

SuttonKersh

NOW INVITING
INSTRUCTIONS
FOR OUR
31 MARCH AUCTION



1ST FOR AUCTIONS

PLEASE
NOTE
EARLIER
START TIME
FOR THIS
SALE

Thursday 11 February 2016

176 lots commencing at 11am prompt at

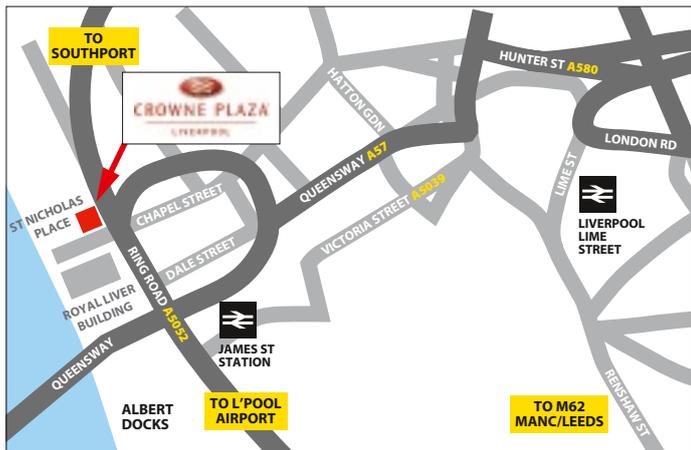
Crowne Plaza 2 St Nicholas Place

Pier Head Liverpool L3 1QW



www.suttonkersh.co.uk

Location



Crowne Plaza
2 St Nicholas Place
Pier Head
Liverpool L3 1QW
Tel: 0151 243 8000

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...



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Andrew Binstock Bsc (Hons)
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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 12 December

LOT	PROPERTY	RESULT	PRICE
1	175 Kensington, Kensington, Liverpool L7 2RF	Sold Prior	
2	69 Orrell Lane, Liverpool L9 8BX	Sold Prior	
3	30 Rice Lane, Liverpool L9 1DD	Sold After	
4	42 Boswell Street, Bootle, Liverpool L20 4RP	Postponed	
5	23 Mount Avenue, Bootle, Merseyside L20 6DT	Sold	£72,000
6	30 Stonehill Street, Liverpool L4 2QA	Available At	£35,000
7	617 Smithdown Road, Liverpool L15 5AG	Available At	£175,000
8	219 Alderson Road, Liverpool L15 1HQ	Sold After	
9	6 Liston Street, Liverpool L4 5RT	Sold Prior	
10	Knightsbridge Court, 35 Holland Street, Liverpool L7 0JG	Available At	£45,000
11	23 Carter Street, Liverpool L8 1XY	Sold Prior	
12	49a Croxteth Hall Lane, Croxteth, Liverpool L11 4SA	Sold	£28,400
13	28 Exchange Street East, Liverpool L2 3PH	Available At	£475,000
14	17 Crawford Close, West Derby, Liverpool L12 4YU	Sold After	
15	101 Breck Road, Anfield, Liverpool L4 2QX	Sold	£60,000
16	Cavendish Community Centre, 1 Bray Street, Birkenhead CH41 8BX	Sold	£150,000
17	13 Harley Street, Liverpool L9 8DS	Sold	£66,000
18	16 Ranworth Square, Liverpool L11 3DG	Sold Prior	
19	2 Astor Street, Liverpool L4 5RR	Sold	£30,000
20	37 Trentham Road, Kirkby, Liverpool L32 4UB	Available At	£135,000
21	12 Mayfair Close, Anfield, Liverpool L6 5JS	Withdrawn	
22	57 Marlborough Road, Tuebrook, Liverpool L13 8EA	Sold	£90,000
23	3a Windsor Road, Tuebrook, Liverpool L13 8BA	Sold Prior	
24	19 & 21 Breeze Hill/1 Astor Street, Liverpool L9 1DY	Sold	£214,000
25	65 Cranborne Road, Liverpool L15 2HY	Sold	£70,000
26	8 Primrose Court, Liverpool L36 8DH	Available At	£40,000
27	763 Knowsley Lane, Knowsley Village, Prescot, Merseyside L34 9EE	Withdrawn	
28	26 Warton Street, Bootle, Merseyside L20 4PX	Sold Prior	
29	9 Ireton Street, Liverpool L4 5TP	Sold	£45,000
30	36 Westcott Road, Liverpool L4 2RF	Sold	£32,000
31	The Pingwood Pub, Moorfield, Liverpool L33 1XD	Sold	£50,000
32	Residual Land, Medway Road, Culcheth, Warrington WA3 5EN	Withdrawn	
33	29 Whinberry Drive, Liverpool L32 9ba	Postponed	
34	The Rubber Duck Public House, 5 Strand Road, Bootle, Merseyside L20 1AH	Postponed	
35	47 Orwell Road, Liverpool L4 1rg	Sold	£38,750
36	41 Meadow Lane, St. Helens, Merseyside WA9 3RA	Sold	£33,500
37	32 Canning Street, Liverpool L8 7NP	Available At	£550,000
38	54 Robson Street, Everton, Liverpool L5 1TG	Sold	£66,000
39	58 Lowell Street, Liverpool L4 4DL	Sold After	
40	213 Strand Road, Bootle, Merseyside L20 3HJ	Sold	£32,500
41	4 Pond Green Way, St. Helens, Merseyside WA9 3Sd	Sold	£37,000
42	35 Dudlow Lane, Mossley Hill, Liverpool L18 2EX	Sold Prior	
43	Apt 10, 108 Princes Road, Liverpool L8 8AD	Available At	£57,000
44	11 Dentwood Street, Liverpool L8 9SR	Sold	£44,000
45	3 Herrick Street, Liverpool L13 2AG	Available At	£45,000
46	69 Jacob Street, Liverpool L8 4TG	Available At	£65,000
47	64 Blantyre Road, Liverpool L15 3HT	Sold Prior	
48	27 Whinberry Drive, Liverpool L32 9BA	Postponed	
49	21-25 Grange Road West, Birkenhead, Merseyside CH41 4BY	Sold	£90,000
50	Plot 66 Land At Summerfields, Rhostyllen, Wrexham, Clwyd LI14 4EU	Sold	£1
51	Plot 67 Land At Summerfields, Rhostyllen, Wrexham, Clwyd LI14 4EU	Sold	£1
52	Plot 68 Land At Summerfields, Rhostyllen, Wrexham, Clwyd LI14 4EU	Sold	£1
53	Plot 69 Land At Summerfields, Rhostyllen, Wrexham, Clwyd LI14 4EU	Sold	£1
54	44 St. Andrew Road, Liverpool L4 2RJ	Withdrawn	

55	24 Hannan Road, Kensington, Liverpool L6 6DB	Sold	£49,500
56	38 Westcott Road, Liverpool L4 2RF	Sold After	
57	36 Menai Street, Birkenhead, Merseyside CH41 6EL	Available At	£35,000
58	136 Aigburth Road, Liverpool L17 7BP	Sold Prior	
59	135 Mill Lane, Wavertree, Liverpool L15 8LG	Available At	£96,000
60	29 Walton Road, Liverpool L4 4AD	Postponed	
61	Flat 3, 11 Hawarden Avenue, Liverpool L17 2AJ	Available At	£52,000
62	31 Elderdale Road, Liverpool L4 2ST	Withdrawn	
63	12 Suburban Road, Liverpool L6 0BP	Sold Prior	
64	2 Brunswick Street, St. Helens, Merseyside WA9 2JE	Sold	£33,500
65	243 County Road, Walton, Liverpool L4 5PE	Sold	£37,500
66	Prince Of Wales, 155-157 Rice Lane, Liverpool L9 1AF	Available At	£65,000
67	63 Bedford Road, Bootle, Merseyside L20 7DN	Sold Prior	
68	132 Anfield Road, Liverpool L4 0TF	Sold After	
69	22 Roby Street, Bootle, Merseyside L20 5BH	Sold	£43,500
70	37 Hinton Street, Fairfield, Liverpool L6 3AP	Sold Prior	
71	261 Edge Lane, Fairfield, Liverpool L7 9LB	Sold	£142,500
72	89 Breeze Hill, Liverpool L9 1DZ	Available At	£70,000
73	130 Delamore Street, Liverpool L4 3SX	Sold	£46,500
74	511 Southport Road, Bootle, Merseyside L20 0DD	Available At	£80,000
75	28 Newling Street, Birkenhead, Merseyside CH41 4HX	Available At	£42,500
76	5 Ursula Street, Bootle, Merseyside L20 2EX	Sold	£38,000
77	33 Orwell Road, Liverpool L4 1RG	Sold	£33,250
78	63 Stonefield Road, Liverpool L14 0NX	Sold	£55,500
79	43 Knight Street, Liverpool L1 9DT	Sold	£270,000
80	1 James Street, Garston, Liverpool L19 2LS	Sold	£38,500
81	127 Seaforth Road, Liverpool L21 4LB	Available At	£42,500
82	42 Rockhouse Street, Liverpool L6 4AP	Sold	£40,000
83	16 Haggerston Road, Liverpool L4 6TT	Sold	£60,500
84	88 Dewsbury Road, Liverpool L4 2XF	Available At	£38,000
85	Apt 5a Heydean Road, Allerton, Liverpool L18 9TP	Sold	£80,000
86	31 Whinberry Drive, Kirkby, Liverpool L32 9BA	Postponed	
87	91 High Park Street, Liverpool L8 3UF	Sold After	
88	29 Kempton Road, Wavertree, Liverpool L15 1HE	Sold	£71,500
89	140 Lawrence Road, Liverpool L15 0EQ	Available At	£125,000
90	Holly Court, Speke Road, Garston, Liverpool L19 2JP	Sold Prior	
91	300 Deysbrook Lane, Liverpool L12 8RG	Postponed	
92	Flat 20, Grampian Court, Grampian Road, Liverpool L7 0JX	Sold	£40,250
93	Apt 6, 147 Westminster Road, Liverpool L4 4LW	Available At	£30,000
94	Apt 3, 147 Westminster Road, Liverpool L4 4LW	Available At	£30,000
95	50 Boswell Street, Bootle, Merseyside L20 4RP	Available At	£40,000

Total Realisation = **£4,947,904**

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 11 February

For sale by public auction unless sold prior or withdrawn

1	Reynolds Lodge, Church Road, Woolton, Liverpool L25 6DF	£90,000+
2	6 Whittington House, Beach Road, Litherland, Liverpool L21 2NE	£50,000-£60,000
3	88 Roxburgh Street, Liverpool L4 3TB	£25,000+
4	372 Prescot Road, Old Swan, Liverpool L13 3AP	£40,000-£50,000
5	147 Moscow Drive, Liverpool L13 7DQ	£40,000-£50,000
6	31 Cambridge Road, Bootle, Merseyside L20 9LE	£40,000+
7	16 Claude Road, Liverpool L6 0BT	£40,000-£45,000
8	2 Euston Street, Liverpool L4 5PR	£40,000+
9	162 Gloucester Road, Bootle, Merseyside L20 9AW	£25,000-£30,000
10	Flat 8 Huddleston Close, Wirral, Merseyside CH49 8JP	£35,000+
11	87 Green Lane, Stoneycroft, Liverpool L13 7BB	£125,000+
12	279/279a County Road, Walton, Liverpool L4 5PQ	£60,000+
13	4 Southbank Road, Edge Hill, Liverpool L7 9LP	£60,000+
14	21 Sandringham Road, Tuebrook, Liverpool L13 8BX	£120,000+
15	117 Stanley Park Avenue South, Liverpool L4 7XD	£65,000+
16	70/70a Prescot Road, Fairfield, Liverpool L7 0JA	£60,000+
17	50 Boswell Street, Bootle, Merseyside L20 4RP	£35,000-£40,000
18	30 Stonehill Street, Liverpool L4 2QA	£25,000-£30,000
19	3 Herrick Street, Liverpool L13 2AG	£40,000+
20	4 Lynholme Road, Liverpool L4 2XB	£35,000+
21	53 Oakfield Road, Walton, Liverpool L4 0UE	£60,000-£70,000
22	29 Walton Road, Liverpool L4 4AD	£70,000+
23	24 Hahnemann Road, Liverpool L4 3SA	£30,000-£35,000
24	17 Stoddart Road, Liverpool L4 6TR	£35,000-£40,000
25	237 Boaler Street, Liverpool L6 9DH	£50,000+
26	85 Newcombe Street, Liverpool L6 5AN	£40,000-£45,000
27	5 Blackburne Place, Liverpool L8 7PE	£400,000+
28	28 Exchange Street East, Liverpool L2 3PH	£375,000+
29	35 Suffield Road, Liverpool L4 1UL	£35,000+
30	17 Bigham Road, Liverpool L6 6DW	£35,000-£40,000
31	31 Windsor Road, Tuebrook, Liverpool L13 8BA	£75,000+
32	Flat 10, 16 Alexandra Drive, Liverpool L17 8TD	£60,000-£65,000
33	43 Pendennis Street, Liverpool L6 5AQ	£45,000+
34	Flat 3, 11 Hawarden Avenue, Liverpool L17 2AJ	£45,000+
35	129 Oakfield Road, Walton, Liverpool L4 0UE	£25,000-£30,000
36	7 Colwell Road, Liverpool L14 8XY	£45,000-£50,000
37	32 Canning Street, Liverpool L8 7NP	£550,000+
38	24 Lynwood Road, Liverpool L9 3AF	£70,000+
39	24 Hawthorne Road, Bootle, Merseyside L20 2DN	£65,000-£70,000
40	88 Dewsbury Road, Liverpool L4 2XF	£35,000+
41	16 Kremlin Drive, Liverpool L13 7BX	£135,000+
42	5 Colwell Road, Liverpool L14 8XY	£40,000+
43	52 Colwell Close, Liverpool L14 8YF	£45,000+
44	29 Moore Street, Bootle, Merseyside L20 4SE	£25,000-£30,000
45	456 Stanley Road, Bootle, Merseyside L20 5AF	£125,000+
46	18 Pope Street, Bootle, Merseyside L20 4PH	£30,000-£35,000
47	5 Dryden Street, Bootle, Merseyside L20 4RT	£35,000-£40,000
48	11 Shelley Street, Bootle, Merseyside L20 4LG	£30,000-£35,000
49	118 Chirkdale Street, Liverpool L4 3SQ	£40,000+
50	9 Ursula Street, Bootle, Merseyside L20 2EX	£30,000-£35,000
51	13 Ursula Street, Bootle, Merseyside L20 2EX	£30,000-£35,000
52	99 Queens Drive, West Derby, Liverpool L13 0AB	£70,000+
53	12 Croxteth Avenue, Liverpool L21 6NB	£45,000+
54	8 Primrose Court, Liverpool L36 8DH	£35,000+
55	58 Croxteth Avenue, Liverpool L21 6NB	£45,000+
56	41 Lily Road, Liverpool L21 6NX	£30,000-£35,000

57	10 Kilburn Street, Liverpool L21 8HW	£30,000–£35,000
58	47 Snowberry Road, Liverpool L14 8XN	£40,000–£45,000
59	37 Millvale Street, Liverpool L6 6BB	£45,000+
60	24 Taunton Street, Liverpool L15 4ND	£80,000+
61	20 Colwell Close, Liverpool L14 8YF	£40,000+
62	2 Colwell Close, Liverpool L14 8YF	£45,000+
63	12 Elm Drive, Seaforth, Liverpool L21 4NA	£60,000+
64	32 Canon Road, Liverpool L6 0BN	£40,000+
65	34 Altfield Road, Liverpool L14 8YD	£40,000–£45,000
66	35 Altfield Road, Liverpool L14 8YB	£40,000+
67	Flat 2–6 69 Tennyson Street/Flat 1 124 Peel Road, Bootle L20 4LB	£80,000+
68	22 St. Andrew Road, Liverpool L4 2RJ	£30,000+
69	20 Emery Street, Liverpool L4 5UZ	£30,000–£35,000
70	39 Merlin Street, Liverpool L8 8HZ	£45,000+
71	106 Garmoye Road, Liverpool L15 5AD	£150,000+
72	5 Ivanhoe Road, Aigburth, Liverpool L17 8XE	£325,000+
73	128 Sheil Road, Liverpool L6 7UA	£100,000–£120,000
74	21 Ivanhoe Road, Aigburth, Liverpool L17 8XE	£325,000+
75	13 Mannering Road, Liverpool L17 8TP	£215,000+
76	76 Blythswood Street, Liverpool L17 7DG	£100,000+
77	19 Waverley Road, Sefton Park, Liverpool L17 8TZ	£225,000+
78	42 Fir Street, St. Helens, Merseyside WA10 3RA	£30,000+
79	58 Pigot Street, St. Helens, Merseyside WA10 2EU	£30,000–£35,000
80	1 Bramwell Street, St. Helens, Merseyside WA9 2DP	£35,000+
81	16 Runnells Lane, Thornton, Liverpool L23 1TR	£80,000+
82–6	Plots 16–20, Land at Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU	NIL RESERVE
87	29 Catharine Street, Liverpool L8 7NE	£300,000+
88	90 Victoria Road, Wallasey, Merseyside CH45 2JF	£175,000+
89	11 Waltham Road, Liverpool L6 0BL	£35,000–£40,000
90	20 Kemsley Road, Liverpool L14 0NB	£35,000–£40,000
91	44 Grant Close, Liverpool L14 0LJ	£40,000+
92	61 Oak Leigh, Liverpool L13 7EN	£35,000–£40,000
93	90 July Road, Liverpool L6 4BT	£35,000–£40,000
94	38 Newcombe Street, Liverpool L6 5AW	£30,000–£35,000
95	30 Esmond Street, Liverpool L6 5AZ	£40,000+
96	58 Scorton Street, Liverpool L6 4AT	£30,000+
97	59 Grange Street, Liverpool L6 4AY	£30,000+
98	137 Kingsheath Avenue, Liverpool L14 4AW	£40,000–£45,000
99	176 Kingsheath Avenue, Liverpool L14 4AW	£40,000–£45,000
100	5 Morecambe Street, Liverpool L6 4AX	£30,000–£35,000
101	16a Mildenhall Way, Belle Vale, Liverpool L25 2SR	£60,000+
102	104 Lawrence Road, Liverpool L15 0EG	£150,000+
103	11 Liston Street, Liverpool L4 5RT	£40,000–£45,000
104	21 Sybil Road, Liverpool L4 0RR	£60,000+
105	The Durning Arms Public House, Durning Road, Liverpool L7 5NF	£90,000+
106	67 Dorrit Street, Liverpool L8 8AN	£45,000+
107	29 Hinton Street, Fairfield, Liverpool L6 3AP	£40,000+
108	9 Bala Street, Liverpool L4 2QN	£30,000–£35,000
109	40 Claude Road, Liverpool L6 0BT	£40,000+
110	17b Anfield Road, Liverpool L4 0TE	£40,000–£45,000
111	8 Briar Street, Liverpool L4 1RB	£30,000–£35,000
112	46 Oakfield Road, Walton, Liverpool L4 2QF	£35,000+
113	48 Handfield Street, Liverpool L5 6PF	£35,000+
114	179 Snowberry Road, Liverpool L14 8XN	£40,000–£45,000
115	43 Southey Street, Bootle, Merseyside L20 4LJ	£20,000–£25,000
116	107 Snowberry Road, Liverpool L14 8XN	£40,000–£45,000
117	61 Snowberry Road, Liverpool L14 8XN	£40,000–£45,000
118	23 Southey Street, Bootle, Merseyside L20 4LJ	£20,000+

119	89 Breeze Hill, Liverpool L9 1DZ	£50,000+
120	14 Colwell Close, Liverpool L14 8YF	£40,000+
121	73 Sutcliffe Street, Liverpool L6 6AS	£30,000+
122	19 Tennyson Street, Bootle, Merseyside L20 4LE	£30,000–£35,000
123	37 Lily Road, Liverpool L21 6NX	£25,000–£30,000
124	38 Croxdale Road, Liverpool L14 8XX	£45,000+
125	227 Thomas Lane, Liverpool L14 5NU	£135,000+
126	3 Colwell Road, Liverpool L14 8XY	£45,000+
127	35 Colwell Road, Liverpool L14 8XY	£45,000+
128	37 Colwell Road, Liverpool L14 8XY	£45,000+
129	27 Whinberry Drive, Liverpool L32 9BA	£135,000+
130	The Water Tower, Tower Hill, Ormskirk, Lancashire L39 2EE	£120,000+
131	102 Hornby Boulevard, Bootle, Liverpool L21 8HQ	£50,000+
132	Land at Naylor Road, Liverpool L27 2YA	£20,000+
133	71 Snowberry Road, Liverpool L14 8XN	£40,000–£45,000
134	Land at 45 Bentley Road, Liverpool L8 0SY	£150,000–£200,000
135	107 Walton Breck Road, Liverpool L4 0RD	£75,000+
136	7b Lowther Street, Liverpool L8 7ND	£20,000+
137	46 Boswell Street, Bootle, Merseyside L20 4RP	£40,000–£45,000
138	37 Gloucester Road, Bootle, Merseyside L20 9AH	£25,000–£30,000
139	73 Walton Vale, Liverpool L9 4RF	£75,000–£80,000
140	33 Balmoral Road, Fairfield, Liverpool L6 8NB	£150,000+
141	55 Spenser Street, Bootle, Merseyside L20 4LN	£35,000+
142	30 Holly Grove, Seaforth, Liverpool L21 1BN	£50,000–£60,000
143	46 Colwell Close, Liverpool L14 8YF	£40,000+
144	16/18 Townsend Lane, Anfield, Liverpool L6 0BA	£150,000+
145	46 Uldale Close, Liverpool L11 2TR	£50,000+
146	49 Altfinch Close, Liverpool L14 8YQ	£40,000+
147	88 Adcote Road, Liverpool L14 0LP	£40,000+
148	86 Olivia Street, Bootle, Merseyside L20 2ET	£35,000+
149	3 Gray Street, Bootle, Merseyside L20 4RY	£35,000–£40,000
150	30 Queensdale Road, Allerton, Liverpool L18 1LT	£75,000+
151	Unit 3 The Parade, Wavertree, Liverpool L15 7JU	£35,000+
152	135 Mill Lane, Wavertree, Liverpool L15 8LG	£80,000+
153	8 Altfinch Close, Liverpool L14 8YG	£45,000+
154	87/87a Woolton Road, Garston, Liverpool L19 6PL	£45,000+
155	62 Carisbrooke Road, Liverpool L4 3RA	£50,000+
156	86 Snowberry Road, Liverpool L14 8XR	£40,000–£45,000
157	64 Stuart Road, Walton, Liverpool L4 5QU	£45,000+
158	96 Wellbrow Road, Liverpool L4 6TY	£55,000+
159	Flat 14 Spenser Lodge, Spenser Avenue, Birkenhead CH42 2DW	£20,000–£25,000
160	53 Orwell Road, Liverpool L4 1RG	£35,000–£40,000
161	72 St. Domingo Vale, Liverpool L5 6RW	£110,000+
162	36 Menai Street, Birkenhead, Merseyside CH41 6EL	£35,000+
163	11 Kremlin Drive, Liverpool L13 7BX	£70,000+
164	31 Whinberry Drive, Kirkby, Liverpool L32 9BA	£135,000+
165	31 Catharine Street, Liverpool L8 7NE	£400,000+
166	29 Whinberry Drive, Liverpool L32 9BA	£135,000+
167	103–107 Linacre Road, Litherland, Liverpool L21 8NS	£150,000+
168	9/11 St. Ambrose Grove, Liverpool L4 2RL	£125,000+
169	183b Westminster Road, Liverpool L4 4LR	£20,000–£25,000
170	150 Princes Road, Liverpool L8 2UL	£300,000+
171	577/577a West Derby Road, Liverpool L13 8AE	£100,000+
172	1 Sunnyside, Princes Park, Liverpool L8 3TD	£400,000+
173	10 Broughton Road, Wallasey, Merseyside CH44 4DU	£80,000+
174	78 The Old Fire Station, Banks Road, Garston, Liverpool L19 2QY	£60,000+
175	480 Queens Drive, Stoneycroft, Liverpool L13 0AS	£80,000+
176	16 Gwydir Street, Liverpool L8 3TJ	£50,000+

Order of sale **by type**

COMMERCIAL INVESTMENT

- 16 70/70a Prescot Road, Fairfield, Liverpool L7 0JA
- 28 28 Exchange Street East, Liverpool L2 3PH
- 88 90 Victoria Road, Wallasey, Merseyside CH45 2JF
- 139 73 Walton Vale, Liverpool L9 4RF
- 154 87/87a Woolton Road, Garston, Liverpool L19 6PL
- 167 103-107 Linacre Road, Litherland, Liverpool L21 8NS
- 171 577/577a West Derby Road, Liverpool L13 8AE

DEVELOPMENT OPPORTUNITIES

- 15 117 Stanley Park Avenue South, Liverpool L4 7XD
- 22 29 Walton Road, Liverpool L4 4AD
- 105 The Durning Arms Public House, Durning Road, Liverpool L7 5NF
- 134 Land at 45 Bentley Road, Liverpool L8 0SY
- 136 7b Lowther Street, Liverpool L8 7ND

LAND

- 82-6 Plots 16-20, Land at Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU
- 132 Land at Naylors Road, Liverpool L27 2YA

RESIDENTIAL INVESTMENT

- 2 6 Whittington House, Beach Road, Litherland, Liverpool L21 2NE
- 6 31 Cambridge Road, Bootle, Merseyside L20 9LE
- 7 16 Claude Road, Liverpool L6 0BT
- 11 87 Green Lane, Stoneycroft, Liverpool L13 7BB
- 26 85 Newcombe Street, Liverpool L6 5AN
- 27 5 Blackburne Place, Liverpool L8 7PE
- 29 35 Suffield Road, Liverpool L4 1UL
- 30 17 Bigham Road, Liverpool L6 6DW
- 33 43 Pendenis Street, Liverpool L6 5AQ
- 37 32 Canning Street, Liverpool L8 7NP
- 39 24 Hawthorne Road, Bootle, Merseyside L20 2DN
- 40 88 Dewsbury Road, Liverpool L4 2XF
- 41 16 Kremlin Drive, Liverpool L13 7BX
- 45 456 Stanley Road, Bootle, Merseyside L20 5AF
- 49 118 Chirkdale Street, Liverpool L4 3SQ
- 52 99 Queens Drive, West Derby, Liverpool L13 0AB
- 59 37 Millvale Street, Liverpool L6 6BB
- 63 12 Elm Drive, Seaforth, Liverpool L21 4NA
- 70 39 Merlin Street, Liverpool L8 8HZ
- 71 106 Garmoye Road, Liverpool L15 5AD
- 72 5 Ivanhoe Road, Aigburth, Liverpool L17 8XE
- 73 128 Sheil Road, Liverpool L6 7UA
- 74 21 Ivanhoe Road, Aigburth, Liverpool L17 8XE
- 75 13 Mannering Road, Liverpool L17 8TP
- 76 76 Blythswood Street, Liverpool L17 7DG
- 77 19 Waverley Road, Sefton Park, Liverpool L17 8TZ
- 87 29 Catharine Street, Liverpool L8 7NE
- 102 104 Lawrence Road, Liverpool L15 0EG
- 109 40 Claude Road, Liverpool L6 0BT
- 119 89 Breeze Hill, Liverpool L9 1DZ
- 129 27 Whinberry Drive, Liverpool L32 9BA
- 137 46 Boswell Street, Bootle, Merseyside L20 4RP
- 138 37 Gloucester Road, Bootle, Merseyside L20 9AH
- 140 33 Balmoral Road, Fairfield, Liverpool L6 8NB
- 144 16/18 Townsend Lane, Anfield, Liverpool L6 0BA
- 145 46 Uldale Close, Liverpool L11 2TR
- 150 30 Queensdale Road, Allerton, Liverpool L18 1LT
- 161 72 St. Domingo Vale, Liverpool L5 6RW
- 163 11 Kremlin Drive, Liverpool L13 7BX
- 164 31 Whinberry Drive, Kirkby, Liverpool L32 9BA
- 165 31 Catharine Street, Liverpool L8 7NE
- 166 29 Whinberry Drive, Liverpool L32 9BA
- 168 9/11 St. Ambrose Grove, Liverpool L4 2RL
- 169 183b Westminster Road, Liverpool L4 4LR
- 170 150 Princes Road, Liverpool L8 2UL
- 172 1 Sunnyside, Princes Park, Liverpool L8 3TD



Now accepting instructions
for our **31 March** auction
Closing date 4 March

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

0151 207 6315

VACANT COMMERCIAL

12	279/279a County Road, Walton, Liverpool L4 5PQ
25	237 Boaler Street, Liverpool L6 9DH
35	129 Oakfield Road, Walton, Liverpool L4 0UE
101	16a Mildenhall Way, Belle Vale, Liverpool L25 2SR
130	The Water Tower, Tower Hill, Ormskirk, Lancashire L39 2EE
151	Unit 3 The Parade, Wavertree, Liverpool L15 7JU

VACANT RESIDENTIAL

1	Reynolds Lodge, Church Road, Woolton, Liverpool L25 6DF
3	88 Roxburgh Street, Liverpool L4 3TB
4	372 Prescott Road, Old Swan, Liverpool L13 3AP
5	147 Moscow Drive, Liverpool L13 7DQ
8	2 Euston Street, Liverpool L4 5PR
9	162 Gloucester Road, Bootle, Merseyside L20 9AW
10	Flat 8 Huddleston Close, Wirral, Merseyside CH49 8JP
13	4 Southbank Road, Edge Hill, Liverpool L7 9LP
14	21 Sandringham Road, Tuebrook, Liverpool L13 8BX
17	50 Boswell Street, Bootle, Merseyside L20 4RP
18	30 Stonehill Street, Liverpool L4 2QA
19	3 Herrick Street, Liverpool L13 2AG
20	4 Lynholme Road, Liverpool L4 2XB
21	53 Oakfield Road, Walton, Liverpool L4 0UE
23	24 Hahnemann Road, Liverpool L4 3SA
24	17 Stoddart Road, Liverpool L4 6TR
31	31 Windsor Road, Tuebrook, Liverpool L13 8BA
32	Flat 10, 16 Alexandra Drive, Liverpool L17 8TD
34	Flat 3, 11 Hawarden Avenue, Liverpool L17 2AJ
36	7 Colwell Road, Liverpool L14 8XY
38	24 Lynwood Road, Liverpool L9 3AF
42	5 Colwell Road, Liverpool L14 8XY
43	52 Colwell Close, Liverpool L14 8YF
44	29 Moore Street, Bootle, Merseyside L20 4SE
46	18 Pope Street, Bootle, Merseyside L20 4PH
47	5 Dryden Street, Bootle, Merseyside L20 4RT
48	11 Shelley Street, Bootle, Merseyside L20 4LG
50	9 Ursula Street, Bootle, Merseyside L20 2EX
51	13 Ursula Street, Bootle, Merseyside L20 2EX
53	12 Croxteth Avenue, Liverpool L21 6NB
54	8 Primrose Court, Liverpool L36 8DH
55	58 Croxteth Avenue, Liverpool L21 6NB
56	41 Lily Road, Liverpool L21 6NX
57	10 Kilburn Street, Liverpool L21 8HW
58	47 Snowberry Road, Liverpool L14 8XN
60	24 Taunton Street, Liverpool L15 4ND
61	20 Colwell Close, Liverpool L14 8YF
62	2 Colwell Close, Liverpool L14 8YF
64	32 Canon Road, Liverpool L6 0BN

65	34 Altfield Road, Liverpool L14 8YD
66	35 Altfield Road, Liverpool L14 8YB
67	Flat 2-6 69 Tennyson Street/Flat 1 124 Peel Road, Bootle L20 4LB
68	22 St. Andrew Road, Liverpool L4 2RJ
69	20 Emery Street, Liverpool L4 5UZ
78	42 Fir Street, St. Helens, Merseyside WA10 3RA
79	58 Pigot Street, St. Helens, Merseyside WA10 2EU
80	1 Bramwell Street, St. Helens, Merseyside WA9 2DP
81	16 Runnells Lane, Thornton, Liverpool L23 1TR
89	11 Waltham Road, Liverpool L6 0BL
90	20 Kemsley Road, Liverpool L14 0NB
91	44 Grant Close, Liverpool L14 0LJ
92	61 Oak Leigh, Liverpool L13 7EN
93	90 July Road, Liverpool L6 4BT
94	38 Newcombe Street, Liverpool L6 5AW
95	30 Esmond Street, Liverpool L6 5AZ
96	58 Scorton Street, Liverpool L6 4AT
97	59 Grange Street, Liverpool L6 4AY
98	137 Kingsheath Avenue, Liverpool L14 4AW
99	176 Kingsheath Avenue, Liverpool L14 4AW
100	5 Morecambe Street, Liverpool L6 4AX
103	11 Liston Street, Liverpool L4 5RT
104	21 Sybil Road, Liverpool L4 0RR
106	67 Dorrit Street, Liverpool L8 8AN
107	29 Hinton Street, Fairfield, Liverpool L6 3AP
108	9 Bala Street, Liverpool L4 2QN
110	17b Anfield Road, Liverpool L4 0TE
111	8 Briar Street, Liverpool L4 1RB
112	46 Oakfield Road, Walton, Liverpool L4 2QF
113	48 Handfield Street, Liverpool L5 6PF
114	179 Snowberry Road, Liverpool L14 8XN
115	43 Southey Street, Bootle, Merseyside L20 4LJ
116	107 Snowberry Road, Liverpool L14 8XN
117	61 Snowberry Road, Liverpool L14 8XN
118	23 Southey Street, Bootle, Merseyside L20 4LJ
120	14 Colwell Close, Liverpool L14 8YF
121	73 Sutcliffe Street, Liverpool L6 6AS
122	19 Tennyson Street, Bootle, Merseyside L20 4LE
123	37 Lily Road, Liverpool L21 6NX
124	38 Croxdale Road, Liverpool L14 8XX
125	227 Thomas Lane, Liverpool L14 5NU
126	3 Colwell Road, Liverpool L14 8XY
127	35 Colwell Road, Liverpool L14 8XY
128	37 Colwell Road, Liverpool L14 8XY
131	102 Hornby Boulevard, Bootle, Liverpool L21 8HQ
133	71 Snowberry Road, Liverpool L14 8XN
135	107 Walton Breck Road, Liverpool L4 0RD
141	55 Spenser Street, Bootle, Merseyside L20 4LN
142	30 Holly Grove, Seaforth, Liverpool L21 1BN
143	46 Colwell Close, Liverpool L14 8YF
146	49 Altfinch Close, Liverpool L14 8YQ
147	88 Adcote Road, Liverpool L14 0LP
148	86 Olivia Street, Bootle, Merseyside L20 2ET
149	3 Gray Street, Bootle, Merseyside L20 4RY
152	135 Mill Lane, Wavertree, Liverpool L15 8LG
153	8 Altfinch Close, Liverpool L14 8YG
155	62 Carisbrooke Road, Liverpool L4 3RA
156	86 Snowberry Road, Liverpool L14 8XR

157	64 Stuart Road, Walton, Liverpool L4 5QU
158	96 Wellbrow Road, Liverpool L4 6TY
159	Flat 14 Spenser Lodge, Spenser Avenue, Birkenhead CH42 2DW
160	53 Orwell Road, Liverpool L4 1RG
162	36 Menai Street, Birkenhead, Merseyside CH41 6EL
173	10 Broughton Road, Wallasey, Merseyside CH44 4DU
174	78 The Old Fire Station, Banks Road, Garston, Liverpool L19 2QY
175	480 Queens Drive, Stoneycroft, Liverpool L13 0AS
176	16 Gwydir Street, Liverpool L8 3TJ

Stamp duty changes fuel mega auction

Our February auction looks set to be one of the biggest yet, with more than 170 lots on sale and we expect bidding to be fierce.

We've seen a spike in instructions for the February auction and predict sales figures to be high over the next few auctions, as purchasers look to complete deals before the proposed changes to stamp duty. These changes will see a 3% rise on stamp duty for buy to let properties.

Auctions sales as a whole have been extremely strong in the last year. Sutton Kersh sold over 480 properties in 2015, raising nearly £40 million. In fact, over the last 10 years auction sales for the firm have been huge. Between 2005 and 2015 we've sold 4,566 properties, raising over £234 million, a figure which firmly establishes us as the number one auctioneer in the City.

The growth and success of Sutton Kersh has been down to the team and the tireless work of Cathy Holt, auction manageress who has now been promoted to Associate Director.

Cathy and the team have brought together some really stand out properties for the February auction, with a mix of excellent commercial and residential investments.

The lots include some truly unique properties, such as a Victorian water tower in Ormskirk, with planning consent for a four bedroom dwelling and a guide price of £120,000 and a detached, Grade II, listed Lodge in Woolton, with a guide price of £90,000.

To find out more visit our next auction on the 11th February at the Crowne Plaza, 11.00am.

More details at www.suttonkersh.co.uk/auctions
or call **0151 207 6315**.



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LOT
1

ON BEHALF OF LIVERPOOL CITY COUNCIL

Reynolds Lodge, Church Road, Woolton, Liverpool L25 6DF

*GUIDE PRICE £90,000+



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- A detached Grade II listed lodge together with a detached listed outhouse to the rear which is in need of a full upgrade and refurbishment scheme. The property benefits from gardens.

Description A detached Grade II listed Lodge together with a detached curtilage listed outhouse to the rear. The property is a good example of an Arts & Craft era/Eden Nesfield style lodge to the former mansion known as Dove Park in Woolton (cf. OS Map 1893). The building is in structural disrepair and requires urgent repairs and a full upgrade and refurbishment scheme. The property benefits from side garden and rear courtyard/garden.

Situated At the entrance of Reynolds Park situated on Church Road in a popular and well established residential location within close proximity to local amenities, Schooling and transport links approximately 7 miles from Liverpool city centre.

Use: Residential

Ground Floor Hall, Lounge, Kitchen, Dining room.

First Floor Two Bedrooms, Bathroom/WC

Outside Gardens.

Tenure New 250 year lease with a condition to repair and refurbish the property, urgent repairs to be carried out within 12 months & a full refurbishment of the property to be carried out within 36 months of the lease commencement date.

The property is in structural disrepair and therefore may not qualify for traditional mortgage lending.

The city council requires a Conservation Accredited Structural Engineer to be appointed on legal completion of the sale to inspect & make an assessment of the building and prepare a schedule of acceptable Conservation repair of the structure, prior to the building being occupied. This is also to be in agreement with the Council's Conservation & Planning Officers.

The repairs to the building are to be carried out by the purchaser at the earliest opportunity and within 12 months of the lease commencement date to prevent further deterioration of the building. If the purchaser fails to implement the urgent repairs this may

result in urgent works notices being served by the Council.

A full refurbishment of the property is also required within 36 months of the lease commencement date, subject to appropriate planning consents.

All enquiries are to be made with the City Council's Conservation Officer on:
T: 0151 233 0340
E: chris.griffiths@liverpool.gov.uk

Fees In addition to the purchase price the purchaser will also be responsible for payment of the council's surveyor's and legal fees at 3% of the purchase price.



Liverpool
City Council

LOT
2

6 Whittington House, Beach Road, Litherland, Liverpool L21 2NE

*GUIDE PRICE £50,000–£60,000



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- A new build ground floor two bedroom apartment currently let by way of an assured shorthold tenancy for £5,940 per annum

Description A new build ground floor two bedroom apartment currently let by way of an Assured Shorthold Tenancy for £5,940 per annum. The property benefits from double glazing, electric heating, communal gardens and off road parking.

Situated Off Tattersal Road which is off Church Road (the A5036) in a popular and well established residential location. Liverpool city centre is approximately 2 miles away.

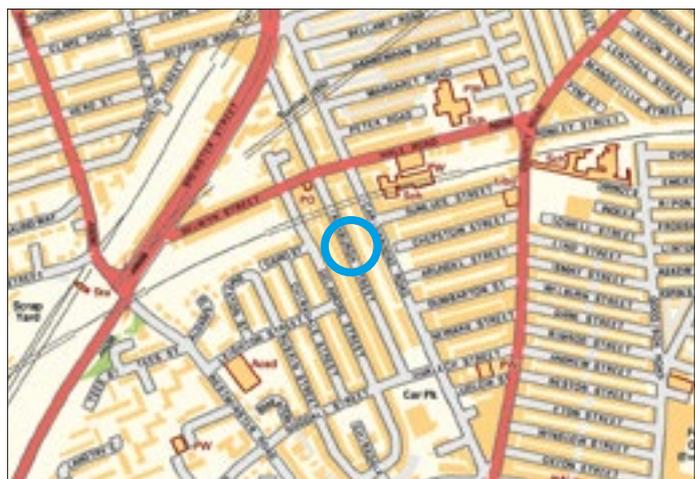
Outside Communal Gardens.

Ground Floor Main Entrance Hallway
Flat Open Plan Living Room/ Kitchen, Bathroom/WC, Two Bedrooms

LOT
3

88 Roxburgh Street, Liverpool L4 3TB

*GUIDE PRICE £25,000+



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- A two bedroomed middle terraced property benefiting from central heating.

Description A two bedroomed middle terraced property benefiting from central heating. The property is in need of repair and modernisation following which would be suitable for investment purposes.

Situated Just off County Road within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Outside Yard to the rear, WC

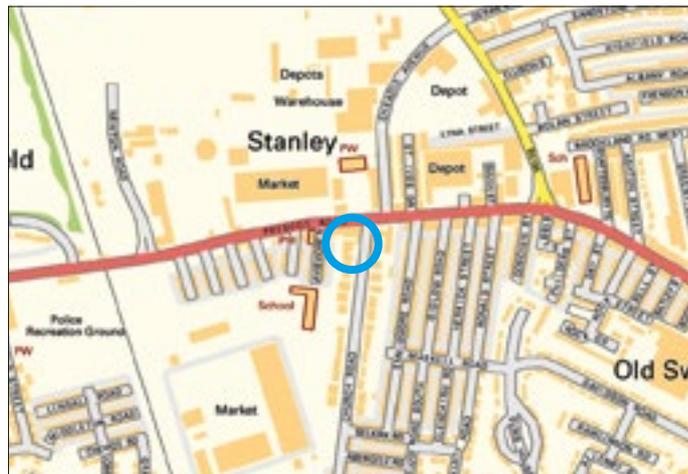
Ground Floor Hall, Through Living room, Kitchen.

First Floor Two Bedrooms, Dressing Room, Bathroom/WC

LOT
4

372 Prescott Road, Old Swan, Liverpool L13 3AP

*GUIDE PRICE £40,000–£50,000



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Not to scale. For identification purposes only

- A vacant two storey three bed roomed mid town house property benefiting from an electric shutter.

Description A vacant two storey three bed roomed mid-town house property benefiting from an electric shutter to the front window. The property would be suitable for investment purposes, or alternatively conversion to provide two self-contained flats, or retail premises, subject to any necessary planning consents. The property benefits from alarm, partial double glazing and central heating, with a new boiler fitted within the last two years.

Situated Fronting Prescott Road at its junction with Church Road in a popular residential location within easy reach of Old Swan amenities and approximately 3 miles from Liverpool city centre.

Ground Floor Three Reception rooms, Large Kitchen, Utility area, Shower/WC

First Floor Two Large Rooms, Kitchen, Bathroom/WC

Second Floor Stairs to boarded loft with Velux window.

Outside Yard to rear and secured covered patio area.

LOT
5

147 Moscow Drive, Liverpool L13 7DQ

*GUIDE PRICE £40,000–£50,000



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Not to scale. For identification purposes only

- A three bed roomed semi detached property benefiting from partial double glazing, central heating, off road parking and gardens to side and rear

Description A three bed roomed semi-detached property benefiting from partial double glazing, central heating, off road parking and gardens to side and rear. Following modernisation the property would be suitable for occupation, resale or investment purposes.

Situated Off Queens Drive in a popular and well established residential location within easy reach of local amenities, Schooling and approximately 4 miles from Liverpool city centre.

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

First Floor Three Bedrooms, Bathroom, Separate WC

Outside Gardens to side and rear, Driveway, Outhouse/WC

LOT

6

31 Cambridge Road, Bootle, Merseyside L20 9LE***GUIDE PRICE £40,000+**

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- **A three bedroomed middle terraced property producing £4,800 per annum. Benefiting from double glazing, central heating.**

Description A three bedroomed middle terraced property which is currently let by way of an Assured Shorthold Tenancy at a rental of £4,800 per annum. The property benefits from double glazing and central heating.

Situated Off Clare Road which in turn is off Hawthorne Road within close proximity to local amenities and Kirkdale train station approximately 2 miles from Liverpool city centre.

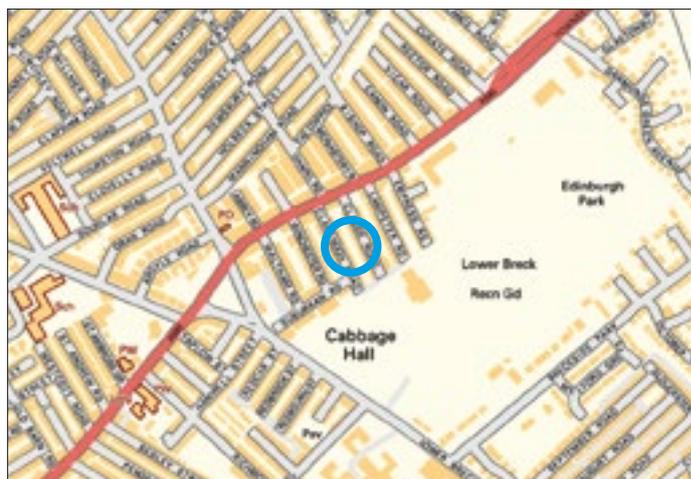
Outside Yard.

Ground Floor Hall, two Living Rooms, Kitchen.

First Floor Three Bedrooms, Bathroom/WC

LOT

7

16 Claude Road, Liverpool L6 0BT***GUIDE PRICE £40,000-£45,000**

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- **A three bedroomed mid terrace property currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum.**

Description A good sized three bedroomed mid terrace property currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum. The property benefits from double glazing and central heating.

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

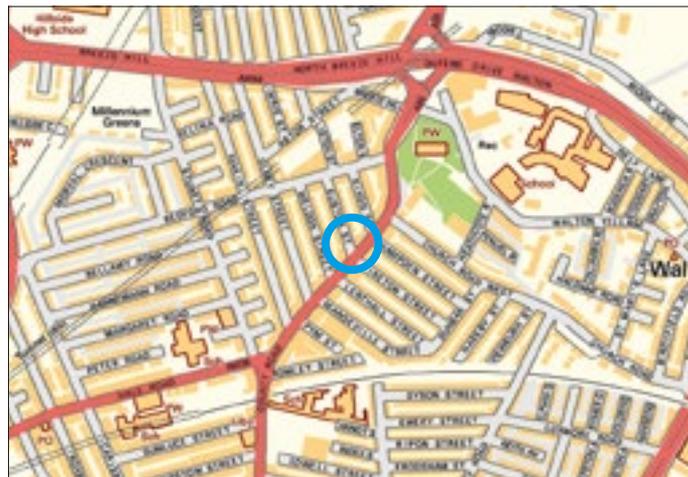
Ground Floor Two Large Reception Rooms, Diner, Kitchen, Bathroom/WC

First Floor Three Bedrooms

Outside Yard to the rear

LOT

8

2 Euston Street, Liverpool L4 5PR***GUIDE PRICE £40,000+**

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Not to scale. For identification purposes only

- **A three storey four bedroomed end terrace property benefiting from partial double glazing.**

Description A three storey four bedroomed end terrace property benefiting from partial double glazing. Following a full upgrade and modernisation scheme the property would be suitable for occupation, re-sale or HMO Investment purposes subject to any relevant planning consents.

Situated Off County Road in a popular and well established residential location within close proximity to County Road amenities, schooling and Liverpool city centre is approximately 4 miles away.

First Floor Bathroom/WC, Two Bedrooms

Second Floor Two Bedrooms, Office/Study

Outside Yard

Lower Ground Floor Cellar

Ground Floor Hall, Lounge, Dining Room, Kitchen

LOT

9

162 Gloucester Road, Bootle, Merseyside L20 9AW***GUIDE PRICE £25,000–£30,000**

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Not to scale. For identification purposes only

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

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

Situated Off Oxford Road within close proximity to Hawthorne Road amenities and Derby Park approximately 3 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Hall, Front Lounge, Rear Lounge, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

LOT
10**Flat 8 Huddleston Close, Wirral, Merseyside CH49 8JP**

*GUIDE PRICE £35,000+



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- **Two bedrooms. Purpose built first floor flat. Double glazing and central heating.**

Description A first floor two bedroomed purpose built flat benefiting from double glazing, central heating, secure intercom entry system and communal gardens. The property would be suitable for investment purposes with a potential income of £5,400 per annum.

Situated Just off Grass Wood Road and Hoole Road in an established and popular residential location providing easy access to local shops, Arrowe Park Hospital and the M53 Motorway.

Cloakroom, two Bedrooms, Kitchen, Bathroom/WC.

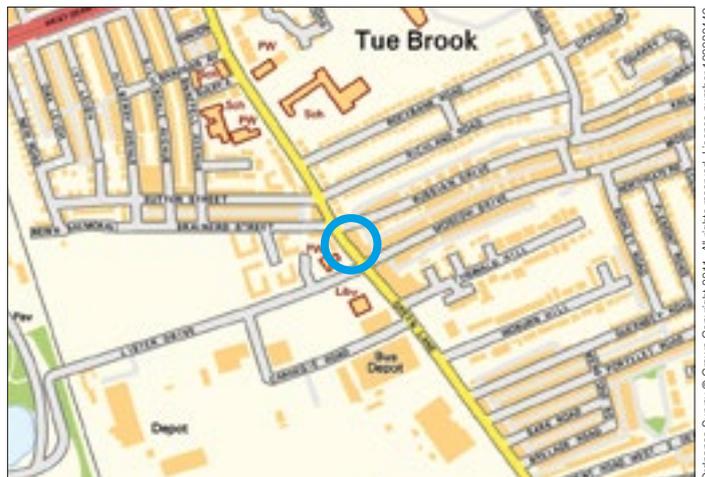
Outside Communal gardens.

Ground Floor Main entrance, Hallway.

First Floor Flat Hall, Lounge,

LOT
11**87 Green Lane, Stonycroft, Liverpool L13 7BB**

*GUIDE PRICE £125,000+



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- **A three storey end terraced property converted to provide four one-bedroomed flats producing £18,720 per annum**

Description A three storey end of terraced property converted to provide four one-bedroomed flats. At the time of our inspection all of the flats were let by way of Assured Shorthold Tenancies producing a rental income of £18,720 per annum. The property benefits from double glazing and electric storage heaters.

Situated Fronting Green Lane on the corner of Russian Drive within close proximity to Tuebrook amenities, Newsham Park and

approximately 3 miles from Liverpool city centre.

Ground Floor Main entrance hallway.

Flat 1 Open plan Lounge/Kitchen, Bathroom/WC, Bedroom.

Flat 4 Open plan Lounge/Kitchen, Stairs to Bathroom/WC, Bedroom.

First Floor Flat 2 Open plan Lounge/Kitchen, Bathroom/WC, Bedroom.

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

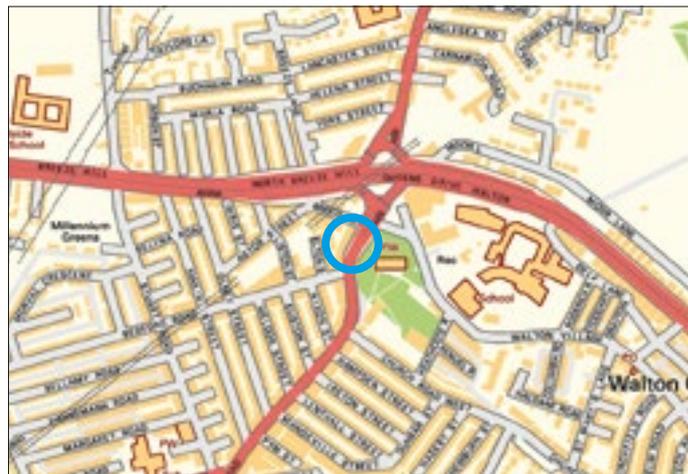
Outside Yard to the rear.

LOT

12

279/279a County Road, Walton, Liverpool L4 5PQ

*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

- **A three storey mixed use property comprising a ground floor double fronted retail unit together with a four bedroomed self contained flat above.**

Description A three storey mixed use property comprising a ground floor double fronted retail unit which until recently traded as a Beauty Salon together with a four bedroomed self-contained flat above accessed via a separate rear entrance. The property is in good condition and benefits from central heating, double glazing, electric roller shutters and an alarm. The property would be suitable for a number of uses, subject to any relevant planning consents. The first and second floors have in the past been used as six bedsits or could possibly be converted to provide two self-contained flats.

Situated Fronting County Road at its junction with Breeze Hill opposite St. Marys Church and approximately 3 miles from Liverpool city centre.

Lower Ground Floor
Cellar (not inspected)

Ground Floor Shop Main Sales Area, Kitchen, WC, Partitioned Beauty Rooms

First Floor Hall, Kitchen, Shower/WC, Lounge, Bedroom

Second Floor Three Bedrooms, WC, Shower Room.

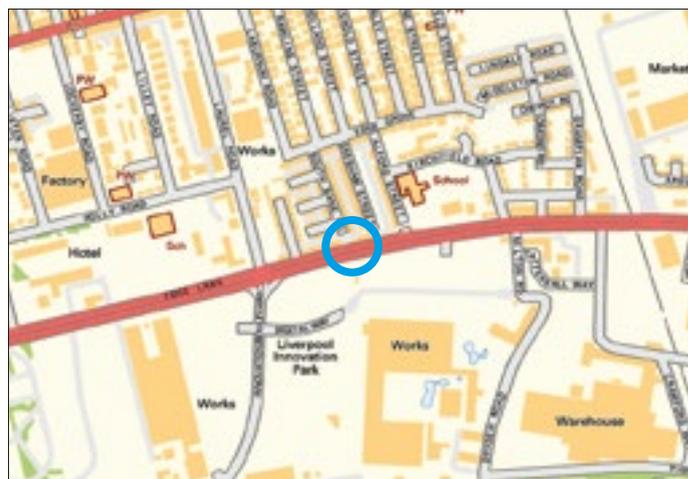
Outside Yard to the rear, Access to the flat.

LOT

13

4 Southbank Road, Edge Hill, Liverpool L7 9LP

*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

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

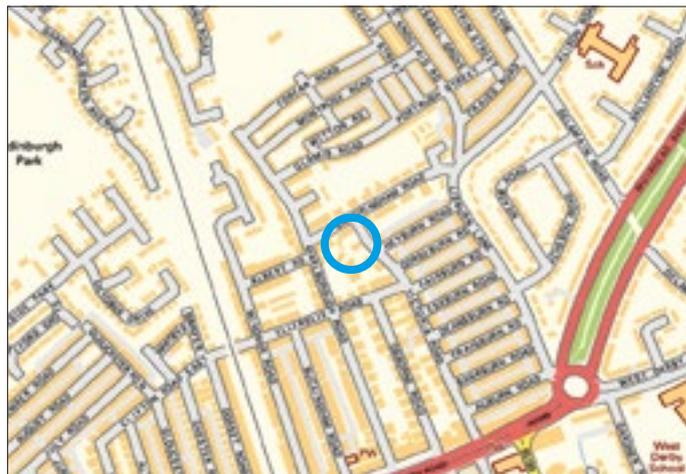
Description A vacant three bedroomed end terraced property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for occupation or investment purposes.

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

Ground Floor Hall, two Reception Rooms, Kitchen/Diner.

First Floor Three Bedrooms, Bathroom/WC.

Outside Yard to the rear.

LOT
14**21 Sandringham Road, Tuebrook, Liverpool L13 8BX*****GUIDE PRICE £120,000+**

Not to scale. For identification purposes only

- **Five bed semi detached, double glazing, central heating, gardens**

Description A good sized four/five bed roomed semi-detached property suitable to provide a large family home or possible conversion to provide flats or a HMO investment opportunity. To the basement via a separate rear entrance there is a two bedroomed flat in need of repair and modernisation. The basement is currently part of the house and there is no separate planning permission. The property benefits from double glazing, central heating, gardens to the front and rear, detached conservatory and off road parking. Please note that the two marble fireplaces are not included in the sale however the vendor may be willing to sell these separately.

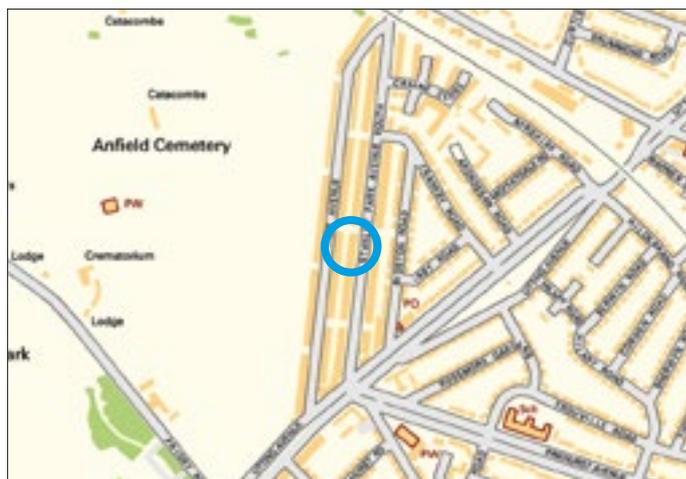
Situated Off Lisburn Lane in a popular and well established residential location within easy reach of Tuebrook amenities, schooling and approximately 3 miles from Liverpool city centre.

Lower Ground Floor Flat Hall, Lounge, two Bedrooms, Utility Room, Bathroom/WC, Kitchen

Ground Floor Vestibule, Hall, two Front Reception Rooms, Kitchen/Diner, Shower Room/WC, Rear Dining Room

First Floor Four/five Bedrooms, Bathroom with Walk In Shower/WC

Outside Gardens front and rear, driveway, Conservatory

LOT
15**117 Stanley Park Avenue South, Liverpool L4 7XD*****GUIDE PRICE £65,000+**

Not to scale. For identification purposes only

- **Three bed end terrace with land with planning permission for another four bed terrace property**

Description A three bedroomed end terrace property in need of modernisation and repair and would be suitable for occupation, resale or investment purposes. The property benefits from land to the side with outline planning permission to erect a four bedroomed terrace property, together with plans to convert the existing property to a four bedroomed dormer, through permitted development. Plans are available at the auctioneers Offices. Planning Reference No: 150/2266

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

Ground Floor Hall, front living room, rear living room and kitchen

First Floor Three Bedrooms and bathroom/WC

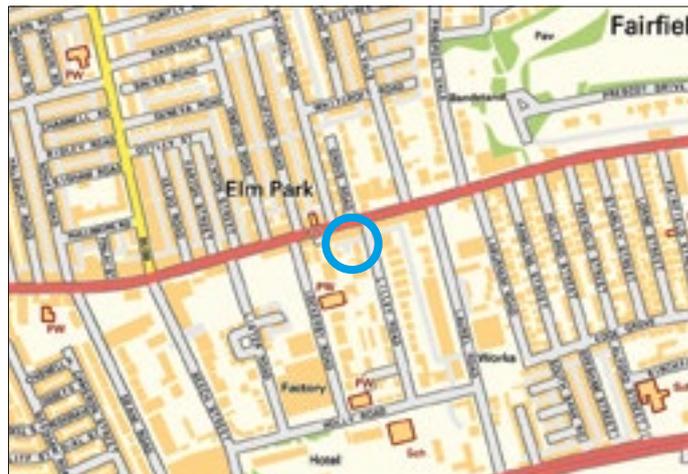
Outside Gardens to the rear. Land to the side

LOT

16

70/70a Prescot Road, Fairfield, Liverpool L7 0JA

*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

- A three storey mixed use property comprising a ground floor shop unit together with a three bedroomed flat above via a separate rear entrance. The whole property is currently let by way of a 10 year lease from september 2014 at a rental of £9000.00 per an

Description A three storey mixed use property comprising a ground floor shop unit trading as "Sanfex African Hotpot" providing 20 covers together with a three bedroomed flat above via a separate rear entrance. The whole property is currently let by way of a 10 year lease from September 2014 at a rental of £9000.00 per annum. The property benefits from steel roller shutters to the ground floor, central heating and partial double glazing.

Situated Fronting Prescot Road on a busy main road position approximately 2.5 miles from Liverpool city centre.

Second Floor Three/four Bedrooms.

Outside Yard to the rear.

Ground Floor Shop Main Sales Area, two Rear Rooms, Kitchen, Store Room/WC

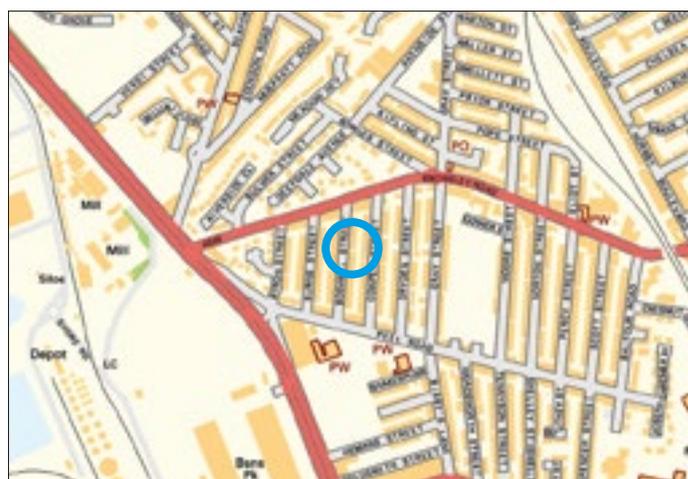
First Floor Flat Hall, Living Room, Kitchen, two Shower Rooms/WC

LOT

17

50 Boswell Street, Bootle, Merseyside L20 4RP

*GUIDE PRICE £35,000-£40,000



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Not to scale. For identification purposes only

- A three bedroomed middle terraced property which is 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. 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.

Outside Yard.

Ground Floor Hall, Lounge, Dining room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC

LOT
18**30 Stonehill Street, Liverpool L4 2QA**
*GUIDE PRICE £25,000-£30,000

- **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

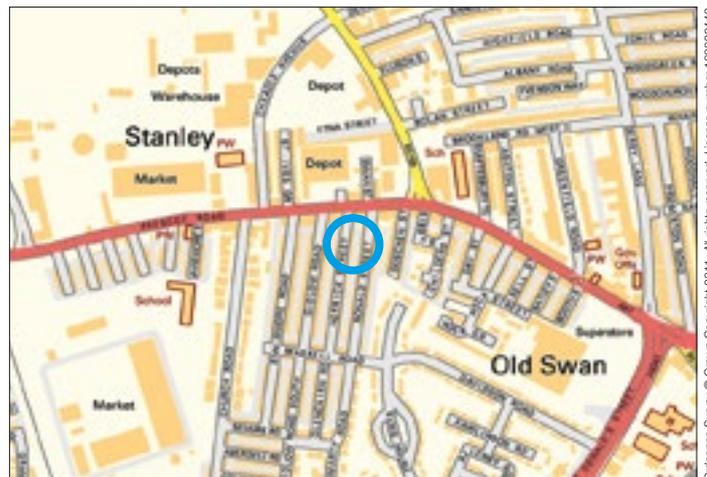
Ground Floor Through Living Room, Kitchen, Bathroom/WC.

First Floor Two Bedrooms.

LOT
19**3 Herrick Street, Liverpool L13 2AG**
*GUIDE PRICE £40,000+

- **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.



Not to scale. For identification purposes only

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.

Outside Yard to the rear.

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

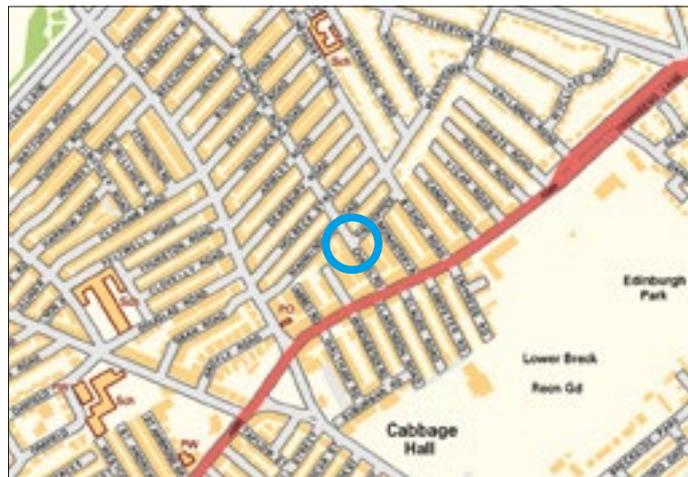
First Floor Two Bedrooms.

LOT

20

4 Lynholme Road, Liverpool L4 2XB

*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

- A two bedroomed middle terraced property benefiting from double glazing

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

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

Outside Yard to the rear.

Ground Floor Lounge, Dining Room, Kitchen.

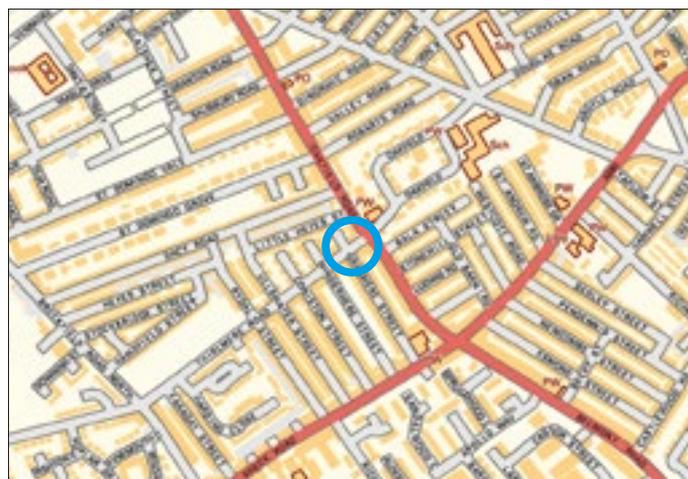
First Floor Two Bedrooms, Bathroom/WC

LOT

21

53 Oakfield Road, Walton, Liverpool L4 0UE

*GUIDE PRICE £60,000-£70,000



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Not to scale. For identification purposes only

- A three storey middle terraced property converted to provide three self contained flats (two one- and one two-bed). Double glazing. Central heating.

Description A three storey middle terraced property converted to provide three self-contained flats (two one- and one two-bed). The property benefits from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £14,000.

Situated Fronting Oakfield Road at its junction with Thirlmere Road within close proximity to Anfield Football Club and Stanley Park with good transport links and shopping facilities.

First Floor Flat 2 Hall, Lounge, bedroom, kitchen, bathroom/WC.

Second Floor Flat 3 Hall, Lounge, kitchen, two bedrooms, bathroom/WC

Ground Floor Main Entrance Hallway

Flat 1 Hall, Lounge, bedroom, kitchen, bathroom/WC.

Outside Yard to the rear.

LOT
22**29 Walton Road, Liverpool L4 4AD*****GUIDE PRICE £70,000+**

Not to scale. For identification purposes only

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- **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 Plans are available for inspection at the Auctioneers Offices.

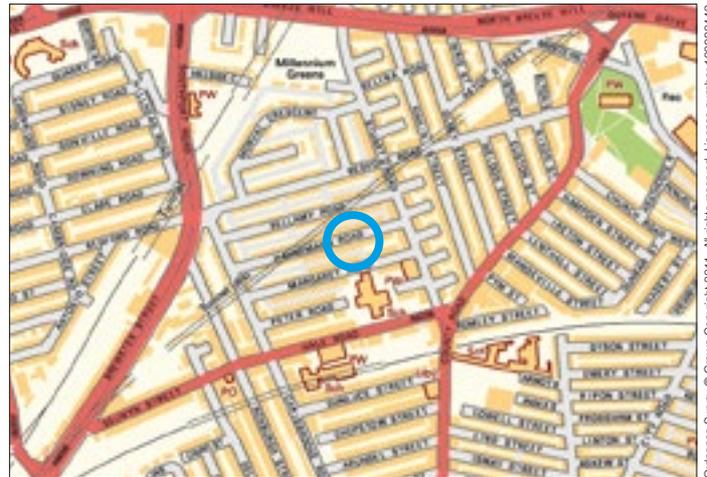
Situated Fronting Walton Road on the corner of Sandheys Close approximately 1 miles into Liverpool city centre and within walking distance to both Liverpool and Everton Football Clubs.

Ground Floor Large room via side double doors

First Floor/Second Floors Accommodation

Second Floor Accommodation

Outside Yard to rear

LOT
23**24 Hahnemann Road, Liverpool L4 3SA*****GUIDE PRICE £30,000–£35,000**

Not to scale. For identification purposes only

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

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

Situated Off Stuart Road which in turn is just off County Road in an established and popular residential location within easy reach of local amenities, Schooling and approximately 3 miles from Liverpool city centre.

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

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear.

LOT

24

17 Stoddart Road, Liverpool L4 6TR

*GUIDE PRICE £35,000-£40,000



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Not to scale. For identification purposes only

- **A two bedroomed mid terraced property. Double glazing. Central heating.**

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

Situated Off Walton Village in a popular residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool city centre.

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

First Floor Two Bedrooms.

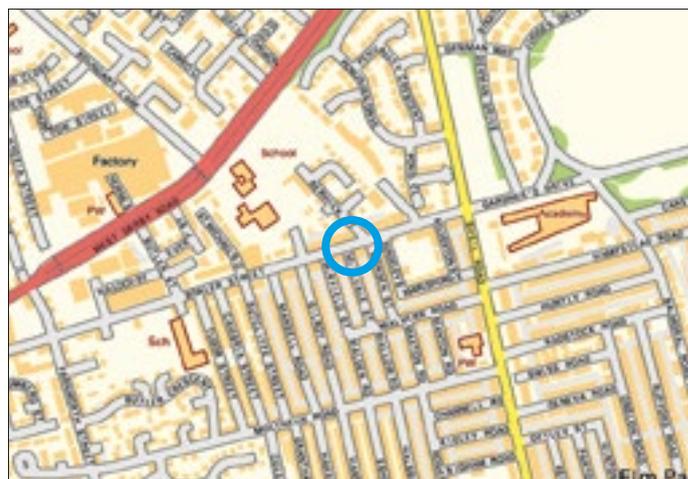
Outside Yard to the rear.

LOT

25

237 Boaler Street, Liverpool L6 9DH

*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

- **A two storey corner property comprising a ground floor retail unit together with two studio flats above.**

Description A two storey corner property comprising a ground floor retail unit together with two studio flats above. The property is in need of a full refurbishment and upgrade. The property would be suitable for a number of uses, to include a HMO Investment or conversion to flats, subject to any necessary planning consents.

Situated Fronting Boaler Street on the corner of Berwick Street in a popular and well established residential location within easy reach of local amenities, Newsham Park, Kensington amenities and approximately 3 miles from Liverpool city centre.

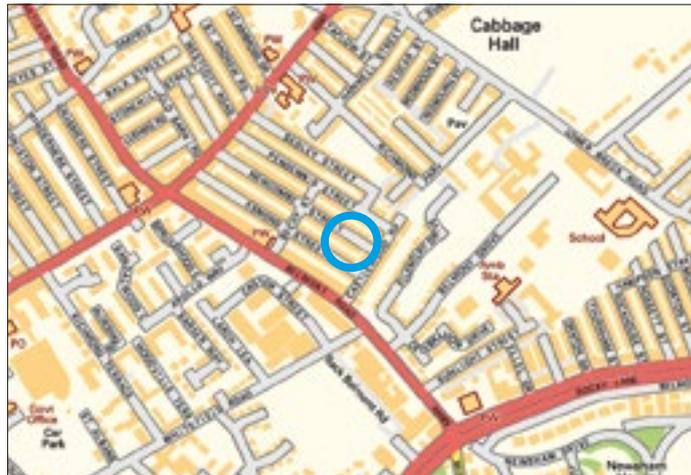
Ground Floor Shop Main Sales area, Rear room. Garage/1 Room.

First Floor

Flat 1 Open plan Lounge/Bedroom, Kitchen.

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

Outside Garage/1 Room, Yard to the rear.

LOT
26**85 Newcombe Street, Liverpool L6 5AN*****GUIDE PRICE £40,000–£45,000**

Not to scale. For identification purposes only

- **A three bedroomed mid terrace property currently let by way of an assured shorthold tenancy producing £5,340 per annum. Double glazing. Central heating.**

Description A three bedroomed mid terrace property currently let by way of an Assured Shorthold Tenancy producing £5340 per annum. The property benefits from double glazing and central heating.

Situated off Breck Road within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor Lounge, Through Diner, Kitchen

First Floor Bathroom/WC, three Bedrooms

Outside Yard to the rear

LOT
27**5 Blackburne Place, Liverpool L8 7PE*****GUIDE PRICE £400,000+**

Not to scale. For identification purposes only

- **A Grade II listed town house arranged as a six bedroom HMO currently producing £32,000 per annum**

Description An extended 7 week completion is available if required. A city centre residential investment currently producing £31,176 per annum with rental guarantors in place. The property comprises a Grade II listed town house arranged as a six bedroom HMO let to students from 1st July 2015 to 30th June 2016. Also let from 1st July 2016 to 30th June 2017 at £31,176 per annum with rental guarantors in place.

Situated Off Hope street within the fashionable Georgian Quarter of the city within easy reach of the city's universities, nightlife and retail core.

Basement Kitchen, Lounge, Shower Room/WC.

Ground Floor Two Bedrooms.

First Floor Two Bedrooms, Bathroom/WC.

Second Floor Two Bedrooms.

Outside Yard to the rear.

LOT
28**28 Exchange Street East, Liverpool L2 3PH*****GUIDE PRICE £375,000+**

- **A Grade II listed investment property currently producing £45,000.00 per annum with potential to increase to over £50,000 per annum.**

Description A Grade II listed Investment Property currently producing £45,000.00 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 two 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. Please note the rent for this unit is due to increase in June to a minimum of £1,350 pcm.

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.

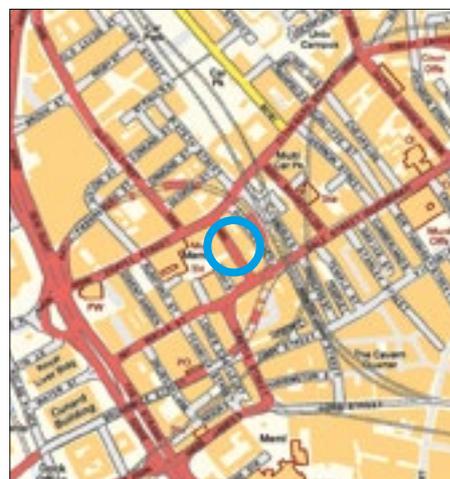
Flat 1 Hall, Open Plan Lounge/Kitchen, two Bedrooms, Shower Room/WC.

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

Note One of the offices on the lower ground floor will be let from 1st January 2016 for 6 month term with an income of £6,000 per annum. Please note we have received updated office copies for the two leasehold titles. You will see that charge in favour of Lancashire Mortgage Corporation Limited is now registered against both titles and



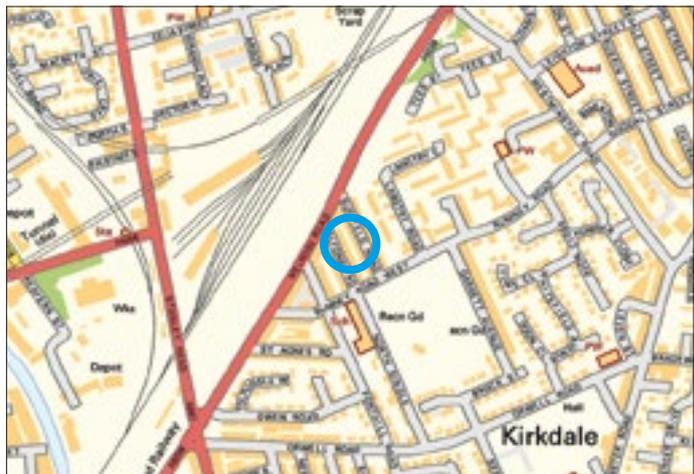
Not to scale. For identification purposes only

furthermore the commercial lease dated 9th January 1987 and registered against title number MS588920. We have received instructions from the seller that should this property successfully sell at auction that both himself and that Tenant will enter into a Deed of Surrender between exchange and completion. Therefore, the property will not be sold subject to this lease.

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LOT
29**35 Suffield Road, Liverpool L4 1UL**

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

- **A two bedroomed mid terraced property. Double glazing. Central heating. The property is currently let by producing £4,380 per annum.**

Description A two bedroomed mid terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £4,380 per annum.

Situated Off Melrose Road in a popular residential location approximately 2 miles from Liverpool city centre.

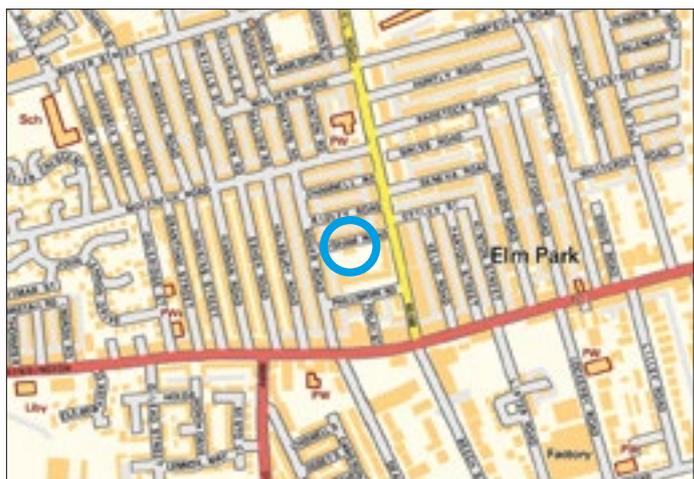
Ground Floor Two reception rooms, Kitchen

First Floor Two bedrooms and bathroom/WC

Outside Yard to the rear

LOT
30**17 Bigham Road, Liverpool L6 6DW**

*GUIDE PRICE £35,000–£40,000



Not to scale. For identification purposes only

- **Three bedroomed middle terraced property currently producing £3,180 per annum.**

Description A three bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £3,180 per annum.

Situated The property is situated off Sheil Road within close proximity to local amenities and Newsham Park approximately 3 miles from Liverpool city centre.

Ground Floor Hall, two Living rooms, Kitchen.

First Floor Three Bedrooms, Bathroom/WC

Outside Yard.

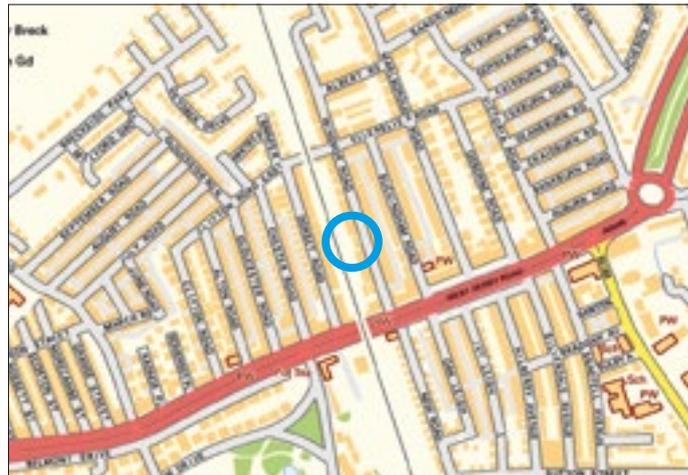
Note This property has not been internally inspected. All information supplied by the vendor.

LOT

31

31 Windsor Road, Tuebrook, Liverpool L13 8BA

*GUIDE PRICE £75,000+



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Not to scale. For identification purposes only

- A three storey six bedrooed middle terraced property which has been fully refurbished throughout and benefits from double glazing, central heating, two bathrooms, newly fitted kitchen and new carpeting throughout.

Description A three storey six bedrooed middle terraced property which has been fully refurbished throughout and benefits from double glazing, central heating, two bathrooms, newly fitted kitchen and new carpeting throughout. The property is in good order throughout and would be suitable for immediate occupation or HMO investment purposes.

Situated Off West Derby Road in the Tuebrook District within walking distance to local amenities, Newsham Park and approximately 2.5 miles from Liverpool city centre.

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

First Floor Four Bedrooms, Bathroom/WC.

Second Floor Two further bedrooms.

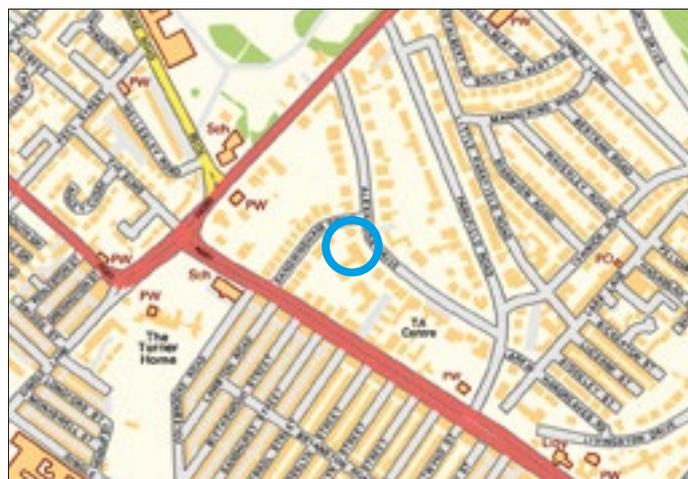
Outside Yard to the rear.

LOT

32

Flat 10, 16 Alexandra Drive, Liverpool L17 8TD

*GUIDE PRICE £60,000–£65,000



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Not to scale. For identification purposes only

- A one bedrooed first floor apartment. Double glazing, central heating, secure entry system and service lift.

Description A one bedrooed first floor apartment within a converted detached Victorian property. The property benefits from double glazing, central heating, secure entry system, service lift to all floors, secure gated access and communal gardens and parking. The property is in good order throughout, all furniture will be included and would be suitable for immediate occupation or investment purposes.

Situated Fronting Alexandra Drive in a popular and well

established residential location within close proximity to Aigburth

Road and Lark Lane amenities, Sefton Park, Schooling and approximately 3 miles from Liverpool city centre.

Ground Floor Main Entrance Vestibule and Hallway

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

Outside There is secure gated access to the building, communal gardens, and communal parking.

Note Leasehold for 140 years from 2014. Ground rent of £95.00 per year The service charge is £650.00–£750.00 for 6 months (subject to change, please check the legal pack for more information)

LOT
33**43 Pendennis Street, Liverpool L6 5AQ**

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

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- **A three bedroomed end of terrace property producing £4,980 per annum. Double glazing. Central heating.**

Description A three bedroomed end of terrace property currently let by way of an Assured Shorthold Tenancy producing £4,980 per annum. The property benefits from double glazing and central heating.

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

First Floor Bathroom/WC, three Bedrooms

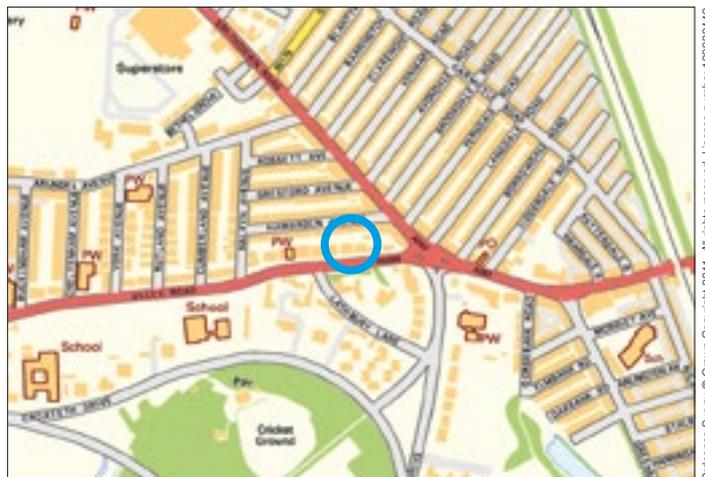
Outside Yard to the rear

Basement Cellar

Ground Floor Lounge, Through Diner, Kitchen

LOT
34**Flat 3, 11 Hawarden Avenue, Liverpool L17 2AJ**

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

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- **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.

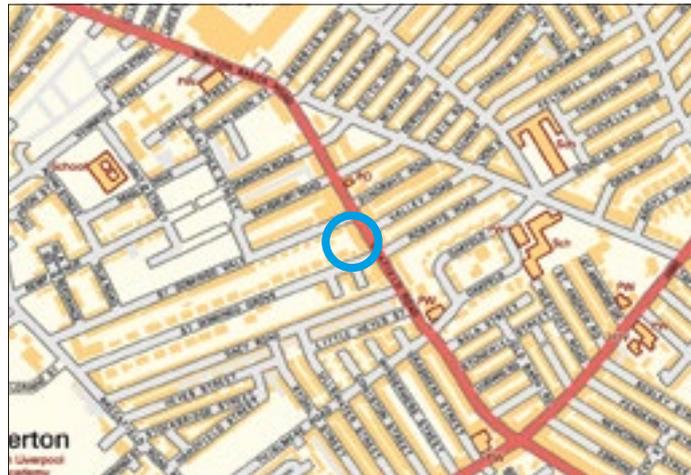
First Floor Flat 3 Open plan Lounge/Kitchen, two Bedrooms,

LOT

35

129 Oakfield Road, Walton, Liverpool L4 0UE

*GUIDE PRICE £25,000–£30,000



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Not to scale. For identification purposes only

- A three storey middle terraced property providing a ground floor retail unit together with a one bedroomed flat above.

Description A three storey middle terraced property providing a ground floor retail unit together with a one bedroomed flat above. The property is in need of a full upgrade and refurbishment scheme. The property would be suitable for a number of uses, subject to any relevant planning consents.

Situated Fronting Oakfield Road (A5089) within a main shopping parade approximately 2 miles from Liverpool city centre.

Outside Rear yard.

Note We have not carried out an internal inspection and all the information has been provided by the vendor.

Ground Floor Shop, Rear store, WC

First Floor Hall, Living room, Kitchen, Bedroom, Bathroom/ WC

LOT

36

7 Colwell Road, Liverpool L14 8XY

*GUIDE PRICE £45,000–£50,000



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Not to scale. For identification purposes only

- Vacant three bedroom end town house benefiting from front and rear gardens.

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

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

Outside Gardens to the front and rear. Driveway.

EPC Rating D

Ground Floor Lounge, Kitchen/ Diner, Bathroom

First Floor Three Bedrooms

LOT
37**32 Canning Street, Liverpool L8 7NP**
*GUIDE PRICE £550,000+**7 WEEK
COMPLETION**

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

Description A Freehold ten bed roomed 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.

Outside Rear Garden

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



Not to scale. For identification purposes only

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LOT

38

24 Lynwood Road, Liverpool L9 3AF

*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

- **Vacant semi detached five bedroomed property. Double glazing and central heating.**

Description A good sized five bedroomed three storey semi-detached property benefiting from double glazing, central heating, a new roof and off road parking. The property would be suitable for occupation, letting or possible HMO Investment purposes.

Situated Off Rice Lane (A59) in a popular and well established residential location within close proximity to Walton Vale amenities, Orrell Park and Rice Lane Railway stations, schooling and approximately 5 miles from Liverpool city centre.

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

First Floor Three Bedrooms, Bathroom/WC with Walk-in Shower.

Second Floor Two Further Bedrooms.

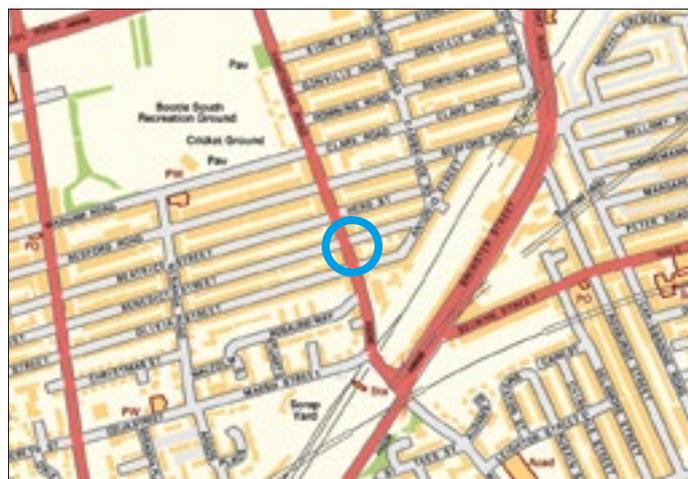
Outside Garden to the rear. Driveway

LOT

39

24 Hawthorne Road, Bootle, Merseyside L20 2DN

*GUIDE PRICE £65,000-£70,000



Not to scale. For identification purposes only

- **A two storey corner property converted to provide three one-bedroomed flats. Producing £8,730 per annum**

Description A two storey corner property converted to provide three one-bedroomed flats benefiting from central heating and partial double glazing. Two of the flats are currently let by way of Assured Shorthold Tenancies producing £8,730 per annum. The potential when fully let being in excess of £12,460 per annum.

Situated Fronting Hawthorne Road on the corner of Ursula Street on a busy main road position in an established location approximately 3 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway

Flat 1 Lounge, Kitchen, Bedroom, Bathroom/WC

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

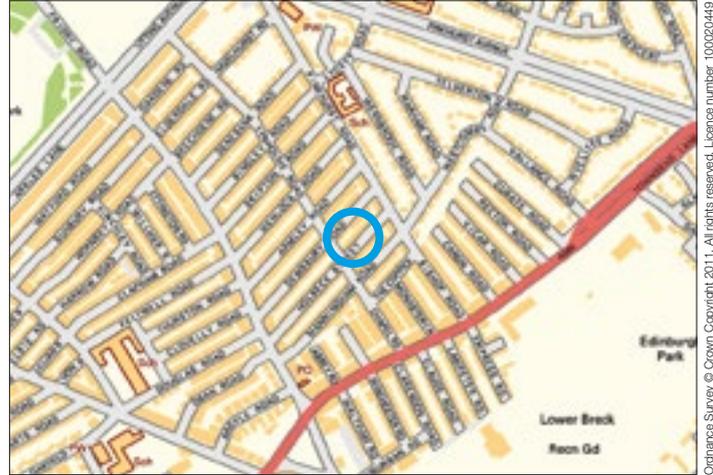
Flat 3 Entrance

Second Floor Lounge, Kitchen, Bedroom, Bathroom/WC

Outside Yard.

LOT
40**88 Dewsbury Road, Liverpool L4 2XF**

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

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- **Investment property producing £4800.00. 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 £4800 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.

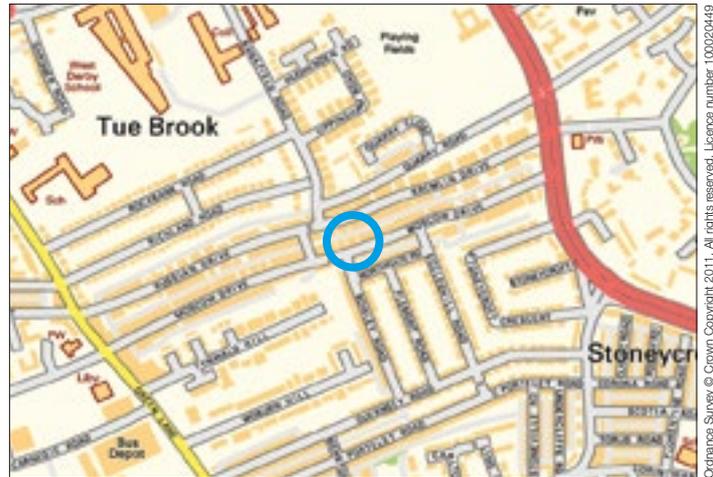
Outside Yard to the rear.

Ground Floor Through Lounge, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

LOT
41**16 Kremlin Drive, Liverpool L13 7BX**

*GUIDE PRICE £135,000+



Not to scale. For identification purposes only

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- **A three storey end terraced property providing five flats. Double glazing and central heating.**

Description A three storey double fronted end terraced property providing five flats (four one-bedroomed and one two bedroom) The property benefits from double glazing and central heating. Fully let producing £23,300 per annum.

Situated Off Queens Drive in a popular and well established residential location within close proximity to local amenities

and approximately 4 miles from Liverpool city centre.

Ground Floor Main entrance hallway.

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

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

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

Flat 4 (vacant) Lounge, Kitchen, Bedroom, Shower room/WC

Flat 5 Duplex Lounge, Kitchen, Bedroom, Shower room/WC

Second Floor One further Bedroom.

Outside Yard.

LOT

42

ON BEHALF OF A HOUSING ASSOCIATION

5 Colwell Road, Liverpool L14 8XY

*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- **Three bedroom mid town house benefiting from front and rear gardens and driveway**

Description A three bedroomed mid-town house benefiting from front and rear gardens, off road parking, double glazing and central heating. Following modernisation this property would be suitable for occupation, resale or investment purposes

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

Ground Floor Lounge, kitchen/diner and bathroom/WC

First Floor Three bedrooms

Outside Gardens to the front and

rear of the property and off road parking

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

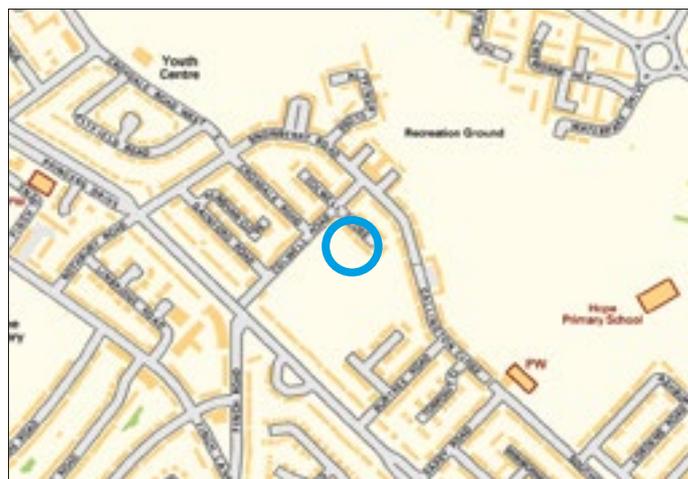
LOT

43

ON BEHALF OF A HOUSING ASSOCIATION

52 Colwell Close, Liverpool L14 8YF

*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

- **Two bedroom end town house benefiting from front and rear gardens and driveway**

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

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

Ground Floor Lounge, kitchen/diner and wet room/WC

First Floor Two Bedrooms

Outside Gardens to the front and rear of the property and driveway

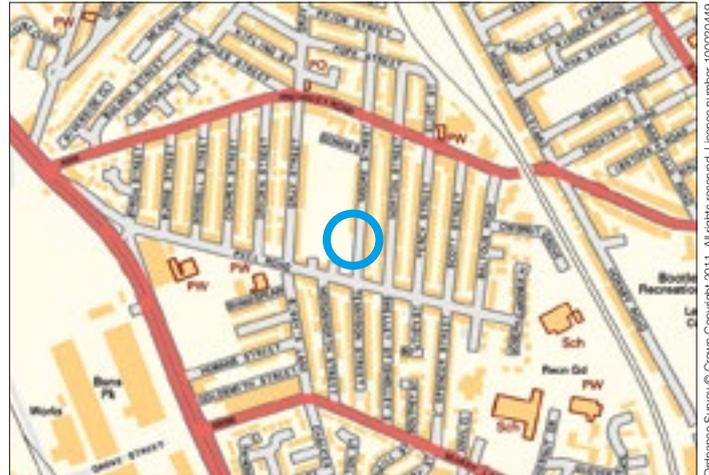
Note The properties will be marketed subject to HCA and local authority consent prior to completion.

LOT
44

ON BEHALF OF A HOUSING ASSOCIATION

29 Moore Street, Bootle, Merseyside L20 4SE

***GUIDE PRICE £25,000–£30,000**



Not to scale. For identification purposes only

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- **Two bed mid terrace. Central heating and double glazing.**

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

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

Outside Yard.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

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

First Floor Two Bedrooms, Bathroom/WC

LOT
45

456 Stanley Road, Bootle, Merseyside L20 5AF

***GUIDE PRICE £125,000+**



Not to scale. For identification purposes only

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- **A substantial double fronted corner property providing five one-bed flats fully let producing £16,200 per annum.**

Description A double fronted three storey end terraced property converted to provide five one-bedroomed self-contained flats. The property is fully let by way of Assured Shorthold Tenancies producing £16,200 per annum. The property benefits from double glazing and central heating.

and approximately 5 miles from Liverpool city centre.

Flat 2 Open plan Lounge/ Kitchen, Bedroom, Shower room/WC
Flat 3 Open plan Lounge/Kitchen, Bedroom, Shower room/WC

Second Floor
Flat 4 Open plan Lounge/ Kitchen, Bedroom, Shower room/WC

Situated Fronting Stanley Road overlooking North Park in a popular and well established residential location within close proximity to local amenities

Ground Floor Front entrance Main entrance hallway
Flat 1 Open plan Lounge/Kitchen, Bedroom, Shower room/WC
Flat 1A Open plan Lounge/ Kitchen, Bedroom, Shower room/WC

First Floor Side entrance

Outside Yard.

LOT

46

ON BEHALF OF A HOUSING ASSOCIATION

18 Pope Street, Bootle, Merseyside L20 4PH

*GUIDE PRICE £30,000-£35,000



Not to scale. For identification purposes only

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- A two bedroomed middle terraced property benefiting from double glazing

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

Situated Off Knowlsey Road in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

Outside Yard.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

Ground Floor Hall, Lounge, Dining room, Kitchen.

First Floor Two Bedrooms, Walk in shower room/WC

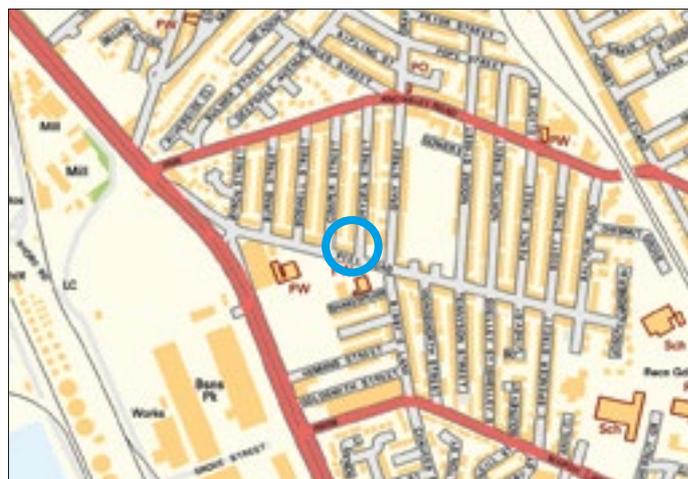
LOT

47

ON BEHALF OF A HOUSING ASSOCIATION

5 Dryden Street, Bootle, Merseyside L20 4RT

*GUIDE PRICE £35,000-£40,000



Not to scale. For identification purposes only

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- 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 modernisation.

Situated Off Knowlsey Road in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

Outside Yard.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

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

First Floor Three Bedrooms, Bathroom/WC

LOT
48

ON BEHALF OF A HOUSING ASSOCIATION

11 Shelley Street, Bootle, Merseyside L20 4LG***GUIDE PRICE £30,000–£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. The property is in need of repair and modernisation.



Not to scale. For identification purposes only

Situated Off Peel Road in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

Outside Yard.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

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

First Floor Three Bedrooms.

LOT
49**118 Chirkdale Street, Liverpool L4 3SQ*****GUIDE PRICE £40,000+**

- **Two bedroomed mid terraced property let by way of an assured shorthold tenancy producing £5,500 per annum.**

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 producing £5,500 per annum.



Not to scale. For identification purposes only

Situated Off Leighton Street which is off Westminster Road in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Outside Yard.

Ground Floor Hall, Living room, Bathroom/WC

First Floor Two Bedrooms.

LOT
50

ON BEHALF OF A HOUSING ASSOCIATION

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

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Not to scale. For identification purposes only

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

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

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

Outside Yard.

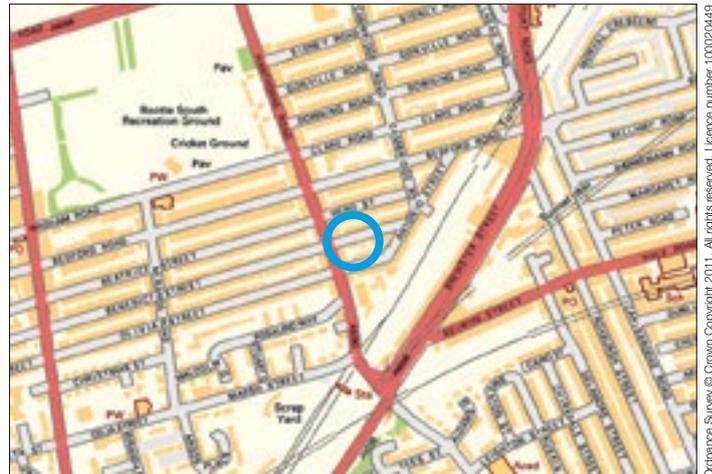
Note The properties will be marketed subject to HCA and local authority consent prior to completion.

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

First Floor Three Bedrooms, Bathroom/WC

LOT
51

ON BEHALF OF A HOUSING ASSOCIATION

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

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Not to scale. For identification purposes only

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

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

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

Outside Yard.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

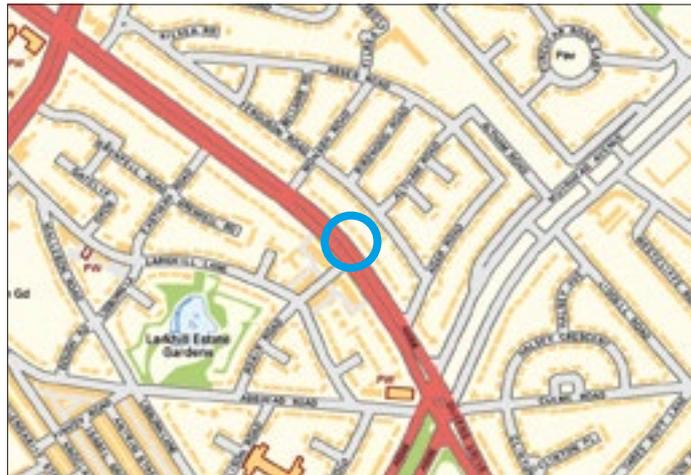
Ground Floor Hall, Through Lounge/Dining room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC

LOT
52

99 Queens Drive, West Derby, Liverpool L13 0AB

***GUIDE PRICE £70,000+**



Not to scale. For identification purposes only

- **Three bedroomed semi detached proeprty let by way of an assured shorthold tenancy producing £6,599 per annum.**

Description A three bedroomed semi-detached property benefiting from double glazing and central heating, gardens to the front and rear and a shared driveway. The property is currently let by way of an Assured Shorthold Tenancy producing £6,599 per annum.

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

Outside Gardens front and rear, Driveway.

Ground Floor Hall, Lounge, Kitchen.

First Floor Three Bedrooms., Bathroom/WC.

LOT
53

ON BEHALF OF A HOUSING ASSOCIATION

12 Croxteth Avenue, Liverpool L21 6NB

***GUIDE PRICE £45,000+**



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 modernisation.

Situated Off Palmerston Drive off Linacre Road in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

First Floor Three Bedrooms, Shower room/WC

Outside Yard.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

Ground Floor Hall, Lounge, Dining room, Kitchen.

LOT

54

8 Primrose Court, Liverpool L36 8DH

*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

- **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

55

ON BEHALF OF A HOUSING ASSOCIATION

58 Croxteth Avenue, Liverpool L21 6NB

*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

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

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

Situated The property is situated off Palmerston Drive off Linacre Road close to local amenities, approximately 4 miles from Liverpool city centre

Outside Yard.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

Ground Floor Hall, Lounge, Dining room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC

LOT
56

ON BEHALF OF A HOUSING ASSOCIATION

41 Lily Road, Liverpool L21 6NX***GUIDE PRICE £30,000–£35,000**

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

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



Not to scale. For identification purposes only

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

Outside Yard.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

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

First Floor Three Bedrooms, Bathroom/WC

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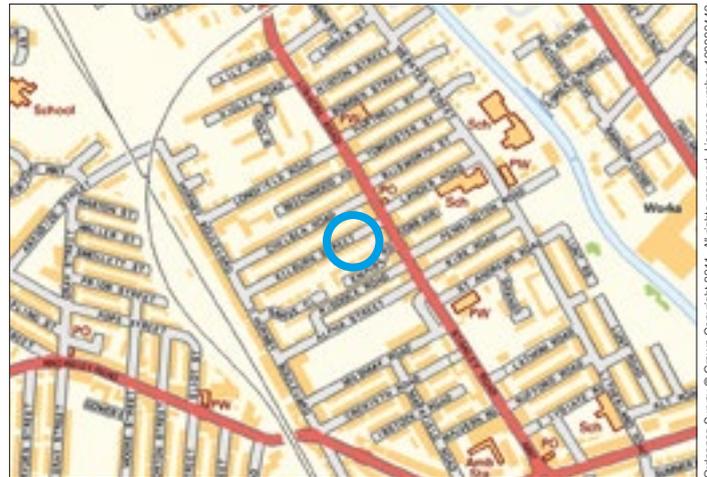
LOT
57

ON BEHALF OF A HOUSING ASSOCIATION

10 Kilburn Street, Liverpool L21 8HW***GUIDE PRICE £30,000–£35,000**

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

Description A two 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 Linacre Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool city centre.

Outside Yard.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

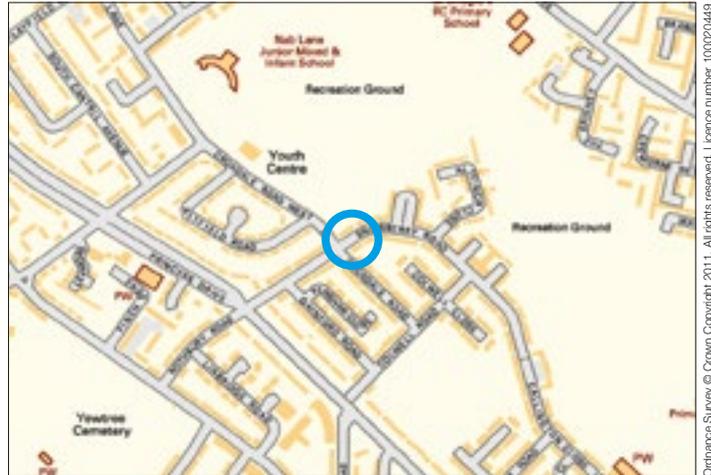
Ground Floor Hall, Lounge, Dining room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

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LOT
58

ON BEHALF OF A HOUSING ASSOCIATION

47 Snowberry Road, Liverpool L14 8XN***GUIDE PRICE £40,000-£45,000**

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Not to scale. For identification purposes only

- **Three bedroomed end town house. Double glazing and central heating. Front and rear gardens with driveway.**

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

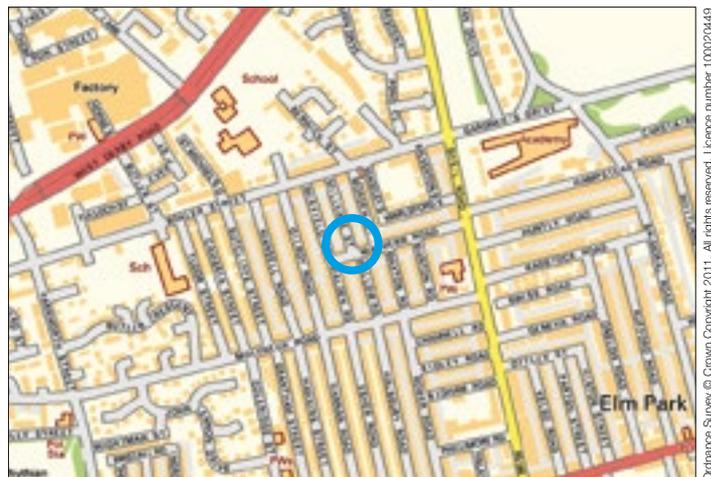
Situated Off Princess Drive within close proximity to local amenities, schooling and approximately 4 miles away from Liverpool city centre.

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

First Floor Three Bedrooms.

Outside Front and Rear Gardens, Driveway.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

LOT
59**37 Millvale Street, Liverpool L6 6BB*****GUIDE PRICE £45,000+**

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Not to scale. For identification purposes only

- **A two bedroomed middle terraced property. Double glazing. Central heating. The property has been recently refurbished and is currently let by way of an assured shorthold tenancy producing £5,280 per annum.**

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. The property has been recently refurbished and is currently let by way of an Assured Shorthold Tenancy producing £5,280 per annum.

Situated Off Molyneux Road which in turn is off Sheil Road in a popular residential location within close proximity to Kensington amenities and approximately 3 miles from Liverpool city centre.

Ground Floor Lounge, Kitchen, Bathroom/WC.

First Floor Two Bedrooms.

Outside Yard to the rear.

EPC Rating D

LOT
60**24 Taunton Street, Liverpool L15 4ND**

*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

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- **Vacant four bedroomed end of terraced property. Double glazing and central heating.**

Description A vacant four bedroomed end of terraced property which is fully HMO compliant and suitable for investment purposes. The property benefits from double glazing, newly fitted kitchen and central heating. The potential rental income when fully let being in excess of £19,000 per annum.

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

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

First Floor Four Bedrooms, Bathroom/WC

Outside Yard to the rear.

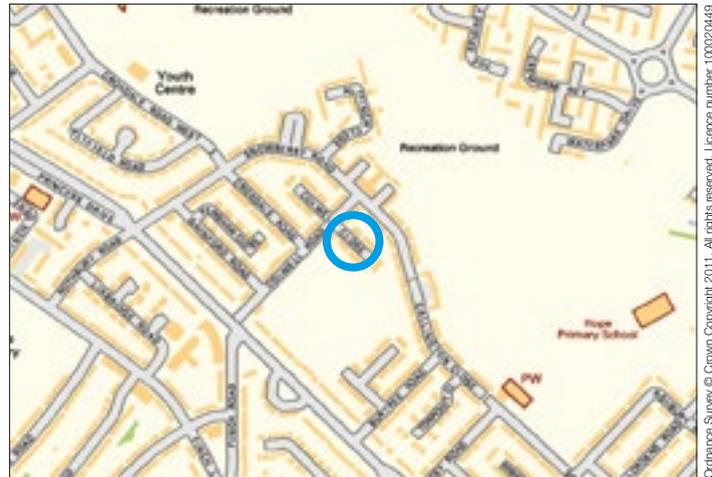
EPC Rating E

LOT
61

ON BEHALF OF A HOUSING ASSOCIATION

20 Colwell Close, Liverpool L14 8YF

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

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- **Two bedroomed mid town house. Double glazing and central heating. Front and rear gardens with driveway.**

Description A vacant two bedroomed mid-town house benefiting from double glazing, central heating, front and rear gardens and a driveway. Following modernisation the property would be suitable for occupation, resale or investment purposes.

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

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

First Floor Two Bedrooms.

Outside Front and Rear Gardens, Driveway.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

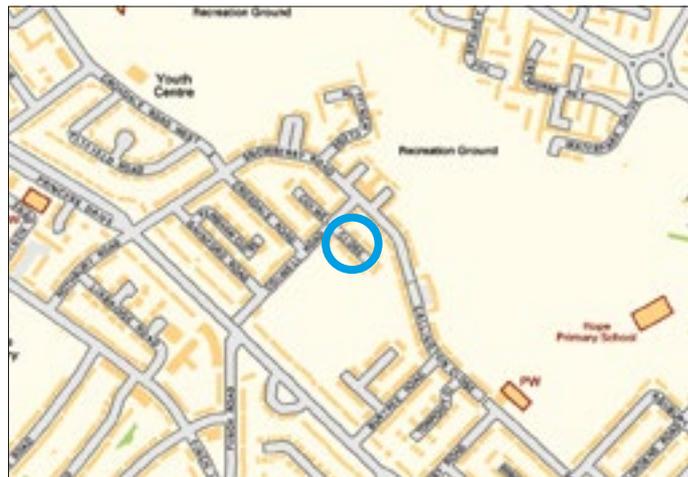
LOT

62

ON BEHALF OF A HOUSING ASSOCIATION

2 Colwell Close, Liverpool L14 8YF

*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

- **Two bedroomed end town house. Double glazing. Front and rear gardens with driveway.**

Description A vacant two bedroomed end town house benefiting from double glazing, front and rear gardens and a driveway. Following refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes.

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

Outside Front and Rear Gardens.

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

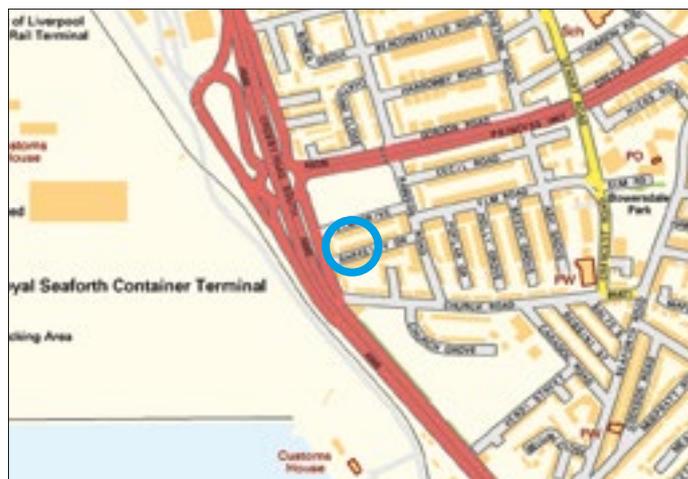
First Floor Two Bedrooms.

LOT

63

12 Elm Drive, Seaforth, Liverpool L21 4NA

*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

- **Four bedroomed mid terrace let by way of an assured shorthold tenancy producing £7,200 per annum.**

Description A four bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £7,200 per annum.

Situated Off Crosby Road South in a popular and well established residential location approximately 5 miles from Liverpool city centre.

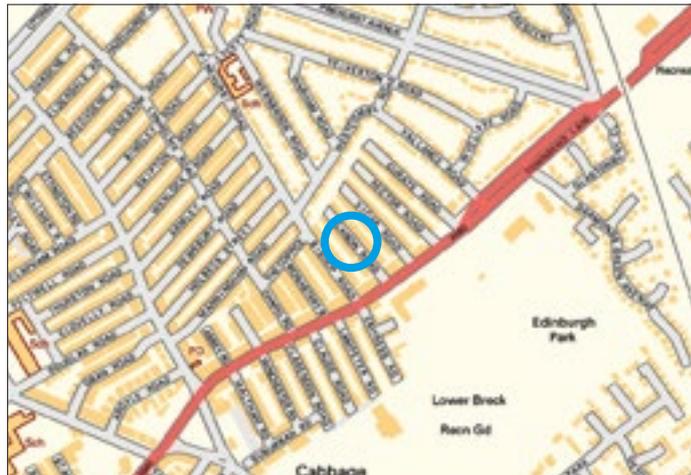
Outside Yard.

Ground Floor Hall, Front Living room, Rear Living room, Kitchen, Shower room/WC

First Floor Four Bedrooms, Bathroom/WC

LOT
64**32 Canon Road, Liverpool L6 0BN**

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **A vacant three bedroomed middle terrace property benefiting from central heating.**

Description A vacant three bedroomed middle terrace property benefiting from central heating. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £5400.00 per annum.

Situated Off Townsend Lane in a popular and well established residential location within easy reach of local amenities, schooling and approximately 2 miles from Liverpool city centre.

Outside Yard.

Ground Floor Hall, Through Living Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

LOT
65

ON BEHALF OF A HOUSING ASSOCIATION

34 Altfield Road, Liverpool L14 8YD

*GUIDE PRICE £40,000-£45,000



Not to scale. For identification purposes only

- **Three bedroomed end town house. Double glazing and central heating. Front and rear gardens with driveway.**

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

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

Outside Front and Rear Gardens, Driveway.

Ground Floor Lounge, Kitchen/ Diner

First Floor Three Bedrooms, Bathroom/WC.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

LOT
66

ON BEHALF OF A HOUSING ASSOCIATION

35 Altfield Road, Liverpool L14 8YB***GUIDE PRICE £40,000+**

Not to scale. For identification purposes only

- **Three bedrooed semi-detached in a cul-de-sac. Double glazing and central heating. Front and rear gardens.**

Description A vacant three bedrooed semi-detached property in a cul-de-sac benefiting from double glazing, central heating and front and rear gardens. Following refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes.

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

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

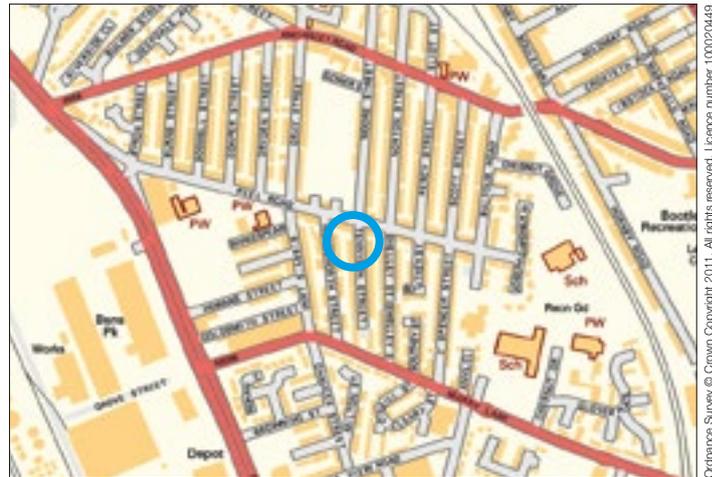
First Floor Three Bedrooms, Bathroom/WC.

Outside Front and Rear Gardens.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

LOT
67

ON BEHALF OF A HOUSING ASSOCIATION

Flat 2-6 69 Tennyson Street/Flat 1 124 Peel Road, Bootle L20 4LB***GUIDE PRICE £80,000+**

Not to scale. For identification purposes only

- **A three storey corner property comprising six flats, five two bedrooed and one one-bedrooed.**

Description A three storey corner property comprising six flats, five two bedrooed and one one-bedrooed. Some of the flats benefits from central heating. Following repair and modernisation the property would be suitable for investment purposes.

Situated On the corner of Peel Road and Tennyson Street approximately 3 miles from Liverpool city centre.

69 Tennyson Street entrance

Ground Floor Main entrance hallway. **Flat 2**

Lounge, Kitchen, two Bedrooms, Shower room/WC. Access to rear yard.

Flat 1 accessed via 124 Peel Road. Lounge, Kitchen, two Bedrooms, Bathroom/WC

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

Flat 4 Hall, Lounge, Kitchen, Bathroom/WC, two Bedrooms.

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

Flat 6 Hall, Lounge, Kitchen, Bathroom/WC, two Bedrooms.

Outside Rear yard.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

LOT
68

ON BEHALF OF A HOUSING ASSOCIATION

22 St. Andrew Road, Liverpool L4 2RJ***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. The property is in need of modernisation.



Not to scale. For identification purposes only

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.

Outside Yard.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

Ground Floor Vestibule, Hall, Lounge, Through Dining room, Kitchen, Bathroom/WC

First Floor Three Bedrooms.

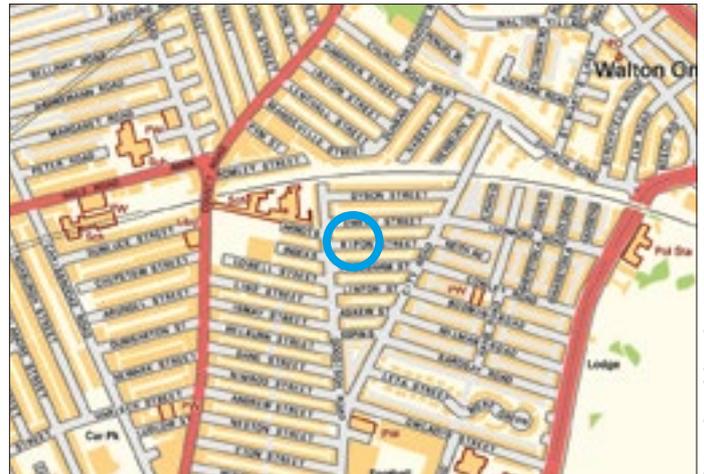
LOT
69

ON BEHALF OF A HOUSING ASSOCIATION

20 Emery Street, Liverpool L4 5UZ***GUIDE PRICE £30,000–£35,000**

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

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



Not to scale. For identification purposes only

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

Outside Rear yard.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

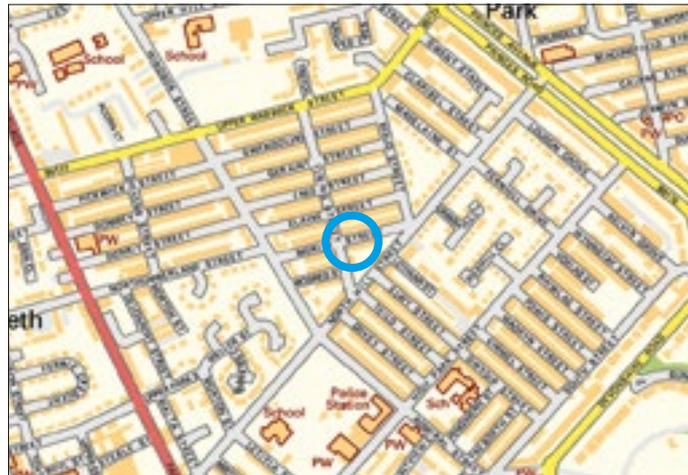
Ground Floor Lounge, Kitchen, Cloakroom, Rear room.

First Floor Bedroom, Cloakroom/Cupboard, Bathroom/WC

LOT
70

39 Merlin Street, Liverpool L8 8HZ

*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

- **Two bedroom middle terrace property let producing £5,415.00 per annum. Double glazed & central heated.**

Description A two bedroom middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £5,415.00 per annum. The property benefits from double glazing and central heating.

Situated Just off North Hill Street which is off Park Road (A561) in a popular and well established residential location within close proximity to local amenities.

Outside Rear Yard.

EPC Rating D

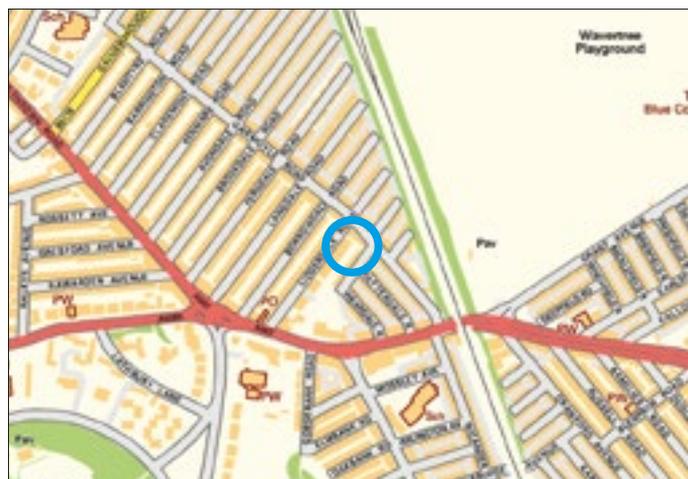
Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

LOT
71

106 Garmoyle Road, Liverpool L15 5AD

*GUIDE PRICE £150,000+



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Not to scale. For identification purposes only

- **A substantial three storey seven bed roomed middle terraced property which is fully let until June 2017 and is fully HMO compliant. Double glazing. Central heating**

Description An Investment Property currently producing in excess of £25,000 per annum. The property comprises a substantial three storey seven bed roomed middle terraced property which is fully let until June 2017 and is fully HMO Compliant. The property benefits from double glazing and central heating.

Situated Fronting Garmoyle Road at its junction with Borrowdale Road in a very popular and well established residential location within easy access to Smithdown and Allerton Road amenities, schooling and approximately 2.5 miles from Liverpool city centre.

Kitchen, Utility Room, Shower/WC

First Floor Shower/WC, four Rooms

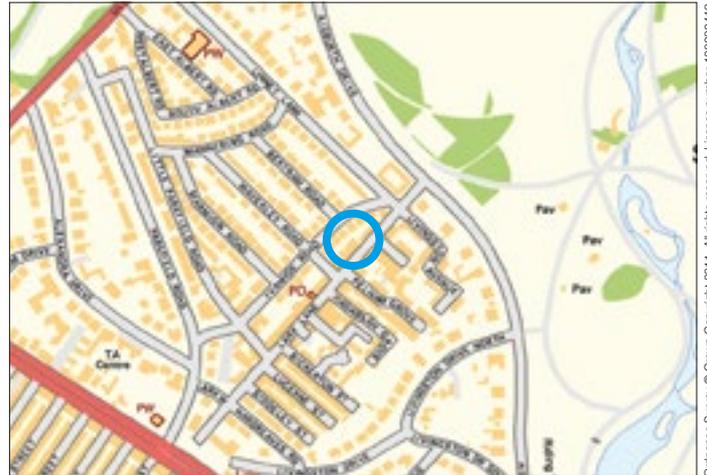
Second Floor Two Rooms

Outside Yard to the rear.

Ground Floor Hall, Communal Lounge, one Letting Room,

LOT
72**5 Ivanhoe Road, Aigburth, Liverpool L17 8XE**

*GUIDE PRICE £325,000+



Not to scale. For identification purposes only

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- **Three storey double fronted semi-detached property converted to provide five self-contained flats producing £23,982 per annum**

Description A three storey double fronted semi-detached property which has been converted to provide five self-contained flats (four one-bed and one three-bed). The property is currently fully let producing £23,982.00 per annum. The property benefits from central heating, gardens and secure intercom system. Flat B is subject to a Regulated Tenancy.

Situated Between Parkfield Road and Lark Lane in a popular

and well established residential location within walking distance to Lark Lane amenities and Sefton Park.

Ground Floor Main Entrance Hallway,
Flat A (accessed via side entrance) Hall, Lounge, Kitchen, Bedroom, Bathroom.
Flat B Hall, Lounge, Kitchen, Bedroom, Bathroom.

First Floor Flat C Hall, Lounge, Kitchen, Bedroom, Bathroom.
Flat D Hall, Lounge, Kitchen, Bedroom, Bathroom.

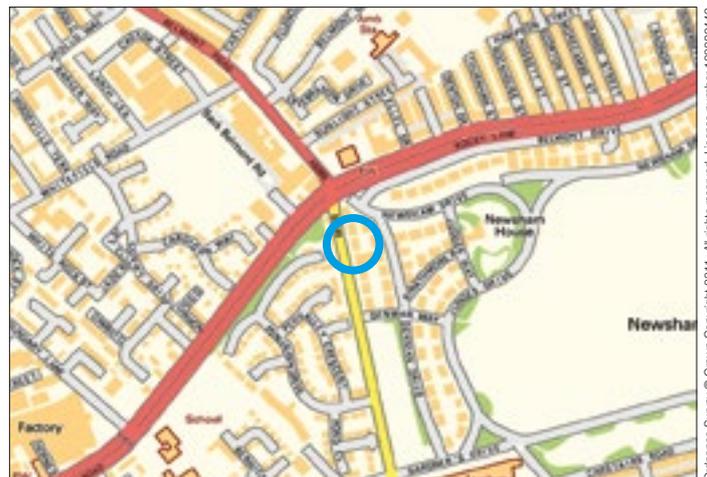
Second Floor Flat E Hall, Lounge, Kitchen, Bathroom, 3 Bedrooms.

Outside Front & Rear Gardens.

EPC Rating E

LOT
73**128 Sheil Road, Liverpool L6 7UA**

*GUIDE PRICE £100,000–£120,000



Not to scale. For identification purposes only

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- **3 storey double fronted semi-detached property providing 4 self-contained flats. Producing £9,000 pa.**

Description A three storey double fronted semi-detached property converted to provide 4 self-contained flats (2 one-bedroom and 2 two-bedroom). Two of the flats are currently let by way of ASTs producing £9,000.00pa. The property benefits from double glazing and central heating. The two ground floor vacant flats are in need of full refurbishment. Potential rental income is in excess of £18,000pa.

Situated Fronting Sheil Road at its junction with West Derby Road (A5049) in a popular and well established residential

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

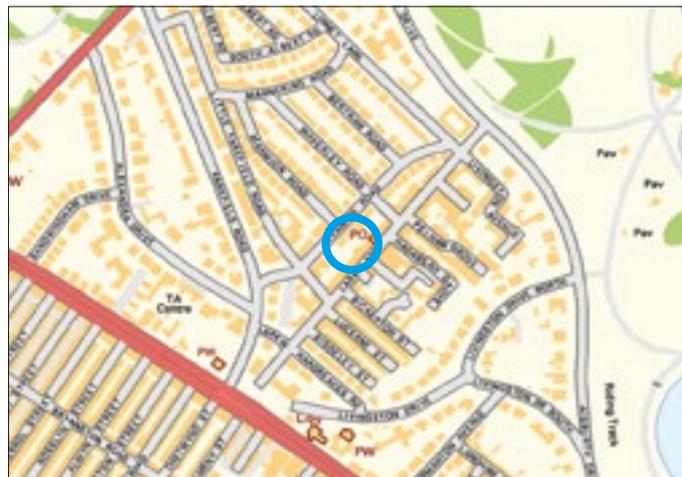
Ground Floor Main Entrance Hallway. **Flat A** Living Room, Kitchen, Bedroom, Bathroom/WC. **Flat B** Open Plan Living Room/Kitchen, Bedroom, Bathroom/WC.

First Floor Half Landing, two Store Rooms **Flat C** Lounge, Kitchen, Utility Room, two Double Bedrooms, Bathroom/WC.

Second Floor Flat D Lounge, Kitchen/Diner, two Bedrooms, Bathroom/WC.

Outside Front & Rear Gardens.

EPC Rating E

LOT
74**21 Ivanhoe Road, Aigburth, Liverpool L17 8XE*****GUIDE PRICE £325,000+**

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Not to scale. For identification purposes only

- **A three storey double fronted semi-detached property which has been converted to provide five self-contained flats producing £27,180 per annum**

Description A three storey double fronted semi-detached property which has been converted to provide five self-contained flats (four one-bedroom and one two-bedroom) which are all currently let producing £27,180.00 per annum. The property benefits from central heating and gardens.

Situated Between Parkfield Road and Lark Lane in a popular and well established residential location within walking distance

to Lark Lane amenities and Sefton Park.

Ground Floor Main Entrance Hallway.

Flat 1 Open Plan Lounge/ Kitchen, Bedroom, Bathroom/WC.

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/ Diner, Kitchen, Bedroom, Bathroom/WC.

Outside Front & Rear Gardens.

EPC Rating D

LOT
75**13 Mannering Road, Liverpool L17 8TP*****GUIDE PRICE £215,000+**

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Not to scale. For identification purposes only

- **A semi-detached property which has been converted to provide two self-contained flats. Benefits from central heating. Total annual rental income £14,640.00pa.**

Description A semi-detached property which has been converted to provide two self-contained flats (one two-bedroom and one three-bedroom) which are both currently let by way of Assured Shorthold Tenancies producing £13,200.00 per annum. The property benefits from central heating. There are also three garages included in the sale which are known as 1, 2 and 3 Marmion Road which are also let producing £1,440.00 per annum. Total annual rental income £14,640.00 per annum.

Situated Off Linnet Lane which is off Ullet Road (A5089) in a popular and well established residential location within close proximity to Lark Lane amenities and Sefton Park.

Ground Floor Main Entrance Hallway

Flat A Lounge/Diner, Kitchen, two Bedrooms, Bathroom/WC.

First Floor Flat B Lounge/ Diner, Kitchen, three Bedrooms, Bathroom/WC.

Outside Gardens.

EPC Rating D

LOT
76**76 Blythwood Street, Liverpool L17 7DG**

*GUIDE PRICE £100,000+



- **Three bedroomed middle terrace property let producing £7,200.00 per annum. Benefits from double glazing & central heating.**

Description A three bedroomed middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £7,200.00 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

Situated Off Aigburth Road (A561) in a popular and well established residential location within close proximity to local amenities, Lark Lane, Sefton Park and approximately 3 miles from Liverpool city centre.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

Outside Rear Yard.

EPC Rating C

LOT
77**19 Waverley Road, Sefton Park, Liverpool L17 8TZ**

*GUIDE PRICE £225,000+



- **A double fronted three storey plus basement semi-detached property which has been converted to provide three self-contained flats. Benefits from central heating**

Description A double fronted three storey plus basement semi-detached property which has been converted to provide three self-contained flats (one three-bedroom and two two-bedroom) two of which are currently let by way of Assured Shorthold Tenancies producing £13,200 per annum. The property benefits from central heating and gardens.



Not to scale. For identification purposes only

Situated Off Lark Lane in a very popular and well established location within walking distance to Lark Lane amenities, Sefton Park and approximately 3 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway. Known as 19 Waverley Road Lounge, Kitchen, three Bedrooms, Bathroom/WC.

First Floor Flat A Lounge, Kitchen, three Bedrooms, Bathroom/WC.

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

Outside Gardens.

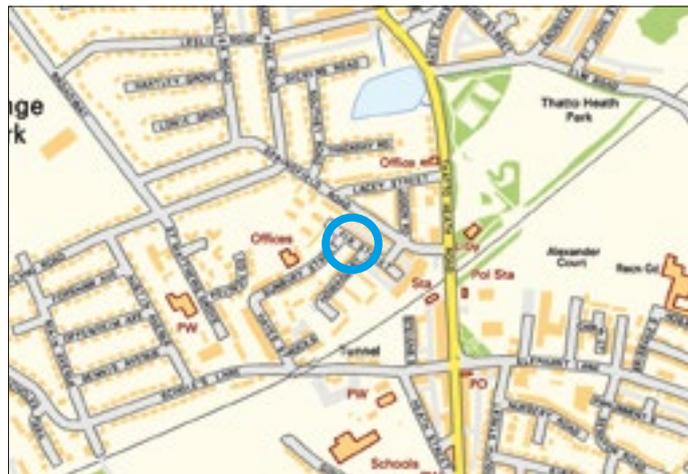
EPC Rating D

LOT
78

ON BEHALF OF A HOUSING ASSOCIATION

42 Fir Street, St. Helens, Merseyside WA10 3RA

*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

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

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

Situated Off Thatto Heath Road in a popular residential location within close proximity to local amenities and approximately 2 miles from St. Helens town centre.

Outside Yard.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

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

First Floor Two Bedrooms.

LOT
79

ON BEHALF OF A HOUSING ASSOCIATION

58 Pigot Street, St. Helens, Merseyside WA10 2EU

*GUIDE PRICE £30,000-£35,000



Not to scale. For identification purposes only

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

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

Situated Off Boundary Road in a popular residential location approximately 1 mile from St. Helens town centre.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

Ground Floor Lounge, Kitchen, Bathroom/WC

First Floor Two Bedrooms.

Outside Yard.

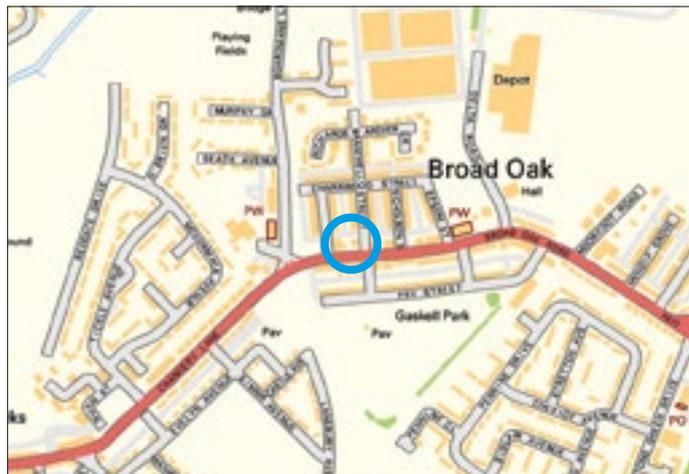
LOT
80

ON BEHALF OF A HOUSING ASSOCIATION

1 Bramwell Street, St. Helens, Merseyside WA9 2DP***GUIDE PRICE £35,000+**

- **A two bedroom end terraced property benefiting from double glazing and central heating.**

Description A two bedroom end terraced property benefiting from double glazing and central heating. The property is in need of modernisation.



Not to scale. For identification purposes only

Situated Off Broad Oak Road in a popular residential location approximately 2 miles from St. Helens town centre.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

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

First Floor Two Bedrooms.

Outside Yard.

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LOT
81**16 Runnells Lane, Thornton, Liverpool L23 1TR*****GUIDE PRICE £80,000+**

- **Vacant two bedroom semi detached house in need of renovation**

Description A two bedroomed semi-detached property in need of renovation and sat on a larger than average plot. The property benefits from UPVC single glazed windows and gardens to the front, side and rear. The property would be suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

Situated In a popular location on Runnells Lane close to the junction with Lydiate Lane in the district of Thornton approximately two miles east of Crosby.

First Floor Two Bedrooms, Bathroom/WC

Outside Front and large rear garden.

Ground Floor Entrance Hall, Lounge with windows to the front and rear, Kitchen, Rear Vestibule and Store

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LOT

82-6

Plots 16-20, Land at Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU

*GUIDE PRICE NIL RESERVE



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Not to scale. For identification purposes only

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

Description A plot of freehold land on the edge of a residential housing development. Plots 16, 17, 18, 19 & 20 will be offered as five separate lots.

Lot 82 Plot 16

Lot 83 Plot 17

Lot 84 Plot 18

Lot 85 Plot 19

Lot 86 Plot 20

LOT

87

29 Catharine Street, Liverpool L8 7NE

*GUIDE PRICE £300,000+



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Not to scale. For identification purposes only

- Grade II listed town house arranged as four one-bedroomed flats fully let until June 2016

Description An extended 7 week completion is available if required. A city centre residential investment property currently producing £22,116 per annum. The property comprises a Grade II listed town house arranged as four one-bedroomed flats fully let until June 2016. In addition 2 flats are let from 1st July 2016 to 30th June 2017 at an income £11,340 per annum.

Situated Fronting Catharine Street within the fashionable Georgian Quarter of the city within easy reach of the city's universities, nightlife and retail core.

Ground Floor One-bedroomed studio flat.

First Floor One-bedroomed studio flat.

Second Floor One-bedroomed studio flat.

Attic One-bedroomed studio flat.

Outside Yard to the rear.

LOT
88**90 Victoria Road, Wallasey, Merseyside CH45 2JF*****GUIDE PRICE £175,000+**

- **Three storey end of terrace property benefiting from central heating and double glazing. Currently let producing a total income of £19,080 per annum**

Description A mixed use Investment Property currently producing in excess of £19,080. A three storey corner property providing a ground floor retail unit currently trading as a Hairdressers by way of a three year Lease with 18 months remaining. To the ground, first and second floors there are three one-bed self contained flats all let by way of Assured Shorthold Tenancies. The property is in good condition and benefits from central heating and double glazing.



Not to scale. For identification purposes only

Situated Fronting Victoria Road on a busy main road position in a popular and established location within close proximity to New Brighton Railway Station.

Ground Floor Shop
Main Salon area, three beauty rooms, staff room/Kitchen, WC

Ground Floor Annex
Flat 3 Lounge, Kitchen, stairs to bedroom and bathroom/WC

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

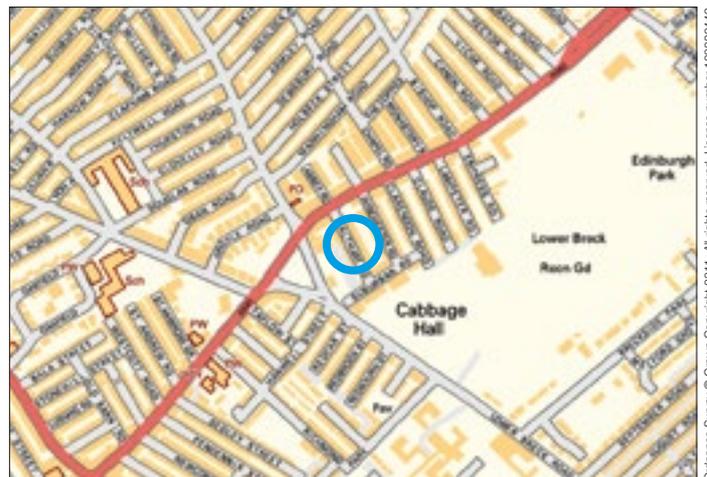
Second Floor Flat 1 Hall, Lounge, Bedroom, Kitchen, Bathroom/WC

Outside Yard to the rear

LOT
89**11 Waltham Road, Liverpool L6 0BL*****GUIDE PRICE £35,000–£40,000**

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

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



Not to scale. For identification purposes only

Situated Off Breck Road (A580) in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor Through Living room, Kitchen, Bathroom/WC

First Floor Two Bedrooms.

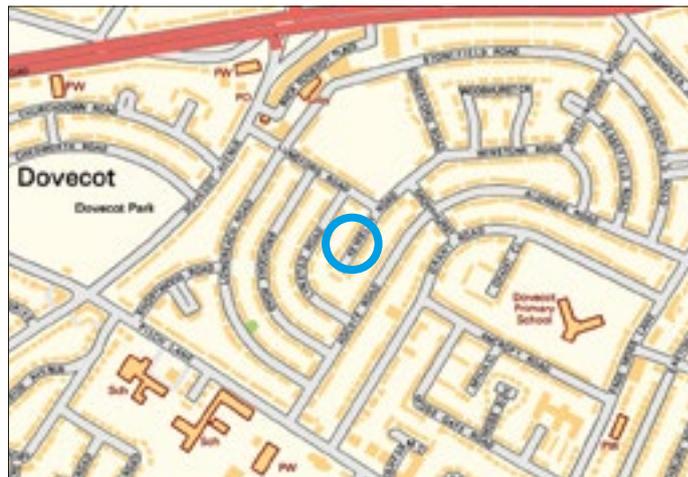
Outside Yard.

LOT
90

ON BEHALF OF A HOUSING ASSOCIATION

20 Kemsley Road, Liverpool L14 0NB

*GUIDE PRICE £35,000-£40,000



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Not to scale. For identification purposes only

- **Three bedroomed mid town house benefiting from double glazing, central heating and gardens.**

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

Situated Off Lunsford Road which in turn is off Dovecot Avenue in a popular and well established residential location approximately 6 miles from Liverpool city centre.

Outside Front and Rear Gardens.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

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

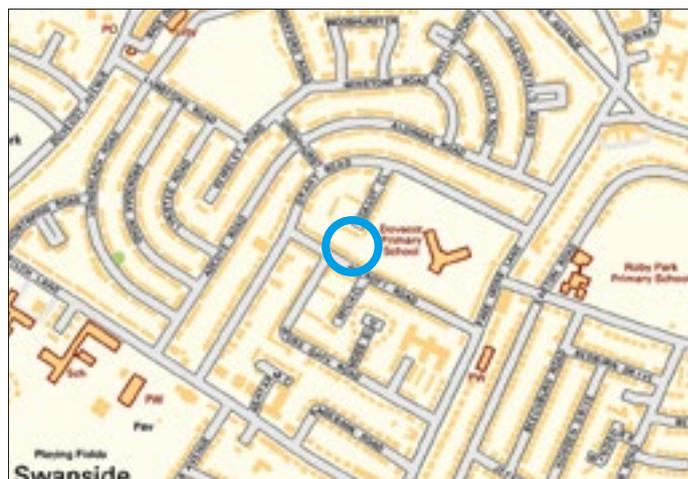
First Floor Three Bedrooms.

LOT
91

ON BEHALF OF A HOUSING ASSOCIATION

44 Grant Close, Liverpool L14 0LJ

*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- **Three bedroom mid town house benefiting from double glazing, central heating and gardens.**

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

Situated Off Grant Road which in turn is off Page Moss Lane in a popular and well established residential location within close proximity to local amenities, schooling and approximately 6 miles from Liverpool city centre.

Outside Front and Rear Gardens.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

Ground Floor Lounge, Kitchen, Bathroom/WC.

First Floor Three Bedrooms.

LOT
92

ON BEHALF OF A HOUSING ASSOCIATION

61 Oak Leigh, Liverpool L13 7EN***GUIDE PRICE £35,000–£40,000**

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

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



Not to scale. For identification purposes only

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

Outside Yard to the rear.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Two Bedrooms, Wet room/WC.

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LOT
93

ON BEHALF OF A HOUSING ASSOCIATION

90 July Road, Liverpool L6 4BT***GUIDE PRICE £35,000–£40,000**

- **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 refurbishment and modernisation the property would be suitable for investment purposes



Not to scale. For identification purposes only

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

Outside Yard to the rear.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

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LOT

94

ON BEHALF OF A HOUSING ASSOCIATION

38 Newcombe Street, Liverpool L6 5AW

*GUIDE PRICE £30,000-£35,000



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Not to scale. For identification purposes only

- **Two bedroomed mid terraced property benefiting from double glazing and central heating.**

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

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

Outside Yard to the rear.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

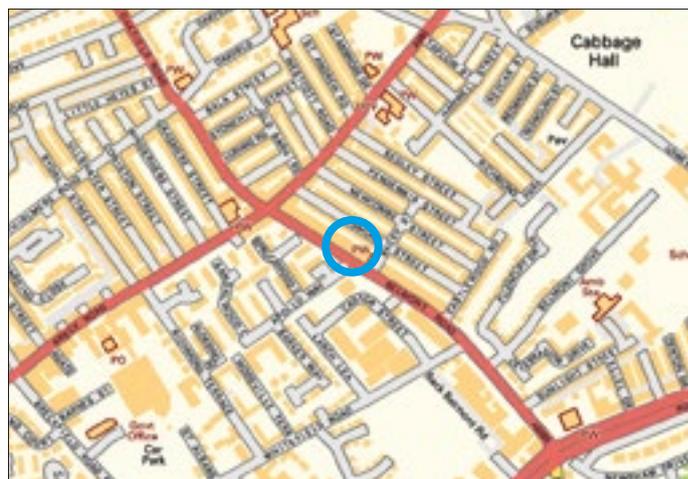
LOT

95

ON BEHALF OF A HOUSING ASSOCIATION

30 Esmond Street, Liverpool L6 5AZ

*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- **Three bedroom 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 refurbishment and modernisation the property would be suitable for investment purposes

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

First Floor Three Bedrooms, Bathroom/WC.

Outside Yard to the rear.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

Cellar Not Inspected.

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

LOT
96

ON BEHALF OF A HOUSING ASSOCIATION

58 Scorton Street, Liverpool L6 4AT***GUIDE PRICE £30,000+**

- **Two bedroom mid terraced property benefiting from double glazing and central heating in need of repair and modernisation.**

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



Not to scale. For identification purposes only

Situated Off Rocky Lane in a popular and well established residential area within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor Lounge, Kitchen, Bathroom/WC.

First Floor Two Bedrooms.

Outside Yard to the rear.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

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LOT
97

ON BEHALF OF A HOUSING ASSOCIATION

59 Grange Street, Liverpool L6 4AY***GUIDE PRICE £30,000+**

- **Two bedroom mid terraced property benefiting from double glazing and central heating in need of repair and modernisation.**

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



Not to scale. For identification purposes only

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

Ground Floor Through Lounge, Kitchen, Bathroom/WC.

First Floor Two Bedrooms.

Outside Yard to the rear.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

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LOT

98

ON BEHALF OF A HOUSING ASSOCIATION

137 Kingsheath Avenue, Liverpool L14 4AW

*GUIDE PRICE £40,000–£45,000



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Not to scale. For identification purposes only

- **Three bedroomed mid town house. Double glazing and central heating. Front and rear gardens.**

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

Situated Off Finch Road which in turn is off Princess Drive in a popular and well established residential location within close proximity to local amenities, schooling and approximately 6 miles from Liverpool city centre.

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

First Floor Three Bedrooms.

Outside Front and Rear Gardens.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

LOT

99

ON BEHALF OF A HOUSING ASSOCIATION

176 Kingsheath Avenue, Liverpool L14 4AW

*GUIDE PRICE £40,000–£45,000



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Not to scale. For identification purposes only

- **Three bedroomed mid town house. Double glazing. Front and rear gardens.**

Description A vacant three bedroom mid-town house benefiting from double glazing and front and rear gardens. Central heating has been fitted but the boiler has been removed. Following refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes.

Situated Off Finch Road which in turn is off Princess Drive in a popular and well established residential location within close proximity to local amenities, schooling and approximately 6 miles from Liverpool city centre.

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

First Floor Three Bedrooms.

Outside Front and Rear Gardens.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

LOT

100

5 Morecambe Street, Liverpool L6 4AX

*GUIDE PRICE £30,000–£35,000



Not to scale. For identification purposes only

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- 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. The property would be suitable for investment purposes with a potential rental income of approximately £5400.00 per annum.

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

Outside Yard to the rear.

Ground Floor Through Lounge, Kitchen, Bathroom/WC

First Floor Two Bedrooms

ON BEHALF OF LIVERPOOL CITY COUNCIL

LOT

101

16a Mildenhall Way, Belle Vale, Liverpool L25 2SR

*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

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- A single storey detached building providing office accommodation and until recently was a former Citizens Advice Bureau. The property would be suitable for a number of uses subject to any relevant planning consents.

Description A single storey detached building providing office accommodation and until recently was a former Citizens Advice Bureau. The property would be suitable for a number of uses subject to any relevant planning consents. The property is in good condition and benefits from electric steel roller shutters, alarm, double glazing and central heating.

Situated Just off Childwall Valley Road in a popular and well established residential location within close proximity to Belle Vale amenities, schooling and transport links.

Outside On street parking

Note The Buyer's Administration Fee is £750 for this lot. The purchaser is to be responsible for the cost of the Council's legal and surveyors fees, additional to the sale price at a cost of 3% of the sale price with a minimum fee of £1,500.

Ground Floor Main entrance hallway/reception area, five consulting rooms, Main Large Room, Disabled WC, Separate WC.

LOT

102

104 Lawrence Road, Liverpool L15 0EG

*GUIDE PRICE £150,000+



- **Three storey middle terrace benefiting from double glazing and central heating**

Description A three storey middle terrace property benefiting from double glazing and central heating. The property is fully HMO compliant and is in good order throughout. There are seven letting rooms with tenants due to move in from the end of June 2016 on a 12 month tenancy agreement with an annual rental income of £23,356.00 inclusive of bills.

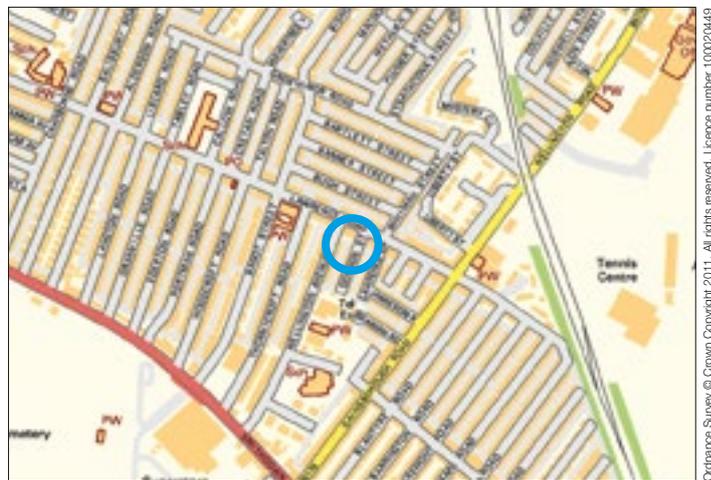
Situated Fronting Lawrence Road close to its junction with Gainsborough Road within a popular and well established residential location within close proximity to Local amenities and approximately 2.5 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway, Communal Lounge, Kitchen, Utility Room, Shower, Separate WC.

First Floor Four Letting Rooms, Shower/WC.

Second Floor Three Letting Rooms.

Outside Rear Garden.



Not to scale. For identification purposes only

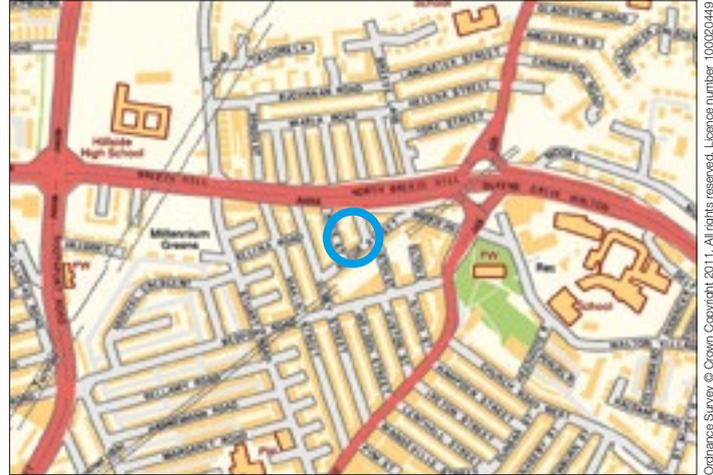


LOT

103

11 Liston Street, Liverpool L4 5RT

*GUIDE PRICE £40,000-£45,000



Not to scale. For identification purposes only

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- A two bedroomed middle terraced property benefiting from double glazing, central heating and alarm system.

Description A two bedroomed middle terraced property benefiting from double glazing, central heating and alarm system. The property would be suitable for investment purposes. The potential rental income being in excess of £5,400 per annum.

Situated Off Astor Street off County Road in a popular residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Hall, Through Living room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

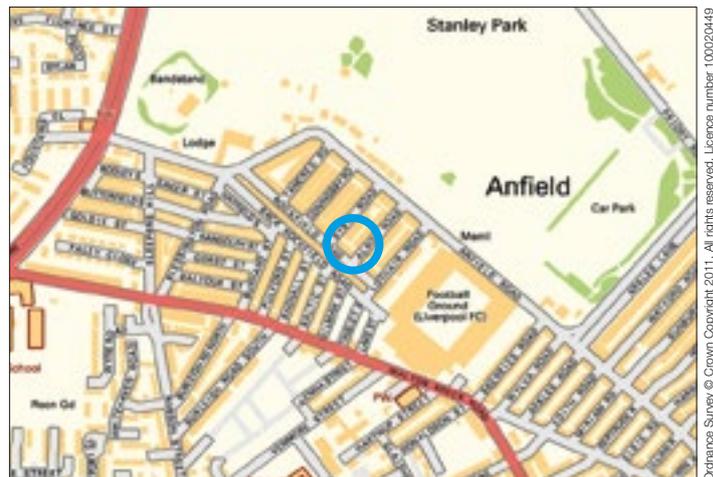
LOT

104

ON BEHALF OF LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

21 Sybil Road, Liverpool L4 0RR

*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

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

Description A three storey middle four bedroomed middle terraced property benefiting from double glazing. Following repair and modernisation the property would be suitable for occupation, re sale or possible HMO investment purposes, subject to any necessary planning consents.

Club and approximately 3 miles from Liverpool city centre.

Outside Yard to the rear.

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

Ground Floor Vestibule, Hall, Through Living room, Kitchen.

First Floor Two Bedrooms, Bathroom, Separate WC

Second Floor Two further Bedrooms.

Situated Off Rockfield Road which in turn is off Anfield Road in an established residential

location within close proximity to local amenities, Liverpool Football



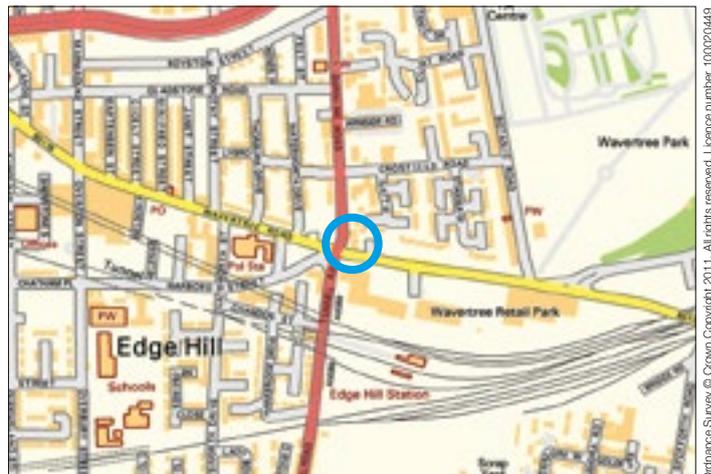
Liverpool
City Council

LOT

105

The Durning Arms Public House, Durning Road, Liverpool L7 5NF

*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

- A freehold two storey detached former public house benefiting from full planning permission to convert the property to provide a seven bed en-suite HMO investment.

Description A Freehold two storey detached former public house benefiting from full planning permission to convert the property to provide a seven bed en-suite HMO Investment. The potential rental income when fully let being in excess of £30,000 per annum. Plans are available at the Auctioneers Offices. Planning Reference No:15F/1697

Situated At the junction of Durning Road (B5173) and Wavertree Road in a popular and well established residential location opposite Wavertree Retail Park and approximately 2 miles from Liverpool city centre.

Ground Floor Lounge, Bar, Ladies and gents WC's, Garage and Store.

First Floor Four Rooms, Bathroom, WC, Kitchen.

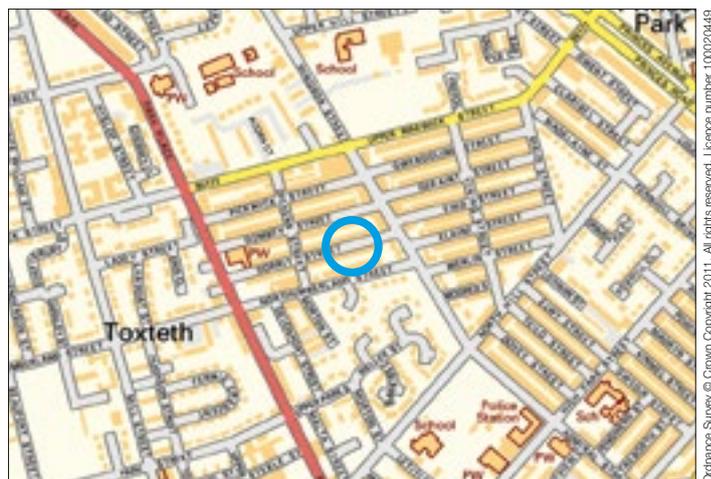
Cellar Several Rooms.

LOT

106

67 Dorrit Street, Liverpool L8 8AN

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- Vacant two bedroom mid terraced property in good order throughout, double glazing. Central heating.

Description A vacant two bedroomed middle terraced property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. The potential rental income when let being in excess of £5400.00 per annum.

Situated Off Park Road and Windsor Road in a popular and well established residential location approximately 1 mile from Liverpool city centre.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

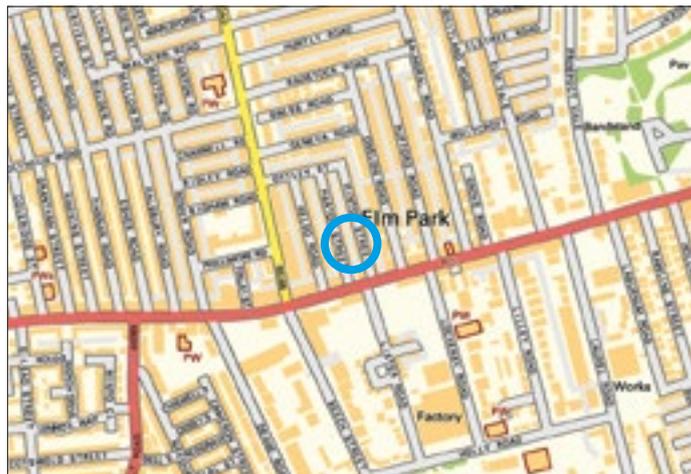
Outside Yard to the rear.

LOT

107

29 Hinton Street, Fairfield, Liverpool L6 3AP

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

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

Description A vacant two bedroomed middle terraced property benefiting from double glazing and central heating. The property is in good condition and would be suitable for investment purposes with a potential rental income of £5,400 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.

Outside Yard to the rear.

Ground Floor Lounge, Kitchen, Bathroom/WC.

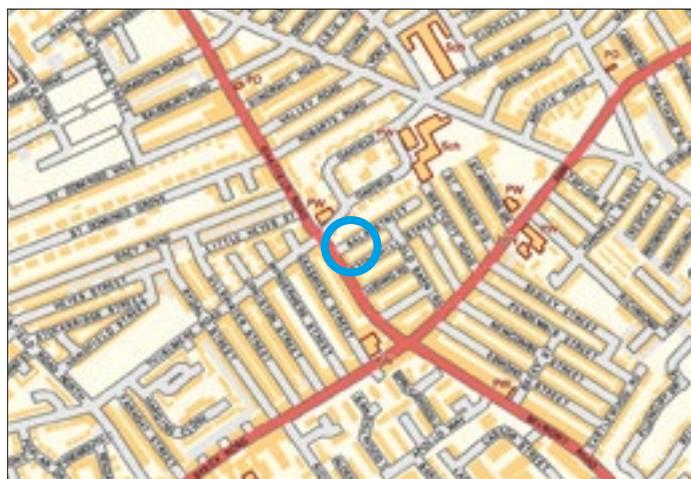
First Floor Two Bedrooms.

LOT

108

9 Bala Street, Liverpool L4 2QN

*GUIDE PRICE £30,000-£35,000



Not to scale. For identification purposes only

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- A vacant two bedroomed mid terraced property suitable for investment purposes.

Description A vacant two bedroomed middle terraced property benefiting from double glazing and electric store heaters. The property is in good condition and would be suitable for immediate investment purposes with a potential rental income of approximately £5,400.00 per annum.

Situated Off Oakfield Road in a popular residential location approximately 2 miles from Liverpool city centre and within walking distance to Liverpool Football Club.

Outside Yard to the rear.

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

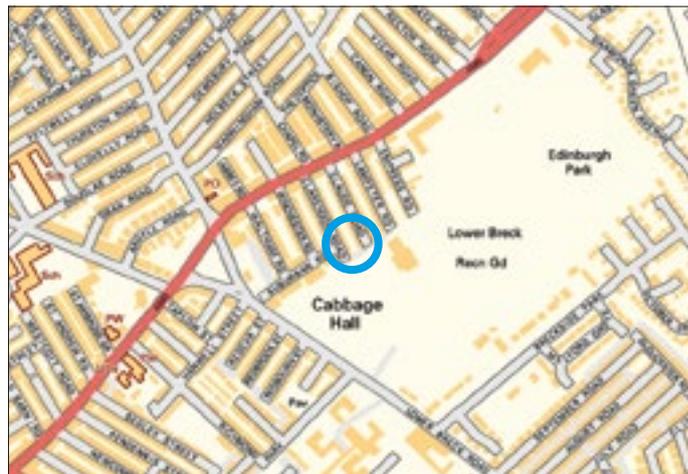
First Floor Two Bedrooms.

LOT

109

40 Claude Road, Liverpool L6 0BT

*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- A two bedroomed mid terraced proeprty benefiting from double glazing and central heating producing £5,454.28 per annum.

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 producing £5,454.28 per annum.

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

Outside Yard to the rear.

Ground Floor Through Living Room, Kitchen.

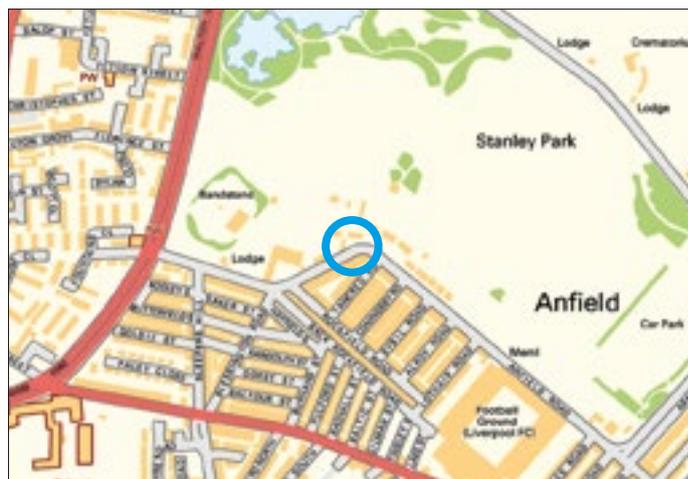
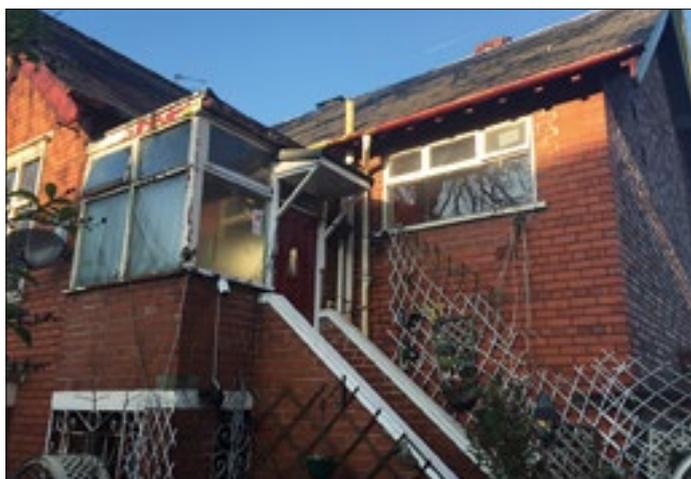
First Floor Two Bedrooms, Bathroom/WC.

LOT

110

17b Anfield Road, Liverpool L4 0TE

*GUIDE PRICE £40,000–£45,000



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Not to scale. For identification purposes only

- A duplex four bedroomed first floor apartment in need of a full upgrade and refurbishment scheme.

Description A duplex four bedroomed first floor apartment in need of a full upgrade and refurbishment scheme. The property would be suitable for occupation or investment purposes.

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

Second Floor Two further rooms.

Outside Rear garden.

EPC Rating F

First Floor Apartment Lounge, Kitchen/Diner, three Rooms, Bathroom/WC

LOT

111

ON BEHALF OF A HOUSING ASSOCIATION

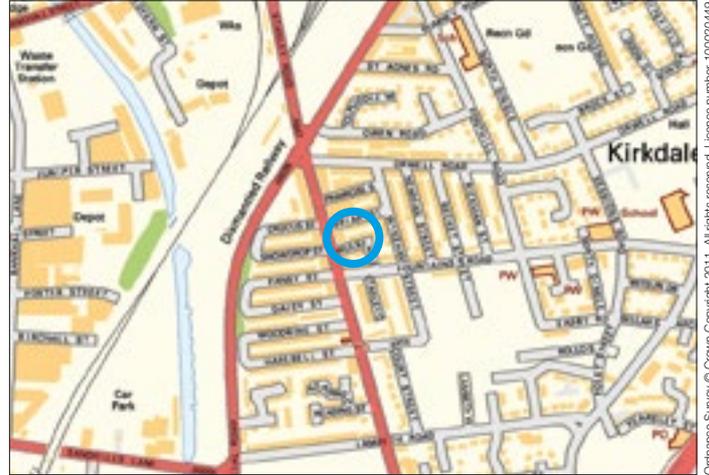
8 Briar Street, Liverpool L4 1RB

*GUIDE PRICE £30,000-£35,000



- A two bedroomed middle terraced property benefiting from double glazing and central heating (boiler removed).

Description A two bedroomed middle terraced property benefiting from double glazing and central heating (boiler removed). The property is in good order throughout.



Not to scale. For identification purposes only

Situated Off Stanley Road in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

Outside Yard.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

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

First Floor Two Bedrooms, Bathroom/WC

LOT

112

ON BEHALF OF A HOUSING ASSOCIATION

46 Oakfield Road, Walton, Liverpool L4 2QF

*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. The property is in need of modernisation.



Not to scale. For identification purposes only

Situated Fronting Oakfield Road in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Outside Yard.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

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

First Floor Three Bedrooms.

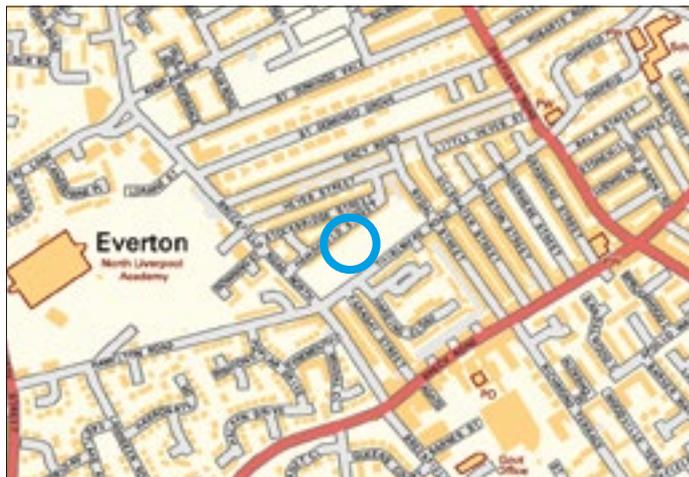
LOT

113

ON BEHALF OF A HOUSING ASSOCIATION

48 Handfield Street, Liverpool L5 6PF

*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

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

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

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

Outside Yard.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

Ground Floor Lounge, Kitchen/Breakfast room, Shower room/WC

First Floor Two Bedrooms.

LOT

114

ON BEHALF OF A HOUSING ASSOCIATION

179 Snowberry Road, Liverpool L14 8XN

*GUIDE PRICE £40,000-£45,000



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Not to scale. For identification purposes only

- Three bedroomed end town house. Double glazing and central heating. Front and rear gardens with driveway.

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

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

Outside Front and Rear Gardens, Driveway.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

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

First Floor Three Bedrooms.

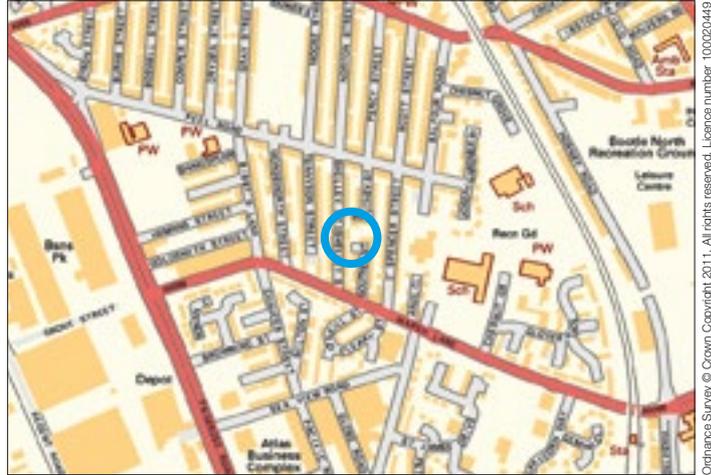
LOT

115

ON BEHALF OF A HOUSING ASSOCIATION

43 Southey Street, Bootle, Merseyside L20 4LJ

*GUIDE PRICE £20,000–£25,000



Not to scale. For identification purposes only

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- A one bedroomed first floor flat benefiting from double glazing and central heating

Description A one bedroomed first floor flat benefiting from double glazing and central heating. The property would be suitable for investment purposes following modernisation.

Situated Off Marsh Lane in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

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

Outside Parking.

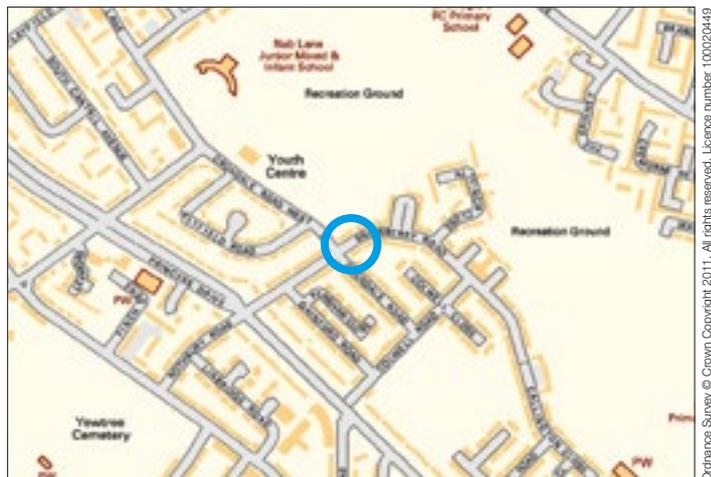
LOT

116

ON BEHALF OF A HOUSING ASSOCIATION

107 Snowberry Road, Liverpool L14 8XN

*GUIDE PRICE £40,000–£45,000



Not to scale. For identification purposes only

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- A vacant three bedroomed mid town house benefiting from double glazing, central heating and gardens with driveway.

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

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

Outside Paved rear garden, Driveway.

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

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

First Floor Three Bedrooms.

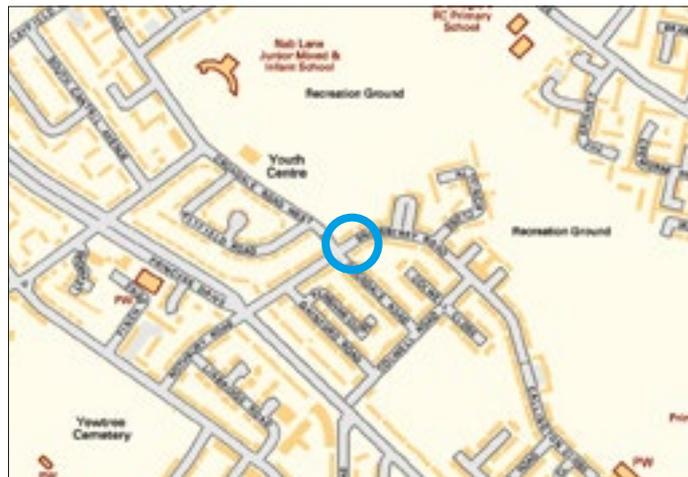
LOT

117

ON BEHALF OF A HOUSING ASSOCIATION

61 Snowberry Road, Liverpool L14 8XN

*GUIDE PRICE £40,000-£45,000



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Not to scale. For identification purposes only

- A vacant three bedroomed mid town house benefiting from double glazing, central heating and gardens with driveway.

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

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

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

First Floor Three Bedrooms.

Outside Front and Rear Gardens, Driveway.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

LOT

118

ON BEHALF OF A HOUSING ASSOCIATION

23 Southey Street, Bootle, Merseyside L20 4LJ

*GUIDE PRICE £20,000+



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Not to scale. For identification purposes only

- A one bedroomed ground floor flat benefiting from double glazing and central heating (boiler removed)

Description A one bedroomed ground floor flat benefiting from double glazing and central heating (boiler removed). The property would be suitable for investment purposes following repair and modernisation.

Situated Off Marsh Lane in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

Ground Floor Hall, Lounge, Kitchen, Bedroom, Cloakroom, Bathroom/WC

Outside Parking.

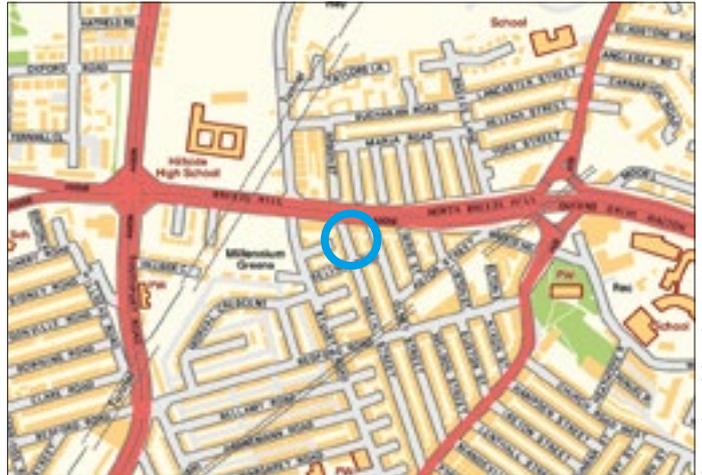
Note The properties will be marketed subject to HCA and local authority consent prior to completion.

LOT

119

89 Breeze Hill, Liverpool L9 1DZ

*GUIDE PRICE £50,000+



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.

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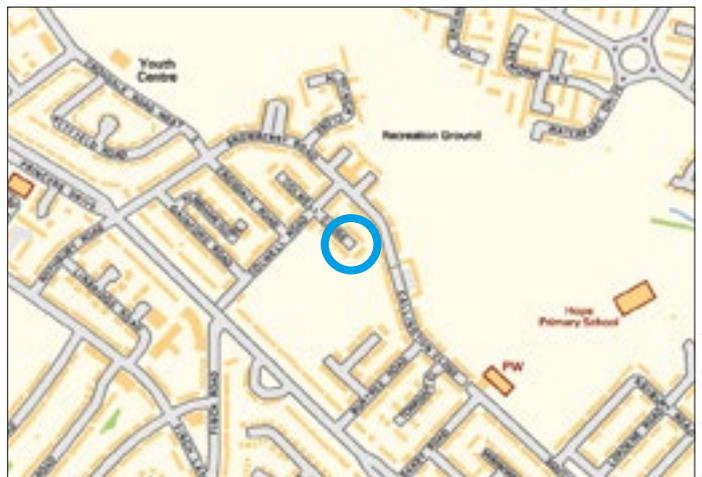
LOT

120

ON BEHALF OF A HOUSING ASSOCIATION

14 Colwell Close, Liverpool L14 8YF

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- A vacant two bed roomed end town house benefiting from double glazing, central heating and gardens with driveway.

Description A vacant two bed roomed mid-town house benefiting from double glazing, central heating, front and rear gardens and a driveway. Following modernisation the property would be suitable for occupation, resale or investment purposes.

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

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

First Floor Two Bedrooms.

Outside Front and Rear Gardens, Driveway.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

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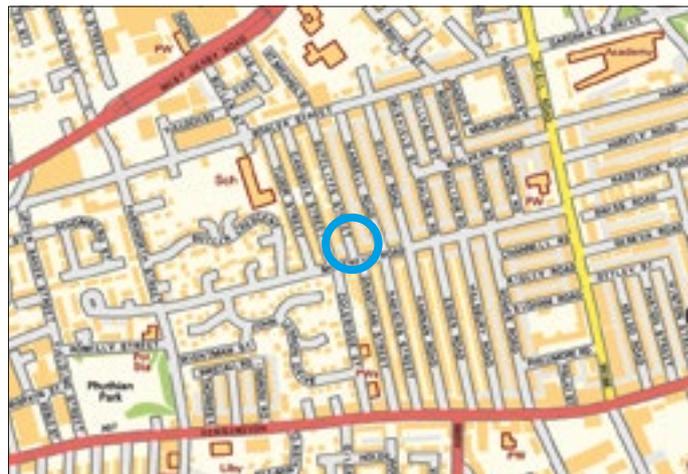
LOT

121

ON BEHALF OF A HOUSING ASSOCIATION

73 Sutcliffe Street, Liverpool L6 6AS

*GUIDE PRICE £30,000+



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Not to scale. For identification purposes only

- A vacant two bed mid 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.

Situated Off Boaler Street in a popular and well established residential area within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Outside Yard to the rear.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

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

First Floor Two Bedrooms.

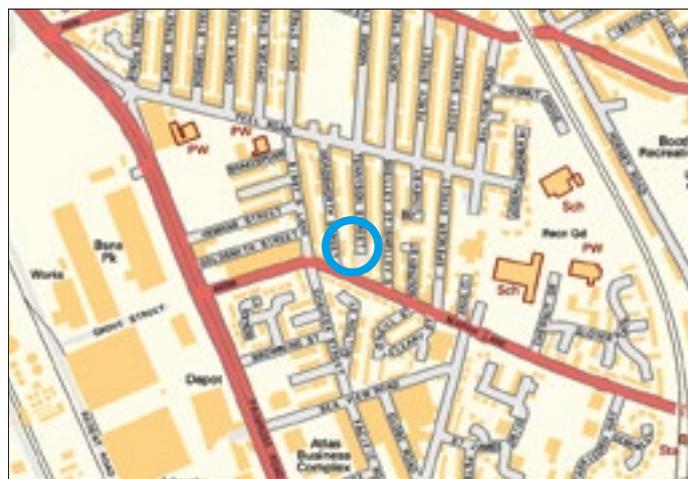
LOT

122

ON BEHALF OF A HOUSING ASSOCIATION

19 Tennyson Street, Bootle, Merseyside L20 4LE

*GUIDE PRICE £30,000-£35,000



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Not to scale. For identification purposes only

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

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

Situated Off Marsh Lane in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

Outside Yard.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

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

First Floor Three Bedrooms.

LOT

123

ON BEHALF OF A HOUSING ASSOCIATION

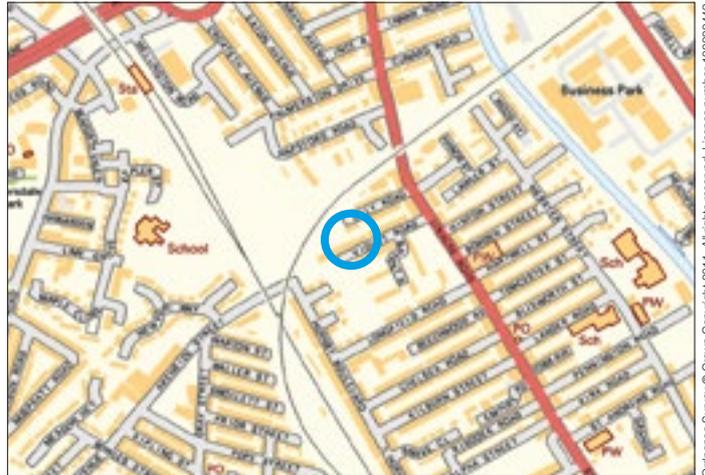
37 Lily Road, Liverpool L21 6NX

*GUIDE PRICE £25,000-£30,000



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

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



Not to scale. For identification purposes only

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

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

First Floor Two Bedrooms, Bathroom/WC

Outside Yard.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

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LOT

124

ON BEHALF OF A HOUSING ASSOCIATION

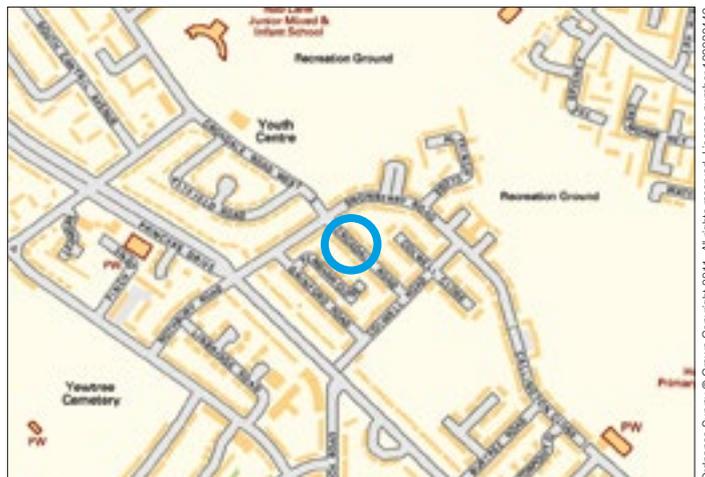
38 Croxdale Road, Liverpool L14 8XX

*GUIDE PRICE £45,000+



- A vacant three bedroomed mid town house benefiting from double glazing, central heating and gardens with a driveway.

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



Not to scale. For identification purposes only

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

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

First Floor Three Bedrooms.

Outside Front and rear gardens, Driveway.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

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LOT

125

227 Thomas Lane, Liverpool L14 5NU

*GUIDE PRICE £135,000+



- **Three bedroomed semi detached property benefiting from double glazing, central heating, gardens and a garage.**

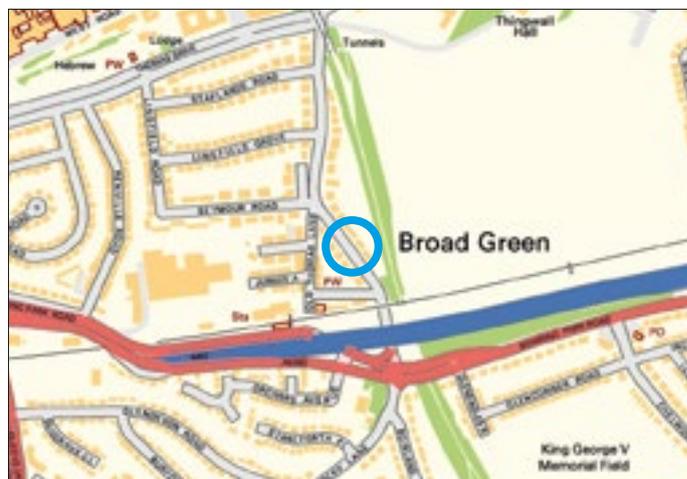
Description A three bedroomed semi-detached property benefiting from double glazing, central heating, front and rear gardens and a garage. The property is in good order throughout and would be suitable for immediate occupation or investment purposes.

Situated Off Thomas Drive at its junction with Thingwall Hall Drive in a popular and well established residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

Outside Front and Rear Gardens, Garage.



Not to scale. For identification purposes only

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LOT
126

ON BEHALF OF A HOUSING ASSOCIATION

3 Colwell Road, Liverpool L14 8XY***GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

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- **A three bedroomed middle terraced town house benefiting from double glazing, central heating (boiler removed), driveway and rear garden.**

Description A three bedroomed middle terraced town house benefiting from double glazing, central heating (boiler removed), driveway and rear garden. Following modernisation the property would be suitable for occupation, re sale or investment purposes.

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

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

Ground Floor Lounge, Kitchen/ Diner, Bathroom/WC

First Floor Three Bedrooms.

Outside Rear Garden, Driveway.

LOT
127

ON BEHALF OF A HOUSING ASSOCIATION

35 Colwell Road, Liverpool L14 8XY***GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

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- **A three bedroomed end town house benefiting from double glazing, central heating (boiler removed), driveway and rear garden.**

Description A three bedroomed end terraced town house benefiting from double glazing, central heating, driveway and front, side and rear garden. Following modernisation the property would be suitable for occupation, re sale or investment purposes.

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

Outside Driveway, Front, side and rear gardens.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

Ground Floor Lounge, Kitchen/ Diner, Bathroom/WC

First Floor Three Bedrooms.

LOT

128

ON BEHALF OF A HOUSING ASSOCIATION

37 Colwell Road, Liverpool L14 8XY

*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

- A three bedroomed middle town house benefiting from double glazing and central heating.

Description A three bedroomed middle town house benefiting from double glazing, central heating, driveway and rear garden. Following modernisation the property would be suitable for occupation, re sale or investment purposes.

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

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

Ground Floor Lounge, Kitchen/ Diner, Bathroom/WC

First Floor Three Bedrooms.

Outside Driveway, Garden.

LOT

129

27 Whinberry Drive, Liverpool L32 9BA

*GUIDE PRICE £135,000+



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Not to scale. For identification purposes only

- 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.

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.

First Floor Four Bedrooms, Bathroom/WC

Outside Front and rear gardens, garage.

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

LOT

130**The Water Tower, Tower Hill, Ormskirk, Lancashire L39 2EE*****GUIDE PRICE £120,000+**

- **A freehold Victorian sandstone water tower with residential planning consent for a four bedroom single dwelling.**

Description A Freehold Victorian sandstone water tower with residential planning consent for a four bedroom single dwelling. Please note part of the vendor's title is unregistered and as they have been in occupation for over 12 years an application has been made to Land Registry for possessory title. Planning permission was granted on 26th January 1989 for change of use to a dwelling with a detached garage. The vendor believes the permission is extant due to confirmation from the Council that development had commenced in correspondence dated 16th May 1997. The letter also indicates that alternative permission to convert flats would be considered, but interested parties should make their own enquiries with West Lancashire Borough Council. The plot has a site area of approximately 642 sq m (768 sq yds). Further details are available from the Auctioneer's office.



Not to scale. For identification purposes only

Situated On Tower Hill off Greetby Hill or Wigan Road approximately half a mile from Ormskirk town centre on an elevated position in a popular residential location.

Ground Floor The proposed accommodation will be: Entrance Hall with lift to third floor, Lounge, Two Storage Areas, Dining Room, Kitchen

First Floor Hall, Master Bedroom, En Suite Bathroom/WC, Bedroom, Main Bathroom/WC

Second Floor Landing, Two Bedrooms, Study, Bathroom/WC

Third Floor Viewing Gallery with spiral staircase to Fourth and Fifth Floors

Fourth Floor Services and Storage Facilities

Fifth Floor Terrace Garden

Outside Planning permission for garage.

Joint Agent
Brighthouse Wolff

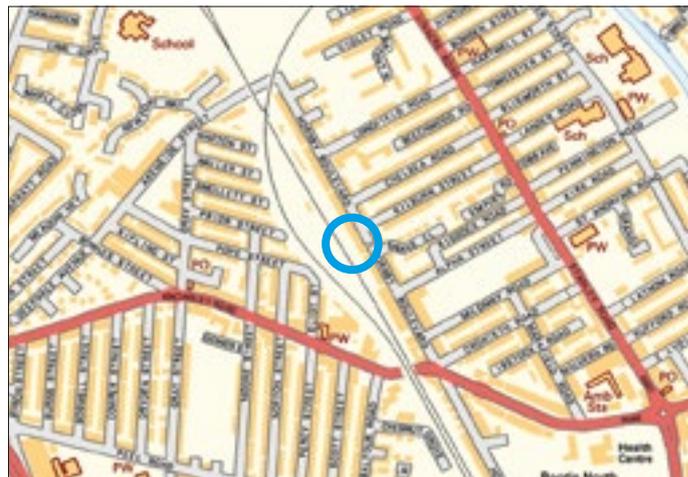


LOT

131

102 Hornby Boulevard, Bootle, Liverpool L21 8HQ

*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

- A vacant three bedroomed middle terrace property benefiting from double glazing, central heating and 11 solar panels on the roof.

Description A vacant three bedroomed middle terrace property benefiting from double glazing, central heating and 11 solar panels on the roof. The property is in good order throughout and would be suitable for immediate occupation or possible HMO investment purposes. Also included in the sale are seven solar power panels. If rented at £60 per room per week the property has the potential to generate £12,500 per annum giving a 22% return.

Situated Fronting Hornby Boulevard just off Linacre Road in a popular and well established residential location within close proximity to local amenities, schooling, Hugh Baird College and approximately 3 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC.

Outside Rear Yard.

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

LOT

132

ON BEHALF OF LIVERPOOL CITY COUNCIL

Land at Naylor's Road, Liverpool L27 2YA

*GUIDE PRICE £20,000+



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Not to scale. For identification purposes only

- Agricultural land designated within the UDP as greenbelt extending to 1.6ha (3.95 acres).

Description Agricultural land designated within the UDP as greenbelt extending to 1.6ha (3.95 acres).

Situated Fronting Naylor's Road close to Naylor'sfield Drive and opposite Lakeside School within a popular residential/semi-rural location.

Note The land is to be sold subject to a clawback provision that if planning consent is obtained for residential development at any point in the future then 50% of any uplift in

the market value is payable. See legal pack for more details.

Fees In addition to the purchase price the purchaser is to be responsible for the council's legal and surveyors fees at 3% of the sale price with a minimum of £1,500.00.



Liverpool
City Council

LOT
133

ON BEHALF OF A HOUSING ASSOCIATION

71 Snowberry Road, Liverpool L14 8XN

*GUIDE PRICE £40,000–£45,000



Not to scale. For identification purposes only

- **A vacant three bedroomed mid town house benefiting from double glazing, central heating, front and rear gardens and a driveway.**

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

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

Outside Front and Rear Gardens, Driveway.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

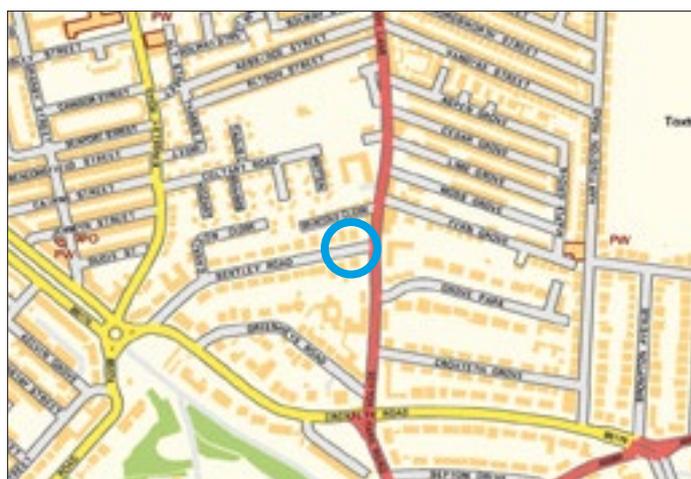
Ground Floor Lounge, Kitchen/ Diner, Bathroom/WC.

First Floor Three Bedrooms.

LOT
134

Land at 45 Bentley Road, Liverpool L8 0SY

*GUIDE PRICE £150,000–£200,000



Not to scale. For identification purposes only

- **A cleared site offered with the benefit of planning approval for nine apartments (eight two-bedroom apartments and one one-bedroom).**

Description A cleared site offered with the benefit of planning approval for nine apartments (eight two-bedroom apartments and one one-bedroom). We are advised by the vendor as work has already begun on the site, a building regulations application has been submitted and is pending approval so that the planning permission will not expire. However, purchasers should make their own enquiries. Planning Reference No: 11F/0523

Situated Between Lodge Lane and Croxteth Road in a popular and established location within close proximity of local amenities, Sefton Park and approximately 1 miles from Liverpool city centre.

- Apartment 3: 65 sq m
- Apartment 4: 71.6 sq m (duplex)
- Apartment 5: 57.6 sq m
- Apartment 6: 65 sq m
- Apartment 7: 59.1 sq m
- Apartment 8: 94 sq m
- Apartment 9: 53.8 sq m

Proposed Accommodation
Plans are available for inspection at the Auctioneers Offices.
Apartment 1: 65 sq m
Apartment 2: 48.5 sq m

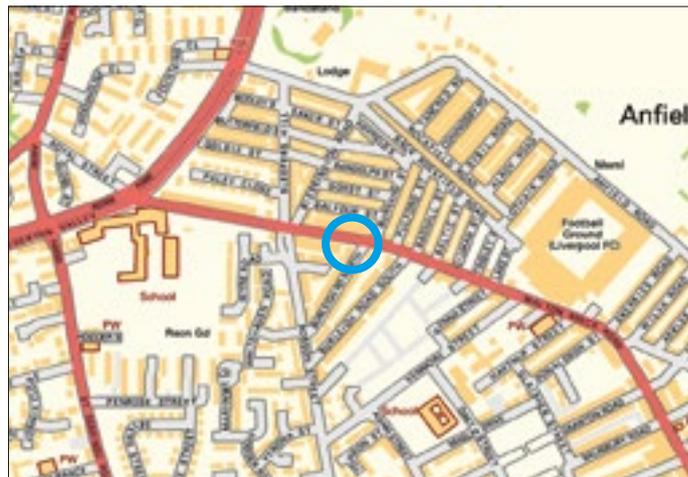
LOT

135

ON BEHALF OF LIVERPOOL CITY COUNCIL

107 Walton Breck Road, Liverpool L4 0RD

*GUIDE PRICE £75,000+



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Not to scale. For identification purposes only

- **Freehold good sized four bedroom mid terrace property in good order throughout.**

Description A spacious four bedroom mid terrace property in a good modern condition throughout. The property benefits from double glazing and central heating and is suitable for immediate occupation.

Situated Fronting Walton Breck Road in a popular residential location within easy reach of local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

First Floor Four Bedrooms, Shower/WC

Outside Yard to rear.

Basement Cellar

Ground Floor Vestibule, Hall, Lounge, Dining Room, Kitchen/Diner



Liverpool City Council

LOT

136

7b Lowther Street, Liverpool L8 7ND

*GUIDE PRICE £20,000+



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Not to scale. For identification purposes only

- **A detached two storey brick built former workshop/office together with accommodation above.**

Description A detached two storey brick built former workshop/office together with accommodation above. The property would be suitable for a number of uses to include residential conversion, subject to any necessary planning consents.

Situated Off Grove Street which in turn is off Upper Parliament Street in a popular location approximately 1 mile from Liverpool city centre and walking distance to the Liverpool Women's Hospital and Liverpool Universities.

First Floor WC, two Rooms, Kitchen

Outside On street parking

Note The property is subject to a 99 year lease with approximately 4 years remaining. Purchasers should make their own enquiries to Liverpool City Council.

Ground Floor Main Sales Area/Workshop

LOT

137

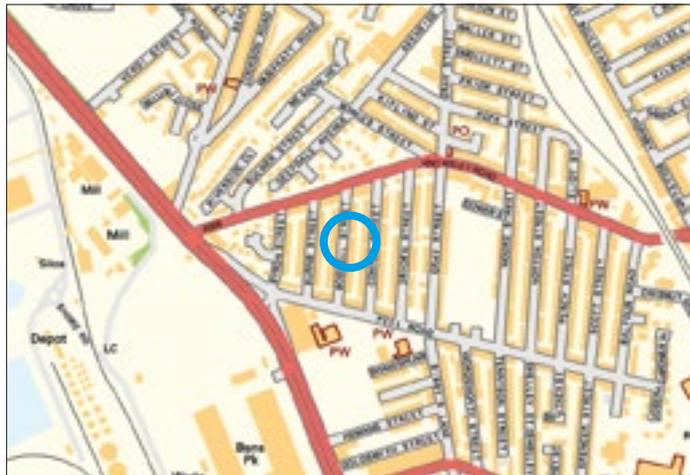
46 Boswell Street, Bootle, Merseyside L20 4RP

*GUIDE PRICE £40,000–£45,000



- A three bedroomed middle terraced property. Double glazing, central heating. Producing £4,800 per annum.

Description A three 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 £4,800 per annum.



Not to scale. For identification purposes only

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, two Reception Rooms, Kitchen

First Floor Three Bedrooms, Bathroom/WC

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LOT

138

37 Gloucester Road, Bootle, Merseyside L20 9AH

*GUIDE PRICE £25,000–£30,000



- A three bedroomed middle terraced property producing £3,484 per annum.

Description A three bedroomed middle terraced property currently occupied by way of a Regulated Tenancy at a rental of £3,484 per annum. The property benefits from central heating.



Not to scale. For identification purposes only

Situated Off Oxford Road within close proximity to Hawthorne Road amenities and Derby Park approximately 3 miles from Liverpool city centre.

Outside Yard.

Ground Floor Hall, two Living rooms, Kitchen.

First Floor Three Bedrooms, Bathroom/WC

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LOT

139

ON BEHALF OF LIVERPOOL CITY COUNCIL

73 Walton Vale, Liverpool L9 4RF

*GUIDE PRICE £75,000-£80,000



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Not to scale. For identification purposes only

- A vacant three storey property comprising a sales area, offices and storage.

Description A vacant three storey retail middle terraced property comprising ground floor sales and offices with further offices, staff room and WCs to the first floor and ancillary storage to the second floor. The total size of the property is 156.2sqm (1682sqft).

Situated Fronting Walton Vale on a busy high street position amongst such multiples as Santander, The Money Shop, Home Bargains, Heron, Boots

and Greggs approximately 4 miles from Liverpool city centre.

Ground Floor Sales area 70.8sqm (763sqft).

Rear office/Store 35.3sqm (380sqft).

First Floor Office/Store 8.3sqm (90sqft).
Staff room 14.4sqm (156sqft).
WC.

Second Floor Ancillary Storage with restricted headroom 27.2sqm (293sqft).

Fees In addition to the purchase

price the purchaser is to be responsible for the council's legal and surveyors fees at 3% of the sale price with a minimum of £1,500.00.



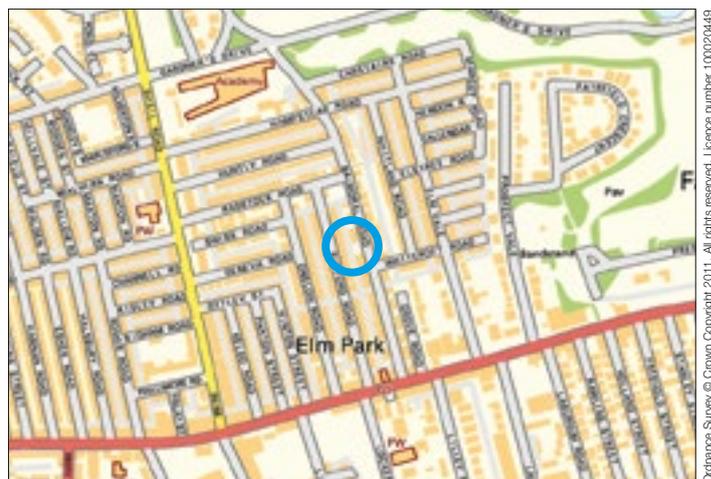
Liverpool City Council

LOT

140

33 Balmoral Road, Fairfield, Liverpool L6 8NB

*GUIDE PRICE £150,000+



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Not to scale. For identification purposes only

- A double fronted semi detached house converted to provide five one-bed flats producing £23,400 per annum.

Description A double fronted three storey semidetached property converted to provide five self-contained flats (four one- and one three-bedroomed). The property is currently fully let by way of Assured Shorthold Tenancies producing a rental income of £23,400 per annum. The property is in good condition and benefits from double glazing, central heating and gardens to the front, side and rear.

Situated Fronting Balmoral Road in a popular and well established residential location approximately 3 miles from Liverpool city centre.

Ground Floor Main entrance hallway.

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

Flat 2 Hall, 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 Hall, Lounge, Kitchen, three Bedrooms, Bathroom/WC

Outside Gardens front, side and rear.

LOT
141

ON BEHALF OF A HOUSING ASSOCIATION

55 Spenser Street, Bootle, Merseyside L20 4LN
*GUIDE PRICE £35,000+

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

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



Not to scale. For identification purposes only

Situated Off Peel Road in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

Outside Yard.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

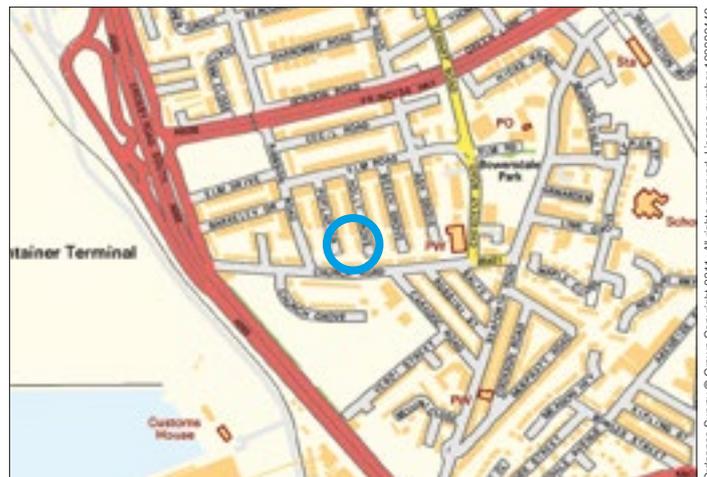
Ground Floor Hall, Living room, Dining room, Kitchen.

First Floor Three Bedrooms, Shower room/WC

LOT
142**30 Holly Grove, Seaforth, Liverpool L21 1BN**
*GUIDE PRICE £50,000-£60,000

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

Description A vacant three bedroomed end terraced property benefiting from central heating and double glazing. Following refurbishment and modernisation the property would be suitable for re-sale, occupation or investment purposes.



Not to scale. For identification purposes only

Situated Just off Elm Drive in a popular and well established residential location approximately 5 miles from Liverpool city centre

Ground Floor Hall, Through Living Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC/walk in shower

Outside Yard to the rear

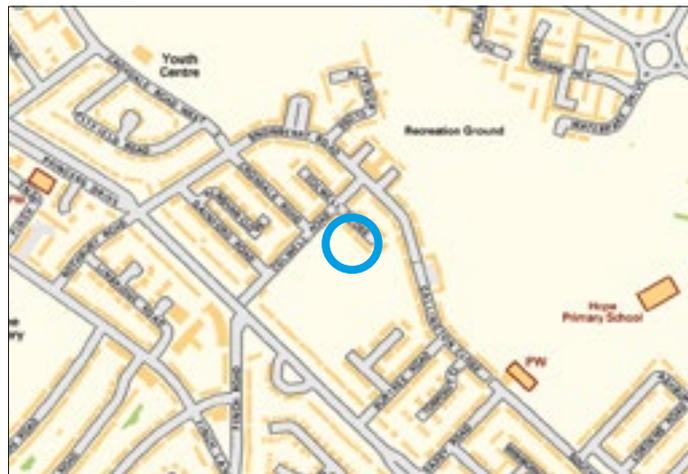
ON BEHALF OF A HOUSING ASSOCIATION

LOT

143

46 Colwell Close, Liverpool L14 8YF

*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- **Two bedroom end town house benefiting from front and rear gardens and driveway**

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

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

Outside Gardens to the front and rear of the property and off road parking/driveway

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

Ground Floor Lounge, kitchen/diner and bathroom/WC

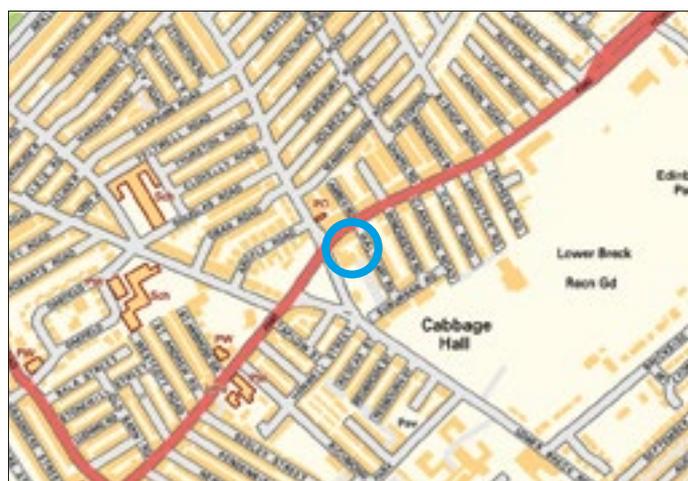
First Floor Two bedrooms

LOT

144

16/18 Townsend Lane, Anfield, Liverpool L6 0BA

*GUIDE PRICE £150,000+



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Not to scale. For identification purposes only

- **A three storey property providing six one-bed flats fully let producing £32,400 per annum.**

Description A three storey corner property providing a ground floor retail unit together with five one-bedroomed flats and one two-bedroomed flat currently fully let producing £32,400 per annum. The flats are accessed via a separate side entrance. The property benefits from double glazing.

Situated Fronting Townsend Lane in a popular and well established residential location

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

Ground Floor Shop Main Sales area, Kitchen, WC

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

First Floor Flat 2 Hall, Lounge, Kitchen, Bedroom, Shower room/WC

Flat 3 Hall, Lounge, Kitchen, Bedroom, Shower room/WC

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

Second Floor Flat 5 Hall, Lounge, Kitchen, two Bedrooms, Shower room/WC

Flat 6 Hall, Lounge, Kitchen, Bedroom, Shower room/WC

Outside Yard.

LOT

145

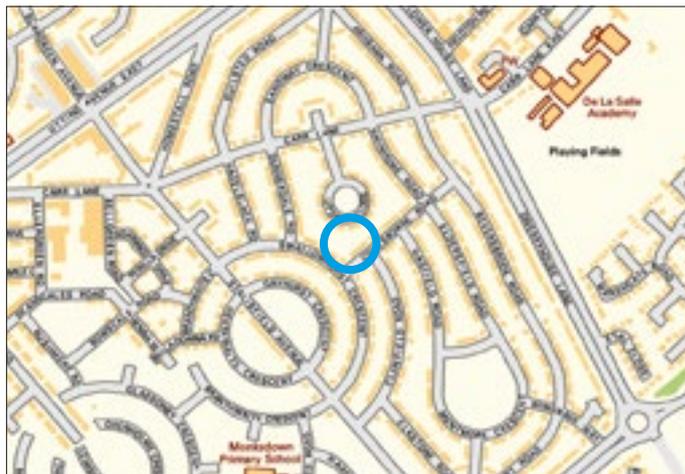
46 Uldale Close, Liverpool L11 2TR

*GUIDE PRICE £50,000+



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

Description A three bedroomed extended end town house benefiting from double glazing, central heating and gardens to the front and rear. This property is currently let by way of an Assured Shorthold Tenancy producing £4,680 per annum.



Not to scale. For identification purposes only

Situated In a cul de sac off Carr Lane which in turn is off Lower House Lane in a popular and well established residential location and approximately 6 miles from Liverpool city centre.

Ground Floor Lounge, Kitchen/ Diner, Morning room and Bathroom/WC

First Floor Three Bedrooms

Outside Gardens to the front and rear

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LOT

146

ON BEHALF OF A HOUSING ASSOCIATION

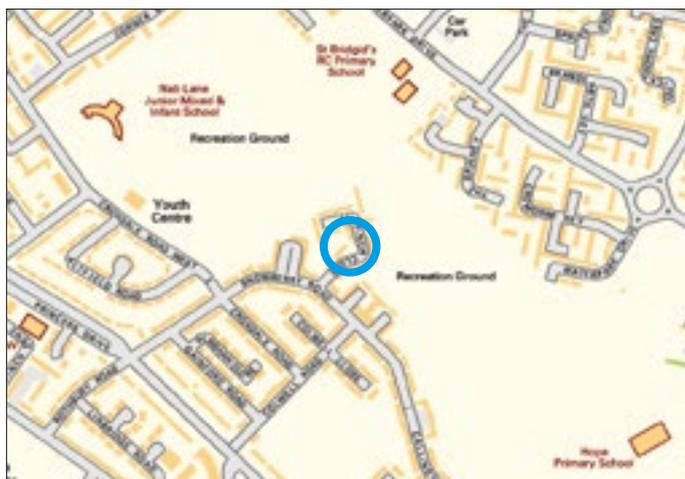
49 Altfinch Close, Liverpool L14 8YQ

*GUIDE PRICE £40,000+



- **A two bedroomed end town house property benefiting from double glazing, central heating and gardens.**

Description A two bedroomed end town house property benefiting from double glazing, central heating, off road parking and gardens. The property would be suitable for occupation, resale or investment following modernisation.



Not to scale. For identification purposes only

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

Ground Floor Lounge, Kitchen, Cloakroom.

First Floor Two Bedrooms, Bathroom/WC

Outside Front garden, Large rear garden, Driveway.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

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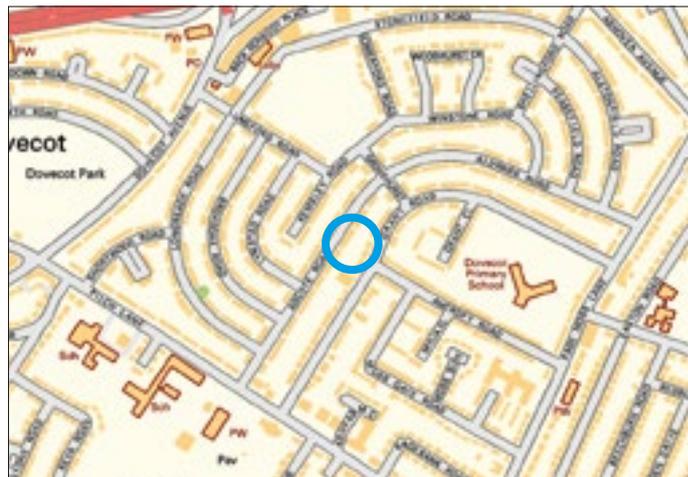
LOT

147

ON BEHALF OF A HOUSING ASSOCIATION

88 Adcote Road, Liverpool L14 0LP

*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- **Three bedroom end town house. Double glazing and central heating. Front and rear gardens with driveway.**

Description A vacant three bedroom end town house benefiting from double glazing, central heating, single storey extension, front and rear gardens and a driveway. Following refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes.

Situated Off Pilch Lane in a popular and well established residential location within easy reach of Old Swan Amenities, schooling and approximately 6 miles from Liverpool city centre.

Ground Floor Lounge Kitchen, Wet room/WC.

First Floor Three Bedrooms.

Outside Front and Rear Gardens, Driveway.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

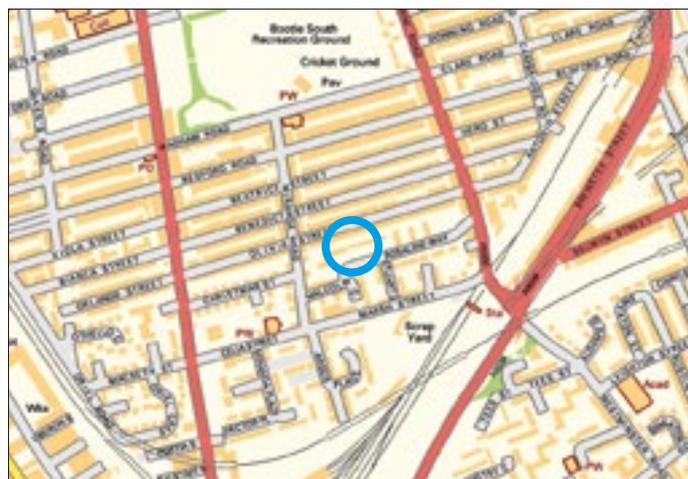
LOT

148

ON BEHALF OF A HOUSING ASSOCIATION

86 Olivia Street, Bootle, Merseyside L20 2ET

*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

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

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

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

Ground Floor Hall, Through Lounge, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

Outside Yard.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

LOT

149

ON BEHALF OF A HOUSING ASSOCIATION

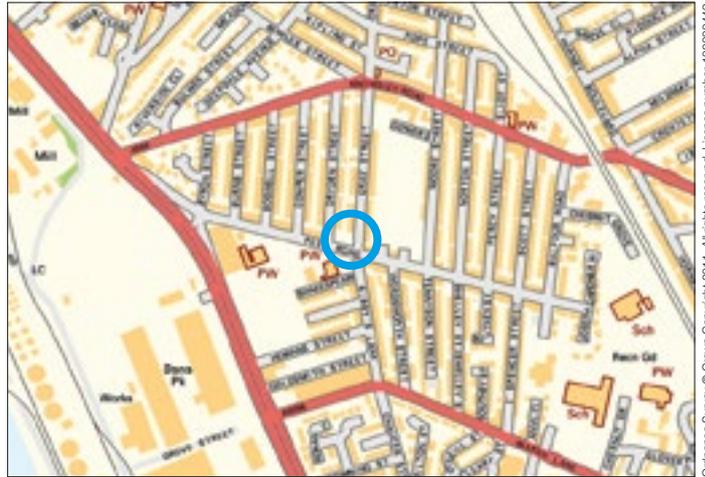
3 Gray Street, Bootle, Merseyside L20 4RY

*GUIDE PRICE £35,000–£40,000



- 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. The property is in need of upgrade and modernisation.



Not to scale. For identification purposes only

Situated Off Knowsley Road in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

Outside Yard.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

Ground Floor Hall, Lounge, Dining room, Kitchen, Bathroom/WC

First Floor Three Bedrooms.

LOT

150

30 Queensdale Road, Allerton, Liverpool L18 1LT

*GUIDE PRICE £75,000+



- A three bedroomed middle terraced property currently producing £4,368 per annum.

Description A three bedroomed middle terraced property currently occupied by way of a Regulated Tenancy at a rental of £4,368 per annum.



Not to scale. For identification purposes only

Situated Off Allerton Road in a popular and well established residential location within walking distance to Allerton and Penny Lane amenities, Schooling and transport links approximately 5 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Yard.

Ground Floor Hall, two Living Rooms, Kitchen.

LOT

151

ON BEHALF OF LIVERPOOL CITY COUNCIL

Unit 3 The Parade, Wavertree, Liverpool L15 7JU

*GUIDE PRICE £35,000+



- A freehold reversion with unexpired term terminating in 2022. The property comprises a two storey middle terraced property comprising a ground floor commercial unit with residential accommodation on the first floor.

Description A freehold reversion with unexpired term terminating in 2022. The property comprises a two storey middle terraced property comprising a ground floor commercial unit with residential accommodation on the first floor.

Situated Fronting The Parade off Northway in a small parade of shops within an established residential location approximately 3 miles from Liverpool city centre.

Ground Floor Shop

First Floor Flat

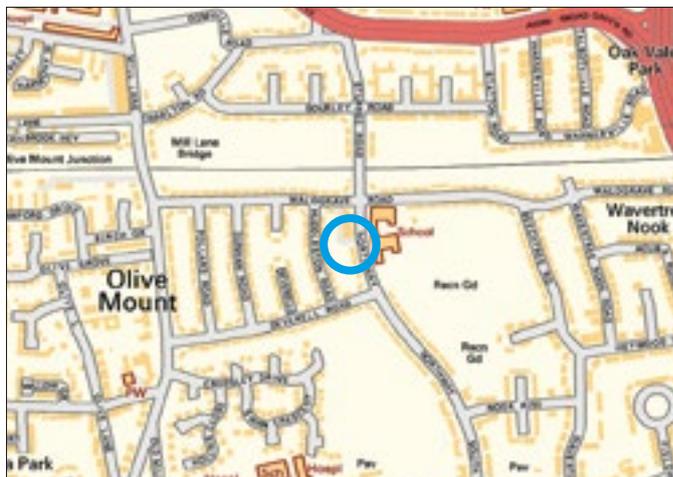
Fees In addition to the purchase price the purchaser is to be responsible for the council's legal and surveyors fees at 3% of the sale price with a minimum of £1,500.00.

Tenure Freehold subject to a 99 year lease commencing on 6th September 1923 (expiring 5th September 2022) at a peppercorn ground rent.

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



**Liverpool
City Council**



Not to scale. For identification purposes only



Not to scale. For identification purposes only

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LOT

152

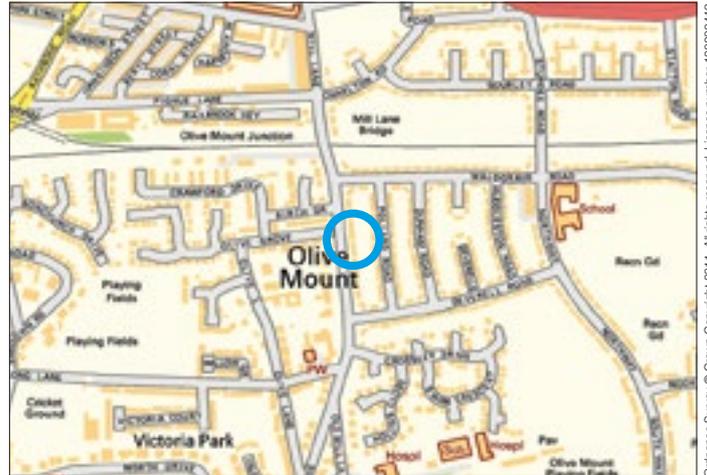
135 Mill Lane, Wavertree, Liverpool L15 8LG

*GUIDE PRICE £80,000+



- 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.



Not to scale. For identification purposes only

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.

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

First Floor Three Bedrooms, Bathroom, Separate WC,

Outside Gardens front and rear

LOT

153

ON BEHALF OF A HOUSING ASSOCIATION

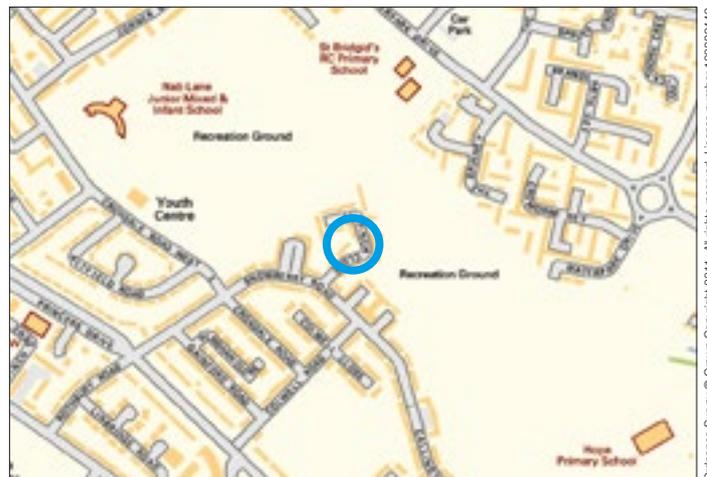
8 Altfinch Close, Liverpool L14 8YG

*GUIDE PRICE £45,000+



- A three bedroom semi detached property benefiting from double glazing, central heating and gardens.

Description A three bedroomed semi-detached property benefiting from double glazing, central heating and gardens. The property would be suitable for occupation, resale or investment following modernisation.



Not to scale. For identification purposes only

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

Ground Floor Lounge, Breakfast/Kitchen.

First Floor Three Bedrooms, Bathroom, Separate WC

Outside Gardens front and rear.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

LOT

154

ON BEHALF OF LIVERPOOL CITY COUNCIL

87/87a Woolton Road, Garston, Liverpool L19 6PL

*GUIDE PRICE £45,000+



- A freehold reversion with unexpired term terminating in 2021. The property comprises a two storey commercial unit with residential accommodation on the first floor.

Description A freehold reversion with unexpired term terminating in 2021. The property comprises a two storey commercial unit with residential accommodation on the first floor.

Situated Fronting Woolton Road within a parade of similar units close to Liverpool South Parkway train station and approximately 6 miles from Liverpool city centre.

Ground Floor Shop

First Floor Flat

Fees In addition to the purchase price the purchaser is to be responsible for the cost of the council's legal and surveyors fees at 3% of the sale price with a minimum of £1,500.

Tenure Freehold subject to a 99 year lease commencing on 5th October 1922 (expiring 4th September 2021) at a peppercorn ground rent. Also subject to a 10 year sublease commencing 5th October 2011.

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



Not to scale. For identification purposes only

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Liverpool
City Council

LOT

155

ON BEHALF OF A HOUSING ASSOCIATION

62 Carisbrooke Road, Liverpool L4 3RA

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

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

Description A five bedroomed three storey middle terraced property benefiting from double glazing and central heating. The property is in need of repair and modernisation and would be suitable for occupation, re-sale, investment purposes or a possible HMO use.

Situated Off County Road in a popular 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

Second Floor Two further rooms.

Outside Yard.

Note The properties will be marketed subject to HCA and local authority consent prior to completion.

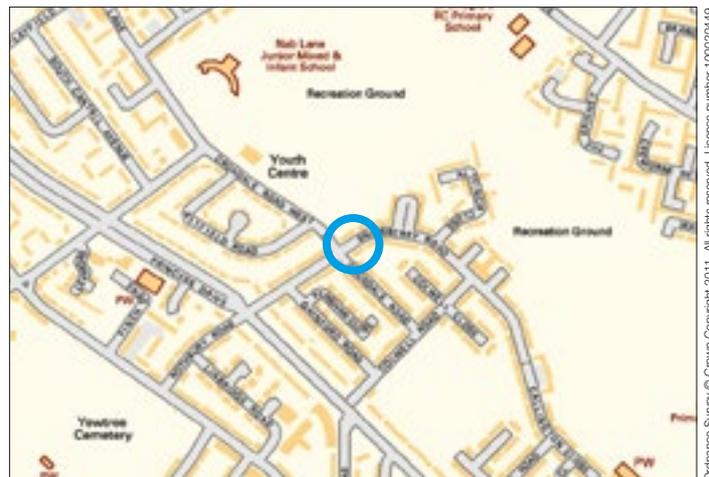
LOT

156

ON BEHALF OF A HOUSING ASSOCIATION

86 Snowberry Road, Liverpool L14 8XR

*GUIDE PRICE £40,000-£45,000



Not to scale. For identification purposes only

- **Three bedroomed end town house. Double glazing and central heating. Front and rear gardens with driveway.**

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

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

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

First Floor Three Bedrooms.

Outside Front and Rear Gardens, Driveway.

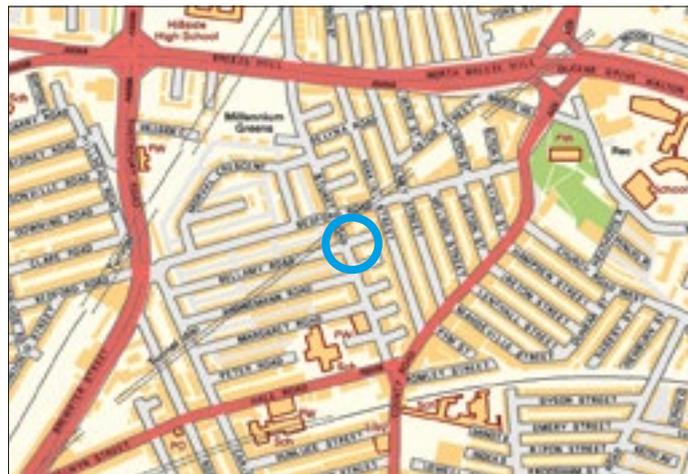
Note The properties will be marketed subject to HCA and local authority consent prior to completion.

LOT

157

64 Stuart Road, Walton, Liverpool L4 5QU

*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

- **A good sized four bedroomed three storey dormer style middle terraced property. Central heating.**

Description A good sized four bedroomed three storey dormer style middle terraced property in need of a full upgrade and refurbishment scheme. The property would be suitable for occupation, possible HMO Investment or re-sale purposes. The property benefits from central heating.

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

Basement Cellar Not inspected

Ground Floor Hall, Lounge, Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

Second Floor One further Bedroom

Outside Yard to the rear

LOT

158

96 Wellbrow Road, Liverpool L4 6TY

*GUIDE PRICE £55,000+



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Not to scale. For identification purposes only

- **Vacant three bedroom end terraced property in good order throughout, double glazing and central heating**

Description A vacant three bedroomed end of terrace property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. The potential rental income being in excess of £6600.00 per annum.

Situated Off Walton Lane just off Queens Drive in a popular and well established residential location within easy reach of Walton Village amenities, Schooling and approximately 3 miles from Liverpool city centre.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Two Bedrooms, Boxroom, Bathroom/WC.

Outside Yard to the rear.

LOT

159

Flat 14 Spenser Lodge, Spenser Avenue, Birkenhead CH42 2DW

*GUIDE PRICE £20,000–£25,000



SOLD PRIOR

- A vacant one bedroomed top floor flat

Description A vacant one bedroomed top floor flat suitable for investment purposes. The potential rental income being in excess of £4,680 per annum. There are shared gardens and parking to the front.

Not to scale. For identification purposes only

Situated Off Highfield Road in a popular and established location within close proximity to transport links.

EPC Rating E

Ground Floor Communal Reception Hall.

Third Floor Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

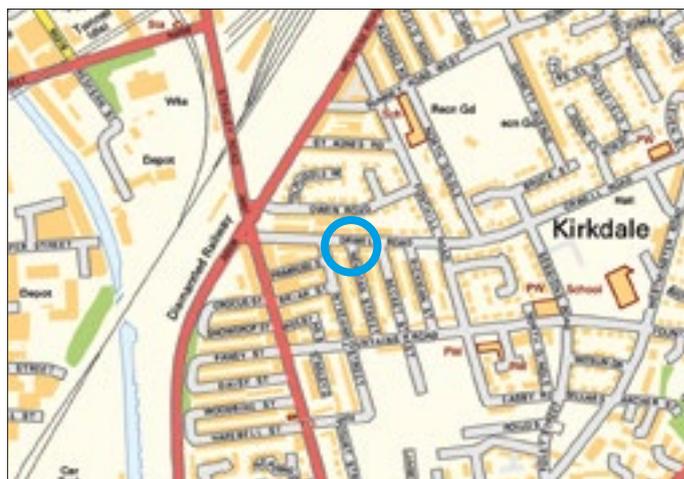
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LOT

160

53 Orwell Road, Liverpool L4 1RG

*GUIDE PRICE £35,000–£40,000



- A three bedroomed end terraced property double glazing and central heating. Producing £6000 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 £6,000 per annum.

Not to scale. For identification purposes only

Situated Just off Stanley Road in a popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Hall, Through Lounge, Kitchen

First Floor Three Bedrooms, Bathroom/W.C.

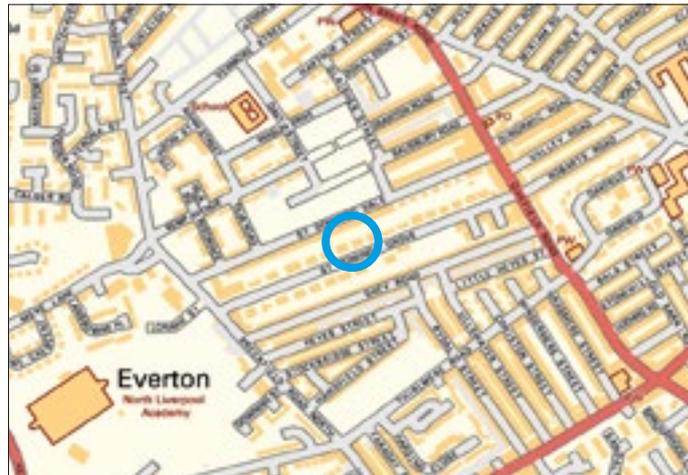
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LOT

161

72 St. Domingo Vale, Liverpool L5 6RW

*GUIDE PRICE £110,000+



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Not to scale. For identification purposes only

- A three storey mid terraced property arranged to provide one studio flat and three one-bedroomed flats benefiting from double glazing and central heating. Producing approximately £18,000 per annum.

Description A three storey mid terraced property arranged to provide one studio flat and three one-bedroomed flats benefiting from double glazing and central heating. All flats are let to private tenants, furnished and have separate meters. The property has been fully refurbished and modernised and is currently let producing approximately £18,000 per annum.

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

Ground Floor Main Entrance, Hallway. One bedroom flat. Studio flat.

First Floor One Bedroom flat – Lounge, Double Bedroom, Kitchen with fitted units and built in oven and hob, Bathroom/WC and shower.

Second Floor One bedroom flat.

Outside Front Forecourt and Rear yard.

LOT

162

36 Menai Street, Birkenhead, Merseyside CH41 6EL

*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

- Vacant two bedroomed middle terraced property with double glazing and central heating.

Description A two bedroomed 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.

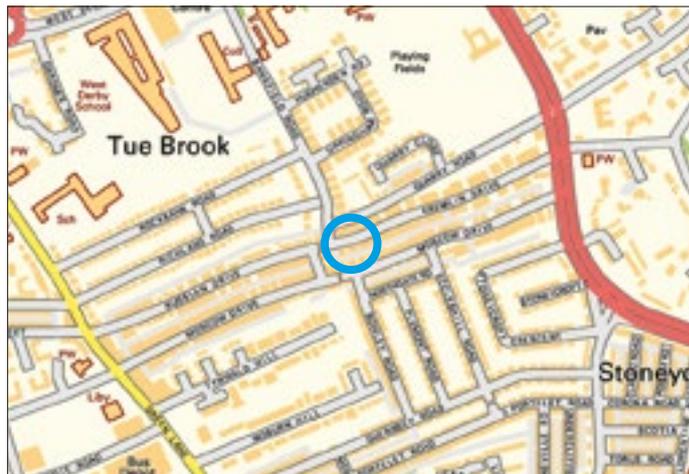
SOLD PRIOR

LOT

163

11 Kremlin Drive, Liverpool L13 7BX

*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

- Residential investment producing £8640 per annum. Two flats. Double glazing. Central heating.

Description A mid terraced property providing two one-bedroomed self contained flats. The property benefits from double glazing and central heating. Both flats are let by way of Assured Shorthold Tenancies producing a rental income of £8640.00 per annum.

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

First Floor

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

Outside Yard to the rear.

Ground Floor Main entrance hallway.

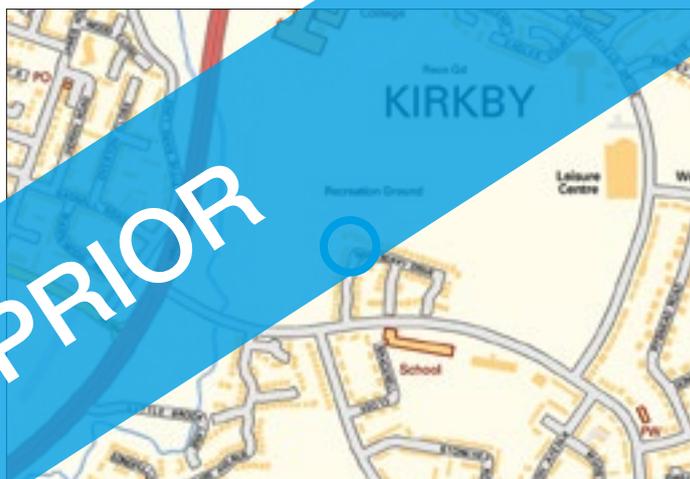
Flat 1 Lounge, Kitchen, Bedroom, Bathroom/W.C.

LOT

164

31 Winberry Drive, Kirkby, Liverpool L32 9BA

*GUIDE PRICE £135,000+



Not to scale. For identification purposes only

- 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.

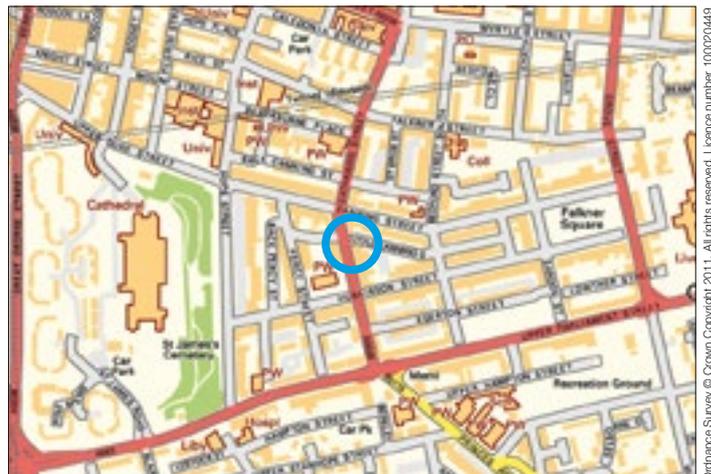
Ground Floor Hall, Lounge, Dining Room, Conservatory, Kitchen, WC,

LOT

165

31 Catharine Street, Liverpool L8 7NE

*GUIDE PRICE £400,000+



Not to scale. For identification purposes only

- **Grade II listed town house arranged as seven one-bedroomed flats fully let until June 2016**

Description An extended 7 week completion is available if required. A city centre residential investment property currently producing £34,080 per annum. The property comprises a Grade II listed town house arranged as seven one-bedroomed flats fully let until June 2016. Flat D on the first floor is rented from 1st July 2016 to 30th June 2017 producing £4,944 per annum.

Situated Fronting Catharine Street within the fashionable Georgian Quarter of the city within easy reach of the cities universities, nightlife and retail core.

Second Floor Two one-bedroomed studio flats.

Attic One bedroomed studio flat.

Outside Yard to the rear.

Ground Floor Two one-bedroomed studio flats.

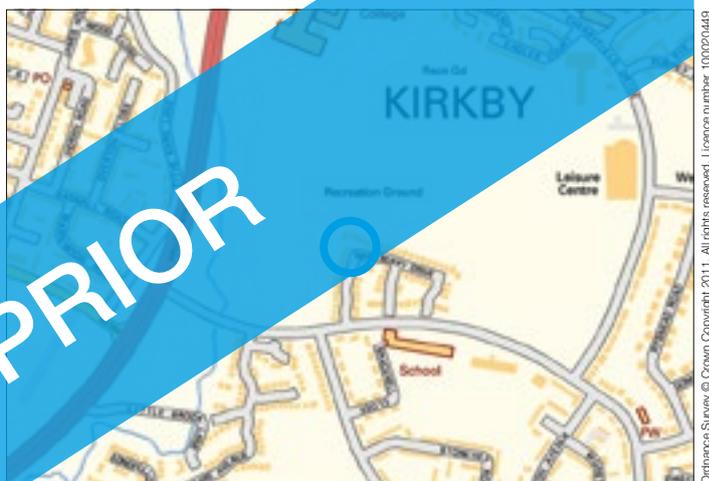
First Floor Two one-bedroomed studio flats.

LOT

166

29 Whinberry 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.

Dining Room, Kitchen, Conservatory, WC

First Floor Four Bedrooms, Bathroom/WC

Outside Front and rear gardens, garage.

Ground Floor Hall, Lounge,

LOT

167**103-107 Linacre Road, Litherland, Liverpool L21 8NS*****GUIDE PRICE £150,000+****SOLD PRIOR**

- **A mixed use property comprising three commercial retail units together with seven one-bedroomed self-contained flats. Producing in excess of £11,484pa.**

Description A mixed use property comprising three commercial retail units together with seven one-bedroomed self-contained flats above accessed via a separate side entrance. The shops are currently let by way of 12 month Leases and trading as 'Easy Order Beds' and 'Used Household Electrics'.

Situated Fronting Linacre Road approximately 5 miles north of on the corner of Hinton Street Liverpool city centre.

Ground Floor 107 Corner shop, Kitchen, WC. **103-105** Shop, Kitchen, WC.

103-105 First Floor

Flat A Lounge, Kitchen, Shower room/WC, two Bedrooms.

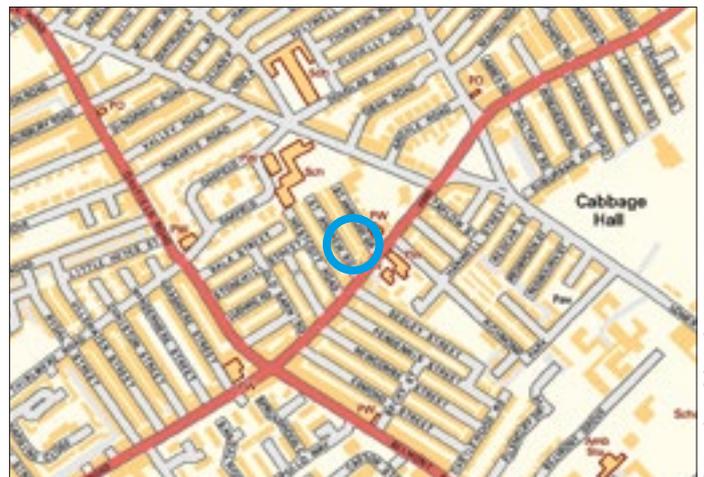
Flat B Lounge, Kitchen, Shower room/WC, Bedroom. **Flat C** Open plan Lounge/Kitchen, Shower room/WC, Bedroom.

Second Floor Flat D Lounge, Kitchen, Shower room/WC, Bedroom. **Flat E** Lounge, Kitchen, Shower room/WC, Bedroom. **Flat F** Lounge, Kitchen, Shower room/WC, Bedroom.

107A

Separate entrance Lounge, Kitchen, Shower room/WC, Bedroom.

LOT

168**9/11 St. Ambrose Grove, Liverpool L4 2RL*****GUIDE PRICE £125,000+**

- **A pair of three storey properties which have been converted to provide five one-bedroomed self contained flats. Producing £24,000 pa.**

Description A pair of three storey dormer style middle terraced properties which have been converted to provide five one-bedroomed self-contained flats. The property is currently fully let by way of Assured Shorthold Tenancies producing in excess of approximately £24,000 per annum. The property benefits from double glazing, gas wall heaters and central heating.

Situated Off Breck Road (A580) in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

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

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

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

Outside Communal Yard to the rear.

LOT

169

183b Westminster Road, Liverpool L4 4LR

*GUIDE PRICE £20,000–£25,000



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Not to scale. For identification purposes only

- **A three bed roomed flat producing £6,000 per annum which includes the council tax.**

Description A three bed roomed first floor flat arranged over two floors and benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum which includes council tax.

Situated Fronting Westminster Road in a popular and well established residential location in easy reach of local amenities and approximately 3 miles from Liverpool city centre.

Second Floor Three Bedrooms.

Outside Communal yard to the rear.

Ground Floor Main Entrance Hallway.

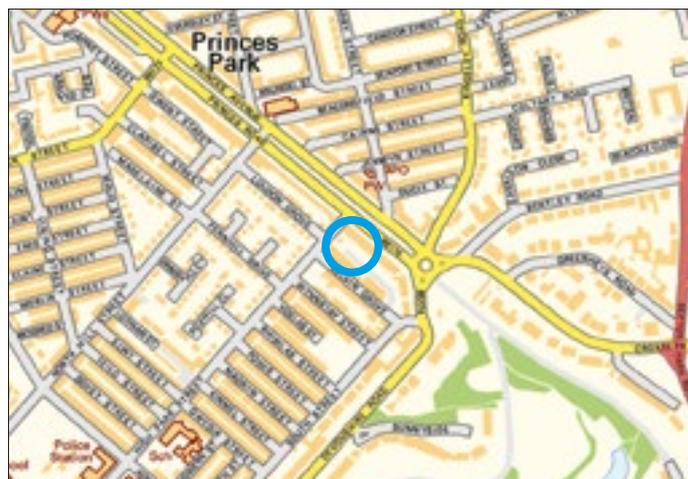
First Floor Flat Lounge, Kitchen, Bathroom/WC.

LOT

170

150 Princes Road, Liverpool L8 2UL

*GUIDE PRICE £300,000+



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Not to scale. For identification purposes only

- **A three storey double fronted middle town house which has been converted to provide six self-contained flats. Producing £23,04pa. Benefits from central heating.**

Description A three storey double fronted middle town house which has been converted to provide six self-contained flats. The flats are all currently let by way of Assured Shorthold Tenancies producing £23,040.00 per annum. The property benefits from gardens and central heating.

amenities, Princes Park and approximately 1 mile from Liverpool city centre.

Kitchen, Bedroom, Bathroom/WC. **Flat 4** Lounge, Kitchen, two Bedrooms, Bathroom/WC.

Ground Floor Main Entrance Hallway. **Flat 1** Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC. **Flat 2** Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.

Second Floor Flat 5 Lounge, Kitchen, Bedroom, Bathroom/WC (no central heating). **Flat 6** Lounge, Kitchen, two Bedrooms, Bathroom/WC

Situated Fronting Princes Road (B5175) in a popular and well established residential location within close proximity to local

First Floor Flat 3 Lounge,

Outside Front & Rear Gardens. **EPC Rating** E

LOT

171

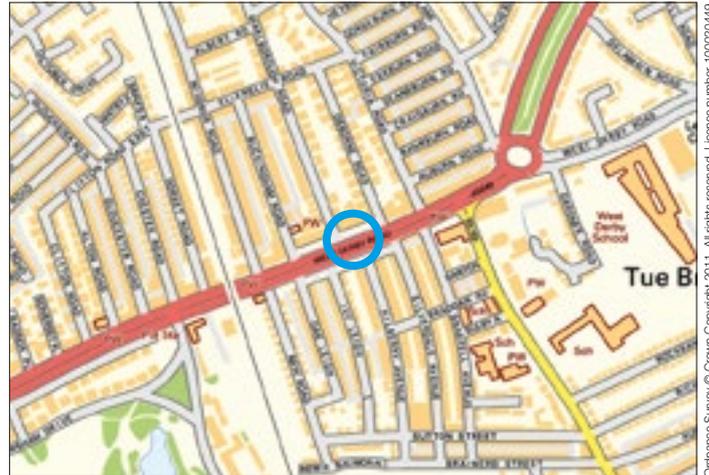
577/577a West Derby Road, Liverpool L13 8AE

*GUIDE PRICE £100,000+



- **A three storey middle terrace mixed use property comprising ground floor retail unit together with a four bedroom flat producing £14,640 per annum**

Description A three storey middle terrace mixed use property comprising ground floor retail unit together with a four bedroom flat to the upper floors accessed via a separate front entrance. The property is fully let producing £14,640.00 per annum. The property is in good condition throughout and benefits from double glazing, central heating, electric roller shutters to the ground floor.



Not to scale. For identification purposes only

Situated Fronting West Derby Road (A5049) in a popular and well established location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

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

First Floor Kitchen, Lounge,

Dining Room, two Bedrooms, Bathroom/WC.

Second Floor Two Further Bedrooms.

Outside Rear Yard.

LOT

172

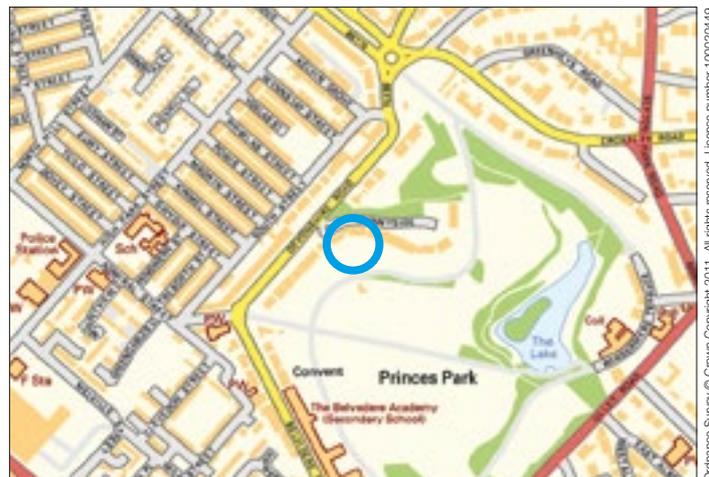
1 Sunnyside, Princes Park, Liverpool L8 3TD

*GUIDE PRICE £400,000+



- **A substantial Grade II listed three storey double fronted semi-detached property which has been converted to provide five self-contained flats. Producing £22,164 per annum.**

Description A substantial Grade II listed three storey double fronted semi-detached property which has been converted to provide five self-contained flats (four one-bedroom and one three-bedroom) all of which are currently producing £22,164.00 per annum. All of the flats are let by way of Assured Shorthold Tenancies apart from Flat 1 which is let by way of a Regulated Tenancy. The property benefits from central heating, garden and shared parking to the front.



Not to scale. For identification purposes only

Situated Off Devonshire Road in a conservation area (B5174), a very popular and well established residential location within close proximity to Princes Park and local amenities.

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

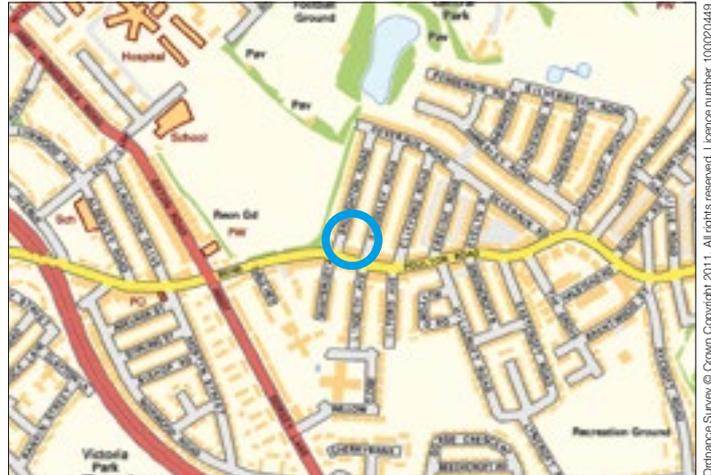
Flat 2 Lounge, Kitchen/Diner, Bedroom, Bathroom/WC..

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

Second Floor Flat 5 Lounge, Kitchen/Diner, 3 Bedrooms, Bathroom, WC.

Outside Garden.

LOT
173 10 Broughton Road, Wallasey, Merseyside CH44 4DU
*GUIDE PRICE £80,000+



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Not to scale. For identification purposes only

- **A three bedroomed middle terraced property suitable for immediate occupation or investment purposes**

Description A three bedroomed middle terraced property suitable for immediate occupation or investment purposes with a potential rental income of approximately £6600.00 per annum. The property is in good order and benefits from double glazing and central heating.

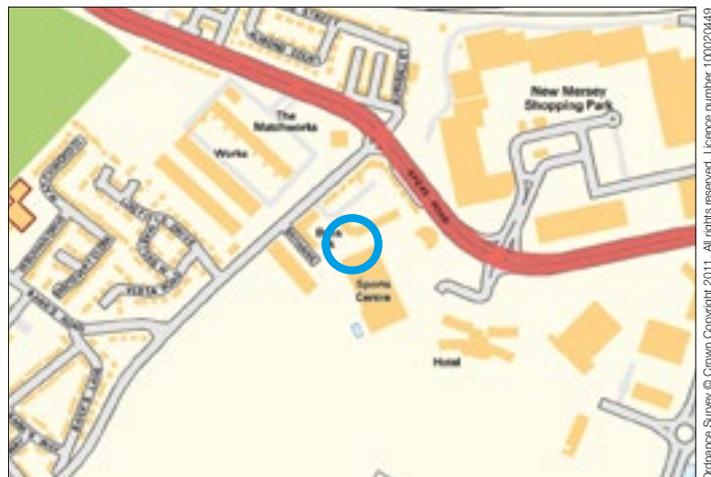
Situated Off Poulton Road in a popular and well established residential location within close proximity to local amenities, schooling, transport links and Central Park.

Outside Yard to the rear.

Ground Floor Hall, Lounge, Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

LOT
174 78 The Old Fire Station, Banks Road, Garston, Liverpool L19 2QY
*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

- **A two bedroomed apartment benefiting from double glazing and electric storage heaters.**

Description A two bedroomed apartment benefiting from double glazing and electric storage heaters. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. The potential rental income being in excess of £7,800 per annum

Situated Off Holden Hurst Road in a popular and well established residential location within close proximity to local amenities, schooling, Speke retail park and John Lennon airport.

Apartment Hallway, Open plan Kitchen/Lounge/Diner, two Bedrooms, Bathroom/WC.

LOT

175**480 Queens Drive, Stoneycroft, Liverpool L13 0AS**
GUIDE PRICE £80,000+

Not to scale. For identification purposes only

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- **Three bed terrace. Double glazed. Central heating.**

Description A three bedroomed spacious middle terraced property suitable for immediate occupation or investment purposes. The property is in very good condition throughout and benefits from double glazing and central heating.

Situated Fronting Queens Drive at its junction with Derby Lane in a popular and well established residential location within easy reach of local amenities, Old Swan and Tuebrook and approximately 4 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC.

Outside Yard to the rear.

Ground Floor Hall, Lounge, Dining Room with patio doors, Kitchen.

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

LOT

176

16 Gwydir Street, Liverpool L8 3TJ

*GUIDE PRICE £50,000+



- A three bedroomed middle terraced property suitable for occupation or investment purposes

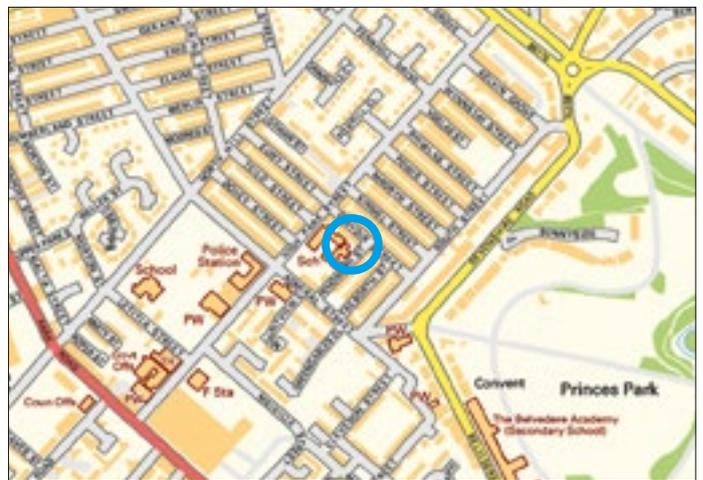
Description A three bedroomed middle terraced property suitable for occupation or investment purposes. The potential rental income when let being in excess of £6000 per annum. The property benefits from double glazing and central heating and is in good order throughout.

Situated Off High Park Street in an established and popular residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor Through Living Room, Kitchen, Bathroom/WC

First Floor Three bedrooms.

Outside Yard to the rear.



Not to scale. For identification purposes only



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Notes

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or Lucy Joel: ljoel@gadllp.co.uk

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PLEASE NOTE

Legal packs are available to download via the website www.suttonkersh.co.uk and will only be available prior to the auction. They will not be available once the auction has started.

0151 207 6315
auctions@suttonkersh.co.uk

Terms & conditions for proxy or telephone bidders

The following terms and conditions apply to all intended buyers who wish bids to be made by proxy or by telephone

- 1 For those who are unable to attend the auction the proxy bidding form should be used in order to submit a maximum bid to the Auctioneer. This bid will not be called upon prior to the time of offering the particular lot for which the bid has been made.

A prospective buyer should fill in the appropriate telephone bidding form or proxy bidding form in the catalogue and should ensure that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective.
- 2 Maximum bids must be for an exact figure and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective buyer.
- 3 All proxy and telephone bidding completed forms must be delivered to the auctioneer with the appropriate deposit cheque not less than 48 hours prior to the start of the auction at which the property the subject of the bid is to be sold.

A cheque or banker's draft in the sum of 10% of the maximum bid or £3,000 whichever is the greater, is enclosed with the proxy or telephone bidding form. Cheques should be made payable to Sutton Kersh. Receipt of funds must be the day prior to the auction.

Buyer's Administration Charge – The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of £500 plus VAT upon exchange of contracts for each property purchased (cheques made payable to Sutton Kersh).

A separate proxy or telephone bidding form, deposit and buyer's administration charge should be supplied for each property upon which a bid is to be placed.
- 4 Any alteration to the proxy or telephone bid or withdrawal must be in writing and be received in writing and be received by the auctioneer prior to commencement of the auction.
- 5 The auctioneer, in accepting proxy bids, acts as agent for the prospective buyer and the prospective buyer shall be considered to have authorised the auctioneer on the basis of the terms and conditions set out in this auction catalogue, all relevant conditions of sale and any amendments to the auction catalogue. In the event of the prospective buyer's bid being successful, the auctioneer is authorised by the prospective buyer to sign any memorandum or contract relating to the property concerned.
- 6 The auctioneer accepts no liability for any bid not being made on behalf of the prospective buyer and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
- 7 In the event that another bidder makes a bid equal to the maximum bid the prospective buyer is prepared to make, the auctioneer reserves the right to accept the bid of any bidder attending the auction in person or through an agent.
- 8 The auctioneer accepts no responsibility for failure of telecommunications in respect of a telephone bid, or any delays in the postal system if a proxy bidding form is sent through the post.
- 9 If the prospective buyer wishes to attend the auction and bid in person, he or she shall notify the auctioneer who will then no longer bid. Such notification must be in writing and received by the auctioneer prior to commencement of the auction.
- 10 Prospective bidders should check with the auctioneer's office immediately prior to the auction to ensure there are no changes to the published terms and conditions.
- 11 Successful/unsuccessful bids will be notified to the prospective buyer within 24 hours of the conclusion of the auction sale.
- 12 Should the property be knocked down to the proxy bidder by the Auctioneer at a figure which is less than the maximum bid price on the form, the whole of the deposit supplied with the form will still be cashed and will count towards the purchase price sold.
- 13 Proxy bidders are deemed to be making their bid with full knowledge of and in accordance with the Common Auction Conditions, Extra Conditions and Special Conditions of Sale and the Important Notice for Prospective Buyers in the catalogue..
- 14 Proxy bidders are also deemed to have knowledge of any Addendum sheet which may be issued prior to or at the auction sale. Proxy bidders are advised to telephone the Auctioneer's offices before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
- 15 The proxy bidder authorises the Auctioneer or any duly authorised partner or employee of Sutton Kersh as the prospective purchaser's agent to sign the Memorandum of Sale or Sale Contract incorporating any addendum at or after the auction.
- 16 Proxy or telephone bidding forms should be sent to Mr J Kersh MRICS, Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY.

Proxy bidding form



Date of Auction Lot Number

I hereby instruct and authorise you to bid on my behalf in accordance with the terms and conditions attached hereto and I understand that should my bid be successful the offer will be binding upon me.

Address of Lot

Maximum bid price Words

Cheque for 10% deposit (£3,000 minimum) £ enclosed herewith (made payable to Sutton Kersh)

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

Purchaser Details

Full name(s)

Company

Address

..... Postcode

Business telephone Home telephone

Solicitors

..... Postcode

For the attention of

Telephone

Signed by prospective purchaser

Date

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

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

.....

.....

Date of signing

**NOW ACCEPTING
PAYMENT BY**

Pay with
Barclays Pingit
Scan this code to
pay now

Telephone bidding form

Name

Address

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

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

Lot No. of property to be bid on

Property known as

Maximum bid (Figures)

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

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

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

Solicitor address

Tel no Fax no

Person acting

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

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

Signed by prospective purchaser Date

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

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

.....

.....

Date of signing

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

**NOW ACCEPTING
PAYMENT BY**



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 leave the AUCTION:

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

A5.4 If you do not we may either:

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

A5.5 The deposit:

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

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

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

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

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

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

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

G1. The lot

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

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

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

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

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

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

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

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

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

G1.9 The BUYER buys with full knowledge of:

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

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

Extra General Conditions

Applicable for all lots where the Common Auction Conditions apply.

- 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
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auctions@suttonkersh.co.uk

Auctions – London

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Building Surveying

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Mortgages

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Tel: 0151 280 0407
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Surveys & Valuations

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