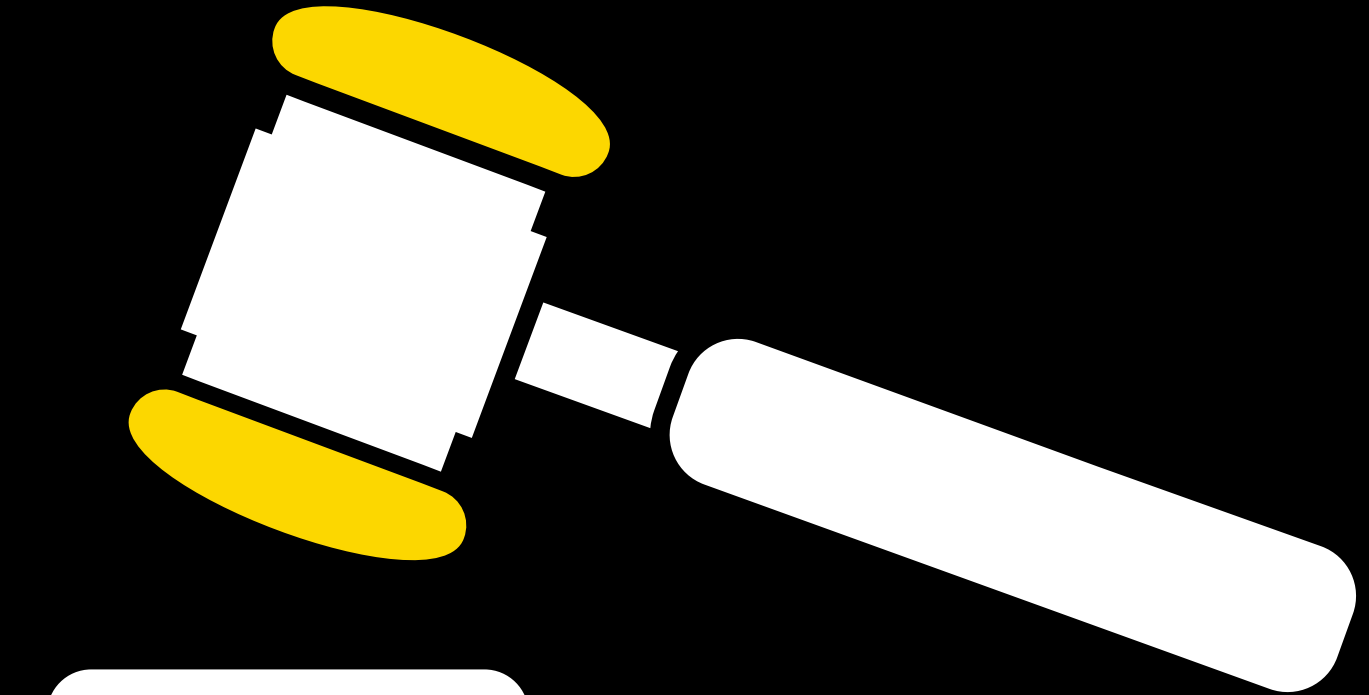


NOW INVITING
INSTRUCTIONS
FOR OUR
11 FEBRUARY AUCTION

SuttonKersh



1ST FOR AUCTIONS

Thursday 10 December 2015

commencing at 12pm prompt at

Marriott Hotel City Centre

One Queen Square Liverpool L1 1RH



www.suttonkersh.co.uk

Location



Marriott Hotel
City Centre
One Queen Square
Liverpool L1 1RH

**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 2016

AUCTION DATES

11th February
31st March
26th May
14th July
15th 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

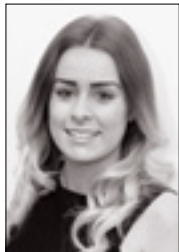
CONTACT

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

James Kersh BSc Hons MRICS
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for free advice or to arrange a free valuation

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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 29 October

LOT	PROPERTY	RESULT	PRICE
1	70 MOUNT PLEASANT ROAD, WALLASEY, MERSEYSIDE CH45 5HT	SOLD	£138,000
2	FLAT 8, 1 BOLD PLACE, ST LUKES CHAMBERS, LIVERPOOL L1 9DN	SOLD	£66,000
3	13 MANNERING ROAD, LIVERPOOL L17 8TP	POSTPONED	—
4	8 PRIMROSE COURT, LIVERPOOL L36 8DH	SOLD	£47,000
5	21 IVANHOE ROAD, AIGBURTH, LIVERPOOL L17 8XE	POSTPONED	—
6	18 NEWARK STREET, LIVERPOOL L4 3RP	SOLD	£37,000
7	27/27A Warbreck Moor, LIVERPOOL L9 4RW	AVAILABLE AT	£80,000
8	27 DEWSBURY ROAD, LIVERPOOL L4 2XG	SOLD	£40,000
9	85 OLIVIA STREET, BOOTLE, MERSEYSIDE L20 2ER	SOLD	£45,000
10	28 HARCOURT STREET, BIRKENHEAD, MERSEYSIDE CH41 4JA	SOLD	£44,500
11	9 KREMLIN DRIVE, LIVERPOOL L13 7BU	SOLD PRIOR	—
12	4 HIGHER ROAD, HUNTS CROSS, LIVERPOOL L25 0QQ	SOLD PRIOR	—
13	FLAT 6, 43 BENTLEY ROAD, LIVERPOOL L8 0SS	WITHDRAWN	—
14	39 NEWCOMBE STREET, LIVERPOOL L6 5AN	SOLD	£44,000
15	172 PEEL ROAD, BOOTLE, MERSEYSIDE L20 4LH	SOLD	£44,000
16	243 FINCH LANE, KNOTTY ASH, LIVERPOOL L14 4AE	SOLD PRIOR	—
17	211 STRAND ROAD, BOOTLE, MERSEYSIDE L20 3HJ	SOLD	£33,500
18	86 OAKHOUSE PARK, WALTON, LIVERPOOL L9 1EP	AVAILABLE AT	£45,000
19	28 NEWLING STREET, BIRKENHEAD, MERSEYSIDE CH41 4HX	AVAILABLE AT	£42,500
20	49A CROXTETH HALL LANE, CROXTETH, LIVERPOOL L11 4SA	AVAILABLE AT	£35,000
21	103 – 107 LINACRE ROAD, LITHERLAND, LIVERPOOL L21 8NS	AVAILABLE AT	£160,000
22	9/11 ST. AMBROSE GROVE, LIVERPOOL L4 2RL	WITHDRAWN	—
23	APT 1901 BEETHAM TOWER, 111 OLD HALL STREET, LIVERPOOL L3 9BE	WITHDRAWN	—
24	14 WHITBY STREET, LIVERPOOL L6 4DH	SOLD	£42,500
25	29 DEWSBURY ROAD, LIVERPOOL L4 2XG	SOLD	£39,500
26	FLAT 3, 49 PROMENADE, SOUTHPORT, MERSEYSIDE PR9 0DX	SOLD	£45,000
27	320 ST ANNE STREET, BIRKENHEAD, MERSEYSIDE CH41 4JF	AVAILABLE AT	£35,000
28	15 SOUTHMEAD ROAD, ALLERTON, LIVERPOOL L19 5NB	SOLD AFTER	—
29	5 IVANHOE ROAD, AIGBURTH, LIVERPOOL L17 8XE	POSTPONED	—
30	68 MANDEVILLE STREET, LIVERPOOL L4 5TL	SOLD PRIOR	—
31	25 MUNSTER ROAD, OLD SWAN, LIVERPOOL L13 5ST	SOLD	£56,000
32	23 EGERTON ROAD, LIVERPOOL L15 2HN	SOLD	£70,000
33	HOLLY COURT, SPEKE ROAD, GARSTON, LIVERPOOL L19 2JP	SOLD AFTER	—
34	150 PRINCES ROAD, LIVERPOOL L8 2UL	POSTPONED	—
35	577/577A WEST DERBY ROAD, LIVERPOOL, L13 8AE	POSTPONED	—
36	23 FALKNER SQUARE, LIVERPOOL L8 7NY	SOLD PRIOR	—
37	32 PARTON STREET, LIVERPOOL, L6 3AW	SOLD	£32,000
38	FLAT 14 SPENSER LODGE, SPENSER AVENUE, BIRKENHEAD, CH42 2DW	AVAILABLE AT	tba
39	FLAT 1, 63 BEWSEY STREET, WARRINGTON WA2 7JQ	SOLD	£42,000
40	67 WENDELL STREET, LIVERPOOL L8 0RG	AVAILABLE AT	£45,000
41	60 BANNER STREET, LIVERPOOL L15 0HQ	SOLD	£50,000
42	UNIT 112, BLOCK A LIVERPOOL BUSINESS CENTRE, GOODLASS ROAD L24 9HJ	SOLD	£47,000
43	19 WAVERLEY ROAD, SEFTON PARK, LIVERPOOL L17 8TZ	POSTPONED	—
44	385 SMITHDOWN ROAD, LIVERPOOL L15 3JJ	WITHDRAWN	—
45	12/5 SOCIAL CLUB, RUSLAND ROAD, LIVERPOOL L32 6QW	AVAILABLE AT	£150,000
46	15 KREMLIN DRIVE, LIVERPOOL L13 7BU	AVAILABLE AT	£75,000
47	21 CHARLOTTE ROAD, WALLASEY, MERSEYSIDE CH44 0DN	SOLD	£40,000
48	47 TUDOR STREET, KENSINGTON, LIVERPOOL L6 6AG	SOLD AFTER	—
49	143 QUEENS DRIVE, WALTON, LIVERPOOL L4 6SG	SOLD	£105,500
50	APT 8, GRASSENDALE COURT, GRASSENDALE ROAD, LIVERPOOL L19 0LY	SOLD	£45,000
51	PLOT 31 LAND AT SUMMERFIELDS, RHOSTYLLLEN, WREXHAM, CLWYD LL14 4EU	SOLD	£350
52	PLOT 32 LAND AT SUMMERFIELDS, RHOSTYLLLEN, WREXHAM, CLWYD LL14 4EU	SOLD	£250
53	PLOT 33 LAND AT SUMMERFIELDS, RHOSTYLLLEN, WREXHAM, CLWYD LL14 4EU	SOLD	£200
Lot	Address	Result	Price

54	PLOT 34 LAND AT SUMMERFIELDS, RHOSTYLLLEN, WREXHAM, CLWYD LL14 4EU	SOLD	£325
55	35 DUDLOW LANE, MOSSLEY HILL, LIVERPOOL L18 2EX	POSTPONED	—
56	4 SOUTHBANK ROAD, EDGE HILL, LIVERPOOL L7 9LP	AVAILABLE AT	£70,000
57	10 LEA ROAD, WALLASEY, MERSEYSIDE CH44 0DU	SOLD	£37,000
58	64 BLANTYRE ROAD, LIVERPOOL L15 3HT	AVAILABLE AT	£80,000
59	WOOLTON LIBRARY, 88–90A ALLERTON ROAD, WOOLTON, LIVERPOOL L25 7RQ	SOLD	£205,500
60	32 – 34 CITY ROAD, LIVERPOOL L4 5UN	SOLD	£95,000
61	15 CHILDWALL AVENUE, LIVERPOOL L15 2JB	SOLD	£46,500
62	144 WADHAM ROAD, BOOTLE, MERSEYSIDE L20 2DE	SOLD PRIOR	—
63	68 TEMPLE ROAD, BIRKENHEAD, MERSEYSIDE CH42 9JY	WITHDRAWN	—
64	69 JACOB STREET, LIVERPOOL L8 4TG	AVAILABLE AT	£65,000
65	12 MAYFAIR CLOSE, ANFIELD, LIVERPOOL L6 5JS	AVAILABLE AT	£30,000
66	20 FALKNER SQUARE, LIVERPOOL L8 7NY	SOLD PRIOR	—
67	115 SEAFORTH ROAD, SEAFORTH, LIVERPOOL L21 4LB	AVAILABLE AT	£43,000
68	UNIT 1, HARRISONS ESTATE, CARSTHORNE ROAD, HOYLAK, MERSEYSIDE CH47 4FB	AVAILABLE AT	£85,000
69	7 ONSLOW ROAD, WIRRAL, MERSEYSIDE CH62 1EJ	SOLD	£52,500
70	11 PRIMROSE COURT, HUYTON, LIVERPOOL L36 8DH	SOLD	£39,000
71	76 BLYTHSWOOD STREET, LIVERPOOL L17 7DG	POSTPONED	—
72	41 AMPHILL ROAD, AIGBURTH, LIVERPOOL L17 9QL	SOLD	£130,000
73	140 LAWRENCE ROAD, LIVERPOOL L15 0EQ	AVAILABLE AT	£125,000
74	23–25 GRANGE MOUNT, PRENTON, MERSEYSIDE CH43 4XN	SOLD	£220,000
75	105 QUARRY STREET, WOOLTON, LIVERPOOL L25 6HB	SOLD	£139,500
76	128 SHEIL ROAD, LIVERPOOL L6 7UA	POSTPONED	—
77	9 BRIARDALE ROAD, WALLASEY, MERSEYSIDE CH44 7AU	SOLD	£38,000
78	48 SILKSTONE STREET, ST. HELENS, MERSEYSIDE WA10 4PB	SOLD PRIOR	—
79	39 MERLIN STREET, LIVERPOOL L8 8HZ	POSTPONED	—
80	14 EGERTON STREET, RUNCORN, CHESHIRE WA7 1JL	AVAILABLE AT	£50,000
81	60 PALATINE ROAD, WALLASEY, MERSEYSIDE CH44 7EW	SOLD	£41,250
82	19 RODNEY STREET, LIVERPOOL L1 9EF	WITHDRAWN	—
83	219 KNOWSLEY ROAD, BOOTLE, MERSEYSIDE L20 4NW	AVAILABLE AT	£30,000
84	APT 42 ABBEYGATE APARTMENTS, WAVERTREE GARDENS, LIVERPOOL L15 8HB	AVAILABLE AT	£60,000
85	1 SUNNYSIDE, PRINCES PARK, LIVERPOOL L8 3TD	POSTPONED	—
86	FLAT 1, 25 DENMAN DRIVE, LIVERPOOL L6 7UF	AVAILABLE AT	£45,000
87	BANDS BUILDING, 8 VERNON STREET, LIVERPOOL L2 2AY	SOLD	£406,500
88	8, 8A, 8B, 8C, 8D ORIEL STREET L3 6DU, & 9–11 NAYLOR STREET, L3 6DR	SOLD AFTER	—
89	24 HAWTHORNE ROAD, BOOTLE, MERSEYSIDE L20 2DN	AVAILABLE AT	£75,000
90	THE BANKHALL HOTEL, 53 BANKHALL STREET, LIVERPOOL L20 8JD	SOLD	£200,000
91	LAND AT 14 GRINFIELD STREET, LIVERPOOL L7 3EQ	SOLD	£217,000
92	4 LYNHOLME ROAD, LIVERPOOL L4 2XB	AVAILABLE AT	£40,000
93	57 GRANTHAM STREET, LIVERPOOL L6 6BU	SOLD PRIOR	—
94	5 URSULA STREET, BOOTLE, MERSEYSIDE L20 2EX	AVAILABLE AT	£35,000
95	4 OLNEY STREET, LIVERPOOL L4 5QN	SOLD	£40,500
96	APT 21, NATIONAL BANK BUILDING, 24 FENWICK STREET, LIVERPOOL L2 7NE	AVAILABLE AT	£85,000
97	18 VIOLA STREET, BOOTLE, MERSEYSIDE L20 7DR	SOLD AFTER	—
98	50 HAWTHORNE ROAD, BOOTLE, MERSEYSIDE L20 2DQ	SOLD	£35,000
99	3 BRIDLE WAY, BOOTLE, MERSEYSIDE L30 4UA	SOLD PRIOR	—
100	LEE HOUSE, 17 JUNIPER STREET, LIVERPOOL, L20 8EL	SOLD	£122,500
101	6 RICHMOND TERRACE, LIVERPOOL L6 5EA	SOLD AFTER	—
102	THE KENSINGTON PUB, 189 KENSINGTON, LIVERPOOL L7 2RF	SOLD PRIOR	—

Total Realisation = **£5,851,875**

Bidder's registration and identification form

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

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

Bidder:

First name(s) Surname

Address

Postcode Tel no

Mobile no Email

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

Bidder's solicitor:

Firm Contact name.....

Address

..... Postcode Tel no

Bidder's signature Date

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

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

List A – Photographic evidence of Identity

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

List B – Evidence of Residence

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

Signed Date

on behalf of Sutton Kersh

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

Order of sale Thursday 12 December

For sale by public auction unless sold prior or withdrawn

1	175 Kensington, Kensington, Liverpool L7 2RF	£135,000+
2	69 Orrell Lane, Liverpool L9 8BX	£75,000+
3	30 Rice Lane, Liverpool L9 1DD	£35,000+
4	42 Boswell Street, Bootle, Liverpool L20 4RP	£45,000+
5	23 Mount Avenue, Bootle, Merseyside L20 6DT	£60,000–£65,000
6	30 Stonehill Street, Liverpool L4 2QA	£35,000+
7	617 Smithdown Road, Liverpool L15 5AG	£140,000+
8	219 Alderson Road, Liverpool L15 1HQ	£85,000+
9	6 Liston Street, Liverpool L4 5RT	£45,000+
10	Knightsbridge Court, 35 Holland Street, Liverpool L7 0JG	£45,000+
11	23 Carter Street, Liverpool L8 1XY	£65,000–£70,000
12	49a Croxteth Hall Lane, Croxteth, Liverpool L11 4SA	£25,000–£30,000
13	28 Exchange Street East, Liverpool L2 3PH	£400,000–£450,000
14	17 Crawford Close, West Derby, Liverpool L12 4YU	£75,000+
15	101 Breck Road, Anfield, Liverpool L4 2QX	£70,000+
16	Cavendish Community Centre, 1 Bray Street, Birkenhead CH41 8BX	£125,000–£150,000
17	13 Harley Street, Liverpool L9 8DS	£60,000+
18	16 Ranworth Square, Liverpool L11 3DG	£45,000+
19	2 Astor Street, Liverpool L4 5RR	£30,000+
20	37 Trentham Road, Kirkby, Liverpool L32 4UB	£135,000+
21	12 Mayfair Close, Anfield, Liverpool L6 5JS	£25,000+
22	57 Marlborough Road, Tuebrook, Liverpool L13 8EA	£75,000+
23	3a Windsor Road, Tuebrook, Liverpool L13 8BA	£30,000–£35,000
24	19 & 21 Breeze Hill/1 Astor Street, Liverpool L9 1DY	£175,000+
25	65 Cranborne Road, Liverpool L15 2HY	£65,000+
26	8 Primrose Court, Liverpool L36 8DH	£45,000+
27	763 Knowsley Lane, Knowsley Village, Prescot, Merseyside L34 9EE	£20,000+
28	26 Warton Street, Bootle, Merseyside L20 4PX	£30,000–£35,000
29	9 Ireton Street, Liverpool L4 5TP	£40,000–£45,000
30	36 Westcott Road, Liverpool L4 2RF	£30,000+
31	The Pingwood Pub, Moorfield, Liverpool L33 1XD	£75,000+
32	Residual Land, Medway Road, Culcheth, Warrington WA3 5EN	£15,000–£20,000
33	29 Whinberry Drive, Liverpool L32 9BA	£135,000+
34	The Rubber Duck Public House, 5 Strand Road, Bootle, Merseyside L20 1AH	£90,000+
35	47 Orwell Road, Liverpool L4 1RG	£35,000
36	41 Meadow Lane, St. Helens, Merseyside WA9 3RA	£30,000+
37	32 Canning Street, Liverpool L8 7NP	£550,000 +
38	54 Robson Street, Everton, Liverpool L5 1TG	£60,000+
39	58 Lowell Street, Liverpool L4 4DL	£40,000–£45,000
40	213 Strand Road, Bootle, Merseyside L20 3HJ	£30,000+
41	4 Pond Green Way, St. Helens, Merseyside WA9 3SD	£35,000+
42	35 Dudlow Lane, Mossley Hill, Liverpool L18 2EX	£700,000+
43	Apt 10, 108 Princes Road, Liverpool L8 8AD	£52,000+
44	11 Dentwood Street, Liverpool L8 9SR	£40,000+
45	3 Herrick Street, Liverpool L13 2AG	£40,000–£45,000
46	69 Jacob Street, Liverpool L8 4TG	£60,000+
47	64 Blantyre Road, Liverpool L15 3HT	£70,000+
48	27 Whinberry Drive, Liverpool L32 9BA	£135,000+
49	21–25 Grange Road West, Birkenhead, Merseyside CH41 4BY	£80,000+
50–53	Plots 66, 67, 68 & 69, Land at Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU	NIL RESERVE
54	44 St. Andrew Road, Liverpool L4 2RJ	£45,000+
55	24 Hannan Road, Kensington, Liverpool L6 6DB	£40,000+
56	38 Westcott Road, Liverpool L4 2RF	£30,000+
57	36 Menai Street, Birkenhead, Merseyside CH41 6EL	£35,000+

Order of sale Thursday 12 December

58	136 Aigburth Road, Liverpool L17 7BP	£150,000+
59	135 Mill Lane, Wavertree, Liverpool L15 8LG	£85,000+
60	29 Walton Road, Liverpool L4 4AD	£70,000+
61	Flat 3, 11 Hawarden Avenue, Liverpool L17 2AJ	£50,000+
62	31 Elderdale Road, Liverpool L4 2ST	£55,000+
63	12 Suburban Road, Liverpool L6 0BP	£45,000–£50,000
64	2 Brunswick Street, St. Helens, Merseyside WA9 2JE	£30,000–£35,000
65	243 County Road, Walton, Liverpool L4 5PE	£30,000+
66	Prince Of Wales, 155–157 Rice Lane, Liverpool L9 1AF	£80,000+
67	63 Bedford Road, Bootle, Merseyside L20 7DN	£40,000+
68	132 Anfield Road, Liverpool L4 0TF	£135,000+
69	22 Roby Street, Bootle, Merseyside L20 5BH	£35,000–£40,000
70	37 Hinton Street, Fairfield, Liverpool L6 3AP	£40,000+
71	261 Edge Lane, Fairfield, Liverpool L7 9LB	£75,000–£85,000
72	89 Breeze Hill, Liverpool L9 1DZ	£70,000+
73	130 Delamore Street, Liverpool L4 3SX	£45,000+
74	511 Southport Road, Bootle, Merseyside L20 0DD	£70,000–£80,000
75	28 Newling Street, Birkenhead, Merseyside CH41 4HX	£35,000–£40,000
76	5 Ursula Street, Bootle, Merseyside L20 2EX	£30,000–£35,000
77	33 Orwell Road, Liverpool L4 1RG	£25,000–£30,000
78	63 Stonefield Road, Liverpool L14 0NX	£40,000+
79	43 Knight Street, Liverpool L1 9DT	£175,000+
80	1 James Street, Garston, Liverpool L19 2LS	£70,000+
81	127 Seaforth Road, Liverpool L21 4LB	£35,000–£40,000
82	42 Rockhouse Street, Liverpool L6 4AP	£30,000–£35,000
83	16 Haggerston Road, Liverpool L4 6TT	£50,000+
84	88 Dewsbury Road, Liverpool L4 2XF	£35,000–£40,000
85	Apt 5a Heydean Road, Allerton, Liverpool L18 9TP	£75,000+
86	31 Whinberry Drive, Kirkby, Liverpool L32 9BA	£135,000+
87	91 High Park Street, Liverpool L8 3UF	£70,000+
88	29 Kempton Road, Wavertree, Liverpool L15 1HE	£55,000+
89	140 Lawrence Road, Liverpool L15 0EQ	£100,000–£125,000
90	Holly Court, Speke Road, Garston, Liverpool L19 2JP	SOLD PRIOR
91	300 Daysbrook Lane, Liverpool L12 8RG	£30,000–£35,000
92	Flat 20, Grampian Court, Grampian Road, Liverpool L7 0JX	£40,000+
93	Apt 6, 147 Westminster Road, Liverpool L4 4LW	£25,000–£30,000
94	Apt 3, 147 Westminster Road, Liverpool L4 4LW	£25,000–£30,000
95	50 Boswell Street, Bootle, Merseyside L20 4RP	£35,000–£40,000

Auction programme 2016

Auction Dates

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

Closing Dates

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



0151 207 6315
auctions@suttonkersh.co.uk

Order of sale **by type**

COMMERCIAL INVESTMENT

- 13 28 Exchange Street East, Liverpool L2 3PH
- 15 101 Breck Road, Anfield, Liverpool L4 2QX
- 58 136 Aigburth Road, Liverpool L17 7BP
- 90 Holly Court, Speke Road, Garston, Liverpool L19 2JP

DEVELOPMENT OPPORTUNITIES

- 16 Cavendish Community Centre, 1 Bray Street, Birkenhead CH41 8BX
- 20 37 Trentham Road, Kirkby, Liverpool L32 4UB
- 27 763 Knowsley Lane, Knowsley Village, Prescot, Merseyside L34 9EE
- 31 The Pingwood Pub, Moorfield, Liverpool L33 1XD
- 32 Residual Land, Medway Road, Culcheth, Warrington WA3 5EN
- 34 The Rubber Duck Public House, 5 Strand Road, Bootle, Merseyside L20 1AH
- 49 21-25 Grange Road West, Birkenhead, Merseyside CH41 4BY
- 66 Prince Of Wales, 155-157 Rice Lane, Liverpool L9 1AF

LAND

- 50-53 Plots 66, 67, 68 & 69, Land at Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU

RESIDENTIAL INVESTMENT

- 1 175 Kensington, Kensington, Liverpool L7 2RF
- 2 69 Orrell Lane, Liverpool L9 8BX
- 4 42 Boswell Street, Bootle, Liverpool L20 4RP
- 8 219 Alderson Road, Liverpool L15 1HQ
- 10 Knightsbridge Court, 35 Holland Street, Liverpool L7 0JG
- 24 19 & 21 Breeze Hill/1 Astor Street, Liverpool L9 1DY
- 33 29 Whinberry Drive, Liverpool L32 9BA
- 36 41 Meadow Lane, St. Helens, Merseyside WA9 3RA
- 37 32 Canning Street, Liverpool L8 7NP
- 39 58 Lowell Street, Liverpool L4 4DL
- 41 4 Pond Green Way, St. Helens, Merseyside WA9 3SD
- 43 Apt 10, 108 Princes Road, Liverpool L8 8AD
- 48 27 Whinberry Drive, Liverpool L32 9BA
- 54 44 St. Andrew Road, Liverpool L4 2RJ

- 69 22 Roby Street, Bootle, Merseyside L20 5BH
- 72 89 Breeze Hill, Liverpool L9 1DZ
- 84 88 Dewsbury Road, Liverpool L4 2XF
- 86 31 Whinberry Drive, Kirkby, Liverpool L32 9BA
- 91 300 Deysbrook Lane, Liverpool L12 8RG
- 94 Apt 3, 147 Westminster Road, Liverpool L4 4LW

VACANT COMMERCIAL

- 7 617 Smithdown Road, Liverpool L15 5AG
- 23 3a Windsor Road, Tuebrook, Liverpool L13 8BA
- 38 54 Robson Street, Everton, Liverpool L5 1TG
- 65 243 County Road, Walton, Liverpool L4 5PE
- 79 43 Knight Street, Liverpool L1 9DT

VACANT RESIDENTIAL

- 3 30 Rice Lane, Liverpool L9 1DD
- 5 23 Mount Avenue, Bootle, Merseyside L20 6DT
- 6 30 Stonehill Street, Liverpool L4 2QA
- 9 6 Liston Street, Liverpool L4 5RT
- 11 23 Carter Street, Liverpool L8 1XY
- 12 49a Croxteth Hall Lane, Croxteth, Liverpool L11 4SA
- 14 17 Crawford Close, West Derby, Liverpool L12 4YU
- 17 13 Harley Street, Liverpool L9 8DS
- 18 16 Ranworth Square, Liverpool L11 3DG
- 19 2 Astor Street, Liverpool L4 5RR
- 21 12 Mayfair Close, Anfield, Liverpool L6 5JS
- 22 57 Marlborough Road, Tuebrook, Liverpool L13 8EA
- 25 65 Cranborne Road, Liverpool L15 2HY
- 26 8 Primrose Court, Liverpool L36 8DH
- 28 26 Warton Street, Bootle, Merseyside L20 4PX
- 29 9 Ireton Street, Liverpool L4 5TP
- 30 36 Westcott Road, Liverpool L4 2RF
- 35 47 Orwell Road, Liverpool L4 1RG
- 40 213 Strand Road, Bootle, Merseyside L20 3HJ
- 42 35 Dudlow Lane, Mossley Hill, Liverpool L18 2EX
- 44 11 Dentwood Street, Liverpool L8 9SR
- 45 3 Herrick Street, Liverpool L13 2AG
- 46 69 Jacob Street, Liverpool L8 4TG
- 47 64 Blantyre Road, Liverpool L15 3HT

- 55 24 Hannan Road, Kensington, Liverpool L6 6DB
- 56 38 Westcott Road, Liverpool L4 2RF
- 57 36 Menai Street, Birkenhead, Merseyside CH41 6EL
- 59 135 Mill Lane, Wavertree, Liverpool L15 8LG
- 60 29 Walton Road, Liverpool L4 4AD
- 61 Flat 3, 11 Hawarden Avenue, Liverpool L17 2AJ
- 62 31 Elderdale Road, Liverpool L4 2ST
- 63 12 Suburban Road, Liverpool L6 0BP
- 64 2 Brunswick Street, St. Helens, Merseyside WA9 2JE
- 67 63 Bedford Road, Bootle, Merseyside L20 7DN
- 68 132 Anfield Road, Liverpool L4 0TF
- 70 37 Hinton Street, Fairfield, Liverpool L6 3AP
- 71 261 Edge Lane, Fairfield, Liverpool L7 9LB
- 73 130 Delamore Street, Liverpool L4 3SX
- 74 511 Southport Road, Bootle, Merseyside L20 0DD
- 75 28 Newling Street, Birkenhead, Merseyside CH41 4HX
- 76 5 Ursula Street, Bootle, Merseyside L20 2EX
- 77 33 Orwell Road, Liverpool L4 1RG
- 78 63 Stonefield Road, Liverpool L14 0NX
- 80 1 James Street, Garston, Liverpool L19 2LS
- 81 127 Seaforth Road, Liverpool L21 4LB
- 82 42 Rockhouse Street, Liverpool L6 4AP
- 83 16 Haggerston Road, Liverpool L4 6TT
- 85 Apt 5a Heydean Road, Allerton, Liverpool L18 9TP
- 87 91 High Park Street, Liverpool L8 3UF
- 88 29 Kempton Road, Wavertree, Liverpool L15 1HE
- 89 140 Lawrence Road, Liverpool L15 0EQ
- 92 Flat 20, Grampian Court, Grampian Road, Liverpool L7 0JX
- 93 Apt 6, 147 Westminster Road, Liverpool L4 4LW
- 95 50 Boswell Street, Bootle, Merseyside L20 4RP

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LOT

1

175 Kensington, Kensington, Liverpool L7 2RF

*GUIDE PRICE £135,000+



- **A 10 bedroomed HMO investment property. Currently producing £8,400 per annum**

Description A 10 bedroomed HMO Investment property arranged over basement, ground, first and second floors. The property is fully HMO Compliant and benefits from double glazing, central heating and a fully fitted kitchen. Two of the letting rooms are currently let by way of Assured Shorthold Tenancies producing an income of £8,400 per annum. When fully let the approximate gross income will be in excess of £36,000 per annum.

Situated Fronting Kensington High Street in a popular and well established residential location within walking distance to local amenities and approximately 1.5 miles from Liverpool city centre.

Basement Kitchen, Communal Lounge and Dining Room.

Ground Floor Hall, three Letting Rooms, Shower Room/WC.

First Floor Four Letting Rooms, Shower Room/WC.

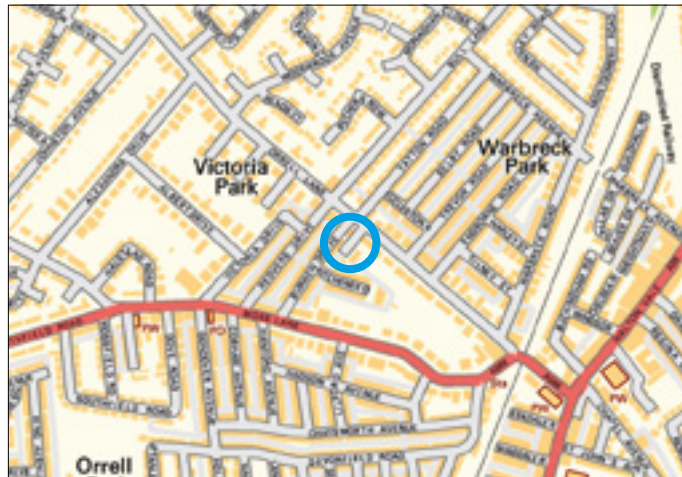
Second Floor Three Letting Rooms.

EPC Rating D

LOT
2

69 Orrell Lane, Liverpool L9 8BX

***GUIDE PRICE £75,000+**



Not to scale. For identification purposes only

- **A three storey middle terraced property converted to provide two one-bedroomed and one two-bedroomed self contained flats. Producing £4,416 per annum.**

Description A three storey middle terraced property converted to provide two one-bedroomed and one two-bedroomed self-contained flats benefiting from majority double glazing. One of the flats is currently let by way of an Assured Shorthold Tenancy at a rental of £4,416 per annum. When fully let the potential annual rental income being in excess of £15,000.

Situated Fronting Orrell Lane in a popular residential location within close proximity to local amenities and Orrell Park train station approximately 4 miles from Liverpool city centre.

Kitchen, Two Bedrooms, Bathroom/WC

Second Floor Flat 3 Open plan Lounge/Kitchen, Bedroom, Bathroom/WC

Ground Floor Main entrance hallway. **Flat 1** Lounge, Kitchen, Bedroom, Bathroom/WC

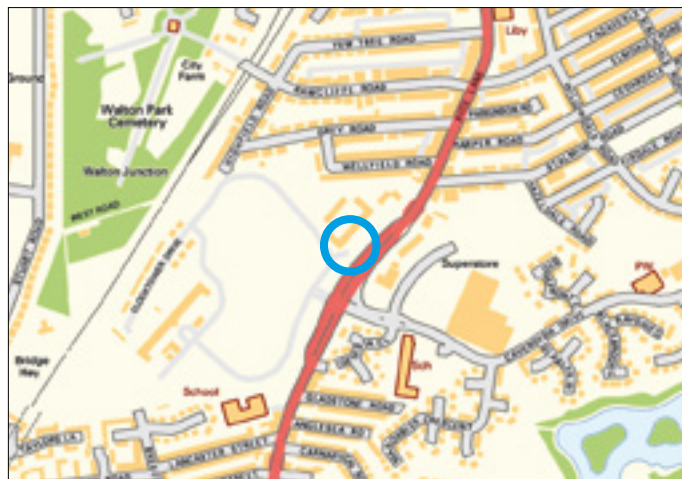
Outside Rear yard.

First Floor Flat 2 Lounge,

LOT
3

30 Rice Lane, Liverpool L9 1DD

***GUIDE PRICE £35,000+**



Not to scale. For identification purposes only

- **A three bedroomed middle terraced property in need of a full upgrade and refurbishment scheme.**

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

Situated Fronting Rice Lane in a popular residential location within walking distance to local amenities and approximately 3 miles from Liverpool city centre.

Outside Rear yard.

EPC Rating G

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

First Floor Three Bedrooms, Bathroom/WC

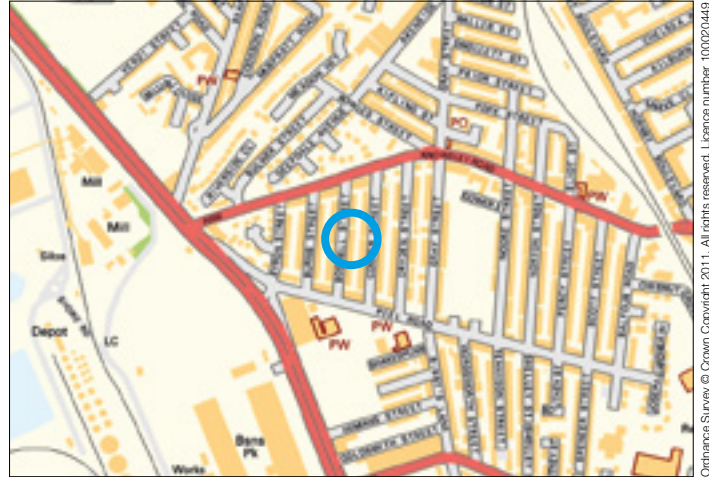
LOT

4

42 Boswell Street, Bootle, Liverpool L20 4RP***GUIDE PRICE £45,000+**

- **A three bedroomed end terraced property. Double glazing. Central heating. Producing £5,100 per annum.**

Description A three bedroomed end terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold tenancy at a rental of £5,100 per annum.



Not to scale. For identification purposes only

Situated The property is situated off Knowsley Road A566 approximately 3 miles from Liverpool city centre.

EPC Rating D

Ground Floor Hall, Living room, Dining room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC

Outside Rear yard.

LOT

5

23 Mount Avenue, Bootle, Merseyside L20 6DT***GUIDE PRICE £60,000–£65,000**

- **A good sized four bedroomed semi detached property benefiting from part double glazing and central heating**

Description A good sized four bedroomed semi-detached property benefiting from part double glazing and central heating. Following repair and modernisation the property would be suitable for occupation, investment or resale purposes.



Not to scale. For identification purposes only

Situated The property is situated fronting Mount Avenue off Springwell Road in a popular residential location within close proximity to local amenities and schooling.

First Floor Four Bedrooms and bathroom/WC

Outside Yard to the rear.

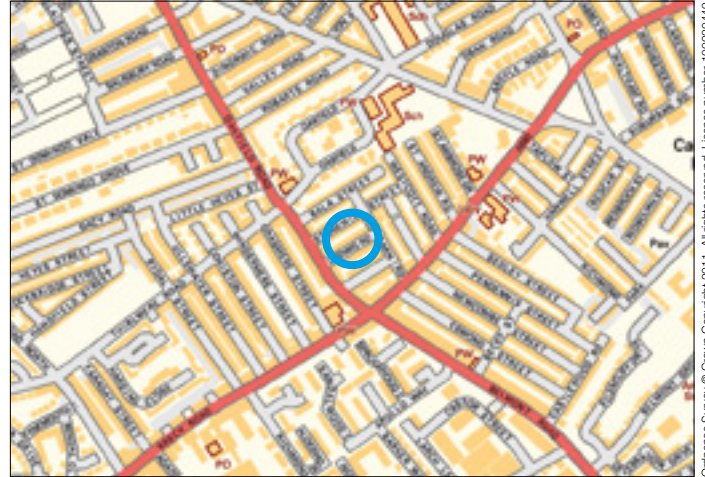
EPC Rating E

Ground Floor Hall, front lounge, dining room, morning room, kitchen

LOT
6**30 Stonehill Street, Liverpool L4 2QA*****GUIDE PRICE £35,000+**

- **A vacant two bedroomed mid terraced property. Double glazing. Electric storage heating**

Description A vacant two bedroomed mid terraced property benefiting from double glazing and electric storage heating. The property would be suitable for investment purposes with a potential annual rental income of in excess of £5400.00.



Not to scale. For identification purposes only

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

Outside Yard to the rear.

EPC Rating D

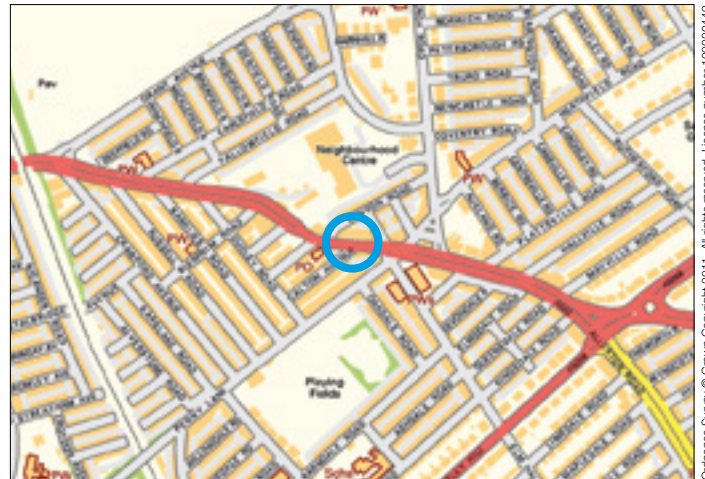
Ground Floor Through Living Room, Kitchen, Bathroom/WC.

First Floor Two Bedrooms.

LOT
7**617 Smithdown Road, Liverpool L15 5AG*****GUIDE PRICE £140,000+**

- **A three storey middle terrace mixed use property. Benefits from electric steel roller shutters and A5 hot food takeaway consent.**

Description A three storey middle terrace mixed use property comprising a ground floor retail unit together with a three bedroomed flat above accessed via a separate rear entrance. The property benefits from electric steel roller shutters and A5 Hot Food Takeaway Consent. Following a full upgrade and refurbishment scheme the property would be suitable for a number of uses, subject to any necessary planning consents.



Not to scale. For identification purposes only

Situated Fronting Smithdown Road at its junction with Church Road and Penny Lane in a popular and well established residential location, within walking distance to Allerton Road and approximately 4 miles from Liverpool city centre.

Total area: 51.56 sq m (555 sq ft)

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

Second Floor Two Bedrooms

Outside Yard to rear, access to flat

EPC Rating D

Ground Floor Shop Main Sales Area/Preparation Room, Storage, WC

LOT

8

219 Alderson Road, Liverpool L15 1HQ***GUIDE PRICE £85,000+**

- **A three bedroomed end of terrace property currently let producing an annual rental income of £13,476**

Description A three bedroomed end of terrace property currently let to four students producing an annual rental income of £13,476 which includes bills. The property benefits from double glazing and central heating.

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

Ground Floor Hall, Communal Lounge, one Letting Room, Kitchen

First Floor Three Letting Rooms, Shower/WC

Outside Yard to the rear

EPC Rating E



LOT

9

6 Liston Street, Liverpool L4 5RT***GUIDE PRICE £45,000+**

- **A two storey corner property converted to provide two one-bedroomed self contained flats. Double glazed**

Description A two storey corner property converted to provide two one-bedroomed self-contained flats. The property benefits from double glazing and is in need of a full upgrade and refurbishment scheme.

Situated Off Bedford Road in a popular residential location within walking distance to County Road amenities and approximately 2.5 miles from Liverpool city centre.

Ground Floor Main entrance hallway. **Flat 1a** Lounge, Kitchen, Bedroom, Bathroom/WC

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

Outside Rear yard.



LOT

10

Knightsbridge Court, 35 Holland Street, Liverpool L7 0JG***GUIDE PRICE £45,000+**

- **A two bedroomed ground floor purpose built apartment benefiting from double glazing, central heating, communal car parking and gardens**

Description A two bedroomed ground floor purpose built apartment benefiting from double glazing, central heating, communal car parking and gardens. The property is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum.

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.

Ground Floor Communal entrance hallway.

Flat Hall, Living room, Kitchen, Bathroom/WC, two Bedrooms.

Outside Private balcony, communal car parking and gardens.



LOT
11**23 Carter Street, Liverpool L8 1XY**
***GUIDE PRICE £65,000–£70,000**

- **A vacant modern four bedroomed semi detached property. Double glazing, central heating, newly fitted kitchen, gardens and off road parking.**

Description A vacant modern four bedroomed semi-detached property benefiting from double glazing, central heating, newly fitted kitchen, gardens and off road parking. The property is in good condition throughout and would be suitable for immediate occupation or investment purposes.

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

Outside Gardens front and rear, Driveway.

Ground Floor Hall, Lounge, Breakfast/Kitchen, WC

First Floor Four Bedrooms, Bathroom/WC

LOT
12**49a Croxteth Hall Lane, Croxteth, Liverpool L11 4SA**
***GUIDE PRICE £25,000–£30,000**

- **A three bedroomed second floor duplex flat suitable for immediate investment purposes.**

Description A three bedroomed second floor duplex apartment suitable for immediate investment purposes. The property is in good condition throughout and benefits from double glazing, electric central heating, newly fitted kitchen and new carpeting throughout. The property has until recently been let producing £6,000 per annum.

Situated within a purpose built block of flats fronting Croxteth Hall Lane which in turn is off East Lancashire Road (A580) in an established residential location.

Third Floor Three Bedrooms, Bathroom/WC.

Outside Communal Gardens and Parking.

Ground Floor Main Entrance Hallway.

EPC Rating F

Second Floor Flat Hall, Open Plan Lounge/Kitchen.

LOT

13

28 Exchange Street East, Liverpool L2 3PH

*GUIDE PRICE £400,000–£450,000



- **A Grade II listed investment property currently producing £42,000 per annum with potential to increase to over £50,000 per annum.**

Description A Grade II listed Investment Property currently producing £42,000.00 per annum with potential to increase to over £50,000 per annum. The property lies within a conservation area in a unique building and comprises a ground floor retail unit together with three newly refurbished self-contained flats to the ground floor (one one- and two two-bed). Also to the lower ground floor which has recently been refurbished are several offices, communal kitchen and WC suitable for rental purposes or possible residential conversion. The ground floor retail unit is let by way of a 5 year lease with 2 years remaining to LPS Property Consultants and the three flats are currently let by way of 12 month Assured Shorthold Tenancies. The property benefits from many unique features, original sash windows, electric heating and secure intercom systems.

Situated Fronting Exchange Street East off Dale Street in the heart of the commercial district of Liverpool city centre within walking distance to Moorfields Station, local restaurants and shopping amenities.

Ground Floor Commercial Unit

Shop Main Sales Area, WC. Meeting Room to lower ground floor.

Lower Ground Floor Communal Kitchen & WC, Store Room. Four Separate Offices.

Flat 1 Hall, Open Plan Lounge/Kitchen, two Bedrooms, Shower Room/WC.

Flat 2 Hall, Open Plan Lounge/Kitchen, two Bedrooms, Shower Room/WC.

Flat 3 Open Plan Lounge/Kitchen

Lower Ground Floor Bedroom, Shower Room/WC.

Outside Shared Courtyard with feature Dome



LOT

14

17 Crawford Close, West Derby, Liverpool L12 4YU

*GUIDE PRICE £75,000+



- **Vacant four bedroom house. Double glazing. Central heating. Good condition.**

Description A four bedroomed double fronted town house benefiting from double glazing, central heating and gardens. The property has recently been refurbished and is in good order throughout and would be suitable for immediate occupation or investment purposes.

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

First Floor Four Bedrooms, Bathroom/WC.

Outside Front and rear gardens and single garage to the rear.

EPC Rating C

Ground Floor Hall, two Reception Rooms, Kitchen, Study, WC.

LOT

15

101 Breck Road, Anfield, Liverpool L4 2QX

*GUIDE PRICE £70,000+



- **A mixed use corner property providing a ground floor retail unit together with two self contained flats above. Producing £12,080 per annum**

Description A mixed use corner property providing a ground floor retail unit together with two self-contained flats above (one one-bedroom and one two-bedroom) accessed via a separate side entrance. The property benefits from double glazing and electric wall heaters. There are steel roller shutters to the ground floor. The flats are both currently let by way of Assured Shorthold Tenancies producing £9,480.00pa and the shop is occupied by Divine Blinds Ltd at a rental of £2,600pa. The total annual income being in excess of £12,080.

Situated On the corner of Breck Road and Sedley Street on a busy main road position and approximately 2.5 miles from Liverpool city centre.

Kitchen, two Bedrooms, Bathroom/WC

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

Outside Yard to the rear

EPC Rating Flat
1 – F Flat 2 – G

Ground Floor Shop

Main Sales area: 595sq ft (55.35m²)

First Floor Flat Hall, Lounge,

**Lambert
Smith
Hampton**

LOT

16

Cavendish Community Centre, 1 Bray Street, Birkenhead CH41 8BX***GUIDE PRICE £125,000–£150,000**

- **A substantial two storey detached former community centre extending to approximately 10,000sq ft.**

Description A substantial two storey detached former Community Centre extending to approximately 10,000 sq ft. The property is in reasonable condition and comprises numerous halls/large rooms, a large gymnasium, two kitchens and offices. The property would be suitable for a variety of uses, to include residential redevelopment, subject to any necessary planning consents.

Situated Fronting Cavendish Road on the corner of Bray Street in an established and popular residential location. Birkenhead Park and the Railway Station is a short distance away.

Ground Floor

Cavendish entrance: Day centre, Main hall/ Kitchen, Disabled WC/ Office, Ladies & Gents WC, Store.

Bray Street entrance: Store office, Kitchen, WCs, Gymnasium, 2 Rooms.

Total 504.03m² (5,425sq ft)

First Floor Two Offices, 1 Large Room, WCs.

Total 450.72m² (4,852sq ft)

Total Area 954.75m² (10,277sq ft)

Outside Bin Yard.



Joint Agents Lambert Smith Hampton



LOT

17

13 Harley Street, Liverpool L9 8DS

*GUIDE PRICE £60,000+

- A three bedroomed middle terraced property benefiting from partial double glazing and central heating.

Description A three bedroomed middle terraced property benefiting from partial double glazing and central heating. Following an upgrade and refurbishment would be suitable for occupation, resale or investment.

Situated Off Orrell Lane within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Yard.

Ground Floor Hall, Lounge, Living room, Dining room, Kitchen.



LOT

18

16 Ranworth Square, Liverpool L11 3DG

*GUIDE PRICE £45,000+

- A three bedroomed mid town house. Double glazing, central heating, off road parking and gardens.

Description A three bedroomed mid-town house benefiting from double glazing, central heating, off road parking and gardens. The property would be suitable for investment purposes and has until recently been let producing £5,400 per annum.

Situated Just off Townsend Avenue and the East Lancashire Road in a popular and well established residential location within easy reach of local amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor Hallway, two Living Rooms, Kitchen.

First Floor Three Bedrooms, Bathroom, Separate WC

Outside Gardens to the front and rear, driveway.

EPC Rating D



LOT

19

2 Astor Street, Liverpool L4 5RR

*GUIDE PRICE £30,000+

- A two bedroomed end terraced property. Double glazing.

Description A two bedroomed end terraced property benefiting from double glazing. The property is in need of a full upgrade and refurbishment scheme.

Situated On the corner of Breeze Hill within close proximity to County Road amenities, good transport links and approximately 3 miles from Liverpool city centre.

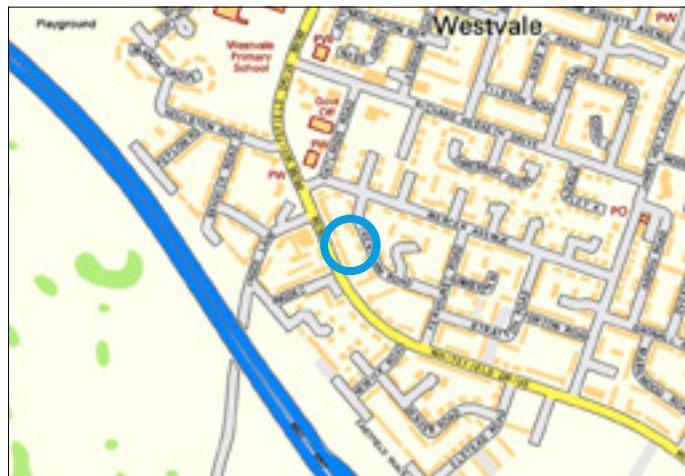
Outside Rear yard.

Note This property has not been internally inspected.

Ground Floor Hall, two Reception rooms, Kitchen.

First Floor Two Bedrooms, Bathroom/WC



LOT
20**37 Trentham Road, Kirkby, Liverpool L32 4UB*****GUIDE PRICE £135,000+**

Not to scale. For identification purposes only

- **A freehold former GP Surgery. Double glazed. Central heating. Secured rear garden. Parking to the front forecourt for five cars.**

Description A freehold former GP Surgery and originally a semi-detached dwelling house suitable for a variety of uses, to include residential conversion, subject to any necessary planning consents. The property benefits from double glazing, central heating, secured rear garden and parking to the front forecourt for five cars.

Situated Off Fernhurst Road and off Whitefield Drive in the popular Mercer Avenue which in turn are location of Westvale, close

to all local amenities schools, shops, bus routes, Merseyrail and motorway links and a short distance to Kirkby town centre.

Ground Floor Hall, Waiting room, Minor OP room consulting room, Consulting room, Treatment room, Reception room, Conference room, 2 consulting rooms, two WCs, Kitchen housing boiler.

First Floor Seven Rooms, two Kitchens, Bathroom/WC, WC, Large storage room, Small storage room.

Outside Garden to the rear, parking to the front forecourt for five cars.

EPC Rating C

LOT
21**12 Mayfair Close, Anfield, Liverpool L6 5JS*****GUIDE PRICE £25,000+**

- **Purpose built first floor studio flat benefiting from double glazing and electric heating, communal gardens and parking**

Description A purpose built first floor studio flat benefiting from double glazing and electric heating and communal gardens and parking. The property would be suitable for investment purposes.

Situated Off Conwy Drive and West Derby Road in a popular and well established residential location within close proximity to local amenities approximately 3 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway

First Floor Flat Lounge/

Bedroom, Dressing Room, Shower/WC, Kitchen.

Outside Communal Gardens and parking.

EPC Rating F.

LOT
22

ON BEHALF OF LIVERPOOL CITY COUNCIL

57 Marlborough Road, Tuebrook, Liverpool L13 8EA***GUIDE PRICE £75,000+**

- **A semi detached property converted to provide four self contained units.**

Description A semi-detached property converted to provide four self-contained units. The property is in need of a full upgrade and refurbishment scheme. There are no fixtures or fittings.

Situated Off West Derby Road within close proximity to local amenities, Schooling, Newsham Park and approximately 3 miles from Liverpool city centre.

Ground Floor Main entrance hallway.

Flat 1 Lounge/Bedroom, Kitchen, Shower room/WC

Flat 2 Lounge/Bedroom, Kitchen, Shower room/WC

First Floor Flat 3 Lounge/Bedroom, Kitchen, Shower room/WC

Flat 4 Lounge/Bedroom, Kitchen, Shower room/WC

Outside Large Garden to the rear.

Fees The purchaser is to be responsible for the cost of the council's legal and surveyor's fees, additional to the sale price, at a cost of 3% of the sale price with a minimum fee of £1,500.

LOT
23**3a Windsor Road, Tuebrook, Liverpool L13 8BA*****GUIDE PRICE £30,000-£35,000**

- **The premises consist of a two storey workshop/garage**

Description The premises consist of a two storey workshop/garage building of traditional brick construction under a slate pitch roof. The property has recently been rewired and benefits from three phase electricity, electric roller shutters, new lighting and alarm system. The property was previously used for the purpose of a vehicle repair garage and would be suitable for a number of uses to include storage, subject to necessary consents.

Situated Off Windsor Road just off West Derby Road, approximately 3 miles east of Liverpool city centre. The immediate surrounding area consists of residential terraced housing and mixed residential/commercial premises fronting onto West Derby Road.

Gross Internal Area: 118m² (1273sq ft)

First Floor Three Rooms, WC
Mezzanine Gross Internal Area: 69m² (743sq ft)

Outside Access via alleyway onto West Derby Road.

Ground Floor Garage/workshop, WC

LOT

24

19 & 21 Breeze Hill/1 Astor Street, Liverpool L9 1DY

*GUIDE PRICE £175,000+



- **A three storey corner property converted to provide 10 self contained flats. Producing £8,736 per annum. Double glazed.**

Description A three storey corner property converted to provide 10 self-contained flats (nine one-bedroomed and one two-bedroomed) and three off road garages to the rear. The property benefits from double glazing. Two of the flats are currently let by way of Assured Shorthold Tenancies at a rental of £8,736 per annum. The property is in need of a full upgrade and refurbishment scheme. When fully let the potential annual rental income is in excess of £37,500.

Situated On the corner of Astor Street within close proximity to good transport links and approximately 3 miles from Liverpool city centre.

1 Astor Street

Ground Floor

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

First Floor

Flat 1 Lounge/Kitchen/Bedroom, Bathroom/WC

Flat 2 Open plan Lounge/ Kitchen, Bedroom, Bathroom/WC

Flat 3 Open plan Lounge/ Kitchen, Bedroom, Bathroom/WC

Flat 4 Lounge/Kitchen/Bedroom, Bathroom/WC

Second Floor

Flat 5 Open plan Lounge/Kitchen, Two Bedrooms, Bathroom/WC

Flat 6 Lounge, Kitchen, Bedroom, Bathroom/WC

Flat 7 Lounge, Kitchen, Bedroom, Bathroom/WC

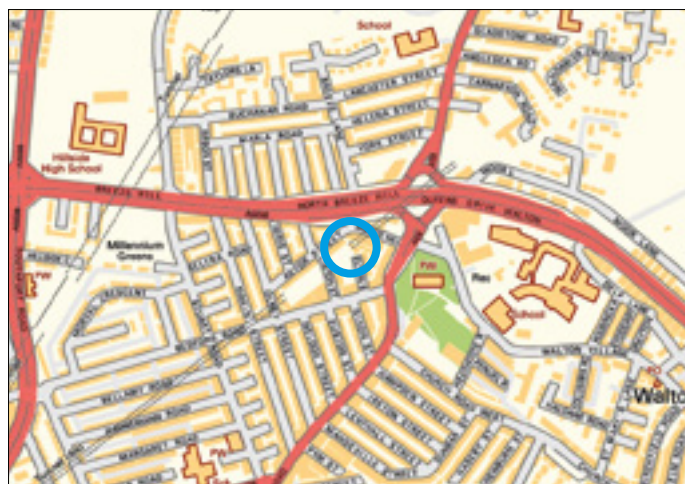
19 Breeze Hill

Lounge, Kitchen, Bedroom, Bathroom/WC

21 Breeze Hill

Lounge, Kitchen, Bedroom, Bathroom/WC

Outside Yard, three garages.

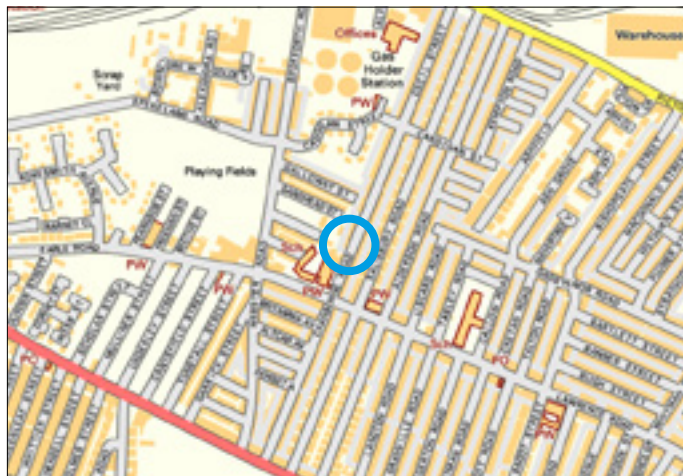


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LOT
25

ON BEHALF OF LIVERPOOL CITY COUNCIL

65 Cranborne Road, Liverpool L15 2HY***GUIDE PRICE £65,000+**

Not to scale. For identification purposes only

- **A vacant three bedroomed middle terrace property. Double glazing. Central heating.**

Description A vacant three bedroomed middle terrace property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for occupation, student investment or resale purposes.

Situated Fronting Cranborne Road off Picton Road and Lawrence Road in a popular and well established residential

location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor Hall, Lounge, Dining Room, Kitchen

at a cost of 3% of the sale price with a minimum fee of £1,500.

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to rear.

Fees The purchaser is to be responsible for the cost of the Council's legal and surveyors fees, additional to the sale price

LOT
26**8 Primrose Court, Liverpool L36 8DH*****GUIDE PRICE £45,000+**

- **Two bedroom modern semi detached property. Double glazing, central heating. Gardens.**

Description A two bedroomed modern semi-detached property benefiting from double glazing, central heating, front and rear gardens and off road parking. The property would be suitable for investment purposes with a potential annual income of in excess of £5,800 per annum.

Situated The property is situated on a new build estate between Primrose Drive and Hillside Avenue, a few minutes away from the M57 motorway. Local amenities and schools are close by and Liverpool city centre is approximately 7 miles away.

First Floor Two Bedrooms, Bathroom/WC

Outside Gardens front and rear. Driveway

EPC Rating D

Ground Floor Lounge, Kitchen/ Diner, WC

LOT
27**763 Knowsley Lane, Knowsley Village, Prescot,
Merseyside L34 9EE*****GUIDE PRICE £20,000+**

- **A derelict single storey detached building with land to the side which was a former fire station.**

Description A derelict single storey detached building with land to the side which was a former Fire Station. The property would be suitable for re-development purposes subject to any necessary planning consents. Woodland surrounds the property and Flukers Brook runs to the south of the Land.

Situated Fronting Knowsley Lane (B5202) Off Sugar Lane adjoining a private residence. Knowsley Lane is situated ½ mile from the East Lancashire Road and approximately 9 miles from Liverpool city centre.

LOT
28**26 Warton Street, Bootle, Merseyside L20 4PX*****GUIDE PRICE £30,000–£35,000**

- **A two bedroom middle terrace property benefiting from double glazing and central heating**

Description A two bedroom middle terrace property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for occupation or investment purposes. The potential annual rental income being in excess of £4800.00.

Situated Off Gray Road which in turn is off Knowlsey Road in a well established residential location within easy reach of local amenities, schooling and Liverpool city centre is approximately 4 miles away.

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to rear

Ground Floor Through Living Room, Kitchen, WC, Utility Room

LOT
29**9 Ireton Street, Liverpool L4 5TP*****GUIDE PRICE £40,000–£45,000**

- **A vacant three bedroomed middle terraced property. Double glazing. Central heating**

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



Situated Off County Road (A59) within close proximity to County Road amenities and approximately 2.5 miles from Liverpool city centre.

Outside Yard to the rear.

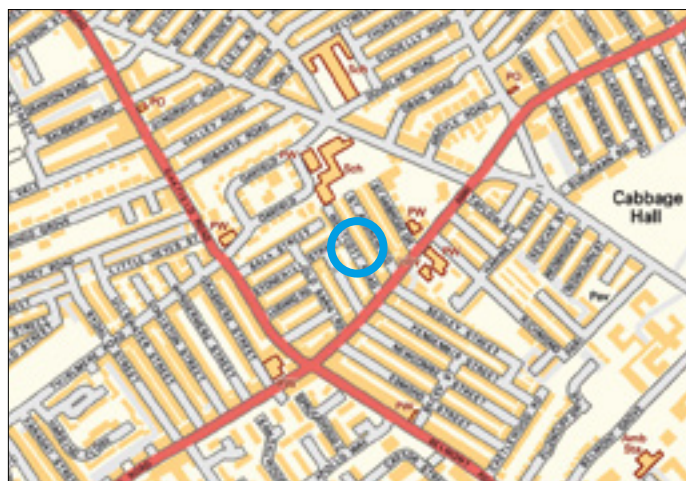
Basement Ground Floor Hall, two Living rooms, Kitchen, Bathroom/WC

First Floor Three Bedrooms.

LOT
30**36 Westcott Road, Liverpool L4 2RF*****GUIDE PRICE £30,000+**

- **A three bedroomed middle terraced property benefiting from double glazing.**

Description A three bedroomed middle terraced property benefiting from double glazing. Following refurbishment the property would be suitable for investment purposes with a potential rental income of approximately £5400.00 per annum.



Not to scale. For identification purposes only

Situated Off Breck Road in a popular and established residential location within easy reach of local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

Second Floor One Further Room

Outside Yard.

Note The buyer's premium will be £750.00.

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

First Floor Two Bedrooms.

LOT

31

The Pingwood Pub, Moorfield, Liverpool L33 1XD

*GUIDE PRICE £75,000+



- A detached single storey former public house offered with the benefit of outline planning permission to convert into a care facility

Description A vacant detached single storey former public house offered with the benefit of outline planning permission to convert into a care facility alternatively the property would be suitable for other uses to include residential subject to any planning consents.

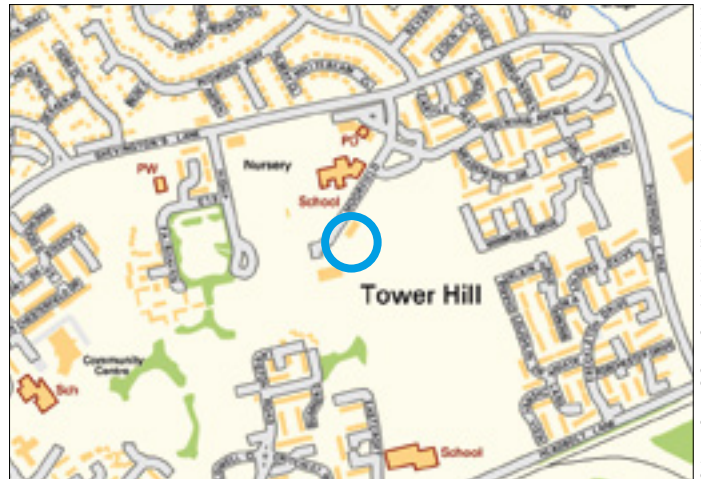
Situated On Carl's Way off Shevington's Lane in a well established residential area. The property is close to the M57 and M58 motorways and Kirkby town centre is approximately 2.5 miles away.

Site Area

Pub: 6,461sq ft (600.25m²)

Car park: 2,232sq ft (207.36m²)

Tenure Leasehold until 2071 but the council have advised they would be happy to renew or sell to the purchaser provided change of use.



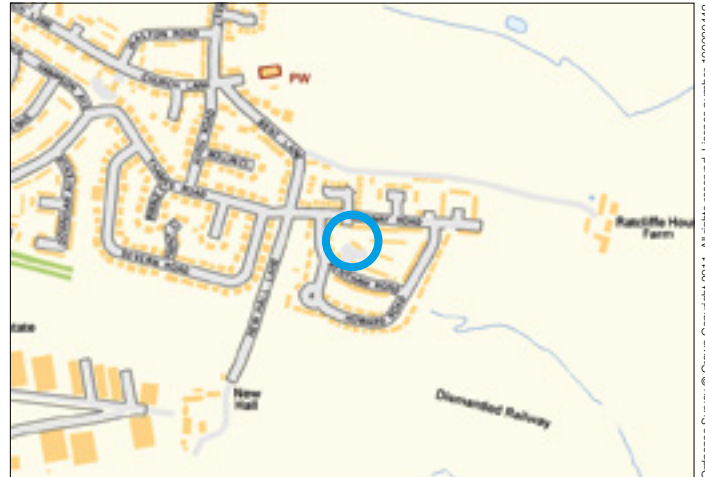
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LOT
32

Residual Land, Medway Road, Culcheth, Warrington WA3 5EN

*GUIDE PRICE £15,000–£20,000



Not to scale. For identification purposes only

- **Two vacant parcels of land totalling an approximate area of 407m² (487sq yds).**

Description Two vacant parcels of land totalling an approximate area of 407m² (487sq yds). The land would be suitable for potential re-development subject to any necessary planning consents.

Situated On Medway Road and Weaver Road off New Hall Lane close to the A580 East Lancashire Road and approximately 4.25 miles away from Warrington town centre.

Site Area

Approximately 407m² (487sq yards)

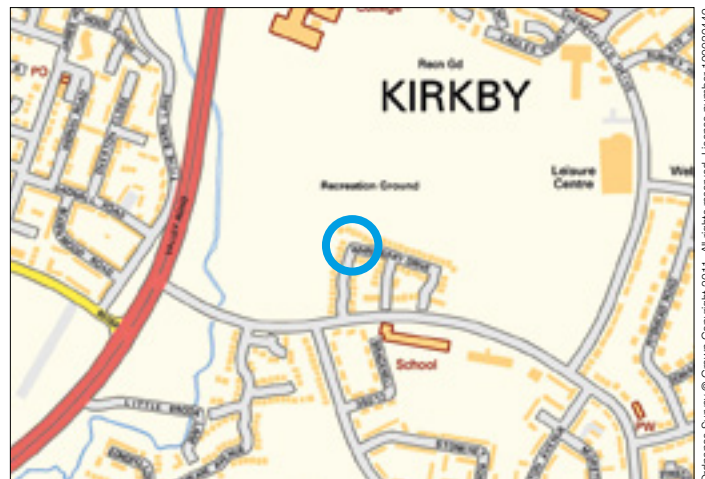
General The site is sold subject to a clawback provision as

detailed within the legal pack. Warrington Borough Council have advised that one of the plots of land in the sale contains a London Plane tree on the plot which is prominently located and represents a valuable amenity feature in the street scene which should be protected. The Local Authority is in the process of protecting the tree under a Tree Protection Order.

LOT
33

29 Winberry Drive, Liverpool L32 9BA

*GUIDE PRICE £135,000+



Not to scale. For identification purposes only

- **A four bedroom detached property currently let on an assured shorthold tenancy producing £8,580 per annum. Double glazed, central heating**

Description A four bedroom detached property currently let on an Assured Shorthold Tenancy producing £8,580 per annum. The property benefits from double glazing, gas central heating, front and rear gardens, a garage and conservatory.

Situated Off Bewley Drive in a popular and well established residential location close to schooling and local amenities. Liverpool city centre is approximately 6 miles away.

Ground Floor Hall, Lounge, Dining Room, Kitchen, Conservatory, WC

First Floor Four Bedrooms, Bathroom/WC

Outside Front and rear gardens, garage.

LOT

34

The Rubber Duck Public House, 5 Strand Road, Bootle, Merseyside L20 1AH

*GUIDE PRICE £90,000+



- A substantial three storey plus basement semi detached building formerly used as a public house with a 16 room hotel to the upper floors.

Description A substantial three storey plus basement semi-detached building formerly used as a public house with a 16 room hotel to the upper floors. The property is in need of refurbishment and would suitable for residential redevelopment purposes, subject to any necessary planning consents.

Situated On the corner of Strand Road and Rimrose Road (the A565) in a mixed commercial and residential area approximately 2 miles away from Liverpool city centre.

Basement Cellar

Ground Floor Bar area/ancillary accommodation 256.22 sq m

First Floor Eight Rooms, TV Lounge, Kitchen, Communal Bathrooms/WC

Second Floor Eight Rooms

Outside Yard to the rear

EPC Rating D

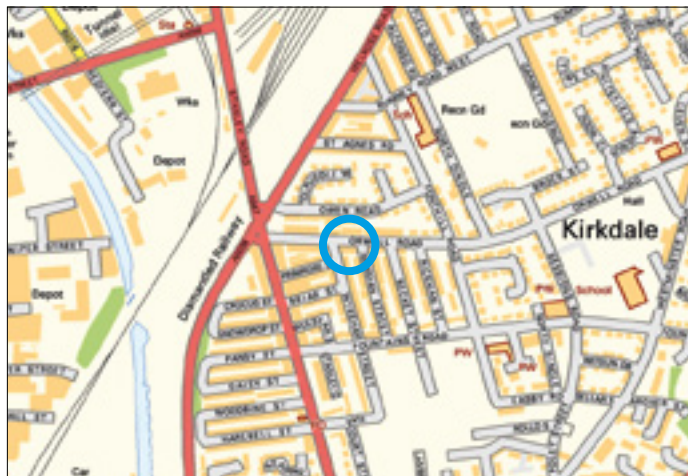
LOT
35

ON BEHALF OF A HOUSING ASSOCIATION

47 Orwell Road, Liverpool L4 1RG***GUIDE PRICE £35,000**

- **A three bedroomed middle terraced property benefiting from double glazing and central heating.**

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



Not to scale. For identification purposes only

Situated Off Stanley Road in an established residential location within easy access to local amenities and approximately 2.5 miles from Liverpool city centre.

Outside Yard.

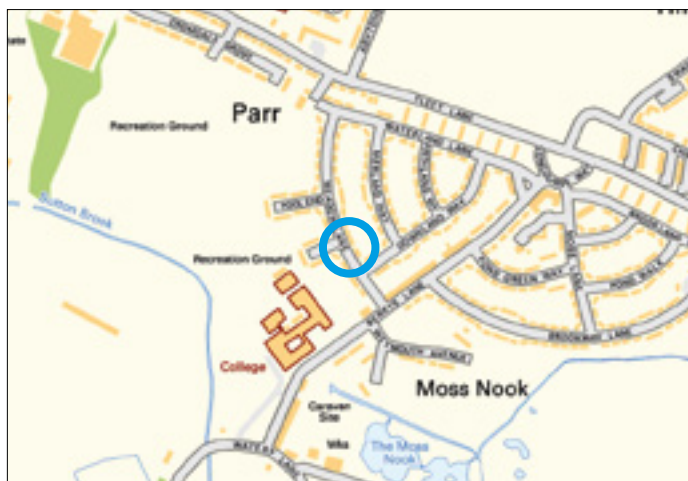
Ground Floor Hall, Living Room, Dining Room, Kitchen, Bathroom/WC

First Floor Three Bedrooms.

LOT
36**41 Meadow Lane, St. Helens, Merseyside WA9 3RA*****GUIDE PRICE £30,000+**

- **A three bedroomed mid town house sold subject to a regulated tenancy producing a rental income of £3,210 per annum.**

Description A three bedroomed mid-town house sold subject to a Regulated Tenancy producing a rental income of £3,210 per annum. The property benefits from double glazing, central heating, gardens and driveway.



Not to scale. For identification purposes only

Situated Off Berrys Lane in a popular and well established residential location. St Helens town centre is approximately 1.5 miles away.

Outside Gardens front and rear, driveway.

Ground Floor Lounge, Kitchen

First Floor Three Bedrooms, Shower Room/WC

LOT

37

32 Canning Street, Liverpool L8 7NP

*GUIDE PRICE £550,000 +



- A residential student investment currently producing £51,960 per annum

Description A freehold 10 bedroomed fully licensed HMO student investment property currently producing £51,960 per annum. The property is currently let for a term of 12 months from 1st July 2015 with tenant guarantors in place. The property benefits from central heating. An extended 7 week completion is available if required.

Situated On the south side of Canning Street between Bedford Street South and Catherine Street within walking distance to local amenities, Liverpool University and Liverpool city centre.

Lower Ground Floor Two Bedrooms, Bathroom/WC.

Ground Floor Hallway, two Bedrooms, Bathroom/WC.

First Floor Open Plan Lounge/Kitchen/Diner, Bedroom.

Mezzanine Kitchen.

Second Floor Three Bedrooms, Shower Room.

Attic Room Two Bedrooms, Shower Room/WC.

Outside Rear Garden



LOT
38**54 Robson Street, Everton, Liverpool L5 1TG*****GUIDE PRICE £60,000+**

Not to scale. For identification purposes only

- Vacant single storey detached former doctor's surgery**

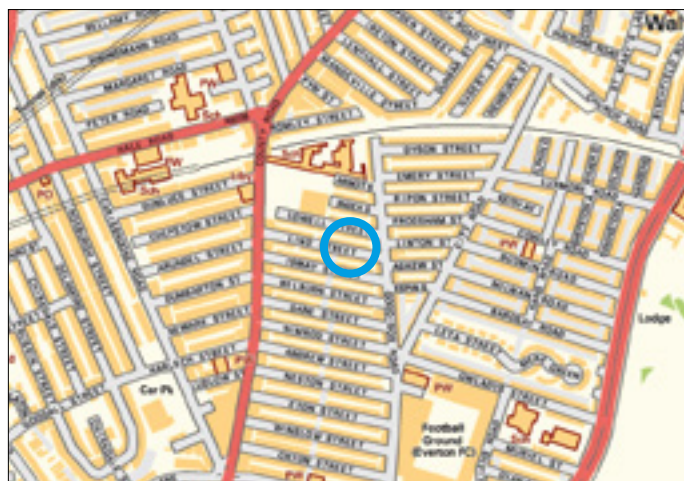
Description A vacant single storey modern detached former doctor's surgery sat on a good sized corner plot. The premises extend to approximately 91.51m² (985.03sq ft) and benefits from central heating, alarm and CCTV. The property would be suitable for a number of uses, subject to any relevant planning consents.

Situated On corner of Robson Street and Venice Street within walking distance to local amenities and Liverpool Football Club and approximately 2 miles from Liverpool city centre.

Ground Floor Reception Area and office 43.22m² (465.23sq ft)
Kitchen with Central Heating
Boiler 11.07m² (119.16sq ft)

Two Toilets and Store Consulting Room 1 11.99m² (129.06sq ft)
Consulting Room 2 10.50m² (113.02sq ft)
Consulting Room 3 14.73m² (158.55sq ft)
Total Net Internal Floor Area: 91.51m² (985.03sq ft)

Outside Front and side gardens and parking for 2/3 cars.

LOT
39**58 Lowell Street, Liverpool L4 4DL*****GUIDE PRICE £40,000-£45,000**

Not to scale. For identification purposes only

- A two bedroomed middle terraced property currently let by way of an assured shorthold tenancy producing £4,680 per annum**

Description A two bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing £4,680 per annum. The property benefits from double glazing.

Situated Off Goodison Road within a popular and well established location close to Walton Lane and County Road amenities, Everton Football Club and approximately 3 miles from Liverpool city centre.

Ground Floor Lounge, Kitchen, Bathroom/WC

First Floor Two Bedrooms.

Outside Yard.

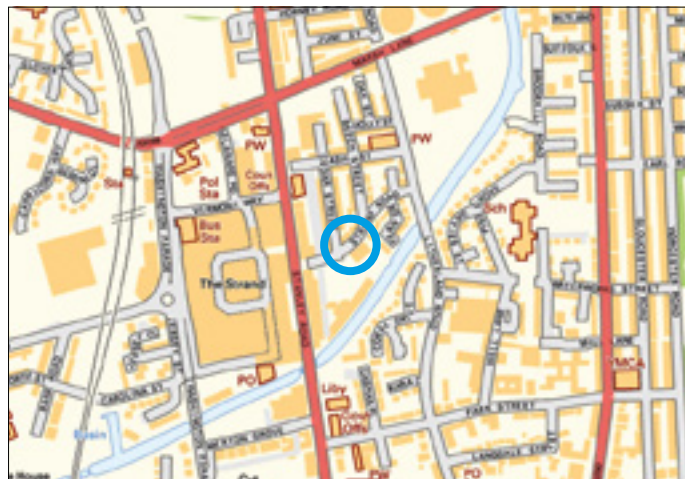
LOT

40

ON BEHALF OF A HOUSING ASSOCIATION

213 Strand Road, Bootle, Merseyside L20 3HJ

*GUIDE PRICE £30,000+



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Not to scale. For identification purposes only

- **A vacant three bedroomed middle terrace property**

Description A vacant three bedroomed middle terrace property which following repair and modernisation would be suitable for investment purposes.

Situated Off Stanley Road in a popular and well established location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

Outside Rear yard.

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

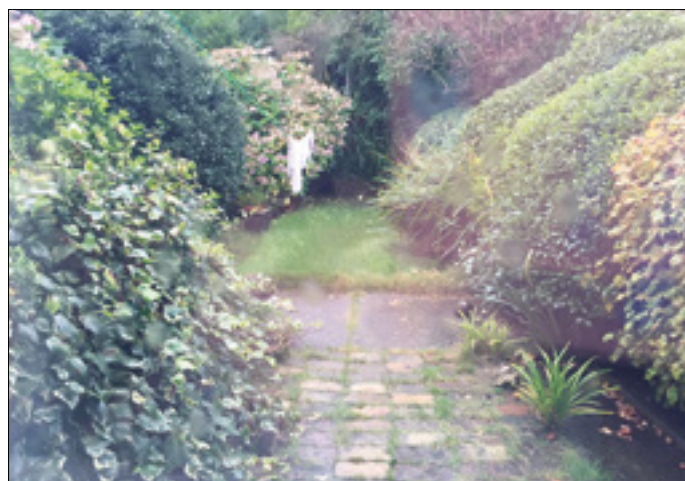
First Floor Three Bedrooms, Bathroom/WC.

LOT

41

4 Pond Green Way, St. Helens, Merseyside WA9 3SD

*GUIDE PRICE £35,000+



- **A three bedroomed end of town house currently let by way of an assured periodic tenancy producing £4,210 per annum**

Description A three bedroomed end of town house currently let by way of an Assured Periodic Tenancy producing £4,210 per annum. The property benefits from double glazing, central heating, gardens and driveway.

Situated Off Berrys Lane in a popular and well established residential location. St Helens town centre is approximately 1.5 miles away.

Outside Gardens front and rear, driveway.

Ground Floor Lounge, Kitchen, Utility Room

First Floor Three Bedrooms, Bathroom/WC

LOT
42

35 Dudlow Lane, Mossley Hill, Liverpool L18 2EX

***GUIDE PRICE £700,000+**



- **A substantial property currently providing 11 self contained apartments benefiting from central heating, double glazing, large front garden, sunhouse and off road parking.**

Description A substantial semi-detached property currently providing 11 self-contained apartments benefiting from central heating, double glazing, large front garden, sun house and off road parking. The property benefits from full planning permission to convert the property to provide seven luxury apartments and the construction of two four-bedroom new build properties within the curtilage. Planning ref 13F/2607.

Situated Off Queens Drive in the heart of this established and leafy south Liverpool suburb. The property occupies a prominent position on this attractive tree lined lane which offers a selection of period properties of quality construction and design. Allerton Road and Calderstones Park are only a short distance away.

Basement Various Rooms.

Ground Floor

Main entrance hallway, Laundry Room.
Sunhouse.

Apt 1 Lounge/Bedroom, Kitchen, Bathroom/WC

Apt 2 Lounge, Kitchen, Bedroom, Bathroom/WC

Apt 3 Lounge/Bedroom, Kitchen, Bathroom/WC

Apt 4 Lounge/Bedroom, Kitchen, Bathroom/WC

Apt 5 Lounge/Bedroom, Kitchen, Bathroom/WC

First Floor

Apt 6 Lounge/Bedroom, Kitchen, Bathroom/WC

Apt 7 Lounge, Kitchen, Bedroom, Bathroom/WC

Apt 8 Lounge, Kitchen, Bedroom, Bathroom/WC

Apt 9 Lounge, Kitchen, Bedroom, Bathroom/WC

Second Floor

Apt 10 Lounge, Kitchen, Bedroom, Bathroom/WC

Apt 11 Lounge, Kitchen, Bedroom, Bathroom/WC

Outside Large front garden and off road parking.



LOT
43

Apt 10, 108 Princes Road, Liverpool L8 8AD

*GUIDE PRICE £52,000+



- **A one bedroomed second floor duplex apartment. Let by way of an assured shorthold tenancy and produces an annual income of £5,400.**

Description A one bedroomed second floor duplex apartment within a Victorian middle terraced property which has been converted to provide 12 apartments in total. The property is let by way of an Assured Shorthold Tenancy and produces an annual income of £5,400. It is in good decorative order throughout and benefits from an intercom system, central heating and a communal car park to the rear. The apartment will be sold fully furnished to include all white goods dishwasher, washing machine and fridge freezer.

Situated Fronting Princes Road within close proximity to Princes Park, local amenities and transport links and approximately 1 mile from Liverpool city centre.

Ground Floor Main Entrance Hallway

Second Floor Flat Apartment Hall, Lounge,

Bathroom/WC, Cloakroom, Bedroom.

Stairs to Lower Level Kitchen/Diner, Utility Room.

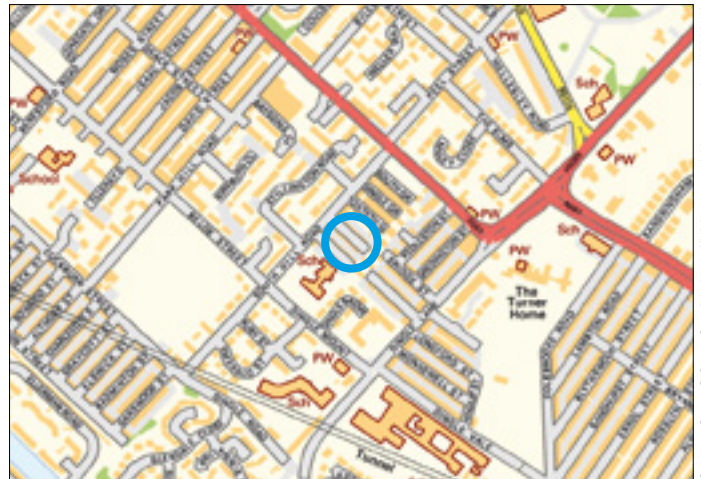
Outside Communal Gardens and Private Parking to the rear.

Note We are advised there is no Management Company in place. Please see legal pack for further details.

LOT
44

11 Dentwood Street, Liverpool L8 9SR

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **A vacant two bedroomed mid terraced property benefiting from double glazing and central heating**

Description A vacant two bedroomed mid terraced property benefiting from double glazing and central heating. The property is in need of refurbishment.

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

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

First Floor Two Bedrooms.

Outside Yard to the rear.

LOT
45

3 Herrick Street, Liverpool L13 2AG

*GUIDE PRICE £40,000–£45,000

- A vacant two bedroomed middle terraced property benefiting from double glazing and central heating.

Description A vacant two bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of in excess of £5000.00 per annum.

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

Ground Floor Open Plan
Lounge/Diner, Kitchen,
Bathroom/WC.

First Floor Two Bedrooms.

Outside Yard to the rear.



LOT
46

69 Jacob Street, Liverpool L8 4TG

*GUIDE PRICE £60,000+

- Two/three bed mid terrace. Double glazed, central heating. Needs refurbishment.

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

Situated Off Park Road in an established and popular residential location within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre.

Ground Floor Hall, Through

Living Room/Dining Room,
Kitchen.

First Floor Two/three Bedrooms,
Bathroom/WC.

Outside Yard to the rear



LOT
47

64 Blantyre Road, Liverpool L15 3HT

*GUIDE PRICE £70,000+

- A vacant three bedroomed mid terrace property which benefits from double glazing and central heating.

Description A vacant three bedroomed mid terrace property which benefits from double glazing and central heating. Once modernised the property would be suitable for occupation, resale or investment purposes.

Situated Fronting Blantyre Road which is off Garmoyle Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

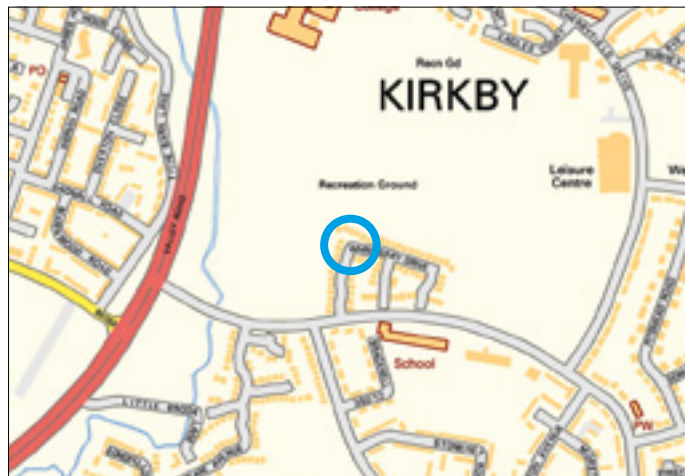
Ground Floor Hall, Living Room,

Dining Room, Kitchen, Utility
Room

First Floor Three Bedrooms,
Bathroom/WC

Outside Yard to the rear.



LOT
48**27 Whinberry Drive, Liverpool L32 9BA*****GUIDE PRICE £135,000+**

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- **A four bedroom L-shaped detached property producing £8,112 per annum. The property benefits from double glazing, gas central heating, front and rear gardens, garage and conservatory.**

Description A four bedroom L shaped detached property currently let on an Assured Shorthold Tenancy producing £8,112 per annum. The property benefits from double glazing, gas central heating, front and rear gardens, garage and conservatory.

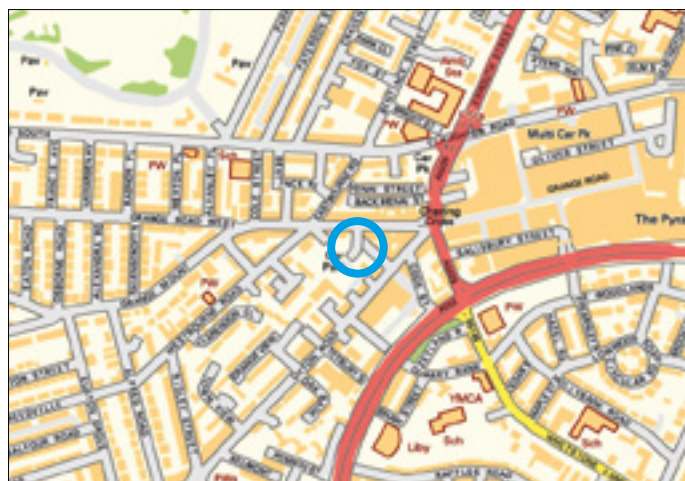
Not to scale. For identification purposes only

Situated Off Bewley Drive in a popular and well established residential location close to schooling and local amenities. Liverpool city centre is approximately 6 miles away.

Outside Front and rear gardens, garage.

Ground Floor Hall, Lounge, Dining Room, Kitchen, Conservatory, WC

First Floor Four Bedrooms, Bathroom/WC

LOT
49**21-25 Grange Road West, Birkenhead, Merseyside CH41 4BY*****GUIDE PRICE £80,000+**

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- **A block of three three-storey ground floor retail units together with two floors of accommodation above, with planning permission to convert the existing property to provide six one-bedroomed self contained flats**

Description A block of three three-storey ground floor retail units together with two floors of accommodation above. The property will be offered with the benefit of planning permission to convert the existing property to provide six one-bedroomed self-contained flats in addition to the 3 retail units (Planning Reference Number: APP/15/00887). The property is in need of a full upgrade and refurbishment scheme.

Not to scale. For identification purposes only

Situated In an established position in Birkenhead town centre close to local amenities, Conway Park and Birkenhead Park Railway Stations.

Outside Yard to the rear

Note When fully let the potential income is in excess of £35,000pa.

Ground Floor Three former retail units

First/Second Floor Former accommodation

LOT

50-53**Plots 66, 67, 68 & 69, Land at Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU*****GUIDE PRICE NIL RESERVE**

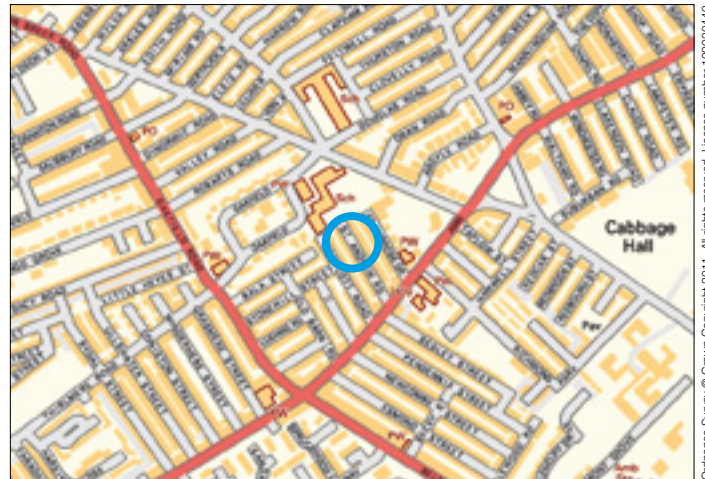
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- **Four plots of freehold land near a residential housing development, to be offered as four separate lots**

Description Four plots of freehold land on the edge of a residential housing development. Plots 66, 67, 68 & 69 will be offered as four separate lots.

Situated The plots are situated backing onto the rear gardens of numbers 66-69 Summerfields.

LOT

54**44 St. Andrew Road, Liverpool L4 2RJ*****GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

- **A four bedroomed middle terraced property benefiting from double glazing and central heating, producing £7,800 per annum**

Description A three storey dormer style four bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £7,800 per annum.

Situated Off Breck Road in an established residential location within easy access to local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

Ground Floor Hall, Through Lounge, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

Second Floor Two Further Bedrooms.

Outside Yard to the rear.

Joint Agents Atlas Estate Agents

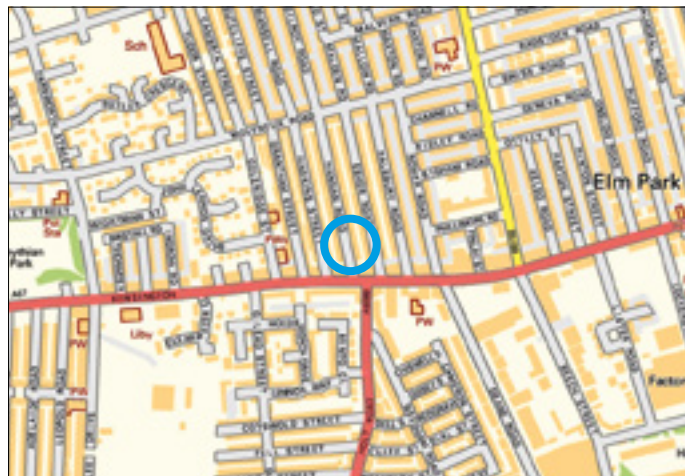


LOT

55

24 Hannan Road, Kensington, Liverpool L6 6DB

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- A three bedroomed middle terraced property currently occupied by way of a regulated tenancy at a rental producing £4,004 per annum.

Description A three bedroomed middle terraced property currently occupied by way of a regulated Tenancy at a rental producing £4,004 per annum. The property benefits from double glazing.

Situated Off Kensington High Street and Molyneux Road in an established and popular residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Rear yard.

Note The buyers fee will be £750.00 plus VAT.

Ground Floor Hall, Lounge, Kitchen, Dining room.

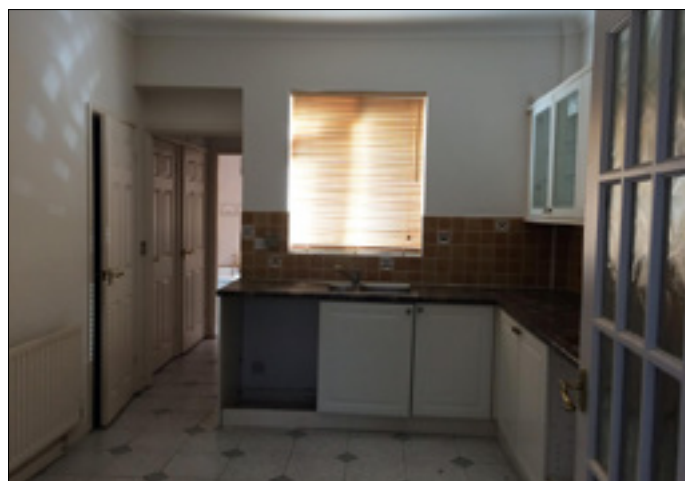
LOT

56

ON BEHALF OF A HOUSING ASSOCIATION

38 Westcott Road, Liverpool L4 2RF

*GUIDE PRICE £30,000+



- A three bedroomed middle terraced property benefiting from central heating

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

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

Outside Rear yard.

Ground Floor Vestibule, Lounge, Kitchen/Diner, Bathroom/WC

First Floor Two Bedrooms.

Second Floor One further room.

LOT
57**36 Menai Street, Birkenhead, Merseyside CH41 6EL*****GUIDE PRICE £35,000+**

- **A two bed roomed middle terraced property benefiting from double glazing and central heating.**

Description A two bed roomed middle terraced property benefiting from double glazing and central heating. The property has been refurbished and would be suitable for investment purposes.

Situated Off Eastbourne Road within close proximity to Birkenhead town Centre.

Ground Floor Through lounge/ Dining Room, Kitchen, Staircase down to cellar room.

First Floor Two bedrooms.

Outside Yard to the rear.

LOT
58**136 Aigburth Road, Liverpool L17 7BP*****GUIDE PRICE £150,000+**

Not to scale. For identification purposes only

- **A three storey mixed use corner property consisting of a ground floor retail unit together with four self contained flats above**

Description A three storey mixed use corner property consisting of a ground floor retail unit together with four self-contained flats above accessed via a separate side entrance. The shop is currently let by of a year lease producing £5400.00. The flats are suitable for student investment or rental purposes. When fully let the potential rental income being in excess of £21,000 per annum.

Situated Fronting Aigburth Road on the corner Allington Road in a busy main road position approximately 3 miles from Liverpool city centre.

Ground Floor Shop Main sales are, Store room, Kitchen/WC
Flat 1 Lounge/Bedroom, Kitchen, Bathroom/WC

First Floor

Flat 2 Lounge, Kitchen, Bedroom, Bathroom/WC
Flat 3 Lounge, Kitchen, Bedroom, Bathroom/WC

Second Floor

Flat 4 Lounge, Kitchen, Bedroom, Bathroom/WC

Outside Yard to the rear

LOT

59

135 Mill Lane, Wavertree, Liverpool L15 8LG

*GUIDE PRICE £85,000+



- A three bedroomed mid town house benefiting from double glazing, central heating and gardens to the front and rear.

Description A three bedroomed mid-town house benefiting from double glazing, central heating and gardens to the front and rear. The property would be suitable for occupation or investment purposes.

Situated Fronting Mill Lane which in turn is just off Picton High Street in an established residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom, Separate WC,

Outside Gardens front and rear

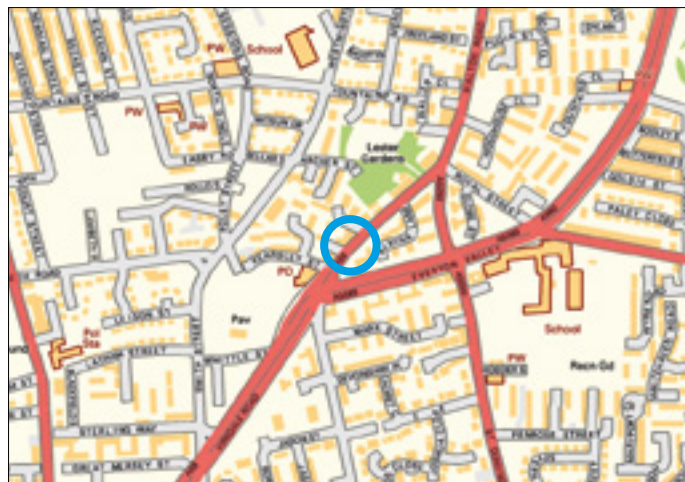
Ground Floor Hall, Lounge, Dining Room, Kitchen, Utility Room

LOT

60

29 Walton Road, Liverpool L4 4AD

*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

- A three storey corner property benefiting from planning permission to convert the ground floor into a retail unit together with two one-bedroomed self contained flats to the first and second floor.

Description A three storey corner property benefiting from planning permission to convert the ground floor into a retail unit together with two one-bedroomed self-contained flats to the first and second floor. The property was previously used as a warehouse. Planning Ref: 13/0409 FPR. The property benefits from a new roof and double glazing however does not include fixtures and fittings and there is currently no access to the upper floors.

Situated Fronting Walton Road on the corner of Sandheys Close approximately 1 mile into Liverpool city centre and within walking distance to both Liverpool and Everton Football Clubs.

First Floor/Second Floors Accommodation

Second Floor Accommodation

Outside Yard to rear

Note Plans are available for inspection at the Auctioneers Offices

Ground Floor One large room via side double doors

LOT
61**Flat 3, 11 Hawarden Avenue, Liverpool L17 2AJ*****GUIDE PRICE £50,000+**

- **A two bedroomed first floor flat benefiting from double glazing and central heating.**

Description A two bedroomed first floor flat benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate occupation or student investment purposes. The potential annual rental income when let being in excess of £7,200.00.

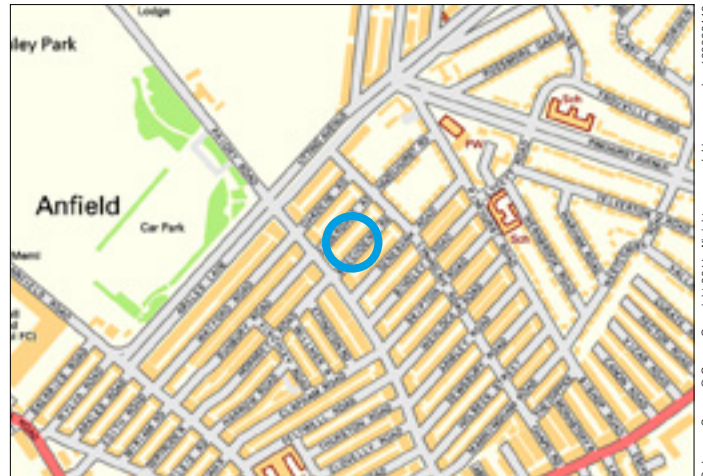
Situated Off Smithdown Road in a popular and well established residential location within close proximity to local amenities, Sefton Park and approximately 4 miles from Liverpool city centre.

Bathroom/WC with walk in shower

Outside Communal yard.

Ground Floor Main Entrance hallway.

First Floor Flat 3 Open plan Lounge/Kitchen, two Bedrooms,

LOT
62**31 Elderdale Road, Liverpool L4 2ST*****GUIDE PRICE £55,000+**

Not to scale. For identification purposes only

- **A vacant three bedroomed mid terraced property benefiting from double glazing and central heating.**

Description A vacant three bedroomed mid terraced property which has recently been refurbished and benefits from double glazing, central heating, new fitted kitchen and bathroom. The property would be suitable for occupation, resale or investment purposes with a potential rental income of approximately £6600.00 per annum.

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

First Floor Three Bedrooms, Bathroom/WC

Outside Rear yard.

EPC Rating D

Joint Agents Atlas Estate Agents



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

LOT

63

12 Suburban Road, Liverpool L6 0BP

*GUIDE PRICE £45,000–£50,000



- Two self contained one bedroomed flats

Description A vacant middle terraced property converted to provide two one-bedroomed self-contained flats. The property is in need of modernisation and benefits from electric heating. The potential income when fully let being in excess of £9000 per annum.

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

Kitchen, Bedroom, Shower Room/WC

Outside Yard to the rear.

EPC Rating Ground Floor Flat
– F **First Floor Flat** – D

Ground Floor Main entrance hallway

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

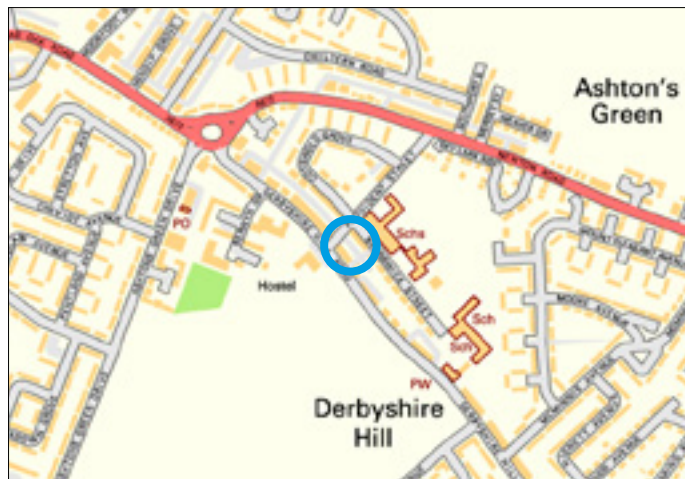
First Floor Flat 2 Living Room,

LOT

64

2 Brunswick Street, St. Helens, Merseyside WA9 2JE

*GUIDE PRICE £30,000–£35,000



Not to scale. For identification purposes only

- A two bedroom end of terrace property suitable for occupation or investment purposes. Double glazed and central heating.

Description A two bedroom end of terrace property suitable for occupation or investment purposes. The property is in good order and benefits from double glazing and central heating and parking to the rear. The potential income when let would be £5,400 per annum.

Situated Just off Derbyshire Hill Road in a popular residential location within close proximity to schooling and St Helens town centre is approximately 2.5 miles away.

Bathroom/WC with Walk In Shower

Outside Yard to the rear, car parking.

EPC Rating D

Ground Floor Hall, Front Living Room, Rear Living Room, Kitchen/Diner, WC

First Floor Two Bedrooms,

LOT
65

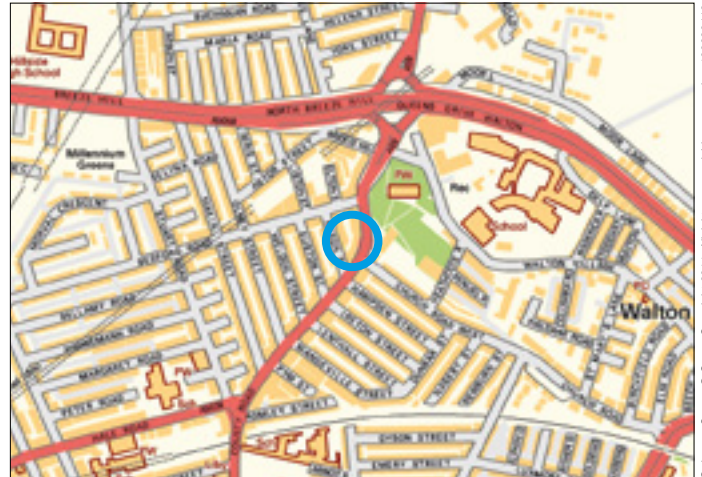
243 County Road, Walton, Liverpool L4 5PE

***GUIDE PRICE £30,000+**



- **A three storey mixed use middle terraced property comprising a ground floor retail unit together with a three bedroomed flat on the first and second floors. Benefits from steel roller shutters**

Description A three storey mixed use middle terraced property comprising a ground floor retail unit together with a three bedroomed flat on the first and second floors. The property is in need of a full upgrade and refurbishment scheme. The property benefits from steel electric roller shutters. The property would be suitable for investment purposes with a potential annual rental income of in excess of £9000.00.



Not to scale. For identification purposes only

Situated Fronting County Road at its junction with Bedford Road in a prominent position close to local amenities. Liverpool city centre is approximately 3 miles away.

Second Floor Two Further Rooms above

Outside Yard to the rear

Ground Floor Shop Main Sales Area, Kitchen/Storeroom

First Floor Three Rooms, Bathroom/WC

LOT
66

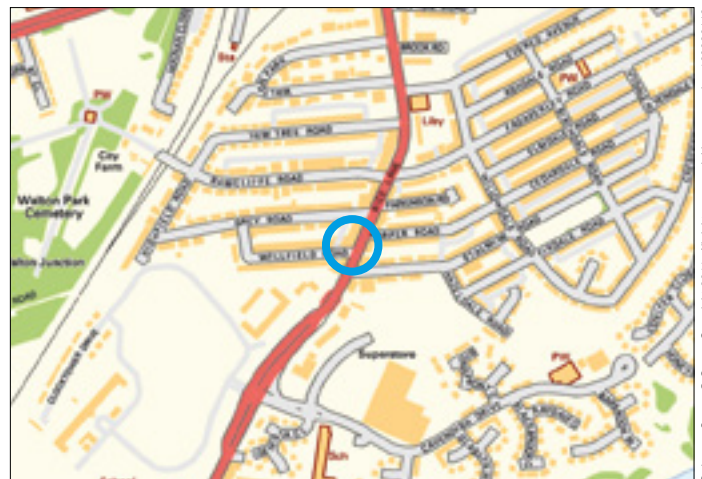
Prince Of Wales, 155–157 Rice Lane, Liverpool L9 1AF

***GUIDE PRICE £80,000+**



- **A freehold two storey middle terraced public house benefiting from planning permission to convert to four self contained flats**

Description A freehold two storey middle terraced former public house with accommodation to the first floor. The property benefits from planning permission to convert the property into four self-contained flats (two one-bedroom and two two-bedroom). The property has been stripped of all fixtures and fittings. Planning Reference 15F/2522.



Not to scale. For identification purposes only

Situated Fronting Rice Lane (A59) within close proximity to Walton Village amenities, schooling and approximately 4 miles from Liverpool city centre.

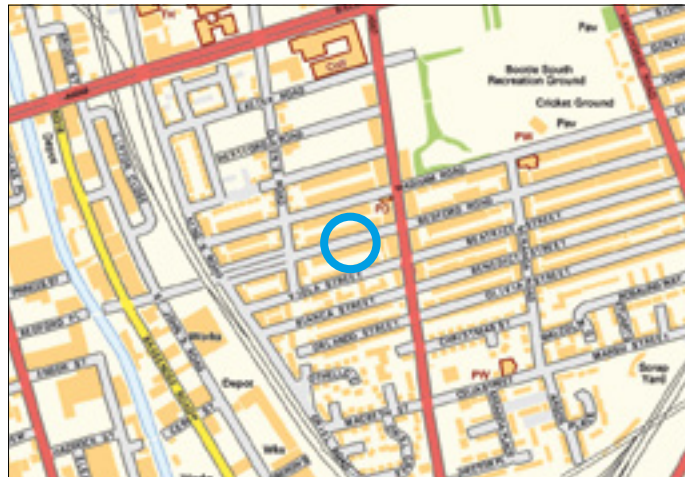
Ground Floor One large room

First Floor One large room

Outside Rear yard.

LOT

67

63 Bedford Road, Bootle, Merseyside L20 7DN***GUIDE PRICE £40,000+**

Not to scale. For identification purposes only

- **A three bedroomed middle terrace property**

Description A three bedroomed middle terrace property in need of a full upgrade and refurbishment scheme. There are no fixtures or fittings.

Situated Off Stanley Road in a popular residential location, close to local amenities and approximately 2 miles from Liverpool city centre.

Outside Yard to the rear.

EPC Rating G

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

First Floor Three Bedrooms, Bathroom/WC

LOT

68

132 Anfield Road, Liverpool L4 0TF***GUIDE PRICE £135,000+**

- **A double fronted three storey dormer style end of terrace property converted to provide five one-bedroom flats.**

Description A double fronted three storey dormer style end of terrace property converted to provide five one-bedroom flats. Works have started and following refurbishment and modernisation the property would be suitable for investment purposes. The potential annual rental income when fully let being in excess of £25,000.

Situated Fronting Anfield Road in an established residential location within walking distance to Liverpool Football Club, local amenities and approximately 2 miles from Liverpool city centre.

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

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

Second Floor Flat 5 Lounge, Kitchen, Bedroom, Bathroom/WC

Outside Yard.

Ground Floor Main Entrance Hallway **Flat 1** Open Plan Lounge/Kitchen, Bathroom/WC, Bedroom, Dressing Room (boiler

LOT
69**22 Roby Street, Bootle, Merseyside L20 5BH*****GUIDE PRICE £35,000–£40,000**

Not to scale. For identification purposes only

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- **A two bedroomed end terraced property currently let producing £4,495 per annum. Double glazing**

Description A two bedroomed end terraced property currently let by way of an Assured Shorthold Tenancy producing £4,495 per annum. The property benefits from double glazing.

Situated Off Litherland Road within a popular and well established location close to local amenities and approximately 3 miles from Liverpool city centre.

Outside Yard to rear

Ground Floor Hall, Lounge, Dining Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

LOT
70**37 Hinton Street, Fairfield, Liverpool L6 3AP*****GUIDE PRICE £40,000+**

- **A two bedroomed middle terrace property benefiting from double glazing and central heating.**

Description A two bedroomed middle terrace property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes with a potential rental income of £5400.00 per annum.

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

First Floor Two Bedrooms

Outside Yard to the rear

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

LOT
71

261 Edge Lane, Fairfield, Liverpool L7 9LB

*GUIDE PRICE £75,000–£85,000



Not to scale. For identification purposes only

- **House with planning permission to convert to three two-bed flats.**

Description A substantial three storey end of terrace property converted to provide seven bedsits and benefiting from full planning permission to convert the property to provide three two-bedroomed self-contained flats to include off road parking to the rear. The property is in need of repair and modernisation. Alternatively the property could be used as an HMO Investment property. Planning reference number: 10F/1887. Drawings are available at the Auctioneers Offices.

Situated fronting Edge Lane on the corner of Bradfield Street overlooking Botanic Gardens and approximately 2 miles from Liverpool city centre and the New Liverpool Royal Hospital.

Ground Floor Main Entrance Hallway Bedsit 1, Communal Living Room/Diner, Kitchen, WC

First Floor Three Bedsits,

Communal Bathroom/WC, Store Room, 1 Further Room

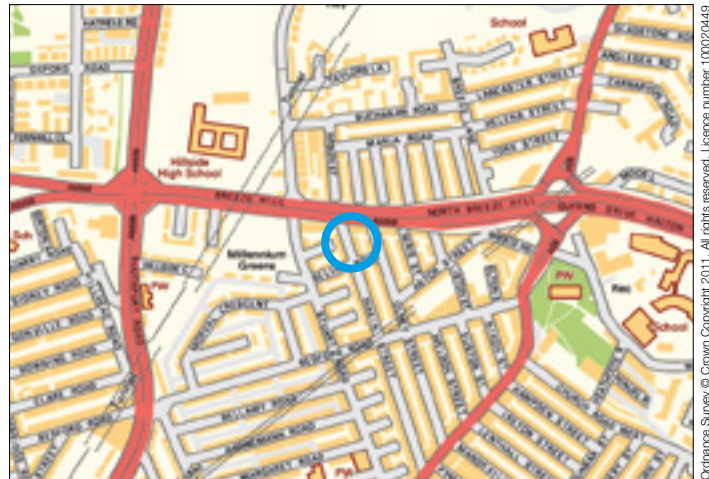
Second Floor Three Bedsits.

Outside Yard with parking to the rear for several cars.

LOT
72

89 Breeze Hill, Liverpool L9 1DZ

*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

- **A three storey middle terraced property converted to provide two self contained flats. Double glazing**

Description A three storey middle terraced property converted to provide two self-contained flats. The property benefits from double glazing. One of the flats is currently let by way of an Assured Shorthold tenancy. When fully let the potential annual rental income being in excess of £10,000.

Situated Fronting Breeze Hill within close proximity to good transport links and approximately 3 miles from Liverpool city centre.

Ground Floor Main entrance hallway. **Flat 1** Hall, Lounge, Kitchen, Bedroom, Bathroom/ WC

First/Second Floor Flat 2 Hall,

Lounge, Kitchen, two Bedrooms, Bathroom/WC

Outside Rear Yard

Note This property has not been internally inspected.

LOT
73

130 Delamore Street, Liverpool L4 3SX

***GUIDE PRICE £45,000+**



- **A vacant three bedroomed mid terraced property benefiting from double glazing and central heating.**

Description A three bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £6000 per annum.

Situated Off Goodall Street in a popular and well established residential location within close proximity to County Road amenities, Schooling and approximately 3 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC.

Outside Yard to the rear.

Ground Floor Hall, Front Living Room, Rear Living Room, Kitchen/Diner.

LOT
74

511 Southport Road, Bootle, Merseyside L20 0DD

***GUIDE PRICE £70,000-£80,000**



- **A three bedroomed middle town house benefiting from double glazing, central heating, rear garden and off road parking**

Description A three bedroomed middle town house benefiting from double glazing, central heating, rear garden and off road parking. The property would be suitable for occupation, resale or investment purposes.

Situated Fronting Southport Road at its junction with Northfield Road in a popular and well established residential location within close proximity to Schooling and approximately 5 miles north of Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Gardens, off road parking

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

LOT
75

ON BEHALF OF A HOUSING ASSOCIATION

28 Newling Street, Birkenhead, Merseyside CH41 4HX***GUIDE PRICE £35,000–£40,000**

Not to scale. For identification purposes only

- **A two bedroom mid terrace in good order throughout.**

Description A two bedroom mid terrace in good order throughout. The property benefits from double glazing and gas central heating and would be suitable for investment purposes.

Situated Off Conway Street in a popular residential location within close proximity to local amenities and Birkenhead Park.

Ground Floor Entrance Porch, Lounge, Kitchen, Utility Space, Bathroom/WC.

First Floor Two Bedrooms

Outside Rear yard

LOT
76**5 Ursula Street, Bootle, Merseyside L20 2EX*****GUIDE PRICE £30,000–£35,000**

- **Vacant three bedroom mid terrace property in need of repair and modernisation**

Description A vacant three bedroomed middle terrace property which following repair and modernisation would be suitable for investment purposes. The property benefits from double glazing and central heating.

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

Ground Floor Hall, Front Living Room, Rear Living Room, Kitchen/Diner.

First Floor Three Bedrooms, Bathroom/WC.

Outside Rear Yard.

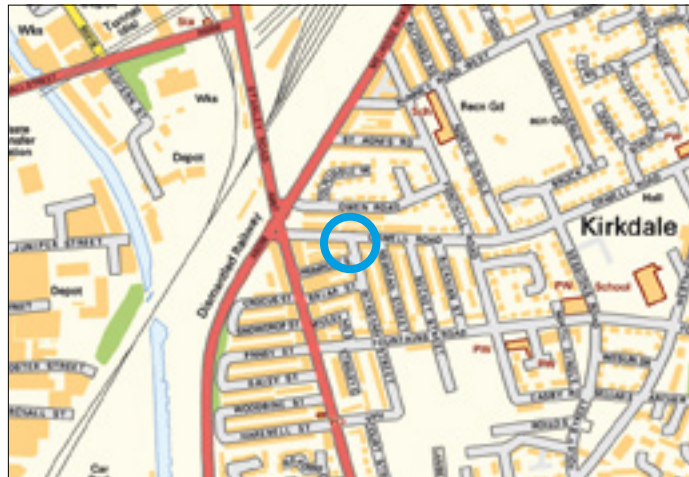
LOT
77

ON BEHALF OF A HOUSING ASSOCIATION

33 Orwell Road, Liverpool L4 1RG***GUIDE PRICE £25,000–£30,000**

- **A two bedroomed plus box room middle terraced property. Benefiting from double glazing and central heating.**

Description A two bedroomed plus box room middle terraced property benefiting from double glazing and central heating. The property is in need of upgrade and refurbishment.



Not to scale. For identification purposes only

Situated Off Stanley Road within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

Outside Rear yard.

Ground Floor Hall, Cloakroom, Through Living room/Diner, Kitchen.

First Floor Two Bedrooms, Box room/Study, Shower room/WC

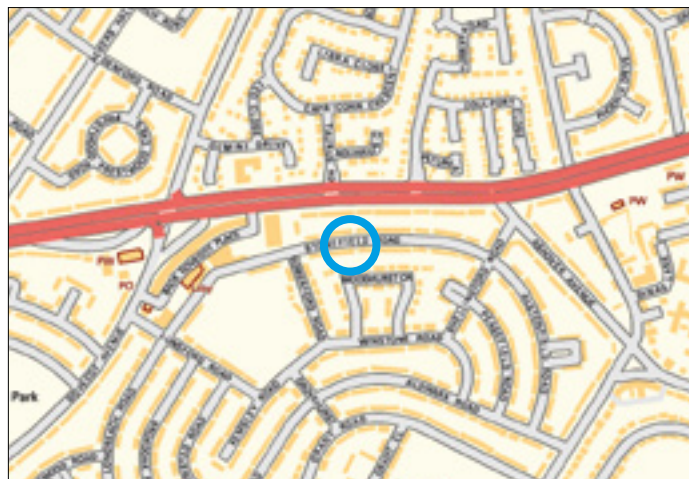
LOT
78

ON BEHALF OF A HOUSING ASSOCIATION

63 Stonefield Road, Liverpool L14 0NX***GUIDE PRICE £40,000+**

- **Vacant three bedroomed end town house**

Description A vacant three bedroomed end town house benefiting from double glazing, central heating, front & rear gardens and driveway. Following repair and modernisation the property would be suitable for occupation or investment purposes.



Not to scale. For identification purposes only

Situated Off Dovecot Avenue which in turn is off Page Moss Lane in a popular and well established location within close proximity to local amenities and approximately 5.5 miles from Liverpool city centre.

Outside Front & Rear Gardens and Driveway.

Ground Floor Lounge, Kitchen, Bathroom/WC.

First Floor Three Bedrooms.

LOT

79

43 Knight Street, Liverpool L1 9DT

*GUIDE PRICE £175,000+



- **A Freehold three storey plus basement Georgian end town house property previously used as offices.**

Description A Freehold three storey plus basement Georgian end town house property previously used as offices. The property is in good order and benefits from central heating. The property would be suitable for residential conversion to provide self contained flats or a HMO Investment property, subject to any necessary planning consents.

Situated Off Rodney Street forming the beginning of the Georgian Quarter, within a very popular and well established office/residential/medical consultancy district of Liverpool. The property lies within close proximity to Liverpool's Anglican and Metropolitan Cathedrals, the Philharmonic Hall and University of Liverpool and Liverpool John Moore's University Buildings.

Lower Ground Floor Two Offices, Storeroom

Ground Floor Main Entrance Hallway, Front Office, Rear Office, Kitchen

First Floor Two Offices, Storeroom, WC

Second Floor Three Offices, Stairs to attic room

Outside Yard to rear

LOT
80

1 James Street, Garston, Liverpool L19 2LS

***GUIDE PRICE £70,000+**



- **A three bedroomed end of terrace property which has been recently refurbished throughout to a high standard**

Description A three bedroomed end of terrace property which has recently been fully refurbished throughout to a high standard to include double glazing, central heating, new flooring and carpets and a newly fitted kitchen and two bathrooms. The property would be suitable for immediate occupation or investment purposes. If let to three students at £77.00 per room the potential rental income would be in excess of £12,000 per annum.

Situated Off St Marys Road in a popular and well established residential location within close proximity to Garston Village amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor Living Room, Kitchen/Diner, Shower Room/WC

First Floor Two Bedrooms, Bathroom/WC.

Second Floor One Further Bedroom

Outside Decked yard.

LOT
81

ON BEHALF OF A HOUSING ASSOCIATION

127 Seaforth Road, Liverpool L21 4LB

***GUIDE PRICE £35,000-£40,000**



Not to scale. For identification purposes only

- **A three bedroomed middle terraced property benefiting from double glazing.**

Description A three bedroomed middle terraced property benefiting from double glazing. The property is in need of upgrade and refurbishment.

Situated Fronting Seaforth Road approximately 2 miles from Liverpool city centre.

Ground Floor Vestibule, Lounge, Kitchen, Ante Space, Bathroom/WC.

First Floor Three Bedrooms.

Outside Yard.

LOT

82

ON BEHALF OF A HOUSING ASSOCIATION

42 Rockhouse Street, Liverpool L6 4AP

*GUIDE PRICE £30,000-£35,000



Not to scale. For identification purposes only

- A three bedroomed middle terraced property benefiting from double glazing and central heating.

Description A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is in need of upgrade and modernisation.

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

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

First Floor Three Bedrooms.

Outside Yard.

LOT

83

16 Haggerston Road, Liverpool L4 6TT

*GUIDE PRICE £50,000+



- A two bedroomed end of terrace property. Double glazing. Central heating

Description A two bedroomed end of terrace property benefiting from double glazing and central heating. The property was originally a three bed and now provides a bigger bathroom. It could be converted back to provide three bedrooms. The property would be suitable for investment purposes.

Situated Off Queens Drive and Walton Village in a popular and well established residential location with easy access to local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

Ground Floor Hall, Through Living Room, Breakfast/Kitchen

First Floor Two Bedrooms,

Bathroom with walk-in shower, separate WC.

Outside Yard to the rear.

EPC Rating F

LOT
84

88 Dewsbury Road, Liverpool L4 2XF

*GUIDE PRICE £35,000–£40,000



Not to scale. For identification purposes only

- **Investment property producing £4320.00. Double glazing and central heating.**

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy £4320 per annum.

Situated Off Priory Road in an established and popular residential location within close proximity to local amenities, Schooling and approximately 2.5 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Through Lounge, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

LOT
85

Apt 5a Heydean Road, Allerton, Liverpool L18 9TP

*GUIDE PRICE £75,000+



- **Four bedroomed first floor purpose built apartment, double glazing, central heating and a secure intercom entry system. Suitable for occupation or investment purposes.**

Description A good sized four bedroomed first floor purpose built apartment benefiting from double glazing, central heating and a secure intercom entry system. The property would be suitable for occupation or investment purposes.

Situated Off Hurstlyn Road which in turn is off Mather Avenue in a popular and well established residential location within close proximity to Allerton Road amenities, schooling and approximately 5 miles from Liverpool city centre.

First Floor Flat Hall, Lounge/ Dining Room, Kitchen, four Bedrooms, Bathroom/WC with Walk in Shower, Balcony.

Outside Communal rear Garden. On Street Parking.

Ground Floor Main entrance Hallway.

LOT

86

31 Whinberry Drive, Kirkby, Liverpool L32 9BA

*GUIDE PRICE £135,000+



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- **A four bedroomed modern detached property producing £8,580 per annum. Double glazed. Central heated**

Description A four bedroomed modern double fronted detached property currently let by way of an Assured Shorthold Tenancy producing £8,580 per annum. The property benefits from double glazing, gas central heating, front and rear gardens, off road parking and a garage and conservatory.

Situated On an estate of similar property off Bewley Drive in a popular and well established residential location close to schooling and local amenities. Liverpool city centre is approximately 6 miles away.

First Floor Four Bedrooms (one ensuite), Family Bathroom/WC

Outside Front and rear gardens, Driveway, garage.

Ground Floor Hall, Lounge, Dining Room, Conservatory, Kitchen, WC

LOT

87

91 High Park Street, Liverpool L8 3UF

*GUIDE PRICE £70,000+



- **A two storey detached corner property providing ground floor retail unit with a one bedroomed flat above**

Description A two storey detached corner property providing ground floor retail unit together with a one-bedroomed self-contained flat above accessed via a separate front entrance. The property benefits from double glazing and central heating. The flat has recently been refurbished to include new kitchen and bathroom fittings and is in good order throughout and would be suitable for immediate occupation. There is potential to convert the ground floor to provide a one bedroomed flat, subject to any necessary planning consents.

Situated Fronting High Part Street on the corner of Kinnel Street in a popular and well established residential location within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

First Floor Flat Hall, Lounge, Kitchen/Diner, Utility Room, Bedroom, Bathroom/WC

Outside Rear yard.

Cellar Not inspected.

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

LOT
88**29 Kempton Road, Wavertree, Liverpool L15 1HE*****GUIDE PRICE £55,000+**

- **A two/three bedroomed middle terraced property benefiting from double glazing, central heating**

Description A two/three bedroomed middle terraced property benefiting from double glazing, central heating and fitted kitchen with washer/dryer, oven and hob. The property would be suitable for immediate occupation or investment purposes with a potential annual rental income of £6000 per annum or if let to 4 students £15,000pa.



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

Bathroom/WC with walk in shower.

Outside Yard to the rear.

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

First Floor Two/three Bedrooms,

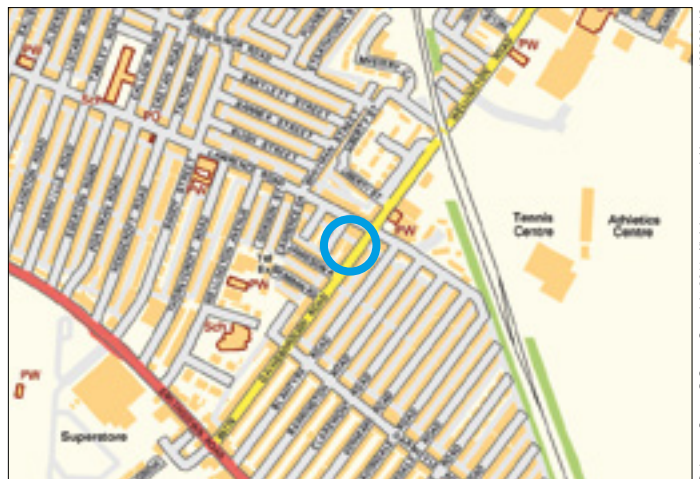
LOT
89**140 Lawrence Road, Liverpool L15 0EQ*****GUIDE PRICE £100,000–£125,000**

- **A three storey dormer style middle terraced property converted to provide three self contained flats (one one-bed and two two-bed).**

Description A three storey dormer style middle terraced property converted to provide three self-contained flats (one one-bed and two two-bed). The property benefits from double glazing, central heating and secure intercom system. Following repair and modernisation the property would be suitable for investment purposes with a potential rental income of £14,400.

Situated Fronting Lawrence

Road at its junction with



Not to scale. For identification purposes only

Gainsborough Road in a popular and well established residential location within easy reach of local amenities and approximately 2.5 miles south of Liverpool city centre.

First Floor

Flat 2 Two Bedrooms, Bathroom/WC, Kitchen stairs down to Lounge.

Second Floor

Flat 3 Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC

Outside Yard to the rear

Ground Floor Main entrance hallway.

Flat 1 Lounge, Kitchen, rear room/Larder, Bedroom, Bathroom/WC

LOT

90

*GUIDE PRICE £350,000–£375,000



- **Six self contained ground floor retail units, four are currently let producing £49,975 per annum**

Description Modern commercial investment opportunity incorporating six self-contained ground floor retail units. Four units are currently let producing £49,975 per annum with a potential income of £63,375 when fully let. The properties benefit from security shutters, double glazed aluminium framed shop fronts and where occupied are fitted to a good standard.

Situated The properties are located on Speke Road, close to its junction with Horrocks Avenue (B5171) and Garston Way/Speke Road (A561), in the district of Garston in close proximity to Liverpool South Parkway and New Mersey shopping park. Liverpool city centre is approximately 6 miles away and Liverpool John Lennon airport is approximately 2 miles south east.

Ground Floor

Block D

Unit 1: 86.6m² (933sq ft)

Unit 2: 83.3m² (896sq ft)

Block C & E

Unit 1: 78.8m² (848sq ft)

Unit 2: 88.1m² (948sq ft)

Unit 3: 105.9m² (1,140sq ft)

Unit 4: 57.0m² (614sq ft)

Tenure All individual 125 year long leases from 1st January 2005. Ground rents are £125 per annum per unit.

Joint Agent Landwood Group

VAT VAT is applicable on this sale.



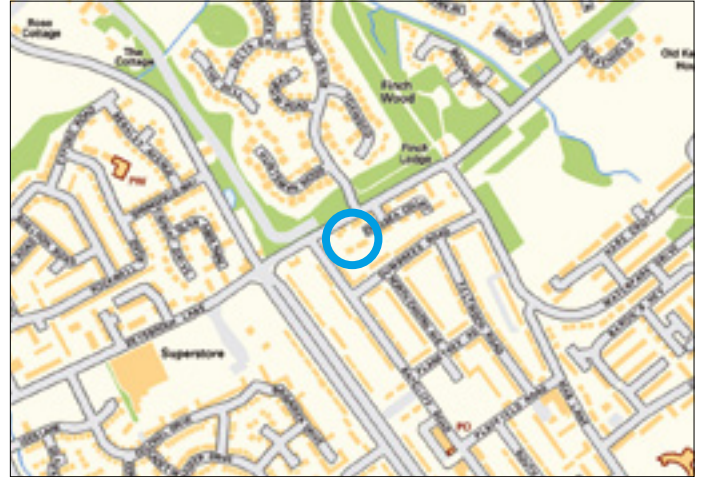
PROPERTY	TENANT	LEASE	RENT (PER ANNUM)
Block D			
Unit 1	Tote Betting (not in occupation)	15 years from 13/11/2007	£16,875
Unit 2	Vacant	—	(ERV £7,000)
Blocks C and E			
Unit 1	Employment Services Ltd	3 years from 20/04/2015. IRI Terms	£8,500
Unit 2	Vacant	—	(ERV £6,400)
Unit 3	Holly's Mini Market	15 years from 28/11/2008	£18,600
Unit 4	Gonul Hazal Sapci (Sandwich Shop)	4 years from ? IRI Terms	£6,000
Total			£49,975 (£63,375 if fully let)

Note – Service charges are payable by the tenants

LOT
91

300 Deysbrook Lane, Liverpool L12 8RG

GUIDE PRICE* £30,000–£35,000



- **Ground Floor 1 Bedroom purpose built flat. Double glazed. Central heating. Off road parking**

Description A ground floor one bedroomed purpose built flat benefiting from double glazing, central heating and off road parking. The property has its own front entrance and has until recently been rented out producing £4,200 per annum.

Situated Fronting Deysbrook Lane at its junction with Croxhall Hall Lane within close proximity to local amenities and approximately 5 miles from Liverpool City Centre.

Ground Floor Porch Entrance, Living room, Kitchen, Bathroom/W.C, Bedroom.

Outside Driveway

LOT
92

Flat 20, Grampian Court, Grampian Road, Liverpool L7 0JX

GUIDE PRICE* £40,000+



- **Vacant 3 bedroomed ground floor purpose built flat benefiting from double glazing, central heating, garden and shared off road parking. Requires refurbishment.**

Description A 3 bedroomed ground floor purpose built flat benefiting from double glazing, central heating, garden and shared off road parking. Following refurbishment the property would be suitable for investment or occupation.

Situated Just off Edge Lane in an established and popular residential location within close proximity to Edge Lane Retail Park, Old Swan Amenities, schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor Main Entrance Hallway

Flat Hall, Lounge, Kitchen, Bathroom/WC, 3 Bedrooms.

Outside Rear Garden and shared off road parking.

LOT
93**Apt 6, 147 Westminster Road, Liverpool L4 4LW**
GUIDE PRICE* £25,000–£30,000

- **Vacant recently refurbished 1 bedroom apartment. Double glazing and electric central heating.**

Description A second floor 1 bedroom apartment which has recently been refurbished to a high standard. The property benefits from double glazing and electric central heating. The property would be suitable for investment purposes with a potential annual rental income of £4,740.

Situated Within a converted town house property fronting Westminster Road in a popular residential location within easy reach of local amenities and approximately 3 miles from Liverpool City Centre.

Second Floor Flat Hall, Lounge/ Diner, Kitchen, Bedroom, Bathroom/WC

Outside Communal Yard. On Street Parking.

Ground Floor Main Entrance Hallway

LOT
94**Apt 3, 147 Westminster Road, Liverpool L4 4LW**
GUIDE PRICE* £25,000–£30,000

- **One bed apartment. Double glazing and central heating. Good condition.**

Description A first floor 1 bedroom apartment which has recently been refurbished to a high standard. The property benefits from double glazing, intercom entry system and electric central heating. The property is currently let producing a rental income of £4,740.00 per annum.

Situated Within a converted town house property fronting Westminster Road in a popular residential location within easy reach of local amenities and approximately 3 miles from Liverpool City Centre.

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

Outside Communal Yard. On Street Parking.

Ground Floor Main Entrance Hallway

LOT
95**50 Boswell Street, Bootle, Merseyside L20 4RP**
GUIDE PRICE* £35,000–£40,000

- **A 3 bedroomed middle terraced property which is in need of a full upgrade and refurbishment scheme.**

Description A 3 bedroomed middle terraced property in need of a full upgrade and refurbishment scheme. The property would be suitable for occupation or investment purposes. The potential annual rental income being in excess of £5,100 per annum.

Situated The property is situated off Knowsley Road A566 in a popular residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor Hall, Lounge, Dining room, Kitchen.

First Floor 3 Bedrooms, Bathroom/W.C.

Outside Yard.

Auction programme 2016



Auction Dates

11th February

31st March

26th May

14th July

15th September

3rd November

15th December

Closing Dates

15th January

4th March

29th April

17th June

12th August

7th October

18th November

**Best wishes and thank you for all
your support**

0151 207 6315

auctions@suttonkersh.co.uk

Notes

Notes

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:

.....

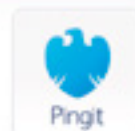
.....

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:

.....

.....

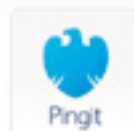
Date of signing

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 CHATELS, if any).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The AUCTIONEERS.

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

AUCTION CONDUCT CONDITIONS

A1 Introduction

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

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

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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

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

A5 The contract

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

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

A5.3 YOU must before leaving the AUCTION:

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

A5.4 If you do not we may either:

- (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again; the SELLER may then have a claim against you for breach of CONTRACT; or
- (b) sign the SALE MEMORANDUM on YOUR behalf.

A5.5 The deposit:

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

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

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

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

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

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

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

G1. The lot

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

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

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

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

- (a) matters registered or capable of registration as local land charges;
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
- (c) notices, orders, demands, proposals and requirements of any competent authority;
- (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
- (e) rights, easements, quasi-easements, and wayleaves;
- (f) outgoing and other liabilities;
- (g) any interest which overrides, within the meaning of the Land Registration Act 2002;
- (h) matters that ought to be disclosed by the searches and 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 CHATELS are included in the LOT the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use.

G1.9 The BUYER buys with full knowledge of:

	<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 of or forfeit any tenancy under which arrears are due; and (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.
G4.1	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.

G15. Transfer as a going concern

G15.1 Where the SPECIAL CONDITIONS so state:

- (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and
- (b) this CONDITION G15 applies.

G15.2 The SELLER confirms that the SELLER

- (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and
- (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.

G15.3 The BUYER confirms that:

- (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
- (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;
- (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
- (d) it is not buying the LOT as a nominee for another person.

G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:

- (a) of the BUYER'S VAT registration;
- (b) that the BUYER has made a VAT OPTION; and
- (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.

G15.5 The BUYER confirms that after COMPLETION the BUYER intends to:

- (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and
- (b) collect the rents payable under the TENANCIES and charge VAT on them

G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:

- (a) the SELLER'S conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;
- (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
- (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.

G16. Capital allowances

G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.

G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.

G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.

G16.4 The SELLER and BUYER agree:

- (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
- (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.

G17. Maintenance agreements

G17.1 The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.

G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.

G18. Landlord and Tenant Act 1987

G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.

G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

G19. Sale by practitioner

G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER. The PRACTITIONER has been duly appointed and is empowered to sell the LOT.

G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability.

G19.4 The LOT is sold:

- (a) in its condition at COMPLETION;
- (b) for such title as the SELLER may have; and
- (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.

G19.5 Where relevant:

- (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the document of appointment and the PRACTITIONER'S acceptance of appointment; and
- (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.

G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.

G20. TUPE

G20.1 If the SPECIAL CONDITIONS state "There are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.

G20.2 If the SPECIAL CONDITIONS do not state "There are no employees to which TUPE applies" the following paragraphs apply:

- (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the

BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.

- (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees.
- (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the Transferring Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.
- (d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION.

G21. Environmental

G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.

G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT.

G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.

G22. Service Charge

G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.

G22.2 No apportionment is to be made at COMPLETION in respect of service charges.

G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:

- (a) service charge expenditure attributable to each TENANCY;
- (b) payments on account of service charge received from each tenant;
- (c) any amounts due from a tenant that have not been received;
- (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.

G22.4 In respect of each TENANCY, if the service charge account shows that:

- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to the excess when it provides the service charge account;
- (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the BUYER must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the SELLER within five BUSINESS DAYS of receipt in cleared funds; but in respect of payments on account that are still due from a tenant CONDITION G11 (arrears) applies.

G22.5 In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.

G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:

- (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and
- (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.

G23. Rent reviews

G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.

G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.

G23.3 Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.

G23.4 The SELLER must promptly:

- (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
- (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.

G23.5 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.

G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.

G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as arrears.

G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.

G24. Tenancy renewals

G24.1 This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.

G24.2 Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.

G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.

G24.4 Following COMPLETION the BUYER must:

- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
- (b) 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.

G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.

G25. Warranties

G25.1 Available warranties are listed in the SPECIAL CONDITIONS.

G25.2 Where a warranty is assignable the SELLER must:

- (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
- (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.

G25.3 If a warranty is not assignable the SELLER must after COMPLETION:

- (a) hold the warranty on trust for the BUYER; and
- (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.

G26. No assignment

The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.

G27. Registration at the Land Registry

G27.1 This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:

- (a) procure that it becomes registered at Land Registry as proprietor of the LOT;
- (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
- (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.

G27.2 This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:

- (a) apply for registration of the TRANSFER;
- (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and
- (c) join in any representations the SELLER may properly make to Land Registry relating to the application.

G28. Notices and other communications

G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.

G28.2 A communication may be relied on if:

- (a) delivered by hand; or
- (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or
- (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.

G28.3 A communication is to be treated as received:

- (a) when delivered, if delivered by hand; or
- (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.

G28.4 A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.

G29. Contracts (Rights of Third Parties) Act 1999

No one is intended to have any benefit under the CONTRACT pursuant to the Contract (Rights of Third Parties) Act 1999.

Extra General Conditions

Applicable for all lots where the Common Auction Conditions apply.

1. The Deposit

1.1 General Conditions A5.5a shall be deemed to be deleted and replaced by the following:

- A5.5a. The Deposit: a) must be paid to the AUCTIONEERS by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)
- b) is to be held as stakeholder save to the extent of the AUCTIONEERS' fees and expenses which part of the deposit shall be held as agents for the SELLER

2. Buyer's Administration Charge

2.1 Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £500 plus VAT upon exchange of contracts to the Auctioneer.

3. Extra Auction Conduct Conditions

3.1 Despite any special CONDITION to the contrary the minimum deposit we accept is £3,000 (or the total price, if less). A special CONDITION may, however, require a higher minimum deposit.

4. Searches

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

Commercial Property and Professional Services

Auctions – Liverpool

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

Commercial Property

2 Cotton Street
Liverpool L3 7DY
Tel: 0151 207 9339
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Surveys & Valuations

2 Cotton Street
Liverpool L3 7DY
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exchange@suttonkersh.co.uk

Auctions – London

3 Belgrave Gardens
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Tel: +44(0)20 7625 9007
info@auctionhouselondon.co.uk

Building Surveying

Tel: 0151 207 9966
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Block Management

6 Cotton Street
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Tel: 0151 482 2555
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Mortgages

40–42 Allerton Road
Liverpool L18 1LN
Tel: 0151 280 0407
mortgages@suttonkersh.co.uk

Residential Lettings & Estate Agency Services

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