

NOW INVITING
INSTRUCTIONS
FOR OUR
22 OCTOBER AUCTION

SuttonKersh



1ST FOR AUCTIONS

PLEASE
NOTE
CHANGE OF
VENUE FOR
THIS SALE

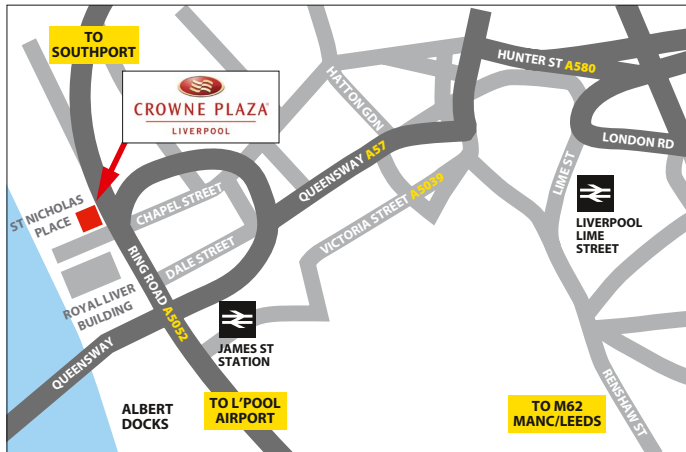
Thursday 10 September 2015

commencing at 12pm prompt at
Crowne Plaza 2 St Nicholas Place
Pier Head Liverpool L3 1QW



www.suttonkersh.co.uk

Location



Crowne Plaza
2 St Nicholas Place
Pier Head
Liverpool L3 1QW

**Entries are invited from
owners or their agents**

Please speak to Cathy Holt on
0151 207 6315

Or email cathy.holt@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



Cathy Holt MNAEA
Head of Auctions
cathy.holt@suttonkersh.co.uk



Andrew Binstock Bsc (Hons)
Auctioneer

CONTACT

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for free advice or to arrange a free valuation

0151 207 6315
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Katie Donohue Bsc (Hons) MNAVA
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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 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 prior to bidding.

You will then be invited to sign the Memorandum or Contract of Sale and provide a 10% deposit cheque subject to a minimum of £3,000 whichever is the greater. Please note we will not accept cash deposits under any circumstances.

16 We only accept deposit cheques on the basis that there are adequate funds in the account on which the cheque is drawn. We reserve the right to take any action as

appropriate against a purchaser whose cheque is not honored on first presentation.

17 A successful purchaser will also be required to pay a Buyer's Administration charge of £500 plus VAT by cheque made payable to Sutton Kersh.

18 Completion of the sale and payment of the balance of the purchase money is 28 days after the auction unless the conditions of sale provide otherwise.

19 Unless otherwise stated all property is sold subject to a reserve price whether declared or not. (see definition of Reserve Prices below)

20 Please note that purchasers will not be entitled to keys or access to properties until completion of the sale. If access is required it may be arranged through the auctioneers with the express permission of the vendor.

21 Sutton Kersh hold regular property auctions throughout the year.

22 Sutton Kersh operate a substantial dedicated mailing list free of charge to applicants. If you wish to be placed on the mailing list, please give your details to one of our representatives.

*Guide Prices & Reserve Prices

Guide Price

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the

auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price

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

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

Auction results Thursday 16 July

LOT	PROPERTY	RESULT	PRICE
1	692-696 PRESCOT ROAD, OLD SWAN, LIVERPOOL L13 5XG	SOLD AFTER	
2	63 TREVOR ROAD, ORRELL PARK, LIVERPOOL L9 8DY	SOLD	£55,500
3	UNIT 8, CORNHILL WORKS, MARL ROAD, LIVERPOOL L33 7UH	SOLD	£29,000
4	2 TWYFORD STREET, LIVERPOOL L6 0AH	SOLD	£57,000
5	9 CHILDWALL AVENUE, LIVERPOOL L15 2JB	SOLD PRIOR	
6	237 STANLEY ROAD, KIRKDALE, LIVERPOOL L5 7QD	SOLD PRIOR	
7	12 LANGTON ROAD, WAVERTREE, LIVERPOOL L15 2HT	AVAILABLE AT	£100,000
8	13 ST. BRIDE STREET, LIVERPOOL L8 7PL	AVAILABLE AT	£370,000
9	71 HINTON STREET, FAIRFIELD, LIVERPOOL L6 3AP	SOLD	£45,500
10	44 MARIE CURIE AVENUE, BOOTLE, MERSEYSIDE L30 5RY	SOLD PRIOR	
11	156 FONTHILL ROAD, KIRKDALE LIVERPOOL, L4 1QF	SOLD	£28,250
12	47 KINGSWOOD AVENUE, WALTON, LIVERPOOL L9 0JN	SOLD	£46,000
13	46 OAK LEIGH, TUEBROOK, LIVERPOOL L13 7EW	SOLD PRIOR	
14	58 KREMLIN DRIVE, LIVERPOOL, L13 7BU	SOLD PRIOR	
15	31 PORTELET ROAD, STONEYCROFT, LIVERPOOL L13 6SE	SOLD	£83,000
16	504 & 506 STANLEY ROAD, BOOTLE, MERSEYSIDE L20 5AF	AVAILABLE AT	£170,000
17	224 WARRINGTON ROAD, WHISTON, PRESCOT, MERSEYSIDE L35 2UA	SOLD	£75,500
18	192 BOWRING PARK ROAD, BOWRING PARK, LIVERPOOL L14 3NR	SOLD AFTER	
19	67 NEW FERRY ROAD, WIRRAL, MERSEYSIDE CH62 1BH	SOLD	£56,500
20	37 EATON ROAD NORTH, WEST DERBY, LIVERPOOL L12 7JN	SOLD PRIOR	
21	53 TREVOR ROAD, ORRELL PARK, LIVERPOOL L9 8DY	SOLD	£60,000
22	31 ELDERDALE ROAD, LIVERPOOL L4 2ST	SOLD	£50,500
23	89 HARTINGTON ROAD, TOXTETH, LIVERPOOL L8 0SE	WITHDRAWN	
24	11 BIRCHFIELD ROAD, WALTON, LIVERPOOL L4 5US	AVAILABLE AT	£50,000
25	119 CHESNUT GROVE, BOOTLE, MERSEYSIDE L20 4LU	SOLD PRIOR	
26	4/6 RAWLINS STREET, FAIRFIELD, LIVERPOOL L7 0JF	SOLD AFTER	
27	32 WHETSTONE LANE, BIRKENHEAD, MERSEYSIDE CH41 2TF	SOLD	£48,000
28	26A - 32B CONWY DRIVE, LIVERPOOL L6 5JP	AVAILABLE AT	£180,000
29	1 RUSSIAN AVENUE, LIVERPOOL L13 7DD	SOLD PRIOR	
30	502 STANLEY ROAD, BOOTLE, MERSEYSIDE L20 5AF	AVAILABLE AT	£85,000
31	74 KREMLIN DRIVE, LIVERPOOL L13 7BZ	AVAILABLE AT	£150,000
32	84 WENDELL STREET, LIVERPOOL L8 0RQ	SOLD PRIOR	
33	29 KREMLIN DRIVE, LIVERPOOL L13 7BU	SOLD PRIOR	
34	51 GIDLOW ROAD, OLD SWAN, LIVERPOOL L13 2AN	SOLD	£58,000
35	140 MOSCOW DRIVE, LIVERPOOL L13 7DL	SOLD	£122,000
36	369 BOROUGH ROAD, BIRKENHEAD, MERSEYSIDE CH42 0HA	SOLD AFTER	
37	7 STATION ROAD, PRESCOT, MERSEYSIDE L34 5SN	WITHDRAWN	
38	90 GWLADYS STREET, LIVERPOOL L4 5RW	SOLD AFTER	
39	134 MOSCOW DRIVE, LIVERPOOL L13 7DL	SOLD	£90,000
40	APT 25, BROOKSIDE COURT, 48 SHAW LANE, PRESCOT, MERSEYSIDE L35 5AE	SOLD AFTER	
41	96 SEAVIEW ROAD, WALLASEY, MERSEYSIDE CH45 4LB	AVAILABLE AT	£60,000
42	87 HARTINGTON ROAD, TOXTETH, LIVERPOOL L8 0SE	WITHDRAWN	
43	196 WALLASEY ROAD, WALLASEY, MERSEYSIDE CH44 2AG	SOLD	£102,000
44	228/232 KNOWSLEY ROAD, BOOTLE, MERSEYSIDE L20 5DG	SOLD AFTER	
45	48 ANDREW STREET, LIVERPOOL L4 4DT	SOLD PRIOR	
46	38 WHETSTONE LANE, BIRKENHEAD, MERSEYSIDE CH41 2TF	SOLD	£47,500
47	101 MOSCOW DRIVE, LIVERPOOL L13 7DG	SOLD PRIOR	
48	46 WINDSOR ROAD, TUEBROOK, LIVERPOOL L13 8BD	AVAILABLE AT	£90,000
49	8 DENMAN DRIVE, NEWSHAM PARK, LIVERPOOL L6 7UE	AVAILABLE AT	£195,000
50	3 RAWSON ROAD, LITHERLAND, LIVERPOOL L21 1BS	SOLD AFTER	
51	161 WESTMINSTER ROAD, LIVERPOOL L4 4LR	AVAILABLE AT	£65,000
52	24 FALKNER SQUARE, LIVERPOOL L8 7NY	SOLD AFTER	
53	86 OAKHOUSE PARK, WALTON, LIVERPOOL L9 1EP	AVAILABLE AT	£45,000
54	APT 26, BROOKSIDE COURT, 48 SHAW LANE, PRESCOT, MERSEYSIDE L35 5AE	SOLD AFTER	

55	15 FARADAY STREET, LIVERPOOL L5 6PL	SOLD AFTER	
56	47 ULLSWATER STREET, LIVERPOOL L5 6QU	SOLD AFTER	
57	385 SMITHDOWN ROAD, LIVERPOOL L15 3JJ	POSTPONED	
58	9 BROOK ROAD, WALTON, LIVERPOOL L9 2BE	POSTPONED	
59	191 STANLEY PARK AVENUE SOUTH, LIVERPOOL L4 7XE	SOLD	£49,000
60	10 BRICKWALL GREEN, SEFTON VILLAGE, LIVERPOOL L29 9AF	POSTPONED	
61	41 MARSH AVENUE, BOOTLE, MERSEYSIDE L20 0DJ	SOLD AFTER	
62	THE SALUTATION PUBLIC HOUSE, 199 WALTON ROAD, LIVERPOOL L4 4AJ	SOLD PRIOR	
63	LAND ADJOINING 6 BACK WESTMINSTER ROAD, LIVERPOOL L4 4PG	WITHDRAWN	
64	60 DERBY LANE, STONEYCROFT, LIVERPOOL L13 3DN	WITHDRAWN	
65	164 BRECK ROAD, EVERTON, LIVERPOOL L5 6PX	WITHDRAWN	
66	46 MORECAMBE STREET, LIVERPOOL, L6 4AX	SOLD PRIOR	
67	72 BALMORAL ROAD, FAIRFIELD, LIVERPOOL L6 8NF	SOLD PRIOR	
68	89 ENDBORNE ROAD, ORRELL PARK, LIVERPOOL L9 8DP	SOLD	£73,000
69	81 TREVOR ROAD, ORRELL PARK, LIVERPOOL L9 8DY	SOLD	£77,000
70	13 KREMLIN DRIVE, LIVERPOOL, L13 7BU	SOLD PRIOR	
71	295 HAWTHORNE ROAD, BOOTLE, MERSEYSIDE L20 3AP	AVAILABLE AT	£55,000
72	17 CRAWFORD CLOSE, WEST DERBY, LIVERPOOL L12 4YU	AVAILABLE AT	£80,000
73	163 WESTMINSTER ROAD, LIVERPOOL L4 4LR	AVAILABLE AT	£65,000
74	LAND TO THE REAR OF 24 AIGBURTH DRIVE, LIVERPOOL L17 4JH	SOLD AFTER	
75	16 RUFFORD ROAD, KENSINGTON, LIVERPOOL L6 3BE	SOLD PRIOR	
76	110 ASHBOURNE ROAD, AIGBURTH, LIVERPOOL L17 9QJ	WITHDRAWN	
77	200 BEDFORD ROAD, BOOTLE, MERSEYSIDE L20 9NB	SOLD	£42,250
78	139 MOSCOW DRIVE, LIVERPOOL L13 7DQ	SOLD PRIOR	
79	27 GOLDERS GREEN, LIVERPOOL L7 6HG	AVAILABLE AT	£60,000
80	29 CROXTETH AVENUE, LITHERLAND, LIVERPOOL L21 6NA	WITHDRAWN	
81	10 MORLEY ROAD, WALLASEY, MERSEYSIDE CH44 5SL	SOLD	£35,500
82	16 MORLEY ROAD, WALLASEY, MERSEYSIDE CH44 5SL	SOLD	£35,000
83	18 DANE STREET, LIVERPOOL L4 4DZ	SOLD AFTER	
84	127/127A KNOWSLEY ROAD, BOOTLE, LIVERPOOL L20 4NJ	SOLD	£40,000
85	16 CUNARD ROAD, LITHERLAND, LIVERPOOL L21 8NA	SOLD PRIOR	
86	113 DACY ROAD, LIVERPOOL L5 6RZ	SOLD	£47,000
87	20 WINDSOR ROAD, TUEBROOK, LIVERPOOL L13 8BD	SOLD	£38,000
88	28 CANAL STREET, BOOTLE, MERSEYSIDE L20 8AH	AVAILABLE AT	£90,000
89	58 BRECKFIELD ROAD NORTH, LIVERPOOL L5 4NH	SOLD	£35,000
90	29 SOUTH DRIVE, LIVERPOOL L15 8JJ	SOLD	£290,000
91	234 KINGSHEATH AVENUE, LIVERPOOL L14 4AP	AVAILABLE AT	£58,000
92	152 ALDERSON ROAD, LIVERPOOL L15 1HH	SOLD AFTER	
93	THE BEARS PAW, 62 IRVINE STREET, LIVERPOOL L7 8SZ	SOLD AFTER	
94	39 BROOKSIDE, WEST DERBY, LIVERPOOL L12 0BA	AVAILABLE AT	£39,000
95	71A & 75A BOROUGH ROAD, WALLASEY, MERSEYSIDE CH44 6NB	AVAILABLE AT	£170,000
96	187 ACKERS HALL AVENUE, LIVERPOOL L14 4AY	AVAILABLE AT	£55,000
97	111 ULLET ROAD, LIVERPOOL L17 2AB	SOLD AFTER	

Total Realisation = **£5,350,150**

Bidder's registration and identification form

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

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

Bidder:

First name(s) Surname

Address

Postcode Tel no

Mobile no Email

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

Bidder's solicitor:

Firm Contact name.....

Address

..... Postcode Tel no

Bidder's signature Date

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

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

List A – Photographic evidence of Identity

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

List B – Evidence of Residence

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

Signed Date

on behalf of Sutton Kersh

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

Order of sale Thursday 10 September

For sale by public auction unless sold prior or withdrawn

1	18 Rock Park, Birkenhead, Merseyside CH42 1PJ	£140,000+
2	Apt 33 Willow Rise, Roughwood Drive, Liverpool L33 8WZ	£25,000–£30,000
3	68 Empress Road, Kensington, Liverpool L7 8SE	£70,000+
4	38 Denford Road, Liverpool L14 2DW	£55,000+
5	20 Queens Court, Everton, Liverpool L6 2AU	£25,000+
6	1a Diana Street, Liverpool L4 5RX	£40,000+
7	Land at 3 Shrewsbury Road, Liverpool L19 5PA	£40,000+
8	8 Ismay Road, Liverpool L21 8LY	£40,000+
9	67 Wendell Street, Liverpool L8 0RG	£45,000+
10	1 Thornton Avenue, Bootle, Merseyside L20 6DS	£55,000+
11	9 Kremlin Drive, Liverpool L13 7BU	£70,000–£80,000
12	12 Chequer Lane, Upholland, Skelmersdale, Lancashire WN8 0DE	£90,000+
13	Apartment 10, Grassendale Court, Grassendale Road, Liverpool L19 0LY	£45,000+
14	12 Langton Road, Wavertree, Liverpool L15 2HT	£85,000+
15	187 Ackers Hall Avenue, Liverpool L14 4AY	£50,000+
16	8 Denman Drive, Newsham Park, Liverpool L6 7UE	£165,000+
17	42 Cedar Road, Whiston, Prescot, Merseyside L35 2XA	£80,000+
18	71a & 75a Borough Road, Wallasey, Merseyside CH44 6NB	£150,000+
19	146 Peel Road, Bootle, Merseyside L20 4BL	£42,500+
20	46 Windsor Road, Tuebrook, Liverpool L13 8BD	£85,000+
21	18 Shellingford Road, Liverpool L14 0PD	£55,000+
22	161 Westminster Road, Liverpool L4 4LR	£55,000+
23	504 & 506 Stanley Road, Bootle, Merseyside L20 5AF	£90,000+
24	46 Old Bidston Road, Birkenhead, Merseyside CH41 8BL	£38,000+
25	81 Melrose Road, Kirkdale, Liverpool L4 1RP	£38,500+
26	207 Stanley Road, Kirkdale, Liverpool L5 7QB	£25,000+
27	Knightsbridge Court, 35b Holland Street, Liverpool L7 0JG	£40,000+
28	2 Clapham Road, Liverpool L4 2TQ	£35,000+
29	14 Dombey Street, Liverpool L8 5TL	£70,000–£80,000
30	151 Knowsley Road, Bootle, Merseyside L20 4NJ	£80,000+
31	15 Kremlin Drive, Liverpool L13 7BU	£75,000+
32	502 Stanley Road, Bootle, Merseyside L20 5AF	£55,000+
33	94/94a Prescot Road, Fairfield, Liverpool L7 0JA	£50,000–£55,000
34	25 Longfellow Street, Bootle, Merseyside L20 4JR	£38,500+
35	Flat 8 Mill View, Rutter Street, Liverpool L8 6AG	£32,000+
36	11 Birchfield Road, Walton, Liverpool L4 5US	£40,000+
37	3 Albert Road, Tuebrook, Liverpool L13 8DZ	£45,000–£50,000
38	14 Whitby Street, Liverpool L6 4DH	£46,750+
39	83 Greenleaf Street, Liverpool L8 0RA	£45,000+
40	Apartment 8, Grassendale Court, Grassendale Road, Liverpool L19 0LY	£45,000+
41	49 Bala Street, Liverpool L4 2QN	£36,000+
42	10 Ismay Road, Liverpool L21 8LY	£40,000–£45,000
43	130 Sheil Road, Liverpool L6 7UA	£175,000+
44	22 Judges Drive, Newsham Park, Liverpool L6 7UB	£150,000+
45	1a & 1b Windsor Road, Walton, Liverpool L9 4RA	£55,000+
46	Granada Buildings, East Prescot Road, Liverpool L14 9PW	£280,000+
47	46a South Road, Waterloo, Liverpool. L22 5PQ	£70,000+
48	Land To The Rear Of 24 Aigburth Drive, Liverpool L17 4JH	£50,000+
49	85 Greenleaf Street, Liverpool L8 0RA	£52,500+
50	163 Westminster Road, Liverpool L4 4LR	£55,000+

Order of sale Thursday 10 September

51	8 Crown Street, Northwich, Cheshire CW9 5AX	£100,000+
52	Essex House, Bridle Road, Aintree Merseyside L30 4UE	£480,000–£520,000
53	Flat 3, 14d Walton Park Mansions, Walton Park, Liverpool L9 1EZ	£40,000–£45,000
54	20 Dombey Street, Liverpool L8 5TL	£60,000–£70,000
55	64 Stonefield Road, Liverpool L14 0NZ	£50,000+
56	210–214 County Road, Walton, Liverpool L4 5PJ	£150,000+
57	20 Falkner Square, Liverpool L8 7NY	£400,000+
58	17 Devonshire Road, Princes Park, Liverpool L8 3TY	£400,000+
59–62	Plots 61, 62, 63, 65 Land At Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU	NIL RESERVE
63	151 Kensington, Liverpool L7 2RE	£75,000+
64	2 Maryland Street, Liverpool L1 9DE	£480,000+
65	64 Glamis Road, Tuebrook, Liverpool L13 8DL	£45,000+
66	43 Greenleaf Street, Liverpool L8 0RA	£45,000+
67	54 Violet Road, Liverpool L21 6NZ	£45,000+
68	144 Wadham Road, Bootle, Merseyside L20 2DE	£55,000–£60,000
69	23 Sheil Road, Liverpool L6 3AB	£55,000+
70	51 Faraday Street, Liverpool L5 6PL	£44,950+
71	58 Queens Drive, West Derby, Liverpool L13 0AJ	£55,000+
72	7 Colwell Road, Liverpool L14 8XY	£35,000–£40,000
73	25 Market Street, Southport, Merseyside PR8 1HJ	£40,000–£50,000
74	70 Ismay Street, Liverpool L4 4EF	£30,000–£35,000
75	104 Lawrence Road, Liverpool L15 0EG	£150,000+
76	50/52 King Street, Wallasey, Merseyside CH44 8AU	£40,000–£50,000
77	Apt 141 Hansby Drive, Speke, Liverpool L24 9LW	£60,000+
78	78 Kensington, Liverpool L7 8XB	£60,000–£65,000
79	137–141 County Road, Walton, Liverpool L4 3QF	£250,000+
80	56–70 Conwy Drive, Liverpool. L6 5JP	£100,000+
81	5 Millersdale Avenue, Liverpool. L9 0JU	£65,000+
82	252a Aigburth Road, Aigburth, Liverpool L17 9PJ	£70,000+
83	295 Hawthorne Road, Bootle, Merseyside L20 3AP	£50,000+
84	22 Armour Grove, Liverpool L13 1BN	£55,000+
85	1 Etruscan Road, Old Swan, Liverpool L13 3DJ	£65,000+
86	39 Brookside, West Derby, Liverpool L12 0BA	£37,000+
87	4 Higher Road, Huntscross, Liverpool L26 1TA	£125,000+
88	51 Greenwich Road, Aintree, Liverpool L9 0HR	£45,000+
89	24 Onslow Road, Kensington, Liverpool L6 3BB	£120,000+
90	50 Warrenhouse Road, Kirkby, Liverpool L33 9XQ	£35,000+
91	62 Lind Street, Liverpool L4 4EQ	£35,000+

Now accepting instructions for our
22 October auction
Closing date 25 September



James Kersh MRICS james@suttonkersh.co.uk
Cathy Holt MNAEA cathy.holt@suttonkersh.co.uk

0151 207 6315

Order of sale **by type**

COMMERCIAL INVESTMENT

- 24 46 Old Bidston Road, Birkenhead, Merseyside CH41 8BL
- 30 151 Knowsley Road, Bootle, Merseyside L20 4NJ
- 45 1a & 1b Windsor Road, Walton, Liverpool L9 4RA
- 52 Essex House, Bridle Road, Aintree Merseyside L30 4UE
- 79 137-141 County Road, Walton, Liverpool L4 3QF

LAND

- 7 Land at 3 Shrewsbury Road, Liverpool L19 5PA
- 48 Land To The Rear Of 24 Aigburth Drive, Liverpool L17 4JH
- 59-62 Plots 61, 62, 63, 65 Land At Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU

RESIDENTIAL INVESTMENT

- 3 68 Empress Road, Kensington, Liverpool L7 8SE
- 9 67 Wendell Street, Liverpool L8 0RG
- 11 9 Kremlin Drive, Liverpool L13 7BU
- 16 8 Denman Drive, Newsham Park, Liverpool L6 7UE
- 18 71a & 75a Borough Road, Wallasey, Merseyside CH44 6NB
- 20 46 Windsor Road, Tuebrook, Liverpool L13 8BD
- 22 161 Westminster Road, Liverpool L4 4LR
- 23 504 & 506 Stanley Road, Bootle, Merseyside L20 5AF
- 31 15 Kremlin Drive, Liverpool L13 7BU
- 32 502 Stanley Road, Bootle, Merseyside L20 5AF
- 33 94/94a Prescott Road, Fairfield, Liverpool L7 0JA
- 35 Flat 8 Mill View, Rutter Street, Liverpool L8 6AG
- 40 Apartment 8, Grassendale Court, Grassendale Road, Liverpool L19 0LY
- 41 49 Bala Street, Liverpool L4 2QN
- 43 130 Sheil Road, Liverpool L6 7UA
- 47 46a South Road, Waterloo, Liverpool L22 5PQ
- 50 163 Westminster Road, Liverpool L4 4LR

- 57 20 Falkner Square, Liverpool L8 7NY
- 78 78 Kensington, Liverpool L7 8XB
- 89 24 Onslow Road, Kensington, Liverpool L6 3BB

VACANT COMMERCIAL

- 17 42 Cedar Road, Whiston, Prescot, Merseyside L35 2XA
- 26 207 Stanley Road, Kirkdale, Liverpool L5 7QB
- 46 Granada Buildings, East Prescott Road, Liverpool L14 9PW
- 51 8 Crown Street, Northwich, Cheshire CW9 5AX
- 56 210-214 County Road, Walton, Liverpool L4 5PJ
- 73 25 Market Street, Southport, Merseyside PR8 1HJ
- 76 50/52 King Street, Wallasey, Merseyside CH44 8AU
- 82 252a Aigburth Road, Aigburth, Liverpool L17 9PJ
- 83 295 Hawthorne Road, Bootle, Merseyside L20 3AP

VACANT RESIDENTIAL

- 1 18 Rock Park, Birkenhead, Merseyside CH42 1PJ
- 2 Apt 33 Willow Rise, Roughwood Drive, Liverpool L33 8WZ
- 4 38 Denford Road, Liverpool L14 2DW
- 5 20 Queens Court, Everton, Liverpool L6 2AU
- 6 1a Diana Street, Liverpool L4 5RX
- 8 8 Ismay Road, Liverpool L21 8LY
- 10 1 Thornton Avenue, Bootle, Merseyside L20 6DS
- 12 12 Chequer Lane, Upholland, Skelmersdale, Lancashire WN8 0DE
- 13 Apartment 10, Grassendale Court, Grassendale Road, Liverpool L19 0LY
- 14 12 Langton Road, Wavertree, Liverpool L15 2HT
- 15 187 Ackers Hall Avenue, Liverpool L14 4AY
- 19 146 Peel Road, Bootle, Merseyside L20 4BL
- 21 18 Shellingford Road, Liverpool L14 0PD
- 25 81 Melrose Road, Kirkdale, Liverpool L4 1RP
- 27 35b Holland Street, Liverpool L7 0JG
- 28 2 Clapham Road, Liverpool L4 2TQ

- 29 14 Dombey Street, Liverpool L8 5TL
- 34 25 Longfellow Street, Bootle, Merseyside L20 4JR
- 36 11 Birchfield Road, Walton, Liverpool L4 5US
- 37 3 Albert Road, Tuebrook, Liverpool L13 8DZ
- 38 14 Whitby Street, Liverpool L6 4DH
- 39 83 Greenleaf Street, Liverpool L8 0RA
- 42 10 Ismay Road, Liverpool L21 8LY
- 44 22 Judges Drive, Newsham Park, Liverpool L6 7UB
- 49 85 Greenleaf Street, Liverpool L8 0RA
- 53 Flat 3, 14d Walton Park Mansions, Walton Park, Liverpool L9 1EZ
- 54 20 Dombey Street, Liverpool L8 5TL
- 55 64 Stonefield Road, Liverpool L14 0NZ
- 58 17 Devonshire Road, Princes Park, Liverpool L8 3TY
- 63 151 Kensington, Liverpool L7 2RE
- 64 2 Maryland Street, Liverpool L1 9DE
- 65 64 Glamis Road, Tuebrook, Liverpool L13 8DL
- 66 43 Greenleaf Street, Liverpool L8 0RA
- 67 54 Violet Road, Liverpool L21 6NZ
- 68 144 Wadham Road, Bootle, Merseyside L20 2DE
- 69 23 Sheil Road, Liverpool L6 3AB
- 70 51 Faraday Street, Liverpool L5 6PL
- 71 58 Queens Drive, West Derby, Liverpool L13 0AJ
- 72 7 Colwell Road, Liverpool L14 8XY
- 74 70 Ismay Street, Liverpool L4 4EF
- 75 104 Lawrence Road, Liverpool L15 0EG
- 77 Apt 141 Hansby Drive, Speke, Liverpool L24 9LW
- 80 56-70 Conwy Drive, Liverpool L6 5JP
- 81 5 Millersdale Avenue, Liverpool L9 0JU
- 84 22 Armour Grove, Liverpool L13 1BN
- 85 1 Etruscan Road, Old Swan, Liverpool L13 3DJ
- 86 39 Brookside, West Derby, Liverpool L12 0BA
- 87 4 Higher Road, Huntscross, Liverpool L26 1TA
- 88 51 Greenwich Road, Aintree, Liverpool L9 0HR
- 91 62 Lind Street, Liverpool L4 4EQ
- 92 50 warrenhouse Road, Kirkby, Liverpool L33 9XQ

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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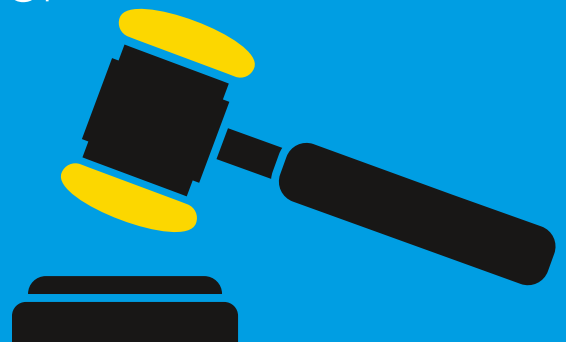
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Closing date 25 September



James Kersh MRICS james@suttonkersh.co.uk

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

0151 207 6315

LOT

1

18 Rock Park, Birkenhead, Merseyside CH42 1PJ

*GUIDE PRICE £140,000+



- **Substantial georgian style grade ii detached property**
- **Benefits from planning permission to convert into 6x2 bedroomed flats**

Description A substantial Georgian Style Grade II detached property set back in its own grounds with views over the estuary and within a designated conservation area. The premises comprise of an 11 bed roomed house suitable for a variety of uses, and which also benefits from planning permission to convert the existing into 6x2 bed roomed flats. Planning Ref: APP/11/00101. The property has suffered severe fire damage throughout.

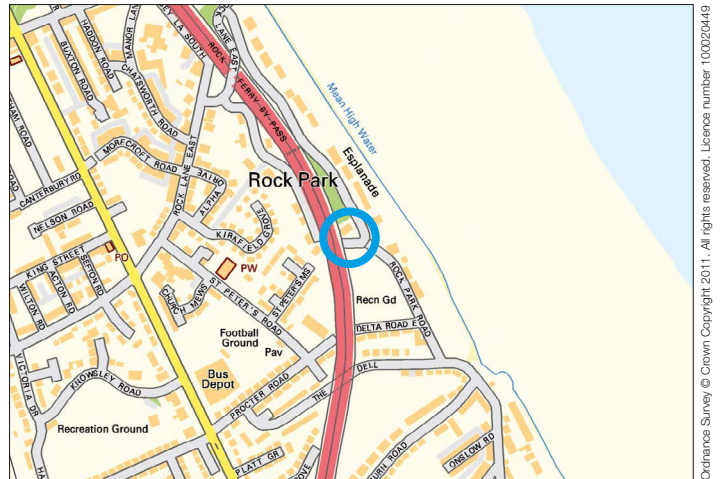
Situated The property forms part of a Private Residential Park situated on the west bank of the River Mersey.

Basement Kitchen, 2 Stores, Laundry Room and WC.

Ground Floor Hall, 4 Bedrooms, 2 Reception Rooms, Kitchen, 3 WC's, Washroom.

First Floor 7 Bedrooms, 2 Bathrooms, WC, Washroom.

Outside Front & Rear Gardens and Parking for approximately 9-10 cars.



Not to scale. For identification purposes only

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LOT

2

Apt 33 Willow Rise, Roughwood Drive, Liverpool L33 8WZ***GUIDE PRICE £25,000-£30,000**

- **Two bed apartment**
- **Double glazing & electric heating**

Description A two bedroomed 6th floor apartment in a high rise tower block benefiting from double glazing, electric storage heaters, allocated parking space, Secure CCTV entry system and access to gymnasium on the ground floor. The property would be suitable for immediate occupation or investment purposes.

Situated Off Old Rough Lane which in turn is off County Road in a popular and well established residential location within close proximity to schooling and to Kirkby Town Centre.

6th Floor Flat Hall, Open Plan Lounge/Kitchen, 2 Bedrooms, Bathroom/WC.

Outside Allocated Parking and Communal Gardens.

Ground Floor Main Entrance Hallway.



LOT

3

68 Empress Road, Kensington, Liverpool L7 8SE***GUIDE PRICE £70,000+**

- **Residential investment producing £5,400 per annum**
- **Benefits from double glazing.**

Description A 2 bedroomed middle terraced property benefiting from double glazing. The property is currently let by way of an Assured Shorthold tenancy at a rental of £ 5,400 Per annum.

Situated Off Kensington High Street in an established and popular residential location approximately 1 miles from Liverpool City Centre.

First Floor 2 Bedrooms, Bathroom/W.C.

Outside Yard to the rear.

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



LOT

4

On Behalf of a Housing Association**38 Denford Road, Liverpool L14 2DW*****GUIDE PRICE £55,000+**

- **4 bed town house**
- **Double glazing**

Description A vacant 4 bedroomed 3 storey dormer style benefiting from double glazing and central heating (boiler removed). Following refurbishment the property would be suitable for occupation or investment purposes.

Situated Off Finch Lane which is turn is off East Prescott Road in a popular and well established residential location within close proximity to local amenities.

Second Floor 1 further room.

Outside Front and rear Garden.

Ground Floor Lounge, Kitchen, Shower Room/WC.

First Floor 3 Bedrooms.



LOT
5**20 Queens Court, Everton, Liverpool L6 2AU*****GUIDE PRICE £25,000+**

- **A 3 bed roomed semi detached property.**

Description A vacant semi detached house in need of complete renovation and modernisation, following which the property would be suitable for investment purposes. The property benefits from gardens to the front and rear.

Situated Off Queens Road which in turn is off Breck Road approximately 3 miles from Liverpool City Centre.

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

Outside Gardens front and rear.

Ground Floor Entrance Hall, W.C, Kitchen, Lounge, Rear Vestibule.



On Behalf of a Housing Association

LOT
6**1a Diana Street, Liverpool L4 5RX*****GUIDE PRICE £40,000+**

- **3 bed end terrace**

Description A 3 bed roomed end terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes.

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

Ground Floor Hall, Lounge, Kitchen/Diner, Bathroom/W.C.

First Floor 3 Bedrooms.

Outside Yard.

Cellar Not inspected.

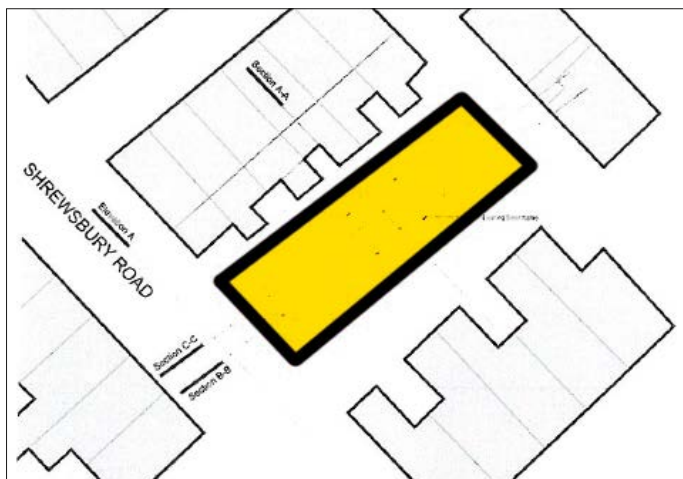
LOT
7**Land at 3 Shrewsbury Road, Liverpool L19 5PA*****GUIDE PRICE £40,000+**

- **A vacant site extending to 201m²**
- **Benefiting from planning permission to erect a 3 bed detached bungalow**

Description A vacant site extending to 201m² benefiting from planning permission to erect a 3 bed roomed detached bungalow. Planning application number 12F/1962.

Situated Fronting Shrewsbury Road which is just off Woolton Road in a popular and well established residential location within walking distance to Garston Village Amenities, schooling and approximately 5 miles from Liverpool City Centre.

Note Plans are available for inspection at the auctioneers office.



LOT

8

On Behalf of a Housing Association

8 Ismay Road, Liverpool L21 8LY***GUIDE PRICE £40,000+**

- **2 bed mid terrace**
- **Double glazing**

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

Situated Off Servia Road within walking distance to Linacre Road amenities and approximately 4 miles from Liverpool City Centre.

First Floor 2 Bedrooms.

Outside Yard.

Ground Floor Through Lounge/ Dining room, Kitchen, Bathroom/ W.C.



LOT

9

67 Wendell Street, Liverpool L8 0RG***GUIDE PRICE £45,000+**

- **A residential investment property producing £5,200 per annum**
- **benefiting from double glazing and central heating**

Description A two bedroomed mid terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,200 per annum.

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.

Ground Floor Through lounge, Kitchen, Bathroom/WC.

First Floor 2 Bedrooms.

Outside Yard to the rear.

EPC Rating D



LOT

10

On Behalf of a Housing Association

1 Thornton Avenue, Bootle, Merseyside L20 6DS***GUIDE PRICE £55,000+**

- **3 bed end terrace**
- **Double glazing and central heating**

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

Situated On the corner of Thornton Avenue and Springwell Road within close proximity to local amenities and schooling approximately 4 miles from Liverpool City Centre.

First Floor 3 Bedrooms, Bathroom/W.C.

Outside Yard.

Ground Floor Hall, Lounge, Kitchen/Diner.



LOT

11

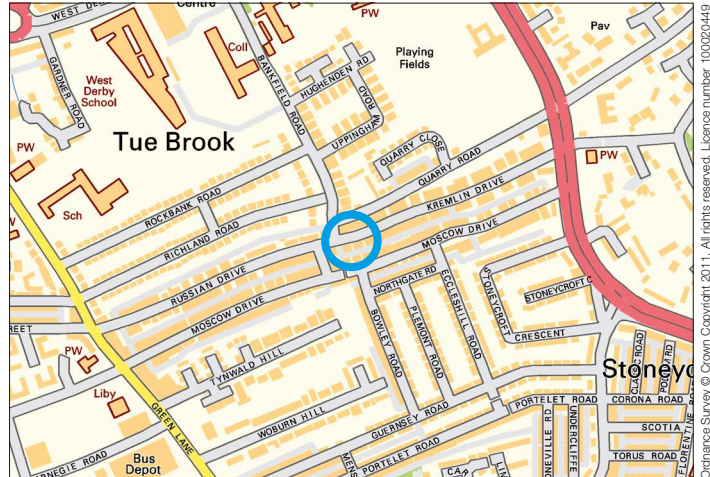
9 Kremlin Drive, Liverpool L13 7BU

*GUIDE PRICE £70,000-£80,000



- A middle terraced property converted to provide 3x1 bed roomed flats
- Potential income £13,500 per annum

Description A middle terraced property converted to provide 3x1 bed roomed flats. The ground floor flat is currently let by way of an Assured Shorthold Tenancy at a rental of £4,740 per annum. The property is in need of a full upgrade and refurbishment scheme. The potential annual rental income being in excess of £13,500.



Not to scale. For identification purposes only

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 **Flat 1** Lounge, Bedroom, Bathroom/W.C stairs down to Kitchen.

First Floor Flat 2

Lounge, Kitchen, Bedroom, Bathroom/W.C. Frlat 3 - Lounge, Kitchen, Bedroom, Bathroom/W.C.

Outside Rear Garden.

LOT

12

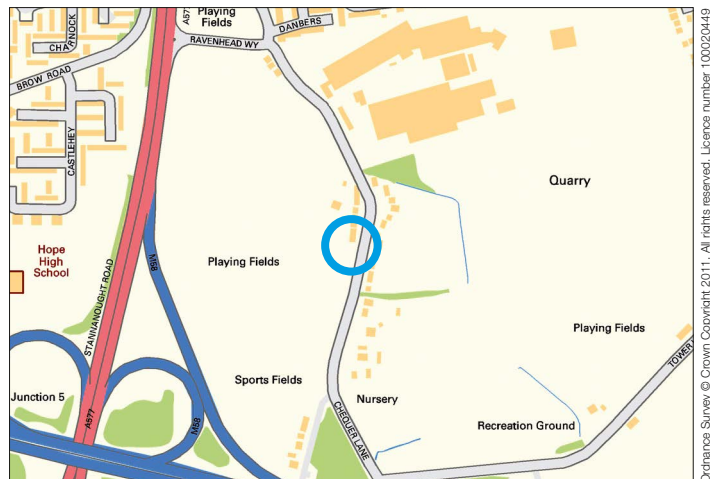
12 Chequer Lane, Upholland, Skelmersdale, Lancashire WN8 0DE

*GUIDE PRICE £90,000+



- 3 bed semi detached
- Double glazing with central heating
- Gardens

Description Vacant three bedroom semi detached house benefitting from double glazing, central heating and open rear views. The property is in a popular area however requires modernisation.



Not to scale. For identification purposes only

Situated Chequer Lane is off Ravenhead Way leading to the A577 and on to Junction 5 of the M58 Motorway. A residential area of detached and semi detached houses and bungalows. Upholland lies between Skelmersdale and Wigan.

Ground Floor Porch, Entrance Hall, Living Room, Dining Room with double glazed patio door, Kitchen, Lean to outbuilding.

First Floor Two Double Bedrooms, Single Bedroom, Bathroom, Separate WC. Access to the boarded loft space.

Outside Lawned gardens to the front and rear. Lean to garage and open views to the rear.

LOT
13

Apartment 10, Grassendale Court, Grassendale Road, Liverpool L19 0LY

*GUIDE PRICE £45,000+

- **Vacant one bedroom second floor apartment**

Description A vacant purpose built second floor one bedroomed flat suitable for investment purposes. The property is in good order and benefits from double glazing, economy 7 heating and communal gardens and parking.

Situated Off Grassendale Road which in turn is off Aigburth Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 4 miles south of Liverpool City Centre.

Ground Floor Main Entrance Hallway.

Second Floor Flat Hall, Open Plan Living Room/Kitchen, Bedroom, Bathroom/W.C.

Outside Communal Gardens and parking

Please note The Buyer's Administration Fee is £750 plus VAT for this lot.



LOT
14

12 Langton Road, Wavertree, Liverpool L15 2HT

*GUIDE PRICE £85,000+

- **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 vacant 3/4 bedroomed well presented middle terraced property. The property is in good order throughout and benefits from double glazing and central heating and is suitable for immediate occupation or 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.

Ground Floor Hall, 1 Letting

Room, Communal Lounge, Kitchen.

First Floor 3 Bedrooms, Bathroom/W.C.

Outside Yard to the rear.

EPC Rating D



LOT
15

187 Ackers Hall Avenue, Liverpool L14 4AY

*GUIDE PRICE £50,000+

- **3 Bedroomed end town house**
- **Central heating**
- **Front and rear gardens and off road parking**

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

Situated Off Liverpool Road and Finch Lane in a popular and well established residential location within close proximity to Dovecot Amenities and approximately 5 miles from Liverpool City Centre.

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

First Floor 3 Bedrooms.

Outside Front and rear gardens. Driveway.



LOT

16

8 Denman Drive, Newsham Park, Liverpool L6 7UE

*GUIDE PRICE £165,000+



- 12 Bed HMO Investment
- Producing £15,600 pa
- 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.

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.

Basement Storage.

Ground Floor Main Entrance Hallway, Living Room, Office, Storeroom, W.C, Kitchen/Diner.

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

Second Floor Kitchen/Diner, 3 Family Bedrooms, Bathroom/WC

Outside Gardens front and rear. Driveway.



LOT
17

42 Cedar Road, Whiston, Prescot, Merseyside L35 2XA

***GUIDE PRICE £80,000+**



• **Vacant former doctor's surgery with development potential**

Description A modern single storey detached former doctor's surgery located on a large plot with parking for 12 vehicles. The property benefits from double glazing, central heating, air conditioning, secure CCTV, CAT 5 cabling, series 3200 fire alarm and electric roller shutters to the front and rear. The property currently has D1 use however would be suitable for a number of uses or possible conversion potential to provide 2 bungalows or a single dwelling, subject to gaining the necessary consents. In addition, the site has re-development potential for a small scheme of housing, extra bungalows or apartments subject to the necessary consents.

Situated In a central location off Cross Lane close by to Whiston hospital, Whiston train station, the M57 motorway and local amenities.

Ground Floor Entrance, Reception Area, Kitchen/Diner, Five Main Rooms, WC, Disabled WC.

Site Area 0.154 acres (6,708 sq ft or 623.2 sq m).

Outside Car parking for 2 vehicles at the front and 10 to the rear.

EPC Rating C

LOT
18

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

***GUIDE PRICE £150,000+**



• **2 Three storey properties** • **Providing 10 lettings rooms**
• **Income of over £32,000pa**

Description An Investment Opportunity currently producing in excess of £24,960 per annum to include all the services. The property comprises of a pair of three storey terraced properties converted to provide 10 letting rooms, 2 of which are vacant. When fully let the potential income is £31,200 per annum. 71a Borough Road is fully HMO compliant and licensed. 75a Borough Road has the potential for an HMO Investment with the use of a further letting room. The property benefits from majority double glazing and central heating. We are advised that all the tenants are male, over 35 and long term.

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

75a/71a

Ground Floor Main Entrance Hallway.

75a

First/Second Floor Shared Kitchen/Diner, Bathroom/WC, 2 Letting Rooms, Half Landing to

further Bathroom/WC, 3 Further Letting Rooms above.

71a

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

Outside Entrance and shared Decked/Yard area.

LOT

19

146 Peel Road, Bootle, Merseyside L20 4BL

*GUIDE PRICE £42,500 +

- 2 bed mid terrace
- Double glazing with central heating

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

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

First Floor 2 Bedrooms, Bathroom/w.c.

Outside Yard.

Ground Floor Hall, Through Living room/Dining room.



LOT

20

46 Windsor Road, Tuebrook, Liverpool L13 8BD

*GUIDE PRICE £85,000+

- 3 Self contained flats
- Producing £13,920 pa
- Benefitting from double glazing and central heating.

Description A 3 storey middle terraced property converted to provide 3 self contained flats (1x1, 1x2 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.

First Floor Flat 2 Hall, Lounge, Kitchen, Bathroom/WC, 3 Bedrooms.

Second Floor Flat 3 Hall, Lounge, Kitchen, Bathroom/WC, 1 Bedroom.

Ground Floor Flat 1 Hall, Lounge, Kitchen, Bathroom/WC, 2 Bedrooms.

Outside Rear Yard.



LOT

21

On Behalf of a Housing Association

18 Shellingford Road, Liverpool L14 0PD

*GUIDE PRICE £55,000+

- A 3 bedroomed end town house
- Benefitting from double glazing, central heating

Description A 3 bedroomed end town house benefiting from double glazing, central heating, Driveway, Front, side and rear garden. The property would be suitable for occupation or investment purposes following modernisation.

Situated Off Ashover Avenue which in turn is off Prescott Road A57 within close proximity to local amenities and Schooling, approximately 6 miles from Liverpool City Centre.

First Floor 3 Bedrooms.

Outside Driveway, Front, Side and rear gardens.

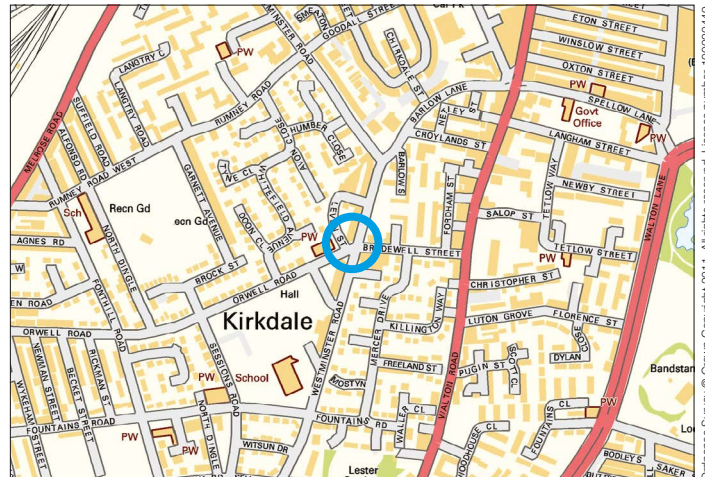
Ground Floor Lounge, Kitchen, Bathroom/W.C.



LOT
22**161 Westminster Road, Liverpool L4 4LR*****GUIDE PRICE £55,000+**

- Residential investment producing £9,000 pa
- 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.



Not to scale. For identification purposes only

Situated Fronting Westminster Road close to it's 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.

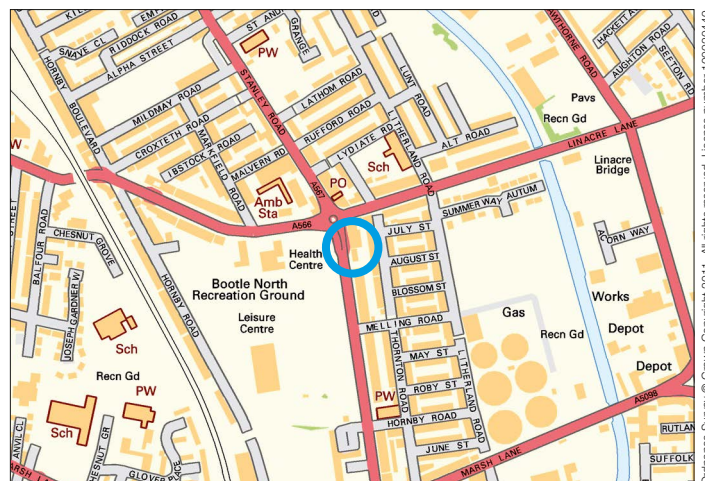
Ground Floor Flat 1 Living Room, Kitchen, Bedroom, Bathroom/WC.

Outside Rear Yard.

LOT
23**504 & 506 Stanley Road, Bootle, Merseyside L20 5AF*****GUIDE PRICE £90,000+**

- 2 Three storey middle terraced properties
- Converted to provide 9 self contained flats
- Producing £33,000 pa

Description A pair of three storey middle terraced properties converted to provide 9 self contained flats. 7 of the flats are currently let by way of Assured Shorthold Tenancies producing an annual rental income of in excess of £23,000 per annum. The property benefits from double glazing and central heating. There are 4 x 1 bed roomed flats in 504 and 5 x 1 bed roomed flats in 506. When fully let the potential income being in excess of £30,000 per annum.



Not to scale. For identification purposes only

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.

Accommodation Each **Flat** Comprises: Hall, Lounge, Kitchen, Shower/WC, Bedroom.

Outside Communal Yard. On street parking.

EPC Rating D

LOT

24

46 Old Bidston Road, Birkenhead, Merseyside CH41 8BL

*GUIDE PRICE £38,000+

- Single storey retail unit
- Let producing £4,800 per annum.

Description Tenanted single storey detached sandwich shop which is let for 5 years from 2015 with a current rent passing of £4,800 per annum. The tenant has refurbished the shop to a high standard.

Situated Off Duke Street off Park Road North leading into Birkenhead town centre. The property serves nearby commercial, industrial and residential occupiers.

Ground Floor Sandwich Shop 34.55 sq m (371.90 sq ft) WC & Wash Basin Kitchen 13.58 sq m (146.17 sq ft)

TENANT	LEASE	TERMS	RENT
Terence Flaherty trading as "The Gallery"	5 years from 20/07/2015	Effectively FRI rent review after 3 years	£400 pcm (£4,800 per annum)



On Behalf of a Housing Association

LOT

25

81 Melrose Road, Kirkdale, Liverpool L4 1RP

*GUIDE PRICE £38,500 +

- 3 Bedroomed middle terraced property
- Benefits from double glazing and central heating

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

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

First Floor 3 Bedrooms.

Outside Yard.

Ground Floor Hall, Living Room, Dining Room, Bathroom/W.C.



LOT

26

207 Stanley Road, Kirkdale, Liverpool L5 7QB

*GUIDE PRICE £25,000+

- Vacant three storey property arranged as shop with upper floors
- In need of complete renovation

Description Vacant three storey inner terrace property arranged as a ground floor shop with upper floors. The property is in need of complete renovation.

Situated The property has a prominent frontage to Stanley Road close to the corner of Harebell Street and is approximately 3 miles from Liverpool city centre.

Note The property has not been internally inspected by Sutton Kersh.



LOT
27

Knightsbridge Court, 35b Holland Street, Liverpool L7 0JG

*GUIDE PRICE £40,000+

- A vacant 3 bedroomed apartment
- Benefits from double glazing & central heating.

Description A 3 bedroomed second floor apartment benefiting from double glazing, central heating, communal car parking and gardens. The property is in good order throughout and would be suitable for occupation or investment purposes.

Situated Fronting Holland Street which in turn is off Prescot Road within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

Kitchen, Bathroom/W.C, 3 Bedrooms.

Outside Private balcony, communal car parking and gardens.

Ground Floor Communal entrance hallway.

Second Floor Hall, Living room,



LOT
28

2 Clapham Road, Liverpool L4 2TQ

*GUIDE PRICE £35,000+

- Four bedroom semi detached property
- In need of refurbishment

Description A 4 bedroomed end terraced property benefiting from double glazing. Following repair and modernisation the property would be suitable for occupation, resale or investment purposes.

Situated Fronting Clapham Road on the corner of Anfield Road in a popular and well established residential location within walking distance to Liverpool Football Club, local amenities, schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor 4 Bedrooms, Bathroom/WC.

Outside Yard to the rear.



LOT
29

14 Dombey Street, Liverpool L8 5TL

*GUIDE PRICE £70,000-£80,000

- Vacant four bedroom mid terrace in need of modernisation
- Double glazing and central heating

Description A vacant 4 bedroom middle terrace property which following modernisation would be suitable for occupation, HMO investment purposes or resale. The property benefits from double glazing and central heating.

Situated Off Park Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 1.25 miles from Liverpool city centre.

First Floor 3 Bedrooms, Bathroom/WC.

Second Floor 1 Further Bedroom.

Outside Rear Yard.

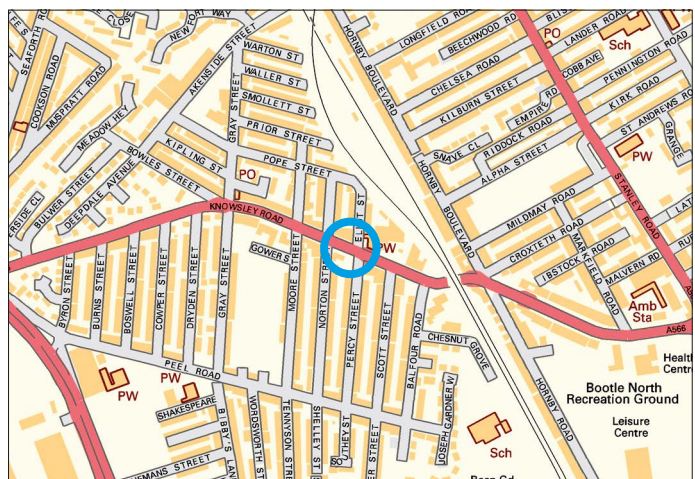
Ground Floor Hall, Living Room, Dining Room, Kitchen, Utility Room.



LOT
30**151 Knowsley Road, Bootle, Merseyside L20 4NJ*****GUIDE PRICE £80,000+**

- **Substantial three storey end terraced mixed use property producing £18,780 per annum**
- **Comprising a ground floor retail until and 5 one bed flats above**

Description A substantial three storey end of terraced mixed use property comprising of a ground floor retail until together with 5x1 bedroomed flats above accessed via a separate side entrance. The flats are currently let by way of Assured Shorthold Tenancies at a rental of £18,780 per annum. The shop is currently let for 12 months at £325 pcm. The property has recently been refurbished throughout and benefits from double glazing and electric storage heaters.



Not to scale. For identification purposes only

Situated Fronting Knowsley Road on the corner of Eliot Street

Ground Floor Shop unit, WC, Storeroom. 22.89sqm (246-50sqft). Access from Eliot Street to the five flats. **Flat 1** Lounge, Bedroom, Kitchen, Shower room/WC.

First Floor Flat 2 Lounge, Kitchen, Bedroom, Shower

room/WC. **Flat 3** Lounge, Kitchen, Bedroom, Shower room/WC.

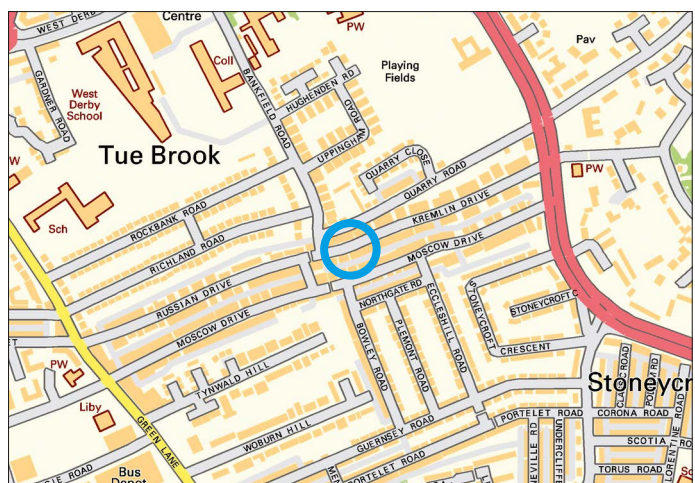
Second Floor Flat 4 Lounge, Kitchen, Bedroom, Shower room/WC. **Flat 5** Lounge, Kitchen, Bedroom, Shower room/WC.

Outside Yard to the rear.

LOT
31**15 Kremlin Drive, Liverpool L13 7BU*****GUIDE PRICE £75,000+**

- **Large 5 bedroomed semi detached property**
- **Let by way of an assured shorthold tenancy at a rental of £7,200 pa**

Description A large 5 bedroomed semi detached property currently let by way of an Assured Shorthold Tenancy at a rental of £7,200 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

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 Hall, 3 Reception rooms, Kitchen, Shower room/W.C.

First Floor 4 Bedrooms, Bathroom/W.C.

Second Floor One further Bedroom.

Outside Rear yard.

LOT
32

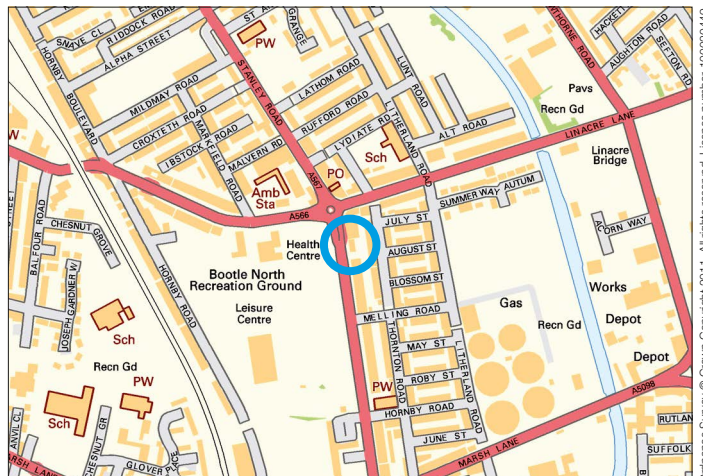
502 Stanley Road, Bootle, Merseyside L20 5AF

***GUIDE PRICE £55,000+**



- **Mid terrace property**
- **Providing 5 self contained flats**
- **Producing £20,000 pa**

Description A three storey middle terraced property converted to provide 4 x 1 bedroomed self contained flats and 1 studio flat. The 4 flats are let by way of Assured Shorthold Tenancies producing in excess of £14,500 per annum. The property benefits from double glazing, central heating and separate gas and electric meters. When fully let the potential annual rental income being in excess of £17,000



Not to scale. For identification purposes only

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

First Floor Flat 3 Hall, Lounge/Bedroom, 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

EPC Rating C

LOT
33

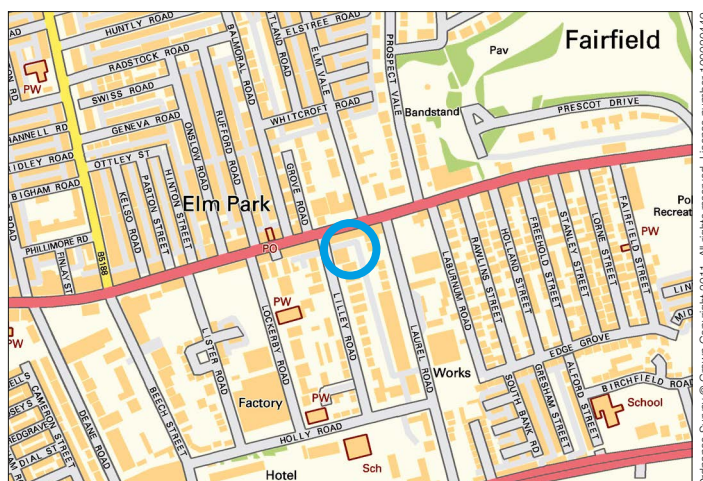
94/94a Prescot Road, Fairfield, Liverpool L7 0JA

***GUIDE PRICE £50,000–£55,000**



- **2 self contained flats**
- **Double glazing with central heating**
- **Potential income of £9,000 per annum**

Description A three storey middle terrace property which has been converted to provide two self contained flats (1x1 and 1x2 bed) accessed via two separate front entrances. The first floor flat is currently let by way of an Assured Shorthold Tenancy producing £4800.00 per annum. The property benefits from double glazing and central heating. The potential annual rental income when fully let is in excess of £9000.00.



Not to scale. For identification purposes only

Situated Fronting Prescot Road at its junction with Laurel Road in a popular and well established residential location within close proximity to local amenities, Schooling, Newsham Park and approximately 3 miles from Liverpool City Centre.

Ground Floor Flat 94 - Hall,

Lounge, Kitchen, Bedroom, Bathroom/WC

First Floor Flat 94a - Hall, Kitchen, Lounge, Shower/WC.

94a **Second Floor** 2 Bedrooms.

Outside Yard to the rear.

LOT

34

On Behalf of a Housing Association

25 Longfellow Street, Bootle, Merseyside L20 4JR

*GUIDE PRICE £38,500 +

- 2 bed terrace
- Double glazing

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

Situated Off Bibbys Lane which in turn is off March Lane (A5098) within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor Lounge, Dining Room, Kitchen, Bathroom/W.C.

First Floor 2 Bedrooms.

Outside Yard.



LOT

35

Flat 8 Mill View, Rutter Street, Liverpool L8 6AG

*GUIDE PRICE £32,000+

- Two bedroom second floor flat
- Producing £5,400 per annum

Description A tenanted second floor flat let under an Assured Shorthold Tenancy at £450 pcm (£5,400 per annum). The property is in good order throughout and benefits from double glazing and electric heating.

Situated From Mill Street to Northumberland Street, into Southwell Street, Rutter Street and into Mill View in the district of Toxteth approximately 1 mile south of Liverpool city centre.

wall units, built in oven and hob. Electric wall heaters.

Note The flat is leasehold for a term of 125 years from 2012 with a ground rent of £250 per annum which is fixed for 10 years. The service charge is approximately £900 per annum.

Second Floor Hall, Two Bedrooms, Bathroom/WC, Separate WC, Living Room, Kitchen with fitted base and



LOT

36

11 Birchfield Road, Walton, Liverpool L4 5US

*GUIDE PRICE £40,000+

- 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.

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

Second Floor Attic Room.

Outside Rear Yard.

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

EPC Rating D



LOT

37

3 Albert Road, Tuebrook, Liverpool L13 8DZ***GUIDE PRICE £45,000–£50,000**

- **Vacant 3/4 bedroomed middle terrace property**
- **In need of a full upgrade and refurbishment**

Description A vacant 3/4 bedroomed middle terrace property in need of a full upgrade and refurbishment scheme. The property would be suitable for occupation, re-sale or investment purposes.

Situated Between Windsor Road and Marlborough Road in a popular and well established location within close proximity to local amenities, schooling, Newsham Park and approximately 3 miles from Liverpool City Centre.

First Floor 3 Bedrooms, Bathroom/WC.

Second Floor Attic Room Above.

Outside Rear Garden, Outhouse.

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



On Behalf of a Housing Association

LOT

38

14 Whitby Street, Liverpool L6 4DH***GUIDE PRICE £46,750 +**

- **2 bed mid terrace**
- **Double glazing and central heating**

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

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

First Floor 2 Bedrooms.

Outside Yard.

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



On Behalf of a Housing Association

LOT

39

83 Greenleaf Street, Liverpool L8 0RA***GUIDE PRICE £45,000+**

- **2 bedroomed middle terraced property**
- **Double glazing**

Description A 2 bedroomed middle terraced property benefiting from double glazing. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes.

Situated Off Smithdown Road within close proximity to local amenities and good transport links approximately 3 miles from Liverpool City Centre.

First Floor 2 Bedrooms.

Outside Yard.

EPC Rating E

Ground Floor Vestibule, Living room, Open Plan Dining room/Kitchen, Bathroom/W.C.



LOT

40

Apartment 8, Grassendale Court, Grassendale Road, Liverpool L19 0LY***GUIDE PRICE £45,000+**

- **First floor one bedroom flat**
- **Producing £5,400 per annum**

Description A purpose built first floor one bedroomed apartment which is currently let by way of an Assured Shorthold Tenancy at a rental of £5400.00 per annum. The property is in good condition and benefits from double glazing, economy 7 heating and communal gardens and parking.

Situated Off Grassendale Road which in turn is off Aigburth Road in a popular and well established residential location within close proximity to Aigburth Road amenities, schooling and approximately 4 miles south of Liverpool City Centre.

First Floor Flat Hall, Open Plan Lounge/Kitchen, Bathroom/WC, Bedroom.

Outside Communal Gardens and parking.

Note The Buyer's Administration Fee is £750 plus VAT for this lot.



Ground Floor Main Entrance Hallway.

LOT

41

49 Bala Street, Liverpool L4 2QN***GUIDE PRICE £36,000+**

- **A 2 bedroomed mid terraced property**
- **Producing £5,400 pa**
- **Benefits from central heating**

Description Recently improved and tenanted inner terraced house let by way of an Assured Shorthold Tenancy producing £415.40 per four weeks (£5,400 per annum). The property benefits from central heating and recent improvements include replacement kitchen, bathroom, replastering and flooring.

Situated Off Oakfield Road close to Liverpool Football Club, local shops, bus routes and all amenities. Liverpool city centre is approximately 2.5 miles away.

First Floor Two Bedrooms

Outside Rear Yard.

EPC Rating F

Ground Floor Living Room, Kitchen, Bathroom/WC and Shower



LOT

42

10 Ismay Road, Liverpool L21 8LY***GUIDE PRICE £40,000-£45,000**

- **Vacant two bedroom mid terraced property**
- **Suitable for investment purposes**
- **Double glazing and central heating**

Description A two bedroomed middle terraced suitable for investment purposes with a potential annual rental income of in excess of £5400.00. The property benefits from double glazing and central heating.

Situated Off Cunard Road which in turn is off Linacre Road within walking distance to the local amenities and approximately 4 miles from Liverpool City Centre.

First Floor Two Bedrooms

Outside Yard to the rear.

EPC Rating D

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



LOT

43

130 Sheil Road, Liverpool L6 7UA

*GUIDE PRICE £175,000+



- Substantial 3 storey semi detached property
- Converted to provide 6x1 bedroom apartments
- Producing £26,400pa

Description A substantial 3 storey semi-detached property converted to provide 6 apartments 3x1 and 3x2 bed. At the time of our inspection the property was fully let by way of Assured Shorthold Tenancies producing a rental income of £26,400 per annum. The property is in good order throughout and benefits from double glazing, central heating and secure entry intercom system.

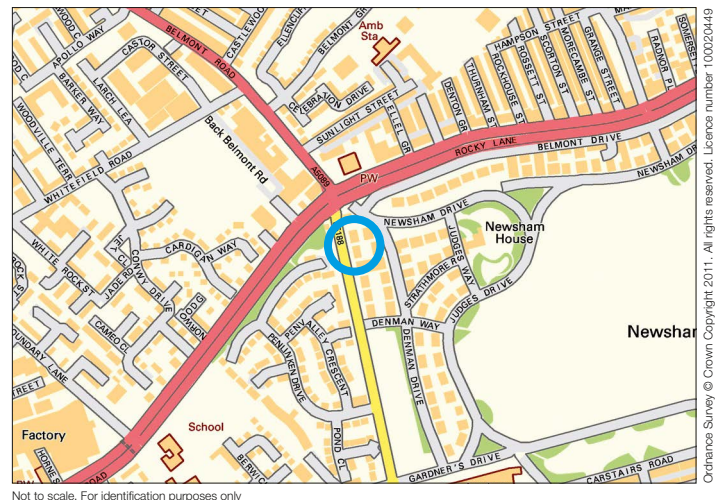
Situated Between Prescot Road and West Derby Road in a popular and well established residential location within walking distance to Newsham Park, Tuebrook Amenities and approximately 2 miles from Liverpool City Centre.

Ground Floor Main Entrance hallway **Flat 1** Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C. **Flat 2** Hall, Lounge, Kitchen, Bedroom, Bathroom/W.C.

First Floor **Flat 3** Hall, Lounge, Kitchen, Bedroom, Bathroom/W.C. **Flat 4** Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C.

Second Floor **Flat 5** Hall, Lounge, Kitchen, Bedroom, Bathroom/W.C. **Flat 6** Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C.

Outside Shared Driveway to the front. Rear Garden.



Not to scale. For identification purposes only

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LOT

44

22 Judges Drive, Newsham Park, Liverpool L6 7UB

*GUIDE PRICE £150,000+



- **A Freehold re-development opportunity**
- **Full planning permission to convert the existing building to provide 5 self contained flats (3x2 and 2x1).**

Description A Freehold re-development opportunity comprising of a substantial Victorian 3 storey semi detached property which requires a full upgrade and refurbishment scheme. The property benefits from full planning permission to convert the existing building to provide 5 self contained flats (3x2 and 2x1). The property benefits from gardens to the front and rear and off road parking.

Situated Fronting Judges Drive overlooking Newsham Park in an established and popular residential location approximately 2 miles from Liverpool City Centre.

Proposed Accommodation

Plans are available for inspection at the Auctioneers Offices.
Planning Ref Number 05F/1402

LOT

45

1a & 1b Windsor Road, Walton, Liverpool L9 4RA

*GUIDE PRICE £55,000+



- **Two single storey retail units**
- **Partly let producing £5,200 pa**

Description The premises consist of two single storey retail units. Unit 1A currently trades as a Cafe and is let by way of a six year full repairing and insuring lease with approximately three years unexpired term at a rent of £5,200 per annum. Unit 1B is vacant and previously traded as a hair salon and would be suitable for a number of uses, subject to any relevant planning consents. Each unit benefits from mains electric and water supply, Kitchenette and W.C facilities and electric roller shutters. The potential annual rental income when both fully let is in excess of £9,000.

Situated Fronting Windsor Road just off Walton Vale, which is a well established commercial centre situated approximately 5 miles North of Liverpool City Centre.

Accommodation Unit 1A - Cafe with 18 covers, kitchen, WC's - Net Internal area - 28.8 sqm (310 sq.ft) Unit 1B - Salon with

5 Stations, Kitchen, WC - Net Internal area - 28.8 sqm (310 sq.ft)

LOT
46**Granada Buildings, East Prescott Road, Liverpool L14 9PW*****GUIDE PRICE £280,000+**

- **Substantial detached four storey former community centre**
- **Function room, bar, children's play centre and gymnasium.**
- **Part of the roof is let to o2 from 2013 with a current rent passing of £8,000 pa.**

Description Substantial detached four storey former community centre, function room, bar, children's play centre and gymnasium. Approximate total net internal floor area is 2001.91 sq m (21,549.03 sq ft). The property has potential for a variety of uses subject to gaining the necessary consents. Part of the roof is let to O2 from 2013 with a current rent passing of £8,000 per annum.

Situated The property occupies a prominent site with a frontage to East Prescott Road the main A57 and to the corners of Back Dovecot Place and Somerford Road. Local amenities nearby include shops, schools and bus routes to the city centre.

Ground Floor The ground floor incorporates a former community centre sq m (sq ft)
Bar/Games Room/Function Room 298.10
3,208.82 Kitchen 44.10 474.70 Family Room 196.00 2,109.79 Childrens Play Area 202.00 2,174.38 Ancillary Store Rooms 46.50 500.53

First Floor Former Gymnasium with Canadian Maple Floor 367.53 3,956.18 Three

Store Rooms plus Large Ancillary Room 204.14 2,197.41

Second Floor

Former Boxing Gym & Cinema seating section 464.00 4,994.61

Third Floor Mezzanine Store Area Former Children's Gymnasium 179.54 1,932.61 Total 2,001.91 21,549.03

Roof Part let to O2 from 2013 Subject to 12 months notice to terminate by the tenant. Current rent passing of £8,000 per annum

Outside Forecourt to the front, ample car



parking area to the side, additional lawned section to the side.

Note The property offers potential for a variety of uses subject to the usual planning and building regulation consents. Prospective bidders must make their own enquiries to Liverpool City Council. The vendor has carried out many repairs and improvements throughout. Many of the fixtures and fittings will be included in the sale. Rateable value: £14,750 Description: Community centre and premises ground floor only.

LOT

47

46a South Road, Waterloo, Liverpool L22 5PQ

*GUIDE PRICE £70,000+

- A 3 storey mid terrace arranged as 2 self contained flats
- Double glazing/central heating.
- Producing in excess of £9600 PA.

Description A three storey middle terraced property providing 2 self contained flats. The flats are in good order and benefit from double glazing and central heating. Both flats are currently let by way of A.S.T's producing in excess of £9600.00 per annum.

Situated The property is situated above shop premises, which are not included, fronting South Road in the centre of Waterloo, a popular residential area approximately 1 mile north of Crosby Town Centre and 4 miles north of Liverpool City Centre.

Ground Floor Entrance Hallway

First Floor Flat 1 Hall, Open plan Living Room/Kitchen, Bathroom/W.C., 2 Bedrooms.

Second Floor Flat 2 - Hall, Open plan Lounge/Kitchen, Bedroom, Bathroom/WC



LOT

48

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

*GUIDE PRICE £50,000+

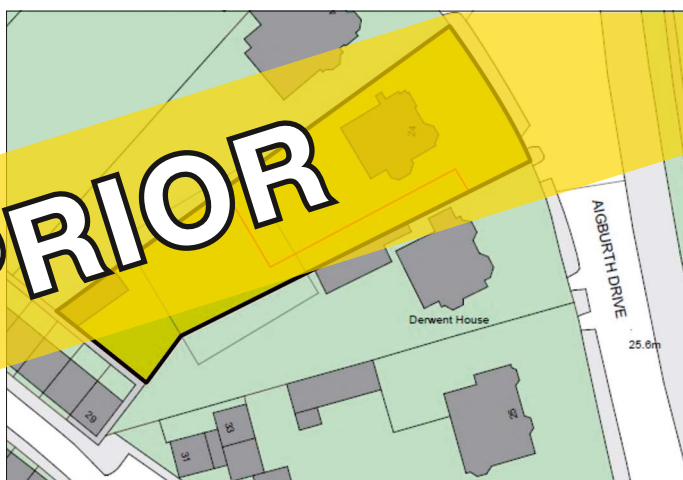
- A VACANT PIECE OF LAND

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.

SOLD PRIOR



LOT

49

On Behalf of a Housing Association

85 Greenleaf Street, Liverpool L8 0RA

*GUIDE PRICE £52,500+

- 2 bedroomed end terraced property
- Double glazing and central heating

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

Situated Off Smithdown Road within close proximity to local amenities and good transport links approximately 3 miles from Liverpool City Centre.

First Floor 2 Bedrooms.

Outside Yard.

EPC Rating D

Ground Floor Vestibule, Lounge, Open Plan Kitchen/Diner, Bathroom/W.C.



LOT
50

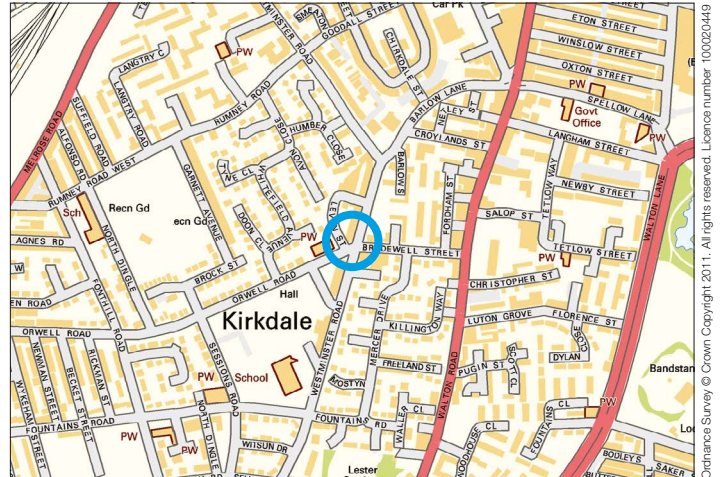
163 Westminster Road, Liverpool L4 4LR

***GUIDE PRICE £55,000+**



- **Residential investment producing £9,000 pa**
- **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.



Not to scale. For identification purposes only

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
51

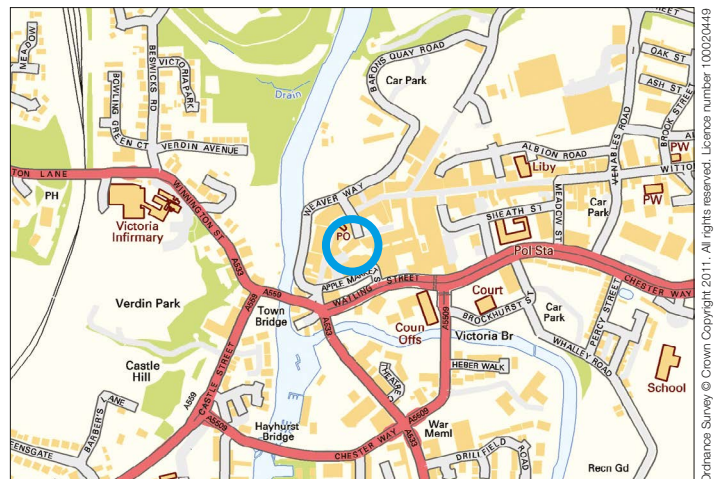
8 Crown Street, Northwich, Cheshire CW9 5AX

***GUIDE PRICE £100,000+**



- **Double fronted ground floor retail unit with storage**

Description A vacant double fronted ground floor retail unit with a total area of 183 sq m (1,975 sq ft). The property comprises an open plan ground floor retail unit benefitting from internal and external roller shutters, air conditioning and fire alarm. The first floor is arranged as partitioned offices with kitchen and WC, with second floor storage. The property is suitable for a variety of uses subject to the necessary planning consents.



Not to scale. For identification purposes only

Situated The property is situated fronting Crown Street which runs off High Street within the main retail shopping core of Northwich Town Centre. Nearby retailers include Thomson, Cash Generators, McDonalds, Holland and Barrett to name but a few.

Floor Sales Area: 72.95 sq m (785 sq ft)

First Floor Ancillary Accommodation: 68.36 sq m (736 sq ft) WC

Second Floor Storage: 42.26 sq m (454 sq ft)

Ground Floor Shop: 8.16 m x 9.48 m (26.9 ft x 31.1 ft) **Ground**

LOT
52

Essex House, Bridle Road, Aintree Merseyside L30 4UE

*GUIDE PRICE £480,000-£520,000



• **Office investment opportunity producing £90,657 per annum**

Description High yielding prominent office investment opportunity comprising of various single and two storey self contained units. 41% of these are let to companies with low risk (Experian). The property has well refurbished middle and rear sections with a current net annual rental income of £90,657. The potential income is £140,595 when fully let.

Situated On the North East side of Bridle Road in close proximity to Dunnings Bridge Road (A536). The M57 and M58 are 1.8 miles away and the building is close by to Aintree Merseyrail Station.

VAT The property is elected for VAT and it is the intention to treat the transaction as a Transfer of a Going Concern (TOGC).

Joint Agent CBRE Tel: 0151 224 7666
Email: neil.kirkham@cbre.com

Tenure The property is held on a long leasehold for 125 years from 17th July 1986 at a passing ground rent of £12,500. The ground rent is reviewable every 10 years to 12% of the open market rack rental of the demised land and the buildings erected thereon.

TENANT	FLOOR AREA (SQ FT)	DEMISE	RENT (PER ANNUM)	LEASE START DATE	LEASE BREAK DATE	LEASE EXPIRY DATE	COMMENTS
Harvey and Thompson Ltd	2,579	Essex House Ground & First Floor (front building)	£24,957	1st Aug 2008		Holding over	Lease expired 31st July 2013. Holding over under the 54 Act. Potentially interested in renewing but happy holding over.
Precision Analysis (North West) Ltd	5,263	Middle Unit Office 1 & 2	£35,000	1st Oct 2007		30th Sept 2017	Rent reduced to £35,000 p.a. by way of side letter.
Vacant	2,100	Middle Unit Office 3	ERV £18,900				
Fresh Contacts Ltd	3,800	Rear Office 1 & 2	£34,200	1st Jan 2013	Anytime 3 months notice	31st Dec 2015	
Vacant (Previously Fresh Contacts Ltd)	950	Rear Office 3	ERV £9,025				
Vacant	799	Rear Office 4	ERV £7,951				
Fresh Contacts Ltd	1,172	Rear Office 5	£9,000	1st Jan 2013	Anytime 3 months notice	31st Dec 2015	
Vacant	1,585	Rear Office 6	ERV £8,800				
Vacant	877	Rear Workshop 7	ERV £5,262				
Total	19,125		£103,157				
		Ground Rent	-£12,500				
		Net Income	£90,657				

Potential net income when fully let is £140,595

LOT
53

Flat 3, 14d Walton Park Mansions, Walton Park, Liverpool L9 1EZ

*GUIDE PRICE £40,000-£45,000

- A 2 bedroomed purpose built 2nd floor apartment
- Central heating.

Description A 2 bedroomed purpose built 2nd floor apartment benefiting from central heating and off road parking. The property would be suitable for investment purposes with a potential annual rental income of £4740.00 per annum.

Situated Off Rice Lane in a popular and well established residential location close to Walton Hospital, local amenities and approximately 3 miles from Liverpool City Centre.

Second Floor Flat Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C.

Outside Off road parking.

Ground Floor Main entrance hallway.



LOT
54

20 Dombey Street, Liverpool L8 5TL

*GUIDE PRICE £60,000-£70,000

- 3 bed mid terrace
- Double glazing and central heating

Description A vacant 3 bedroom middle terrace property which following would be suitable for investment purposes. The property benefits from double glazing and central heating.

Situated Off Park Road in a popular and established location within close proximity to local amenities and approximately 1.25 miles from Liverpool city centre.

First Floor 2 Bedrooms, Bathroom/WC.

Second Floor 1 Further Bedroom.

Outside Rear Yard.

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



LOT
55

On Behalf of a Housing Association

64 Stonefield Road, Liverpool L14 0NZ

*GUIDE PRICE £50,000+

- 3 bedroomed mid town house
- Double glazing, central heating (boiler removed)
- Front and rear gardens.
- Requires modernisation

Description A 3 bedroomed mid town house property benefiting from double glazing, central heating (boiler removed), front and rear gardens. Following repair and modernisation the property would be suitable for occupation or investment purposes.

Situated Off Lunsford Road within close proximity to local amenities approximately 6 miles from Liverpool City Centre

First Floor 3 Bedrooms.

Outside Front and rear gardens.

Ground Floor Lounge, Kitchen/Dining room, Bathroom/W.C.



LOT

56

210-214 County Road, Walton, Liverpool L4 5PJ

*GUIDE PRICE £150,000+



- **Mixed commercial and residential redevelopment opportunity**
- **Former retail units and potential flats**

Description Mixed commercial and residential redevelopment opportunity incorporating three interconnecting former retail units plus partially converted upper parts with potential for residential. The property benefits from central heating and UVPC double glazing. The property would be suitable for a number of uses, subject to any relevant planning consents.

Situated The property occupies a prominent site with a frontage to County Road and to the corner of Lenthall Street in a busy trading location serving the surrounding residential area. The property lies approximately 3 miles north of Liverpool city centre.

Ground Floor Three interconnecting former retail units (not internally inspected)

First Floor Two potential flats subject to gaining the necessary consents. **Flat 1** Living Room/Kitchen, Shower Room/WC and Wash Basin, Double Bedroom **Flat 2** Living Room, Kitchen, Large Bedroom, Bathroom/WC Landing with four toilets and kitchen, central heating boiler.

Second Floor Six large rooms with potential for conversion into residential use, subject to gaining the necessary consents.

Note Prospective bidders must make their own enquiries with regards to town planning to Liverpool City Council Tel: 0151 225 5530



LOT
57**20 Falkner Square, Liverpool L8 7NY**
***GUIDE PRICE £400,000+**

- **Residential investment producing in excess of £30,000 with potential to produce £35,000 per annum when fully let**

Description A freehold three storey plus basement Georgian style mid town house converted to provide five self contained flats (2 x 2 bedroom and 3 x 1 bedroom). The property is currently let to 4 tenants and when fully let produces in excess of £30,000 per annum. It benefits from individual central heating, rear car parking and a secure entry intercom system. The tenants have been in situ for over 5 years. Potentially the annual rental income could be increased to in excess of £35,000.

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.

Basement Flat E - Hall, Lounge, 2 Bedrooms, Kitchen, Bathroom with Walk In Shower

Ground Floor Main Entrance Hallway

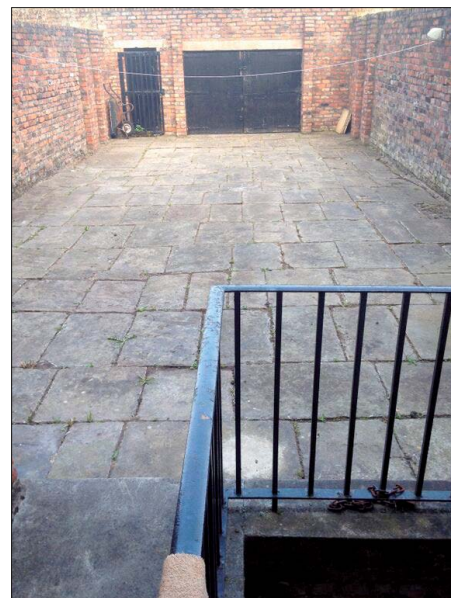
Flat A Lounge, Kitchen, Bathroom/WC, Bedroom

First Floor Flat B Lounge, Kitchen, Bedroom, Bathroom/WC

Second Floor Flat C Lounge, Kitchen, Bedroom, Bathroom/WC with Walk In Shower

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

Outside Large Rear Garden/Gated Rear Road Access. Fully paved in yorkshire paving. Parking for 6 cars.



LOT

58

17 Devonshire Road, Princes Park, Liverpool L8 3TY

*GUIDE PRICE £400,000+



- A substantial 3 storey georgian detached property
- converted to provide 12 flats

Description A substantial 3 storey detached Georgian style property converted to provide 12 self contained apartments accessed via two separate front entrances. The property is in need of a full upgrade and refurbishment scheme. To the exterior there is off road parking for approximately 5 cars at the front and a large rear garden. The potential annual rental income when fully let being in excess of £60,000.

Situated The property is situated in a Conservation Area between Princes Gate West and Ullet Road in a very popular and well established residential location within walking distance to Princes Park and Sefton Park and a short distance into Liverpool City Centre.

Ground Floor Main entrance hallway **Flat 1** Lounge, Bedroom, Bathroom/W.C, Stairs down to Kitchen. **Flat 3** Lounge, Kitchen, Bedroom, Bathroom/W.C. **Flat 4** Lounge, Kitchen, Bedroom, Bathroom/W.C. **Flat 5** Lounge, Kitchen, Bedroom, Bathroom/W.C. **Flat 6** Lounge/Bedroom, Kitchen, Bathroom/W.C.

First Floor **Flat 7** Lounge, Kitchen, Bedroom, Bathroom/W.C. **Flat 8** Lounge, Kitchen, Bedroom, Bathroom/W.C. **Flat 9** Lounge, Kitchen, Bedroom, Bathroom/W.C. **Flat 10** Lounge, Kitchen, Bedroom, Bathroom/W.C. **Flat 11** Lounge, Kitchen, Bedroom, Bathroom/W.C.

Second Floor **Flat 12** Lounge, Kitchen, Bedroom, Bathroom/W.C.

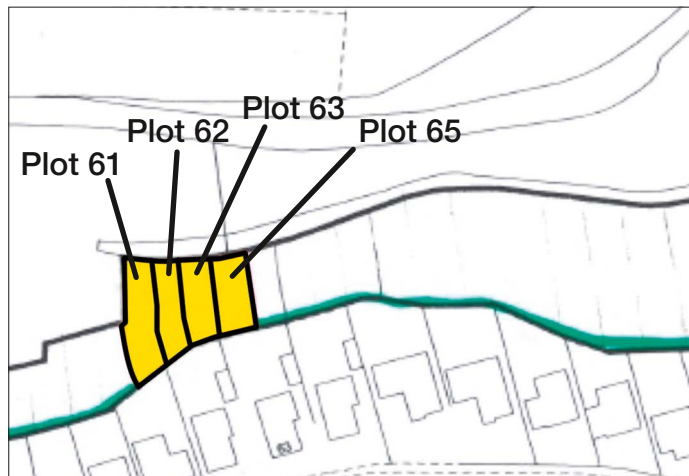
Separate Private side entrance

(Basement) **Flat 2** Lounge, Kitchen, Bedroom, Bathroom/W.C.

Outside Front parking for approximately 5 cars, large rear garden.

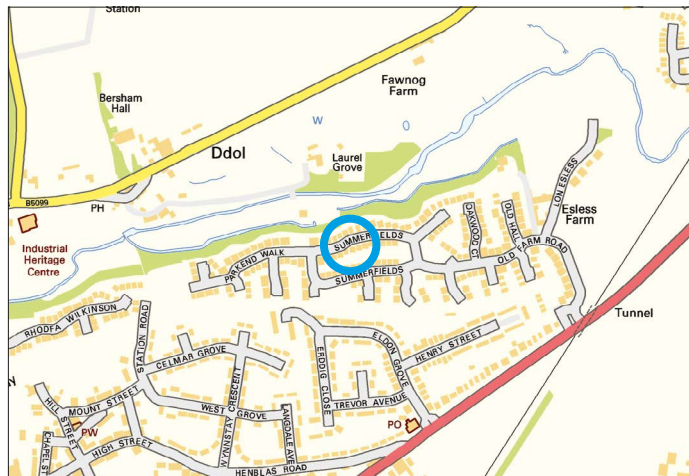


LOT

59-62**Plots 61, 62, 63, 65 Land At Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU*****GUIDE PRICE NIL RESERVE**

- **Plots of freehold land on the edge of a residential housing development.**

Description Plots of freehold land on the edge of a residential housing development.



Not to scale. For identification purposes only

Situated The plot is located to the north of no 59 Summerfields in the village of Rhostyllen near Wrexham.

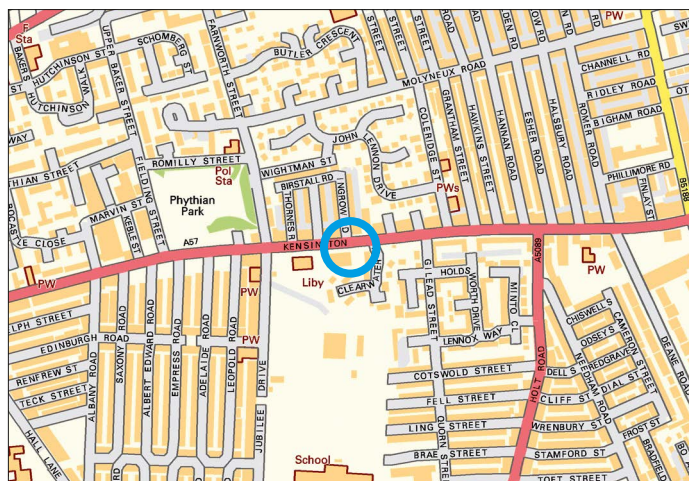
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LOT

63**151 Kensington, Liverpool L7 2RE*****GUIDE PRICE £75,000+**

- **3 storey end terraced property**
- **Converted to provide 4 self contained flats.**

Description A 3 storey end terraced property converted to provide 4 self contained flats. The property is in need of a full upgrade and refurbishment scheme, no fittings are included. The property would be also be suitable for use a HMO Investment Property subject to any necessary consents.



Not to scale. For identification purposes only

Situated Fronting Kensington High Street on a busy main road position within close proximity to local amenities, schooling and approximately 1.5 miles from Liverpool City Centre.

Ground Floor Main Entrance Hallway Studio 1 & 2 - Lounge/Bedroom, Kitchen, Bathroom.

First Floor Flat 3 Hall, Lounge, Kitchen, Bathroom, 2 Bedrooms.

Second Floor Flat 4 Hall, Lounge, Kitchen, Bathroom, 1 Bedroom.

Outside Yard to the rear.

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LOT

64

2 Maryland Street, Liverpool L1 9DE

*GUIDE PRICE £480,000+



- **Grade II listed City Centre building**
- **Planning for twelve bedroom scheme**

Description Georgian Grade II listed city centre office redevelopment opportunity with full planning consent for twelve bedroom scheme - would suit professional or student lets or existing office use.

Situated The property occupies a prominent site to the corner of Maryland Street and Rodney Street and lies adjacent to the main library and buildings of John Moores University. The surrounding location offers bars, restaurants, offices and apartments. Maryland Street/Rodney Street is conveniently located for access to the main retail area, rail stations, cathedrals, the waterfront and the Liverpool One shopping centre.

Basement The property is arranged over five floors including basement and attic. Sq m (Sq ft) Front Room 28.93 (311.41) Rear Room 33.31 (358.55) Inner Hall 9.18 (98.81)

Ground Floor Reception Hall 1.056 (11.36) Front Room 28.88 (310.87) Side Room 38.32 (412.48) Rear Hall 6.20 (66.73) WC and Wash Basin 4.48 (48.22) Kitchenette

First Floor Front Room 29.04 (312.59) Side Room 35.07 (377.50) Side Room 14.30 (153.92)

Second Floor Side Room 28.37 (305.38) Side Room 12.20 (131.32) Front Room 28.99 (312.05) Bathroom/WC

Third Floor Side Room 10.72 (115.39) Restricted height Side Room 25.20 (271.25) Into eaves

Outside Two car parking spaces

Town Planning Planning Application Number - PL/INV/1349/15 Full planning permission for change of use from offices (B1 use) to a 12 bedroom house in multiple occupation (Sui Generis use). Date valid: 27/04/2015 Local Planning Authority: Liverpool City Council - Tel: 0151 225 5530



LOT
65

64 Glamis Road, Tuebrook, Liverpool L13 8DL

***GUIDE PRICE £45,000+**

- **Vacant 2 bedroom mid town house**
- **Double glazing and central heating**

Description A vacant 2 bedroom middle town house benefiting from double glazing and central heating. Following refurbishment the property would be suitable for occupation, re-sale or investment purposes.

Situated Off Marlborough Road and Lisburn Lane in a popular and well established residential location within close proximity to Tuebrook amenities and approximately 3 miles from Liverpool city centre.

First Floor 2 Bedrooms.

Outside Rear Garden.

Ground Floor Lounge, Kitchen, Bathroom/WC.



LOT
66

43 Greenleaf Street, Liverpool L8 0RA

***GUIDE PRICE £45,000+**

- **A two bedroomed end terraced property.**
- **Double glazing and central heating**

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

Situated Off Smithdown Road within close proximity to local amenities and good transport links approximately 3 miles from Liverpool City Centre.

First Floor 2 Bedrooms.

Outside Yard.

EPC Rating C

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



LOT
67

On Behalf of a Housing Association

54 Violet Road, Liverpool L21 6NZ

***GUIDE PRICE £45,000+**

- **A 3 bedroomed middle terraced**
- **Double glazing and central heating.**
- **Requires modernisation**

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

Situated Off Stanley Road (A567) within close proximity to local amenities and approximately 4 miles from Liverpool City Centre.

First Floor 3 Bedrooms, Bathroom/W.C.

Outside Yard.

Ground Floor Hall, Lounge, Dining room, Kitchen.



LOT

68

144 Wadham Road, Bootle, Merseyside L20 2DE

*GUIDE PRICE £55,000-£60,000

- **Vacant 5 bedroomed end of terrace property**

Description A vacant three storey good sized 5 bedroomed end of terrace property which following refurbishment would be suitable for occupation, resale or investment purposes to provide a 6/7 bed HMO/Multilet Investment, subject to any relevant planning consent. If rented at £60 per room per week the property has the potential to generate £18,720 p.a

Situated Fronting Wadham Road on the corner of Miranda Road in a popular and well established residential location within close proximity to local amenities and overlooking South Park.

First Floor 3 Bedrooms, Bathroom/WC.

Second Floor 2 Further Rooms.

Outside Rear Yard.

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

On Behalf of a Housing Association

LOT

69

23 Sheil Road, Liverpool L6 3AB

*GUIDE PRICE £55,000+

- **A 5 bedroomed middle terraced property**
- **In need of complete renovation.**

Description Vacant 5 bedroom inner terraced house arranged over three floors. The property is in need of complete renovation and modernisation. 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.

Situated The property is located on Sheil Road between Bigham Road and Ridley Road close to the junction with Kensington within close proximity to local shops, bus routes and access into the City Centre.

Living Room, Dining room, Kitchen, Bathroom.

First Floor Three double bedrooms, Bathroom.

Second Floor Two attic bedrooms.

Ground Floor Entrance hall,

Outside Front forecourt, rear yard.

On Behalf of a Housing Association

LOT

70

51 Faraday Street, Liverpool L5 6PL

*GUIDE PRICE £44,950 +

- **A vacant 3 bed mid terraced property benefiting from double glazing and central heating**

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

Situated Off Thirlmere Road which is off Oakfield Road (the A5089). The property is close to the local amenities on Breck Road and approximately 3 miles from Liverpool city centre.

Ground Floor Hall, Lounge, Kitchen

First Floor Two Bedrooms, Bathroom/WC

Second Floor One Further Room

Basement Not Inspected

Outside Yard



LOT
71**58 Queens Drive, West Derby, Liverpool L13 0AJ*****GUIDE PRICE £55,000+**

- A vacant 3 bedroomed semi detached property
- Benefiting from double glazing
- Gardens and off road parking.

Description A vacant 3 bedroomed semi detached property benefiting from double glazing, gardens and off road parking. Following refurbishment the property would be suitable for occupation or investment purposes. The property has suffered structural damage.

Situated Fronting Queens Drive close to its junction with Larkhill Place in a popular and well established residential location approximately 3 miles from Liverpool City Centre.

Ground Floor Hall, Cloakroom, 2 Reception rooms, Kitchen.

First Floor 3 Bedrooms, Bathroom, Separate W.C.

Outside Gardens front and rear, driveway.

EPC Rating G.

LOT
72**7 Colwell Road, Liverpool L14 8XY*****GUIDE PRICE £35,000–£40,000**

- Vacant three bedroom end town house
- Front and rear gardens.

Description A three bedroomed end town house benefiting from front and rear gardens and off road parking. The property has recently been re-wired, re-plastered and re-plumbed. There are no kitchen or bathroom fittings. Following finishing works the property would be suitable for investment purposes. The potential rental income being in excess of £6000 per annum.

Situated Off Princess Drive within close proximity to local amenities, schooling and approximately 4 miles away from Liverpool city centre.

Ground Floor Lounge, Kitchen/ Diner, Bathroom

First Floor Three Bedrooms

Outside Gardens to the front and rear. Driveway.

LOT
73**25 Market Street, Southport, Merseyside PR8 1HJ*****GUIDE PRICE £40,000–£50,000**

- A three storey dormer style middle terraced property
- Ground floor retail unit together with 2 floors above.

Description A three storey dormer style middle terraced property comprising of a ground floor retail unit together with 2 floors above. The property would be suitable for a number of uses, subject to any relevant planning consents.

Situated Off Lord Street in the heart of southport which runs between Lord Street (A565) and Princes Street within close proximity to local amenities and main arterial routes.

Ground Floor Shop - Main sales area.

First Floor 1 Room/W.C.

Second Floor 1 Room above.

Outside Covered yard.



LOT
74

70 Ismay Street, Liverpool L4 4EF

*GUIDE PRICE £30,000–£35,000

- Vacant 2 bedroom middle terrace property
- Double glazing and central heating

Description A vacant 2 bedrooomed middle terrace property which benefits from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential annual rental income of in excess of £4800.00.

Situated Off County Road in a popular residential location within easy access to local amenities and schooling and approximately 3 miles from Liverpool City Centre.

First Floor 2 Bedrooms.

Outside Rear Yard.

EPC Rating D

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



LOT

75

104 Lawrence Road, Liverpool L15 0EG

*GUIDE PRICE £150,000+

- Three storey middle terrace property
- Potential annual rental income of in excess of £30,000
- Double glazing and central heating

Description A three storey middle terrace property benefiting from double glazing and central heating. The property is fully HMO compliant and is in good order throughout and would be suitable for student investment purposes. There are 7 letting rooms with a potential annual rental income of in excess of £30,000

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

Kitchen, Utility Room, Shower, Separate WC.

First Floor 4 Letting Rooms, Shower/WC.

Second Floor 3 Letting Rooms.

Ground Floor Main Entrance Hallway, Communal Lounge,

Outside Rear Garden.



LOT

76

50/52 King Street, Wallasey, Merseyside CH44 8AU

*GUIDE PRICE £40,000–£50,000

- 3 storey end terrace ground floor shop with flat above

Description A 3 storey end of terraced property arranged as a ground floor shop together with a 3 bedrooomed flat above accessed via a separate front entrance. The property benefits from double glazing, central heating and air conditioning. The property would be suitable for a number of uses or possible conversion to provide 3/4 flats.

Situated Fronting King Street in a busy main road position within close proximity to local amenities.

First Floor Dining room, Bathroom/W.C with walk in shower, Kitchen/Diner, Lounge.

Basement Not inspected.

Second Floor 3 Bedrooms, W.C.

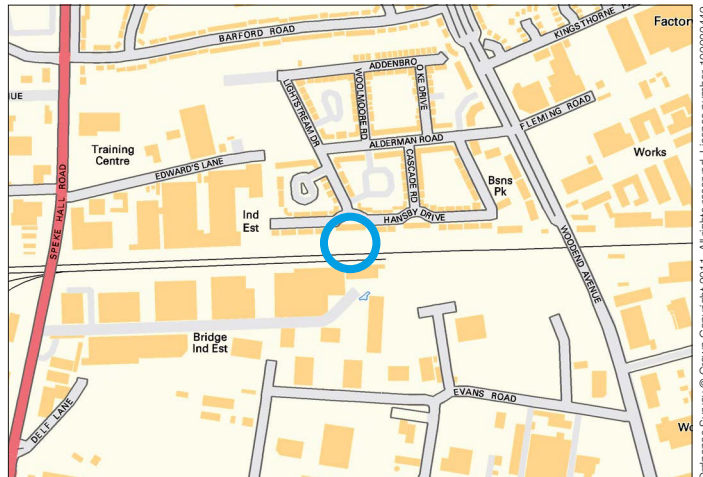
Ground Floor Shop Main sales area, Rear room, W.C. **Flat** Main entrance Hallway



LOT
77

Apt 141 Hansby Drive, Speke, Liverpool L24 9LW

*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- A modern new build 2 bedroom 2nd floor apartment
- Double glazing, secure entry system, allocated parking and electric wall heaters.

Description A modern new build 2 bedroomed 2nd floor apartment within a popular modern development. The property benefits from double glazing, secure entry system, allocated parking and electric wall heaters. The property is in good condition and would be suitable for occupation or investment purposes. The potential rental income is in excess of £6000 per annum.

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

Second Floor Flat - Hall, Open plan Lounge/Kitchen/Diner, Bathroom/W.C, 2 Bedrooms.

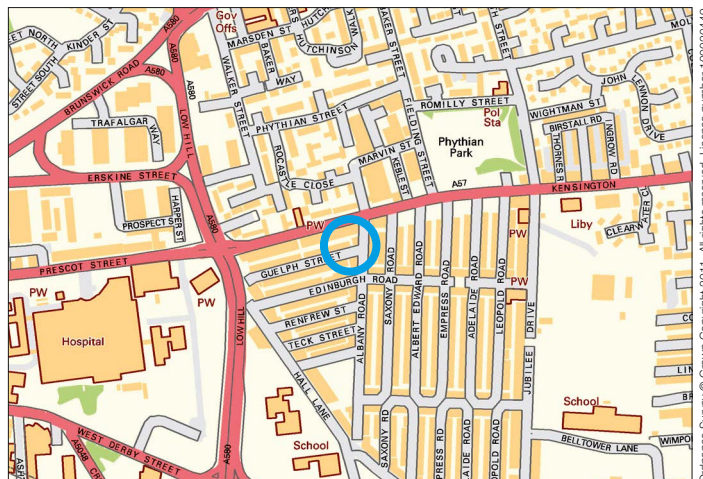
Outside Communal gardens, Electric wall heaters, Allocated car parking.

Ground Floor Main entrance hallway.

LOT
78

78 Kensington, Liverpool L7 8XB

*GUIDE PRICE £60,000-£65,000



Not to scale. For identification purposes only

- Three storey middle terrace property • 3 x 1 bed flats
- Double glazing and central heating. One flat let by way of an AST producing £5,040 PA.
- HMO conversion potential subject to any necessary consents.

Description A three storey middle terrace property which has been converted to provide 3 x 1 bedroom flats which benefit from double glazing and central heating. One flat is currently let by way of an Assured Shorthold Tenancy producing £5,040.00 per annum. The property would be suitable for investment purposes or possible HMO conversion subject to any necessary consents. When fully let as flats the potential annual rental income is in excess of £15,000.

Situated Fronting Kensington close to it's junction with Low Hill in a popular and established location within close proximity to all local amenities and approximately 3 miles from Liverpool city centre.

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

Second Floor Flat 3 - Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Ground Floor Main Entrance Hallway **Flat 1** Lounge, Kitchen, Bedroom, Bathroom/WC

Outside - Yard to the rear.

LOT
79**137-141 County Road, Walton, Liverpool L4 3QF*****GUIDE PRICE £250,000+**

- Investment property producing in excess of £40,000 per annum.
- Three storey middle terraced property /2 ground floor retail units, 6 x 1 bedroomed flats above.

Description An investment property producing in excess of £40,000 per annum. A substantial three storey middle terraced property providing 2 ground floor retail units, together with 6 x 1 bedroomed self contained flats above. The premises have been fitted to a good standard and benefit from partial double glazing, security alarm and external electric steel roller shutters.

Situated Prominently situated fronting County Road (A59) close to it's junction with Hale Road approximately 3 miles north of Liverpool City Centre.

Ground Floor No 137 - Macs Toys No 139 - 141 Traceys Childrenswear

First & Second floor 6 x 1 bedroomed flats

Outside Yard to the rear

ADDRESS	LEASE/TENANCY	RENT P/A
137 County Road	For a period of 1 year from 16th October 2014 to 15th October 2015	£4,200
139-141 County Road	For a period of 5 years from 7th February 2014 to 6th February 2019 (tenant can give 2 months notice in February 2017)	£7,200
Flat 1 137-139 County Road	Assured shorthold tenancy	£4,800
Flat 2 137-139 County Road	Assured shorthold tenancy	£4,800
Flat 3 137-139 County Road	Assured shorthold tenancy	£4,800
Flat 4 137-139 County Road	Assured shorthold tenancy	£4,800
Flat 1 141 County Road	Assured shorthold tenancy	£4,800
Flat 2 141 County Road	Assured shorthold tenancy	£4,800
		Total £40,200

LOT
80

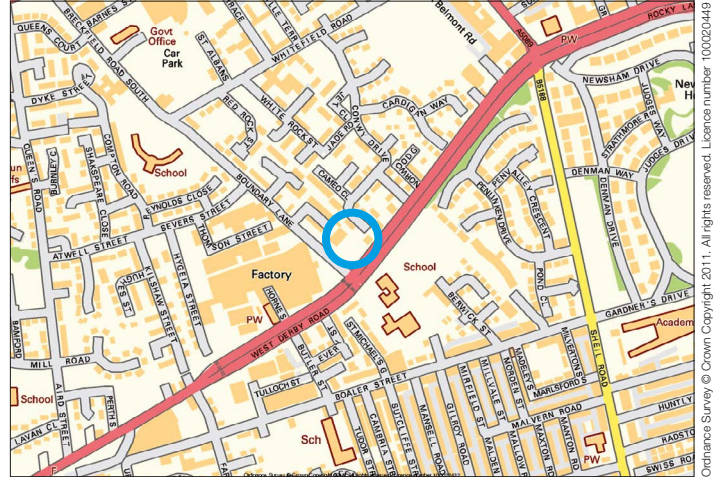
56-70 Conwy Drive, Liverpool L6 5JP

*GUIDE PRICE £100,000+



- A Freehold detached purpose built block arranged as eight studio flats.
- Suitable for redevelopment (subject to obtaining all relevant consents).

Description A Freehold detached purpose built block arranged as eight studio flats. Suitable for redevelopment (subject to obtaining all relevant consents). The property has been affected by fire damage and therefore requires a programme of refurbishment.



Not to scale. For identification purposes only

Location The property is situated in the residential area of Fairfield approximately 2 miles from the shops and amenities of Liverpool city centre.

Tenure Freehold.

Exterior The property benefits from communal gardens and parking.

Accommodation The property has not been internally inspected, however we understand each studio to comprise of: Studio Room, Kitchen, Shower Room with WC & Wash Basin

LOT
81

5 Millersdale Avenue, Liverpool L9 0JU

*GUIDE PRICE £65,000+



- A vacant 3 bedroomed middle terrace
- Double glazing and central heating.
- The potential annual rental income in excess of £7,200.00.

Description A vacant 3 bedroomed middle terrace property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. The potential annual rental income being in excess of £7,200.00.



Situated Off Wyresdale Road which in turn is off Warbreck Moor (A59) in a popular and well established residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool City Centre.

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

First Floor 3 Bedrooms, Bathroom/WC.

Outside Rear Yard.

LOT

82

252a Aigburth Road, Aigburth, Liverpool L17 9PJ

*GUIDE PRICE £70,000 +



- **Vacant three bedroom apartment benefitting from double glazing and central heating**

Description A three bedroomed apartment benefitting from double glazing and central heating. The property would be suitable for occupation or investment purposes following refurbishment. If let to 3 students the potential annual rental income is in excess of £10,000.

Situated Fronting Aigburth road in a popular and well established residential location within walking distance to local amenities, Sefton Park, Lark Lane amenities and approximately 3 miles from Liverpool city centre.

First Floor Landing, Lounge, Three Bedrooms, Bathroom/WC

Outside Yard, Outhouse with WC

Please note The Buyer's Administration Fee is £750 plus VAT for this lot.

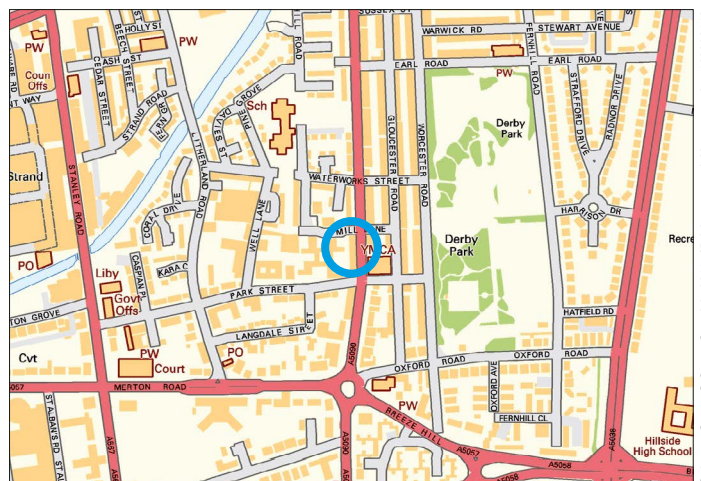
Ground Floor Rear Kitchen

LOT

83

295 Hawthorne Road, Bootle, Merseyside L20 3AP

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **Mixed use property**
- **Ground floor shop and two x 1 bed flats**
- **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 £12,000.00.

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.

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.

Ground Floor Shop Main sales area, Kitchen, WC.

Outside yard to the rear.

LOT
84

22 Armour Grove, Liverpool L13 1BN

*GUIDE PRICE £55,000+



- 2 Bed terrace, double glazed, central heating, alarm.

Description A 2 bedroomed middle terraced property benefitting from double glazing, central heating. The property is in good condition throughout. The property is suitable for immediate occupation or investment purposes with a potential annual rental income of £5,700.00.



Situated Off Stephenson Road which is in turn off Rathbone Road in a popular and well established residential location within close proximity of Edge Lane and Old Swan Amenities, schooling and approximately 4 miles from Liverpool City Centre.

Ground Floor Lounge, Dining Room, Kitchen

First Floor 2 Bedrooms, Bathroom/WC

Outside Yard to the rear.

LOT
85

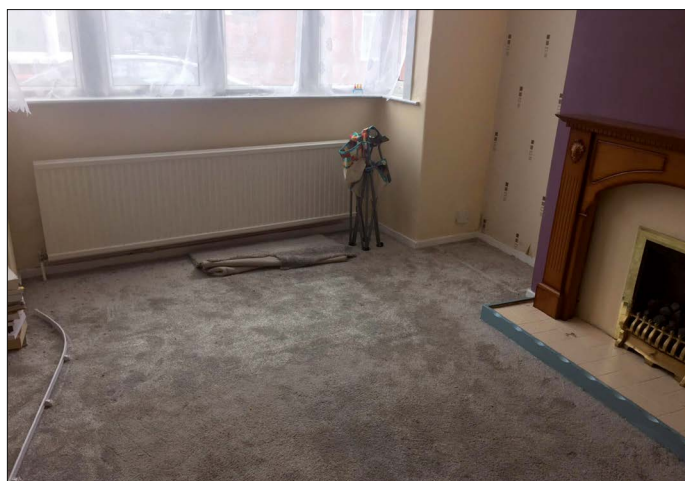
1 Etruscan Road, Old Swan, Liverpool L13 3DJ

*GUIDE PRICE £65,000+



- Vacant 4 bed end terraced
- Double glazing and central heating

Description A good sized 4 bedroomed end of terrace property benefitting from double glazing and central heating. Following modernisation the property would be suitable for occupation, re-sale or investment purposes.



Situated Off Derby Lane which in turn is off Queens Drive (A5058) in a very popular and well established residential location within close proximity to Old Swan amenities, schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor Hall, Living Room,

Dining Room, Morning Room, Kitchen.

First Floor 4 Bedrooms, Bathroom/WC.

Attic Room boarded with 2 Roof Lights suited for possible conversion, subject to any necessary consents.

Outside Rear Yard.

LOT
86

39 Brookside, West Derby, Liverpool L12 0BA
*GUIDE PRICE £37,000+



- **One bedroom ground floor maisonette. Fully refurbished & benefits from double glazing, front driveway and rear garden.**

Description A vacant one bedroom ground floor maisonette which benefits from double glazing, front driveway and rear garden. The property has been completely refurbished throughout and would be suitable for immediate occupation or investment purposes.

Situated On an Estate of similar property off Deysbrook Lane in a popular and well established residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool City Centre.

Ground Floor Entrance Hallway, Lounge/Diner, Kitchen, Bedroom, Shower Room/WC.

Outside Front Driveway, Rear Garden.



LOT
87

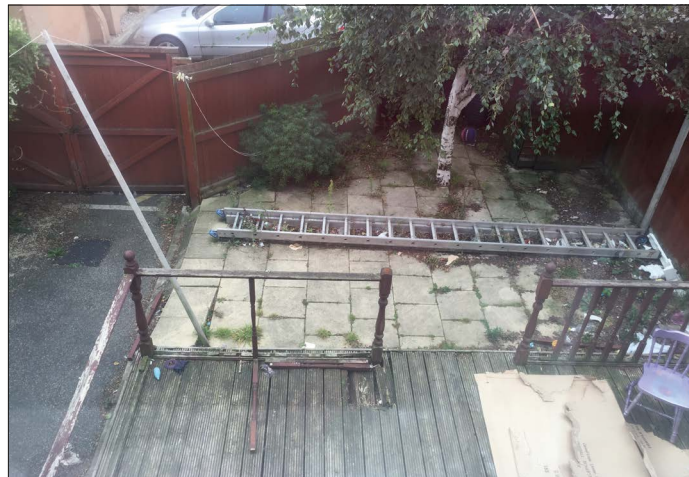
4 Higher Road, Huntscross, Liverpool L26 1TA

*GUIDE PRICE £125,000 +



- **3 Bed modern semi, double glazed, central heating, gardens, 3 bathrooms.**

Description A modern double fronted extended 3 bed roomed semi detached property benefiting from double glazing, central heating, alarm system, front and rear gardens, private rear driveway plus an allocated parking space to the rear. The property would be suitable for occupation, investment purposes or resale. The potential rental income when let being is in excess of £9,000 per annum.



Situated Fronting Higher Road on the corner of Portway, adjacent to Mackett's Lane in a popular and well established residential location within close proximity to good transport links, Schooling, Hunts Cross shopping facilities and Speke Retail Park.

Ground Floor Hall, W.C, Cloakroom, Lounge, Large L shaped Kitchen/Diner with a double sink and separate

preparation sink together with granite surface worktops.

First Floor Large Landing, 3 Double Bedrooms 2 with en-suite shower/W.C, Family Bathroom/ W.C. Boarded loft with ladder.

Outside Front garden, Decked rear garden, Private rear driveway with allocated car parking space accessed via Portway.

LOT
88

51 Greenwich Road, Aintree, Liverpool L9 0HR

*GUIDE PRICE £45,000 +



Description A vacant two bedroomed middle terraced property benefiting 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 Off Longmoor Lane in a popular and well established residential location within close proximity to local amenities, schooling and approximately 6 miles from Liverpool City Centre.

Ground Floor Vestibule, Through lounge, Kitchen.

First Floor 2 bedrooms, Bathroom/WC.

Outside Yard to the rear.

LOT

89

24 Onslow Road, Kensington, Liverpool L6 3BB

*GUIDE PRICE £120,000+



- A two storey double fronted end town house which has been converted to provide 5 self contained flats (4 x 1 and 1 x 2).
- Producing £14,200.00 per annum.
- Double glazing and central heating.

Description A two storey double fronted end town house which has been converted to provide 5 self contained flats (4 x 1 and 1 x 2). At the time of our inspection three of the flats are currently let by way of Assured Shorthold Tenancies producing £14,200.00 per annum. The property benefits from double glazing and central heating. When fully let the potential annual rental income being in excess of £23,500

Situated Off Prescott Road (A57) in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor Main Entrance hallway

Flat 1 Lounge, Kitchen, Bedroom, Bathroom/W.C.

Flat 2 Lounge, Kitchen, Bedroom, Bathroom/W.C.

Flat 3 Lounge, Kitchen, Bedroom, Bathroom/W.C.

First Floor Flat 4 Lounge, Kitchen, Bedroom, Bathroom/W.C.

Flat 5 Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C.

Outside Yard.

LOT
90

50 Warrenhouse Road, Kirkby, Liverpool L33 9XQ

***GUIDE PRICE £35,000+**



- **3 Bed mid town house, double glazed, central heating, gardens, off road parking**
- **Producing £5,200 per annum**

Description A 3 bedroomed mid town house benefiting from double glazing, central heating, gardens and off road parking. The property is currently occupied by way of an Assured Shorthold Tenancy at a rental of £5,200 per annum.

Situated Off Simonswood Lane in the Northwood Area within close proximity to local amenities and schooling.

Ground Floor Lounge, Kitchen/ Diner.

First Floor 3 Bedrooms, Bathroom/W.C.

Outside Gardens front and rear, Off road parking.

LOT
91

62 Lind Street, Liverpool L4 4EQ

***GUIDE PRICE £35,000+**



- **Vacant 2 bedroomed middle terraced property**
- **Double glazing, central heating**

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

Situated Off County Road in a popular residential location within easy access to local amenities and Everton Football Club and approximately 2.5 miles from Liverpool City Centre.

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

First Floor 2 Bedrooms.

Outside Yard.

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

Purchaser Details

Full name(s)

Company

Address

..... Postcode

Business telephone Home telephone

Solicitors

..... Postcode

For the attention of

Telephone

Signed by prospective purchaser

Date

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

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

.....

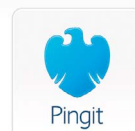
.....

Date of signing

**NOW ACCEPTING
PAYMENT BY**



Pay with
Barclays Pingit
Scan this code to
pay now



Telephone bidding form

Name

Address

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

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

Lot No. of property to be bid on

Property known as

Maximum bid (Figures)

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

Buyer's Administration Charge – Should my bid be successful I agree to pay a Buyer's Administration Charge of £500 plus VAT upon exchange of contracts to Sutton Kersh, the auctioneers

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

Solicitor address

Tel no Fax no

Person acting

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

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

Signed by prospective purchaser Date

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

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

.....

.....

Date of signing

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

**NOW ACCEPTING
PAYMENT BY**



Pay with
Barclays Pingit
Scan this code to
pay now



Common Auction Conditions

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

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

INTRODUCTION

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

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

Important notice

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

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

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

GLOSSARY

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

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

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

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

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

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

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

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

Auction The AUCTION advertised in the CATALOGUE.

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

Auctioneers The AUCTIONEERS at the AUCTION.

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

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

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

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

Condition One of the AUCTION CONDUCT CONDITIONS or SALES CONDITIONS.

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

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

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

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

General conditions That part of the SALE CONDITIONS so headed, including any extra GENERAL CONDITIONS.

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

Lot Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including CHATTELS, if any).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The AUCTIONEERS.

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

AUCTION CONDUCT CONDITIONS

A1 Introduction

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

A1.2 The CATALOGUE is issued only on the basis that you accept these AUCTION CONDUCT CONDITIONS. They govern our relationship with you and cannot be 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 enquiries a prudent BUYER would make, whether or not the BUYER has made them; and
- (i) anything the SELLER does not and could not reasonably know about.

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

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

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

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

G1.9 The BUYER buys with full knowledge of:

	<ul style="list-style-type: none"> • (a) the DOCUMENTS, whether or not the BUYER has read them; and • (b) the physical CONDITION of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it. 	G4.5	The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if it is referred to in the DOCUMENTS.	G10.3	Income and outgoings are to be apportioned at ACTUAL COMPLETION DATE unless: <ul style="list-style-type: none"> • (a) the BUYER is liable to pay interest; and • (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER; • in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.
G1.10	The BUYER is not to rely on the information contained in the PARTICULARS but may rely on the SELLER'S conveyancer's written replies to preliminary enquiries to the extent stated in those replies.	G4.6	The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Land Registry Rules when making application for registration of the transaction to which the CONDITIONS apply.	G10.4	Apportionments are to be calculated on the basis that: <ul style="list-style-type: none"> • (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made; • (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year, and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and • (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
G2. Deposit		G5. Transfer		G11. Arrears	
G2.1	The amount of the deposit is the greater of: <ul style="list-style-type: none"> • (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and • (b) 10% of the PRICE (exclusive of any VAT on the PRICE). 	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS: <ul style="list-style-type: none"> • (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and • (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER. 	Part 1 Current rent	
G2.2	The deposit <ul style="list-style-type: none"> • (a) must be paid in pounds sterling by cheque or banker's draft drawn on an APPROVED FINANCIAL INSTITUTION (or by any other means of payment that the AUCTIONEERS may accept); and • (b) is to be held as stakeholder unless the AUCTION CONDUCT CONDITIONS provide that it is to be held as agent for the SELLER. 	G5.2	If the SELLER remains liable in any respect in relation to the LOT (or a TENANCY) following COMPLETION the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.	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.
G2.3	Where the AUCTIONEERS hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS.	G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.	G11.2	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.
G2.4	If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT.	G6. Completion		G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to arrears of current rent.
G2.5	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	G6.1	Completion is to take place at the offices of the SELLER'S conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required to complete on a BUSINESS DAY and between the hours of 0930 and 1700.	Part 2 Buyer to pay for arrears	
G3. Between contract and completion		G6.2	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest.	G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of arrears.
G3.1	Unless the SPECIAL CONDITIONS state otherwise, the SELLER is to insure the LOT from and including the CONTRACT DATE to COMPLETION and: <ul style="list-style-type: none"> • (a) produce to the BUYER on request all relevant insurance details; • (b) pay the premiums when due; • (c) if the BUYER so requests, and pays any additional premium, use reasonable endeavours to increase the sum insured or make other changes to the policy; • (d) at the request of the BUYER use reasonable endeavours to have the BUYER'S interest noted on the policy if it does not cover a contracting purchaser; • (e) unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and • (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE or assign to the BUYER the benefit of any claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance (to the extent not already paid by the BUYER or a tenant or other third party) for the period from and including the CONTRACT DATE to COMPLETION. 	G6.3	Payment is to be made in pounds sterling and only by: <ul style="list-style-type: none"> • (a) direct TRANSFER to the SELLER'S conveyancer's client account; and • (b) the release of any deposit held by a stakeholder. 	G11.5	The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the SPECIAL CONDITIONS.
G3.2	No damage to or destruction of the LOT nor any deterioration in its CONDITION, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.	G6.4	Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER'S conveyancer's client account.	G11.6	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.
G3.3	Section 47 of the Law of Property Act 1925 does not apply.	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.	Part 3 Buyer not to pay for arrears	
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.	G6.6	Where applicable the CONTRACT remains in force following COMPLETION.	G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS: <ul style="list-style-type: none"> • (a) so state; or • (b) give no details of any arrears.
G4. Title and identity		G7. Notice to complete		G11.8	While any arrears due to the SELLER remain unpaid the buyer must: <ul style="list-style-type: none"> (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 or forfeit any tenancy under which arrears are due; and (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.
G4.1	Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection except in relation to any matter that occurs after the CONTRACT DATE.	G7.1	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.	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.
G4.2	If any of the DOCUMENTS is not made available before the AUCTION the following provisions apply: <ul style="list-style-type: none"> • (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: <ul style="list-style-type: none"> • (i) the application for registration of title made to the land registry; • (ii) the DOCUMENTS accompanying that application; • (iii) evidence that all applicable stamp duty land tax relating to that application has been paid; and • (iv) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the land registry and to instruct the land registry to send the completed registration DOCUMENTS to the BUYER. • (e) The BUYER has no right to object to or make requisitions on any title information more than seven BUSINESS DAYS after that information has been given to the BUYER. 	G7.2	If the BUYER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has: <ul style="list-style-type: none"> • (a) terminate the CONTRACT; and • (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder. 	G12. Management	
G4.3	Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide): <ul style="list-style-type: none"> • (a) 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. 	G7.3	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has: <ul style="list-style-type: none"> • (a) 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. 	G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
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.	G8. If the contract is brought to an end		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: <ul style="list-style-type: none"> • (a) the SELLER must comply with the BUYER'S reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability; • (b) if the SELLER gives the BUYER notice of the SELLER'S intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER intends; and • (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BUYER requires, or by reason of delay caused by the BUYER.
		G9. Landlord's licence		G13. Rent deposits	
		G9.1	Where the LOT is or includes leasehold land and licence to assign is required this CONDITION G9 applies.	G13.1	This CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.
		G9.2	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.	G13.2	If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions.
		G9.3	The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained.	G13.3	Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: <ul style="list-style-type: none"> • (a) observe and perform the SELLER'S covenants and CONDITIONS in the rent deposit deed and indemnify the SELLER in respect of any breach; • (b) give notice of assignment to the tenant; and • (c) give such direct covenant to the tenant as may be required by the rent deposit deed.
		G9.4	The SELLER must: <ul style="list-style-type: none"> • (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and • (b) enter into any authorised guarantee agreement properly required. 	G14. VAT	
		G9.5	The BUYER must: <ul style="list-style-type: none"> • (a) promptly provide references and other relevant information; and • (b) comply with the landlord's lawful requirements. 	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.
		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.		

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.	BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.	G24.4	Following COMPLETION the BUYER must:
G15. Transfer as a going concern				<ul style="list-style-type: none"> • (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings; • (b) take 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.
G15.1	Where the SPECIAL CONDITIONS so state:	<ul style="list-style-type: none"> • (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees. • (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the Transferring Employees and the SELLER will TRANSFER to the BUYER on COMPLETION. • (d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION. 	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.
G15.2	The SELLER confirms that the SELLER		G25. Warranties	
	<ul style="list-style-type: none"> • (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and • (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION. 	G21. Environmental	G25.1	Available warranties are listed in the SPECIAL CONDITIONS.
G15.3	The BUYER confirms that:	G21.1	G25.2	Where a warranty is assignable the SELLER must:
	<ul style="list-style-type: none"> • (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group; • (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION; • (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and • (d) it is not buying the LOT as a nominee for another person. 	G21.2		<ul style="list-style-type: none"> • (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and • (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.
G15.4	The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:	G22. Service Charge	G25.3	If a warranty is not assignable the SELLER must after COMPLETION:
	<ul style="list-style-type: none"> • (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. 	G22.1		<ul style="list-style-type: none"> • (a) hold the warranty on trust for the BUYER; and • (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.
G15.5	The BUYER confirms that after COMPLETION the BUYER intends to:	G22.2	G26. No assignment	
	<ul style="list-style-type: none"> • (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and • (b) collect the rents payable under the TENANCIES and charge VAT on them 	G22.3	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.	
G15.6	If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:	G22.4	G27. Registration at the Land Registry	
	<ul style="list-style-type: none"> • (a) the SELLER'S conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT; • (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and • (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result. 		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:
G16. Capital allowances				<ul style="list-style-type: none"> • (a) procure that it becomes registered at Land Registry as proprietor of the LOT; • (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and • (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
G16.1	This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.		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:
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.			<ul style="list-style-type: none"> • (a) apply for registration of the TRANSFER; • (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and • (c) join in any representations the SELLER may properly make to Land Registry relating to the application.
G16.3	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.	G22.5	G28. Notices and other communications	
G16.4	The SELLER and BUYER agree:		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.
	<ul style="list-style-type: none"> • (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and • (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations. 	G22.6	G28.2	A communication may be relied on if:
G17. Maintenance agreements				<ul style="list-style-type: none"> • (a) delivered by hand; or • (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or • (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.
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.		G28.3	A communication is to be treated as received:
G17.2	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.	G23. Rent reviews		<ul style="list-style-type: none"> • (a) when delivered, if delivered by hand; or • (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.
G18. Landlord and Tenant Act 1987		G23.1	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.
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.	G23.2	G29. Contracts (Rights of Third Parties) Act 1999	
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.	G23.3	No one is intended to have any benefit under the CONTRACT pursuant to the Contract (Rights of Third Parties) Act 1999.	
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.	G23.4		
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:			
	<ul style="list-style-type: none"> • (a) in its condition at COMPLETION; • (b) for such title as the SELLER may have; and • (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing. 			
G19.5	Where relevant:	G23.5		
	<ul style="list-style-type: none"> • (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the document of appointment and the PRACTITIONER'S acceptance of appointment; and • (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925. 	G23.6		
G19.6	The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.	G23.7		
G20. TUPE		G23.8		
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.	G24. Tenancy renewals		
G20.2	If the SPECIAL CONDITIONS do not state "There are no employees to which TUPE applies" the following paragraphs apply:	G24.1		
	<ul style="list-style-type: none"> • (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the 			

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.

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