

NOW INVITING  
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FOR OUR  
26 MAY AUCTION

# SuttonKersh



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

**Thursday 31 March 2016**

**Commencing at 12 noon prompt at**

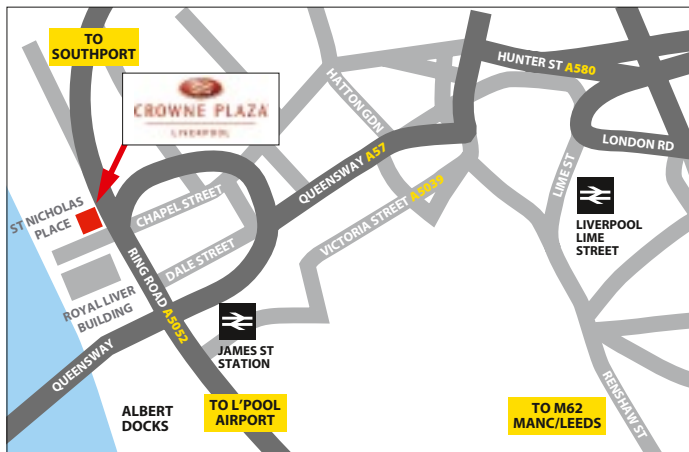
Crowne Plaza 2 St Nicholas Place

Pier Head Liverpool L3 1QW



[www.suttonkersh.co.uk](http://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](mailto:cathy.holt@suttonkersh.co.uk)

## Auction programme 2016

### AUCTION DATES

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

### CLOSING DATES

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

## Merseyside's leading auction team...



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



**Cathy Holt MNAEA**  
Associate Director  
[cathy.holt@suttonkersh.co.uk](mailto:cathy.holt@suttonkersh.co.uk)



**Andrew Binstock BSc (Hons)**  
Auctioneer

### CONTACT

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

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# Auctioneer's pre-sale announcements

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at [suttonkersh.co.uk](http://suttonkersh.co.uk) and look out for any additional materials available on the day of the auction, in order to stay fully informed with the up to date information.

1 The auctioneer will offer all lots in the order as shown in the catalogue.

2 An addendum to the catalogue and Conditions of Sale is currently available for distribution in the auction room.

3 This addendum is an important document providing updates and corrections to the auction catalogue.

4 Sutton Kersh will always endeavour to inform prospective purchasers of changes that may have taken place after the catalogue was printed when such changes are brought to their attention.

5 Would prospective purchasers please ensure they have a copy of the auction catalogue and an addendum prior to bidding.

6 Prospective purchasers are deemed to have read the addendum whether they have done so or not.

7 You are bidding on the basis that you have checked the General Conditions of Sale, which are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot.

8 The Special Conditions of Sale together with the title documentation have been available for inspection at the auctioneer's office in the immediate period leading up to auction date.

9 You are bidding on the basis that you have made all necessary enquiries, particularly in respect of lots the auctioneer has not inspected or had initial sight of tenancy details, and have checked the General and Special Conditions of Sale and are satisfied that you fully understand their content.

10 If you have a question in respect of any of the lots within the catalogue would you please ask one of the Sutton Kersh

representatives who will attempt to answer your question during the auction. The auctioneer will not answer any questions whilst the auction is proceeding.

11 Guide Prices shown in the catalogue are merely an approximation and the auctioneer's opinion only. They should not be regarded as anything more. (see definition of Guide Prices below)

12 The auctioneer will not describe each individual property in detail or elaborate on its features or finer points. He will merely state the address, lot number and a very brief description.

13 Please remember it is the bidder's duty to attract the auctioneer's attention.

14 Please bid clearly and do not delay.

15 At the fall of the hammer the successful bidder will be in a binding contract of sale. At this point, an auction runner will come to your place of bidding, take your name and address and details of your solicitor and will lead you to one of the contract tables in the auction room.

Identification details (details of which are available from Sutton Kersh staff) will be required from you. Please make sure that you have the required documentation readily available. If in doubt, please contact Cathy Holt 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 11 February

LOT	PROPERTY	RESULT	PRICE
1	Reynolds Lodge, Church Road, Woolton, Liverpool L25 6DF	Sold	£163,000
2	6 Whittington House, Beach Road, Litherland, Liverpool L21 2NE	Sold Prior	
3	88 Roxburgh Street, Liverpool L4 3TB	Sold Prior	
4	372 Prescot Road, Old Swan, Liverpool L13 3AP	Sold	£43,000
5	147 Moscow Drive, Liverpool L13 7DQ	Sold	£68,000
6	31 Cambridge Road, Bootle, Merseyside L20 9LE	Sold	£46,000
7	16 Claude Road, Liverpool L6 0BT	Withdrawn	
8	2 Euston Street, Liverpool L4 5PR	Sold Prior	
9	162 Gloucester Road, Bootle, Merseyside L20 9AW	Postponed	
10	Flat 8 Huddleston Close, Wirral, Merseyside CH49 8Jp	Sold Prior	
11	87 Green Lane, Stoneycroft, Liverpool L13 7BB	Sold Prior	
12	279/279a County Road, Walton, Liverpool L4 5PQ	Sold	£65,000
13	4 Southbank Road, Edge Hill, Liverpool L7 9LP	Available At	£67,000
14	21 Sandringham Road, Tuebrook, Liverpool L13 8BX	Sold Prior	
15	117 Stanley Park Avenue South, Liverpool L4 7XD	Sold After	
16	70/70a Prescot Road, Fairfield, Liverpool, L7 0JA	Postponed	
17	50 Boswell Street, Bootle, Merseyside L20 4RP	Sold	£40,000
18	30 Stonehill Street, Liverpool L4 2QA	Sold Prior	
19	3 Herrick Street, Liverpool L13 2AG	Sold	£45,500
20	4 Lynholme Road, Liverpool L4 2XB	Available At	£40,000
21	53 Oakfield Road, Walton, Liverpool L4 0UE	Withdrawn	
22	29 Walton Road, Liverpool L4 4AD	Withdrawn	
23	24 Hahnemann Road, Liverpool L4 3SA	Sold Prior	
24	17 Stoddart Road, Liverpool L4 6TR	Sold	£36,000
25	237 Boaler Street, Liverpool L6 9DH	Sold Prior	
26	85 Newcombe Street, Liverpool L6 5AN	Sold After	
27	5 Blackburne Place, Liverpool, L8 7PE	Sold	£410,000
28	28 Exchange Street East, Liverpool L2 3PH	Withdrawn	
29	35 Suffield Road, Liverpool L4 1UL	Sold Prior	
30	17 Bigham Road, Liverpool L6 6DW	Sold	£47,000
31	31 Windsor Road, Tuebrook, Liverpool L13 8BA	Withdrawn	
32	Flat 10, 16 Alexandra Drive, Liverpool L17 8TD	Sold	£73,000
33	43 Pendennis Street, Liverpool L6 5AG	Sold	£45,000
34	Flat 3, 11 Hawarden Avenue, Liverpool L17 2AJ	Sold	£47,500
35	129 Oakfield Road, Walton, Liverpool L4 0UE	Sold After	
36	7 Colwell Road, Liverpool L14 8XY	Sold After	
37	32 Canning Street, Liverpool L8 7NP	Sold Prior	
38	24 Lynwood Road, Liverpool L9 3AF	Sold	£85,500
39	24 Hawthorne Road, Bootle, Merseyside L20 2DN	Sold	£70,000
40	88 Dewsbury Road, Liverpool L4 2XF	Sold Prior	
41	16 Kremlin Drive, Liverpool L13 7BY	Sold	£150,000
42	5 Colwell Road, Liverpool L14 8XY	Sold	£45,000
43	52 Colwell Close, Liverpool L14 8YF	Sold After	
44	29 Moore Street, Bootle, Merseyside L20 4SE	Sold	£37,500
45	456 Stanley Road, Bootle, Merseyside L20 5AF	Available At	£135,000
46	18 Pope Street, Bootle, Merseyside L20 4PH	Sold	£34,500
47	5 Dryden Street, Bootle, Merseyside L20 4RT	Sold	£40,000
48	11 Shelley Street, Bootle, Merseyside L20 4LG	Sold	£35,000
49	118 Chirkdale Street, Liverpool L4 3SQ	Available At	£40,000
50	9 Ursula Street, Bootle, Merseyside L20 2EX	Sold	£44,250
51	13 Ursula Street, Bootle, Merseyside L20 2EX	Sold	£44,000
52	99 Queens Drive, West Derby, Liverpool L13 0AB	Sold	£75,000
53	12 Croxteth Avenue, Liverpool L21 6NB	Sold After	
Lot	Address	Result	Price

54	8 Primrose Court, Liverpool L36 8DH	Sold	£40,500
55	58 Croxteth Avenue, Liverpool L21 6NB	Sold	£51,500
56	41 Lily Road, Liverpool L21 6NX	Sold	£35,000
57	10 Kilburn Street, Liverpool L21 8HW	Sold	£37,000
58	47 Snowberry Road, Liverpool L14 8XN	Sold	£52,000
59	37 Millvale Street, Liverpool L6 6BB	Sold	£42,500
60	24 Taunton Street, Liverpool L15 4ND	Available At	£88,000
61	20 Colwell Close, Liverpool L14 8YF	Sold	£45,000
62	2 Colwell Close, Liverpool L14 8YF	Available At	£47,500
63	12 Elm Drive, Seaforth, Liverpool L21 4NA	Sold	£64,500
64	32 Canon Road, Liverpool L6 0BN	Sold	£45,500
65	34 Altfield Road, Liverpool L14 8YD	Sold	£60,000
66	35 Altfield Road, Liverpool L14 8YB	Sold	£43,500
67	Flat 2-6 69 Tennyson Street/Flat 1 124 Peel Road, Bootle L20 4LA	Sold	£140,000
68	22 St. Andrew Road, Liverpool L4 2RJ	Sold	£32,500
69	20 Emery Street, Liverpool L4 5UZ	Sold	£35,000
70	39 Merlin Street, Liverpool L8 8HZ	Sold	£62,000
71	106 Garmoyle Road, Liverpool L15 5AD	Sold After	
72	5 Ivanhoe Road, Aigburth, Liverpool L17 8XE	Sold After	
73	128 Sheil Road, Liverpool L6 7UA	Sold Prior	
74	21 Ivanhoe Road, Aigburth, Liverpool L17 8XE	Sold	£358,000
75	13 Mannering Road, Liverpool L17 8TP	Sold	£225,000
76	76 Blythwood Street, Liverpool L17 7DG	Sold	£130,000
77	19 Waverley Road, Sefton Park, Liverpool L17 8TZ	Sold	£304,000
78	42 Fir Street, St. Helens, Merseyside WA10 3RA	Sold	£43,500
79	58 Pigot Street, St. Helens, Merseyside WA10 2EU	Sold	£45,000
80	1 Bramwell Street, St. Helens, Merseyside WA9 2DP	Sold After	
81	16 Runnells Lane, Thornton, Liverpool L23 1TR	Sold	£111,000
82	Plot 16 Land At Summerfields, Rhostyllen, Wrexham, Clwyd LI14 4EU	Sold	£15
83	Plot 17 Land At Summerfields, Rhostyllen, Wrexham, Clwyd LI14 4EU	Sold	£1
84	Plot 18 Land At Summerfields, Rhostyllen, Wrexham, Clwyd LI14 4EU	Sold	£1
85	Plot 19 Land At Summerfields, Rhostyllen, Wrexham, Clwyd LI14 4EU	Sold	£1
86	Plot 20 Land At Summerfields, Rhostyllen, Wrexham, Clwyd LI14 4EU	Sold	£1
87	29 Catharine Street, Liverpool L8 7NE	Available At	£330,000
88	90 Victoria Road, Wallasey, Merseyside Ch45 2JF	Withdrawn	
89	11 Waltham Road, Liverpool L6 0BL	Available At	£40,000
90	20 Kemsley Road, Liverpool L14 0NB	Sold	£50,750
91	44 Grant Close, Liverpool L14 0LJ	Sold After	
92	61 Oak Leigh, Tuebrook, Liverpool L13 7EN	Sold	£43,500
93	90 July Road, Liverpool L6 4BT	Sold After	
94	38 Newcombe Street, Liverpool L6 5AW	Sold	£46,000
95	30 Esmond Street, Liverpool L6 5AZ	Withdrawn	
96	58 Scorton Street, Liverpool L6 4AT	Sold	£31,500
97	59 Grange Street, Liverpool L6 4AY	Sold	£43,250
98	137 Kingsheath Avenue, Liverpool L14 4AW	Sold	£45,500
99	176 Kingsheath Avenue, Liverpool L14 4AW	Sold	£50,000
100	5 Morecambe Street, Liverpool L6 4AX	Sold	£41,000
101	16a Mildenhall Way, Belle Vale, Liverpool L25 2SR	Sold	£136,000
102	104 Lawrence Road, Liverpool L15 0EG	Available At	£150,000
103	11 Liston Street, Liverpool L4 5RT	Sold After	
104	21 Sybil Road, Liverpool L4 0RR	Sold After	
105	The Durning Arms Public House, Durning Road, Liverpool L7 5NF	Sold Prior	
106	67 Dorrit Street, Liverpool L8 8AN	Sold	£58,000
107	29 Hinton Street, Fairfield, Liverpool L6 3AP	Sold	£44,000
108	9 Bala Street, Liverpool L4 2QN	Sold	£37,000
109	40 Claude Road, Liverpool L6 0BT	Sold	£40,000

## Auction results (contd)

110	17b Anfield Road, Liverpool L4 0TE	Sold	£46,500
111	8 Briar Street, Liverpool L4 1RB	Sold	£37,500
112	46 Oakfield Road, Walton, Liverpool L4 2QF	Available At	£37,500
113	48 Handfield Street, Liverpool L5 6PF	Sold After	
114	179 Snowberry Road, Liverpool L14 8XN	Sold	£45,000
115	43 Southey Street, Bootle, Merseyside L20 4LJ	Withdrawn	
116	107 Snowberry Road, Liverpool L14 8XN	Sold	£51,500
117	61 Snowberry Road, Liverpool L14 8XN	Sold	£45,000
118	23 Southey Street, Bootle, Merseyside L20 4LJ	Withdrawn	
119	89 Breeze Hill, Liverpool L9 1DZ	Sold Prior	
120	14 Colwell Close, Liverpool L14 8YF	Available At	£45,000
121	73 Sutcliffe Street, Liverpool L6 6AS	Sold	£50,000
122	19 Tennyson Street, Bootle, Merseyside L20 4LE	Sold	£43,000
123	37 Lily Road, Liverpool L21 6NX	Sold	£32,750
124	38 Croxdale Road, Liverpool L14 8XX	Sold After	
125	227 Thomas Lane, Liverpool L14 5NU	Withdrawn	
126	3 Colwell Road, Liverpool L14 8XY	Sold	£48,000
127	35 Colwell Road, Liverpool L14 8XY	Sold	£50,000
128	37 Colwell Road, Liverpool L14 8XY	Sold	£49,000
129	27 Whinberry Drive, Liverpool L32 9BA	Sold Prior	
130	The Water Tower, Tower Hill, Ormskirk, Lancashire L39 2EE	Sold Prior	
131	102 Hornby Boulevard, Bootle, Liverpool L21 8HQ	Available At	£50,000
132	Land At Naylors Road, Liverpool L27 2YA	Sold	£80,000
133	71 Snowberry Road, Liverpool L14 8XN	Sold	£45,000
134	Land At 45 Bentley Road, Liverpool L8 0SY	Sold Prior	
135	107 Walton Breck Road, Liverpool L4 0RD	Available At	£78,000
136	7b Lowther Street, Liverpool L8 7ND	Sold Prior	
137	46 Boswell Street, Bootle, Merseyside L20 4RP	Available At	£40,000
138	37 Gloucester Road, Bootle, Merseyside L20 9AH	Sold	£45,000
139	73 Walton Vale, Liverpool L9 4RF	Available At	£75,000
140	33 Balmoral Road, Fairfield, Liverpool L6 8NB	Sold	£163,000
141	55 Spenser Street, Bootle, Merseyside L20 4LN	Sold	£44,000
142	30 Holly Grove, Seaforth, Liverpool L21 1BN	Available At	£63,000
143	46 Colwell Close, Liverpool L14 8YF	Sold	£45,000
144	16/18 Townsend Lane, Anfield, Liverpool L6 0BA	Sold	£182,000
145	46 Uldale Close, Liverpool L11 2TR	Sold After	
146	49 Altfinch Close, Liverpool L14 8YQ	Available At	£45,000
147	88 Adcote Road, Liverpool L14 0LP	Sold After	
148	86 Olivia Street, Bootle, Merseyside L20 2ET	Sold After	
149	3 Gray Street, Bootle, Merseyside L20 4RY	Sold	£42,000
150	30 Queensdale Road, Allerton, Liverpool L18 1LT	Sold	£104,000
151	Unit 3 The Parade, Wavertree, Liverpool L15 7JU	Available At	£35,000
152	135 Mill Lane, Wavertree, Liverpool L15 8LG	Sold Prior	
153	8 Altfinch Close, Liverpool L14 8YG	Sold After	
154	87/87a Woolton Road, Garston, Liverpool L19 6PL	Sold	£47,000
155	62 Carisbrooke Road, Liverpool L4 3RA	Sold	£60,000
156	86 Snowberry Road, Liverpool L14 8XR	Sold	£49,000
157	64 Stuart Road, Walton, Liverpool L4 5QU	Sold After	
158	96 Wellbrow Road, Liverpool L4 6TY	Sold	£65,000
159	Flat 14 Spenser Lodge, Spenser Avenue, Birkenhead, CH42 2DW	Sold Prior	
160	53 Orwell Road, Liverpool L4 1RG	Available At	£40,000
161	72 St. Domingo Vale, Liverpool L5 6RW	Available At	£120,000
162	36 Menai Street, Birkenhead, Merseyside CH41 6EL	Sold Prior	
163	11 Kremlin Drive, Liverpool L13 7BU	Sold	£75,000
164	31 Whinberry Drive, Kirkby, Liverpool L32 9BA	Sold Prior	
165	31 Catharine Street, Liverpool L8 7NE	Available At	£390,000

REVALUATION TOTAL £10.6 MILLION

166	29 Whinberry Drive, Liverpool L32 9BA	Sold Prior	
167	103 – 107 Linacre Road, Litherland, Liverpool L21 8NS	Sold Prior	
168	9/11 St. Ambrose Grove, Liverpool L4 2RL	Sold	£138,000
169	183b Westminster Road, Liverpool L4 4LR	Withdrawn	
170	150 Princes Road, Liverpool L8 2UL	Available At	£300,000
171	577/577a West Derby Road, Liverpool, L13 8AE	Sold Prior	
172	1 Sunnyside, Princes Park, Liverpool L8 3TD	Sold After	
173	10 Broughton Road, Wallasey, Merseyside CH44 4DU	Withdrawn	
174	78 The Old Fire Station, Banks Road, Garston, Liverpool L19 2QY	Sold After	
175	480 Queens Drive, Stoneycroft, Liverpool L13 0AS	Sold After	
176	16 Gwydir Street, Liverpool L8 3TJ	Sold Prior	

Total Realisation = £10,681,019

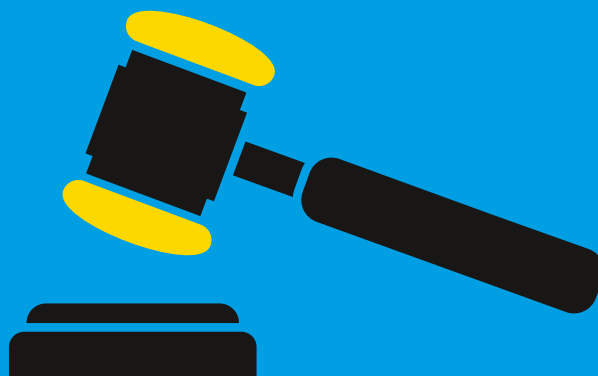
# Auction programme 2016

## Auction Dates

11th February  
 31st March  
 26th May  
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 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](mailto:auctions@suttonkersh.co.uk)

# 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 31 March

For sale by public auction unless sold prior or withdrawn

1	35 Fulwood Drive, Aigburth, Liverpool L17 9QU	£100,000+
2	44 St. Andrew Road, Liverpool L4 2RJ	£40,000+
3	9 Brook Road, Walton, Liverpool L9 2BE	£80,000+
4	36 Downing Road, Bootle, Liverpool L20 9LU	£40,000+
5	150 Princes Road, Liverpool L8 2UL	£275,000+
6	75 Bligh Street, Liverpool L15 0HE	£50,000+
7	113 South Road, Waterloo, Liverpool L22 0LT	£85,000+
8	65 Daley Road, Liverpool L21 7QG	£40,000+
9	511 Southport Road, Bootle, Merseyside L20 0DD	£70,000+
10	45 South Hill Road, Liverpool L8 9RY	£40,000–£45,000
11	43 Mill View, Rutter Street, Liverpool L8 6AG	£25,000–£30,000
12	52 Kendal Road, Wallasey, Merseyside CH44 5SZ	£25,000–£30,000
13	38 Westcott Road, Liverpool L4 2RF	£40,000
14	39 Hale Road, Walton, Liverpool L4 3RL	£50,000–£60,000
15	14 Broad Oak Road, St. Helens, Merseyside WA9 2ER	£30,000+
16	49 Colville Street, Liverpool L15 4JX	£60,000+
17	Prince of Wales, 155–157 Rice Lane, Liverpool L9 1AF	£60,000+
18	131 St. Oswalds Lane, Bootle, Merseyside L30 5QF	£40,000+
19	163 Westminster Road, Liverpool L4 4LR	£50,000+
20	241–245 Stanley Road, Kirkdale, Liverpool L5 7QD	£175,000+
21	1 Manor Row, Quernmore Road, Liverpool L33 6WD	£50,000+
22	161 Westminster Road, Liverpool L4 4LR	£50,000+
23	29 Dryden Street, Bootle, Merseyside L20 4RT	£40,000+
24	73 Benedict Street, Bootle, Merseyside L20 2EL	£35,000–£40,000
25	32 Gainford Road, Liverpool L14 8XU	£45,000–£50,000
26	Land at Brook Road, Walton, Liverpool L9 2BE	£60,000+
27	378 Poulton Road, Wallasey, Merseyside CH44 4DD	£90,000+
28	118 Chirkdale Street, Liverpool L4 3SQ	£35,000+
29	16 Kipling Street, Bootle, Merseyside L20 4QE	£25,000+
30	Land fronting Childwall Valley Road, Tuffins Corner, L27 7BR	£30,000+
31	121 Webster Road, Liverpool L7 4LG	£40,000+
32	87 Esmond Street, Liverpool L6 5AY	£35,000+
33	51 Greenleaf Street, Liverpool L8 0RA	£40,000–£45,000
34	4 Manor Row, Quernmore Road, Liverpool L33 6WD	£50,000+
35	75 Orwell Road, Liverpool L4 1RG	£35,000+
36	178 Walton Village, Liverpool L4 6TW	£175,000+
37	Knightsbridge Court, 35 Holland Street, Liverpool L7 0JG	£35,000–£40,000
38	Apt 61, Bispham House, Lace Street, Liverpool L3 2BP	£75,000+
39	72 St. Domingo Vale, Liverpool L5 6RW	£110,000+
40	40 Mill Lane, Wallasey, Merseyside CH44 5UG	£300,000+
41	2 Childwall Avenue, Liverpool L15 2JB	£40,000+
42	14 Colwell Close, Liverpool L14 8YF	£40,000+
43	49 Altfinch Close, Liverpool L14 8YQ	£40,000+
44	81 High Street, Wavertree, Liverpool L15 8HF	£150,000+
45	83, 83a and 83b High Street, Wavertree, Liverpool L15 8HF	£325,000+
46	Apt 69, Bispham House, Lace Street, Liverpool L3 2BP	£65,000+
47	5 Childwall Avenue, Liverpool L15 2JB	£40,000+
48	12 St. Marys Grove, Liverpool L4 5UJ	£30,000+
49	125 Picton Road/1 Rathbone Road, Wavertree, Liverpool L15 4LJ	£60,000–£70,000
50	34 Croxteth Grove, Liverpool L8 0RX	£250,000+
51	27 Wadham Road, Bootle, Liverpool L20 2DA	£40,000–£45,000
52	63 Plumer Street, Liverpool L15 1EF	£55,000+
53	The Regency, 19–21 Derby Lane, Old Swan, Liverpool L13 6QA	£375,000–£400,000
54	103 Hayes Avenue, Prescot, Merseyside L35 5BH	£55,000+
55	28 Owen Road, Kirkdale, Liverpool L4 1RW	£40,000+
56	47 Beaconsfield Road, Woolton, Liverpool L25 6EQ	£850,000–£900,000
57	63 Lisburn Lane, Liverpool L13 9AF	£60,000+
58	8 Whitby Street, Liverpool L6 4DH	£40,000+
59	46 Oakfield Road, Walton, Liverpool L4 2QF	£30,000–£35,000
60	11 Waltham Road, Liverpool L6 0BL	£35,000+

61	49 Handfield Street, Liverpool L5 6PE	£35,000+
62	15 Kellit Road, Wavertree, Liverpool L15 0ER	£50,000+
63	29 Catharine Street, Liverpool L8 7NE	£300,000+
64	31 Catharine Street, Liverpool L8 7NE	£400,000+
65	42 Grosvenor Road, Wavertree, Liverpool L15 0HA	£60,000+
66	53 Astor Street, Liverpool L4 5RR	£30,000–£35,000
67	1a Wrenbury Street, Liverpool L7 2PU	£35,000+
68	73 Walton Vale, Liverpool L9 4RF	£60,000+
69	89 Rocky Lane, Anfield, Liverpool L6 4BB	£50,000–£60,000
70	42 Boswell Street, Bootle, Liverpool L20 4RP	£40,000–£45,000
71	2 Sefton Road, Wallasey, Merseyside CH45 5BS	£90,000+
72	74 New Chester Road, Wirral, Merseyside CH62 5AD	£135,000+
73	Tetlow Church, Tetlow Street, Liverpool L4 4LF	£50,000+
74	Fairfield Arms, 130 Prescott Road, Fairfield, Liverpool L7 0JB	£100,000+
75	15 Dentwood Street, Liverpool L8 9SR	£40,000+
76	1 Hahnemann Road, Liverpool L4 3RZ	£40,000+
77	68 Prince Edwin Street, Liverpool L5 3LW	£65,000+
78	11 Briar Street, Liverpool L4 1RB	£25,000+
79	241–243 Walton Road, Liverpool L4 4AR	£85,000+
80	4 Devon Avenue, Wallasey, Merseyside CH45 7LY	£55,000+
81	2a Pear Grove, Liverpool L6 9HR	£35,000+
82	456 Stanley Road, Bootle, Merseyside L20 5AF	£100,000+
83	Flat 12, 16 Alexandra Drive, Liverpool L17 8TD	£60,000+
84	117 Ampthill Road, Aigburth, Liverpool L17 9QN	£120,000+
85–92	Plots 21, 22, 23, 24, 25, 40, 41, 42, Land at Summerfields, Rhostyllen, Wrexham, Clwyd LL14	NIL RESERVE
93	40 Lind Street, Liverpool L4 4EQ	£35,000–£40,000
94	143 Kemble Street, Prescott, Merseyside L34 5SG	£150,000+
95	5 Lampeter Road, Liverpool L6 0BU	£40,000+
96	69 Jacob Street, Liverpool L8 4TG	£55,000+
97	23 Hayfield Street, Liverpool L4 0RU	£40,000+
98	3 Sedley Street, Liverpool L6 5AE	£30,000–£35,000
99	19 Toft Street, Liverpool L7 2PS	£55,000+
100	9 Grovedale Road, Allerton, Liverpool L18 1DH	£95,000+
101	56 St. Marys Road, Garston, Liverpool L19 2JD	£50,000+
102	12a–12b Brecon Street, Liverpool L6 9EY	£135,000+
103	Unit A319 Liverpool Business Centre, Goodlass Road, Liverpool L24 9HJ	£35,000+
104	50 St. Andrew Road, Liverpool L4 2RJ	£15,000+
105	First Floor Flat, 31 Langdale Road, Liverpool L15 3LA	£60,000+
106	70/70a Prescott Road, Fairfield, Liverpool L7 0JA	£60,000+
107	Former Dickie Lewis (Crown Pub) Stopgate Lane, Liverpool L9 6AP	£135,000+
108	63 Sherwoods Lane, Liverpool L10 1LN	£30,000–£40,000
109	3 Manor Row, Quernmore Road, Liverpool L33 6WD	£50,000+
110	6 Gray Street, Bootle, Merseyside L20 4RZ	£35,000+
111	67 Moscow Drive, Liverpool L13 7DE	£60,000+
112	29 Longfield Road, Liverpool L21 8LA	£40,000+
113	63 Orwell Road, Liverpool L4 1RG	£40,000+
114	The Cabin Public House, 49 Marsh Street, Kirkdale, L20 2BN	£40,000–£45,000
115	37 Trentham Road, Kirkby, Liverpool L32 4UB	£110,000+
116	60 Makin Street, Liverpool L4 5QG	£45,000+
117	6 Whitby Street, Liverpool L6 4DH	£45,000+
118	89 Breeze Hill, Liverpool. L9 1DZ	£50,000+
119	17 Viola Street, Bootle, Merseyside L20 7DP	£30,000–£35,000
120	79 Salisbury Road, Wavertree, Liverpool L15 1HW	£70,000+
121	15 Hazeldale Road, Liverpool L9 2BA	£45,000+
122	108 Gainsborough Road, Liverpool L15 3HX	£80,000+
123	18a Windsor Street, Liverpool L8 1XF	£50,000+
124	Flat 9, 56 Christleton Close, Prenton, Merseyside CH43 0XF	£55,000+
125	25 Hall Lane, Kensington, Liverpool L7 8TD	£110,000+
126	115 Roxburgh Street, Liverpool L4 3SY	£40,000+
127	43 Musker Drive, Bootle, Merseyside L30 2PF	£50,000+
128	65 Tudor Street South, Liverpool L6 6AG	£60,000+

# Order of sale by type

## COMMERCIAL INVESTMENT

- 20 241–245 Stanley Road, Kirkdale, Liverpool L5 7QD
- 27 378 Poulton Road, Wallasey, Merseyside CH44 4DD
- 44 81 High Street, Wavertree, Liverpool L15 8HF
- 45 83, 83a and 83b High Street, Wavertree, Liverpool L15 8HF
- 49 125 Picton Road/1 Rathbone Road, Wavertree, Liverpool L15 4LJ
- 72 74 New Chester Road, Wirral, Merseyside CH62 5AD
- 94 143 Kemble Street, Prescot, Merseyside L34 5SG
- 101 56 St. Marys Road, Garston, Liverpool L19 2JD
- 102 12a–12b Brecon Street, Liverpool L6 9EY
- 103 Unit A319 Liverpool Business Centre, Goodlass Road, Liverpool L24 9HJ
- 106 70/70a Prescot Road, Fairfield, Liverpool L7 0JA

## DEVELOPMENT OPPORTUNITIES

- 14 39 Hale Road, Walton, Liverpool L4 3RL
- 17 Prince of Wales, 155–157 Rice Lane, Liverpool L9 1AF
- 26 Land at Brook Road, Walton, Liverpool L9 2BE
- 30 Land fronting Childwall Valley Road, Tuffins Corner, L27 7BR
- 53 The Regency, 19–21 Derby Lane, Old Swan, Liverpool L13 6QA
- 73 Tetlow Church, Tetlow Street, Liverpool L4 4LF
- 74 Fairfield Arms, 130 Prescot Road, Fairfield, Liverpool L7 0JB
- 114 The Cabin Public House, 49 Marsh Street, Kirkdale, L20 2BN
- 115 37 Trentham Road, Kirkby, Liverpool L32 4UB

## LAND

- 107 Former Dickie Lewis (Crown Pub) Stopgate Lane, Liverpool L9 6AP
- 85–92 Plots 21, 22, 23, 24, 25, 40, 41, 42, Land at Summerfields, Rhostyllen, Wrexham, Clwyd LL14

## RESIDENTIAL INVESTMENT

- 2 44 St. Andrew Road, Liverpool L4 2RJ
- 3 9 Brook Road, Walton, Liverpool L9 2BE
- 5 150 Princes Road, Liverpool L8 2UL
- 18 131 St. Oswalds Lane, Bootle, Merseyside L30 5QF
- 19 163 Westminster Road, Liverpool L4 4LR
- 22 161 Westminster Road, Liverpool L4 4LR
- 24 73 Benedict Street, Bootle, Merseyside L20 2EL
- 25 32 Gainford Road, Liverpool L14 8XU
- 28 118 Chirkdale Street, Liverpool L4 3SQ
- 31 121 Webster Road, Liverpool L7 4LG
- 33 51 Greenleaf Street, Liverpool L8 0RA
- 34 4 Manor Row, Quernmore Road, Liverpool L33 6WD
- 35 75 Orwell Road, Liverpool L4 1RG
- 36 178 Walton Village, Liverpool L4 6TW
- 37 Knightsbridge Court, 35 Holland Street, Liverpool L7 0JG

- 39 72 St. Domingo Vale, Liverpool L5 6RW
- 41 2 Childwall Avenue, Liverpool L15 2JB
- 47 5 Childwall Avenue, Liverpool L15 2JB
- 51 27 Wadham Road, Bootle, Liverpool L20 2DA
- 62 15 Kellit Road, Wavertree, Liverpool L15 0ER
- 63 29 Catharine Street, Liverpool L8 7NE
- 64 31 Catharine Street, Liverpool L8 7NE
- 65 42 Grosvenor Road, Wavertree, Liverpool L15 0HA
- 69 89 Rocky Lane, Anfield, Liverpool L6 4BB
- 70 42 Boswell Street, Bootle, Liverpool L20 4RP
- 71 2 Sefton Road, Wallasey, Merseyside CH45 5BS
- 75 15 Dentwood Street, Liverpool L8 9SR
- 77 68 Prince Edwin Street, Liverpool L5 3LW
- 80 4 Devon Avenue, Wallasey, Merseyside CH45 7LY
- 81 2a Pear Grove, Liverpool L6 9HR
- 82 456 Stanley Road, Bootle, Merseyside L20 5AF
- 98 3 Sedley Street, Liverpool L6 5AE
- 99 19 Toft Street, Liverpool L7 2PS
- 109 3 Manor Row, Quernmore Road, Liverpool L33 6WD
- 118 89 Breeze Hill, Liverpool. L9 1DZ
- 123 18a Windsor Street, Liverpool L8 1XF
- 125 25 Hall Lane, Kensington, Liverpool L7 8TD
- 126 115 Roxburgh Street, Liverpool L4 3SY
- 127 43 Musker Drive, Bootle, Merseyside L30 2PF
- 128 65 Tudor Street South, Liverpool L6 6AG

## VACANT COMMERCIAL

- 7 113 South Road, Waterloo, Liverpool L22 0LT
- 40 40 Mill Lane, Wallasey, Merseyside CH44 5UG
- 68 73 Walton Vale, Liverpool L9 4RF
- 79 241–243 Walton Road, Liverpool L4 4AR

## VACANT RESIDENTIAL

- 1 35 Fulwood Drive, Aigburth, Liverpool L17 9QU
- 4 36 Downing Road, Bootle, Liverpool L20 9LU
- 6 75 Bligh Street, Liverpool L15 0HE
- 8 65 Daley Road, Liverpool L21 7QG
- 9 511 Southport Road, Bootle, Merseyside L20 0DD
- 10 45 South Hill Road, Liverpool L8 9RY
- 11 43 Mill View, Rutter Street, Liverpool L8 6AG
- 12 52 Kendal Road, Wallasey, Merseyside CH44 5SZ
- 13 38 Westcott Road, Liverpool L4 2RF
- 15 14 Broad Oak Road, St. Helens, Merseyside WA9 2ER
- 16 49 Colville Street, Liverpool L15 4JX
- 21 1 Manor Row, Quernmore Road, Liverpool L33 6WD
- 23 29 Dryden Street, Bootle, Merseyside L20 4RT
- 29 16 Kipling Street, Bootle, Merseyside L20 4QE
- 32 87 Esmond Street, Liverpool L6 5AY
- 38 Apt 61, Bispham House, Lace Street, Liverpool L3 2BP

- 42 14 Colwell Close, Liverpool L14 8YF
- 43 49 Altfinch Close, Liverpool L14 8YQ
- 46 Apt 69, Bispham House, Lace Street, Liverpool L3 2BP
- 48 12 St. Marys Grove, Liverpool L4 5UJ
- 50 34 Croxeth Grove, Liverpool L8 0RX
- 52 63 Plumer Street, Liverpool L15 1EF
- 54 103 Hayes Avenue, Prescot, Merseyside L35 5BH
- 55 28 Owen Road, Kirkdale, Liverpool L4 1RW
- 56 47 Beaconsfield Road, Woolton, Liverpool L25 6EQ
- 57 63 Lisburn Lane, Liverpool L13 9AF
- 58 8 Whitby Street, Liverpool L6 4DH
- 59 46 Oakfield Road, Walton, Liverpool L4 2QF
- 60 11 Waltham Road, Liverpool L6 0BL
- 61 49 Handfield Street, Liverpool L5 6PE
- 66 53 Astor Street, Liverpool L4 5RR
- 67 1a Wrenbury Street, Liverpool L7 2PU
- 76 1 Hahnemann Road, Liverpool L4 3RZ
- 78 11 Briar Street, Liverpool L4 1RB
- 83 Flat 12, 16 Alexandra Drive, Liverpool L17 8TD
- 84 117 Ampthill Road, Aigburth, Liverpool L17 9QN
- 93 40 Lind Street, Liverpool L4 4EQ
- 95 5 Lampeter Road, Liverpool L6 0BU
- 96 69 Jacob Street, Liverpool L8 4TG
- 97 23 Hayfield Street, Liverpool L4 0RU
- 100 9 Grovedale Road, Allerton, Liverpool L18 1DH
- 104 50 St. Andrew Road, Liverpool L4 2RJ
- 105 First Floor Flat, 31 Langdale Road, Liverpool L15 3LA
- 108 63 Sherwoods Lane, Liverpool L10 1LN
- 110 6 Gray Street, Bootle, Merseyside L20 4RZ
- 111 67 Moscow Drive, Liverpool L13 7DE
- 112 29 Longfield Road, Liverpool L21 8LA
- 113 63 Orwell Road, Liverpool L4 1RG
- 116 60 Makin Street, Liverpool L4 5QG
- 117 6 Whitby Street, Liverpool L6 4DH
- 119 17 Viola Street, Bootle, Merseyside L20 7DP
- 120 79 Salisbury Road, Wavertree, Liverpool. L15 1HW
- 121 15 Hazeldale Road, Liverpool L9 2BA
- 122 108 Gainsborough Road, Liverpool L15 3HX
- 124 Flat 9, 56 Christleton Close, Prenton, Merseyside CH43 0XF

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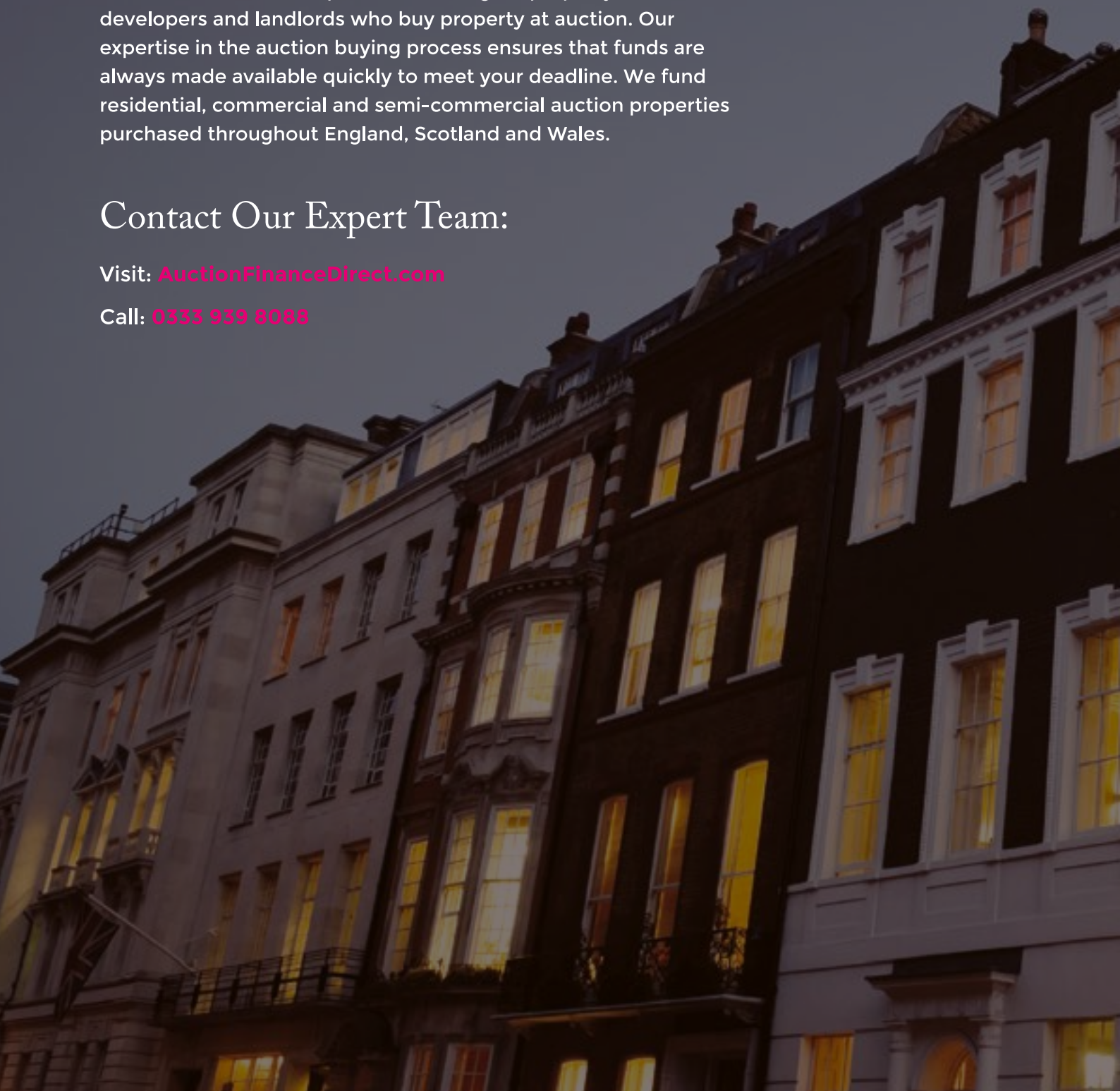
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UPON THE INSTRUCTIONS OF PLUS DANE HOUSING  
 TO BE OFFERED FOR SALE BY PUBLIC AUCTION ON THURSDAY 24 MARCH 2016  
 VENUE: THE CAVERN CLUB LIVE LOUNGE, 10 MATHEW STREET, LIVERPOOL L2 6RE  
 Starting at 7.00pm

# 10 Admiral Grove, Dingle, Liverpool, Merseyside L8 8BH

**GUIDE PRICE £55,000+**



- The home of Ringo Starr of the Beatles from 1943 to 1963
- An inner terraced house in a pedestrianised street
- Gas central heating, uPVC double glazing, two double bedrooms, rear garden

**Situated** Admiral Grove is a pedestrianised street in the district of Dingle, approached from the end of Lothian Street off North Hill Street leading to Princes Road then left into Upper Parliament Street towards the City Centre and Waterfront. Local amenities nearby include shops, take away restaurants, schools, parks and bus routes.

**Description** A two double bedroom inner terraced house with gas central heating and uPVC double glazing. The property would benefit from some modernisation. Historically, the house was occupied by Ringo Starr of The Beatles who moved to the property with his mother Elsie Starkey at the time his parents separated when he was 3 years old in 1943. Ringo's infant school, St Silas Primary, was on Pengwern Street, very close to the house. It is understood that he learned to read and

write at home due to many absences from school through illness. Ringo paid homage to his home in his 2008 song "Liverpool 8". Ringo lived in the property for 20 years until he got married in 1963.

#### Accommodation

**Ground Floor** Vestibule entrance. Living Room. Bathroom comprising bath, wash basin and WC. Kitchen with base and wall cupboards. Rear lean-to Porch.

**First Floor** Front double bedroom. Rear double bedroom with a cupboard housing a gas fired central heating boiler.

**Outside** Garden to the rear.

**Tenure** Freehold.

**EPC Rating** D.

**Note** A restrictive covenant will apply to the property preventing future use as a museum.

**Viewing** Viewing is strictly by prior appointment. Please telephone 0207 963 0628.



LOT

1

BY ORDER OF THE COURT OF PROTECTION

35 Fulwood Drive, Aigburth, Liverpool L17 9QU

\*GUIDE PRICE £100,000+



- **Three bed semi detached. Double glazing. Central heating, front and rear gardens. Driveway.**

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

**Situated** On an estate of similar properties off Aigburth Road in a popular and well established residential location within close proximity to Schooling, local amenities, Sefton Park, Otterspool promenade and approximately 4 miles from Liverpool city centre.

**Ground Floor** Porch Entrance, Hall, Open plan Lounge/Diner, Kitchen.

**First Floor** Two bedrooms, Box room, Bathroom/WC

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



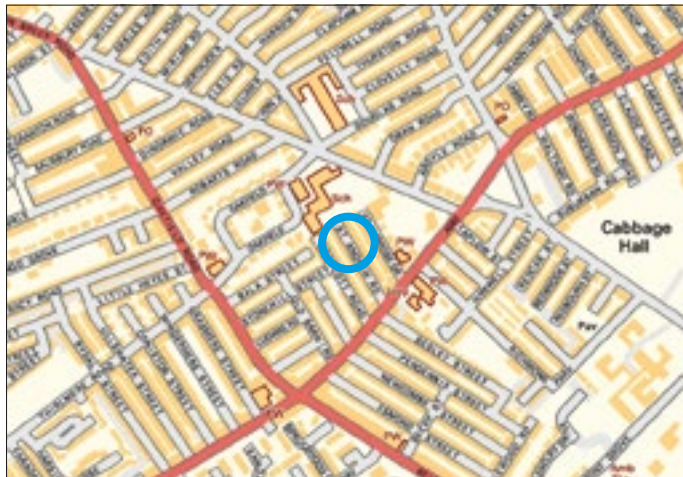
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LOT  
2

## 44 St. Andrew Road, Liverpool L4 2RJ

\*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

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

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

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

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

**First Floor** Two bedrooms, Bathroom/WC

**Second Floor** Two further bedrooms.

**Outside** Yard to the rear.

**Joint Agents**

Atlas Estate Agents

LOT  
3

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

\*GUIDE PRICE £80,000+



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Not to scale. For identification purposes only

- Five studios producing £9,720.00 per annum

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

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

Vale shopping amenities, and transport links.

**Ground Floor** Main Entrance Hallway

**Studio 1** Living Room/Bedroom, Kitchen, Shower Room/WC

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

**First Floor Studio 3** Lounge/Bedroom, Kitchen, Shower Room/WC

**Studio 4** Lounge/Bedroom, Kitchen, Shower room/WC

**Second Floor Studio 5** Lounge/Bedroom, Kitchen, Shower room/WC

**Outside** Garden to the rear.



LOT  
4**36 Downing Road, Bootle, Liverpool L20 9LU**  
\*GUIDE PRICE £40,000+

- A three bed middle terraced property. Partial double glazing. Central heating.

**Description** A vacant three bedroomed terraced property benefiting from central heating and partial double glazing. The potential rental income when let being in excess of £4,800 per annum.



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**Situated** Off Hawthorne Road (A5090) within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

**Outside** Rear yard.

**Ground Floor** Hall, two Reception Rooms, Kitchen.

**First Floor** Three bedrooms, Bathroom/WC

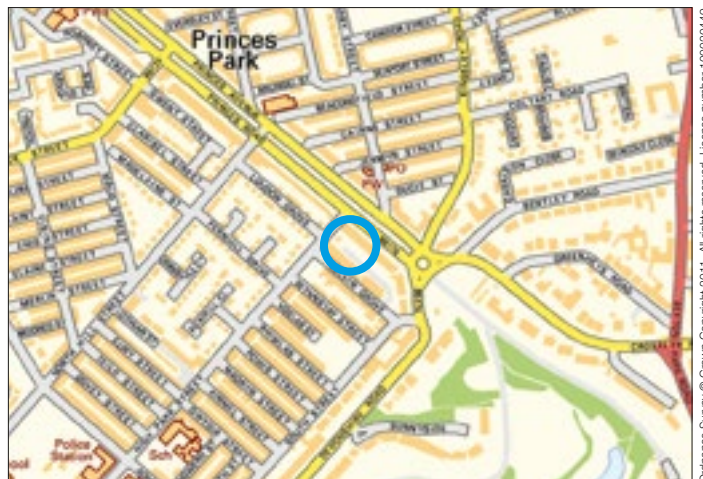
LOT  
5**150 Princes Road, Liverpool L8 2UL**  
\*GUIDE PRICE £275,000+

- A three storey double fronted middle town house. Converted to provide six self contained flats. Producing £23,040 per annum. 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 £23,040.00pa. The property benefits from gardens and central heating.

**Situated** Fronting Princes Road (B5175) in a popular and well established residential location

within close proximity to local amenities, Princes Park and



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approximately 1 mile from Liverpool city centre.

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

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

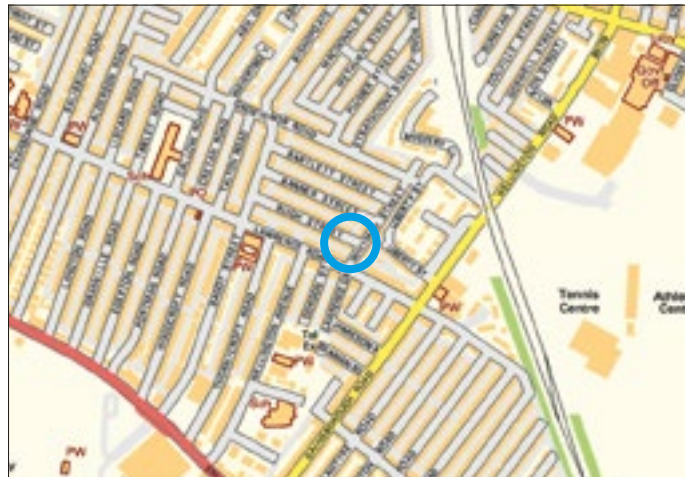
**Outside** Front & Rear Gardens.

**EPC Rating** E

LOT  
6

## 75 Bligh Street, Liverpool L15 0HE

\*GUIDE PRICE £50,000+



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- **Two bed mid terrace. Double glazing. 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.

**Situated** Off Bagot Street which in turn is off Lawrence Road in a popular and established residential location approximately 3 miles from Liverpool city centre.

**EPC Rating** D

**Ground Floor** Through lounge, Kitchen and Bathroom/WC

**First Floor** Two bedrooms.

**Outside** Yard to the rear.

LOT  
7

## 113 South Road, Waterloo, Liverpool L22 0LT

\*GUIDE PRICE £85,000+



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- **Three storey mixed use terrace property comprising a ground floor retail unit and accommodation to the first and second floors**

**Description** A three storey mixed use property comprising a ground floor retail unit together with accommodation to the first and second floors. The property benefits from electric steel roller shutters to the ground floor. The property benefits from planning permission to provide a ground floor retail unit together with three self-contained flats above. Plans are available for inspection at the auctioneer's offices. Planning Reference No: S/2011/0694.

**Situated** Fronting South Road in the centre of Waterloo in a popular residential area approximately 1 mile north of Crosby town centre and 4 miles north of Liverpool city centre.

**Second Floor** Two Rooms

**Outside** Yard to Rear

**EPC Rating** D

**Note** Planning permission should have expired but as the vendor has started work building regs have been approved.

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

**First Floor** Hall, Kitchen, WC, Two Rooms

LOT

8

**65 Daley Road, Liverpool L21 7QG****\*GUIDE PRICE £40,000+**

- **Three bed mid town house. Double glazed. Central heating. Front and rear gardens.**

**Description** A three bedroomed mid-town house benefiting from double glazing, central heating and gardens. The property would be suitable for investment purposes following modernisation. The potential rental income being in excess of £6000.00 per annum.



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**Situated** Off Kirkstone Road North which in turn is off Church Road in a popular and well established residential location.

**Outside** Gardens to the front and rear.

**Ground Floor** Hall, Living Room, Kitchen/Diner

**First Floor** Three bedrooms, Bathroom/WC.

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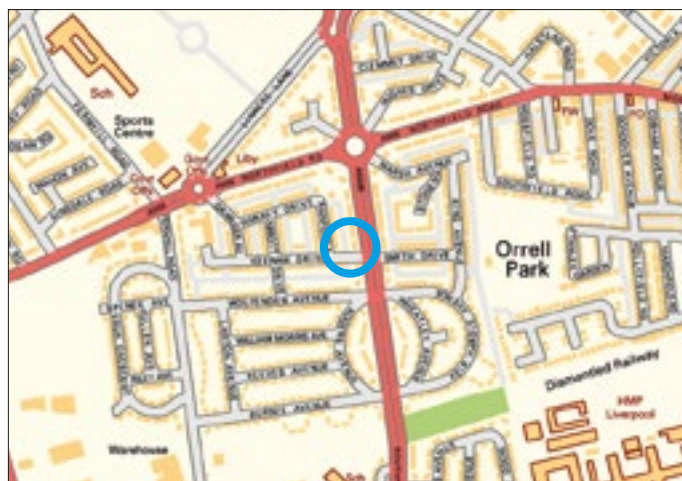
LOT

9

**511 Southport Road, Bootle, Merseyside L20 0DD****\*GUIDE PRICE £70,000+**

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

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



Not to scale. For identification purposes only

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

**First Floor** Three bedrooms, Bathroom/WC

**Outside** Gardens, off road parking

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

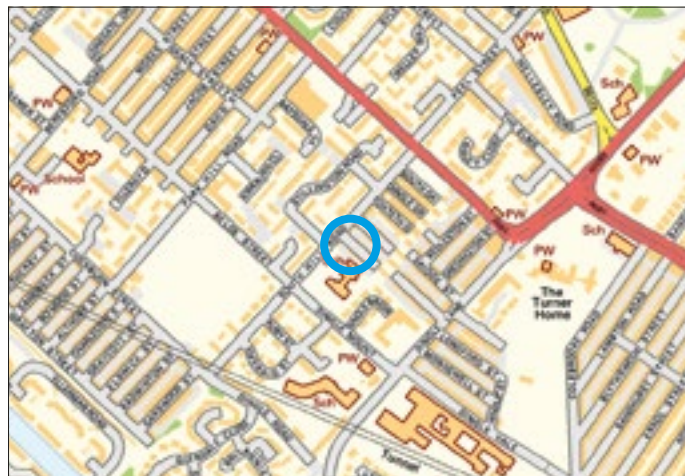
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LOT

10

## 45 South Hill Road, Liverpool L8 9RY

\*GUIDE PRICE £40,000–£45,000



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Not to scale. For identification purposes only

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

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

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

**Outside** Yard to the rear.

**Ground Floor** Through Lounge, Kitchen.

**First Floor** Two bedrooms, Bathroom/WC.

LOT

11

## 43 Mill View, Rutter Street, Liverpool L8 6AG

\*GUIDE PRICE £25,000–£30,000



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- **Vacant two bedroom eleventh floor apartment**

**Description** A vacant two bedroomed eleventh floor high rise apartment suitable for investment purposes. The property benefits from open views across the Estuary, secure intercom system, lift service to all floors and double glazing and electric storage heating. The potential rental income when let being in excess of £5400.00 per annum.

**Situated** Fronting Mill Street which in turn is off Park Road within easy reach of local amenities and approximately 1 mile from Liverpool city centre.

a ground rent of £250 per annum which is fixed for 10 years. The service charge is approximately £1,750 per annum.

**Eleventh Floor** Hall, Lounge, Kitchen, Separate WC, Bathroom, two Bedrooms.

**Note** The flat is leasehold for a term of 125 years from 2012 with

LOT  
**12****52 Kendal Road, Wallasey, Merseyside CH44 5SZ****\*GUIDE PRICE £25,000–£30,000**

Not to scale. For identification purposes only

- **A vacant one bedroomed middle terraced property.**

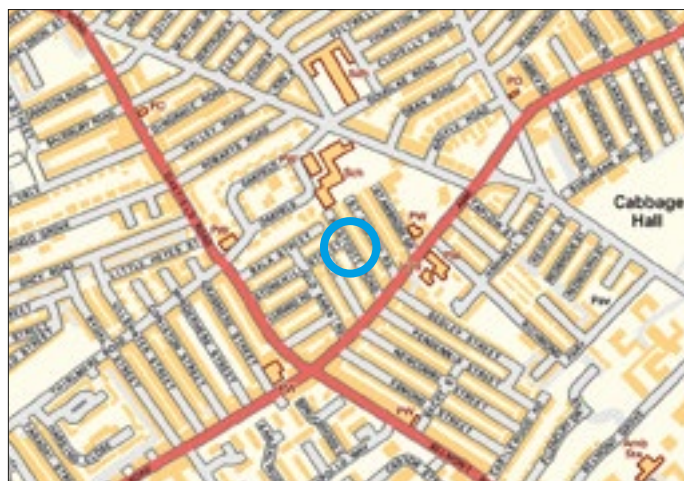
**Description** A one bedroomed middle terraced property benefiting from double glazing and central heating. The property is in need of modernisation following which it would be suitable for investment purposes.

**Situated** Of Limekiln Lane within close proximity to local Schools amenities and excellent transport links.

**Ground Floor** Lounge, Kitchen.

**First Floor** Bedroom, Wet room/ WC

**Outside** Yard to the rear.

LOT  
**13****38 Westcott Road, Liverpool L4 2RF****\*GUIDE PRICE £40,000**

Not to scale. For identification purposes only

- **A three bedroomed middle terraced plus basement. Recently refurbished, central heating.**

**Description** A three bedroomed middle terraced property which has recently been refurbished and would be suitable for immediate investment purposes. The potential rental income being in excess of £5700.00 per annum.

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

**Second Floor** One further Bedroom.

**Outside** Rear yard.

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

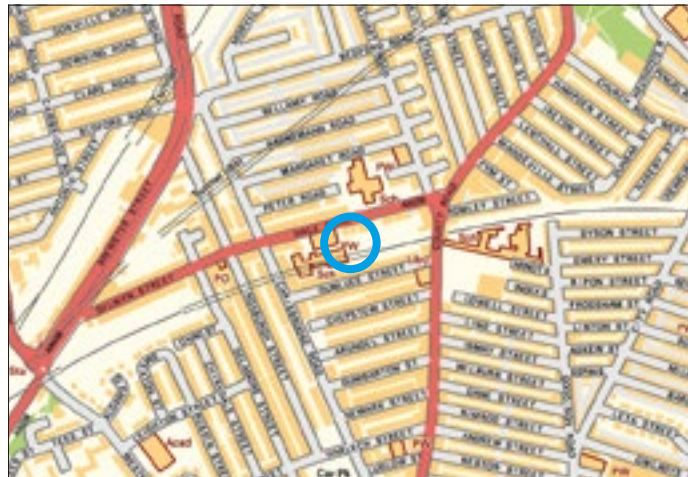
**First Floor** Two Bedrooms.

LOT

14

39 Hale Road, Walton, Liverpool L4 3RL

\*GUIDE PRICE £50,000–£60,000



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Not to scale. For identification purposes only

- **A three storey detached building. In need of a full upgrade and refurbishment scheme.**

**Description** A substantial three storey detached building which was previously 'The Labour Club'. The property is in need of a full upgrade and refurbishment scheme. The property would be suitable for a number of uses, to include residential conversion, subject to the relevant consents.

**Situated** Fronting Hale Road which in turn is off County Road in an established residential location.

**Separate Flat** Living Room, Bedroom, Bathroom, Separate WC Kitchenette

**Ground Floor** Vestibule, Entrance Hall, Lounge Area, Separate Bar, Scullery, Rear Hall with Ladies & Gents WCs

**Second Floor** Front and rear attic Rooms.

**Outside** Forecourt Area at Front, Yard to the rear.

**First Floor** Front Room used as snooker room. Small Front Office.

LOT

15

14 Broad Oak Road, St. Helens, Merseyside WA9 2ER

\*GUIDE PRICE £30,000+



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Not to scale. For identification purposes only

- **Three bed mid terraced. Central heating. Partial double glazing**

**Description** A two bedroomed middle terrace property benefitting from central heating and partial double glazing. Following refurbishment the property would be suitable for occupation or investment purposes. The potential rental income being in excess of £4800.00 per annum.

**Situated** Fronting Broad Oak Road just Off Chancery Lane in a popular and well established residential location close to St Helens town centre.

**EPC Rating E**

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

**First Floor** Two bedrooms

**Outside** Yard to the rear

LOT  
**16****49 Colville Street, Liverpool L15 4JX****\*GUIDE PRICE £60,000+**

- **A vacant two bedroomed mid terrace. Double glazing. Central heating.**

**Description** A two bedroom mid terraced property benefitting from double glazing and central heating. The property would be suitable for investment purposes and has a potential income when let of £5,700 per annum.



Not to scale. For identification purposes only

**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.

**Outside** Yard to the rear.

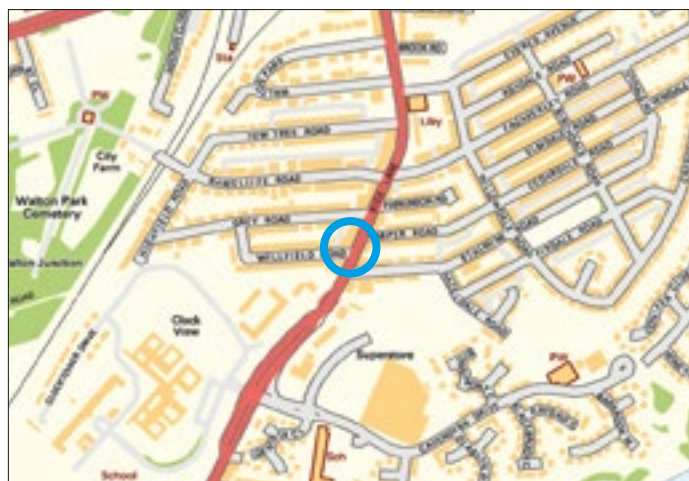
**Ground Floor** Through Living Room, Kitchen

**First Floor** Two bedrooms, Shower/WC

LOT  
**17****Prince of Wales, 155–157 Rice Lane, Liverpool L9 1AF****\*GUIDE PRICE £60,000+**

- **A freehold two storey middle terraced public house with accomodation above. Planning for four self contained flats.**

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



Not to scale. For identification purposes only

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

**Ground Floor** One large room

**First Floor** One large room

**Outside** Rear yard.

LOT

18

## 131 St. Oswalds Lane, Bootle, Merseyside L30 5QF

\*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

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- **Two bedroomed second floor flat. Double glazing, central heating. Intercom system. Let on AST producing £4,200 per annum.**

**Description** A two bedroomed second floor purpose built flat benefiting from double glazing, central heating and a secure intercom system. The flat is in good condition and is currently let by way of an Assured Shorthold Tenancy producing £4,200 per annum.

**Situated** Fronting St. Oswalds Lane at the roundabout with Glovers Lane and Browns Lane in a popular and well established residential location close to local amenities and approximately 8 miles from Liverpool city centre.

Bathroom/WC, Kitchen, two Bedrooms.

**Outside** Communal Gardens, on Street Parking

**Ground Floor** Main entrance, Hallway.

**Second Floor Flat** Hall, Lounge,

LOT

19

## 163 Westminster Road, Liverpool L4 4LR

\*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

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- **Residential investment producing £9,000 per annum. Benefiting from double glazing.**

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

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

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

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

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

**Outside** Rear Yard.



LOT  
**20****241–245 Stanley Road, Kirkdale, Liverpool L5 7QD****\*GUIDE PRICE £175,000+**

- **A mixed use investment producing £22,320 potential £35,000.**

**Description** A substantial three storey mixed use investment comprising a ground floor fast food takeaway plus seven one-bedroomed flats above. The retail unit and ground floor flat are let to 'Chicksters' on a 10 year lease from June 2010 at a rental income of £12,000 per annum with 2 yearly rent reviews. The 6 flats above are in need of repair and modernisation and when fully let the potential total annual income being is in excess of £35,000 per annum.

**Situated** Fronting Stanley Road on the corner of Snowdrop Street on a busy main road position within easy reach of local amenities and approximately 1 mile from Liverpool city centre,

**Ground Floor Fast food takeaway** Sales area, Prep area, rear Kitchens, WC

**Self-contained flat** Living room, Bedroom, Kitchen, Bathroom/WC

**First/Second Floor** Six self-contained flats each comprising Living room, Bedroom, Kitchen, Bathroom/WC

**Outside** Yard.



Not to scale. For identification purposes only

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LOT  
**21****1 Manor Row, Quernmore Road, Liverpool L33 6WD****\*GUIDE PRICE £50,000+**

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Not to scale. For identification purposes only

- **Two bed plus box room semi detached. Double glazing. Central heating. Parking. Rear garden.**

**Description** A vacant two bedroomed plus box room modern semidetached property benefiting from double glazing, central heating, parking to the front and a rear garden. The property is in good order throughout and would be suitable for occupation or investment purposes.

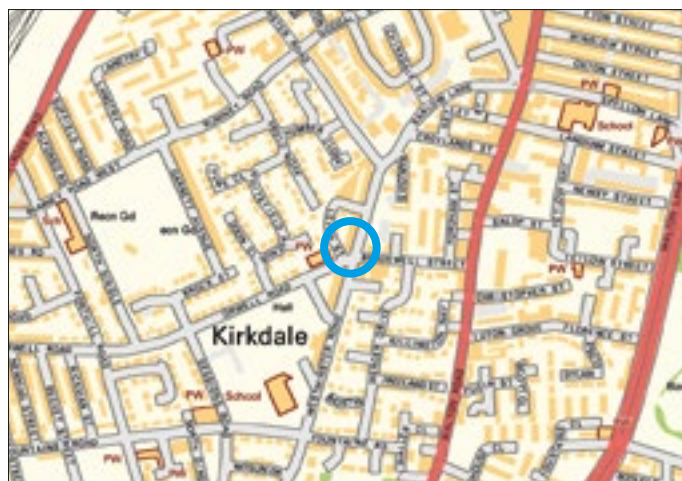
**Situated** Off Quernmore Road which in turn is off Brook Hey Drive within close proximity to local schooling and transport links.

**Outside** Driveway, Rear garden.

**EPC Rating** C

**Ground Floor** Living room, Kitchen, WC

**First Floor** Two bedrooms, Box room, Bathroom/WC

LOT  
**22****161 Westminster Road, Liverpool L4 4LR****\*GUIDE PRICE £50,000+**

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Not to scale. For identification purposes only

- **Residential investment producing £9,000 per annum newly refurbished. Benefitting from double glazing.**

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

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

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

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

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

**Outside** Rear Yard.

LOT  
**23****29 Dryden Street, Bootle, Merseyside L20 4RT**  
\*GUIDE PRICE £40,000+

Not to scale. For identification purposes only

- **A three bed roomed middle terraced property. 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** 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.

**First Floor** Landing, three Bedrooms, Bathroom/WC

**Outside** Front forecourt and rear yard.

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

LOT  
**24****73 Benedict Street, Bootle, Merseyside L20 2EL**  
\*GUIDE PRICE £35,000-£40,000

Not to scale. For identification purposes only

- **Three bed mid terrace. Double glazing. Central heating. currently let producing £4,800 per annum**

**Description** A three bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £4,800 per annum, with potential to increase to £6,000pa. The property has been newly refurbished to a high standard throughout and benefits from double glazing and central heating.

**Situated** Benedict Street runs between Stanley Road and Hawthorne Road within a popular residential area approximately 4 miles from Liverpool city centre.

**Outside** Yard to the rear.

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

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

LOT  
**25**

**32 Gainford Road, Liverpool L14 8XU**

**\*GUIDE PRICE £45,000–£50,000**



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Not to scale. For identification purposes only

- **Three bed semi detached. Double glazing. Central heating. Producing £5,940 per annum.**

**Description** A modern three bedroomed semi-detached property currently let by way of an Assured Shorthold Tenancy at a rental of £5940 per annum. The property is in good order throughout and benefits from double glazing and central heating, gardens and off road parking.

**Situated** Between Colwell Road and Snowberry Road within close proximity to local amenities, schooling and approximately 4 miles away from Liverpool city centre.

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

**Note** Please note this property has not been internally inspected and all information has been provided by the seller.

**Ground Floor** Lounge, Kitchen/ Diner, WC

**First Floor** Three bedrooms, Bathroom/WC

LOT  
**26**

**Land at Brook Road, Walton, Liverpool L9 2BE**

**\*GUIDE PRICE £60,000+**



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Not to scale. For identification purposes only

- **Cleared site with previous planning permission to erect a four storey development**

**Description** The land comprises a cleared site with previous planning permission issued on 8/02/11 to erect a four-storey development (including roof space) to provide nine self-contained Flats and seven parking spaces, landscaping and associated works. Planning Reference number: (10F/2585) Purchasers should rely on their enquiries regarding the planning permission.

**Situated** Off Rice Lane (A59) in a popular and well established residential location within close proximity to Walton Vale shopping amenities, and transport links. Approximately 5 miles from Liverpool city centre

LOT  
**27****378 Poulton Road, Wallasey, Merseyside CH44 4DD****\*GUIDE PRICE £90,000+**

Not to scale. For identification purposes only

- **A retail unit and workshop with three one-bed flats above. The flats are producing £14,040 per annum.**

**Description** A three storey dormer style corner property providing a ground floor retail unit and workshop together with three one-bed self-contained flats above accessed via a separate side entrance. The property benefits from double glazing, central heating and electric roller shutters. The shop is vacant and would be suitable for a number of uses, subject to any relevant planning consents. The three flats are currently let by the way of Assured Shorthold Tenancies at a rental of £14,040 per annum. When fully let the potential annual income being in excess of £18,800

**Situated** Fronting Poulton Road on the corner of Claughton Drive close to local amenities and Wallasey Tunnel.

**Ground Floor Shop** Main Sales area, WC, Kitchenette Rear workshop with WC

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

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

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

**Outside** Yard to Rear.

LOT  
**28****118 Chirkdale Street, Liverpool L4 3SQ****\*GUIDE PRICE £35,000+**

Not to scale. For identification purposes only

- **A two bedroomed mid terraced property 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.

**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.

**Ground Floor** Hall, Living room, Bathroom/WC

**First Floor** Two bedrooms.

**Outside** Yard.

LOT

29

## 16 Kipling Street, Bootle, Merseyside L20 4QE

\*GUIDE PRICE £25,000+



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Not to scale. For identification purposes only

- **Two bedroomed middle terraced property. Needs full upgrade and refurbishment**

**Description** A vacant two bedroomed middle terraced property. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes with a potential rental income of approximately £5400.00 per annum.

**Situated** Off Gray Street which in turn is off Knowsley Road in a popular and well established residential location within easy reach of local amenities, schooling and approximately 5 miles from Liverpool city centre.

**Outside** Yard to the rear.

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

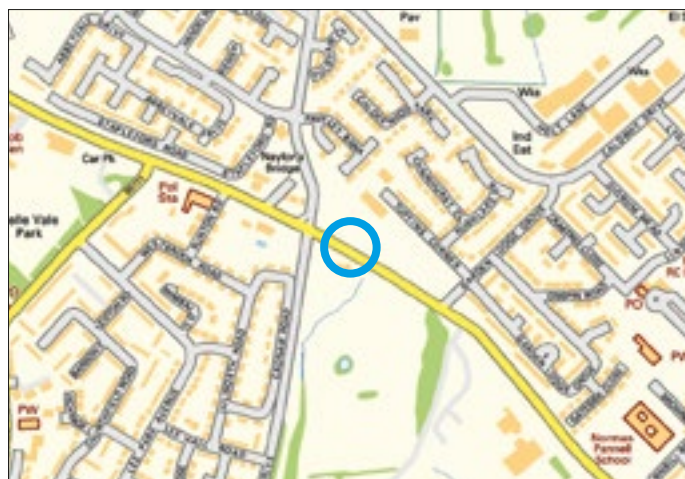
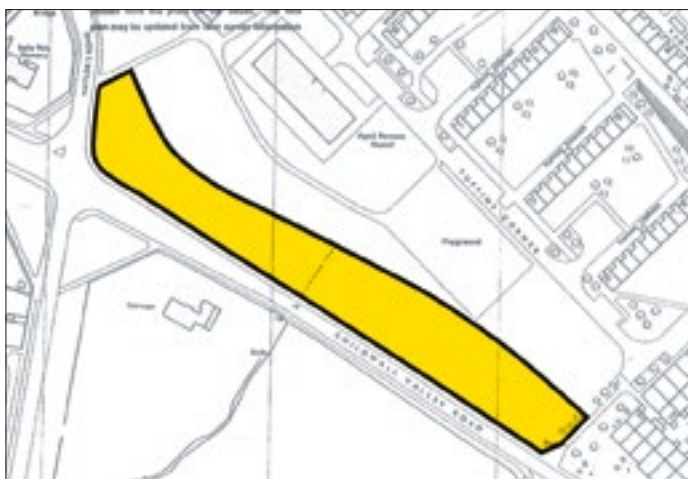
**First Floor** Two bedrooms.

LOT

30

## Land fronting Childwall Valley Road, Tuffins Corner, L27 7BR

\*GUIDE PRICE £30,000+



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Not to scale. For identification purposes only

- **A plot of land of approximately 2 acres.**

**Description** A plot of land of approximately two acres. The land would be suitable for a variety of uses, subject to any necessary consents.

**Situated** Fronting Childwall Valley Road in an established and popular residential location.

LOT  
**31****121 Webster Road, Liverpool L7 4LG**  
\*GUIDE PRICE £40,000+

Not to scale. For identification purposes only

- **Two bed end terraced property. Double glazing. Central heating. Producing £5,011.76 per annum**

**Description** A two bedroomed end terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,011.76 per annum.

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

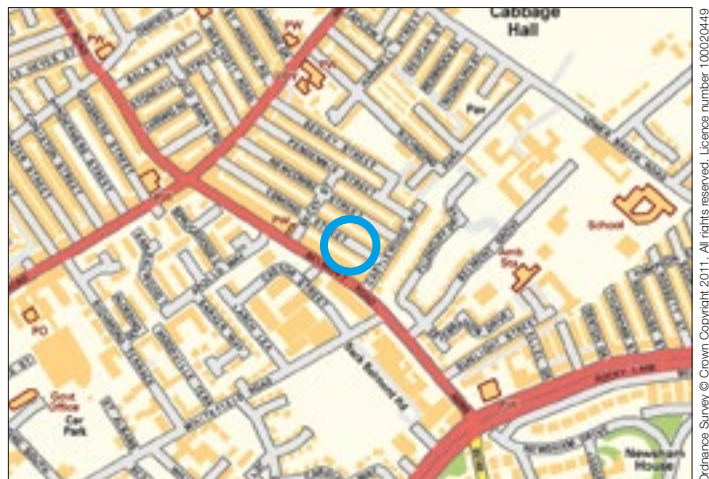
**Outside** Yard to the rear.

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

**First Floor** Two bedrooms.

LOT  
**32**

ON BEHALF OF A HOUSING ASSOCIATION

**87 Esmond Street, Liverpool L6 5AY**  
\*GUIDE PRICE £35,000+

Not to scale. For identification purposes only

- **Vacant two bedroomed middle terraced property double glazing.**

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

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

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

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

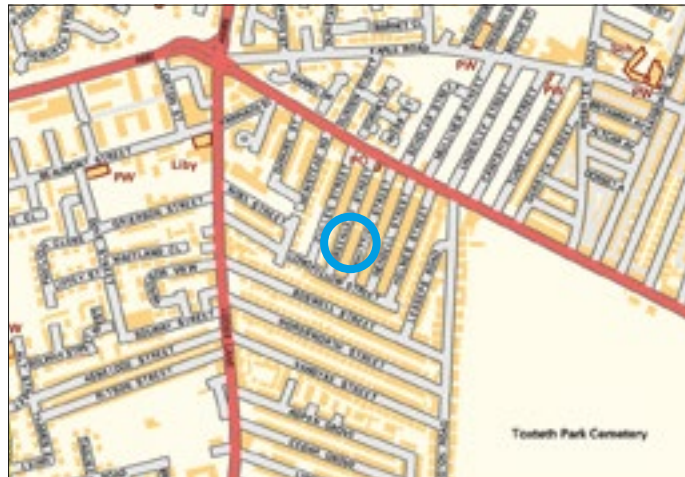
**Outside** Yard.

LOT

33

## 51 Greenleaf Street, Liverpool L8 0RA

\*GUIDE PRICE £40,000-£45,000



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Not to scale. For identification purposes only

- Residential investment producing £5,400pa. Double glazing. Central heating.

**Description** A two bedroom mid terrace property benefitting from double glazing, central heating and a single storey extension to the rear. The property is currently let by way of AST producing £5400.00 per annum.

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

**Outside** Rear Yard.

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

**First Floor** Two bedrooms

LOT

34

## 4 Manor Row, Quernmore Road, Liverpool L33 6WD

\*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

- Two bed plus box room semi detached. Double glazing. Central heating. Parking. Rear garden. Producing £5400 per annum.

**Description** A two bedroomed plus box room modern semi-detached property currently let by way of an Assured Shorthold Tenancy at a rental of £5400 per annum. The property benefits from double glazing, central heating, off road parking and rear garden.

**Situated** Off Quernmore Road which in turn is off Brook Hey Drive within close proximity to local schooling and transport links.

**Outside** Rear garden. Driveway

**Note** This property has not been internally inspected and all information have been provided by the vendor.

**Ground Floor** Living room, Kitchen, WC

**EPC Rating** C

**First Floor** Two bedrooms, Box room, Bathroom/WC



LOT  
**35****75 Orwell Road, Liverpool L4 1RG**

\*GUIDE PRICE £35,000+



- **Three bed mid terrace. Double glazing. Central heating. Producing £5,100 per annum.**

**Description** A three bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £5,100 per annum. The property benefits from central heating, a new boiler and double glazing.



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/WC

LOT  
**36****178 Walton Village, Liverpool L4 6TW**

\*GUIDE PRICE £175,000+



- **Four x 1 and one x 2 bedrooled apartments. Producing £21,000 per annum.**

**Description** A double fronted middle terraced property converted to provide four one- and one two-bedroomed apartments. We are advised by the vendor that the property has been subject to redevelopment to include a new damp course and cosmetic improvements. The property is in good order throughout and benefits from double glazing, wooden flooring and electric heating. All apartments are let on a 3 year lease producing in excess of £21,000.



Not to scale. For identification purposes only

**Situated** Fronting Walton Village at its junction with Walton Lane in a popular residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Lounge/Kitchen, Bedroom, Shower Room/WC

**First Floor Flats 3 & 4** Hall, Open Plan Lounge/Kitchen, Bedroom, Shower Room/WC

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

**Ground Floor** Main Entrance Hallway.

**Flats 1 & 2** Hall, Open Plan

**Outside** Yard to the rear.

LOT

37

**Knightsbridge Court, 35 Holland Street, Liverpool L7 0JG****\*GUIDE PRICE £35,000–£40,000**

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Not to scale. For identification purposes only

- **A two bedroomed apartment. Double glazing, central heating. Producing £6,000 per annum.**

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

**Situated** Fronting Holland Street which in turn is off Prescott Road within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

communal car parking and gardens.

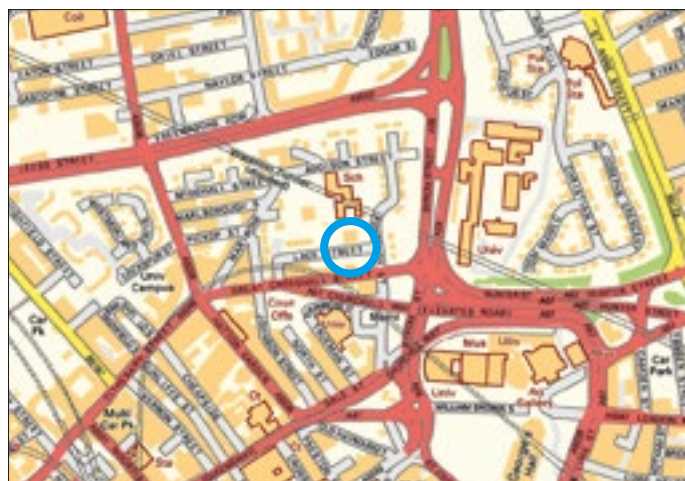
**Ground Floor** Communal entrance hallway.

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

**Outside** Private balcony,

LOT

38

**Apt 61, Bispham House, Lace Street, Liverpool L3 2BP****\*GUIDE PRICE £75,000+**

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Not to scale. For identification purposes only

- **Two bedroomed modern apartment. Double glazing. Central heating. Intercom system. Allocated parking. Producing £7,200 per annum.**

**Description** A tenth floor two bedroomed modern apartment benefiting from double glazing, central heating, allocated parking, lift access and an intercom system. The property is currently let producing £7,200 per annum.

**Situated** Bispham House is situated on Lace Street close to Great Crosshall Street in this convenient part of Liverpool city centre close to Liverpool's business district and universities. There is an excellent range of amenities available close by and good public transport services bring outlying suburbs to within easy reach. There is an excellent choice of wine bars, restaurants

and bistros available within walking distance.

**Ground Floor** Main entrance.

**Tenth Floor** Hall, Bathroom/WC, two Bedrooms, Open Plan Living room/Kitchen.

**Outside** Allocated parking space.

LOT  
**39****72 St. Domingo Vale, Liverpool L5 6RW**  
\*GUIDE PRICE £110,000+

Not to scale. For identification purposes only

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- **One studio flat and three one-bedroomed flats. Double glazing. Central heating.**

**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.

# 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

40

40 Mill Lane, Wallasey, Merseyside CH44 5UG

\*GUIDE PRICE £300,000+



- **A detached office building. Newly refurbished. Potential income £40,000 per annum.**

**Description** A detached two storey gated modern refurbished office building previously fully let to the NHS. The property has recently been refurbished to a high standard throughout and benefits from a service lift, CCTV plus monitored alarm system, central heating, air conditioning and 12 marked car parking spaces. The property would be suitable for a variety of uses, to include the potential to let as four separate self-contained offices with a potential rental income of approximately £40,000 per annum. There are four separate electricity meters. The property received planning permission for change of use and construction of a two storey extension to provide office on 27 April 2004 under application no: APP/03/07444.

**Situated** Fronting Mill Lane (A5088) in the popular Wallasey town centre close to Liscard Shopping Centre. Immediately behind the property is a water tower being a



substantial Grade II listed property.

**Ground Floor** Main Entrance Hallway and open stairwell, seven Offices, Gents WC, Disabled WC, Kitchen, Stationery Rooms and Server Room

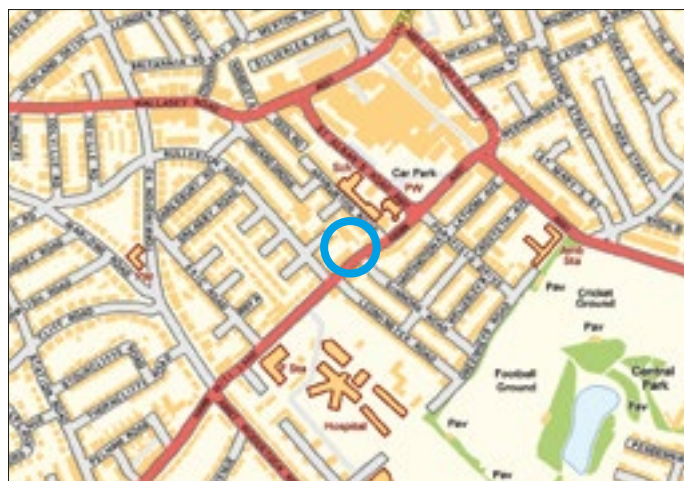
**First Floor** Cellular and open plan Offices and Kitchenette

**Site Area**

**Ground Floor** 227.24m<sup>2</sup> (2,447sq ft)

**First Floor** 234.48m<sup>2</sup> (2,524sq ft)

**Total** 461.72m<sup>2</sup> (4,970sq ft)



Not to scale. For identification purposes only

**VAT** VAT is applicable in addition to the sale price.

**Business Rates** We understand the property is entered in the 2010 Rating List as follows: Description: Office & Premises Rateable Value: RV £35,000

**Joint Agent**

Lambert Smith Hampton  
5 St Pauls Square, Liverpool,  
L3 9SL Tel: 0151 236 8454

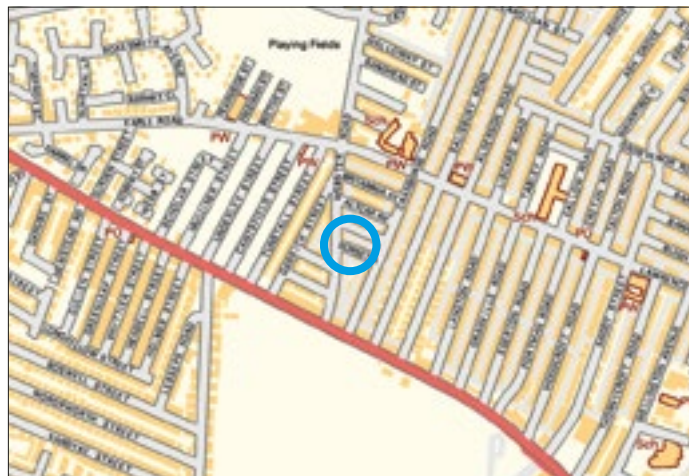


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LOT  
**41****2 Childwall Avenue, Liverpool L15 2JB****\*GUIDE PRICE £40,000+**

- **Two bed end terraced property. Double glazing. Central heating. Producing £4,726.80 per annum.**

**Description** A two bedroomed end terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £4,726.80 per annum.



Not to scale. For identification purposes only

**Situated** Off Cranborne Road which in turn is off Smithdown Road in a popular and well established residential location within easy reach of local amenities, schooling and approximately 2 miles from Liverpool city centre.

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

**First Floor** Two bedrooms.

**Outside** Yard to the rear.

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LOT  
**42**

ON BEHALF OF A HOUSING ASSOCIATION

**14 Colwell Close, Liverpool L14 8YF****\*GUIDE PRICE £40,000+**

- **A two bedroomed end town house. Double glazing, central heating and 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.



Not to scale. For identification purposes only

**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

43

ON BEHALF OF A HOUSING ASSOCIATION

49 Altfinch Close, Liverpool L14 8YQ

\*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- A two bedroomed end town house property. 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.

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

**Outside** Front garden, Large rear garden, Driveway.

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

**Ground Floor** Lounge, Kitchen, Cloakroom.

**First Floor** Two bedrooms, Bathroom/WC

LOT

44

81 High Street, Wavertree, Liverpool L15 8HF

\*GUIDE PRICE £150,000+



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Not to scale. For identification purposes only

- A mixed use Investment Property currently producing £19,000 per annum.

**Description** A three storey middle terraced property comprising a ground floor Fast Food Takeaway together with a three bedroomed flat above, accessed via a separate front entrance. The shop is currently let by way of a year lease producing £10,400 and the flat is currently let by way of Assured Shorthold Tenancy producing £8580.00. The property is in good order and benefits from double glazing, central heating and steel roller shutters.

**Situated** Fronting High Street at the Picton Clock roundabout in a popular and well established residential location within close proximity to local amenities, Schooling and transport links.

**First Floor Flat** Kitchen/Diner, Bathroom/WC, Communal Lounge.

**Second Floor** Three Bedrooms.

**Outside** Yard, Store room.

**Basement** Storage.

**Ground Floor Shop** Main sales area, Prep room, Kitchen, WC

LOT  
**45****83, 83a and 83b High Street, Wavertree, Liverpool L15 8HF****\*GUIDE PRICE £325,000+**

- **A HMO mixed use investment producing £54,000 per annum.**

**Description** A HMO Mixed Use Investment property currently producing £54,000 per annum. A pair of three storey terraced properties comprising a ground floor retail unit which is currently let by way of a 5 year lease from September 2013 to Walton Flooring for a rental of £14,400 per annum. The upper floors are currently let as a 12 Bed HMO to professional tenants on separate Assured Shorthold Tenancies at a rental of £39,600 per annum. The property is fully HMO compliant and has been newly renovated to include new kitchens, bathrooms, flooring and boilers.

**Situated** Fronting a busy main road position opposite the newly erected Tesco Extra, within close proximity to local amenities, Schooling and transport links

**Basement** Cellar Not inspected.

**Ground Floor Shop** Main Sales area, Storage, Kitchen, WC, Office.

#### 83a High Street

**Ground Floor** Separate front entrance, Main entrance hallway

**First Floor** Shower room/WC, three Rooms

**Second Floor** Kitchen/Diner, Communal Lounge, two Rooms, Bathroom/WC

#### 83b High Street

**Ground Floor** Separate front entrance, Main entrance hallway

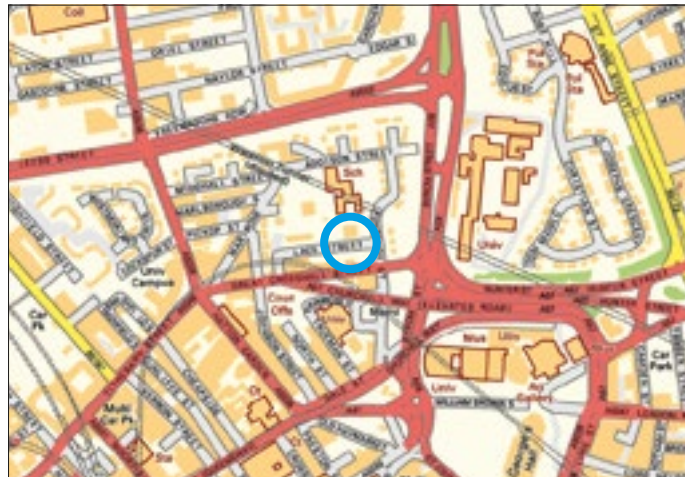
**First Floor** Two WCs, Shower Room, Bathroom, Communal Kitchen/Dining room, two Communal Lounges, seven Rooms, Balcony.

**Second Floor** Potential to provide further accommodation.



Not to scale. For identification purposes only



LOT  
**46****Apt 69, Bispham House, Lace Street, Liverpool L3 2BP****\*GUIDE PRICE £65,000+**

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Not to scale. For identification purposes only

- **One bedroomed modern apartment. Double glazing. Central heating. Intercom system. Allocated parking. Producing £6,600 per annum.**

**Description** A twelfth floor one bedroomed modern apartment benefiting from double glazing, central heating, allocated parking, lift access and an intercom system. The property is currently let producing £6,600 per annum.

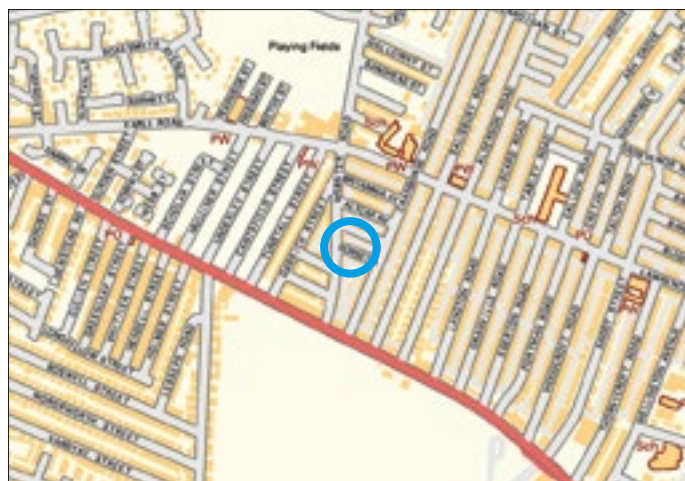
**Situated** Bispham House is situated on Lace Street close to Great Crosshall Street in this convenient part of Liverpool city centre close to Liverpool's business district and universities. There is an excellent range of amenities available close by and good public transport services bring outlying suburbs to within easy reach. There is an excellent choice of wine bars, restaurants

and bistros available within walking distance.

**Ground Floor** Main entrance.

**Tenth Floor** Hall, Bathroom/WC, Bedroom, Open Plan Living Room/Kitchen.

**Outside** Allocated parking space.

LOT  
**47****5 Childwall Avenue, Liverpool L15 2JB****\*GUIDE PRICE £40,000+**

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Not to scale. For identification purposes only

- **Two bed mid terraced property. Double glazing. 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 Cranborne Road which in turn is off Smithdown Road in a popular and well established residential location within easy reach of local amenities, schooling and approximately 2 miles from Liverpool city centre.

**First Floor** Two bedrooms.

**Outside** Yard to the rear.

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



LOT  
**48****12 St. Marys Grove, Liverpool L4 5UJ**  
\*GUIDE PRICE £30,000+

- **A vacant two bedrooed middle terrace property benefiting from majority double glazing and central heating.**

**Description** A two bedrooed middle terrace 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.



Not to scale. For identification purposes only

**Situated** Off St Marys Lane which in turn is off Church Road within close proximity to Walton Village amenities, schooling and approximately 3 miles from Liverpool city centre.

**Outside** Yard to the rear.

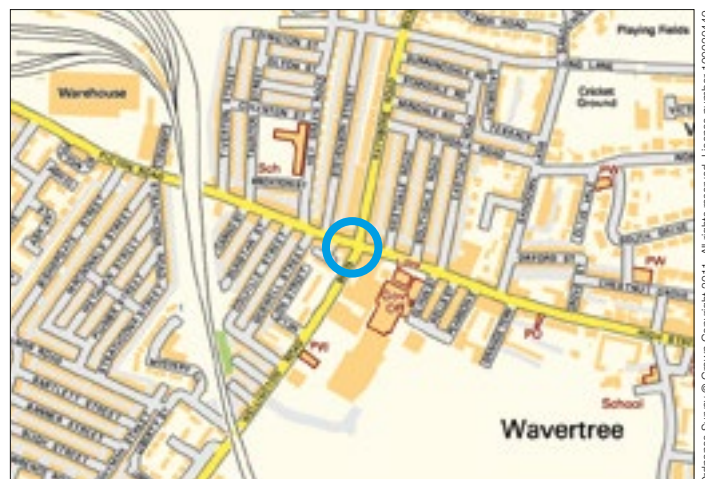
**Ground Floor** Lounge, Good Sized Kitchen/Diner, Bathroom/WC

**First Floor** Two Bedrooms

LOT  
**49****125 Picton Road/1 Rathbone Road, Wavertree, Liverpool L15 4LJ**  
\*GUIDE PRICE £60,000-£70,000

- **Three storey corner property. Producing £5,000 per annum.**

**Description** A three storey corner property providing a ground floor retail unit together with office accommodation above benefiting from central heating and alarm system. The ground floor is currently let to 'Betfred' from a term of 6 years from 22nd September 2011 at a rental income of £5,000 per annum. The property would be suitable for a number of uses subject to any necessary planning consents.



Not to scale. For identification purposes only

**Situated** Fronting Picton Road on the corner of Rathbone Road in a busy main road position within a parade of commercial properties approximately 3 miles from Liverpool city centre.

**Second Floor** Three Offices.

**Outside** Yard.

**Joint Agent**  
Simon Wall

**Ground Floor** Main sales area, Rear room, Kitchen, WC

**First Floor** Three Offices, Kitchen, Ladies and Gents WC



LOT

50

34 Croxteth Grove, Liverpool L8 0RX

\*GUIDE PRICE £250,000+

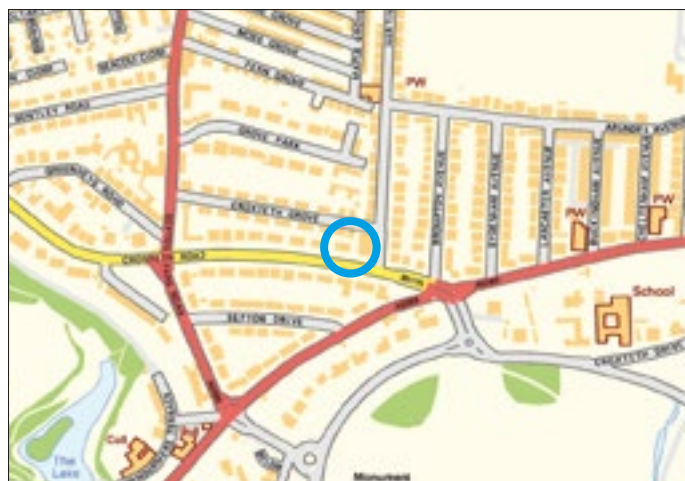


- **A substantial property providing 10 letting rooms with a potential income of £40,000pa. Fully HMO compliant. Double glazing. Central heating.**

**Description** A substantial three storey double fronted detached property providing 10 Letting Rooms, three bathrooms and two kitchens. The property is fully HMO compliant and benefits from double glazing, central heating and is in reasonable condition throughout. Once fully let the potential rental income being in excess of £40,000 per annum. Alternatively the property could be converted to provide self-contained flats, subject to any necessary planning consents.

**Situated** Off Lodge Lane and Hartington Road in a popular and well established residential location, a short distance to Sefton Park, Princes Park, local amenities and approximately 2.5 miles from Liverpool city centre.

**Outside** Yard to rear.



Not to scale. For identification purposes only

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**Basement** Not Inspected.

**Ground Floor** Main Entrance Hallway, Communal Lounge, 2 Letting Rooms, Kitchen/Diner, Bathroom/WC, Laundry Room

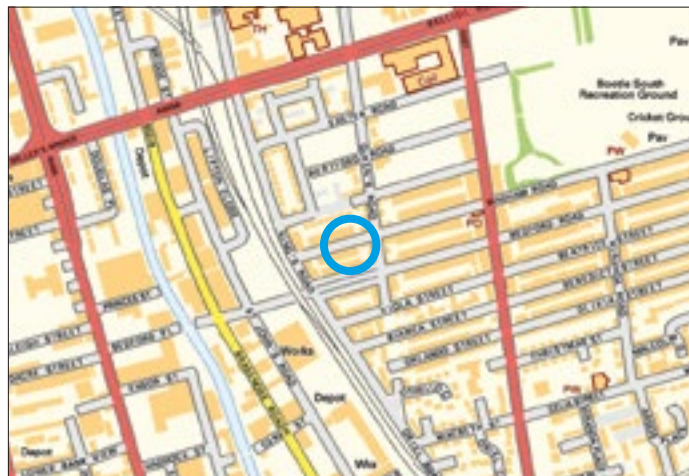
**Half Landing** Shower/WC

**First Floor** Four Letting Rooms, Kitchen

**Second Floor** Four Letting Rooms, Bathroom/WC

LOT  
**51****27 Wadham Road, Bootle, Liverpool L20 2DA**

\*GUIDE PRICE £40,000–£45,000



Not to scale. For identification purposes only

- **Three bedroomed mid terraced. Double glazing. Central heating. Let producing £5,400 per annum.**

**Description** A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is let by way of Assured Shorthold Tenancy producing £5,400 per annum.

**Situated** Between Stanley Road and Queens Road in a popular and well established residential location approximately 3 miles from Liverpool city centre.

**Outside** Yard to the rear.

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

**First Floor** Three bedrooms, Bathroom/WC.

LOT  
**52****63 Plumer Street, Liverpool L15 1EF**

\*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

- **Two bed mid terraced property. Double glazing. Central heating.**

**Description** A vacant two bedroomed middle terraced property benefiting from double glazing and central heating. The property is in reasonable condition and would be suitable occupation or student investment purposes. The potential rental income being in excess of £8840.00 per annum.

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

Dressing Room, Shower Room, Separate WC.

**Outside** Yard to the rear.

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

**First Floor** Two bedrooms,

LOT  
**53****The Regency, 19–21 Derby Lane, Old Swan, Liverpool L13 6QA**  
\*GUIDE PRICE £375,000–£400,000

- **A freehold re-development opportunity to convert to provide 19 apartments.**

**Description** A vacant Freehold Re-Development Opportunity to convert and extend the existing property to provide 19 two-bedroomed apartments, subject to any necessary planning consents. Drawings are available for inspection, however potential purchasers should make their own enquiries. The property comprises two three storey interconnecting double fronted buildings which are currently used for the purposes of a bar, three function rooms and six bedroomed residential accommodation to the second floor. The rear of the ground floor has been significantly extended to provide function room accommodation with additional yard to rear. The premises also benefits from substantial car parking provision to the front. We are advised that No 17 Derby Lane has received planning permission to convert to provide four self-contained apartments.

**Situated** Situated on Derby Lane within the Old Swan District of Liverpool close to the junction with Prescott Road (A57) also within easy access to all local amenities and approximately 3 miles from Liverpool city centre.

**Basement** Cellar

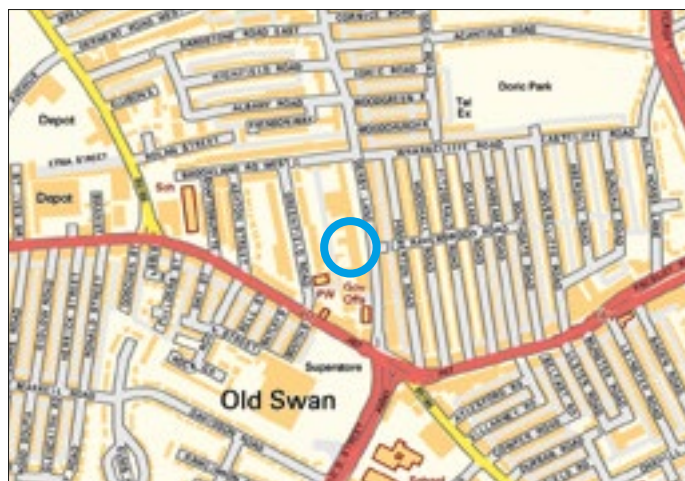
**Ground Floor** Two separate Front Entrances, Main Bar Area, Ladies & Gents WCs, two Function Rooms with buffet rooms and dance floor areas, Kitchen (6,197 sq ft)

**First Floor** Function room with Buffet room,

Bar, WCs, Storeroom (2,133 sq ft)

**Second Floor** Living quarters: Hall, Bathroom/WC with walk in shower, Breakfast Kitchen, Living Room, six Bedrooms (2,133 sq ft)

**Outside** Good sized yard to the rear, parking for several cars to the front.



Not to scale. For identification purposes only



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LOT  
**54****103 Hayes Avenue, Prescot, Merseyside L35 5BH**  
\*GUIDE PRICE £55,000+

Not to scale. For identification purposes only

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- **A two bed end terraced. Double glazing. Central heating. Gardens, driveway and garage.**

**Description** A two bedroomed end town house benefiting from part central heating, double glazing, gardens to the front and rear, driveway and detached garage. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £6000 per annum.

**Situated** Off Ash Grove which is in turn of Warrington Road in a popular and well established residential location within close proximity to local amenities and schooling. Liverpool city centre is approximately 8 miles away.

**First Floor** Two bedrooms, Bathroom/WC

**Outside** Gardens front and rear, driveway and garage.

**Ground Floor** Lounge, Kitchen/Diner

LOT  
**55****28 Owen Road, Kirkdale, Liverpool L4 1RW**  
\*GUIDE PRICE £40,000+

Not to scale. For identification purposes only

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- **A three bedroomed end terraced property benefiting from double glazing**

**Description** A three bedroomed end terraced property benefiting from double glazing. The property would be suitable for occupation, resale or investment following modernisation.

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

**Outside** Rear Yard.

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

**First Floor** Two Bedrooms

LOT

56

47 Beaconsfield Road, Woolton, Liverpool L25 6EQ

\*GUIDE PRICE £850,000–£900,000



- A stunning five bed detached property refurbished to a high standard including a pool and cinema.

**Description** A sensational and stunning five bedroomed detached property arranged over three floors and sat on a good sized plot. The property has been refurbished to a high standard and benefits from double glazing, central heating, secure gated entrance, gardens, off road parking, a superb leisure suite and pool complex and a cinema room.

**Situated** Fronting Beaconsfield Road within a popular and well established residential location within close proximity to local amenities including Allerton Road and Woolton Village, Schooling and Calderstones and Reynolds Park.

**Ground Floor** Impressive reception Hall with twin arched head double glazed windows, Lounge with remote controlled real flame fire, Sitting Room with a walk in eight sectioned double glazed splayed bay window overlooking the garden and installed flue for a wood burning stove, Cinema Room with a tiered floor for optimum viewing, Office, Kitchen/Diner with island unit and sitting area with a range of integrated appliances which are by 'Fisher and Paykal', Utility room, Gymnasium, Indoor Pool complex.

**First Floor** Master Bedroom with dressing room to include fitted wardrobes and

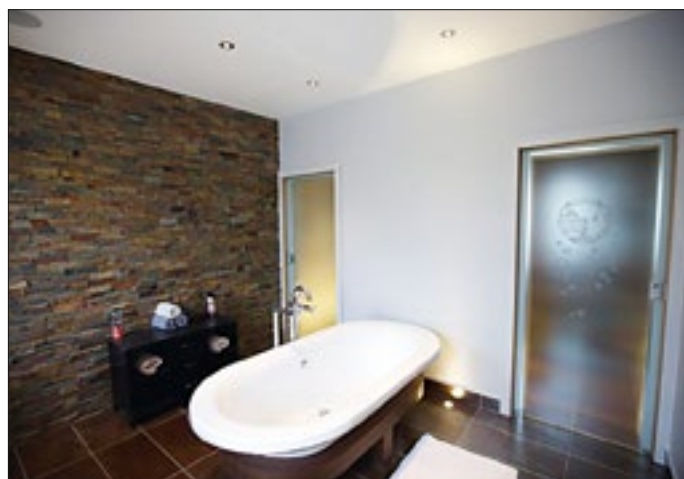
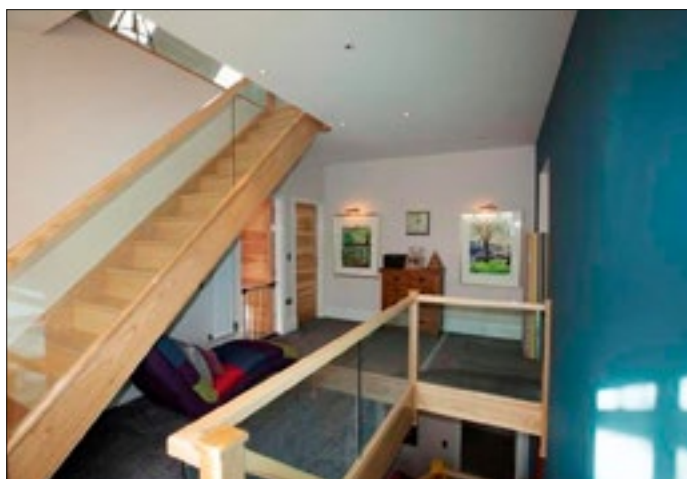
ensuite bathroom/WC with 'his and hers' vanity units and 'porcelanosa' roll top bath, Guest bedroom with en suite shower room/WC, Bedroom with ensuite wet room/WC, Family Bathroom/WC, two further Bedrooms.

**Outside** Front, rear and side landscaped gardens, Gated Driveway to off road parking via twin access points, Patio area. There is also a stone sunken terrace with balustrade serving both the garden and pool room which is ideal for outdoor social and entertaining.



Not to scale. For identification purposes only

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LOT

57

63 Lisburn Lane, Liverpool L13 9AF

\*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

- **Mid terraced providing 2 × two-bed flats. Double glazing, central heating.**

**Description** A middle terraced property that has been converted to provide two two-bedroomed apartments. The property benefits from central heating and double glazing. The potential rental income when let being in excess of £8,280 per annum.

**Situated** Off Muirhead Avenue in a popular part of Tuebrook close to local amenities, Schooling and transport links.

**Ground Floor** Entrance Hallway.

**Flat 1** Lounge, two Bedrooms, Kitchen, Shower room/WC

**First Floor Flat 2** Lounge, two Bedrooms, Kitchen, Shower room/WC

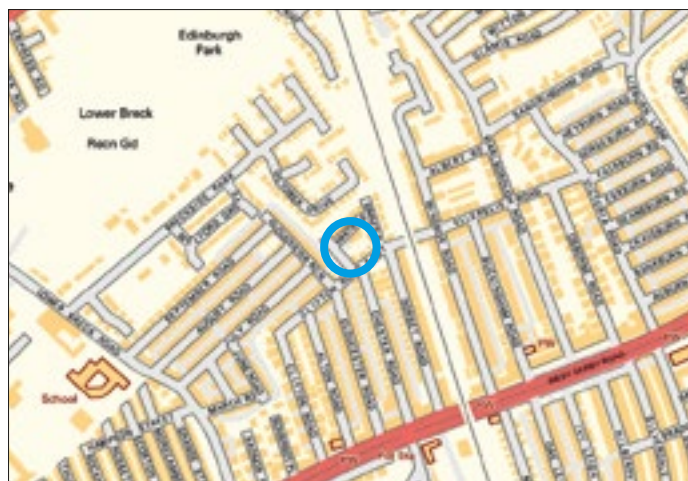
ON BEHALF OF A HOUSING ASSOCIATION

LOT

58

8 Whitby Street, Liverpool L6 4DH

\*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- **Two bed mid terraced house. Double glazing and central heating.**

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

**Situated** Off Clifton Road which in turn is off Rocky Lane within close proximity to West Derby amenities and schooling approximately 3 miles from Liverpool city centre.

**Outside** Yard.

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

**First Floor** Two Bedrooms.



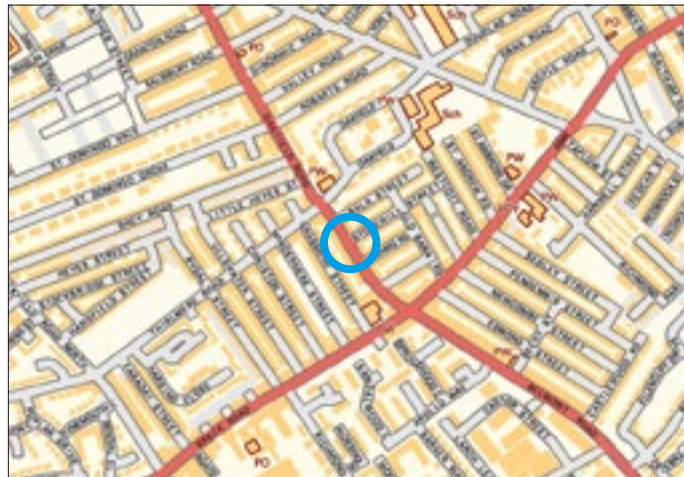
LOT  
**59**

ON BEHALF OF A HOUSING ASSOCIATION

**46 Oakfield Road, Walton, Liverpool L4 2QF****\*GUIDE PRICE £30,000–£35,000**

- **A three bedroomed middle terraced property. Double glazing. 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.

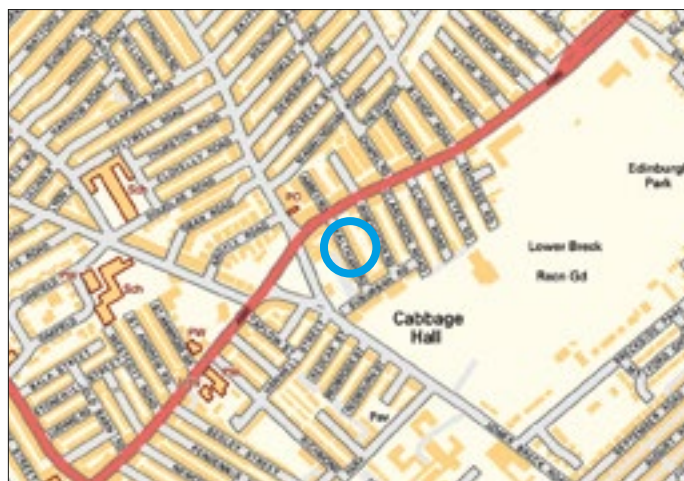
**Ground Floor** Hall, Through Living room/Diner, Cloakroom, Kitchen, Bathroom/WC

**First Floor** Three bedrooms.

LOT  
**60****11 Waltham Road, Liverpool L6 0BL****\*GUIDE PRICE £35,000+**

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

**Outside** Yard.

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

**First Floor** Two bedrooms.

LOT  
**61**

ON BEHALF OF A HOUSING ASSOCIATION

**49 Handfield Street, Liverpool L5 6PE****\*GUIDE PRICE £35,000+**

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Not to scale. For identification purposes only

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

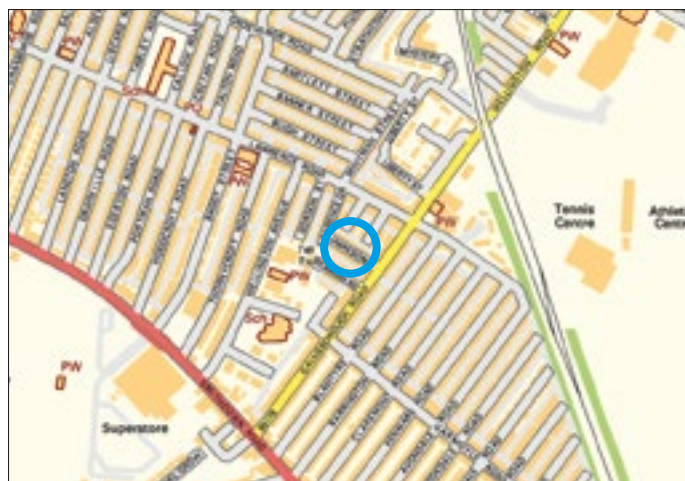
**Description** A two bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes.

**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** Rear Yard.

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

**First Floor** Two Bedrooms

LOT  
**62****15 Kellit Road, Wavertree, Liverpool L15 0ER****\*GUIDE PRICE £50,000+**

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Not to scale. For identification purposes only

- **A two bedroomed end terraced property. Producing £5,100 per annum. Double glazed. Central heated.**

**Description** A two bedroomed end terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £5,100.00 per annum. The property benefits from double glazing and central heating.

**Situated** Off Lawrence Road in a popular and well established residential location within close proximity to Picton Road and Smithdown Road amenities.

**Outside** Rear Yard.

**Ground Floor** Entrance Hall, Living Room, Rear Dining Room, Kitchen, Ante space, Bathroom/WC

**First Floor** Two bedrooms.

LOTS 63-64 TO BE OFFERED AS ONE LOT IN THE FIRST INSTANCE AND IF NOT SOLD TO BE OFFERED SEPARATELY

LOT

63

29 Catharine Street, Liverpool L8 7NE

\*GUIDE PRICE £300,000+



Not to scale. For identification purposes only

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- A Grade II listed property comprising four one-bed flats. Producing £22,116 per annum.

**Description** A Freehold city centre residential investment property currently producing £22,116 per annum. The property comprises a Grade II listed town house arranged as 4 x 1 bed roomed flats fully let until June 2016. In addition 3 flats are let from 1st July 2016 to 30th June 2017 at an income £16,140 per annum. An extended 7 week completion is available if required.

**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 bed roomed flat.

**First Floor** One bed roomed flat.

**Second Floor** One bed roomed flat.

**Attic** One bed roomed studio flat.

**Outside** Yard to the rear.

LOT

64

31 Catharine Street, Liverpool L8 7NE

\*GUIDE PRICE £400,000+



Not to scale. For identification purposes only

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- A Grade II listed property comprising seven one bed flats. Producing £34,080 per annum.

**Description** A Freehold city centre residential investment property currently producing £34,080 per annum. The property comprises a Grade II listed town house arranged as 7 x 1 bed roomed flats fully let until June 2016. In addition 3 flats are let from 1st July 2016 to 30th June 2017 at an income of £14,832 per annum. An extended 7 week completion is available if required.

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

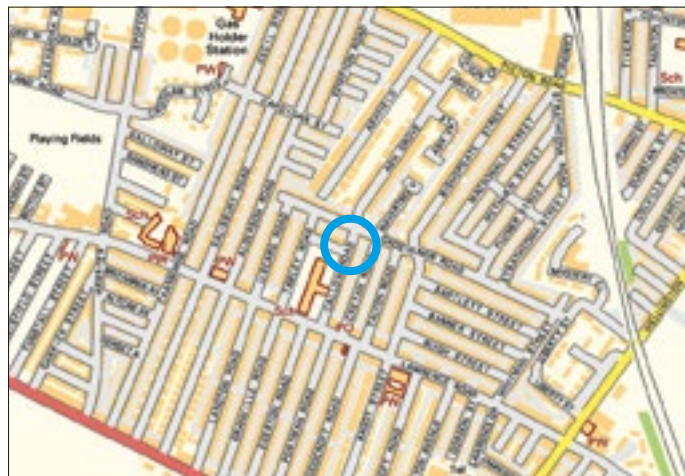
**Ground Floor** Two one-bed roomed studio flats.

**First Floor** Two one-bed roomed studio flats.

**Second Floor** Two one-bed roomed studio flats.

**Attic** One bed roomed studio flat.

**Outside** Yard to the rear.

LOT  
**65****42 Grosvenor Road, Wavertree, Liverpool L15 0HA****\*GUIDE PRICE £60,000+**

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Not to scale. For identification purposes only

- **Three bed end terraced property. Double glazing. Central heating. Producing £5,520 per annum**

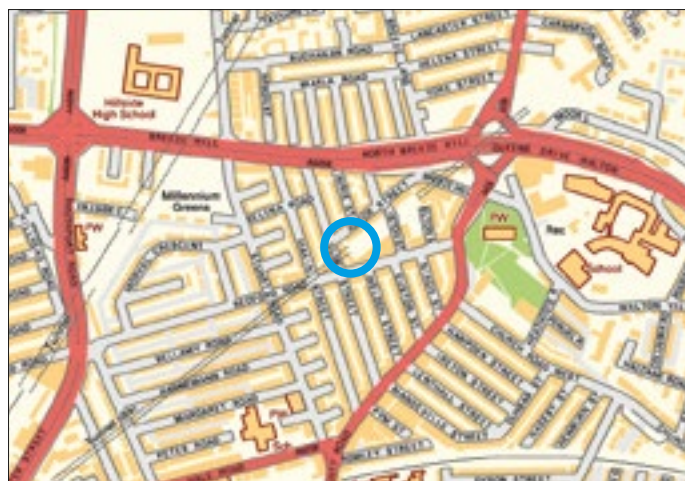
**Description** A three bedroomed end of terraced property which is currently let by way of an Assured Shorthold Tenancy producing £5,520 per annum. The property is in good condition and benefits from double glazing and central heating.

**Situated** Off Lawrence Road 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 to the rear.

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

**First Floor** Three bedrooms.

LOT  
**66****53 Astor Street, Liverpool L4 5RR****\*GUIDE PRICE £30,000-£35,000**

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Not to scale. For identification purposes only

- **Two bed mid terrace. Central heating. In need of refurbishment and modernisation.**

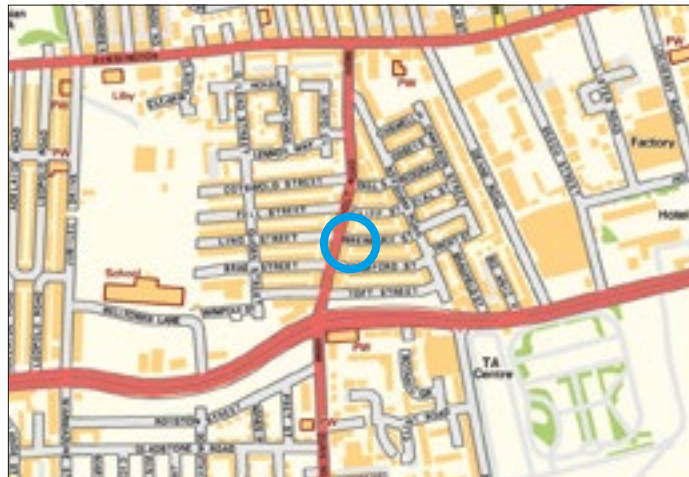
**Description** A two bedroom mid terrace in need of refurbishment and modernisation. The property benefits from central heating. Once upgraded the property would be suitable for investment purposes with a potential rental income of approximately £5400.00 per annum.

**Situated** Off Breeze Hill within close proximity to County Road amenities, good transport links and approximately 3 miles from Liverpool city centre.

**Outside** Yard to the rear.

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

**First Floor** Two bedrooms, Bathroom/WC.

LOT  
**67****1a Wrenbury Street, Liverpool L7 2PU****\*GUIDE PRICE £35,000+**

Not to scale. For identification purposes only

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- **Three storey end terraced property arranged as a three bedroomed flat.**

**Description** A vacant three storey end terraced property arranged as a three bedroomed flat over three floors. The property is in need of a full upgrade and refurbishment scheme, following which would be suitable for investment purposes or conversion subject to any necessary planning consents. The potential rental income when let to three students would be in excess of £10,800 per annum.

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

**Outside** Yard to the rear.

**Ground Floor** Lounge, Kitchen.

**First Floor** Bedroom, Bathroom/WC

**Second Floor** Two Bedrooms.

LOT  
**68**

ON BEHALF OF LIVERPOOL CITY COUNCIL

**73 Walton Vale, Liverpool L9 4RF****\*GUIDE PRICE £60,000+**

Not to scale. For identification purposes only

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- **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 156.2m<sup>2</sup> (1682sq ft).

**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 70.8m<sup>2</sup> (763sq ft).  
Rear office/Store 35.3m<sup>2</sup> (380sqft).

**First Floor** Office/Store 8.3m<sup>2</sup> (90sq ft).  
Staff room 14.4m<sup>2</sup> (156sqft). WC.

**Second Floor** Ancillary Storage with restricted headroom 27.2m<sup>2</sup> (293sq ft).

**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

69

**89 Rocky Lane, Anfield, Liverpool L6 4BB****\*GUIDE PRICE £50,000–£60,000**

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Not to scale. For identification purposes only

- **Shop unit with two self contained flats above. Double glazing, central heating, alarms and shutters. Partially let producing £9,360.00 per annum.**

**Description** A substantial three storey corner property comprising a ground floor shop unit together with two self-contained flats above. The property benefits from double glazing, central heating, steel roller shutters and smoke alarms. The ground floor shop unit is vacant and would be suitable for a number of uses subject to the relevant consents. The two flats are both currently let by way of Assured Shorthold Tenancies producing £9,360.00. When fully let the potential rental income is in excess of £12,000 per annum.

**Situated** Fronting Rocky Lane on the corner of Scorton Street in a busy main position approximately 2 miles from Liverpool city centre.

Bathroom/WC, Kitchen, two Bedrooms.

**Outside** Garage.

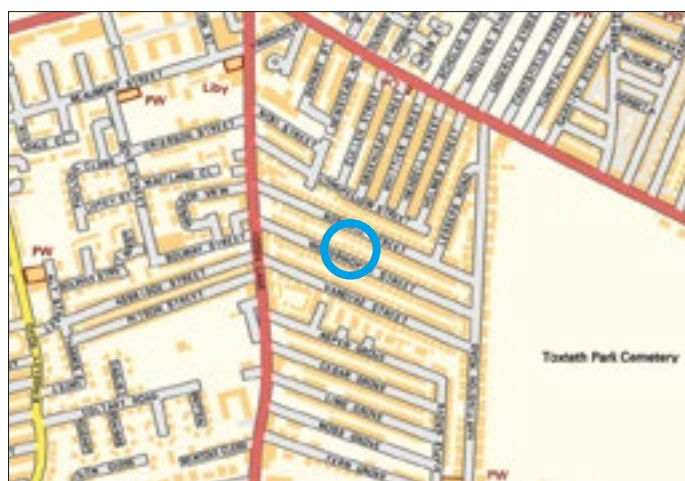
**Ground Floor Shop** Main sales area, WC, Rear room.

**First Floor Flat A** Hall, Lounge/Diner, Bedroom, Bathroom/WC

**Second Floor Flat B** Lounge,

LOT

70

**42 Boswell Street, Bootle, Liverpool L20 4RP****\*GUIDE PRICE £40,000–£45,000**

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Not to scale. For identification purposes only

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

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

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

**EPC Rating** D

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

**First Floor** Three bedrooms, Bathroom/WC

**Outside** Rear yard.

LOT  
**71****2 Sefton Road, Wallasey, Merseyside CH45 5BS**

\*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

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- **A four bed semi detached property. Double glazing. Rear garden. Producing £6,000 per annum.**

**Description** A four bedroomed semi-detached property currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum. The property benefits from double glazing and a rear garden.

**Situated** Off Field Road in a popular and well established residential location. Wallasey town centre and Liscard village are approximately 1 mile away.

**Outside** Garden to rear

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

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

LOT  
**72****74 New Chester Road, Wirral, Merseyside CH62 5AD**

\*GUIDE PRICE £135,000+



Not to scale. For identification purposes only

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- **A public house with four one-bed flats above. Producing £14,560.00 per annum.**

**Description** A three storey period property comprising a ground floor public house which is still trading together with four one-bedroomed self-contained flats to the first and second floors. Planning permission for the flats is in the process of being granted. The ground floor is currently let on an informal basis producing £10,400pa. One of the flats is also currently let by way of an AST producing £4,160pa. When fully let the potential annual income could be in excess of £32,000pa.

**Situated** Fronting New Chester Road close to its junction with New Ferry Road in a well-established location.

**First Floor Flat 1** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC. **Flat 2** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

**Basement** Cellar 133m<sup>2</sup> (1,432sq ft)

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

**Ground Floor** Lounge/Bar, function room, office provision, kitchenette and WC facilities 339m<sup>2</sup> (3,647sq ft)

**Outside** Large Rear Yard

LOT  
**73**

**Tetlow Church, Tetlow Street, Liverpool L4 4LF**

**\*GUIDE PRICE £50,000+**



- **A former church suitable for residential development subject to planning.**

**Description** A two storey detached former church constructed of brick with stone work relief and a slate roof situated sat on a good sized corner plot suitable for residential redevelopment subject to any necessary planning consents. The property has recently been used for pre-school purposes.

**Situated** Off Salop Street which in turn is off Walton Road in an established and popular residential location with easy reach of Stanley Park, Liverpool and Everton Football clubs and approximately 3 miles from Liverpool city centre.

**Basement** with its own separate entrance. One Room, Kitchen

**Ground Floor** with two entrances. Hallway, Main Hall, Rear Hall, Kitchen, WCs

**First Floor** Staffroom, Balcony, two Rooms

**Outside** Land to the side and rear. On-street parking.

**Joint Agents**  
Roberts Edwards & Worrall



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LOT  
**74****Fairfield Arms, 130 Prescot Road, Fairfield, Liverpool L7 0JB**  
\*GUIDE PRICE £100,000+

- **A former public house with accommodation above. Suitable for re-development subject to planning.**

**Description** A re-development opportunity comprising a two storey former public house with living accommodation above together with a single storey extension to the side. The property has suffered from fire/smoke damage to the ground floor. The property is sat on a good sized corner plot with land to the side and rear. The property would be suitable for a number of uses, to include residential redevelopment subject to any necessary planning consents.

**Situated** Fronting Prescot Road at its junction with Laurel Road on a busy main road position approximately 2.5 miles from Liverpool city centre.

**Basement** Not Inspected

**Ground Floor** Bar Area, Lounge, Ladies and Gents WCs.

**First Floor** Various Rooms

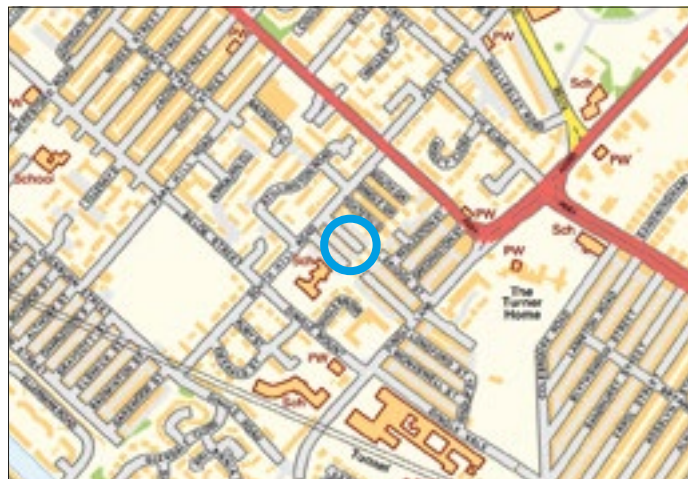
**Outside** Land to the side and rear.



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LOT  
**75****15 Dentwood Street, Liverpool L8 9SR****\*GUIDE PRICE £40,000+**

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Not to scale. For identification purposes only

- **A two bed mid terraced. Double glazing. Central heating. Producing £5,400 per annum.**

**Description** A two bedroomed mid terraced property benefiting from double glazing and gas central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum.

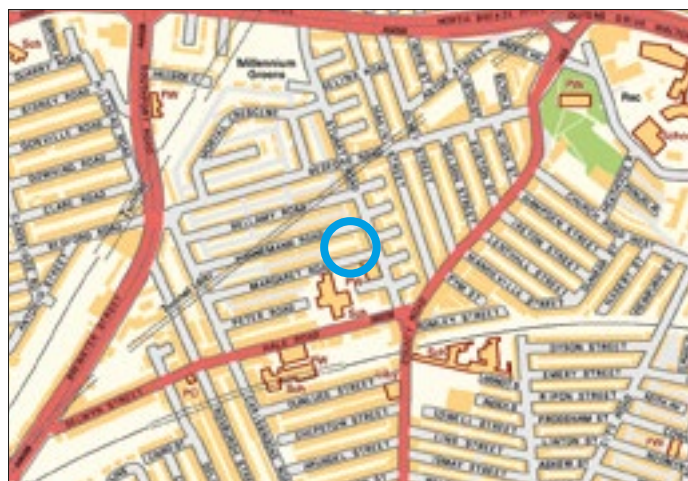
**Situated** Off South Hill Road which in turn is off Park Road close to Aigburth Road and local amenities and approximately 2.5 miles from Liverpool city centre.

**Second Floor** One Further Bedroom

**Outside** Yard to the Rear

**Ground Floor** Through Living Room, Kitchen

**First Floor** One Bedroom, Bathroom/WC

LOT  
**76****1 Hahnemann Road, Liverpool L4 3RZ****\*GUIDE PRICE £40,000+**

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Not to scale. For identification purposes only

- **Two bed end terraced. Double glazing. Central heating.**

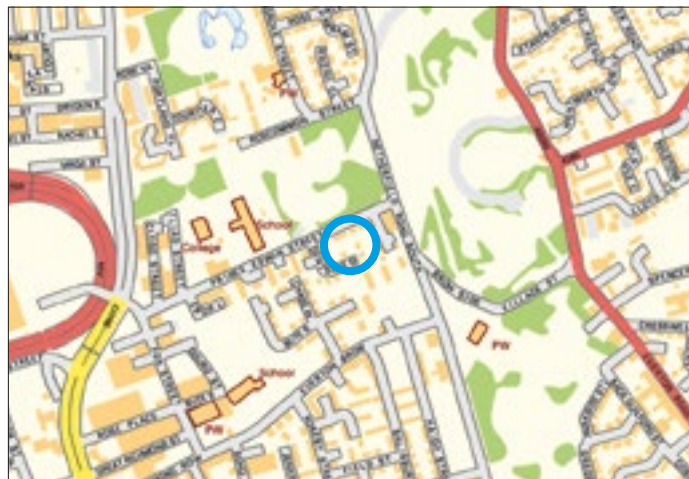
**Description** A vacant two bedroomed end terraced property benefiting from majority double glazing and central heating. Following refurbishment the property would be suitable for occupation, resale or investment purposes. The potential rental income being in excess of £5400.00 per annum.

**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.

**First Floor** Two Bedrooms, Bathroom/WC, Storeroom.

**Outside** Yard to the rear.

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

LOT  
**77****68 Prince Edwin Street, Liverpool L5 3LW****\*GUIDE PRICE £65,000+**

Not to scale. For identification purposes only

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- **Three bed semi-detached producing £5,640 per annum. Double glazing and central heating. Front and rear gardens.**

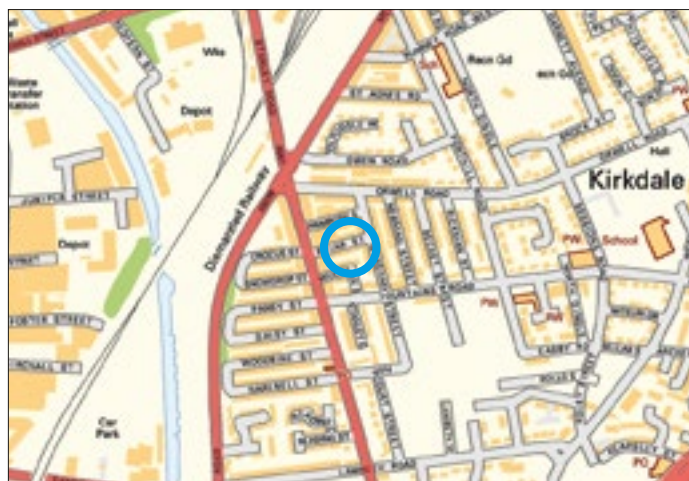
**Description** A three bedroomed modern semi-detached property benefiting from double glazing, central heating, front and rear gardens and off road parking. The property is currently let by way of an Assured Shorthold Tenancy producing £5,640 per annum.

**Situated** Off Netherfield Road South in a popular and well established residential location approximately 2 miles from Liverpool city centre.

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

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

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

LOT  
**78****11 Briar Street, Liverpool L4 1RB****\*GUIDE PRICE £25,000+**

Not to scale. For identification purposes only

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- **Two bedroomed mid terraced. Double glazing. Central heating.**

**Description** A two bedroomed mid terraced property benefiting from partial double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes. The potential rental income being in excess of £5400.00 per annum.

**Situated** Off Stanley 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 Rear

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

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

LOT  
79

241–243 Walton Road, Liverpool L4 4AR

\*GUIDE PRICE £85,000+



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Not to scale. For identification purposes only

- **A double fronted retail unit with accomodation above. Accomodation suitable for residential conversion subject to planning.**

**Description** A vacant double fronted three storey premises comprising a ground floor retail unit which has until recently been used as a hair and beauty salon, together with rooms above. The upper floors for 241 are accessed via an internal staircase and provides additional rooms. No 243 can be accessed via a self-contained rear entrance and has been partly refurbished to provide two Bedroomed residential accommodation. The remainder of the upper floors could be converted for residential purposes subject to any necessary planning consents.

**Situated** The premises are situated fronting Walton Road (A59) close to its junction with County Road, a main arterial route situated approximately 3 miles north of Liverpool city centre.

**Basement** Net Internal Area: 40m<sup>2</sup> (430sq ft)

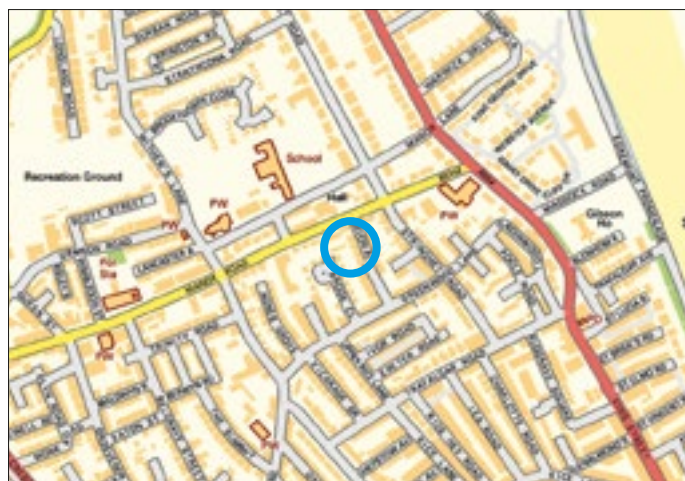
**Ground Floor Shop** units Net Internal Area: 92.2m<sup>2</sup> (992sq ft)

**First and Second Floor** Additional office space and rooms. Not measured.

LOT  
80

4 Devon Avenue, Wallasey, Merseyside CH45 7LY

\*GUIDE PRICE £55,000+



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Not to scale. For identification purposes only

- **A three bed semi detached property producing £5,400 per annum. Double glazing. Central heating.**

**Description** A three bedroomed semi-detached 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 Manor Road within close proximity to local amenities, schooling and approximately 7 miles from Liverpool city centre

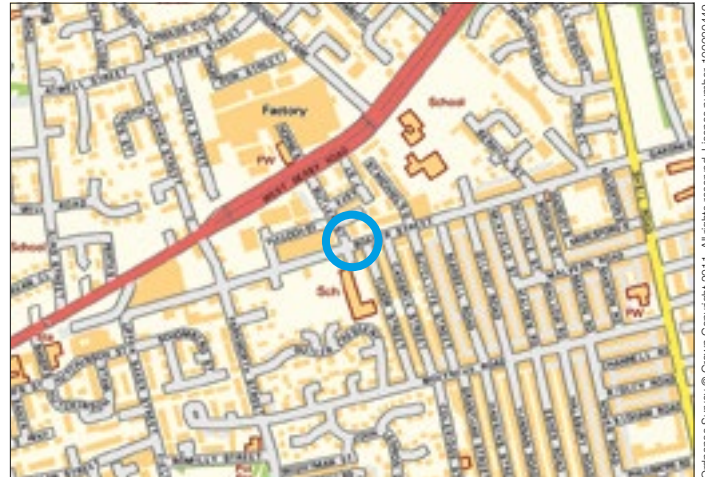
**Ground Floor** Hall, Two Large Reception Rooms, Kitchen

**First Floor** Two bedrooms, Box Room, Bathroom/WC

**Outside** Paved Garden to the Rear

**Joint Agents** Core Property Management



LOT  
**81****2a Pear Grove, Liverpool L6 9HR****\*GUIDE PRICE £35,000+**

Not to scale. For identification purposes only

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- **A one bedroomed first floor flat. Double glazing. Central heating. Communal parking and gardens.**

**Description** A one bedroomed first floor flat benefiting from double glazing and central heating. The property is in good order and is currently let producing £4,800 per annum.

**Situated** Off Butler Street which in turn is off Boaler Street within close proximity to schooling and West Derby Road amenities approximately 2.5 miles from Liverpool city centre.

**Outside** Communal parking and gardens.

**Ground Floor** Vestibule, Cloakroom.

**First Floor** Lounge, Kitchen, Bedroom, Bathroom/WC

LOT  
**82****456 Stanley Road, Bootle, Merseyside L20 5AF****\*GUIDE PRICE £100,000+**

Not to scale. For identification purposes only

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- **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 ASTs producing £16,200 per annum. The property benefits from double glazing and central heating.

**Situated** Fronting Stanley Road overlooking North Park in a popular and well established residential location within close

proximity to local amenities and approximately 5 miles from Liverpool city centre.

**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  
**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

**Outside** Yard.

LOT

83

## Flat 12, 16 Alexandra Drive, Liverpool L17 8TD

\*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

- **A one bedroomed second floor apartment within a converted detached Victorian property. Benefiting from double glazing, central heating, secure entry system and service lift to all floors**

**Description** A one bedroomed second 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. It has also had a new boiler in June 2015, new bathroom tiling and has been rewired with new lighting as per landlord regulations. The property is in good order throughout 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

**Second Floor Flat** Hall, Lounge, Kitchen, Bedroom, Shower room/WC

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

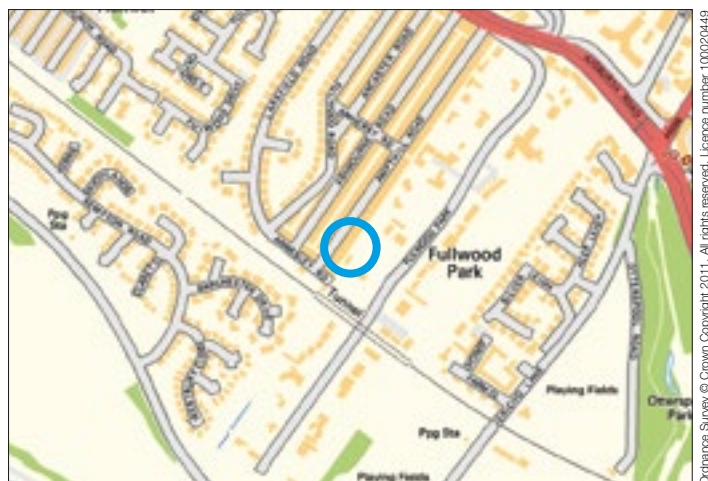
**Note** Leasehold for 140 years from 2014. Ground rent of £95.00 per year

LOT

84

## 117 Amphill Road, Aigburth, Liverpool L17 9QN

\*GUIDE PRICE £120,000+



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Not to scale. For identification purposes only

- **Four bed three storey middle terrace requiring full upgrade.**

**Description** A three storey dormer style four bedroomed middle terraced property benefiting from partial double glazing. Following a full upgrade and refurbishment scheme the property would be suitable for occupation, resale or investment purposes.

**Situated** Off Aigburth Road in a very popular and well established residential location within close proximity to Aigburth Vale amenities, Sefton Park and Lark Lane amenities. Liverpool city centre is approximately 3 miles away.

**Ground Floor** Hall, Front Room, Rear Dining Room, Kitchen/Diner, Utility Room.

**First Floor** Three bedrooms, Bathroom/WC.

**Second Floor** One further bedroom above.

**Outside** Yard to the rear.

LOTS

85-92

Plots 21, 22, 23, 24, 25, 40, 41, 42, Land at Summerfields, Rhostyllen, Wrexham, Clwyd LL14 \*GUIDE PRICE NIL RESERVE



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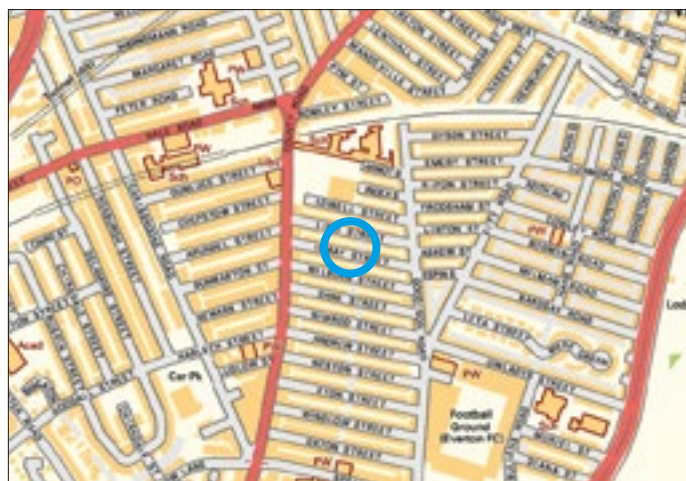
- Plots of freehold land near a residential housing development

**Description** Plots of freehold land, offered as separate lots, on the edge of a residential housing development.

LOT

93

40 Lind Street, Liverpool L4 4EQ \*GUIDE PRICE £35,000-£40,000



Not to scale. For identification purposes only

- Two bedroemed terrace. Double glazing Central heating.

**Description** A vacant two bedroemed mid terraced property benefiting from central heating and double glazing. The property is in good order throughout and would be suitable for immediate occupation or investment purposes.

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

**Outside** Yard to Rear

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

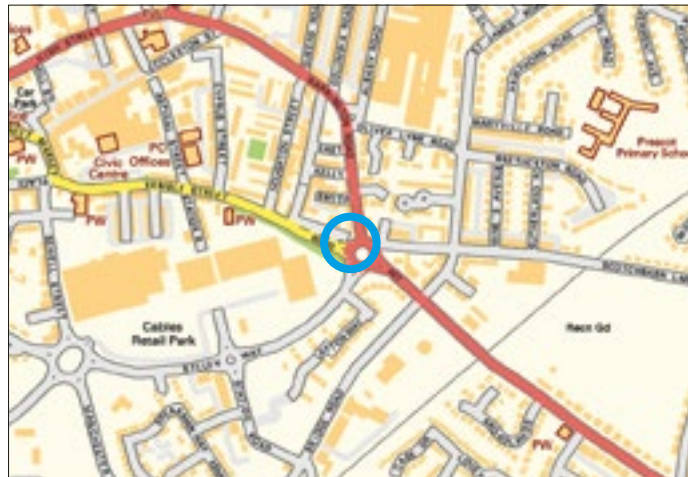
**First Floor** Two Bedrooms

LOT

94

## 143 Kemble Street, Prescot, Merseyside L34 5SG

\*GUIDE PRICE £150,000+



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Not to scale. For identification purposes only

- **Mixed use investment property producing £27,576pa.**

**Description** A two storey corner mixed use property comprising a ground retail unit together with five self contained flats accessed via a separate side entrance and each being on separate meters. All the flats are currently let on ASTs producing a rental income of approximately £27,576pa. The ground floor retail unit could be converted to residential, subject to any necessary planning consents. The property benefits from double glazing and electric heating.

**Situated** In a prominent position at the corner of Kemble Street and Warrington Road (A57) in a popular and well established residential location within close proximity to local amenities.

**Ground Floor Lock Up Shop** with separate WC. Communal Entrance and Hallway. **Flat 4** Open Plan Lounge/Kitchen/Diner, Separate WC, Bedroom with En Suite Shower Room. **Flat 5** Open Plan Lounge/Kitchen/Diner, Separate WC, Bedroom, Shower Room

Open Plan Lounge/Kitchen/Diner, Shower Room/WC, Bedroom.

**Flat 3** Open Plan Lounge/Bedroom, Kitchen, Shower Room/WC

**Outside** Hard standing parking area to the side and rear providing communal parking for approximately 5 cars.

**First Floor Flat 1** Open Plan Lounge/Kitchen/Diner, Shower Room/WC, Bedroom. **Flat 2**

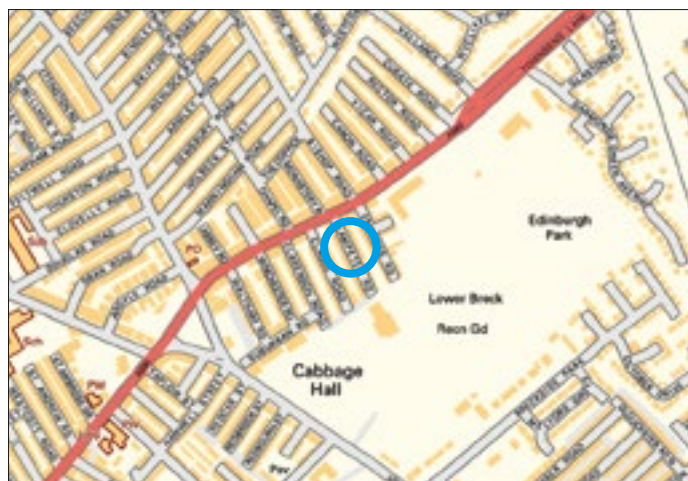
**Joint Agents**  
Bryan Gaskill & Co

LOT

95

## 5 Lampeter Road, Liverpool L6 0BU

\*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

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

**Description** A three bedroomed middle terrace property benefiting from double glazing, central heating and a newly fitted kitchen and bathroom. The property is in good order throughout and would be suitable for immediate investment purposes with a potential annual income of in excess of £5,900 per annum.

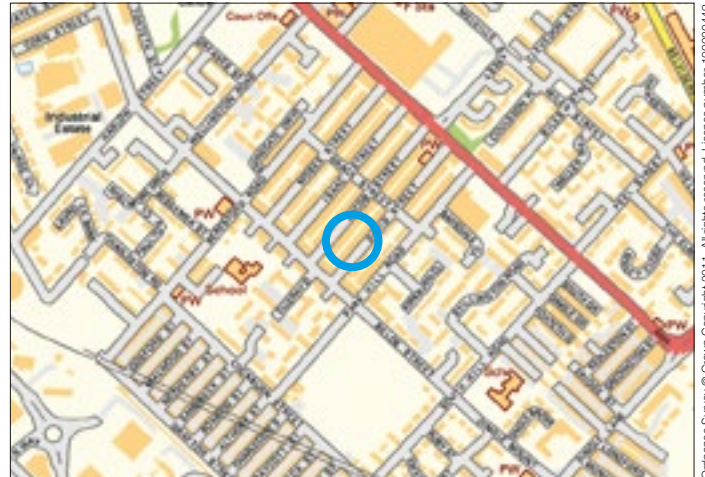
**Situated** Off Townsend Lane within close proximity to Breck Road amenities and schooling. Liverpool city centre is approximately 3 miles away.

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

**First Floor** Three Bedrooms.

**Outside** Rear yard.



LOT  
**96****69 Jacob Street, Liverpool L8 4TG****\*GUIDE PRICE £55,000+**

Not to scale. For identification purposes only

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- **Three bed mid terrace. Double glazed, central heating. Needs refurbishment.**

**Description** A three-bedroomed middle terraced property benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes. The potential rental income being in excess of £5,400 per annum.

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

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

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

**Outside** Yard to the rear.

LOT  
**97****23 Hayfield Street, Liverpool L4 0RU****\*GUIDE PRICE £40,000+**

Not to scale. For identification purposes only

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- **Two bed terrace. Double glazing. Central heating.**

**Description** A two bedroomed terraced property benefiting from central heating and double glazing. The property is newly refurbished and suitable for immediate occupation or investment purposes.

**Situated** The property is located off Walton Breck Road close to Liverpool Football Club approximately 2 miles from Liverpool city centre.

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

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

**Outside** Yard to the rear

**EPC Rating** D

LOT

98

## 3 Sedley Street, Liverpool L6 5AE

\*GUIDE PRICE £30,000–£35,000



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Not to scale. For identification purposes only

- **Two bed mid terrace. Producing £4,751 per annum. Central heating.**

**Description** A two bedroomed middle terraced property currently let by way of an Assured Shorthold tenancy at a rental of in excess of £4,751 per annum. The property benefits from central heating.

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

**Outside** Yard.

**EPC Rating** D

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

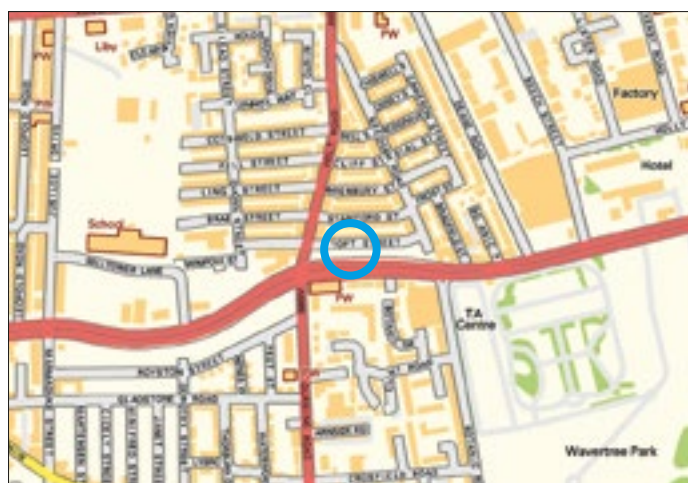
**First Floor** Two bedrooms.

LOT

99

## 19 Toft Street, Liverpool L7 2PS

\*GUIDE PRICE £55,000+



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Not to scale. For identification purposes only

- **A three bedroomed middle terrace property currently producing £5,040 per annum.**

**Description** A three bedroomed middle terrace property currently let by way of an Assured Shorthold Tenancy producing £5,040 per annum. The property benefits from central heating and majority double glazing.

**Situated** Off Holt Road which in turn is off Kensington in an established and popular residential location within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre.

**First Floor** Two Bedrooms, Box Room, Bathroom/WC

**Outside** Yard to the rear.

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

LOT

100

9 Grovedale Road, Allerton, Liverpool L18 1DH

\*GUIDE PRICE £95,000+



Not to scale. For identification purposes only

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- **Three bed middle terraced property. Double glazing. Central heating.**

**Description** A good sized three bedroomed middle terraced property benefiting from double glazing, central heating, good sized kitchen and newly refurbished bathroom. Following further refurbishment the property would be suitable for occupation, re sale or investment purposes.

**Situated** Just off Penny Lane in a popular and well established residential location and can be accessed directly from both Dovedale and Briardale Road within close proximity to local amenities, schooling, Sefton, Calderstones and Greenbank Park. Approximately 3.5 miles away from Liverpool city centre.

**Ground Floor** Entrance Hall, Through Living room/Dining room, Kitchen.

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

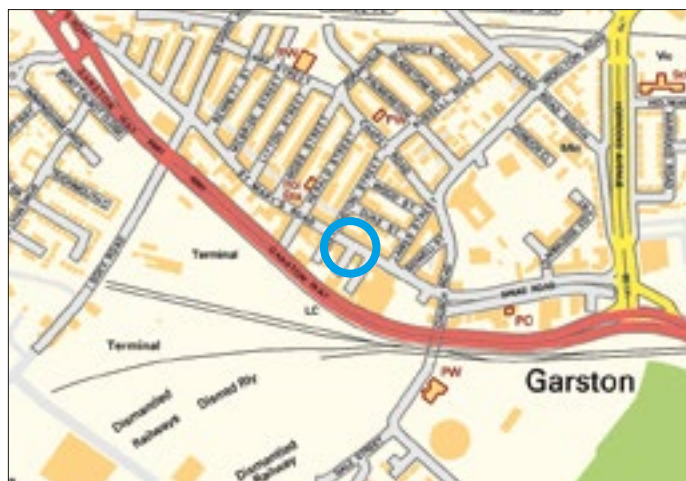
**Outside** Yard to the rear, on street parking to the front.

LOT

101

56 St. Marys Road, Garston, Liverpool L19 2JD

\*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

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- **Two storey mixed use middle terraced property, currently producing £5400.00 per annum.**

**Description** A two storey mixed use middle terraced property comprising a ground floor retail unit together with a two bedroomed self contained flat above. The shop is vacant and would be suitable for a number of uses, subject to any relevant planning consents. The flat is accessed via its own separate entrance to the rear of the property and is currently let by way of an Assured Shorthold Tenancy producing £5400.00 per annum. The property benefits from electric steel roller shutters, double glazing and central heating. The potential rental income when fully let being in excess of £9,000 per annum.

**Situated** Fronted St Marys Road in an established location forming part of Garston Village.

**Outside** Yard to the rear. Access to the flat.

**Ground Floor Shop** Main Sales Area, Office, Rear Room, Kitchen, WC

**First Floor** Open Plan Lounge/ Kitchen, two Bedrooms, Bathroom/WC

LOT

102

12a-12b Brecon Street, Liverpool L6 9EY

\*GUIDE PRICE £135,000+



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Not to scale. For identification purposes only

- **A single storey industrial building currently producing £6,396 per annum.**

**Description** A single storey industrial building which has been split to provide warehouse/workshop accommodation and a separate MOT Garage. The property benefits from sodium lighting and roller shutters. The property would be suitable for a number of uses, subject to any relevant planning consents. The garage is currently occupied by MGM Garage MOT for a term of 10 years from 1st May 2006 at a rent of £6,396 per annum.

**Situated** On Brecon Street in close proximity to Butler Street and Boaler Street approximately 1.5 miles from Liverpool city centre.

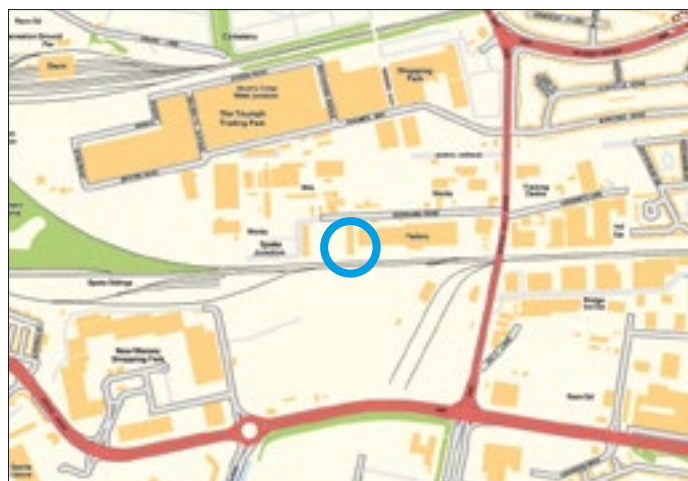
**Ground Floor** Workshop 593m<sup>2</sup> (6383sq ft)

LOT

103

Unit A319 Liverpool Business Centre, Goodlass Road, Liverpool L24 9HJ

\*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

- **A third floor office suite approx 500 sq ft. currently let producing an income of £6,000 per annum, however we are advised that they may vacate before completion.**

**Description** A third floor office suite approx 500 sq ft. The office is fully carpeted with excellent lighting and also benefits from secure 24/7 access, a fully staffed reception and air conditioning. There are shared toilet facilities and meeting rooms. The property is currently let producing an income of £6,000 per annum, however we are advised that they may vacate before completion.

**Situated** The premises are prominently situated fronting onto Goodlass Road close to its junction with Speke Hall Road (A5275) which is within close proximity of Speke Boulevard (A561), one of the main arterial routes for South Liverpool. Liverpool city centre is approximately 6 miles to the west whilst John Lennon airport is less than 1 mile to the south.

Motorway access to the M57 and M62 is available via the A5300 which is approximately 3 miles to the east.

**Third Floor** Office Space

**Outside** Shared Parking.

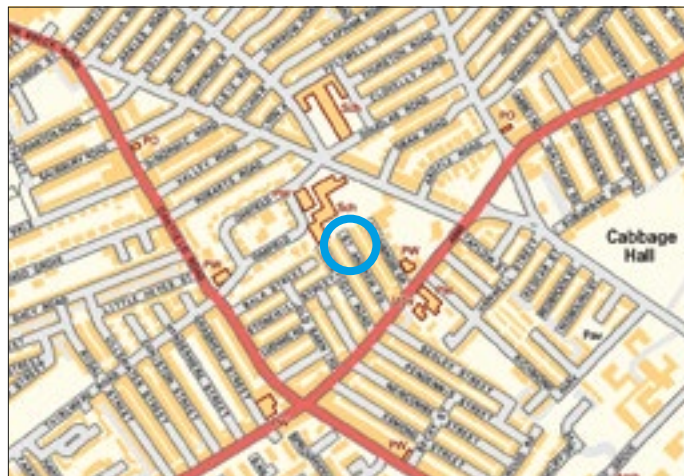
ON BEHALF OF LIVERPOOL CITY COUNCIL ACTING AS THE MORTGAGEES IN POSSESSION

LOT

104

50 St. Andrew Road, Liverpool L4 2RJ

\*GUIDE PRICE £15,000+



Not to scale. For identification purposes only

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- **Vacant three storey dormer style four bedroomed end of terrace property**

**Description** A three storey dormer style four bedroomed end of terrace property which requires a full upgrade and refurbishment scheme.

**Situated** Off Breck Road in an established residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool city centre.

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

**Second Floor** One Further Bedroom

**Outside** Yard to the rear

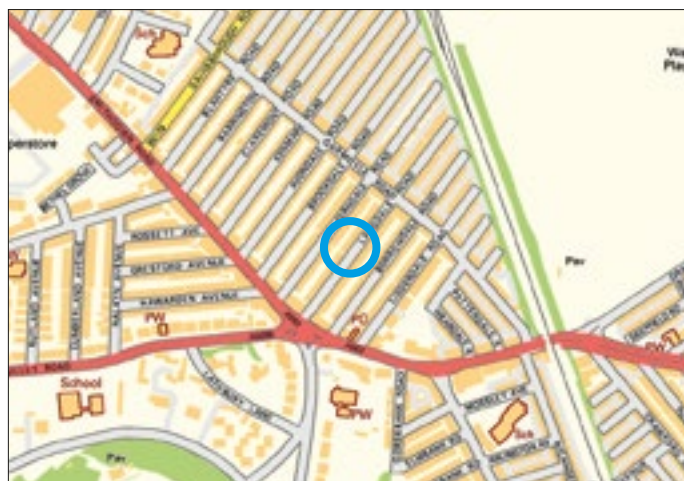
**Ground Floor** Hall, Living Room, Dining room, Kitchen, Shower room

LOT

105

First Floor Flat, 31 Langdale Road, Liverpool L15 3LA

\*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

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- **A three bedroomed self contained first floor flat with central heating**

**Description** A three bedroomed self contained first floor flat within a double fronted terraced property. This property benefits from central heating and would be suitable for investment purposes following refurbishment and modernisation.

**Situated** Off Garmoyle Road and Smithdown Road in a popular and well established residential location within close proximity to Smithdown Road amenities, schooling, Greenbank Park and approximately 2 miles from Liverpool city centre.

**First Floor Flat 1** Hall, Kitchen, Bathroom/WC, Lounge, three Bedrooms

**Outside** Shared Yard to Rear

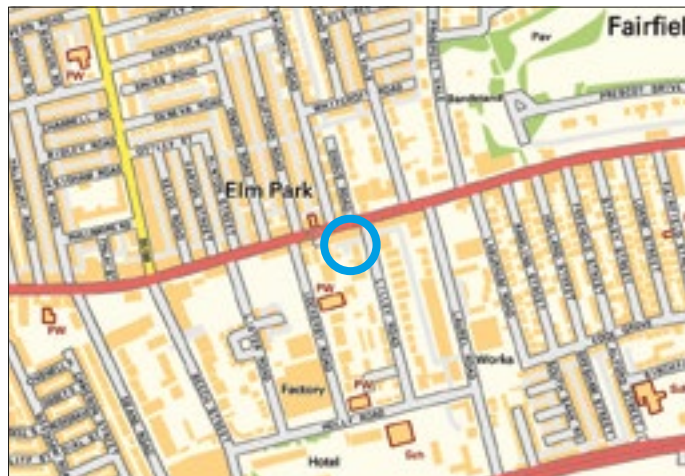
**Ground Floor** Main Entrance, Hallway

LOT

106

70/70a Prescott 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 trading as with a three bedroomed flat above producing £9,000 per annum.

**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 Prescott 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

107

Former Dickie Lewis (Crown Pub) Stopgate Lane, Liverpool L9 6AP

\*GUIDE PRICE £135,000+



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Not to scale. For identification purposes only

- A cleared site extending to approximately 0.50 acres

**Description** A cleared site extending to approximately 0.50 acres which would be suitable for a number of uses subject to any necessary planning consents.

**Situated** Prominently located at the junction of Stopgate Lane and A580 of East Lancashire Road, approximately 3 miles of Liverpool city centre. The immediate surrounding provide a mix of property uses including residential, retail and industrial development.

**Tenure** The tenure of the property is long Leasehold for a term of 999 years from 1st April 1930.

**Planning** Any enquiries should be made direct to Liverpool City Council on 0151 233 3021.

LOT

108

63 Sherwoods Lane, Liverpool L10 1LN

\*GUIDE PRICE £30,000–£40,000



- **Two bed roomed end town house. Front and rear gardens.**

**Description** A two bedroomed end town house benefiting from front and rear gardens. The property would be suitable for occupation or investment purposes following a full upgrade and refurbishment scheme.



Not to scale. For identification purposes only

**Situated** Off Longmoor Lane A506 within close proximity to Aintree University Hospital, Local amenities and schooling.

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

**First Floor** Two bedrooms, Bathroom/WC

**Outside** Front and rear gardens.

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LOT

109

3 Manor Row, Quernmore Road, Liverpool L33 6WD

\*GUIDE PRICE £50,000+



- **Two bed plus box room semi detached. Double glazing. Central heating. Parking. Rear garden. Producing £5,700 per annum.**

**Description** A two bedroom plus box room modern semi-detached property currently let by way of an Assured Shorthold Tenancy at a rental of £5700 per annum. The property benefits from double glazing, central heating, parking and rear garden.



Not to scale. For identification purposes only

**Situated** Off Quernmore Road which in turn is off Brook Hey Drive within close proximity to local schooling and transport links.

**Ground Floor** Living room, Kitchen, WC

**First Floor** Two bedrooms, Box room, Bathroom/WC

**Outside** Rear garden. Driveway

**EPC Rating C**

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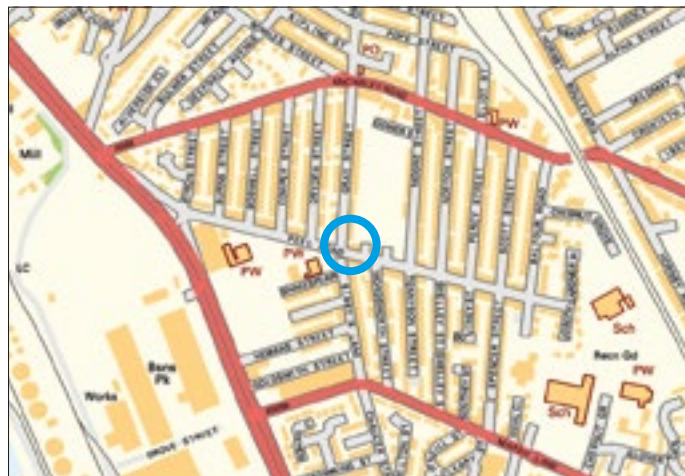
ON BEHALF OF A HOUSING ASSOCIATION

LOT

110

6 Gray Street, Bootle, Merseyside L20 4RZ

\*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

- **A vacant two bed terraced property. Double glazing. Central heating.**

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

**Situated** Off Knowsley Road in a popular and well established residential location within easy access to local amenities.

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

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

**Outside** Yard.

LOT

111

67 Moscow Drive, Liverpool L13 7DE

\*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

- **Three bed mid terraced. Double glazed. Central heating.**

**Description** A three bedroomed good sized middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation, re sale, investment purposes or possible conversion to provide flats, subject to any necessary consents.

**Situated** Off Green Lane 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, Through Living Room, Kitchen/Diner, Utility Room.

**First Floor** Three bedrooms, Bathroom/WC

**Outside** Rear Yard.

**Joint Agents**  
Atlas Estate Agents





LOT

112

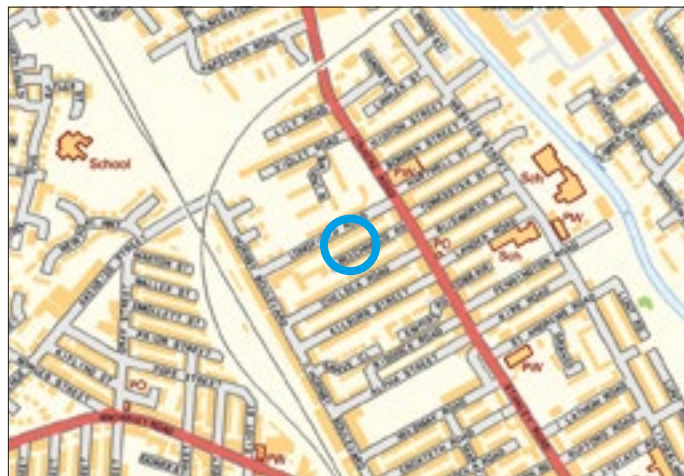
29 Longfield Road, Liverpool L21 8LA

\*GUIDE PRICE £40,000+



- 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 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 and approximately 5 miles from Liverpool city centre.

**First Floor** Two Bedrooms

**Outside** Rear Yard.

**Ground Floor** Vestibule, Entrance Hall, Through Lounge/Dining Room, Kitchen, Bathroom/WC

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LOT

113

ON BEHALF OF A HOUSING ASSOCIATION

63 Orwell Road, Liverpool L4 1RG

\*GUIDE PRICE £40,000+



- Vacant three bedroomed middle terraced property. Double glazing and central heating.

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



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** Front forecourt and rear yard.

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

**First Floor** Three Bedrooms

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LOT

114

The Cabin Public House, 49 Marsh Street, Kirkdale, L20 2BN

\*GUIDE PRICE £40,000-£45,000



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Not to scale. For identification purposes only

- **Development opportunity to provide six self-contained flats.**

**Description** A three storey detached derelict former public house in need of a full upgrade and refurbishment scheme. The property benefits from planning permission to convert to provide six self-contained flats.

**Situated** Off Westminster Road in an established location within walking distance to Kirkdale Railway Station, local amenities and approximately 3 miles from Liverpool city centre.

**Second Floor** Various Accommodation

**Outside** Yard.

**Note** The buyer's administration fee for this lot is £750+VAT.

**Ground Floor** Various Accommodation

**First Floor** Various Accommodation

LOT

115

37 Trentham Road, Kirkby, Liverpool L32 4UB

\*GUIDE PRICE £110,000+



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Not to scale. For identification purposes only

- **A freehold former GP surgery. Double glazed. Central heating. Secured rear garden. Parking to the front forecourt for 5 cars.**

**Description** A Freehold former GP surgery and originally a semi-detached dwelling house suitable for a variety of uses, to include residential conversion, subject to any necessary planning consents. The property benefits from double glazing, central heating, secured rear garden and parking to the front forecourt for 5 cars.

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

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

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

**Outside** garden to the rear, parking to the front forecourt for 5 cars.

**EPC Rating** C

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

LOT

116

60 Makin Street, Liverpool L4 5QG

\*GUIDE PRICE £45,000+



- **Three bedroomed middle terraced. Double glazed. Central heating. Potential £5,400 per annum**

**Description** A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is in good condition and would be suitable for immediate investment purposes with a potential rental income of £6000.00 per annum.



Not to scale. For identification purposes only

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

**First Floor** Three bedrooms, Bathroom/WC

**Outside** Yard to the rear.

**Basement** Not Inspected.

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

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LOT

117

ON BEHALF OF A HOUSING ASSOCIATION

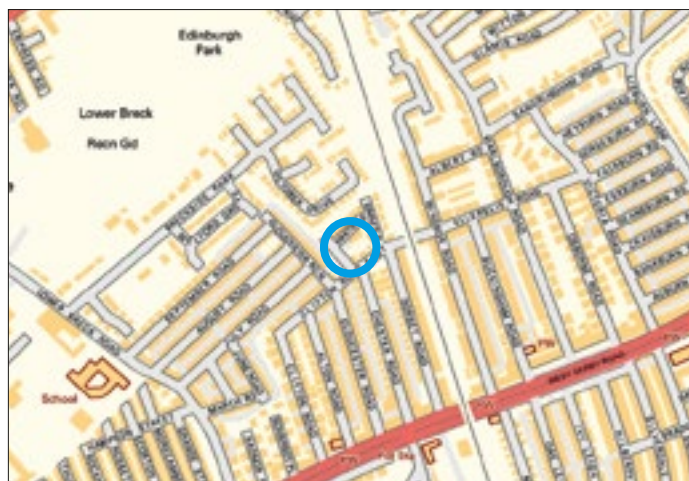
6 Whitby Street, Liverpool L6 4DH

\*GUIDE PRICE £45,000+



- **Two bed mid terraced property. Double glazing and central heating.**

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



Not to scale. For identification purposes only

**Situated** Off Clifton Road which in turn is off Rocky Lane within close proximity to West Derby amenities and schooling approximately 3 miles from Liverpool city centre.

**Outside** Yard to the rear.

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

**First Floor** Two Bedrooms.

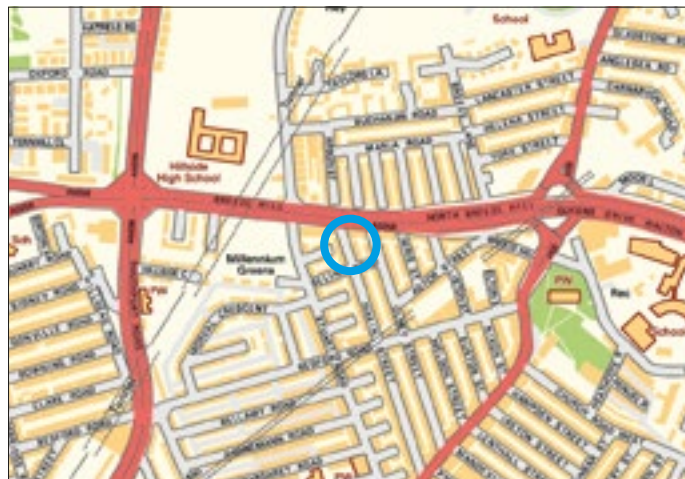
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LOT

118

89 Breeze Hill, Liverpool. L9 1DZ

\*GUIDE PRICE £50,000+



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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 producing £4,368 per annum. 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.

**First/Second Floor**  
**Flat 2** Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC

**Outside** Rear Yard

**Ground Floor** Main entrance hallway.

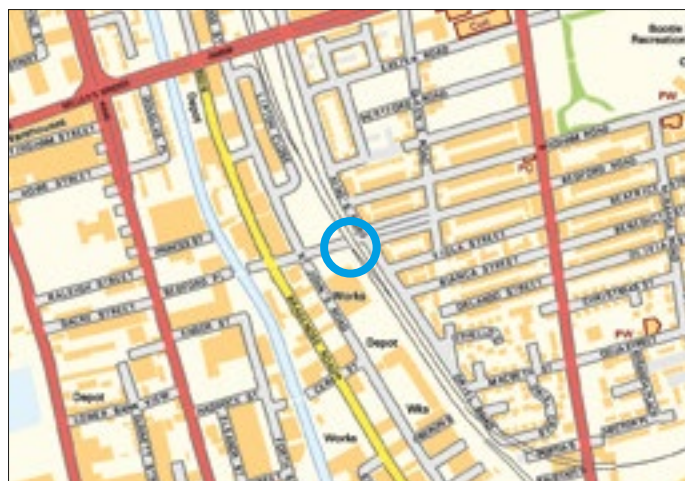
**Flat 1** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

LOT

119

17 Viola Street, Bootle, Merseyside L20 7DP

\*GUIDE PRICE £30,000-£35,000



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Not to scale. For identification purposes only

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

**Description** A two bed roomed end 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 £5,400 per annum.

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

**Outside** Yard to the rear.

**EPC Rating** F

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

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

LOT

120

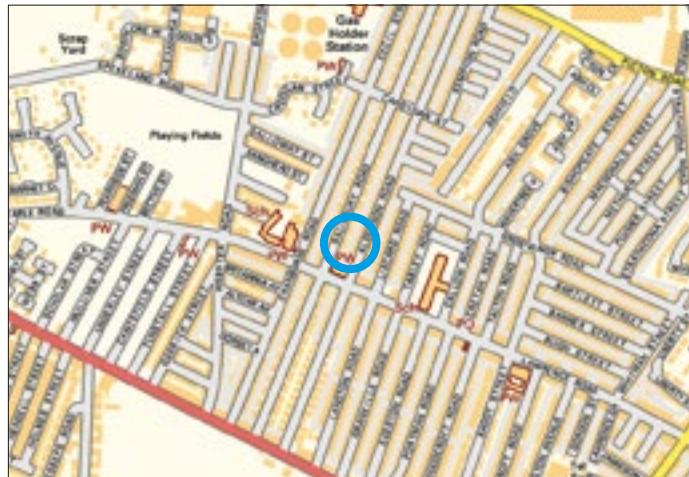
79 Salisbury Road, Wavertree, Liverpool L15 1HW

\*GUIDE PRICE £70,000+



- A double fronted five bedroomed semi-detached property, partial double glazing and central heating

**Description** A double fronted five bedroomed semi-detached property benefiting from partial double glazing and central heating. Following repair and modernisation the property would be suitable for occupation, resale or possible HMO or student investment purposes. If let to students the potential rental income is in excess of £20,000 per annum.



Not to scale. For identification purposes only

**Situated** Between Picton Road and Lawrence Road in a popular residential location within close proximity to local amenities, schooling and approximately 2.5 miles from Liverpool city centre

**Ground Floor** Hall, three Reception Rooms, Kitchen, Bathroom/WC.

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

**Second Floor** One further room above.

**Outside** Yard to the rear.

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LOT

121

ON BEHALF OF GRAINGER PLC

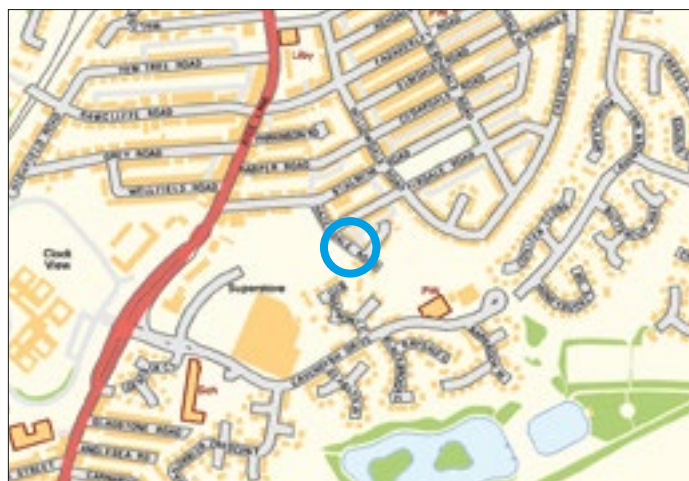
15 Hazeldale Road, Liverpool L9 2BA

\*GUIDE PRICE £45,000+



- A vacant three bedroomed middle terraced property, 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 occupation, resale or investment purposes. The potential rental income when let being in excess of £6000.00 per annum.



Not to scale. For identification purposes only

**Situated** Off Rice Lane (A59) via Stalmine Road in a popular and well established residential location, approximately 3 miles north of Liverpool city centre

**Ground Floor** Hall, two Reception rooms, Kitchen.

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

**Outside** Yard.

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LOT

122

108 Gainsborough Road, Liverpool L15 3HX

\*GUIDE PRICE £80,000+



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Not to scale. For identification purposes only

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

**Description** A three bedroom mid terrace property benefiting from double glazing. Following repair and modernisation the property would be suitable for occupation, resale or possible student investment purposes.

**Situated** Off Smithdown Road in a popular and well established location close to local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

**Outside** Yard to rear.

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

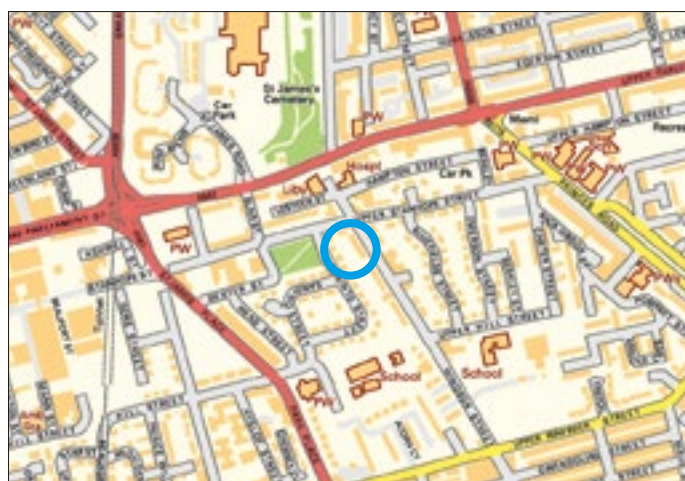
**First Floor** Three Bedrooms, Bathroom/WC

LOT

123

18a Windsor Street, Liverpool L8 1XF

\*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

- **A three bedroom first floor flat currently let by way of an Assured Shorthold Tenancy producing £7,200 per annum**

**Description** A three bedroom first floor flat currently let by way of an Assured Shorthold Tenancy producing £7,200 per annum. The property benefits from double glazing and communal gardens.

**Situated** Off Upper Parliament Street in a well established location within close proximity to local amenities. Liverpool city centre is approximately 1 mile away.

**Outside** Communal Gardens.

**Note** Please note the buyers fee for this property is £650+vat.

**Ground Floor** Shared Entrance

**First Floor** Hall, Lounge, Dining/ Kitchen, three Bedrooms, Bathroom, Separate WC

LOT

124

Flat 9, 56 Christleton Close, Prenton, Merseyside CH43 0XF

\*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

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- A modern two bedroom second floor apartment suitable for immediate occupation, resale or investment purposes.

**Description** A modern two bedroom second floor apartment suitable for immediate occupation, resale or investment purposes. The property benefits from a secure intercom system, parking, double glazing, central heating and communal gardens to the rear. The potential rental income being in excess of £5940 per annum.

**Situated** Off Homelands Drive within close proximity to local amenities, Schooling, transport links and approximately 3 miles from Birkenhead town centre.

**Outside** Front parking and communal gardens to the rear.

#### Second Floor Apartment

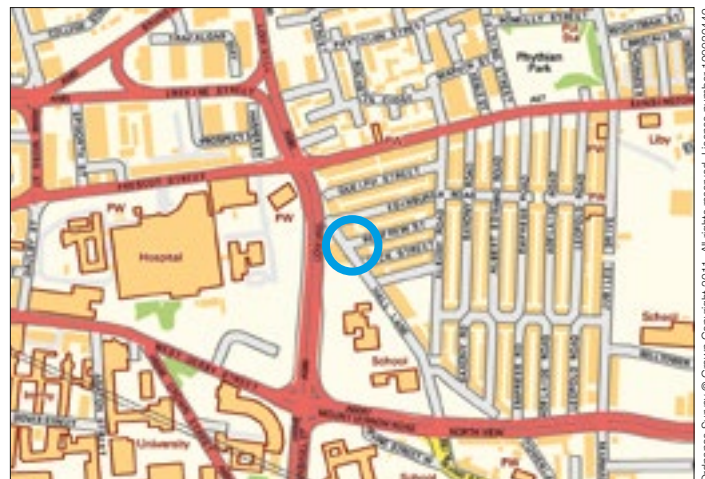
Comprises Hallway, cloakroom, Lounge with open plan modern fitted Kitchen, two Bedrooms, Bathroom/WC.

LOT

125

25 Hall Lane, Kensington, Liverpool L7 8TD

\*GUIDE PRICE £110,000+



Not to scale. For identification purposes only

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- 3 x 1 bed flats. Producing £14,400 per annum. Double glazing. Central heating.

**Description** A three storey Victorian terraced property converted to provide 3 x 1 bed roomed flats currently let producing £4,800 per annum each, £14,400 in total per annum. The property benefits from double glazing and central heating. The property could be converted for HMO use subject to any necessary planning consents.

**Situated** In Kensington Fields in a student hotspot area very close to Liverpool University and the new Liverpool Royal Infirmary within walking distance to Liverpool city centre amenities.

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

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

**Outside** Yard.

**Ground Floor** Main entrance Hallway.

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

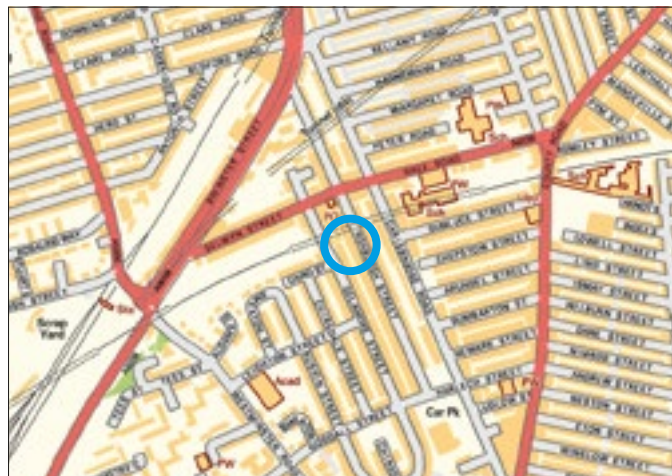
**Note** We have not internally inspected the property. All information has been provided by the vendor.

LOT

126

115 Roxburgh Street, Liverpool L4 3SY

\*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- **A 2 bed mid terraced property. Producing £4,800 per annum. Double glazing. 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 at a rental of £4,800 per annum.

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

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

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

**Outside** Yard.

**Note** We have not internally inspected the property. All information has been provided by the vendor.

LOT

127

43 Musker Drive, Bootle, Merseyside L30 2PF

\*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

- **3 bed semi detached. Central heating. Producing £6,300 per annum.**

**Description** A three bedroomed semi detached property benefiting from central heating, front and rear gardens and driveway. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £6,300 per annum.

**Situated** Off Gorsey Lane within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

**Ground Floor** Porch entrance, Hall, Living Room, Kitchen/Dining room.

**First Floor** Landing, three bedrooms, Bathroom/WC.

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

**Note** We have not internally inspected the property. All information has been provided by the vendor.

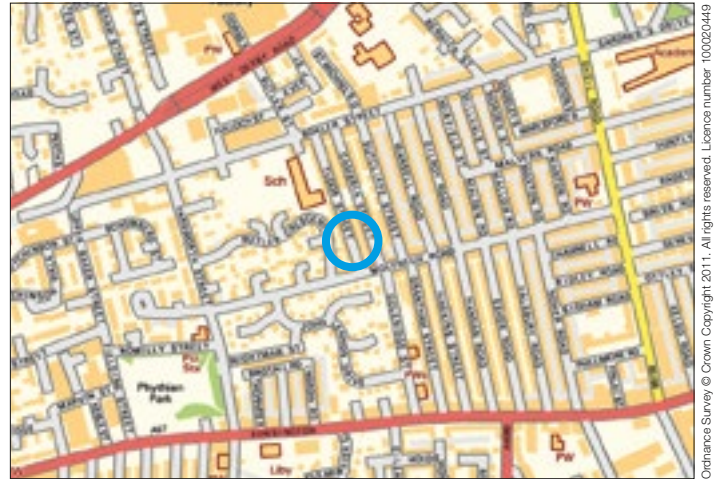


LOT

128

65 Tudor Street South, Liverpool L6 6AG

\*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

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- **2 bed mid terraced. Producing £10,192 per annum. Double glazing. Central heating.**

**Description** A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let to 2 professionals producing £10,192 per annum. The property also has students lined up for the next academic year on Assured Shorthold Tenancies at a rental of £9,360 per annum to include bills.

**Situated** Off Molyneux Street in a popular and well established residential location and a student letting hotspot within close proximity to local amenities

**Note** We have not internally inspected the property. All information has been provided by the vendor.

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

**First Floor** Two Bedrooms.

**Outside** Yard

Now accepting instructions for our  
26 May auction  
Closing date 29 April



**James Kersh** MRICS james@suttonkersh.co.uk  
**Cathy Holt** MNAEA cathy.holt@suttonkersh.co.uk  
0151 207 6315

# Notes

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# Terms & conditions for proxy or telephone bidders

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

- 1 For those who are unable to attend the auction the proxy bidding form should be used in order to submit a maximum bid to the Auctioneer. This bid will not be called upon prior to the time of offering the particular lot for which the bid has been made.  
  
A prospective buyer should fill in the appropriate telephone bidding form or proxy bidding form in the catalogue and should ensure that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective.
- 2 Maximum bids must be for an exact figure and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective buyer.
- 3 All proxy and telephone bidding completed forms must be delivered to the auctioneer with the appropriate deposit cheque not less than 48 hours prior to the start of the auction at which the property the subject of the bid is to be sold.  
  
A cheque or banker's draft in the sum of 10% of the maximum bid or £3,000 whichever is the greater, is enclosed with the proxy or telephone bidding form. Cheques should be made payable to Sutton Kersh. Receipt of funds must be the day prior to the auction.  
  
Buyer's Administration Charge – The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of £500 plus VAT upon exchange of contracts for each property purchased (cheques made payable to Sutton Kersh).  
  
A separate proxy or telephone bidding form, deposit and buyer's administration charge should be supplied for each property upon which a bid is to be placed.
- 4 Any alteration to the proxy or telephone bid or withdrawal must be in writing and be received in writing and be received by the auctioneer prior to commencement of the auction.
- 5 The auctioneer, in accepting proxy bids, acts as agent for the prospective buyer and the prospective buyer shall be considered to have authorised the auctioneer on the basis of the terms and conditions set out in this auction catalogue, all relevant conditions of sale and any amendments to the auction catalogue. In the event of the prospective buyer's bid being successful, the auctioneer is authorised by the prospective buyer to sign any memorandum or contract relating to the property concerned.
- 6 The auctioneer accepts no liability for any bid not being made on behalf of the prospective buyer and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
- 7 In the event that another bidder makes a bid equal to the maximum bid the prospective buyer is prepared to make, the auctioneer reserves the right to accept the bid of any bidder attending the auction in person or through an agent.
- 8 The auctioneer accepts no responsibility for failure of telecommunications in respect of a telephone bid, or any delays in the postal system if a proxy bidding form is sent through the post.
- 9 If the prospective buyer wishes to attend the auction and bid in person, he or she shall notify the auctioneer who will then no longer bid. Such notification must be in writing and received by the auctioneer prior to commencement of the auction.
- 10 Prospective bidders should check with the auctioneer's office immediately prior to the auction to ensure there are no changes to the published terms and conditions.
- 11 Successful/unsuccessful bids will be notified to the prospective buyer within 24 hours of the conclusion of the auction sale.
- 12 Should the property be knocked down to the proxy bidder by the Auctioneer at a figure which is less than the maximum bid price on the form, the whole of the deposit supplied with the form will still be cashed and will count towards the purchase price sold.
- 13 Proxy bidders are deemed to be making their bid with full knowledge of and in accordance with the Common Auction Conditions, Extra Conditions and Special Conditions of Sale and the Important Notice for Prospective Buyers in the catalogue..
- 14 Proxy bidders are also deemed to have knowledge of any Addendum sheet which may be issued prior to or at the auction sale. Proxy bidders are advised to telephone the Auctioneer's offices before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
- 15 The proxy bidder authorises the Auctioneer or any duly authorised partner or employee of Sutton Kersh as the prospective purchaser's agent to sign the Memorandum of Sale or Sale Contract incorporating any addendum at or after the auction.
- 16 Proxy or telephone bidding forms should be sent to Mr J Kersh MRICS, Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY.

# Proxy bidding form



Date of Auction ..... Lot Number .....

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

Address of Lot .....

Maximum bid price ..... Words .....

Cheque for 10% deposit (£3,000 minimum) £ ..... enclosed herewith (made payable to Sutton Kersh)

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

## Purchaser Details

Full name(s) .....

Company .....

Address .....

..... Postcode .....

Business telephone ..... Home telephone .....

Solicitors .....

..... Postcode .....

For the attention of .....

Telephone .....

Signed by prospective purchaser .....

Date .....

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


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

.....


.....

Date of signing .....

**NOW ACCEPTING  
PAYMENT BY**



Pay with  
**Barclays Pingit**  
Scan this code to  
pay now



# Telephone bidding form

Name .....

Address .....

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

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

Lot No. of property to be bid on .....

Property known as .....

Maximum bid ..... (Figures) .....

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

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

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

Solicitor address .....

Tel no ..... Fax no .....

Person acting .....

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

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

Signed by prospective purchaser ..... Date .....

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

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

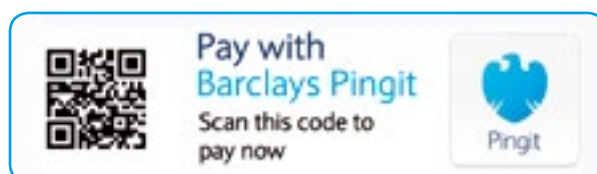
.....

.....

Date of signing .....

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

**NOW ACCEPTING  
PAYMENT BY**



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

A5.4 If you do not we may either:

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

A5.5 The deposit:

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

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

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

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

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

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

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

### G1. The lot

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

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

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

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

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

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

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

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

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

G1.9 The BUYER buys with full knowledge of:

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



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

## Extra General Conditions

Applicable for all lots where the Common Auction Conditions apply.

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

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

## Commercial Property and Professional Services

### Auctions – Liverpool

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### Building Surveying

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### Surveys & Valuations

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## Residential Lettings & Estate Agency Services

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