 8BD	£30,000 - £35,000
88	28 Canal Street, Bootle, Merseyside L20 8AH	£80,000 +
89	58 Breckfield Road North, Liverpool L5 4NH	£25,000+
90	29 South Drive, Liverpool L15 8JJ	£250,000 +
91	234 Kingsheath Avenue, Liverpool L14 4AR	£50,000 +
92	152 Alderson Road, Liverpool L15 1HH	£70,000 +
93	The Bears Paw, 62 Irvine Street, Liverpool L7 8SZ	£175,000 +

Now accepting instructions for our  
10 September auction  
Closing date 14 August



**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

- 3 Unit 8, Cornhill Works, Marl Road, Liverpool L33 7UH
- 36 369 Borough Road, Birkenhead, Merseyside CH42 0HA
- 41 96 Seaview Road, Wallasey, Merseyside CH45 4LB
- 43 196 Wallasey Road, Wallasey, Merseyside CH44 2AG
- 64 60 Derby Lane, Stoneycroft, Liverpool L13 3DN
- 92 The Bears Paw, 62 Irvine Street, Liverpool L7 8SZ
- 93 The Bears Paw, 62 Irvine Street, Liverpool L7 8SZ

## LAND

- 63 Land Adjoining 6 Back Westminster Road, Liverpool L4 4PG
- 74 Land To The Rear Of 24 Aigburth Drive, Liverpool L17 4JH

## RESIDENTIAL INVESTMENT

- 2 63 Trevor Road, Orrell Park, Liverpool L9 8DY
- 8 13 St. Bride Street, Liverpool L8 7PL
- 10 44 Marie Curie Avenue, Bootle, Merseyside L30 5RY
- 12 47 Kingswood Avenue, Walton, Liverpool L9 0JN
- 14 58 Kremlin Drive, Liverpool L13 7BU
- 15 31 Portelet Road, Stoneycroft, Liverpool L13 6SE
- 16 504 & 506 Stanley Road, Bootle, Merseyside L20 5AF
- 21 53 Trevor Road, Orrell Park, Liverpool L9 8DY
- 23 89 Hartington Road, Toxteth, Liverpool L8 0SE
- 27 32 Whetstone Lane, Birkenhead, Merseyside CH41 2TF
- 28 26a - 32b Conwy Drive, Liverpool L6 5JP
- 30 502 Stanley Road, Bootle, Merseyside L20 5AF
- 31 74 Kremlin Drive, Liverpool L13 7BZ
- 33 29 Kremlin Drive, Liverpool L13 7BU
- 34 51 Gidlow Road, Old Swan, Liverpool L13 2AN
- 35 140 Moscow Drive, Liverpool L13 7DL
- 42 87 Hartington Road, Toxteth, Liverpool L8 0SE
- 45 48 Andrew Street, Liverpool L4 4DT
- 47 101 Moscow Drive, Liverpool L13 7DG
- 48 46 Windsor Road, Tuebrook, Liverpool L13 8BD

- 49 8 Denman Drive, Newsham Park, Liverpool L6 7UF
- 50 3 Rawson Road, Litherland, Liverpool L21 1BS
- 51 161 Westminster Road, Liverpool L4 4LR
- 52 24 Falkner Square, Liverpool L8 7NY
- 53 86 Oakhouse Park, Walton, Liverpool L9 1EP
- 54 Apt 26, Brookside Court, 48 Shaw Lane, Prescott, Merseyside L35 5AE
- 56 47 Ullswater Street, Liverpool L5 6QU
- 58 9 Brook Road, Walton, Liverpool L9 2BE
- 59 191 Stanley Park Avenue South, Liverpool L4 7XE
- 69 81 Trevor Road, Orrell Park, Liverpool L9 8DY
- 70 13 Kremlin Drive, Liverpool L13 7BU
- 72 17 Crawford Close, West Derby, Liverpool L12 4YU
- 73 163 Westminster Road, Liverpool L4 4LR
- 78 139 Moscow Drive, Liverpool L13 7DQ
- 79 27 Golders Green, Liverpool L7 6HG
- 81 10 Morley Road, Wallasey, Merseyside CH44 5SL
- 82 16 Morley Road, Wallasey, Merseyside CH44 5SL
- 92 152 Alderson Road, Liverpool L15 1HH

## VACANT COMMERCIAL

- 1 692-696 Prescott Road, Old Swan, Liverpool L13 5XG
- 6 237 Stanley Road, Kirkdale, Liverpool L5 7QD
- 57 385 Smithdown Road, Liverpool L15 3JJ
- 62 The Salutation Public House, 199 Walton Road, Liverpool L4 4AJ
- 65 164 Breck Road, Everton, Liverpool L5 6PX
- 88 28 Canal Street, Bootle, Merseyside L20 8AH
- 89 58 Breckfield Road North, Liverpool L5 4NH

## VACANT RESIDENTIAL

- 4 2 Twyford Street, Liverpool L6 0AH
- 5 9 Childwall Avenue, Liverpool L15 2JB
- 7 12 Langton Road, Wavertree, Liverpool L15 2HT
- 9 71 Hinton Street, Fairfield, Liverpool L6 3AP
- 11 156 Fonthill Road, Kirkdale Liverpool L4 1QF
- 13 46 Oak Leigh, Tuebrook, Liverpool L13 7EW
- 17 224 Warrington Road, Whiston, Prescott, Merseyside L35 2UA
- 18 192 Bowring Park Road, Bowring Park, Liverpool L14 3NR
- 19 67 New Ferry Road, Wirral, Merseyside CH62 1BH

- 20 37 Eaton Road North, West Derby, Liverpool L12 7JN
- 22 31 Elderdale Road, Liverpool L4 2ST
- 24 11 Birchfield Road, Walton, Liverpool L4 5US
- 25 119 Chesnut Grove, Bootle, Merseyside L20 4LU
- 26 4/6 Rawlins Street, Fairfield, Liverpool L7 0JF
- 29 1 Russian Avenue, Liverpool L13 7DD
- 32 84 Wendell Street, Liverpool L8 0RQ
- 37 7 Station Road, Prescott, Merseyside L34 5SN
- 38 90 Gwladys Street, Liverpool L4 5RW
- 39 134 Moscow Drive, Liverpool L13 7DL
- 40 Apt 25, Brookside Court, 48 Shaw Lane, Prescott, Merseyside L35 5AE
- 44 228/232 Knowsley Road, Bootle, Merseyside L20 5DG
- 46 38 Whetstone Lane, Birkenhead, Merseyside CH41 2TF
- 55 15 Faraday Street, Liverpool L5 6PL
- 60 10 Brickwall Green, Sefton Village, Liverpool L29 9AF
- 61 41 Marsh Avenue, Bootle, Merseyside L20 0DJ
- 66 46 Morecambe Street, Liverpool L6 4AU
- 67 72 Balmoral Road, Fairfield, Liverpool L6 8NF
- 68 89 Endborne Road, Orrell Park, Liverpool L9 8DP
- 71 295 Hawthorne Road, Bootle, Merseyside L20 3AP
- 75 16 Rufford Road, Kensington, Liverpool L6 3BE
- 76 110 Ashbourne Road, Aigburth, Liverpool L17 9QJ
- 77 200 Bedford Road, Bootle, Merseyside L20 9NB
- 83 18 Dane Street, Liverpool L4 4DZ
- 84 127/127a Knowsley Road, Bootle, Liverpool L20 4NJ
- 85 16 Cunard Road, Litherland, Liverpool L21 8NA
- 86 113 Dacy Road, Liverpool L5 6RZ
- 87 20 Windsor Road, Tuebrook, Liverpool L13 8BD
- 80 29 Croxteth Avenue, Litherland, Liverpool L21 6NA
- 90 29 South Drive, Liverpool L15 8JJ
- 91 234 Kingsheath Avenue, Liverpool L14 4AR

# 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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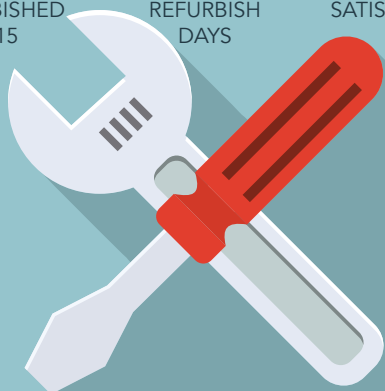
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Maggie Steel  
Procurement and Property Department Manager, Serco  
More references at: [www.kendall-investments.co.uk](http://www.kendall-investments.co.uk)

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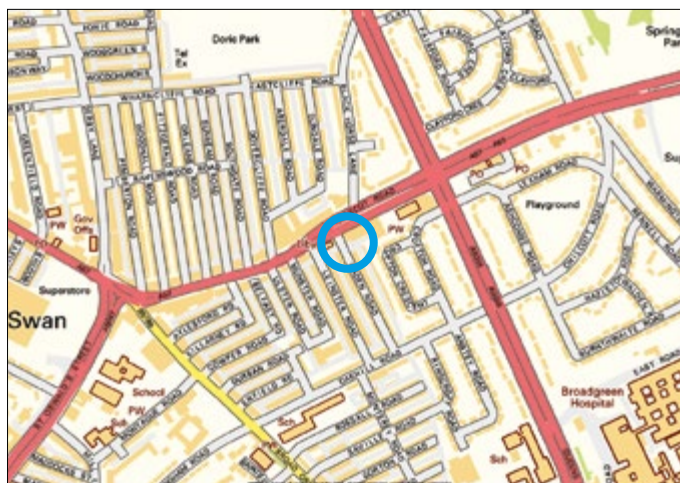


LOT  
1

UPON THE INSTRUCTIONS OF THE MORTGAGEES

692-696 Prescot Road, Old Swan, Liverpool L13 5XG

\*GUIDE PRICE £95,000 +



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## GROUND FLOOR RETAIL UNIT OFFERED BY THE MORTGAGEES.

**Description** Ground floor retail premises of approximately 250.82 sq m (2,698.60 sq ft). The property would be suitable for a number of uses, subject to any relevant planning consents. The property benefits from steel roller shutters.

**Situated** With a frontage to Prescot Road in the district of Old Swan, a neighbourhood shopping district approximately 4 miles from Liverpool city centre and 1 mile from the M62 motorway connection and Queens Drive, part of the Liverpool Ring Road. Located to the corner of Baden Road opposite the Black Horse public house.

### Note

Please note the Buyer's Administration Fee is £750 plus VAT for this lot. VAT is applicable on this sale.

### EPC Rating C

### Tenure

Leasehold for 999 years from 2003

### Ground Floor

Sales	166.00 sq m	1,786.00 sq ft
Storage	78.30 sq m	842.60 sq ft
Kitchen	6.52 sq m	70.00 sq ft
Total	250.82 sq m	2,698.60 sq ft

LOT  
**2**

**63 Trevor Road, Orrell Park, Liverpool L9 8DY**

**\*GUIDE PRICE £55,000 +**



Not to scale. For identification purposes only

**A 3 BEDROOMED MID TERRACE BENEFITING FROM CENTRAL HEATING PRODUCING £4107.96 PER ANNUM.**

**Description** A spacious 3 bedroomed middle terrace property currently let by way of an Assured Shorthold Tenancy producing £4107.96 per annum. The property benefits from central heating.

**Situated** Between Orrell Lane and Warbreck Avenue in a very popular and well established residential location within close proximity to Orrell Park Station and Walton Vale Amenities.

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

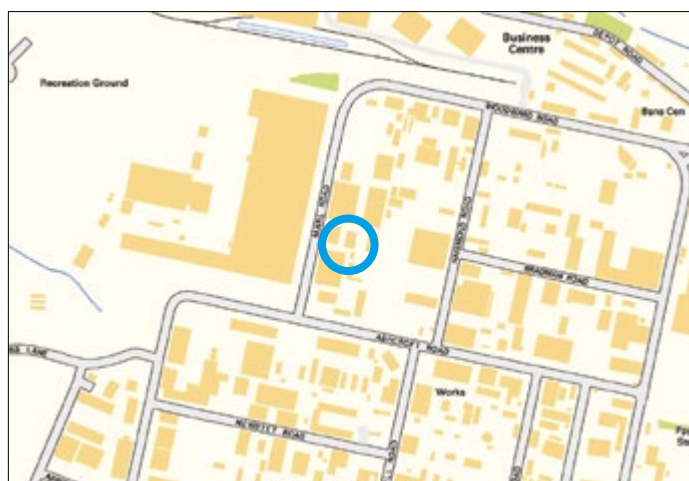
**Outside**  
Yard to the rear.

**Ground Floor**  
Vestibule, Hall, 2 Reception rooms, Kitchen.

LOT  
**3**

**Unit 8, Cornhill Works, Marl Road, Liverpool L33 7UH**

**\*GUIDE PRICE £25,000 +**



Not to scale. For identification purposes only

**DETACHED GARAGE/WORKSHOP PRODUCING £3,600 PER ANNUM.**

**Description** Tenanted detached 'Nissan' type garage/vehicle repair workshop let at £3,600 per annum.

**Ground Floor**  
Garage Workshop with inspection pit 308 sq m (3,325 sq ft)

**Note**  
Please note there is a Buyer's Administration Fee of £750 plus VAT for this lot.

**Outside**  
Enclosed yard area.

**Situated** The property is located within the Knowsley Industrial Park, Kirkby, off Marl Road via a shared access at the Knowsley Furniture Centre. The A580 East

Lancashire Road and the M57 Motorway are nearby. Liverpool city centre is approximately 8 miles away.

LEASE	TERM	RENT
Tenant – J and B Autos	Let for 12 months from January 2014	£3,600 per annum (£300 pcm)

LOT  
4

## 2 Twyford Street, Liverpool L6 0AH

\*GUIDE PRICE £55,000 +



Not to scale. For identification purposes only

### 2 X 1 BEDROOM FLATS BENEFITING FROM DOUBLE GLAZING. POTENTIAL ANNUAL RENTAL INCOME £9000.00

**Description** A two storey corner property converted to provide 2 x 1 bedrooomed self-contained flats. The property benefits from double glazing. Both flats are vacant and following modernisation would be suitable for investment purposes. When fully let the potential rental income is in excess of £8,000 per annum.

**Situated** Fronting Twyford Street on the corner of Breck Road in a popular and well established residential location within easy reach of local amenities, Liverpool Football Club and approximately 2.5 miles from Liverpool city centre.

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

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

**First Floor**  
**Flat 2** - Hall, Lounge, Kitchen, Bedroom, Bathroom/WC and Utility Room.

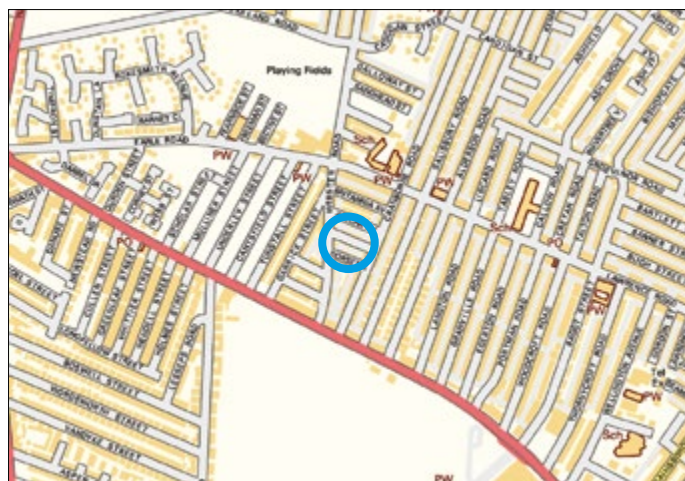
**Outside**  
Yard to the rear. Outhouse.  
Access only from ground floor flat.

LOT  
5

ON BEHALF OF A HOUSING ASSOCIATION

## 9 Childwall Avenue, Liverpool L15 2JB

\*GUIDE PRICE £5,000 - £10,000



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### A VACANT 2 BEDROOMED PROPERTY WHICH HAS BEEN FIRE DAMAGED.

**Description** A two bedroomed middle terraced property in need of a full upgrade and refurbishment scheme due to fire/smoke damage. There is a restriction on the property that it can only be purchased for owner occupation following the work. The purchaser cannot let the property or sell it within a period of five years. The vendor would like the buyer to renovate the property within 12 months of purchasing it to fit in with Liverpool City Council's local regeneration scheme.

**Situated** Off Webster Road which in turn is off Smithdown Road in a popular and well established location within close proximity to local amenities, schooling and approximately 2 miles from Liverpool City Centre.

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

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

**Outside**  
Yard to the rear.

LOT  
6**237 Stanley Road, Kirkdale, Liverpool L5 7QD**

\*GUIDE PRICE £40,000 - £50,000



Not to scale. For identification purposes only

**VACANT TAKEAWAY PREMISES WITH TWO BEDROOM FLAT ABOVE.**

**Description** A three storey plus basement middle terraced property comprising of a ground floor lock up shop previously used as a Hot Food Takeaway together with a 2 bedroomed self-contained flat above accessed via a separate rear entrance. The property benefits from electric roller shutters and Class A5 Use. Following a full upgrade and refurbishment scheme the property would be suitable for a number of uses subject to any necessary planning consents.

**Situated** Fronting Stanley Road approximately 2 miles from (A567) on a busy and prominent Liverpool City Centre. position in the Kirkdale area

**Basement** Not inspected.**Flat** - Hall, Kitchen, Living room, Dining Room, Bathroom/W.C, 2 bedrooms.**Ground Floor**

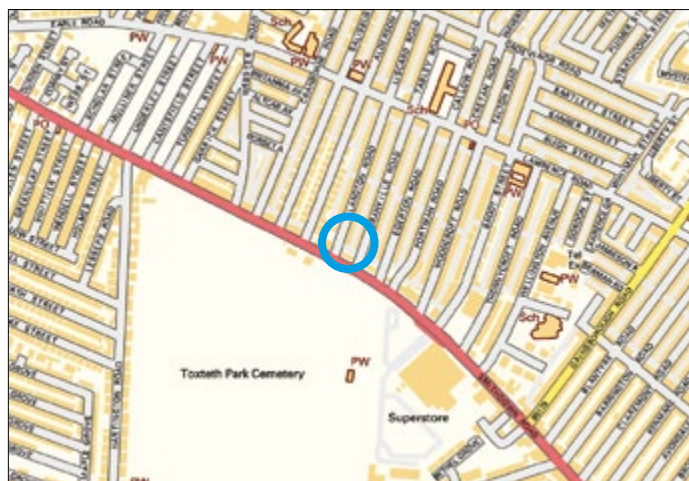
Open plan retail area, rear store room, W.C.

**Outside** Rear yard.**First and Second Floor****EPC Rating** Shop C Flat G**ACCOMMODATION**

Ground Floor	47.53 Sq m (215 Sq ft)
First Floor	41.90 Sq m (451 Sq ft)
Second Floor	36.78 Sq m (396 Sq ft)
Total	126.21 Sq m (1359 Sq ft)

LOT  
7**12 Langton Road, Wavertree, Liverpool L15 2HT**

\*GUIDE PRICE £100,000 +



Not to scale. For identification purposes only

**A 3/4 BEDROOMED MID TERRACED BENEFITING FROM DOUBLE GLAZING AND CENTRAL HEATING POTENTIAL ANNUAL INCOME IN EXCESS OF £15,000 PER ANNUM.**

**Description** A 3/4 bedroomed well presented middle terraced property which is currently let to 4 students until 30th June 2015 producing an annual rental income of in excess of £15,000 per annum. The tenants have been there 5 years. The property is in good order throughout and benefits from double glazing and central heating and is suitable for occupation or continued use as a Student Investment Property.

**Situated** Off Smithdown Road in a popular and well established residential location close to local amenities, Schooling and approximately 3 miles from Liverpool City Centre.

**First Floor** 3 Bedrooms, Bathroom/W.C.**Outside** Yard to the rear.**EPC Rating** D**Ground Floor**

Hall, 1 Letting Room, Communal Lounge, Kitchen.

LOT

8

13 St. Bride Street, Liverpool L8 7PL

\*GUIDE PRICE £350,000 +



### A HMO RESIDENTIAL INVESTMENT BENEFITING FROM CENTRAL HEATING AND PRODUCING IN EXCESS OF £30,000 PER ANNUM.

**Description** A 3 storey residential student investment georgian style middle terraced property currently let to 6 students until July 2016 producing £31,171 per annum with tenant guarantors in place. The property is fully HMO compliant and benefits from central heating. We are advised by the vendors that a delayed completion is acceptable to 7 weeks if required.

**Situated** On St. Brides Street which in turn is Off Falkner Street in the Georgian Quarter in Town in a sought after location within walking distance of Liverpool University, Anglican Cathedral and moments away from the City Centre.

**Second Floor**  
2 Bedrooms, Communal Bathroom with walk shower room/w.c.

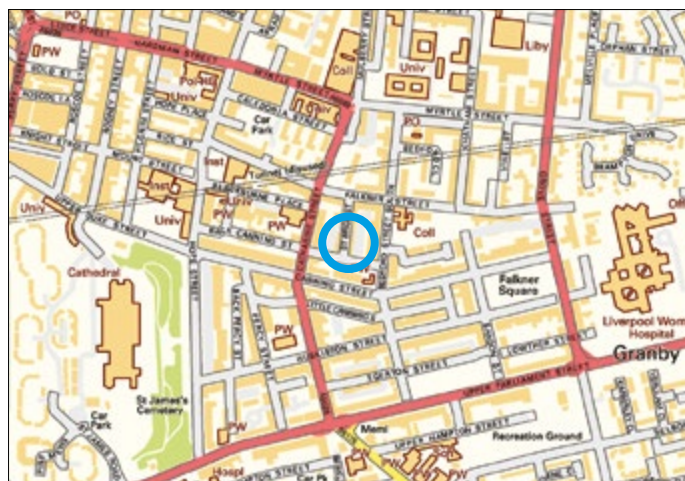
**Outside**  
Rear yard.

**Basement**  
2 Bedrooms, access to rear yard.

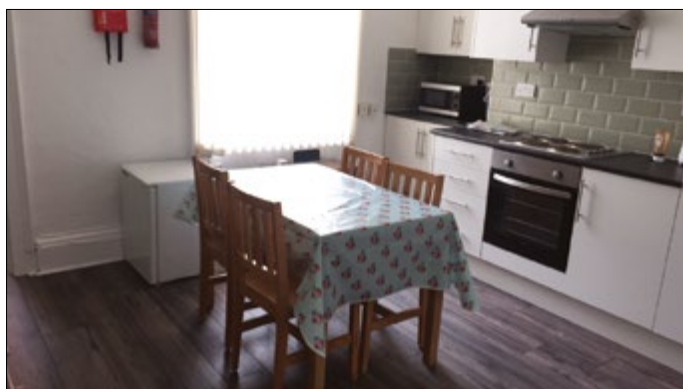
**EPC Rating** D

**Ground Floor**  
Main entrance hallway, Communal Lounge, Kitchen/Diner with utility room.

**First Floor**  
2 Bedrooms, Communal shower room/w.c.



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LOT

9

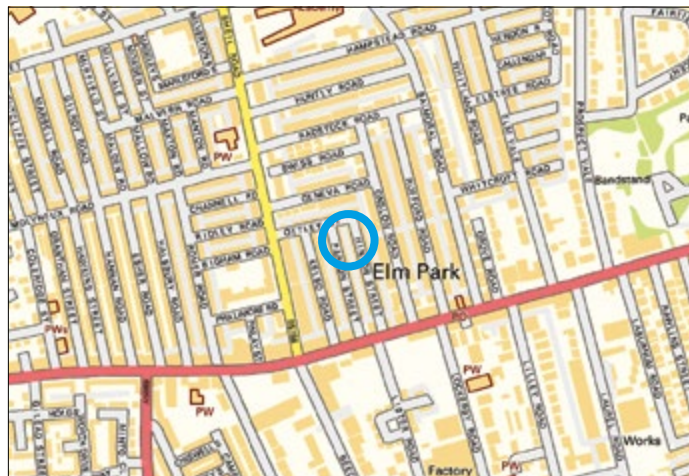
## 71 Hinton Street, Fairfield, Liverpool L6 3AP

\*GUIDE PRICE £40,000 +



### A VACANT 2 BEDROOM MID TERRACE PROPERTY BENEFITING FROM DOUBLE GLAZING & CENTRAL HEATING (NO BOILER) SUITABLE FOR IMMEDIATE OCCUPATION/INVESTMENT

**Description** A vacant 2 bedroomed middle terrace property which has recently been refurbished to include double glazing, central heating (no boiler) and a newly fitted kitchen and bathroom suite. The property would be suitable for immediate occupation or investment purposes with a potential annual rental income of £5400.00.



Not to scale. For identification purposes only

**Situated** Just off Sheil Road and Prescot Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool City Centre.

#### Ground Floor

Lounge, Kitchen/Diner, Bathroom/WC.

#### First Floor

2 Bedrooms.

#### Outside

Rear Yard.

LOT

10

## 44 Marie Curie Avenue, Bootle, Merseyside L30 5RY

\*GUIDE PRICE £30,000 +



### A 2 BEDROOMED FLAT BENEFITING FROM DOUBLE GLAZING AND CENTRAL HEATING PRODUCING £4,680.00 PER ANNUM.

**Description** A 2 bedroomed purpose built ground floor flat currently let by way of an Assured Shorthold Tenancy producing £4,680.00 per annum. The property benefits from double glazing, central heating, communal gardens and off road parking. The tenant has been in occupation for 5 years and would like to remain in the property.



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

#### Ground Floor

Communal Entrance.

#### Flat

Lounge, Kitchen, 2 Bedrooms, Bathroom/WC.

#### Outside

Communal Gardens and Parking.

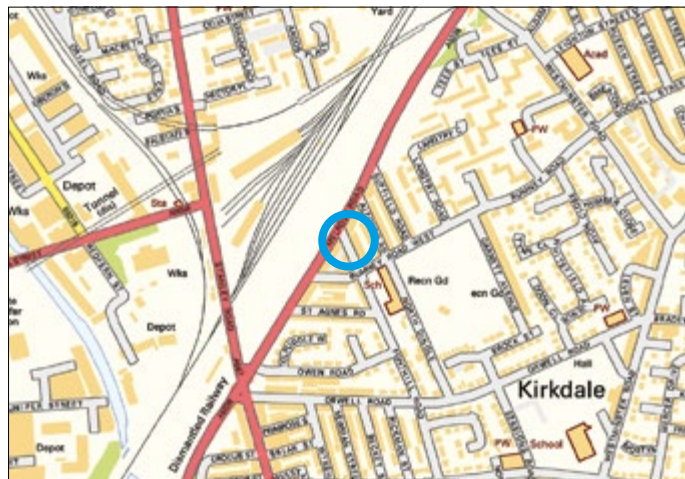
#### EPC Rating C

LOT

11

## 156 Fonthill Road, Kirkdale Liverpool L4 1QF

\*GUIDE PRICE £25,000 +



Not to scale. For identification purposes only

**A VACANT 2 BEDROOM END TERRACED PROPERTY BENEFITING FROM PARTIAL DOUBLE GLAZING.**

**Description** A vacant 2 bedroomed end of terrace property benefitting from partial double glazing. Following repair and modernisation the property would be suitable for occupation, resale or possible HMO investment purposes.

**Situated** Off Melrose Road in a popular and well established residential location within close proximity to local amenities and approximately 2 miles from Liverpool City Centre.

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

**Outside**  
Rear Yard and Brick Outhouse.

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

LOT

12

## 47 Kingswood Avenue, Walton, Liverpool L9 0JN

\*GUIDE PRICE £40,000 - £45,000



Not to scale. For identification purposes only

**END TERRACED 2 BEDROOM RESIDENTIAL INVESTMENT PRODUCING £4,800 PER ANNUM BENEFITING FROM DOUBLE GLAZING AND CENTRAL HEATING.**

**Description** A two bedroomed end of terrace property currently let by way of an Assured Shorthold Tenancy producing £5,200 per annum. The property benefits from double glazing and central heating.

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

**First Floor**  
Two Bedrooms

**Outside**  
Yard to the rear

**EPC Rating** D

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

LOT  
**13****46 Oak Leigh, Tuebrook, Liverpool L13 7EW****\*GUIDE PRICE £50,000 +**

**A NEWLY REFURBISHED 3 BEDROOMED MIDDLE TERRACE BENEFITING FROM DOUBLE GLAZING AND CENTRAL HEATING.**

**Description** A newly refurbished well presented three bedroomed middle terraced property benefitting from double glazing, central heating, newly plastered walls, new kitchen, new bathroom fittings, wooden flooring and new carpeting throughout. The property would be suitable for immediate occupation or investment purposes. The potential annual rental income being in excess of £6000.00.



Not to scale. For identification purposes only

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

**Ground Floor**

Hall, Living Room, Dining Room with french doors, Kitchen, Bathroom/WC

**First Floor**

3 Bedrooms.

**Outside**

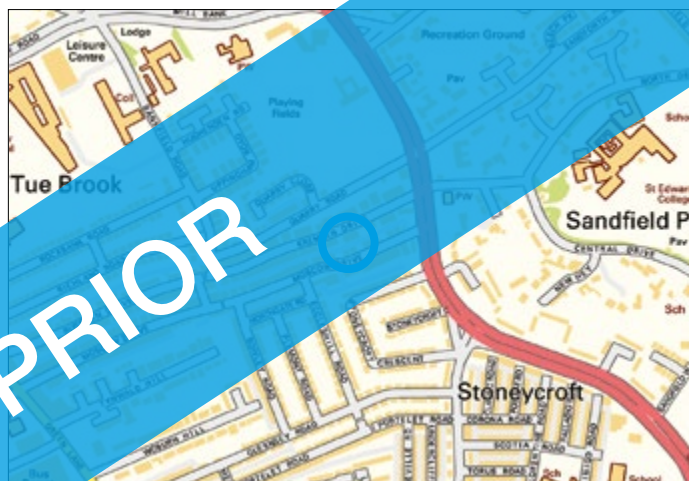
Yard to the rear.

**EPC Rating D**

LOT  
**14****58 Kremlin Drive, Liverpool L13 7BU****\*GUIDE PRICE £110,000 +**

**A MID TERRACED PROPERTY PROVIDING A 1x1 BED SELF CONTAINED FLAT AND 4 STUDIO FLATS BENEFITING FROM DOUBLE GLAZING AND CENTRAL HEATING.**

**Description** A mid terraced property converted to provide 1x1 bed self-contained flat and 4 studio flats. The property has recently been refurbished and benefits from double glazing and central heating. The potential annual rental income when fully let being in excess of £20,000.



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**Situated** Off Queens Drive in a popular and well established residential location within close proximity to local amenities and approximately 4 Miles from Liverpool City Centre.

**Ground Floor**

Main Entrance Hallway Flats 1 and 2

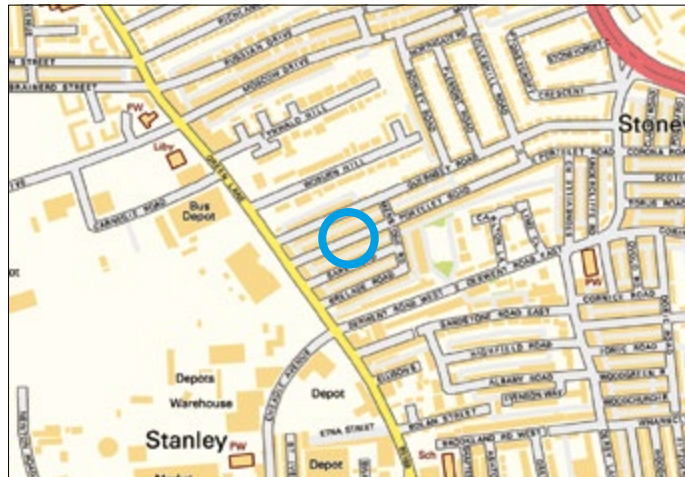
**First Floor**

Flats 3, 4 and 5.

**Outside**

Yard to the rear.

**SOLD PRIOR**

LOT  
**15****31 Portelet Road, Stoneycroft, Liverpool L13 6SE****\*GUIDE PRICE £65,000 +**

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**A 4 BEDROOMED MIDDLE TERRACE RESIDENTIAL INVESTMENT PRODUCING £8,340.00 PER ANNUM BENEFITING FROM DOUBLE GLAZING.**

**Description** A good sized 4 bedroomed middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £8,340.00 per annum. The property benefits from double glazing.

**Situated** Off Green Lane (B5189) in a popular and well established residential location within close proximity to Old Swan and Tuebrook amenities, schooling and approximately 3 miles from Liverpool City Centre.

**First Floor**

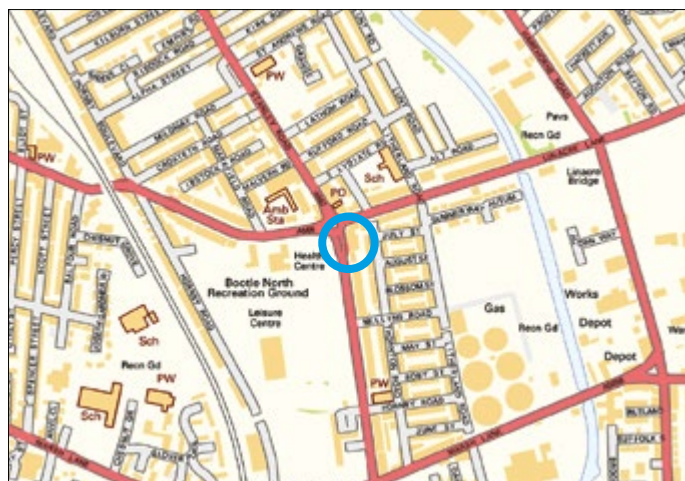
4 Bedrooms, Bathroom/WC.

**Outside**

Paved Rear Courtyard, Outhouse with WC.

**Ground Floor**

Vestibule, Hall, Lounge, Dining Room, Morning Room, Kitchen.

LOT  
**16****504 & 506 Stanley Road, Bootle, Merseyside L20 5AF****\*GUIDE PRICE £160,000 +**

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**A PAIR OF THREE STOREY MIDDLE TERRACED PROPERTIES CONVERTED TO PROVIDE 9 SELF CONTAINED FLATS PRODUCING £33,000 PER ANNUM BENEFITING FROM DOUBLE GLAZING AND CENTRAL HEATING.**

**Description** A pair of three storey middle terraced properties converted to provide 9 self-contained flats. The property is fully let by way of Assured Shorthold Tenancies producing an annual rental income of in excess of £33,000 per annum. The property benefits from double glazing and central heating. There are 4 x 1 bedroomed flats in 504 and 5 x 1 bedroomed flats in 506.

**Situated** Fronting Stanley Road opposite North Park in an established and popular residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool City Centre.

Lounge, Kitchen, Shower/WC, Bedroom.

**Outside**

Communal Yard. On street parking.

**EPC Rating D****Accommodation**Each **Flat** Comprises: Hall,

LOT  
**17**

**224 Warrington Road, Whiston, Prescot, Merseyside L35 2UA**

**\*GUIDE PRICE £60,000 +**



Not to scale. For identification purposes only

**A 3 BED END TERRACE IN NEED OF FULL UPGRADE AND REFURBISHMENT SCHEME.**

**Description** A vacant three bedroomed end of terrace property which following a full upgrade and refurbishment scheme would be suitable for occupation, resale or investment purposes.

**Situated**

Fronting Warrington Road in an excellent position just a short walk from Whiston Hospital, Rainhill Railway Station and local amenities.

**Outside**

Garden to rear, outhouse.

**Ground Floor**

Hall, Lounge, Dining Room, Kitchen

**First Floor**

Three Bedrooms, Bathroom/WC

LOT  
**18**

**192 Bowring Park Road, Bowring Park, Liverpool L14 3NR**

**\*GUIDE PRICE £125,000 +**



Not to scale. For identification purposes only

**A 3 BEDROOMED SEMI DETACHED PROPERTY BENEFITING FROM DOUBLE GLAZING AND GARDENS.**

**Description** A vacant 3 bedroomed semi-detached property benefiting from double glazing, off road parking, garage and front and rear gardens. Following modernisation the property would be suitable for occupation, investment or re-sale purposes.

**Situated**

On Bowring Park Road in a popular residential location within close proximity to local shopping facilities, schooling and Belle Vale Shopping Parade.

**First Floor**

3 Bedrooms, Bathroom/W.C.

**Outside**

Driveway, garage and front and rear gardens.

**Ground Floor**

Hall, Lounge, Dining room, Kitchen

**EPC Rating G**

LOT

19

## 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 BENEFITING FROM DOUBLE GLAZING AND CENTRAL HEATING.

**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.

**EPC Rating** D

#### Ground Floor

Vestibule, Through Living Room, Kitchen/Diner.

#### First Floor

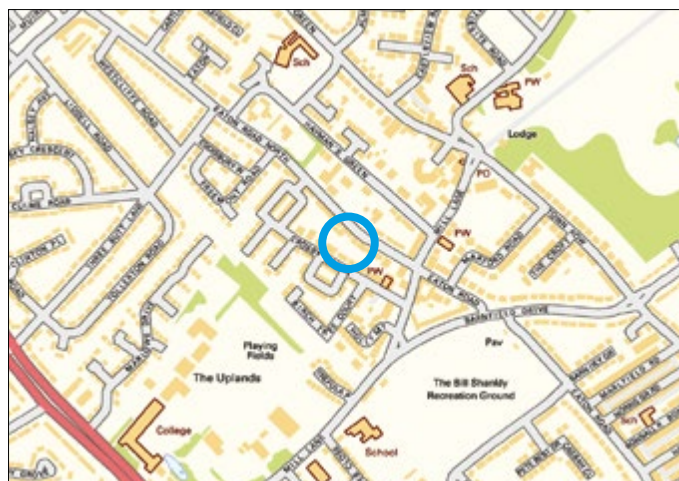
2 Bedrooms, Bathroom/W.C.

LOT

20

## 37 Eaton Road North, West Derby, Liverpool L12 7JN

\*GUIDE PRICE £65,000 +



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Not to scale. For identification purposes only

### VACANT 2 BED COTTAGE PARTIALLY DOUBLE GLAZED, CENTRAL HEATING AND GARDENS.

**Description** A vacant two bedroomed cottage style property benefiting from partial double glazing, central heating and front and rear gardens. Following modernisation and refurbishment the property would be suitable for occupation, resale or investment purposes.

**Situated** Off Mill Lane in a popular and well established residential location within close proximity to West Derby Village, Schooling and approximately 4 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms.

**Outside** Front and rear gardens.

#### Ground Floor

Lounge, Dining Kitchen, Bathroom/WC.

LOT  
**21****53 Trevor Road, Orrell Park, Liverpool L9 8DY****\*GUIDE PRICE £50,000 +**

**3 BEDROOMED MIDDLE TERRACE RESIDENTIAL INVESTMENT PRODUCING £4160.00 PER ANNUM BENEFITING FROM MAJORITY DOUBLE GLAZING AND CENTRAL HEATING.**

**Description** A spacious 3 bedroomed middle terrace property currently let by way of a Regulated Tenancy producing £4160.00 per annum. The property has recently been refurbished and benefits from majority double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Between Orrell Lane and Warbreck Avenue in a very popular and well established residential location within close proximity to Orrell Park Station and Walton Vale Amenities.

**Ground Floor**

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

**First Floor**

3 Bedrooms, Shower room/W.C.

**Outside**

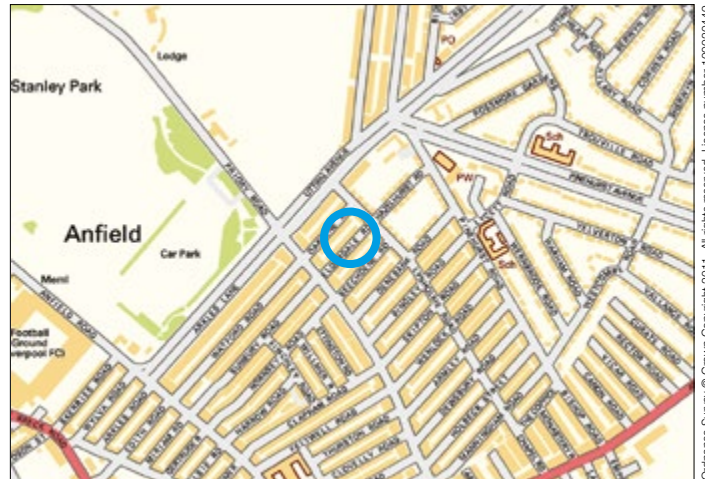
Patio doors into rear yard.

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LOT  
**22****31 Elderdale Road, Liverpool L4 2ST****\*GUIDE PRICE £45,000 +**

**A VACANT 3 BEDROOMED MID TERRACED PROPERTY BENEFITING FROM DOUBLE GLAZING AND CENTRAL HEATING.**

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



Not to scale. For identification purposes only

**Situated** Off Priory Road in a popular and well established residential location within close proximity to local amenities, Stanley Park and Liverpool Football Club. Liverpool city centre is approximately 3 miles away.

**Ground Floor**

Entrance Hall, Living Room, Dining Room, Kitchen

**First Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Rear yard.

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LOT  
**23****89 Hartington Road, Toxteth, Liverpool L8 0SE****\*GUIDE PRICE £225,000 +**

### 5 X 1 BEDROOMED FLATS PRODUCING £23,652 PER ANNUM BENEFITING FROM DOUBLE GLAZING AND CENTRAL HEATING.

**Description** A double fronted semi-detached property converted to provide 5 x 1 bedroomed flats which is currently let until July 2016 at a rental of £23,652 per annum with tenant guarantors. The property benefits from double glazing, central heating and secure intercom system.

**Situated** Fronting Hartington Road off Smithdown Road in an established and popular residential location within easy access to local amenities and a short distance from Liverpool city centre and the Universities.

#### Ground Floor

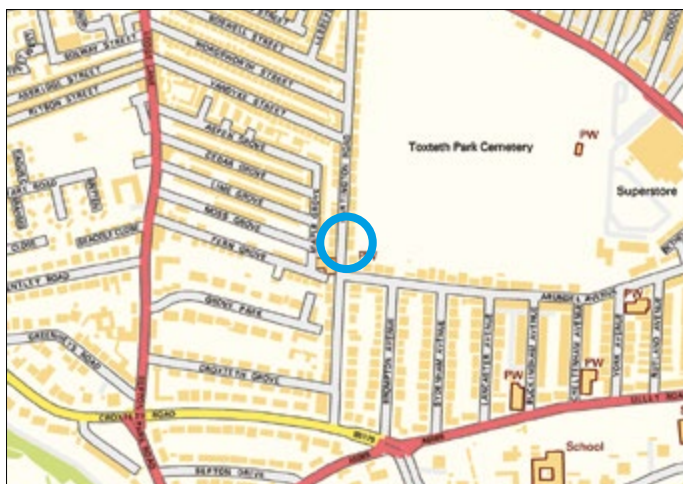
Main entrance Hallway, Access to the rear. **Flat 1** - Open plan Lounge/Kitchen, Bedroom, Bathroom/W.C. **Flat 2** - Open plan Lounge/Kitchen, Bedroom, Bathroom/W.C.

#### First Floor

**Flat 3** - Lounge, Kitchen, Bedroom, Bathroom/W.C. **Flat 4** - Lounge, Bedroom, Bathroom/W.C, stairs down to Kitchen.

#### Second Floor

**Flat 5** - Kitchen, Stairs to Lounge, Bedroom, Bathroom/W.C.



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LOT  
**24****11 Birchfield Road, Walton, Liverpool L4 5US****\*GUIDE PRICE £45,000 +**

Not to scale. For identification purposes only

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**A DOUBLE FRONTED 3 BEDROOMED END TERRACED PROPERTY IN NEED OF REFURBISHMENT BENEFITING FROM MAJORITY DOUBLE GLAZING.**

**Description** A double fronted 3 bedroomed end terraced property benefiting from majority double glazing. Following modernisation the property would be suitable for resale or investment purposes with a potential rental income of in excess of £6000.00 per annum. The property would also be suitable for HMO use subject to any necessary consents.

**Situated** Off Walton Lane in a popular residential location close by to local shopping, schooling and approximately 3 miles from Liverpool City Centre.

**Ground Floor**  
Hall, 3/4 reception rooms, Kitchen/Diner.

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

**Second Floor**  
Attic Room.

**Outside**  
Rear Yard.

**EPC Rating D**

LOT  
**25****119 Chesnut Grove, Bootle, Merseyside L20 4LU****\*GUIDE PRICE £35,000 +**

Not to scale. For identification purposes only

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**A VACANT 3 BEDROOMED MID TERRACE.**

**Description** A 3 bedroomed middle terraced property in need of a full upgrade and refurbishment scheme. Following which the property would be suitable for investment or re sale purposes.

**Situated** Situated off Balfour Road which in turn is off Knowsley Road within walking distance to local amenities and schooling and approximately 5 miles north of Liverpool City Centre.

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

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

**Outside**  
Rear yard.

LOT

26

4/6 Rawlins Street, Fairfield, Liverpool L7 0JF

\*GUIDE PRICE £80,000 +



### A VACANT 2 BEDROOMED DETACHED PROPERTY TOGETHER WITH A LARGE GARDEN AND SINGLE STOREY GARAGES TO THE SIDE AND THE REAR.

**Description** A vacant 2 bedroomed detached property benefiting from a side and rear yard together with a large garage to the side and a single storey garage to the rear. The property would be suitable for redevelopment purposes to include commercial or residential use, subject to any necessary planning consents. Alternatively the property could be fully upgraded and suitable for occupation, resale. The rear yard and outbuildings extend to approx 223.22 sq m ( 2,402.79 sq ft). The 2 outbuildings extend to approx 132.92 sq m ( 1,430.78 sq ft) combined.

**Situated** Off Prescott Road (A57) in a popular and well established residential location within close proximity to local amenities and approximately 2.5 miles from Liverpool City Centre.

#### Ground Floor

Lounge, Dining Room, Kitchen, Bathroom/WC.

#### First Floor

2 Bedrooms.

#### Outside

Rear Yard with large garage to the side and a garage to the rear.

#### EPC Rating F



Not to scale. For identification purposes only



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LOT  
**27****32 Whetstone Lane, Birkenhead, Merseyside CH41 2TF****\*GUIDE PRICE £45,000 +**

**A 3 BEDROOM END TERRACE RESIDENTIAL INVESTMENT PRODUCING £6,299.80 PER ANNUM. DOUBLE GLAZED, CENTRAL HEATED.**

**Description** A 3 bedroomed end terrace property which is currently let by way of an Assured Shorthold Tenancy producing £6,299.80 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Off Borough Road (A552) in a popular and well established residential location within close proximity to local amenities.

**Outside**  
Rear Yard.

**EPC Rating D**

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

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

LOT  
**28****26a - 32b Conwy Drive, Liverpool L6 5JP****£180,000 - £200,000**

**EIGHT PURPOSE BUILT SELF CONTAINED STUDIO FLATS, 7 ARE CURRENTLY LET PRODUCING £20,020**

**Description** A Freehold residential investment opportunity incorporating a detached two storey modern block of eight purpose built self contained studio flats. Seven of the flats are currently let with an approximate gross annualised income when fully let of £22,880.00.

**Situated** Off West Derby Road in a well established residential location within close proximity to local amenities, a large Asda

and approximately 3 miles from Liverpool City Centre.



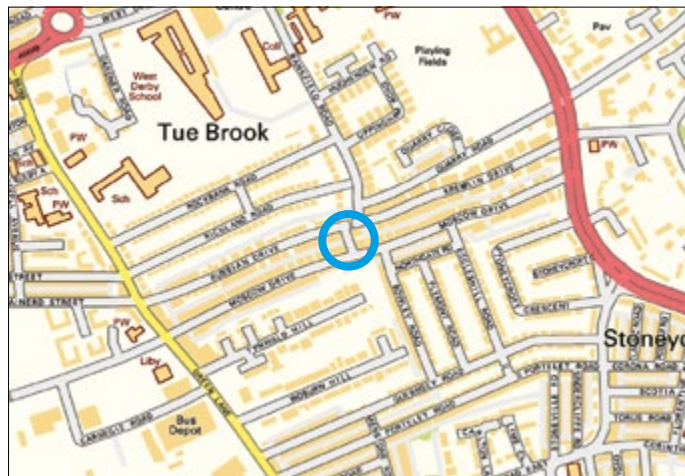
Not to scale. For identification purposes only

**Ground Floor**  
4 Studio flats - Nos 26a, 28a, 30a and 32a comprising Living Room/Bedroom combined, Shower Room/WC, Kitchen (fitted units with built in oven & hob) and electric heating.

**Outside**  
Communal car parking area with eight spaces and garden with CCTV.

**Note**  
Hardwired interlinked fire and smoke detectors, fire doors and emergency lighting, electric heaters to all flats, double glazing.

**First Floor**  
4 Studio flats - Nos 26b, 28b, 30b and 32b.

LOT  
**29****1 Russian Avenue, Liverpool L13 7DD****\*GUIDE PRICE £100,000 +**

Not to scale. For identification purposes only

**VACANT 3X2 BEDROOMED FLATS WITH A POTENTIAL INCOME OF £18,000 PER ANNUM. DOUBLE GLAZING, CENTRAL HEATING, NEWLY REFURBISHED.**

**Description** A double fronted semi-detached property converted to provide 3x2 bedroomed flats. The property has recently been refurbished and benefits from double glazing and central heating. The property would be suitable for investment purposes with the potential annual rental income of in excess of £18,000.

**Situated** Fronting Russian Avenue on the corner of Russian Drive which in turn is off Green Lane in an established and popular residential location within easy reach of Tuebrook amenities, Newsham Park and approximately 3 miles from Liverpool City Centre.

**Ground Floor**

Main Entrance Hallway. **Flat 1** - Hall, Living Room, Kitchen, Bathroom/W.C, 2 Bedrooms.

**First Floor**

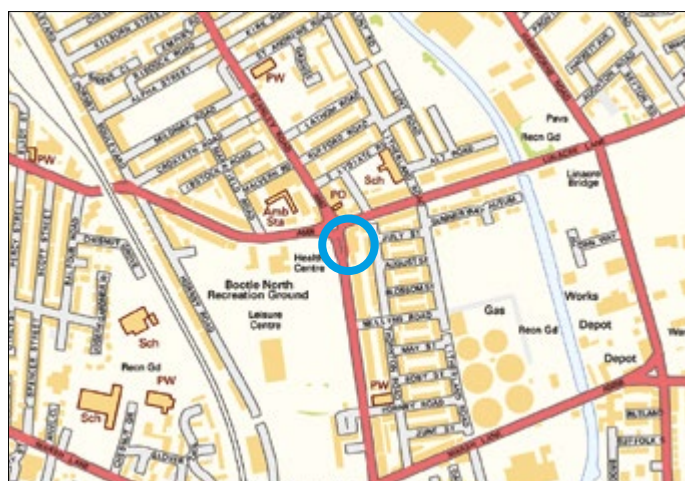
**Flat 2** - Hall, Living Room, Kitchen, Bathroom/W.C, 2 Bedrooms.

**Second Floor**

**Flat 3** - Hall, Living Room, Kitchen, Bathroom/W.C, 2 Bedrooms.

**Outside**

Front Yard.

LOT  
**30****502 Stanley Road, Bootle, Merseyside L20 5AF****\*GUIDE PRICE £95,000 +**

Not to scale. For identification purposes only

**MID TERRACE PROPERTY PROVIDING 5 SELF CONTAINED FLATS PRODUCING £20,000 P/A BENEFITTING FROM DOUBLE GLAZING AND CENTRAL HEATING.**

**Description** A three storey middle terraced property converted to provide 4 x 1 bed roomed self-contained flats and 1 studio flat. The property is fully let by way of Assured Shorthold Tenancies producing in excess of £20,000 per annum. The property benefits from double glazing, central heating and separate gas and electric meters.

proximity to local amenities, schooling and approximately 5 miles from Liverpool City Centre.

**Ground Floor**

Main Entrance Hallway **Flat 1** - Hall, Lounge/Kitchen, Bedroom, Shower room/WC **Flat 2** - Hall, Lounge/Kitchen, Bedroom, Bathroom/WC

Kitchen, Shower room/WC **Flat 4** - Hall, Lounge/Bedroom, Kitchen, Shower room/WC

**Second Floor**

**Flat 5** - Lounge/Kitchen, Bedroom, Shower room/WC

**Outside**

Yard to the rear

**Situated** Fronting Stanley Road with views over North Park in an established and popular residential location within close

**First Floor**

**Flat 3** - Hall, Lounge/Bedroom,

**EPC Rating C**

LOT  
**31****74 Kremlin Drive, Liverpool L13 7BZ****\*GUIDE PRICE £150,000 +**

**RESIDENTIAL INVESTMENT PRODUCING £24,000 PER ANNUM BENEFITING FROM DOUBLE GLAZING, ELECTRIC WALL HEATERS AND IS FULLY HMO COMPLIANT.**

**Description** A Freehold Investment Opportunity currently fully let producing in excess of £24,000 per annum. The property comprises of a three storey middle terrace property providing 8 bedsitting rooms. The property benefits from double glazing, electric wall heaters and is fully HMO compliant. The property is fully let to mainly long term mature tenants.

**Situated** Off Queens Drive in a popular and well established residential location within easy reach of Tuebrook and Old Swan amenities and approximately 3 miles from Liverpool city centre.

**Cellar** Not Inspected.

**First Floor**

Porch Entrance, Main Entrance Hallway. Bedsit 1 Lounge/Bedroom, Separate Kitchen/Diner and access to rear yard. Bedsit 2 & 3 each with a Lounge/Bedroom/Kitchen. Communal Shower/WC.

**First Floor**

Bedsits 4, 5 - each with a Lounge/Bedroom/Kitchen Bedsit 6 - Lounge/Bedroom, Separate Kitchen/Diner Communal

Bathroom/Shower Room, Separate WC with wash basin.

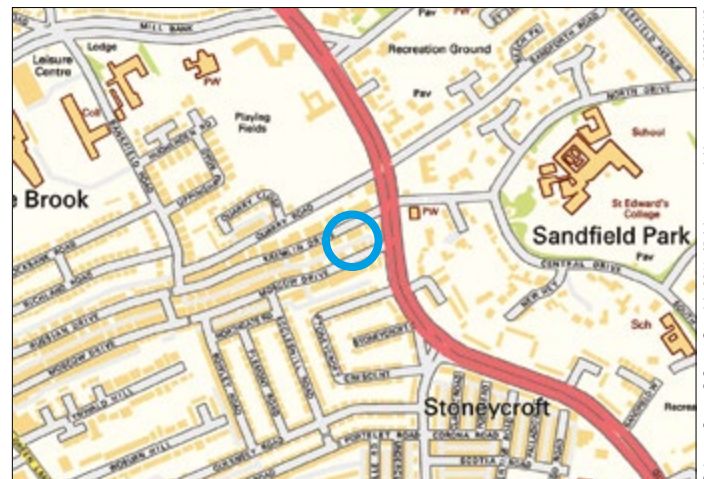
**Second Floor**

Bedsits 7 - Lounge/Bedroom/Kitchen  
Bedsit 8 - Lounge/Bedroom/Kitchen

**Outside**

Rear Yard.

**EPC Rating F**



Not to scale. For identification purposes only

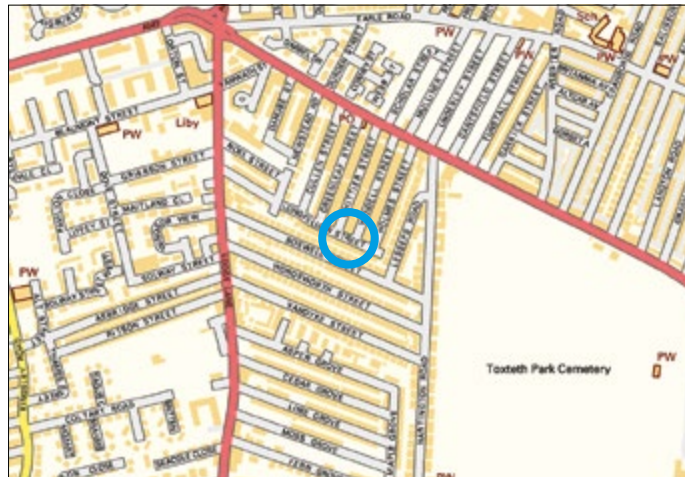
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LOT

32

84 Wendell Street, Liverpool L8 0RQ

\*GUIDE PRICE £35,000 - £40,000



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### VACANT 2 BED TERRACED WITH CENTRAL HEATING SUITABLE FOR INVESTMENT OPPORTUNITY.

**Description** A vacant 2 bedroomed middle terrace property benefiting from central heating. Following refurbishment the property would be suitable for occupation, resale or investment purposes. The potential annual rental income being in excess of £5400.00.

**Situated** Off Smithdown Road (A562) in a popular and well established location within close proximity to local amenities, the newly built Archbishop Blanch School and approximately 2 miles from Liverpool City Centre.

**First Floor**  
2 Bedrooms.

**Outside**  
Rear Yard.

#### Ground Floor

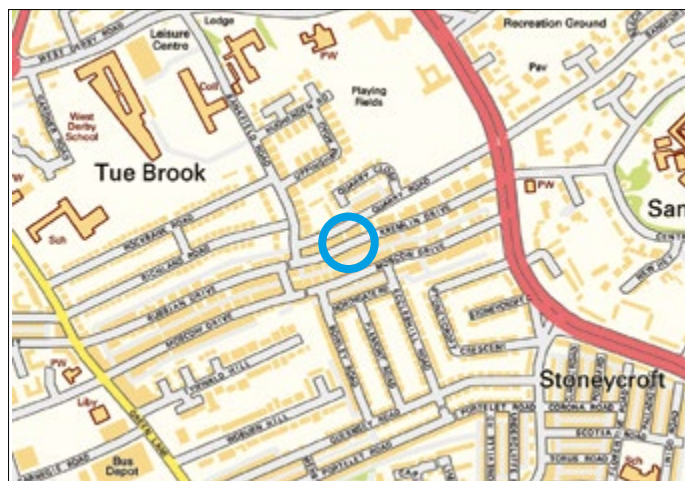
Lounge/Diner, Kitchen,  
Bathroom/WC.

LOT

33

29 Kremlin Drive, Liverpool L13 7BU

\*GUIDE PRICE £130,000 +



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Not to scale. For identification purposes only

### FOUR X ONE BEDROOM FLATS PRODUCING £19,000 PER ANNUM BENEFITING FROM DOUBLE GLAZING.

**Description** A three storey middle terrace property which has been converted to provide 4 x 1 bedroom flats. The property is currently fully let by way of Assured Shorthold Tenancies producing £19,000 per annum. The property benefits from double glazing and central heating.

**Situated** Off Queens Drive (A5058) in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

**First Floor**  
**Flat 3** - Lounge, Kitchen,  
Bedroom, Bathroom/W.C.

**Second Floor**  
**Flat 4** - Lounge, Kitchen,  
Bedroom, Bathroom/W.C.

#### Ground Floor

Main Entrance Hallway **Flat 1** - Lounge, Kitchen, Bedroom, Bathroom/W.C. **Flat 2** - Lounge, Kitchen Stairs to Bedroom, Bathroom/WC

**Outside**  
Rear yard.

LOT  
**34****51 Gidlow Road, Old Swan, Liverpool L13 2AN**

\*GUIDE PRICE £45,000 - £50,000



**3 BED TERRACE CURRENTLY PRODUCING £3,384 PER ANNUM BENEFITTING FROM DOUBLE GLAZING AND CENTRAL HEATING.**

**Description** A 3 bedroomed middle terraced property benefiting from partial double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £3,384 per annum.



Not to scale. For identification purposes only

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

**Outside**  
Yard to the rear.

**Ground Floor**

Hall, Living room, Dining Room, Kitchen.

**First Floor**

3 Bedrooms, Bathroom/W.C.

LOT  
**35****140 Moscow Drive, Liverpool L13 7DL**

\*GUIDE PRICE £110,000 +



**THREE X THREE BEDROOM FLATS PRODUCING £13,500 PER ANNUM BENEFITTING FROM DOUBLE GLAZING AND CENTRAL HEATING.**

**Description** A three storey dormer style middle terraced property which has been converted to provide 3 x 3 bedroomed self-contained flats. The property is currently fully let by way of Assured Shorthold Tenancies producing £13,500.00 per annum. The property benefits from partial double glazing and gas central heating.



Not to scale. For identification purposes only

**Situated** Off Queens Drive (A5058) in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

**First Floor**

**Flat 2** - Hall, Open Plan Living Room/Kitchen, Bathroom/WC, 3 Bedrooms.

**Second Floor**

**Flat 3** - Hall, Living Room, Kitchen, Bathroom/WC, 3 Bedrooms.

**Ground Floor**

Main Entrance Hallway **Flat 1** - **Flat 1** - Hall, Living Room, Kitchen, Bathroom/WC, 3 Bedrooms.

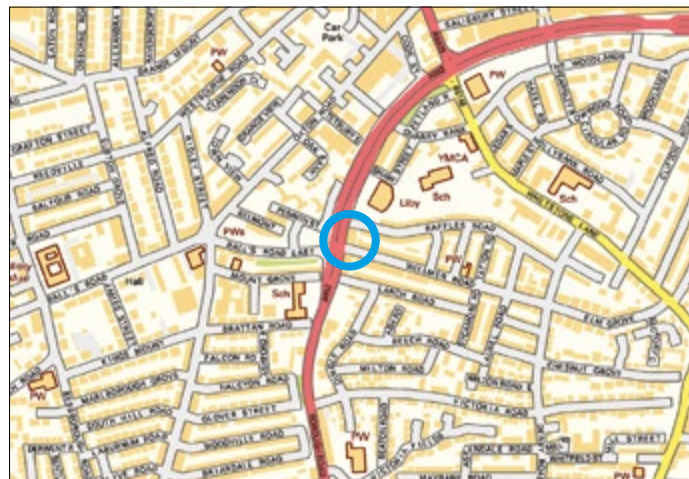
**Outside**  
Yard to the rear.

LOT

36

369 Borough Road, Birkenhead, Merseyside CH42 0HA

\*GUIDE PRICE £35,000 +



Not to scale. For identification purposes only

### RETAIL UNIT WITH FLAT ABOVE PRODUCING £5800 BENEFITTING FROM DOUBLE GLAZING AND CENTRAL HEATING.

**Description** A two storey middle terrace property consisting of a retail unit currently trading as a shoe repair shop at a nominal rental of £1040.00 per annum. To the upper floor there is a 2 bedroomed flat accessed via a separate rear entrance which is currently let by way of an Assured Shorthold Tenancy producing £4740 per annum. The property has recently been refurbished and benefits from double glazing and central heating.

**Situated** The property is situated on Borough Road at its junction with Willmer Road within close proximity to The Pyramid Shopping Centre.

2 Bedrooms, Bathroom/WC. Utility Room.

**Outside**  
Rear Yard, WC.

**Ground Floor**  
Shop - Main Sales Area, Kitchen.

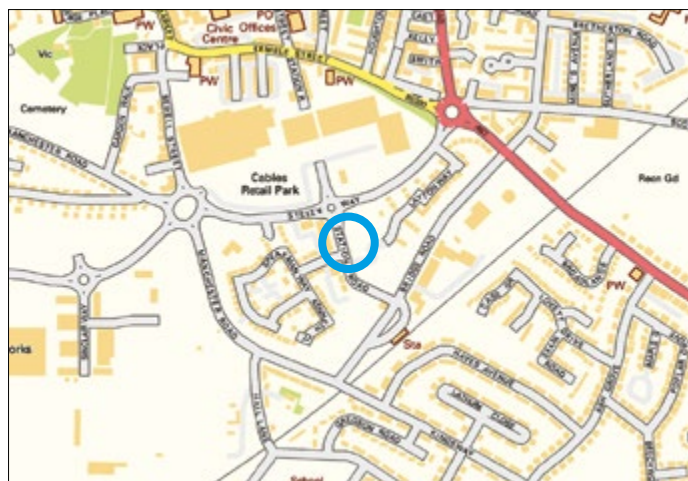
**First Floor**  
Flat - Hall, Living Room, Kitchen,

LOT

37

7 Station Road, Prescot, Merseyside L34 5SN

\*GUIDE PRICE £45,000 - £50,000



Not to scale. For identification purposes only

### VACANT 3 BEDROOM PROPERTY WITH PLANNING TO CONVERT TO PROVIDE 3 S/C FLATS.

**Description** A vacant 3 bedroomed 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  
**38****90 Gwladys Street, Liverpool L4 5RW****\*GUIDE PRICE £45,000 +**

### 2 BEDROOMED MIDDLE TERRACED PROPERTY BENEFITTING FROM DOUBLE GLAZING AND CENTRAL HEATING.

**Description** A vacant 2 bedroomed middle terraced property benefitting from double glazing and central heating. The property would be suitable for occupation or investment purposes.



Not to scale. For identification purposes only

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

#### Ground Floor

Hall, Through Living Room/Dining Room, Kitchen.

#### First Floor

2 Bedrooms, Bathroom/WC.

#### Outside

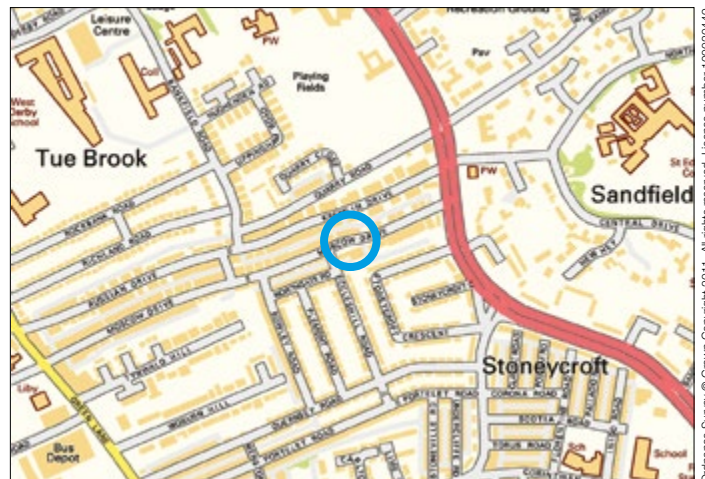
Decked Yard Area.

#### EPC Rating D

LOT  
**39****134 Moscow Drive, Liverpool L13 7DL****\*GUIDE PRICE £80,000 +**

### THREE X THREE BEDROOM FLATS IN NEED OF REFURBISHMENT SUITABLE FOR INVESTMENT OR POTENTIAL HMO CONVERSION.

**Description** A three storey dormer style semi-detached property which has been converted to provide 3 x 3 bedroom flats. When fully let the potential rental would be in excess of £13,00.00 per annum. The property would be suitable for HMO use subject to any necessary consents.



Not to scale. For identification purposes only

**Situated** Off Queens Drive (A5058) in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

#### Ground Floor

Main Entrance Hallway **Flat 1** - Hall, Living Room, Kitchen, Bathroom/WC, 3 Bedrooms.

#### First Floor

**Flat 2** - Hall, Open Plan Living Room/Kitchen, Bathroom/WC, 3 Bedrooms.

#### Second Floor

**Flat 3** - Hall, Living Room, Kitchen, Bathroom/WC, 3 Bedrooms.

#### Outside

Yard to the rear.

LOT  
**40****Apt 25, Brookside Court, 48 Shaw Lane, Prescot, Merseyside L35 5AE****\*GUIDE PRICE £35,000 +**

Not to scale. For identification purposes only

**VACANT 2 BED APARTMENT BENEFITTING FROM DOUBLE GLAZING AND CENTRAL HEATING.**

**Description** A 2 bedroomed middle floor apartment which benefits from double glazing and central heating. The property would be suitable for occupation or investment purposes with a potential annual rental income of in excess of £5400.00.

**Situated** The Brookside Court development is located at the corner of Shaw Lane and Brookside Road in the Prescot area and is approximately 8 miles from Liverpool city centre.

**Outside**  
Communal Parking.

**EPC Rating** C

**Buyers Fee**  
The buyers fee on this property is £625 plus VAT.

**Ground Floor**  
Main Entrance Hallway.

**First Floor**  
Hallway, Living Room, Kitchen, 2 Bedrooms, Bathroom/WC.

LOT  
**41****96 Seaview Road, Wallasey, Merseyside CH45 4LB****\*GUIDE PRICE £55,000 - £60,000**

Not to scale. For identification purposes only

**A VACANT RETAIL UNIT WITH TENANTED ACCOMODATION ABOVE.**

**Description** A three storey middle terraced property comprising of a vacant retail unit together with a three bedroomed maisonette arranged over two upper floors. The property benefits from UPVC double glazing. The flat is currently let by way of an Assured Shorthold Tenancy.

**Situated** The property is situated Village centre, opposite Wallasey Motor Company and near Kwik Fit.

**Ground Floor**  
Sales shop.

Separate Front Access to the Maisonette

Three Bedrooms. Living Room, Kitchen, Bathroom/WC.  
Arranged over first and second floors.

**Outside**  
Rear yard.

**Note**  
The property has not been inspected internally by Sutton Kersh. Tenancy details and agreements if applicable are not currently available.

LOT  
**42****87 Hartington Road, Toxteth, Liverpool L8 0SE****\*GUIDE PRICE £225,000 +**

### 5 X 1 BEDROOMED FLATS WHICH IS CURRENTLY LET UNTIL JULY 2016 AT A RENTAL OF £23,652 BENEFITTING FROM DOUBLE GLAZING AND CENTRAL HEATING.

**Description** A double fronted semi-detached property converted to provide 5 x 1 bedroomed flats which is currently let until July 2016 at a rental of £23,652 per annum with tenant guarantors. The property benefits from double glazing, central heating and secure intercom system.

**Situated** Fronting Hartington Road off Smithdown Road in an established and popular residential location within easy access to local amenities and a short distance from Liverpool city centre and the Universities.

#### Ground Floor

Main entrance Hallway, Access to the rear. **Flat 1** - Open plan Lounge/Kitchen, Bedroom, Bathroom/W.C. **Flat 2** - Lounge/Kitchen, Bedroom, Bathroom/W.C.

#### First Floor

**Flat 3** - Lounge, Kitchen, Bedroom, Bathroom/W.C. **Flat 4** - Lounge, Bedroom, Bathroom/W.C, stairs down to Kitchen.

#### Second Floor

**Flat 5** - Kitchen, Stairs to Lounge, Bedroom, Bathroom/W.C.



Not to scale. For identification purposes only

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LOT  
**43** 196 Wallasey Road, Wallasey, Merseyside CH44 2AG  
\*GUIDE PRICE £65,000 - £70,000



Not to scale. For identification purposes only

**RETAIL UNIT WITH 2 FLATS ABOVE BENEFITTING FROM DOUBLE GLAZING.**

**Description** A three storey middle terraced property comprising of a ground floor retail unit which was previously used as a sandwich shop together with 2 flats on the first and second floors accessed via a separate front entrance. The property benefits from double glazing.

**Situated** The property occupies a prominent site on Wallasey Road the A551 near the junction with Rugby Road and adjacent to a Lonsis Convenience Store with Post Office. Between Liscard and Wallasey Village Centres.

**Second Floor**  
Second floor flat.

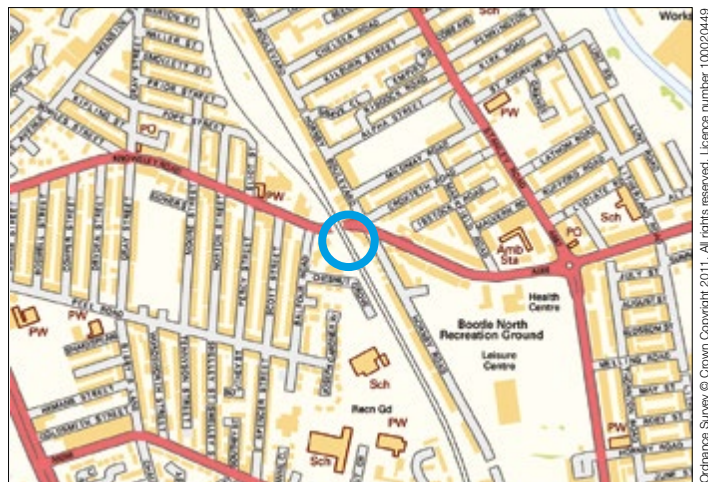
**Outside**  
Rear yard.

**Note**  
The property has not been inspected internally by Sutton Kersh. Tenancy details and agreements if applicable are not currently available.

**Ground Floor**  
Sales shop.

**First Floor**  
First floor flat.

LOT  
**44** 228/232 Knowsley Road, Bootle, Merseyside L20 5DG  
\*GUIDE PRICE £60,000 +



Not to scale. For identification purposes only

**TWO X ONE BEDROOM FLATS AND TWO X TWO BEDROOM FLATS IN NEED OF REFURBISHMENT.**

**Description** Three x three storey middle terrace properties which have been converted to provide four self-contained flats (2 x one bedroom, 1 x two bedroom, 1 x three bedroom) which following repair and modernisation would be suitable for investment purposes. When fully let the potential rental income being in excess of £18,500 per annum.

residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

Kitchen, Bedroom, Bathroom/WC.

**228 Knowsley Road**  
First Floor: Living Room, Kitchen, Bathroom/WC, 2 Bedrooms.  
Second Floor: 1 Bedroom.

**232 Knowsley Road**  
Ground Floor: Living Room, Kitchen, Bedroom, Bathroom/WC.

**232A Knowsley Road**  
First Floor: Living Room, Kitchen, 1 Bedroom, Bathroom/WC  
Second Floor: 1 Bedroom.

**Situated** On the corner of Knowsley Road close to its junction with Hornby Boulevard in a popular and well established

**230 Knowsley Road**  
Ground Floor: Living Room,

LOT  
**45****48 Andrew Street, Liverpool L4 4DT**

\*GUIDE PRICE £35,000 - £40,000



Not to scale. For identification purposes only

**RESIDENTIAL INVESTMENT PRODUCING £5,400 PER ANNUM BENEFITTING FROM DOUBLE GLAZING AND CENTRAL HEATING.**

**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 per annum.

**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.

**First Floor**  
2 Bedrooms.

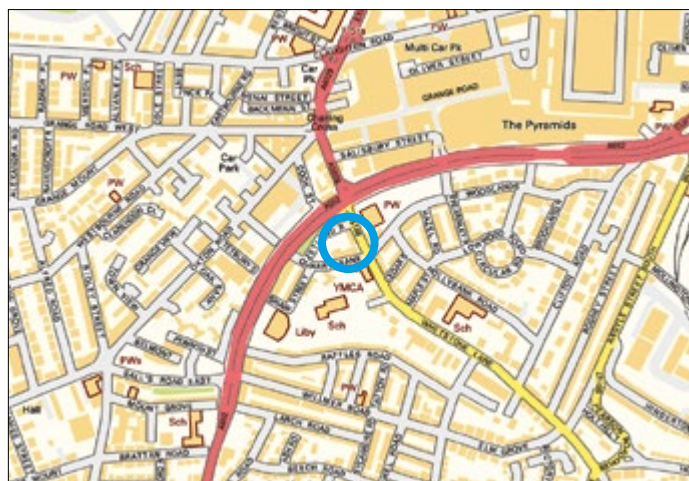
**Outside**  
Yard to the rear.

**EPC Rating E**

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

LOT  
**46****38 Whetstone Lane, Birkenhead, Merseyside CH41 2TF**

\*GUIDE PRICE £45,000 +



Not to scale. For identification purposes only

**3 BEDROOMED MID TERRACE PROPERTY WHICH BENEFITS FROM DOUBLE GLAZING AND CENTRAL HEATING.**

**Description** A vacant 3 bedroomed mid terrace property which benefits from double glazing and central heating. The property would be suitable for investment purposes with a potential annual rental income in excess of £6,000.00 per annum.

**Situated** Off Borough Road (A552) in a popular and well established residential location within close proximity to local amenities.

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

**Outside**  
Rear Yard.

**EPC Rating D**

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

LOT

47

## 101 Moscow Drive, Liverpool L13 7DG

\*GUIDE PRICE £130,000 +



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Not to scale. For identification purposes only

**FOUR X ONE BEDROOM FLATS PRODUCING £16,800 PER ANNUM. THE PROPERTY BENEFITS FROM DOUBLE GLAZING, CENTRAL HEATING, NEWLY FITTED KITCHEN AND BATHROOMS.**

**Description** A three storey end terrace property which has been converted to provide 4 x 1 bedroomed flats. The property is fully let by way of Assured Shorthold Tenancies producing £16,800.00 per annum. The property benefits from double glazing, central heating, newly fitted kitchen and bathrooms.

**Situated** Off Queens Drive (A5058) in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

**Ground Floor**

Main Entrance Hallway **Flat 1** - Hall, Living Room, Kitchen, Bathroom/WC, 1 Bedroom. **Flat 2** - accessed via the rear - Hall, Living Room, Kitchen, Bathroom/WC, 1 Bedroom.

**First Floor**

**Flat 3** - Hall, Living Room, Kitchen, Bathroom/WC, 1 Bedroom.

**Second Floor**

**Flat 4** - Hall, Living Room, Kitchen, Bathroom/WC, 1 Bedroom.

**Outside**

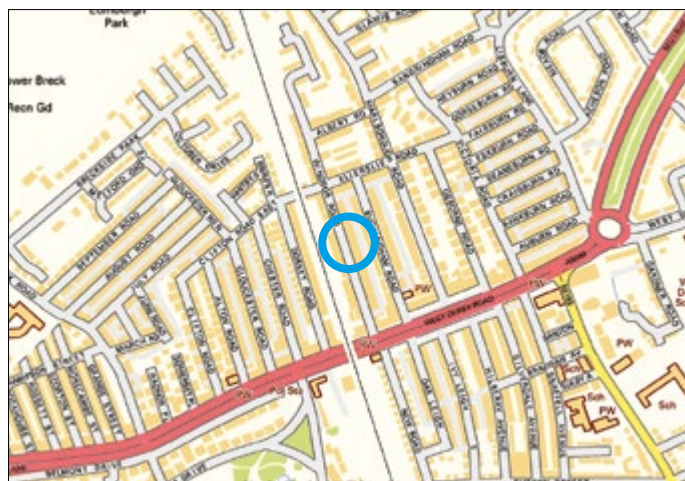
Yard to the rear.

LOT

48

## 46 Windsor Road, Tuebrook, Liverpool L13 8BD

\*GUIDE PRICE £85,000 +



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Not to scale. For identification purposes only

**3 SELF CONTAINED FLATS PRODUCING £13,920 PER ANNUM BENEFITTING FROM DOUBLE GLAZING AND CENTRAL HEATING.**

**Description** A 3 storey middle terraced property converted to provide 3 self-contained flats (1 x 1 and 1 x 2 and 1 x 3 bed). The property is fully let by way of Assured Shorthold Tenancies at a rental of £13,920 per annum. The property benefits from double glazing and central heating.

**Situated** The property is located in an established residential area close to local amenities off West Derby Road and approximately 4 miles from Liverpool City Centre.

**Ground Floor**

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

**First Floor**

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

**Second Floor**

**Flat 3** - Hall, Lounge, Kitchen, Bathroom/WC, 1 Bedroom.

**Outside**

Rear Yard.

LOT  
**49****8 Denman Drive, Newsham Park, Liverpool L6 7UF****\*GUIDE PRICE £175,000 +**

### 12 BED HMO INVESTMENT PRODUCING £15,600 BENEFITTING FROM DOUBLE GLAZING AND CENTRAL HEATING.

**Description** A substantial three storey period style semi detached house arranged over three floors plus basement. The property is currently let by way of a 4 year Lease which expires in July 2016 and there is a break clause in July 2015 for a rental increase or the tenants vacate with one months notice.

The property is fully licensed as a 12 bed HMO. At present it is being used as 10 bedrooms including an office and Store room producing in excess of £15,600 per annum. The property benefits from double glazing, two kitchens, 3 bathrooms and central heating.

Alternatively if let as an HMO Investment at £60.00 per room the annual rental income would be in excess of £37,000.



Not to scale. For identification purposes only

**Situated** Off Gardners Drive opposite Newsham Park in a popular and well established residential location within close proximity to local amenities and approximately 2 miles from Liverpool City Centre.

Room, Office, Storeroom, W.C, Kitchen/Diner.

#### First Floor

Bathroom/WC with walk in shower, Separate W.C, 7 Bedrooms.

#### Basement

Storage.

#### Second Floor

Kitchen/Diner, 3 Family Bedrooms, Bathroom/WC

#### Ground Floor

Main Entrance Hallway, Living

#### Outside

Gardens front and rear. Driveway.



LOT  
**50****3 Rawson Road, Litherland, Liverpool L21 1BS**

\*GUIDE PRICE £60,000 +



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Not to scale. For identification purposes only

**4 BED TERRACE PRODUCING £7800.00 BENEFITTING FROM DOUBLE GLAZING AND CENTRAL HEATING.**

**Description** A 4 bedroomed end of terrace property which is currently let by way of an Assured Shorthold Tenancy producing £7,800.00 per annum. The property benefits from double glazing and central heating.

**Situated** Off Princess Way (A5036) in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

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

**Outside**  
Yard to the rear.

**EPC Rating** D

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

LOT  
**51****161 Westminster Road, Liverpool L4 4LR**

\*GUIDE PRICE £60,000 +



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Not to scale. For identification purposes only

**RESIDENTIAL INVESTMENT PRODUCING £9,000 PER ANNUM NEWLY REFURBISHED BENEFITTING FROM DOUBLE GLAZING.**

**Description** A three storey middle terrace property which has been converted to provide three self-contained flats (1 x one bedroom and 2 studios) which are currently fully let by way of Assured Shorthold Tenancies producing £9,000 per annum. The property has recently been refurbished and benefits from double glazing.

**Situated** Fronting Westminster Road close to its junction with Barlow Lane in a popular and established location within walking distance to County Road amenities and approximately 3 miles from Liverpool city centre.

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

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

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

**Outside**  
Rear Yard.



LOT  
**52****24 Falkner Square, Liverpool L8 7NY****\*GUIDE PRICE £400,000 +**

### RESIDENTIAL INVESTMENT 5 SELF CONTAINED FLATS, PRODUCING IN EXCESS OF £35,000 PER ANNUM.

**Description** A residential student investment currently producing in excess of £35,000 per annum from 1st July 2016 until 30th June 2016 with tenant guarantors in place. The property comprises of a three storey georgian end town house converted to provide 5 self-contained flats (2x2 bedroomed flats, 2x1 bedroomed flats and 1x Studio). Each flat benefits from modern fitted kitchens, secure entry system 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 A** - Lounge/Kitchen, Stairs to Bedroom, Bathroom/w.c.

**Flat B** - Open plan lounge/Kitchen, Stairs down to Lower ground 2 Bedrooms, Bathroom/w.c.

#### First Floor

**Flat C** - Studio - Open plan Lounge/Kitchen/Bedroom, Bathroom/w.c (no central heating)

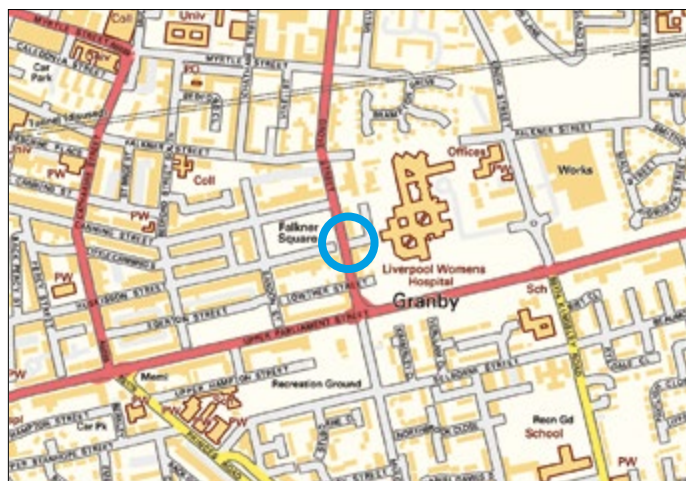
**Flat D** - Lounge/Kitchen, Stairs to Bedroom, Bathroom/w.c

#### Second Floor

**Flat E** - Lounge/Kitchen, Bathroom/w.c, Stairs to 2 Bedrooms.

#### Outside

Yard to the rear.



Not to scale. For identification purposes only



LOT  
**53****86 Oakhouse Park, Walton, Liverpool L9 1EP****\*GUIDE PRICE £40,000 - £45,000**

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Not to scale. For identification purposes only

**2 BED FIRST FLOOR APARTMENT PRODUCING £5,408.00 BENEFITTING FROM DOUBLE GLAZING AND CENTRAL HEATING.**

**Description** A 2 bedroomed first floor apartment which forms part of the popular conversion of the former Walton hospital building. The property is currently let by way of an Assured Shorthold Tenancy producing £5,408.00 per annum and benefits from double glazing and central heating.

**Situated** Close to Rice Lane and Breeze Hill in a popular and well established location within close proximity to local amenities.

**Outside**  
Communal Gardens and Parking

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

Main Entrance Hallway

**First Floor**

Flat - Hall, Lounge, Kitchen, Bathroom/WC, 2 Bedrooms.

LOT  
**54****Apt 26, Brookside Court, 48 Shaw Lane, Prescot, Merseyside L35 5AE****\*GUIDE PRICE £35,000 +**

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Not to scale. For identification purposes only

**2 BED APARTMENT PRODUCING £5,700 PER ANNUM BENEFITTING FROM DOUBLE GLAZING AND CENTRAL HEATING.**

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

**Situated** The Brookside Court development is located at the corner of Shaw Lane and Brookside Road in the Prescot area and is approximately 8 miles from Liverpool city centre.

**Outside**  
Communal Parking.

**EPC Rating C****Ground Floor**

Main Entrance Hallway.

**First Floor**

Hallway, Living Room, Kitchen, 2 Bedrooms, Bathroom/WC.

LOT  
**55****15 Faraday Street, Liverpool L5 6PL****\*GUIDE PRICE £40,000 +**

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**VACANT 3 BEDROOM MID TERRACED PROPERTY BENEFITTING FROM DOUBLE GLAZING AND CENTRAL HEATING.**

**Description** A vacant three bedroom middle terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential annual rental income of in excess of £5400.00.

**Situated** Off Thirlmere Road and Breck Road close to local amenities, schooling and a short distance from Liverpool City Centre.

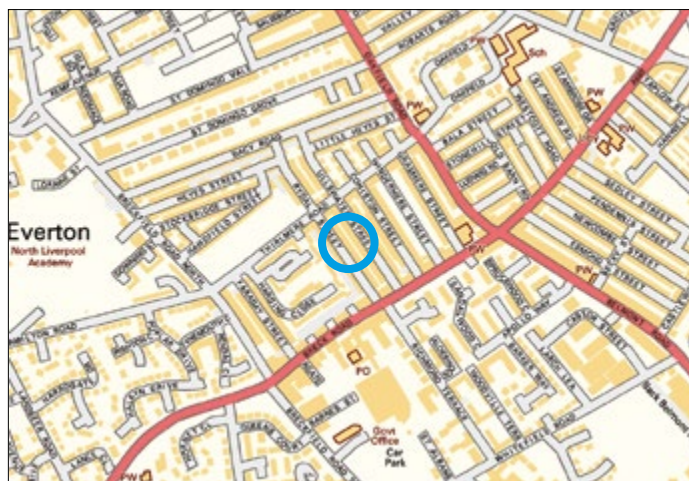
**Outside**  
Yard to the rear.

**Ground Floor**

Hall, Front Lounge, Rear Lounge, Kitchen, Bathroom/WC.

**First Floor**

Three Bedrooms.

LOT  
**56****47 Ullswater Street, Liverpool L5 6QU****\*GUIDE PRICE £35,000 - £40,000**

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**3 BEDROOM MID TERRACED PROPERTY BENEFITTING FROM DOUBLE GLAZING AND CENTRAL HEATING AND PRODUCING £5,700 PA.**

**Description** A 3 bed 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 £5,700 per annum.

**Situated** Off Thirlmere Road which is off Oakfield Road in a popular and well established residential location within close proximity to local amenities.

**Outside**  
Yard to the rear.

**Ground Floor**

Hall, Living Room, Kitchen.

**First Floor**

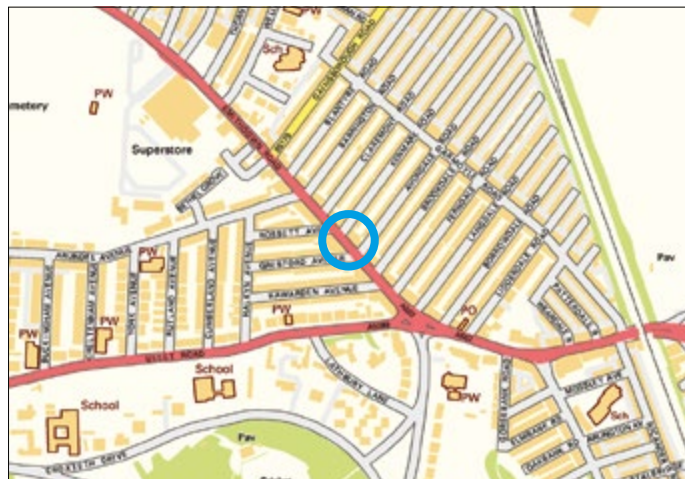
3 Bedrooms, Bathroom/WC.

LOT

57

## 385 Smithdown Road, Liverpool L15 3JJ

\*GUIDE PRICE £100,000 +



Not to scale. For identification purposes only

### VACANT SHOP WITH LIVING ACCOMMODATION ABOVE BENEFITTING FROM DOUBLE GLAZING AND CENTRAL HEATING.

**Description** A vacant three storey middle terraced property providing a ground floor retail unit together with living accommodation above. The property benefits from double glazing and central heating. The property was previously used as a Newsagents and would be suitable for a number of uses, subject to any relevant planning consents.

**Situated** Occupying a prominent frontage to Smithdown Road close to the junction with Kenmare Road in a busy parade of shops and trading location approximately 4 miles from Liverpool City Centre.

#### Ground Floor

Sales **Shop** - 39.10 sqm (420.88 sqft) Store room - 7.70 sqm (82.88 sqft)

#### First Floor

Rear fire escape access to the living accommodation Lounge, Kitchen with fitted units and built in hob, Bathroom/W.C.

#### Second Floor

Two double Bedrooms.

#### Outside

Covered rear yard area.

LOT

58

## 9 Brook Road, Walton, Liverpool L9 2BE

\*GUIDE PRICE £95,000+



Not to scale. For identification purposes only

### A RESIDENTIAL INVESTMENT PROPERTY COMPRISING 5 STUDIO APARTMENTS PRODUCING £9,720 PER ANNUM, WITH POTENTIAL TO PRODUCE £15,000 PER ANNUM.

**Description** A three storey middle terrace property which has been converted to provide 5 studio apartments. The property is partially let by way of Assured Shorthold Tenancies producing £9,720.00 per annum. The potential when fully let being in excess of £15,000 per annum. The property benefits from double glazing and central heating.

**Situated** Off Rice Lane (A59) in a popular and well established residential location within close proximity to Walton

Vale shopping amenities, and transport links.

#### Ground Floor

Main Entrance Hallway  
Studio 1 - Living Room/Bedroom, Kitchen, Shower Room/WC

Studio 2 - Living Room/Bedroom, Kitchen, Shower Room/WC

#### First Floor

Studio 3 - Lounge/Bedroom, Kitchen, Shower Room/W.C.  
Studio 4 - Lounge/Bedroom, Kitchen, Shower room/W.C.

#### Second Floor

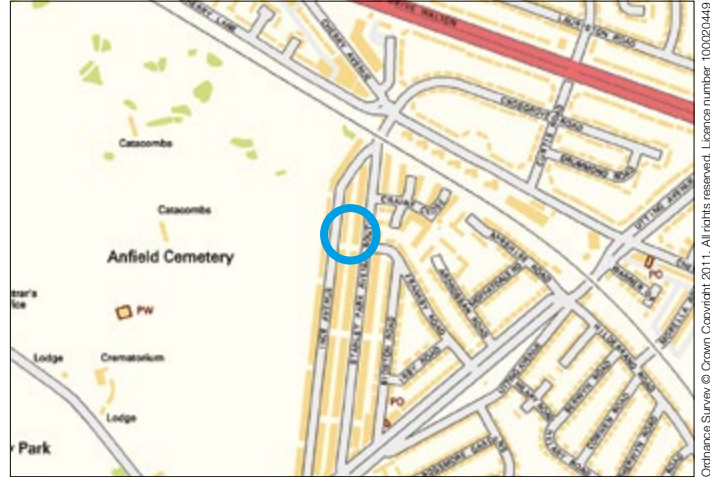
Studio 5 - Lounge/Bedroom, Kitchen, Shower room/W.C.

#### Outside

Garden to the rear.

LOT  
**59****191 Stanley Park Avenue South, Liverpool L4 7XE**

\*GUIDE PRICE £30,000 - £35,000



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**RESIDENTIAL INVESTMENT PROPERTY LET BY REGULATED TENANTS PRODUCING £4,030 PER ANNUM BENEFITING FROM DOUBLE GLAZING.**

**Description** A 3 bedroomed middle terraced property which is currently let by way of a Regulated Tenancy producing £4,030.00 per annum. The property benefits from double glazing.

**Situated** Off Utting Avenue 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**

3 Bedrooms, Bathroom/WC.

**Outside**

Rear Yard.

**Ground Floor**

Hall, Lounge, Dining Room, Kitchen.

LOT  
**60****10 Brickwall Green, Sefton Village, Liverpool L29 9AF**

\*GUIDE PRICE £220,000 - £240,000



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**A UNIQUE GRADE II LISTED 4 BEDROOM, 2 BATHROOM BARN CONVERSION MEWS RESIDENCE WHICH DATES BACK TO 1661.**

**Description** The property is in need of updating and benefits from central heating and garage. There is potential for a loft conversion subject to any necessary planning consents.

**Ground Floor**

Large open plan Lounge and Dining room, Kitchen with fitted base, wall units and built in oven hob, Conservatory, W.C with wash basin.

**Outside**

Car park to the front, Private lawned rear garden with open semi rural aspect, and garage.

**First Floor**

4 Bedrooms, master with en suite bathroom/W.C, Main Bathroom/W.C.

**Situated**

In a quiet cul-de-sac village location which is off Brick Wall Lane the B5422 in Sefton Village close to Maghull Town

Centre and conveniently placed for access to the M57/M58 motorway connection and the main A59 into Liverpool City Centre.

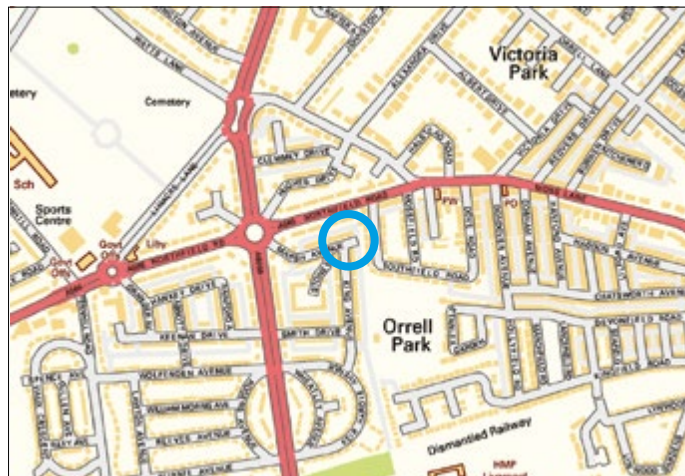
LOT  
**61**

ON BEHALF OF ONE VISION HOUSING

**41 Marsh Avenue, Bootle, Merseyside L20 0DJ****\*GUIDE PRICE £20,000 - £25,000**

**A VACANT 2 BEDROOMED END TOWN HOUSE BENEFITING FROM DOUBLE GLAZING, CENTRAL HEATING AND A DRIVEWAY.**

**Description** A 2 bedroomed end town house benefiting from double glazing, central heating and driveway. The property would be suitable for investment purposes following repair and modernisation. We are advised by the vendor's that the purchaser have to retain and live in the premises.



Not to scale. For identification purposes only

**Situated** Off Southport Road in an established and popular residential location approximately 4 miles from Liverpool City Centre.

**Outside**  
Driveway, Rear yard.

**EPC Rating** G

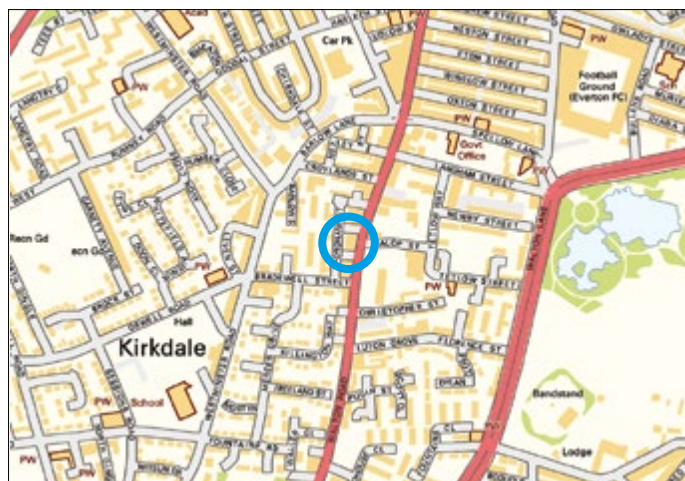
**Ground Floor**  
Lounge, Kitchen, Utility room.

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

LOT  
**62****The Salutation Public House, 199 Walton Road, Liverpool L4 4AJ****\*GUIDE PRICE £70,000 +**

**THREE STOREY PUBLIC HOUSE WITH ACCOMODATION ABOVE WITH FIXTURES AND FITTINGS BENEFITING FROM CENTRAL HEATING AND A ROOF TERRACE.**

**Description** A Freehold three storey corner property consisting of a ground floor public house together with a 3 bedroomed living accommodation over two floors which can be accessed also via a separate rear entrance. The Public House has been trading for over 25 years and would be suitable for continued use or possible redevelopment to provide a retail unit and flats, subject to any necessary planning consents. The property will be sold with the benefit of fixtures and fittings and there is central heating and a roof terrace to the rear.



Not to scale. For identification purposes only

**Situated** Fronting Walton Road on a busy and prominent position within walking distance to Liverpool Football Club and Everton Football Club and approximately 3 miles to Liverpool City Centre.

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

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

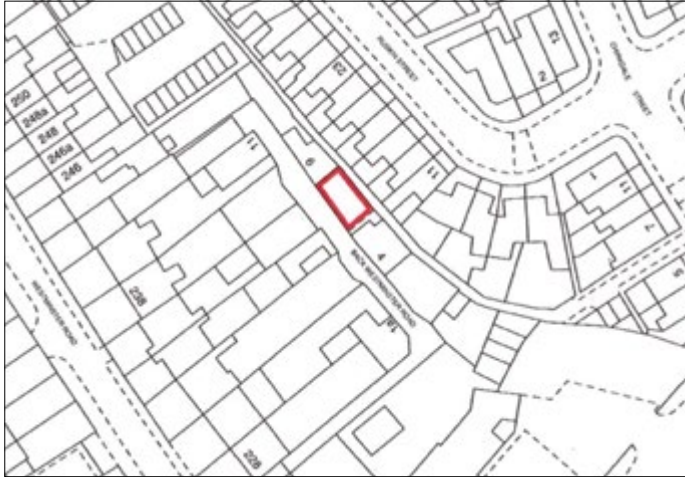
**Ground Floor**  
Public House - Bar Area, Ladies/Gents WC's, Cellar.

**Outside**  
Yard, Garage, Roof Terrace.

LOT  
**63**

## Land Adjoining 6 Back Westminster Road, Liverpool L4 4PG

\*GUIDE PRICE £1,000 +



Not to scale. For identification purposes only

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### A VACANT PLOT OF LAND.

**Description** A vacant piece of land under title number MS610219. The land is adjoining 6 Back Westminster Road and may be suitable for different uses subject to any necessary consents.

LOT  
**64**

## 60 Derby Lane, Stonycroft, Liverpool L13 3DN

\*GUIDE PRICE £35,000 +



Not to scale. For identification purposes only

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### COMMERCIAL INVESTMENT PRODUCING £4,800 PER ANNUM BENEFITING FROM DOUBLE GLAZING AND CENTRAL HEATING.

**Description** A ground floor office investment property currently let by way of a 5 year lease until 2020 to Swan Lettings with a current passing rent of £400 per calendar month (£4800 per annum) rising to £425, £450 and £475 per calendar month as fixed rent reviews. The property is in good order throughout and benefits from double glazing and gas central heating.

**Situated** Derby Lane lies between Queens Drive, West Derby the A5058 and Prescot Road A57 within close proximity to Local amenities including Old Swan and approximately 4 miles from Liverpool City Centre.

### Ground Floor

Front Office - 19.89 sqm (214.10 sqft) Rear Office - 12.89 sqm (138.75 sqft) Bathroom/W.C with shower Rear Office - 9.42 sqm (101.39 sqft)

LOT

65

164 Breck Road, Everton, Liverpool L5 6PX

\*GUIDE PRICE £50,000 +



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Not to scale. For identification purposes only

**MIXED USE PROPERTY COMPRISING GROUND FLOOR FISH AND CHIP WITH ACCOMODATION ABOVE BENEFITING FROM STEEL ROLLER SHUTTERS AND USE CLASS A5.**

**Description** A two storey mid terrace property comprising of a fish and chip shop with accommodation above. The property would be suitable for a number of uses, subject to the necessary planning consents. The property benefits from steel roller shutters and Use Class A5 for Hot Food Takeaway.

**Situated** Fronting Breck Road on a busy main road position approximately 2.5 miles from Liverpool City Centre.

**Outside**  
Yard to the rear.

#### Ground Floor

Main sales area, rear room, prep room

#### First Floor

2 Rooms, shower room, WC

LOT

66

46 Morecambe Street, Liverpool L6 4AU

\*GUIDE PRICE £30,000 +



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Not to scale. For identification purposes only

**A VACANT 2 BEDROOMED MIDDLE TERRACED PROPERTY BENEFITING FROM DOUBLE GLAZING AND CENTRAL HEATING.**

**Description** A vacant 2 bedroomed middle terrace property benefiting from partial double glazing and central heating. Following repair and modernisation the property would be suitable for resale or investment purposes with a potential annual rental income of in excess of £5400.00.

**Situated** Off Rocky Lane in a popular and established residential location within easy reach of Tuebrook amenities, Newsham Park and approximately 3 miles from Liverpool City Centre.

**First Floor**  
2 Bedrooms.

**Outside**  
Yard to the rear.

#### Ground Floor

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



LOT  
**67****72 Balmoral Road, Fairfield, Liverpool L6 8NF****\*GUIDE PRICE £115,000 +**

Not to scale. For identification purposes only

**6 X 1 BEDROOMED SELF CONTAINED FLATS WITH NEED OF FULL UPGRADE AND REFURBISHMENT.**

**Description** A vacant double fronted three storey semi-detached property which has been converted to provide 6 x one bedroomed self-contained flats. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes. The potential annual rental income being in excess of £28,000.

**Situated** Off Prescott Road in a popular and well established residential location within easy reach of local amenities, Newsham Park, schooling and approximately 3 miles from Liverpool City Centre.

**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**

**Flat 5** - Lounge, Kitchen, Bathroom/WC. Bedroom. **Flat 6** - Lounge, Kitchen, Bathroom/WC. Bedroom.

**Outside**

Gardens front and rear.

LOT  
**68****89 Endborne Road, Orrell Park, Liverpool L9 8DP****\*GUIDE PRICE £60,000 - £65,000**

Not to scale. For identification purposes only

**A VACANT 3 BEDROOMED MIDDLE TERRACED PROPERTY BENEFITING FROM DOUBLE GLAZING AND CENTRAL HEATING.**

**Description** A spacious 3 bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for occupation, investment or re sale purposes following modernisation.

**Situated** Between Orrell Lane and Warbrick Avenue in a very popular and well established residential location within close proximity to Orrell Park Station and Walton Vale amenities.

**Ground Floor**

Vestibule, Hall, 2 Reception rooms, Kitchen/Diner.

**First Floor**

3 Bedrooms, Bathroom/W.C.

**Outside**

Yard.

LOT

69

81 Trevor Road, Orrell Park, Liverpool L9 8DY

\*GUIDE PRICE £60,000 +



Not to scale. For identification purposes only

### RESIDENTIAL INVESTMENT PRODUCING £4,200 PER ANNUM BENEFITING FROM DOUBLE GLAZING AND CENTRAL HEATING.

**Description** A spacious 3 bedroomed end terrace property currently let by way of an Assured Shorthold Tenancy producing £4200.00 per annum. The property is in good order throughout and benefits from double glazing and central heating.

**Situated** Between Orrell Lane and Warbreck Avenue in a very popular and well established residential location within close proximity to Orrell Park Station and Walton Vale Amenities.

#### Ground Floor

Vestibule, Hall, Lounge, Dining room, Kitchen.

#### First Floor

3 Bedrooms, Bathroom/W.C.

#### Outside

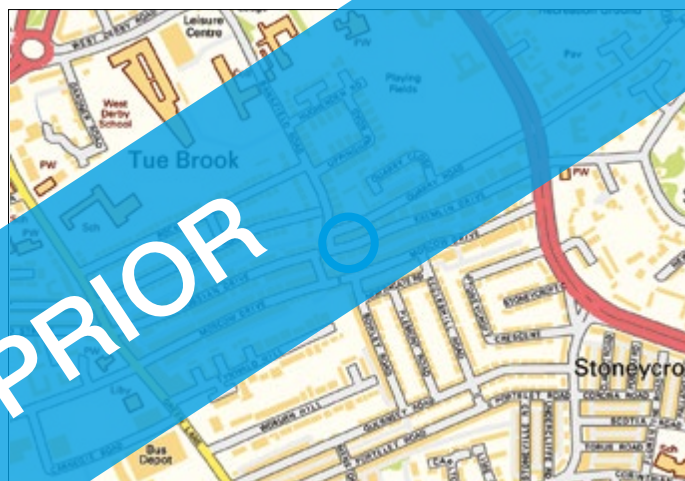
Yard to the rear.

LOT

70

13 Kremlin Drive, Liverpool L13 7BU

\*GUIDE PRICE £80,000 +



Not to scale. For identification purposes only

### MID TERRACE PROVIDING 3X1 BEDROOMED FLATS.

**Description** A middle terraced property arranged as 3 x 1 bedroomed self-contained flats. Following repair and modernisation the property would be suitable for investment purposes. The potential annual rental income when let being in excess of £13,500 per annum.

**Situated** Off Queens Drive in a popular and well established residential location within close proximity to local amenities and approximately 4 Miles from Liverpool City Centre.

#### Basement

Not inspected.

#### Ground Floor

Main Entrance Hallway **Flat 1**

- Lounge, Bedroom, Bathroom/W.C, Stairs down to Kitchen.

#### First Floor

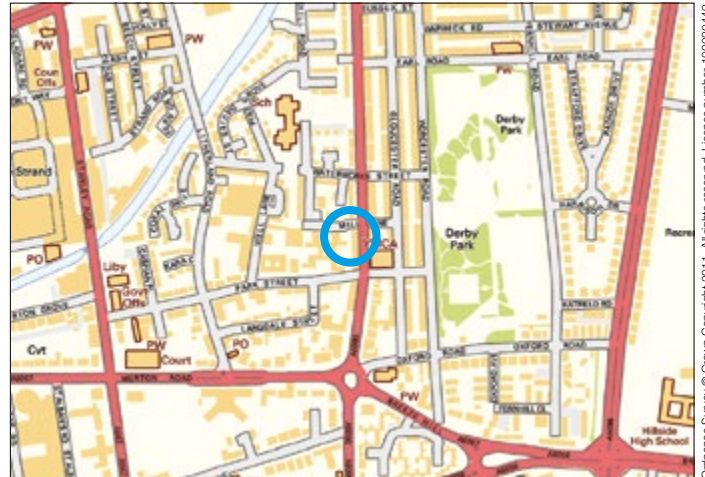
**Flat 2** - Lounge, Kitchen, Bathroom/W.C, stairs up to Bedroom. **Flat 3** - Lounge, Kitchen, Bedroom, Bathroom/W.C.

#### Outside

Rear Yard.

LOT  
**71****295 Hawthorne Road, Bootle, Merseyside L20 3AP**  
\*GUIDE PRICE £50,000 - £60,000**MIXED USE PROPERTY COMPRISING GROUND FLOOR SHOP AND TWO X ONE BEDROOM FLATS BENEFITING FROM DOUBLE GLAZING AND CENTRAL HEATING.**

**Description** A three storey mixed use end of terrace property comprising of a ground floor retail unit together with 2 x 1 bedroom flats above access via a separate front entrance. The flats have recently been refurbished and benefit from double glazing and central heating. The Retail Unit would be suitable for a number of uses, subject to any necessary consents. When fully let the potential annual rental income is excess of £12,000.



Not to scale. For identification purposes only

**Situated** Fronting Hawthorne Road close to Balliol Road East in a popular and established location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

**Ground Floor Shop** - Main sales area, Kitchen, WC.

**First Floor**

**Flat 1** - Open Plan Lounge/ Kitchen, Bedroom, Shower Room/W.C.

**Second Floor**

**Flat 2** - Open Plan Lounge/ Kitchen, Bedroom, Shower Room/W.C.

**Outside** yard to the rear.

LOT  
**72****17 Crawford Close, West Derby, Liverpool L12 4YU**  
\*GUIDE PRICE £75,000 +**A 4 BEDROOMED INVESTMENT PROPERTY PRODUCING £8,400 PER ANNUM BENEFITING FROM DOUBLE GLAZING AND CENTRAL HEATING.**

**Description** A four bedroomed terraced property benefitting from double glazing, central heating, front and rear gardens, single garage to the rear. The property is currently let by way of an Assured Shorthold Tenancy producing £8,400 per annum.



Not to scale. For identification purposes only

**Situated** Off Deysbrook Lane in a popular and well established residential location within easy reach of local amenities, schooling and approximately 5 miles from Liverpool City Centre.

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

**First Floor**

4 Bedrooms, Bathroom/WC.

**Outside**

Front and rear gardens. Single garage to the rear.

LOT  
**73**

**163 Westminster Road, Liverpool L4 4LR**

**\*GUIDE PRICE £60,000 +**



Not to scale. For identification purposes only

**RESIDENTIAL INVESTMENT PRODUCING £9,000 PER ANNUM BENEFITING FROM DOUBLE GLAZING.**

**Description** A three storey middle terrace property which has been converted to provide three self-contained flats (1 x one bedroom and 2 x studio) which are currently fully let by way of Assured Shorthold Tenancies producing £9,000 per annum. The property has recently been refurbished and benefits from double glazing.

**Situated** Fronting Westminster Road close to its junction with Barlow Lane in a popular and established location within walking distance to County Road amenities and approximately 3 miles from Liverpool city centre.

**First Floor Flat 2**

Living Room/Bedroom, Kitchen, Bathroom/WC.

**Second Floor Flat 3**

Living Room/Bedroom, Kitchen, Bathroom/WC.

**Ground Floor Flat 1**

Living Room, Kitchen, Bedroom, Bathroom/WC.

**Outside**  
Rear Yard.

LOT  
**74**

**Land To The Rear Of 24 Aigburth Drive, Liverpool L17 4JH**

**\*GUIDE PRICE £50,000 +**



Not to scale. For identification purposes only

**A VACANT PIECE OF LAND.**

**Description** A plot of land extending to approximately 10,000 sq.ft which would be suitable for redevelopment subject to any necessary planning consents.

**Situated** To the rear of 24 Aigburth Drive, which has right of way, in a very popular residential area overlooking Sefton Park and walking distance to Lark Lane amenities.

**Services**

We believe all main services are available, however potential purchasers should make their own enquiries.

LOT  
**75****16 Rufford Road, Kensington, Liverpool L6 3BE**  
\*GUIDE PRICE £135,000 +

### FIVE X 1 BEDROOM FLATS SUITABLE FOR INVESTMENT PURPOSES BENEFITING FROM DOUBLE GLAZING AND CENTRAL HEATING.

**Description** A double fronted three storey middle terraced property converted to provide 5x1 bedroomed self-contained flats. The property benefits from double glazing and central heating (no boilers). Following refurbishment the property would be suitable for investment purposes with a potential annual rental income of in excess of £24,000.

**Situated** Off Prescott Road in an established location within close proximity to local amenities and approximately 2 miles from Liverpool City Centre.

#### Ground Floor

Main Entrance Hallway Flats 1 & 2 - Hall, Living Room, Kitchen, Bathroom/WC, Bedroom.

#### First Floor

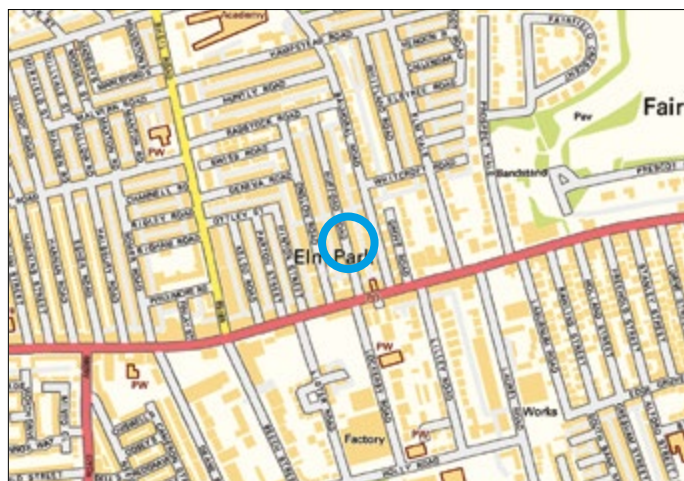
Flats 3 & 4 - Hall, Living Room, Kitchen, Bathroom/WC, Bedroom.

#### Second Floor

Flat 5 - Hall, Living Room, Kitchen, Bathroom/WC, 2 Bedrooms

#### Outside

Yard to the rear.



Not to scale. For identification purposes only

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LOT  
**76****110 Ashbourne Road, Aigburth, Liverpool L17 9QJ****\*GUIDE PRICE £135,000 +**

Not to scale. For identification purposes only

**A 3 BED MID TERRACE BENEFITTING FROM DOUBLE GLAZING, CENTRAL HEATING AND IN GOOD ORDER THROUGHOUT.**

**Description** A well presented three bed roomed middle terraced property which has recently been refurbished and redecorated throughout. The property benefits from double glazing, central heating, newly fitted kitchen, vertical blinds and carpeting throughout. The property would be suitable for immediate occupation or residential investment purposes.

**Situated**

off Aigburth Road in a very popular and well established residential location within close proximity to Aigburth Vale Amenities, Lark Lane, Sefton Road, schooling and approximately 3 miles from Liverpool City Centre.

**First Floor**

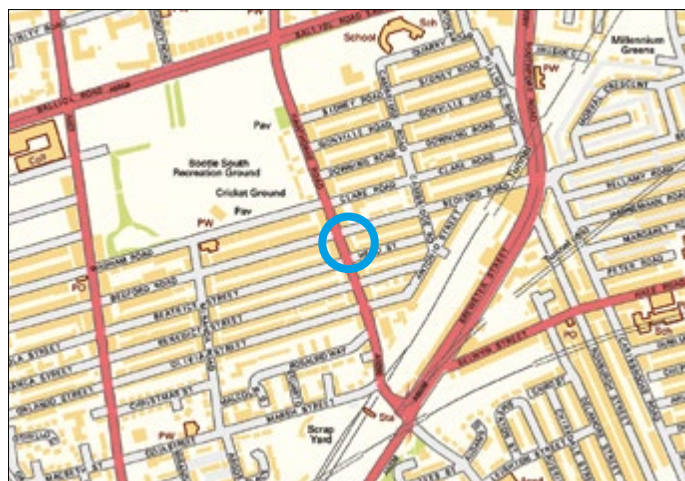
3 Bedrooms, Bathroom/WC.

**Outside**

Brick Outhouse and yard to the rear.

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

Hall, Lounge, Open Plan Dining Room through to Kitchen.

LOT  
**77****200 Bedford Road, Bootle, Merseyside L20 9NB****\*GUIDE PRICE £35,000 +**

Not to scale. For identification purposes only

**A 4 BEDROOMED 3 STOREY END OF TERRACED. BENEFITING FROM DOUBLE GLAZING AND CENTRAL HEATING.**

**Description** A 3 storey 4 bedroomed double fronted end of terraced property which has recently been refurbished to include a new roof, new plumbing, newly fitted central heating system and double glazing. The property would be suitable for HMO Investment purposes and if rented at £60 per room per week the property has the potential to generate £12,500 per annum.

**Situated**

Fronting Bedford Road on the corner of Hawthorne Road in an established residential location within easy reach of local amenities and approximately 4 miles to Liverpool City Centre.

**First Floor**

2 Bedrooms, Bathroom/W.C.

**First Floor**

2 Further Bedrooms, W.C.

**Outside**

Yard to the rear.

**Ground Floor**

Living Room, Kitchen/Diner.

LOT  
**78****139 Moscow Drive, Liverpool L13 7DQ**

\*GUIDE PRICE £80,000 +



Not to scale. For identification purposes only

**3 X ONE BEDROOM SELF CONTAINED FLATS**

**Description** A 3 storey mid terrace property converted to provide 3 x one bedroom self-contained flats. The ground floor flat is currently tenanted with the upper flats requiring some minor repair and decoration prior to rental. Ideal as an investment property with the potential gross income of £14,400pa based on a rental of £400pcm per flat.

**Situated** Off Queens Drive mid-way between Tuebrook, Old Swan and West Derby. There are numerous shops, bars and restaurants on nearby West Derby Road. Liverpool City Centre is only 4 miles away with regular public transport links close by.

**Accommodation**

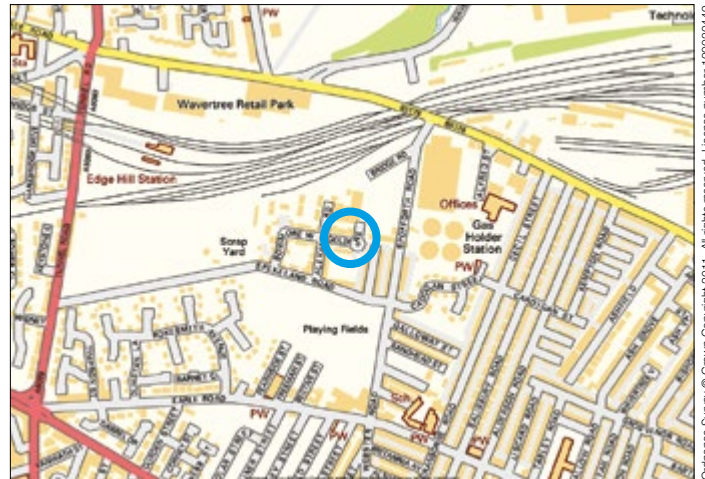
**Flat 1** - ground floor - Bedroom, bathroom, large living room, kitchen **Flat 2** - first floor - bedroom, bathroom, kitchen, living room **Flat 3** - duplex - first & second floor - bedroom, bathroom, kitchen, living room

**Outside**

Yard to the rear.

**EPC Rating** ELOT  
**79****27 Golders Green, Liverpool L7 6HG**

\*GUIDE PRICE £55,000 +



Not to scale. For identification purposes only

**RESIDENTIAL INVESTMENT COMPRISING A TWO BEDROOM APARTMENT SOLD SUBJECT TO AN ASSURED SHORTHOLD TENANCY PRODUCING £6,600 PER ANNUM.**

**Description** A top floor two bedroom apartment sold subject to an Assured Shorthold Tenancy producing an income of £6,600 per annum. The property comes finished to a high standard and benefits from double glazing, central heating, parking and communal gardens.

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

**Outside**

Parking and communal gardens.

**Ground Floor**

Entrance Hall

**Second Floor**

Living Room/Dining/Kitchen, Two Bedrooms, Bathroom/WC.

LOT

80

29 Croxteth Avenue, Litherland, Liverpool L21 6NA

\*GUIDE PRICE £45,000 - £50,000



Not to scale. For identification purposes only

**VACANT 3 BED TERRACED PROPERTY SUITABLE FOR INVESTMENT PURPOSES. BENEFITING FROM DOUBLE GLAZING AND CENTRAL HEATING.**

**Description** A vacant extended 3 bedroomed end terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential annual rental income of in excess of £6000.00.

**Situated** Off Wellington Road which is off Seaforth Road and Church Road roundabout (A5036). In an established residential location within close proximity to Seaforth and Litherland Railway Station.

**First Floor**  
3 Bedrooms.

**Outside**  
Yard to the rear.

**EPC Rating** E

**Ground Floor**

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

LOT

81

10 Morley Road, Wallasey, Merseyside CH44 5SL

\*GUIDE PRICE £25,000-£30,000



Not to scale. For identification purposes only

**RESIDENTIAL INVESTMENT PROPERTY LET BY REGULATED TENANTS PRODUCING £2,400 PER ANNUM.**

**Description** A 3 bedroomed end terraced property which is currently let by way of a Regulated Tenancy producing £2,400 per annum. The property benefits from double glazing.

**Situated** Off Poulton Road/B5145 approximately 3 miles from Birkenhead Town Centre.

**Outside**  
Rear Yard.

**Ground Floor**

Hall, Lounge, Dining Room, Kitchen.

**First Floor**

3 Bedrooms, Bathroom/WC.



LOT  
**82****16 Morley Road, Wallasey, Merseyside CH44 5SL****\*GUIDE PRICE £25,000-£30,000**

**RESIDENTIAL INVESTMENT PROPERTY LET BY REGULATED TENANTS PRODUCING £3,300 PER ANNUM BENEFITING FROM DOUBLE GLAZING.**

**Description** A 2 bedroomed end terraced property which is currently let by way of a Regulated Tenancy producing £3,300 per annum. The property benefits from double glazing.



Not to scale. For identification purposes only

**Situated**

Off Poulton Road/B5145 approximately 3 miles from Birkenhead Town Centre.

**Outside**

Rear Yard.

**Ground Floor**

Hall, Lounge, Dining Room, Kitchen.

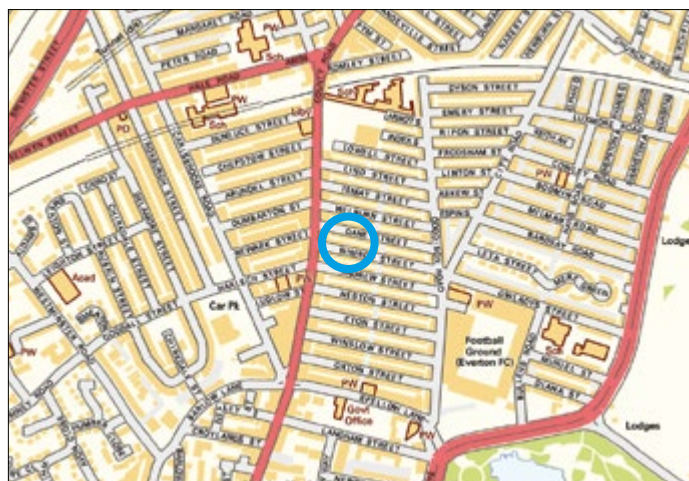
**First Floor**

2 Bedrooms, Bathroom/WC.

LOT  
**83****18 Dane Street, Liverpool L4 4DZ****\*GUIDE PRICE £35,000+**

**A 3 BEDROOMED MID TERRACED PROPERTY IN NEED OF REFURBISHMENT.**

**Description** A three bedroom mid terrace property which following refurbishment and modernisation would be suitable for investment purposes. The potential annual rental income being in excess of £5,400.



Not to scale. For identification purposes only

**Situated**

Off County Road and Goodison Road in a popular and well established location within close proximity to local amenities, Schooling, Everton Football Club and approximately 2.5 miles from Liverpool City Centre.

**First Floor**

Two Bedrooms

**Second Floor**

1 Further Bedroom

**Outside**

Yard to the rear.

**Ground Floor**

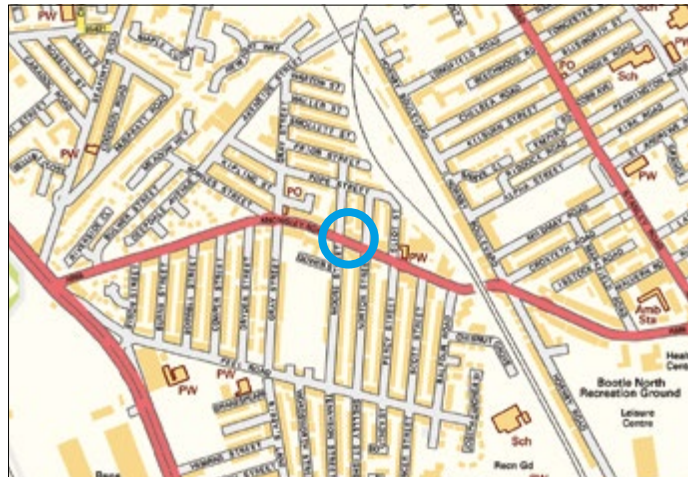
Living Room/Diner, Bathroom/WC

LOT

84

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

\*GUIDE PRICE £40,000 +



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Not to scale. For identification purposes only

### 2 VACANT FLATS BENEFITING 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.

#### Ground Floor

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

#### First Floor

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

#### Second Floor

2 further bedrooms.

#### Outside

Yard to the rear.

#### NOTE

We believe there may be signs of Japanese Knotweed to the rear of the property, however potential purchasers are advised to make their own enquiries.

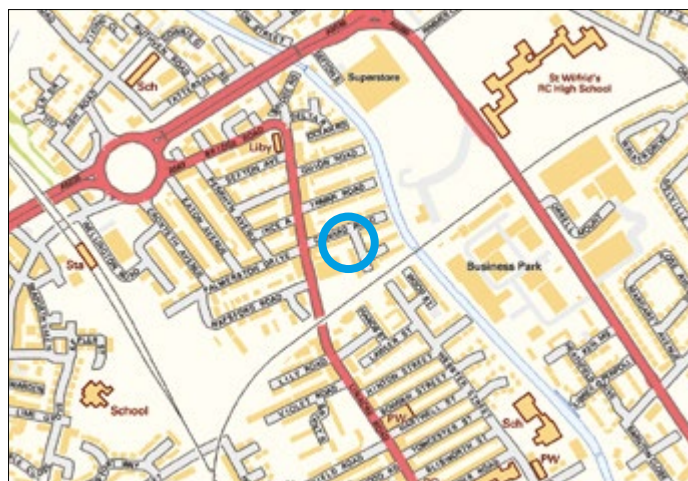
LOT

85

ON BEHALF OF A HOUSING ASSOCIATION

16 Cunard Road, Litherland, Liverpool L21 8NA

\*GUIDE PRICE £65,000 +



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Not to scale. For identification purposes only

### THREE BED TOWN HOUSE BENEFITING FROM DOUBLE GLAZING AND CENTRAL HEATING.

**Description** A 3 bedroomed 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.

#### Ground Floor

Hall, Lounge, Dining Room, Kitchen.

#### First Floor

3 Bedrooms, Bathroom/W.C.

#### Outside

Front and rear gardens, Driveway.

LOT  
**86**

ON BEHALF OF A HOUSING ASSOCIATION

**113 Dacy Road, Liverpool L5 6RZ**  
GUIDE PRICE £35,000 +

### A 3 BEDROOMED MIDDLE TERRACED PROPERTY BENEFITING FROM DOUBLE GLAZING AND CENTRAL HEATING.

**Description** A 3 bedroomed middle terraced property benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Oakfield Road (A580) within close proximity to local amenities and approximately 2 miles from Liverpool City Centre.

**Outside**  
Rear yard.

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

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

LOT  
**87****20 Windsor Road, Tuebrook, Liverpool L13 8BD**  
\*GUIDE PRICE £30,000 - £35,000

### THREE STOREY 6 BED TERRACED HOUSE IN NEED OF REPAIR AND MODERNISATION.

**Description** A 3 storey middle terraced property which has previously been used as 5 Bedsitting rooms. The property is in need of a full upgrade and refurbishment scheme and would be suitable for occupation, resale or HMO use subject to any necessary consents.



Not to scale. For identification purposes only

**Situated** The property is located in an established residential area close to local amenities off West Derby Road and approximately 4 miles from Liverpool City Centre.

Rear room, Morning room, Gally Kitchen.

**Cellar**  
Not inspected.

**First Floor**  
4 Rooms, Shower room/W.C.

**Second Floor**  
2 Rooms.

**Ground Floor**  
Vestibule, Hall, Lounge, Kitchen,

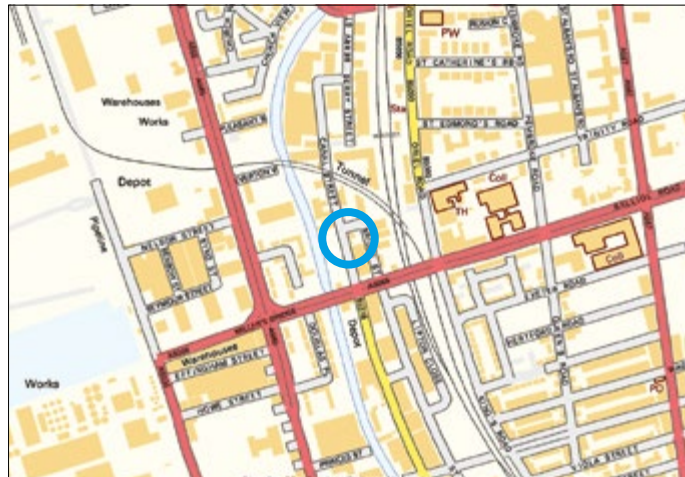
**Outside**  
Yard to the rear.

LOT

88

## 28 Canal Street, Bootle, Merseyside L20 8AH

\*GUIDE PRICE £80,000 +



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Not to scale. For identification purposes only

**VACANT FORMER PUBLIC HOUSE BENEFITTING FROM GAS CENTRAL HEATING, UPVC DOUBLE GLAZING AND ELECTRIC ROLLER SECURITY SHUTTERS. SUITABLE FOR A NUMBER OF ALTERNATIVE USES (SUBJECT TO ANY NECESSARY CONSENTS).**

**Description** The property provides a prominent detached two storey Freehold building, which formerly served as a public house. Trade counter and office accommodation with ancillary storage and kitchen and washroom facilities. Internally the accommodation benefits from gas central heating, UPVC double glazing and electric roller security shutters. The property would be suitable for alternative uses including residential (subject to any necessary consents)

**Situated** The property is located on Canal Street to the corner of Bridge Street at the northern end of Bank Hall Industrial Estate. It is located approximately 2.5 miles north of Liverpool city centre.

**Basement** Storage Area

**Ground Floor**

Two Trade counters, Office, Storage, Kitchen and two WCs  
Separate entrance to the first floor

**First Floor**

Bathroom and Kitchen, Five Rooms

Total Net Internal Office Space:  
166.8 sq m (1,795 sq ft)

**Outside**

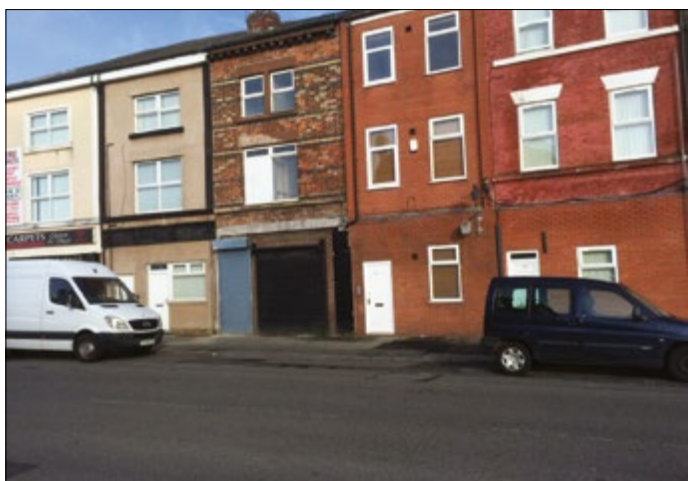
The adjoining yard area is held under a Long Leasehold title and is not included in the sale. The yard may however be available by separate negotiation.

LOT

89

## 58 Breckfield Road North, Liverpool L5 4NH

\*GUIDE PRICE £25,000+



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Not to scale. For identification purposes only

**VACANT THREE STOREY PLUS BASEMENT INNER TERRACE PROPERTY COMPRISING A FORMER SALES SHOP WITH TWO UPPER FLOORS.**

**Description** A vacant three storey plus basement middle terraced property comprising a former sales shop with two upper floor flats. In need of complete renovation and refurbishment. The property would be suitable for a number of uses to include HMO Investment purposes subject to any relevant consents. The ground floor has planning permission granted for conversion to residential.

**Situated** Breckfield Road North is off Breck Road in a mixed commercial and residential area within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

**Basement**

Storage.

**Ground Floor**

Former Sales Shop, Rear Room.

**First Floor**

2 bedroom flat in need of refurbishment.

**Second Floor**

2 bedroom flat in need of refurbishment, loft access

**Outside**

Rear yard

LOT  
**90****29 South Drive, Liverpool L15 8JJ**  
**GUIDE PRICE £250,000 +**

**A FREEHOLD SUBSTANTIAL THREE STOREY SEMI DETACHED PROPERTY CONVERTED TO PROVIDE 12 LETTING ROOMS SUITABLE FOR HMO USE. BENEFITING FROM CENTRAL HEATING.**

**Description** A Freehold substantial three storey semi detached property recently refurbished and converted to provide 12 letting rooms which would be suitable for use as a HMO subject to the necessary consents. The property benefits from central heating, fire doors, fire alarm, front and rear gardens and off road parking for several cars. When fully let the income being in excess of £45,000 per annum.

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

**Basement** not inspected.

**Ground Floor** Entrance Hall, Communal Lounge, Communal Kitchen, 2 Letting rooms, W.C.

**Mezzanine 1** Bathroom/W.C, Shower room with 2 cubicles, 2 Separate W.C's, 1 Letting Room.

**First Floor** 4 Letting rooms.

**Mezzanine 2** 2 Letting Rooms.

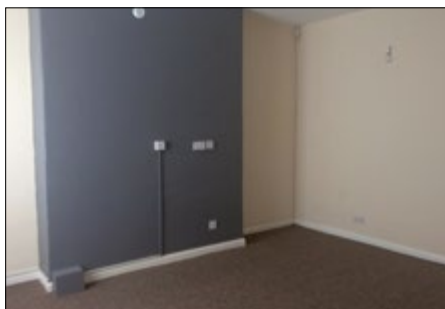
**Second Floor** 3 Further Letting Rooms, Bathroom/W.C.

**Outside** Gardens front and rear, Driveway for several cars.



Not to scale. For identification purposes only

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Licence number 100020449



LOT

91

## 234 Kingsheath Avenue, Liverpool L14 4AR

GUIDE PRICE £50,000 +



### A 3 BEDROOMED END TOWN HOUSE BENEFITING FROM DOUBLE GLAZING, CENTRAL HEATING.

**Description** A three bedroomed end town house benefiting from double glazing, central heating, front and rear gardens, off road parking, alarm system and cavity wall insulation. Following decoration the property would be suitable for occupation or investment purposes.



Not to scale. For identification purposes only

**Situated** Just off East Prescott Road and Finch Lane in a popular and well established residential location within close proximity to local amenities and approximately 4 miles from Liverpool City Centre.

**First Floor** 3 Bedrooms.

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

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

LOT

92

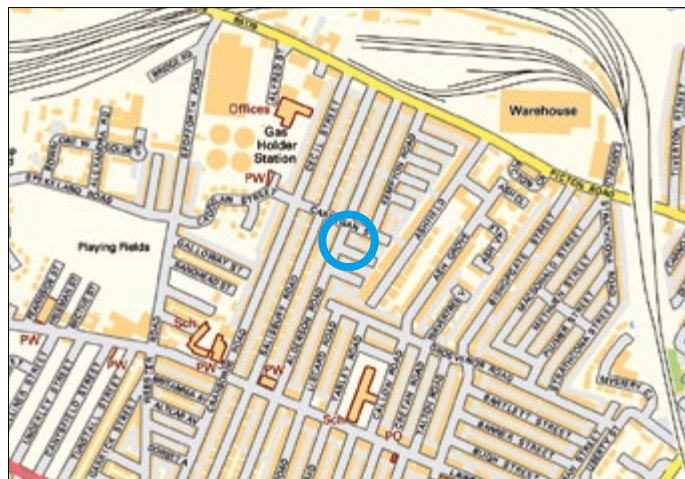
## 152 Alderson Road, Liverpool L15 1HH

GUIDE PRICE £70,000 +



### A 4 BED MID TERRACE LET BY WAY OF AN ASSURED SHORTHOLD TENANCY AT A RENTAL OF £5700 PER ANNUM.

**Description** A 4 bedroomed middle terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £5,700.00 per annum.



Not to scale. For identification purposes only

**Situated** Off Picton Road and Lawrence Road in a popular and well established residential location.

**Ground Floor** Hall, Communal Lounge, 1 Letting room, Kitchen.

**First Floor** 3 Letting rooms, Bathroom/WC.

**Outside** Yard to the rear.

LOT  
**93****The Bears Paw, 62 Irvine Street, Liverpool L7 8SZ**  
**GUIDE PRICE £175,000 +****A PUBLIC HOUSE ON GROUND FLOOR LET AT £5,200 PER ANNUM AND 7 BED HMO ACCOMODATION TO UPPER FLOORS PARTIALLY LET AT £11,440 PER ANNUM**

**Description** A three storey detached property providing a ground floor public house together with 6/7 bedroomed accommodation to the first and second floors accessed via a separate side entrance. The ground floor is currently let on a short lease at a rental of £5200.00 per annum. To the upper floors 4 rooms are currently let by way of Assured Shorthold Tenancies producing £11,440 per annum. The property could be converted to provide a 7 Bed HMO Investment Opportunity, subject to any necessary planning consents. The potential annual rental income when fully let being in excess of £28,000. The property benefits from two kitchens, two bathrooms and central heating. The property can be sold with vacant possession if required.

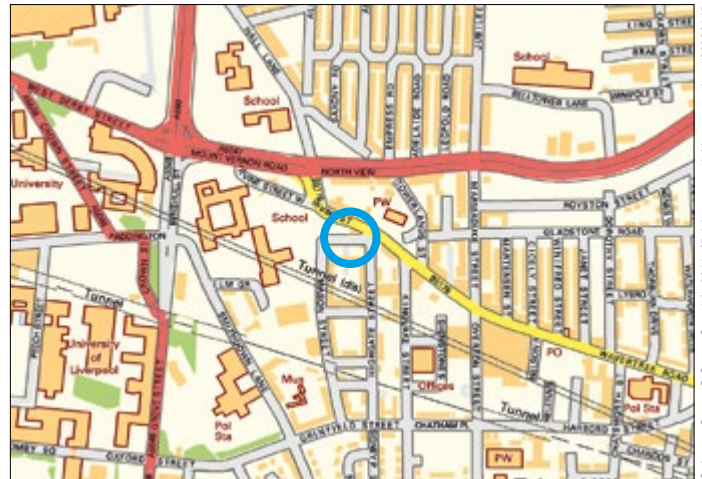
**Situated** Fronting Irvine Street just off North View in a popular and well established location within each reach to the University and Liverpool City Centre.

**Ground Floor** Front Entrance  
Public House - Bar Area, Lounge, Games Room, Kitchen, Ladies & Gents WC's.

**Ground Floor** Side Entrance  
Main Entrance Hallway

**First Floor** Landing, Communal WC, Bathroom/WC, Kitchen, Communal Lounge, 3 Letting Rooms.

**Second Floor** 3 Letting Rooms, Kitchen, Bathroom/WC



Not to scale. For identification purposes only



# 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



Pingit

# 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:

.....

.....

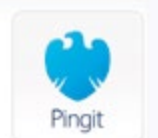
Date of signing .....

**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 and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.  
 • (c) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant document.  
 • (d) If title is in the course of registration, title is to consist of certified copies of:  
 • (i) the application for registration of title made to the land registry;  
 • (ii) the DOCUMENTS accompanying that application;  
 • (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and  
 • (iv) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration DOCUMENTS to the BUYER.  
 • (e) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER.
- G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):  
 • (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and  
 • (b) the covenant set out in section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to any CONDITION or tenant's obligation relating to the state or CONDITION of the LOT where the LOT is leasehold property.
- G4.4 The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT.
- G4.5 The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.
- G4.6 The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the CONDITIONS apply.
- G5. Transfer**
- G5.1 Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS:  
 • (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and  
 • (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
- G5.2 If the SELLER remains liable in any respect in relation to the LOT (or a TENANCY) following COMPLETION the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
- G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
- G6. Completion**
- G6.1 Completion is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.
- G6.2 The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest.
- G6.3 Payment is to be made in pounds sterling and only by:  
 • (a) direct TRANSFER to the SELLER'S conveyancer's client account; and  
 • (b) the release of any deposit held by a stakeholder.
- G6.4 Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER'S conveyancer's client account.
- G6.5 If COMPLETION takes place after 1400 hours for a reason other than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.
- G6.6 Where applicable the CONTRACT remains in force following COMPLETION.
- G7. Notice to complete**
- G7.1 The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the date on which the notice is given) making time of the essence. 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

2 Cotton Street  
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Tel: 0151 207 6315  
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### Building Surveying

Tel: 0151 207 9966  
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### Mortgages

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### Surveys & Valuations

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### Block Management

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## Residential Lettings & Estate Agency Services

### Residential Lettings Head Office

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### West Derby & Central Liverpool

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### Allerton & South Liverpool Lettings

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