

NOW INVITING
INSTRUCTIONS
FOR OUR
14 JULY AUCTION

SuttonKersh



1ST FOR AUCTIONS

Thursday 26 May 2016

Commencing at 12 noon prompt at

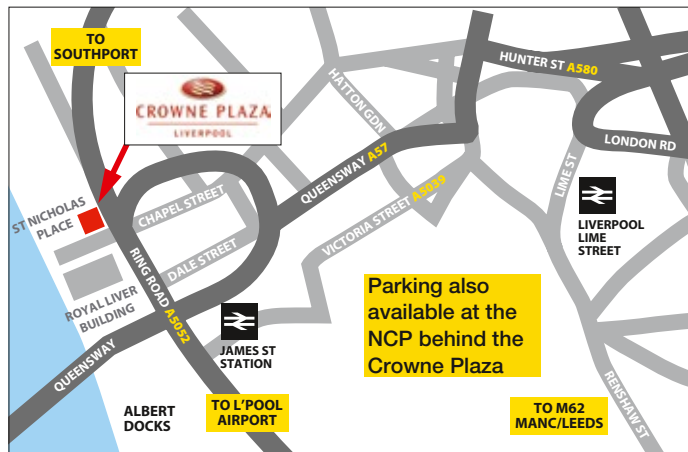
Crowne Plaza 2 St Nicholas Place

Pier Head Liverpool L3 1QW



www.suttonkersh.co.uk

Location



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

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

Please speak to Cathy Holt on
0151 207 6315

Or email cathy.holt@suttonkersh.co.uk

Auction programme 2016

AUCTION DATES

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

CLOSING DATES

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

Merseyside's leading auction team...



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Associate Director
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Auctioneer's pre-sale announcements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

14 Please bid clearly and do not delay.

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

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

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

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

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

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

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

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

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

21 Sutton Kersh hold regular property auctions throughout the year.

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

*Guide Prices & Reserve Prices

Guide Price

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

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

Reserve Price

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

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

Auction results Thursday 31 March

LOT	PROPERTY	RESULT	PRICE
1	35 Fulwood Drive, Aigburth, Liverpool L17 9QU	Sold	£143,000
2	44 St. Andrew Road, Liverpool L4 2RJ	Sold	£40,000
3	9 Brook Road, Walton, Liverpool L9 2BE	Sold Prior	—
4	36 Downing Road, Bootle, Liverpool L20 9LU	Sold Prior	—
5	150 Princes Road, Liverpool L8 2UL	Available At	£285,000
6	75 Bligh Street, Liverpool, L15 0HE	Sold	£50,000
7	113 South Road, Waterloo, Liverpool L22 0LT	Sold	£91,000
8	65 Daley Road, Liverpool L21 7QG	Sold After	—
9	511 Southport Road, Bootle, Merseyside L20 0DD	Sold	£75,000
10	45 South Hill Road, Liverpool L8 9RY	Sold	£47,500
11	43 Mill View, Rutter Street, Liverpool L8 6AG	Sold	£31,250
12	52 Kendal Road, Wallasey, Merseyside CH44 5SZ	Sold After	—
13	38 Westcott Road, Liverpool L4 2RF	Withdrawn	—
14	39 Hale Road, Walton, Liverpool L4 3RL	Sold Prior	—
15	14 Broad Oak Road, St. Helens, Merseyside WA9 2ER	Sold	£36,000
16	49 Colville Street, Liverpool L15 4JX	Available At	£60,000
17	Prince of Wales, 155–157 Rice Lane, Liverpool L9 1AF	Available At	£60,000
18	131 St. Oswalds Lane, Bootle, Merseyside L30 5QF	Sold After	—
19	163 Westminster Road, Liverpool L4 4LR	Sold After	—
20	241–245 Stanley Road, Kirkdale, Liverpool L5 7QD	Available At	£175,000
21	1 Manor Row, Quernmore Road, Liverpool L33 6WD	Withdrawn	—
22	161 Westminster Road, Liverpool L4 4LR	Sold After	—
23	29 Dryden Street, Bootle, Merseyside L20 4RT	Sold	£45,000
24	73 Benedict Street, Bootle, Merseyside L20 2EL	Sold Prior	—
25	32 Gainford Road, Liverpool L14 8XU	Withdrawn	—
26	Land at Brook Road, Walton, Liverpool L9 2BE	Sold Prior	—
27	378 Poulton Road, Wallasey, Merseyside CH44 4DD	Sold Prior	—
28	118 Chirkdale Street, Liverpool L4 3SQ	Sold After	—
29	16 Kipling Street, Bootle, Merseyside L20 4QE	Sold	£25,500
30	Land fronting Childwall Valley Road, Tuffins Corner, Liverpool L27 7BR	Sold	£42,500
31	121 Webster Road, Liverpool L7 4LG	Sold After	—
32	87 Esmond Street, Liverpool L6 5AY	Sold	£40,000
33	51 Greenleaf Street, Liverpool L8 0RA	Sold	£46,500
34	4 Manor Row, Quernmore Road, Liverpool L33 6WD	Withdrawn	—
35	75 Orwell Road, Liverpool L4 1RG	Sold	£39,000
36	178 Walton Village, Liverpool L4 6TW	Withdrawn	—
37	Knightsbridge Court, 35 Holland Street, Liverpool L7 0JG	Sold	£45,000
38	Apt 61, Bispham House, Lace Street, Liverpool L3 2BP	Postponed	—
39	72 St. Domingo Vale, Liverpool L5 6RW	Sold Prior	—
40	40 Mill Lane, Wallasey, Merseyside CH44 5UG	Available At	£300,000
41	2 Childwall Avenue, Liverpool L15 2JB	Withdrawn	—
42	14 Colwell Close, Liverpool L14 8YF	Available At	£45,000
43	49 Altfinch Close, Liverpool L14 8YQ	Available At	£45,000
44	81 High Street, Wavertree, Liverpool L15 8HF	Available At	£165,000
45	83, 83A and 83B High Street, Wavertree, Liverpool L15 8HF	Available At	£350,000
46	Apt 69, Bispham House, Lace Street, Liverpool L3 2BP	Available At	£70,000
47	5 Childwall Avenue, Liverpool L15 2JB	Sold	£50,000
48	12 St. Marys Grove, Liverpool L4 5UJ	Sold Prior	—
49	125 Picton Road/1 Rathbone Road, Wavertree, Liverpool L15 4LJ	Sold	£90,000
50	34 Croxteth Grove, Liverpool L8 0RX	Sold	£273,000
51	27 Wadham Road, Bootle, Liverpool L20 2DA	Sold	£50,000
52	63 Plumer Street, Liverpool L15 1EF	Withdrawn	—
53	The Regency, 19–21 Derby Lane, Old Swan, Liverpool L13 6QA	Available At	POA
54	103 Hayes Avenue, Prescot, Merseyside L35 5BH	Available At	£60,000
55	28 Owen Road, Kirkdale, Liverpool L4 1RW	Available At	£45,000
56	47 Beaconsfield Road, Woolton, Liverpool L25 6EQ	Sold Prior	—
57	63 Lisburn Lane, Liverpool L13 9AF	Available At	£68,000
58	8 Whitby Street, Liverpool L6 4DH	Available At	£42,500
59	46 Oakfield Road, Walton, Liverpool L4 2QF	Sold	£38,000
60	11 Waltham Road, Liverpool L6 0BL	Available At	£40,000
61	49 Handfield Street, Liverpool L5 6PE	Available At	£40,000
62	15 Kellit Road, Wavertree, Liverpool L15 0ER	Sold After	—
63	29 Catharine Street, Liverpool L8 7NE	Available At	£330,000
64	31 Catharine Street, Liverpool L8 7NE	Available At	£390,000
65	42 Grosvenor Road, Wavertree, Liverpool L15 0HA	Withdrawn	—

66	53 Astor Street, Liverpool L4 5RR	Sold	£35,000
67	1A Wrenbury Street, Liverpool L7 2PU	Sold	£45,500
68	73 Walton Vale, Liverpool L9 4RF	Sold	£62,000
69	89 Rocky Lane, Anfield, Liverpool L6 4BB	Sold	£63,000
70	42 Boswell Street, Bootle, Liverpool L20 4RP	Sold	£50,000
71	2 Sefton Road, Wallasey, Merseyside CH45 5BS	Sold	£95,000
72	74 New Chester Road, Wirral, Merseyside CH62 5AD	Sold After	—
73	Tetlow Church, Tetlow Street, Liverpool L4 4LF	Sold	£62,500
74	Fairfield Arms, 130 Prescot Road, Fairfield, Liverpool L7 0JB	Sold	£168,000
75	15 Dentwood Street, Liverpool L8 9SR	Sold	£40,000
76	1 Hahnemann Road, Liverpool L4 3RZ	Sold	£40,000
77	68 Prince Edwin Street, Liverpool L5 3LW	Sold	£82,000
78	11 Briar Street, Liverpool L4 1RB	Postponed	—
79	241–243 Walton Road, Liverpool L4 4AR	Sold	£102,000
80	4 Devon Avenue, Wallasey, Merseyside CH45 7LY	Sold	£58,500
81	2A Pear Grove, Liverpool L6 9HR	Sold After	—
82	456 Stanley Road, Bootle, Merseyside L20 5AF	Sold Prior	—
83	Flat 12, 16 Alexandra Drive, Liverpool L17 8TD	Available At	£60,000
84	117 Ampthill Road, Aigburth, Liverpool L17 9QN	Sold	£144,000
85	Plot 21 Land at Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU	Sold	£70
86	Plot 22 Land at Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU	Sold	£10
87	Plot 23 Land at Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU	Sold	£10
88	Plot 24 Land at Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU	Sold	£10
89	Plot 25 Land at Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU	Sold	£10
90	Plot 40 Land at Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU	Sold	£10
91	Plot 41 Land at Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU	Sold	£10
92	Plot 42 Land at Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU	Sold	£10
93	40 Lind Street, Liverpool L4 4EQ	Sold	£40,000
94	143 Kemble Street, Prescot, Merseyside L34 5SG	Sold Prior	—
95	5 Lampeter Road, Liverpool L6 0BU	Sold	£40,000
96	69 Jacob Street, Liverpool L8 4TG	Available At	£60,000
97	23 Hayfield Street, Liverpool L4 0RU	Sold	£39,000
98	3 Sedley Street, Liverpool L6 5AE	Sold	£35,000
99	19 Toft Street, Liverpool L7 2PS	Sold	£62,500
100	9 Grovedale Road, Allerton, Liverpool L18 1DH	Sold Prior	—
101	56 St. Marys Road, Garston, Liverpool L19 2JD	Withdrawn	—
102	12A–12B Brecon Street, Liverpool L6 9EY	Available At	£145,000
103	Unit A319 Liverpool Business Centre, Goodlass Road, Liverpool L24 9HJ	Sold After	—
104	50 St. Andrew Road, Liverpool L4 2RJ	Sold	£35,000
105	First Floor Flat, 31 Langdale Road, Liverpool L15 3LA	Withdrawn	—
106	70/70A Prescot Road, Fairfield, Liverpool, L7 0JA	Sold Prior	—
107	Former Dickie Lewis (Crown Pub) Stopgate Lane, Liverpool L9 6AP	Sold Prior	—
108	63 Sherwoods Lane, Liverpool L10 1LN	Sold	£58,000
109	3 Manor Row, Quernmore Road, Liverpool L33 6WD	Withdrawn	—
110	6 Gray Street, Bootle, Merseyside L20 4RZ	Sold	£42,000
111	67 Moscow Drive, Liverpool L13 7DE	Available At	£65,000
112	29 Longfield Road, Liverpool L21 8LA	Sold	£43,000
113	63 Orwell Road, Liverpool L4 1RG	Available At	£45,000
114	The Cabin Public House, 49 Marsh Street, Kirkdale, Liverpool L20 2BN	Sold	£50,000
115	37 Trentham Road, Kirkby, Liverpool L32 4UB	Sold Prior	—
116	60 Makin Street, Liverpool L4 5QG	Available At	£50,000
117	6 Whitby Street, Liverpool L6 4DH	Available At	£45,000
118	89 Breeze Hill, Liverpool L9 1DZ	Sold Prior	—
119	17 Viola Street, Bootle, Merseyside L20 7DP	Sold	£33,000
120	79 Salisbury Road, Wavertree, Liverpool L15 1HW	Sold	£86,000
121	15 Hazeldale Road, Liverpool L9 2BA	Sold Prior	—
122	108 Gainsborough Road, Liverpool L15 3HX	Available At	£85,000
123	18A Windsor Street, Liverpool L8 1XF	Withdrawn	—
124	Flat 9, 56 Christleton Close, Prenton, Merseyside CH43 0XF	Sold	£55,000
125	25 Hall Lane, Kensington, Liverpool L7 8TD	Sold After	—
126	115 Roxburgh Street, Liverpool L4 3SY	Sold After	—
127	43 Musker Drive, Bootle, Merseyside L30 2PF	Sold	£55,000
128	65 Tudor Street South, Liverpool L6 6AG	Available At	£65,000

Total Realisation = £6,045,090

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 26 May

For sale by public auction unless sold prior or withdrawn

1	27 Norton Grove, Maghull, Liverpool L31 5JX	£70,000+
2	Tabernacle United Reformed Church, Coleshill Street, Holywell CH8 7UP	£35,000+
3	23 Emery Street, Liverpool L4 5UY	£25,000+
4	3 Coronation Street, Ince, Wigan, Lancashire WN3 4UL	£40,000+
5	2 Marnwood Walk, Kirkby, Liverpool L32 5TS	£30,000+
6	2 Colwell Close, Liverpool L14 8YF	£40,000–£45,000
7	Lydiate Farm, Rothwells Lane, Liverpool L23 1TN	£135,000+
8	16 Suburban Road, Liverpool L6 0BP	£40,000–£45,000
9	102 Hornby Boulevard, Bootle, Liverpool L21 8HQ	£40,000+
10	108 Gainsborough Road, Liverpool L15 3HX	£75,000+
11	16 Meribel Square, Prescot, Merseyside L34 5TH	£50,000+
12	154 Mold Road, Mynydd Isa, Mold, Wrexham CH7 6TF	£125,000+
13	49 Colville Street, Liverpool L15 4JX	£55,000+
14	The Banjo Public House, 1 Queens Road, Bootle L20 7BN	£135,000+
15	29 Walton Vale/1a & 1b Windsor Road, Walton, Liverpool L9 4RA	£165,000+
16	71 Linacre Road, Litherland, Liverpool L21 8NP	£70,000+
17	465 and 465a Rice Lane, Liverpool L9 3BZ	£65,000+
18	39 Hale Road, Walton, Liverpool L4 3RL	£50,000–£60,000
19	Land at Foundry Road, Parton, Whitehaven, Cumbria CA28 6PA	£5,000+
20	14 Clifton Road, Anfield, Liverpool L6 4BQ	£80,000+
21	42 Dewsbury Road, Liverpool L4 2XG	£40,000+
22	92 Antonio Street, Bootle, Merseyside L20 2EU	£45,000+
23	150 Princes Road, Liverpool L8 2UL	£265,000+
24	Flat 38, Block F, Acresgate Court, Gateacre, Liverpool L25 4UF	£60,000+
25	Non Pareil Pub, 58 Arley Street/Marshall Place, Liverpool L3 6HB	£80,000+
26	Land north of Montgomery Close, Whiston, Prescot L35 3RD	£5,000+
27	13 Froghall Lane, Warrington WA2 7JL	£135,000+
28	49 Handfield Street, Liverpool L5 6PE	£35,000+
29	54–58 Breck Road, Anfield, Liverpool L4 2QS	£150,000+
30	67 Moscow Drive, Liverpool L13 7DE	£55,000+
31	5 Whistley Street, Platt Bridge, Wigan, Lancashire WN2 5BH	£32,000+
32	46 St. Andrew Road, Liverpool L4 2RJ	£30,000–£35,000
33	57 Mersey Road, Widnes, Cheshire WA8 0DS	£45,000–£50,000
34	26 Stanley Road, Bootle, Merseyside L20 2AA	£35,000+
35	15 Eliza Street, St. Helens, Merseyside WA9 4JJ	£35,000–£40,000
36	26 Greenleaf Street, Liverpool L8 0RB	£35,000+
37	14 Kipling Street, Bootle, Merseyside L20 4QE	£30,000+
38	50 Parkside Road, Birkenhead, Merseyside CH42 5NZ	£35,000–£40,000
39	40 Newling Street, Birkenhead, Merseyside CH41 4HX	£30,000–£35,000
40	53 Lea Road, Wallasey, Merseyside CH44 0DT	£45,000–£50,000
41	8 Whitby Street, Liverpool L6 4DH	£35,000+
42	Land at Station Road, Great Sankey, Warrington WA5 1RH	£5,000+
43	49 Altfinch Close, Liverpool L14 8YQ	£35,000–£40,000
44	56–70 Conwy Drive, Liverpool L6 5JP	£90,000+
45	7 Wulstan Street, Liverpool L4 1RA	£35,000–£40,000
46	Flat 12, 16 Alexandra Drive, Sefton Park, Liverpool L17 8TD	£55,000+
47	475 Rice Lane, Liverpool L9 8AP	£75,000+
48	56 St. Marys Road, Garston, Liverpool L19 2JD	£40,000+
49	33–35 Chester Street, Flint, Clwyd CH6 5BL	£100,000–£120,000
50	323–323a East Prescot Road, Liverpool L14 2DD	£70,000+
51	14 Colwell Close, Liverpool L14 8YF	£35,000–£40,000
52	24 Stonefield Road, Liverpool L14 0NY	£40,000+
53	Flat 15, 16 Alexandra Drive, Sefton Park, Liverpool L17 8TD	£60,000+
54	260 Walton Breck Road, Liverpool L4 0SZ	£45,000+

55	Land at Warrington Road, Platt Bridge, Wigan, Lancashire WN2 5JA	£15,000–£20,000
56	8 St. Andrew Road, Liverpool L4 2RJ	£35,000+
57	Flat 1, 11 Peel Road, Bootle, Merseyside L20 4RL	£20,000–£25,000
58	Christleton Close, Prenton, Merseyside CH43 0XF	£25,000+
59	Flat 1, 56 & Flats 2, 3, 5, 7, 8, 9 of 58 Christleton Close CH43 0XF	£350,000–£400,000
60	28 Owen Road, Kirkdale, Liverpool L4 1RW	£35,000–£40,000
61	Flat 2, 11 Peel Road, Bootle, Merseyside L20 4RL	£20,000–£25,000
62	15 Froghall Lane, Warrington WA2 7JL	£135,000+
63	76a Tulketh Street, Southport, Merseyside PR8 1BX	£50,000+
64	9 Cross Lane, Whiston, Prescot, Merseyside L35 3QG	£75,000–£80,000
65	13 St. Ambrose Grove, Liverpool L4 2RL	£40,000+
66	11 Mowbray Grove, Liverpool L13 1DN	£40,000–£45,000
67	63 Orwell Road, Liverpool L4 1RG	£35,000–£40,000
68	8 Galloway Street, Liverpool L7 6PD	£35,000+
69	6 Whitby Street, Liverpool L6 4DH	£37,500+
70	7 Bertram Road, Sefton Park, Liverpool L17 8UE	£325,000+
71	59 Larkhill Lane, Clubmoor, Liverpool L13 9BL	£60,000+
72	Land at Chapel Lane, Hoghton, Preston PR5 0RY	£5,000+
73	47 South Hill Road, Liverpool L8 9RY	£35,000+
74	139 Picton Road, Wavertree, Liverpool L15 4LG	£40,000+
75	18 Queens Road, Birkenhead, Merseyside CH42 1QY	£150,000+
76–83	Plots C, D, E, K, L, M, N & O Land at Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU	NIL RESERVE
84	89 Pitt Street, St. Helens, Merseyside WA9 1NB	£35,000–£40,000
85	17 Bridgewater Street, Runcorn, Cheshire WA7 1LH	£40,000+
86	108–112 Wood Street, Liverpool L1 4DH	£80,000+
87	82 Herbert Street, St. Helens, Merseyside WA9 3LF	£40,000+
88	37 Oxton Close, Aigburth, Liverpool L17 9RB	£90,000+
89	5 Wulstan Street, Liverpool L4 1RA	£30,000–£35,000
90	21 Toft Street, Liverpool L7 2PS	£50,000+
91	23 Denford Road, Liverpool L14 2DL	£40,000+
92	55 Prince Alfred Road, Liverpool L15 5BG	£200,000+
93	178 East Lancashire Road, Liverpool L11 3DS	£35,000–£45,000
94	52 Oak Leigh, Liverpool L13 7EW	£40,000–£45,000
95	45 Maple Grove, Liverpool L8 0RL	£70,000–£80,000
96	14 Sulby Avenue, Liverpool L13 7HD	£60,000+
97	11 Wulstan Street, Liverpool L4 1RA	£40,000+
98	344 Walton Breck Road, Liverpool L4 2RP	£45,000+
99	13 Lorne Street, Liverpool L7 0JP	£70,000+
100	Flat 5, 4 Greenheys Road, Liverpool L8 0SX	£70,000+
101	9 Kremlin Drive, Liverpool L13 7BU	£125,000+
102	29 Sandbrook Way, Southport, Merseyside PR8 3RN	£35,000+
103	76 Arkles Lane, Liverpool L4 2SP	£75,000+
104	81 Carisbrooke Road, Liverpool L4 3QY	£50,000–£60,000
105	Stan Farm Lodge, School Lane, Knowsley, Prescot L34 9EN	£80,000+
106	207 Stanley Road, Kirkdale, Liverpool L5 7QB	£25,000+
107	60 Makin Street, Liverpool L4 5QG	£40,000+

Order of sale **by type**

COMMERCIAL INVESTMENT

- 15 29 Walton Vale/1a & 1b Windsor Road, Walton, Liverpool L9 4RA
- 29 54–58 Breck Road, Anfield, Liverpool L4 2QS
- 34 26 Stanley Road, Bootle, Merseyside L20 2AA
- 47 475 Rice Lane, Liverpool L9 8AP
- 50 323–323a East Prescott Road, Liverpool L14 2DD

DEVELOPMENT OPPORTUNITIES

- 2 Tabernacle United Reformed Church, Coleshill Street, Holywell CH8 7UP
- 14 The Banjo Public House, 1 Queens Road, Bootle L20 7BN
- 18 39 Hale Road, Walton, Liverpool L4 3RL
- 25 Non Pareil Pub, 58 Arley Street/Marshall Place, Liverpool L3 6HB
- 86 108–112 Wood Street, Liverpool L1 4DH

LAND

- 19 Land at Foundry Road, Parton, Whitehaven, Cumbria CA28 6PA
- 26 Land north of Montgomery Close, Whiston, Prescott L35 3RD
- 42 Land at Station Road, Great Sankey, Warrington WA5 1RH
- 55 Land at Warrington Road, Platt Bridge, Wigan, Lancashire WN2 5JA
- 72 Land at Chapel Lane, Hoghton, Preston PR5 0RY
- 76–83 Plots C, D, E, K, L, M, N & O Land at Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU
- 105 Stan Farm Lodge, School Lane, Knowsley, Prescott, Merseyside L34 9EN

RESIDENTIAL INVESTMENT

- 1 27 Norton Grove, Maghull, Liverpool L31 5JX
- 5 2 Marnwood Walk, Kirkby, Liverpool L32 5TS
- 11 16 Meribel Square, Prescott, Merseyside L34 5TH
- 21 42 Dewsbury Road, Liverpool L4 2XG
- 22 92 Antonio Street, Bootle, Merseyside L20 2EU
- 23 150 Princes Road, Liverpool L8 2UL
- 27 13 Froghall Lane, Warrington WA2 7JL
- 46 Flat 12, 16 Alexandra Drive, Sefton Park, Liverpool L17 8TD
- 53 Flat 15, 16 Alexandra Drive, Sefton Park, Liverpool L17 8TD
- 54 260 Walton Breck Road, Liverpool L4 0SZ

- 57 Flat 1, 11 Peel Road, Bootle, Merseyside L20 4RL
- 58 Christleton Close, Prenton, Merseyside CH43 0XF
- 59 Flat 1, 56 & Flats 2, 3, 5, 7, 8, 9 of 58 Christleton Close CH43 0XF
- 61 Flat 2, 11 Peel Road, Bootle, Merseyside L20 4RL
- 62 15 Froghall Lane, Warrington WA2 7JL
- 63 76a Tulketh Street, Southport, Merseyside PR8 1BX
- 70 7 Bertram Road, Sefton Park, Liverpool L17 8UE
- 71 59 Larkhill Lane, Clubmoor, Liverpool L13 9BL
- 88 37 Oxtan Close, Aigburth, Liverpool L17 9RB
- 95 45 Maple Grove, Liverpool L8 0RL
- 102 29 Sandbrook Way, Southport, Merseyside PR8 3RN

VACANT COMMERCIAL

- 16 71 Linacre Road, Litherland, Liverpool L21 8NP
- 48 56 St. Marys Road, Garston, Liverpool L19 2JD
- 49 33–35 Chester Street, Flint, Clwyd CH6 5BL
- 74 139 Picton Road, Wavertree, Liverpool L15 4LG

VACANT RESIDENTIAL

- 3 23 Emery Street, Liverpool L4 5UY
- 4 3 Coronation Street, Ince, Wigan, Lancashire WN3 4UL
- 6 2 Colwell Close, Liverpool L14 8YF
- 7 Lydiate Farm, Rothwells Lane, Liverpool L23 1TN
- 8 16 Suburban Road, Liverpool L6 0BP
- 9 102 Hornby Boulevard, Bootle, Liverpool L21 8HQ
- 10 108 Gainsborough Road, Liverpool L15 3HX
- 12 154 Mold Road, Mynydd Isa, Mold, Wrexham CH7 6TF
- 13 49 Colville Street, Liverpool L15 4JX
- 17 465 and 465a Rice Lane, Liverpool L9 3BZ
- 20 14 Clifton Road, Anfield, Liverpool L6 4BQ
- 24 Flat 38, Block F, Acresgate Court, Gateacre, Liverpool L25 4UF
- 28 49 Handfield Street, Liverpool L5 6PE
- 30 67 Moscow Drive, Liverpool L13 7DE
- 31 5 Whistley Street, Platt Bridge, Wigan, Lancashire WN2 5BH
- 32 46 St. Andrew Road, Liverpool L4 2RJ
- 33 57 Mersey Road, Widnes, Cheshire WA8 0DS

- 35 15 Eliza Street, St. Helens, Merseyside WA9 4JJ
- 36 26 Greenleaf Street, Liverpool L8 0RB
- 37 14 Kipling Street, Bootle, Merseyside L20 4QE
- 38 50 Parkside Road, Birkenhead, Merseyside CH42 5NZ
- 39 40 Newling Street, Birkenhead, Merseyside CH41 4HX
- 40 53 Lea Road, Wallasey, Merseyside CH44 0DT
- 41 8 Whitby Street, Liverpool L6 4DH
- 43 49 Altfinch Close, Liverpool L14 8YQ
- 44 56–70 Conwy Drive, Liverpool L6 5JP
- 45 7 Wulstan Street, Liverpool L4 1RA
- 51 14 Colwell Close, Liverpool L14 8YF
- 52 24 Stonefield Road, Liverpool L14 0NY
- 56 8 St. Andrew Road, Liverpool L4 2RJ
- 60 28 Owen Road, Kirkdale, Liverpool L4 1RW
- 64 9 Cross Lane, Whiston, Prescott, Merseyside L35 3QG
- 65 13 St. Ambrose Grove, Liverpool L4 2RL
- 66 11 Mowbray Grove, Liverpool L13 1DN
- 67 63 Orwell Road, Liverpool L4 1RG
- 68 8 Galloway Street, Liverpool L7 6PD
- 69 6 Whitby Street, Liverpool L6 4DH
- 73 47 South Hill Road, Liverpool L8 9RY
- 75 18 Queens Road, Birkenhead, Merseyside CH42 1QY
- 84 89 Pitt Street, St. Helens, Merseyside WA9 1NB
- 85 17 Bridgewater Street, Runcorn, Cheshire WA7 1LH
- 87 82 Herbert Street, St. Helens, Merseyside WA9 3LF
- 89 5 Wulstan Street, Liverpool L4 1RA
- 90 21 Toft Street, Liverpool L7 2PS
- 91 23 Denford Road, Liverpool L14 2DL
- 92 55 Prince Alfred Road, Liverpool L15 5BG
- 93 178 East Lancashire Road, Liverpool L11 3DS
- 94 52 Oak Leigh, Liverpool L13 7EW
- 96 14 Sulby Avenue, Liverpool L13 7HD
- 97 11 Wulstan Street, Liverpool L4 1RA
- 98 344 Walton Breck Road, Liverpool L4 2RP
- 99 13 Lorne Street, Liverpool L7 0JP
- 100 Flat 5, 4 Greenheys Road, Liverpool L8 0SX
- 101 9 Kremlin Drive, Liverpool L13 7BU
- 103 76 Arkles Lane, Liverpool L4 2SP
- 104 81 Carisbrooke Road, Liverpool L4 3QY
- 107 60 Makin Street, Liverpool L4 5QG

Mixed use

- 106 207 Stanley Road, Kirkdale, Liverpool L5 7QB

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LOT

1

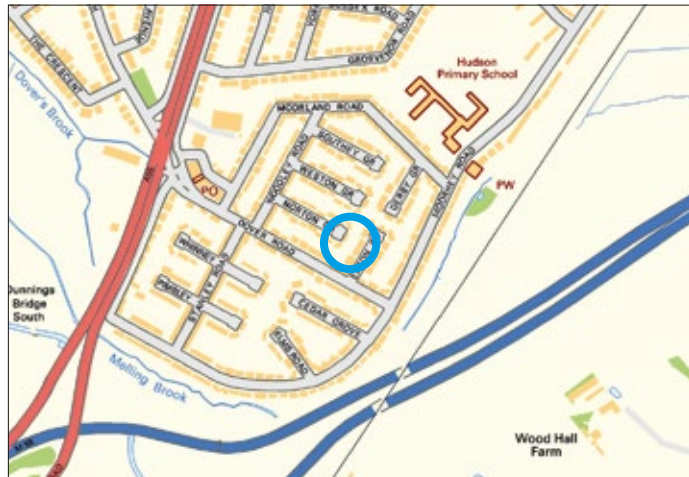
27 Norton Grove, Maghull, Liverpool L31 5JX

*GUIDE PRICE £70,000+



- **Residential investment producing £4092 per annum. Regulated Tenant. Double glazing. Central heating.**

Description A three bedroomed semi-detached property currently let by way of a successor to a Regulated Tenancy at a rental of £4092.00 per annum. The property is in good order throughout and benefits from double glazing and central heating.



Not to scale. For identification purposes only

Situated Off Woodley Road within close proximity to Dunnings Bridge Road, local amenities and transport links.

Ground Floor Hall, Lounge, Kitchen.

First Floor Three Bedrooms, Bathroom/WC

Outside Front and rear gardens.

LOT

2

Tabernacle United Reformed Church, Coleshill Street, Holywell CH8 7UP

*GUIDE PRICE £35,000+



- **Grade II listed church building. In need of some repair and modernisation. Development potential.**

Description A Grade II listed church building, in need of some repair and modernisation. The property could be suitable for a number of alternative uses subject to the necessary consents.



Not to scale. For identification purposes only

Situated The property is situated fronting Coleshill Street within Holywell town centre within a mixed residential/commercial location close to the main shopping area.

Lower Ground Floor Meeting/School Room (10.48m x 8.34m) Kitchen (3.22m x 2.97m)

Ground Floor Entrance Porch Nave (12.8 x 8.65m) Vestry (4.11 x 2.84m) three Separate WCs

First Floor Stepped Gallery.

Outside Rear yard.

Joint Agents Beresford Adams

**Beresford
Adams**

LOT

3

23 Emery Street, Liverpool L4 5UY

*GUIDE PRICE £25,000+



Not to scale. For identification purposes only

- **Two bed terrace. In need of repair and modernisation.**

Description A two bedroomed middle terraced property in need of repair and modernisation. The property would be suitable for investment purposes with a potential rental income of approximately £4800.00 per annum.

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

Outside Yard to the rear.

Joint Agents Core Property Management



Ground Floor Hall, Through Lounge, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

LOT

4

ON BEHALF OF A HOUSING ASSOCIATION

3 Coronation Street, Ince, Wigan, Lancashire WN3 4UL

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **Two bedroom mid terrace. Double glazing. Central heating.**

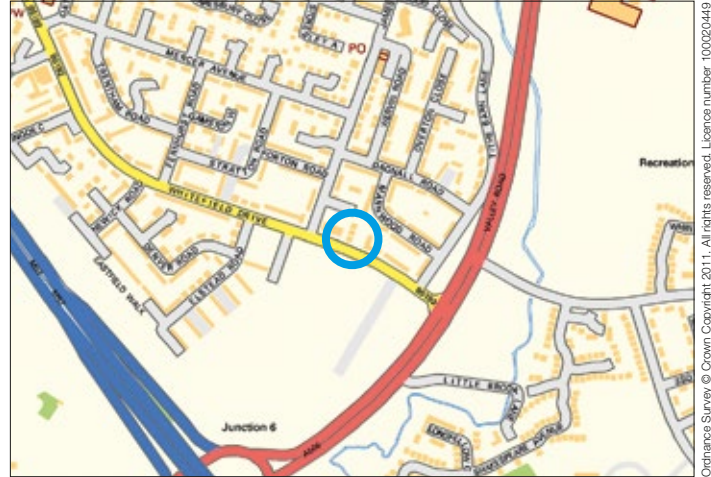
Description A two bedroom mid terrace benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes.

Situated Off Warrington Road within close proximity to local amenities and approximately 2.5 miles from Wigan town centre.

Outside Rear yard.

Ground Floor Vestibule, Lounge, Dining Room, Kitchen (fittings removed)

First Floor Two Bedrooms, Bathroom/WC

LOT
5**2 Marnwood Walk, Kirkby, Liverpool L32 5TS*****GUIDE PRICE £30,000+**

Not to scale. For identification purposes only

- **Residential investment producing £4,800 per annum. Double glazing. Central heating. Communal car parking.**

Description A two bedroomed ground floor modern purpose built apartment benefiting from double glazing, central heating and communal car parking. The property is in good condition throughout and is currently let by way of an Assured Shorthold Tenancy producing £4,800 per annum.

Situated Off Whitefield Drive which is in turn off Valley Road in a well-established location close to local amenities and schooling. Liverpool city centre is approximately 8 miles away.

Flat Two Bedrooms, Bathroom/WC, Open Plan Living Room/Kitchen

Outside Communal Car Park

Ground Floor Communal Hallway

LOT
6

ON BEHALF OF A HOUSING ASSOCIATION

2 Colwell Close, Liverpool L14 8YF***GUIDE PRICE £40,000-£45,000**

Not to scale. For identification purposes only

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

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

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

Outside Front and Rear Gardens.

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

First Floor Two Bedrooms.

LOT
7

Lydiate Farm, Rothwells Lane, Liverpool L23 1TN

*GUIDE PRICE £135,000+



- **Two bedroomed semi detached bungalow. Double glazing. Central heating. Communal courtyard, front garden and patio.**

Description A two bedroomed semi-detached bungalow which has been refurbished to a high standard to include double glazing, central heating, communal cobbled courtyard, front garden and patio. The property would be suitable for immediate occupation or investment purposes.

Situated Thornton is to the north east of the L23 district of Liverpool. There is a popular parade of local shops and a supermarket as well as good schools in Thornton. The area offers commuters easy access to Liverpool town centre and also access to motorway links.

Outside Shared Communal cobbled courtyard, Front Garden, Patio.



Not to scale. For identification purposes only

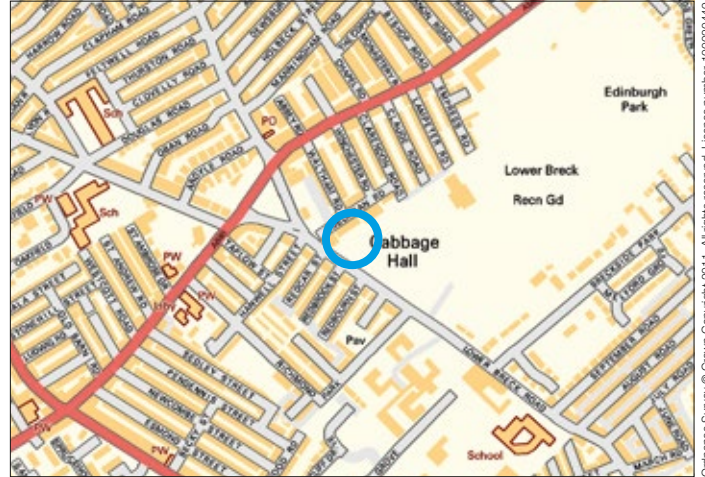
Ground Floor Hall, Kitchen/Breakfast Room, Lounge, Two Bedrooms, Bathroom/WC



LOT
8**16 Suburban Road, Liverpool L6 0BP**
*GUIDE PRICE £40,000-£45,000

- **Three bedroom mid terrace. Double glazing. Central heating.**

Description A three bedrooomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes following refurbishment. The potential rental income when let being in excess of £6000 per annum.



Not to scale. For identification purposes only

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

Outside Yard to the rear.

Ground Floor Hall, Lounge, Dining Room, Breakfast room/ Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

LOT
9**102 Hornby Boulevard, Bootle, Liverpool L21 8HQ**
*GUIDE PRICE £40,000+

- **Three bedroom mid terrace. Double glazing. Central heating. Eleven solar panels on the roof.**

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



Not to scale. For identification purposes only

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

First Floor Three Bedrooms, Bathroom/WC.

Outside Rear Yard.

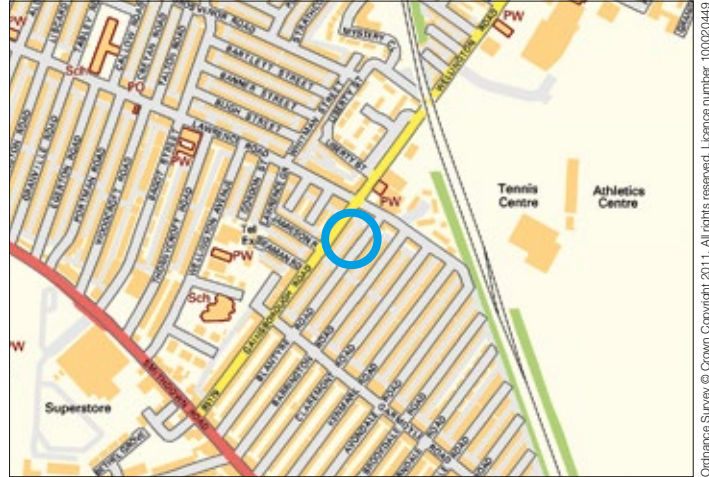
Ground Floor Hall, Through Living Room/Dining Room, Kitchen.

LOT

10

108 Gainsborough Road, Liverpool L15 3HX

*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

- **Vacant three bedroom mid terrace. Benefits from double glazing. Needs repair and modernisation.**

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

11

16 Meribel Square, Prescot, Merseyside L34 5TH

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **Residential investment producing £4,800 per annum. Double glazing. Central heating.**

Description A ground floor one bedroomed apartment within a converted church benefiting from double glazing and central heating. The property is in good condition and is currently let by way of an Assured Shorthold Tenancy producing £4,800 per annum.

Situated In Prescot's town centre within walking distance to local shops, schooling and amenities.

Joint Agents C&D Properties



Ground Floor Main Entrance Hallway

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

Outside Communal Garden

LOT
12**154 Mold Road, Mynydd Isa, Mold, Wrexham CH7 6TF*****GUIDE PRICE £125,000+**

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- **Three bedroom semi detached property. Plus land with development potential. Double glazing. Driveway, gardens and outbuilding.**

Description A three bedroomed semi-detached vacant property. The property benefits from double glazing, driveway, gardens and outbuilding. To the side and rear of the property there is land which is rectangular in shape and level and is approximately 0.36 acres. The land would be suitable for redevelopment for two semi-detached properties; however potential purchasers should make their own enquiries.

Situated Fronting Mold Road (A549) in an established location within close proximity to Buckley train station.

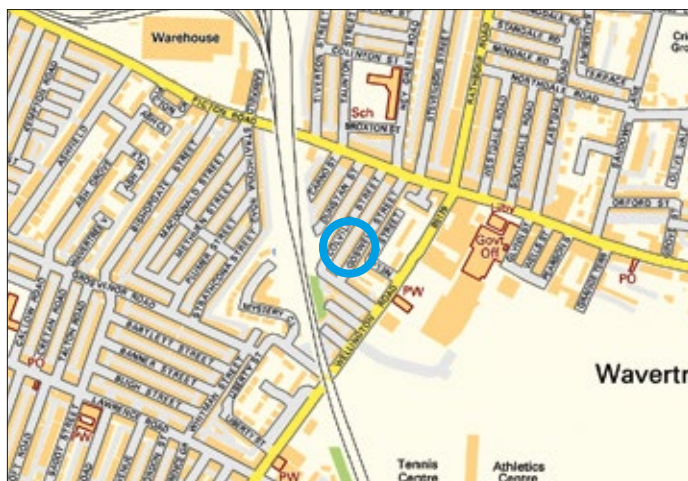
Outside Driveway, outbuilding and rear garden with land.

Note An internal inspection has not been undertaken.

Ground Floor Hall, Lounge, Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

Joint Agents Lambert Smith Hampton

LOT
13**49 Colville Street, Liverpool L15 4JX*****GUIDE PRICE £55,000+**

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- **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 is in good order throughout and would be suitable for immediate occupation or investment purposes and has a potential income when let of £5,700 per annum.

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

Outside Yard to the rear.

Ground Floor Through Living Room, Kitchen

First Floor Two Bedrooms, Shower/WC

LOT

14

The Banjo Public House, 1 Queens Road, Bootle L20 7BN

*GUIDE PRICE £135,000+



- **Two storey detached former pub. B&B above. Freehold. Double glazing. Central heating. Includes fixtures and fittings.**

Description A freehold two storey detached character former public house together with a Bed & Breakfast accommodation above. The property is in very good order throughout and benefits from double glazing and central heating and will be sold with all fixtures and fittings. The ground floor could continue to be used as a public house or alternatively would be suitable for residential conversion to provide further rooms for a HMO Investment opportunity, subject to any necessary planning consents. The accommodation is fully furnished and is currently used as a Bed & Breakfast on a daily room basis and will be sold with vacant possession. The potential rental income when fully let as an HMO is in excess of £30,000 per annum.

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

Cellar Various Rooms

Ground Floor Main Bar Area and Ladies & Gents WCs.



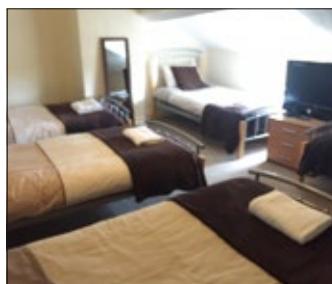
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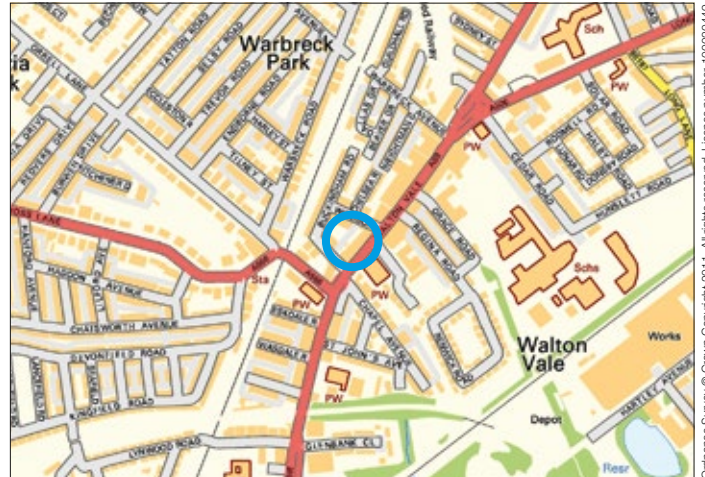
First Floor Communal Kitchen, six Letting Rooms, Shower/WC.

Second Floor Two Letting Rooms, Bathroom/WC.

Outside Yard to the rear.

Joint Agents C&D Properties



LOT
15**29 Walton Vale/1a & 1b Windsor Road, Walton, Liverpool L9 4RA**
*GUIDE PRICE £165,000+

Not to scale. For identification purposes only

- **A mixed use investment producing £13,280 per annum.**

Description A substantial three storey corner property comprising of two retail units together with four one-bedroomed self-contained flats above. One of the units is currently let by way of a 5 year Lease Agreement producing £4800.00 per annum. Two of the flats are currently let by way of Assured Shorthold Tenancies producing £8400.00 per annum. The vacant shop would be suitable for a number of uses, subject to any relevant planning consents. There is also an advertising hoarding producing £50.00 per annum. The Area to the rear is currently let to the Cafe next door at a rental of £30.00 pcm. When fully let the potential rental income is in excess of £30,000 per annum.

Situated Fronting Walton Vale on the corner of Windsor Road 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 1B Windsor Road Shop (Barbers) Main sales area, WC. **29 Walton Vale** Main sales area, Rear room, Kitchen, WC.

First Floor Flats via separate side entrance. **Flat 4** Lounge, Kitchen, Bedroom, Bathroom/WC. **Flat 3** Lounge, Kitchen, Bedroom, Bathroom/WC.

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

Outside Rear Decked Area

LOT
16**71 Linacre Road, Litherland, Liverpool L21 8NP**
*GUIDE PRICE £70,000+

Not to scale. For identification purposes only

- **Vacant commercial suitable for a number of uses subject to the relevant consents.**

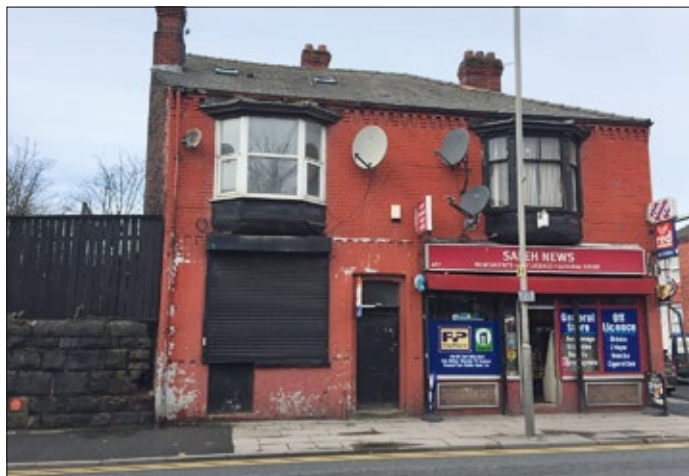
Description A two storey end of terraced property together with a rear extension arranged as offices/training rooms together with two kitchens and two WCs. The property benefits from double glazing, gas central heating, fire doors, fire alarm, intercom system, electric roller shutters to the ground and first floor and parking to the front. The property would be suitable for a number of uses, subject to the relevant consents.

Situated Fronting Linacre Road close to its junction with Bridge Road on a busy main road position approximately 5 miles from Liverpool city centre.

Ground Floor Main Entrance, Reception Area, Training Room/Office, Store, Kitchen, Disabled WC, two Rear Stores.

First Floor Main Office, Board Room, Staff Room, Rear Office, Kitchen, Ladies & Gents WC

Outside Parking to front.

LOT
17**465 and 465a Rice Lane, Liverpool L9 3BZ*****GUIDE PRICE £65,000+**

Not to scale. For identification purposes only

- **Three storey six-/seven-bedroomed end terrace. Double glazing. Central heating.**

Description A three storey six-/seven-bedroomed end of terrace property benefiting from central heating and double glazing. The property would be suitable for a number of uses to include a flat conversion, a retail unit to the ground floor with flats above or a HMO Investment property, subject to any necessary consents.

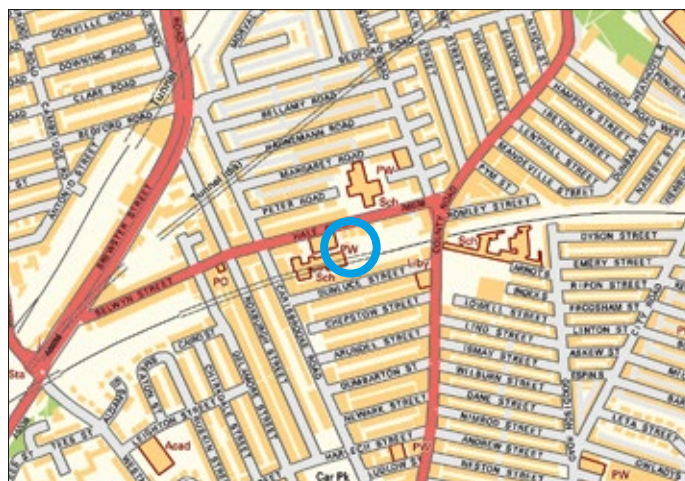
Situated Fronting Rice Lane (A59) close to its junction with Orrell Lane within close proximity to Walton Village amenities, Rice Lane and Orrell Park Train Stations, schooling and approximately 4 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC, Lounge

Second Floor Three rooms, Shower/WC

Outside Garden to Rear. Outhouse

Ground Floor Hall, Two rooms, Shower/WC, two Kitchens.

LOT
18**39 Hale Road, Walton, Liverpool L4 3RL*****GUIDE PRICE £50,000–£60,000**

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

Second Floor Front and rear attic Rooms.

Outside Forecourt Area at Front, Yard to the rear.

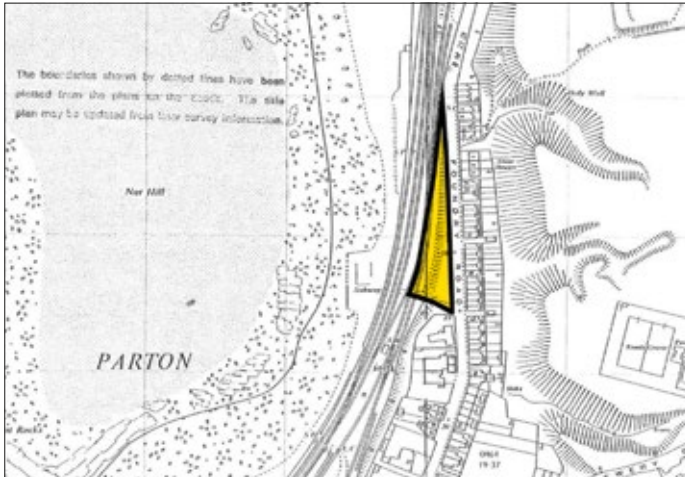
Ground Floor Vestibule, Entrance Hall, Lounge Area, Separate Bar, Scullery, Rear Hall with Ladies & Gents WCs

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

LOT
19

Land at Foundry Road, Parton, Whitehaven, Cumbria CA28 6PA

*GUIDE PRICE £5,000+



Not to scale. For identification purposes only

- A freehold site of approximately one acre.

Description A freehold site approximately one acre and suitable for a variety of uses, subject to any necessary consents.

Situated Off Brewery Brow which is in turn off Loop Road North (the A595) in a well-established location nearby Parton railway station and Parton Bay.

Note The Buyer's Administration Fee is £625 plus VAT for this lot.

LOT
20

ON BEHALF OF A HOUSING ASSOCIATION

14 Clifton Road, Anfield, Liverpool L6 4BQ

*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

- Three storey semi-detached converted into three flats. Double glazing. Central heating. Parking. Intercom system.

Description A three storey semi-detached property converted to provide three two-bedoomed self-contained flats benefiting from double glazing and central heating, off road parking and a secure intercom system. The property is in need of refurbishment. Once upgraded the property would be suitable for investment purposes with a potential rental income of approximately £15,000 per annum.

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

Ground Floor Main entrance hallway

Flat 1 Lounge, Kitchen, two Bedrooms, Bathroom/WC

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

Second Floor Flat 3 Lounge, Kitchen, two Bedrooms, Bathroom/WC

Outside Off road parking, rear yard.

LOT

21

42 Dewsbury Road, Liverpool L4 2XG

*GUIDE PRICE £40,000+



- Residential investment producing £6,300 per annum. Majority double glazing. Central heating.

Description A three bedroom mid terraced property benefiting from majority double glazing and central heating. The property is currently let on an Assured Shorthold Tenancy producing £6,300 per annum.



Not to scale. For identification purposes only

Situated Off Priory Road in a popular residential location within easy reach of local amenities and approximately 3 miles from Liverpool city centre.

Loft Room

Outside Yard to the rear.

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

First Floor Two Bedrooms, Bathroom/WC

LOT

22

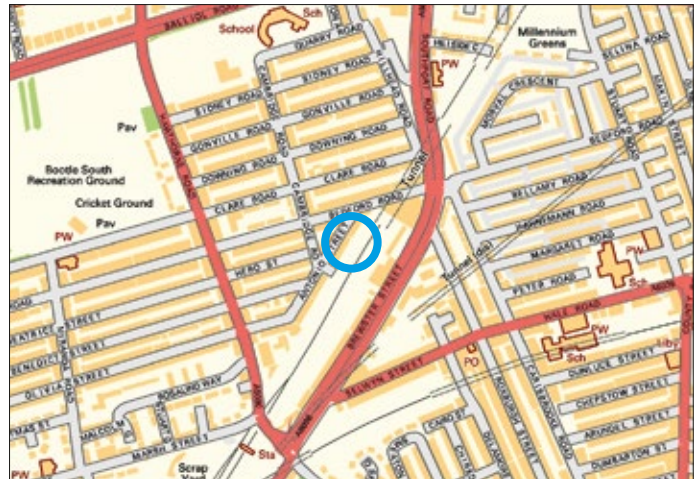
92 Antonio Street, Bootle, Merseyside L20 2EU

*GUIDE PRICE £45,000+



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

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



Not to scale. For identification purposes only

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

Outside Yard to the rear.

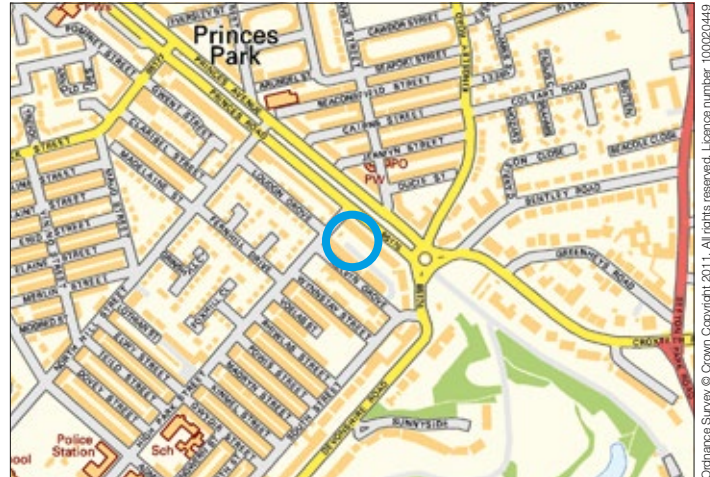
Ground Floor Hall, Through Lounge/Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

LOT
23

150 Princes Road, Liverpool L8 2UL

*GUIDE PRICE £265,000+



Not to scale. For identification purposes only

- A three storey double fronted middle town house which has been converted to provide six self contained flats producing £23,040.00pa. Gardens and 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 approximately 1 mile from Liverpool city centre.

Ground Floor Main Entrance Hallway.

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

Flat 2 Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.

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

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

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

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

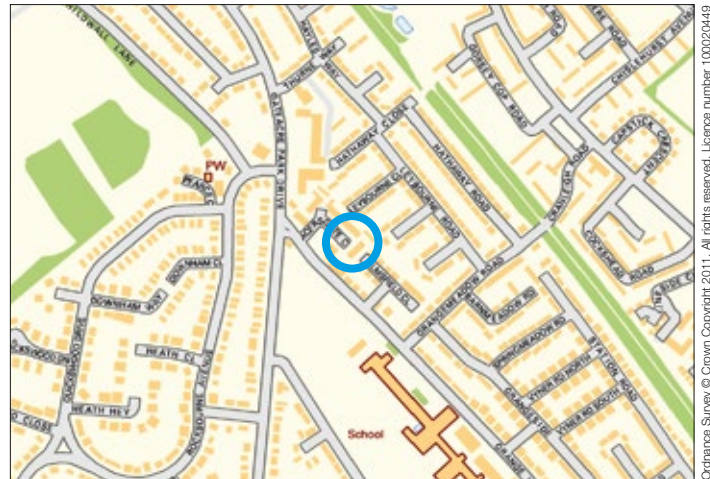
Outside Front & Rear Gardens.

EPC Rating E

LOT
24

Flat 38, Block F, Acresgate Court, Gateacre, Liverpool L25 4UF

*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- Two bedroomed purpose-built ground floor apartment. Double glazing, central heating, communal gardens, parking. Garage.

Description A two bedroomed ground floor purpose-built apartment benefiting from double glazing, central heating, secure intercom system, communal gardens, parking and a garage. The property is in very good condition throughout and would be suitable for immediate occupation or investment purposes with a potential rental income of £6000.00. The garage is currently let separately producing £600 per annum.

Situated Off Grange Lane which in turn is off Gateacre Park Drive in an established and very popular residential location within close proximity to Gateacre village amenities.

Outside Communal Gardens, Parking and Garage.

Ground Floor Main Entrance Hallway

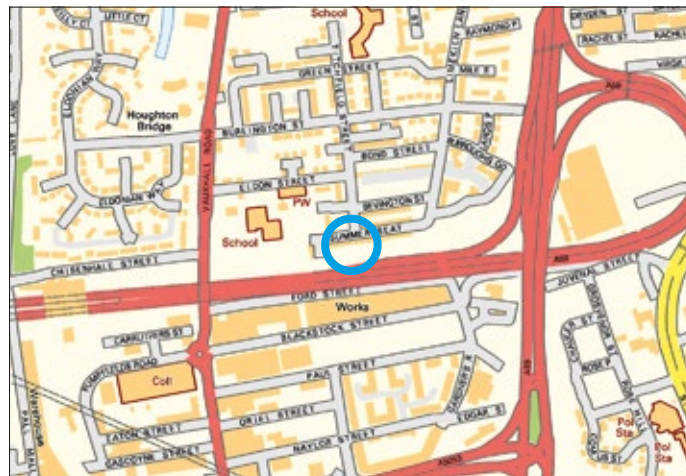
Flat Hall, Lounge, Shower/WC, two bedrooms, Kitchen.

LOT

25

Non Pareil Pub, 58 Arley Street/Marshall Place, Liverpool L3 6HB

*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

- **Former pub with land to rear. Development opportunity.**

Description A former public house together with land to the rear suitable for residential re-development, subject to any necessary planning consents. The vendors have had drawings prepared to erect a retail unit to the ground floor together with three self-contained flats above and a pair of semi-detached houses. Alternatively the land would be suitable to erect an 18 bed student accommodation, however potential purchasers should make their own enquiries. We believe all main services are available. Foot access is via Vauxhall Road. The vendor has also had drawings prepared to erect an 18 bed student pod and they are available for inspection at the auctioneer's offices.

Situated Fronting Arley Street on the corner of Marshall Place within walking distance to Vauxhall Road amenities (which is currently undergoing some major developments/redevelopments), schooling and approximately 0.5 miles from Liverpool city centre.

Joint Agents C&D Properties



LOT

26

Land north of Montgomery Close, Whiston, Prescot L35 3RD

*GUIDE PRICE £5,000+



Not to scale. For identification purposes only

- **A plot of land suitable for a variety of uses.**

Description A plot of land suitable for a variety of uses, subject to any necessary consents.

Situated Off Greenes Road in a popular and well established location nearby to local amenities and Whiston train station.

Note The Buyer's Administration Fee is £625 plus VAT for this lot.

LOT
27**13 Froghall Lane, Warrington WA2 7JL*****GUIDE PRICE £135,000+**

Not to scale. For identification purposes only

- **Residential investment producing 17,360 per annum. Double glazing. Central heating.**

Description A two storey double fronted middle terraced property converted to provide four one-bedroomed self-contained apartments. The apartments are fully let by way of Assured Shorthold tenancies at a rental of £17,360 per annum. The property benefits from double glazing and central heating.

Situated Fronting Froghall Lane within close proximity to local amenities, Warrington train station and walking distance to Warrington town centre.

First Floor Apt 3 Open plan Lounge/Kitchen, Bedroom, Bathroom/WC
Apt 4 Duplex Lounge, Kitchen, Bedroom, Bathroom/WC

Ground Floor Main entrance hallway, Storage cupboard.

Apt 1 Open plan Lounge/Kitchen, Bedroom, Bathroom/WC

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

Outside Rear communal yard.

Note We have not inspected any of the flats internally, all information has been provided by the seller.

LOT
28

ON BEHALF OF A HOUSING ASSOCIATION

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

Not to scale. For identification purposes only

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

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

29

54-58 Breck Road, Anfield, Liverpool L4 2QS

*GUIDE PRICE £150,000+



- **Mixed use investment producing £30,800 per annum. Double glazing. Electric heating.**

Description A mixed use investment property producing a combined rental income of in excess of £30,800 per annum. The property comprises of a block of three interconnecting retail units together with five one-bedroomed self-contained flats above accessed via a separate entrance. The shop is currently let by way of a 5 year lease to 'Tan City' at a rental of £9,996 per annum. The flats are currently let by way of Assured Shorthold Tenancies at a rental of £19,200 per annum. The property benefits from double glazing, electric heating and electric steel roller shutters. There is an advertising hoarding to the side elevation producing £1700.00 per annum.

Situated Fronting Breck Road on the corner of St Ambrose Grove within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Shower room/
WC **56A** Lounge,
Kitchen, Bedroom,
Shower room/WC

Ground Floor Shop 54/58 Main reception area, 9 Sunbed Rooms, Utility room, WC/ Kitchen.

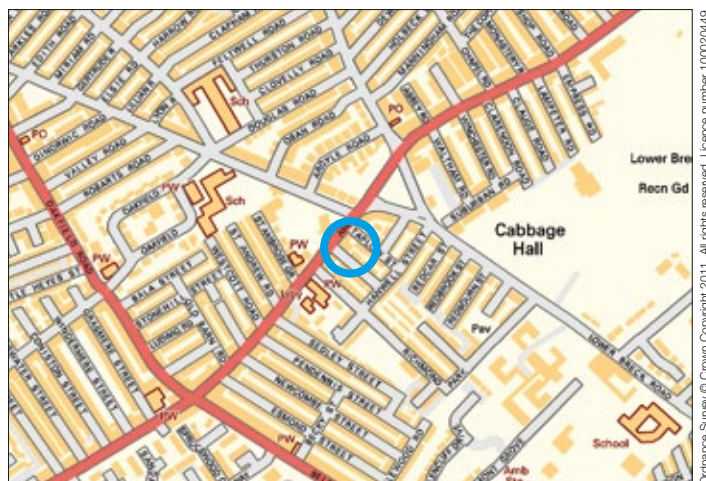
Outside Yard to the rear

First/Second Floor

Separate side entrance **Flat 54A** Lounge, Kitchen, Bedroom, Shower room/WC **Flat 58A** Lounge, Kitchen, Bedroom, Shower room/WC

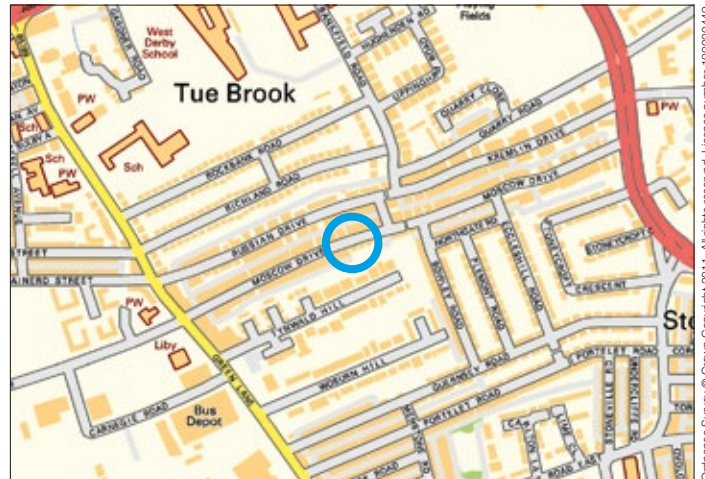
Rear Entrance

54B Lounge, Kitchen, Bedroom, Shower room/WC **58B** Lounge, Kitchen, Bedroom,



Not to scale. For identification purposes only

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LOT
30**67 Moscow Drive, Liverpool L13 7DE*****GUIDE PRICE £55,000+**

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
31

ON BEHALF OF A HOUSING ASSOCIATION

5 Whistley Street, Platt Bridge, Wigan, Lancashire WN2 5BH***GUIDE PRICE £32,000+**

Not to scale. For identification purposes only

- **Two bedroom mid terrace. Double glazing. Central heating.**

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

Situated Off Liverpool Road (A58) within close proximity to local amenities and approximately 2.5 miles from Wigan town centre.

Ground Floor Vestibule, Lounge, Dining Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

Outside Yard

LOT

32

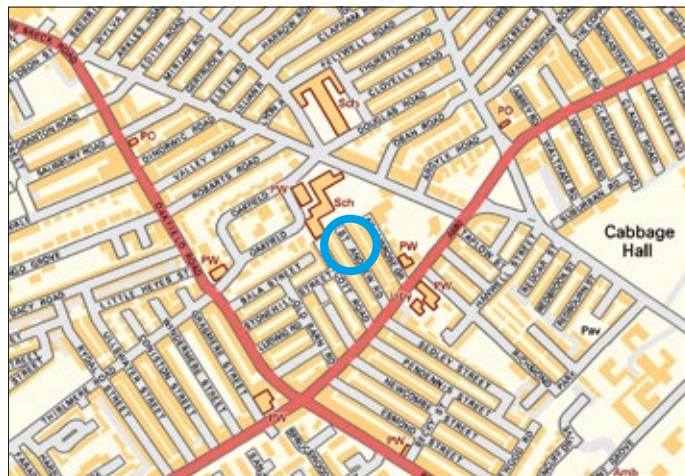
46 St. Andrew Road, Liverpool L4 2RJ

*GUIDE PRICE £30,000–£35,000



- **Three storey four bedroom mid terrace. Double glazing.**

Description A three storey four-bedroomed dormer style mid terrace property benefiting from double glazing. Following refurbishment the property would be suitable for investment purposes.



Not to scale. For identification purposes only

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

Outside Yard to the rear

Joint Agent Select Homes



Ground Floor Hall, Lounge, Dining Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

Second Floor Two Bedrooms

LOT

33

ON BEHALF OF A HOUSING ASSOCIATION

57 Mersey Road, Widnes, Cheshire WA8 0DS

*GUIDE PRICE £45,000–£50,000



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

Description A three bedroomed mid terrace 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 Fronting Mersey Road just off the A533 in a popular location approximately 1 mile from the local town centre.

Ground Floor Hall, Two Reception rooms, Kitchen

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear

LOT
34**26 Stanley Road, Bootle, Merseyside L20 2AA**
*GUIDE PRICE £35,000+

- A retail investment let to Sayers Confectioners Ltd producing £3,640pa.

Description A Retail Investment let to Sayers Confectioners Ltd producing £3,640pa. The property is arranged over ground and two upper floors to provide a ground floor shop and storage together with former residential accommodation on the upper floors.



Not to scale. For identification purposes only

Situated Fronting Stanley Road in a popular location and approximately 1 mile from Liverpool city centre.

Tenure Long leasehold for a term of 999 years from 25th March 1964 at a ground rent of £4,000 PA

LOT
35

ON BEHALF OF A HOUSING ASSOCIATION

15 Eliza Street, St. Helens, Merseyside WA9 4JJ
*GUIDE PRICE £35,000–£40,000

- Two bed mid terrace. 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.



Not to scale. For identification purposes only

Situated Off Lionel Street which in turn is off Reginald Road in a popular and well established residential location approximately 3 miles from the local town centre.

Outside Yard to the rear.

Ground Floor Hall, Lounge, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

ON BEHALF OF A HOUSING ASSOCIATION

LOT

36

26 Greenleaf Street, Liverpool L8 0RB

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

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

Description A two bedroomed middle terraced property in need of repair and modernisation. The property benefits from double glazing.

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

Outside Yard to the rear.

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

First Floor Two Bedrooms.

LOT

37

14 Kipling Street, Bootle, Merseyside L20 4QE

*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

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

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

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
38

ON BEHALF OF A HOUSING ASSOCIATION

50 Parkside Road, Birkenhead, Merseyside CH42 5NZ***GUIDE PRICE £35,000–£40,000**

- **Two bedroomed mid terrace property. Double glazing. Central heating.**

Description An extended two bedroomed mid terrace property benefiting from double glazing and central heating. Following modernisation this property would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated Off Downham Road which in turn is off Old Chester Road (B5149) located in a well-established area within easy reach of local amenities, schools and transport links. Approximately 5 miles from Liverpool city centre.

First Floor Three bedrooms

Outside Yard to rear

Ground Floor Vestibule, Lounge, Kitchen, Bathroom/WC

LOT
39

ON BEHALF OF A HOUSING ASSOCIATION

40 Newling Street, Birkenhead, Merseyside CH41 4HX***GUIDE PRICE £30,000–£35,000**

- **Two bed mid terraced. 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.



Not to scale. For identification purposes only

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

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

First Floor Two Bedrooms.

Outside Yard to the rear.

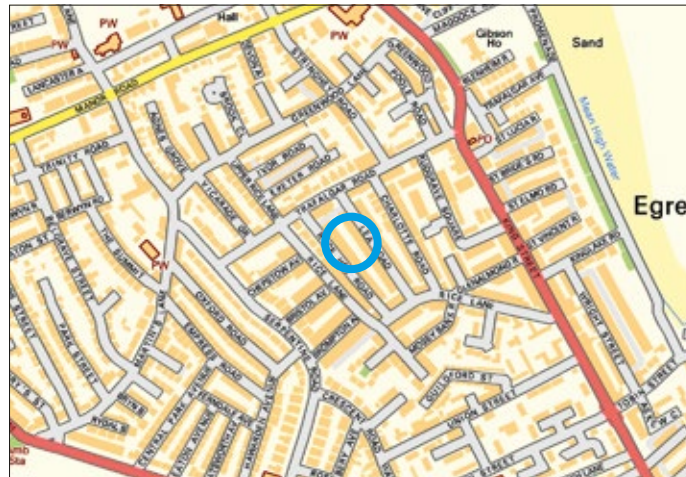
LOT

40

ON BEHALF OF A HOUSING ASSOCIATION

53 Lea Road, Wallasey, Merseyside CH44 0DT

*GUIDE PRICE £45,000–£50,000



Not to scale. For identification purposes only

- **Three bed mid terrace. Double glazing. 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 Rice Lane which in turn is off King Street in a popular and well established residential location within close proximity to local amenities and a short walk from the town centre.

Outside Yard to the rear.

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

First Floor Three Bedrooms, Bathroom/WC.

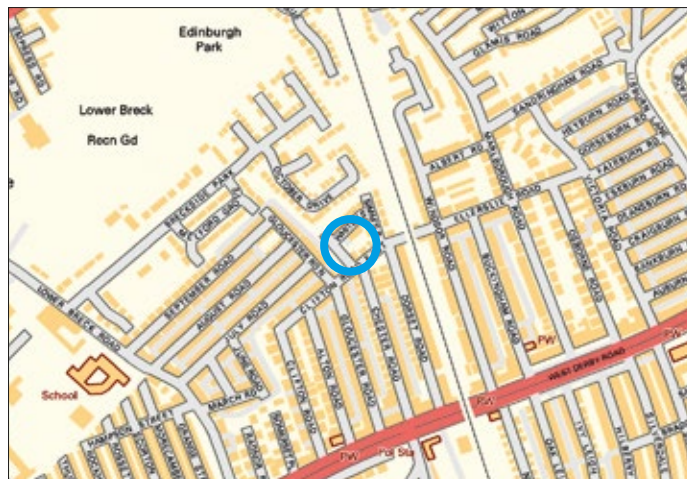
LOT

41

ON BEHALF OF A HOUSING ASSOCIATION

8 Whitby Street, Liverpool L6 4DH

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

- **Two bedroom mid terrace. Double glazing. Central heating.**

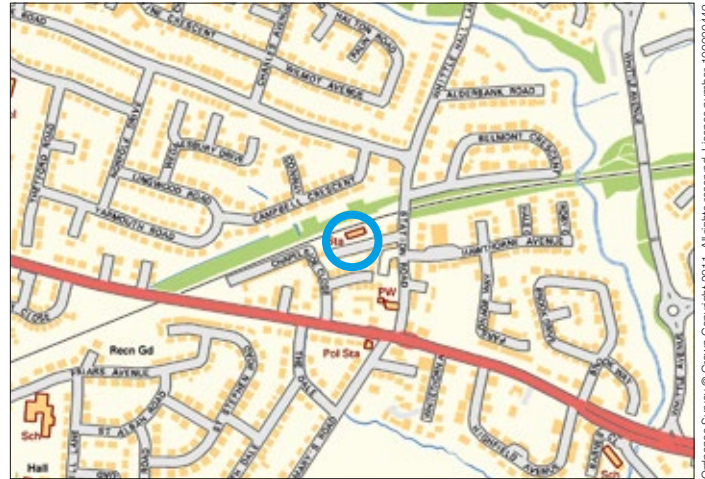
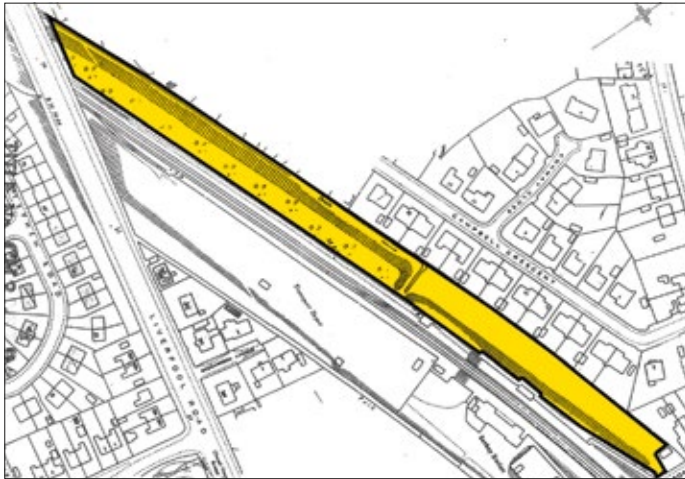
Description A two bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes.

Situated Off 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
42**Land at Station Road, Great Sankey, Warrington WA5 1RH*****GUIDE PRICE £5,000+**

Not to scale. For identification purposes only

- A freehold residential site of approximately 2 acres.

Description A freehold residential site approximately 2 acres and suitable for a variety of uses, subject to any necessary consents.

Situated Off Liverpool Road (A57) in a popular and well established location within close proximity to Sankey for Penketh train station.

Note The Buyer's Administration Fee is £625 plus VAT for this lot.

LOT
43

ON BEHALF OF A HOUSING ASSOCIATION

49 Altfinch Close, Liverpool L14 8YQ***GUIDE PRICE £35,000-£40,000**

Not to scale. For identification purposes only

- Two bedroom end town house. Double glazing. Central heating. 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.

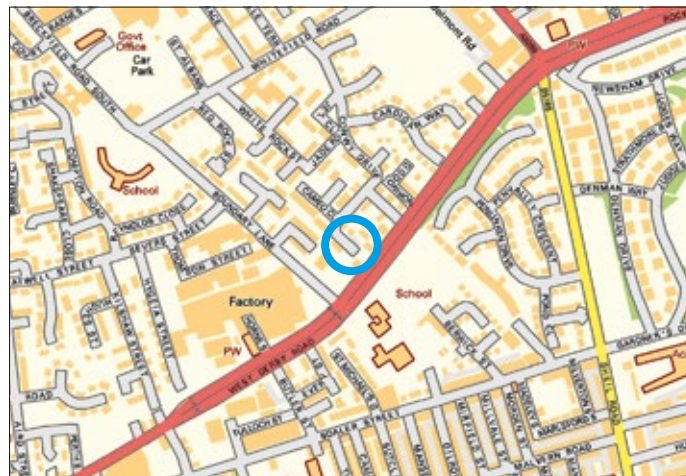
First Floor Two Bedrooms, Bathroom/WC

LOT

44

56-70 Conwy Drive, Liverpool L6 5JP

*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

- **Block of eight flats suffering from fire damage. In need of full repair and modernisation.**

Description A freehold detached purpose built block arranged as eight studio flats which has the benefit of planning permission to include two further one-bedroomed flats and to change the internal layout to eight one-bedroomed flats with an annual achievable rental income of £47,268 based upon 1 bed LHA rate. Suitable for redevelopment (subject to obtaining all relevant consents). The property has been affected by fire damage and therefore requires a programme of refurbishment. Once refurbished the property has a potential rental income of £47,268 per annum based on 1 bedroom LHA rates. Planning ref: 15F/2683

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

Outside The property benefits from communal gardens and parking.

Tenure Freehold.

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

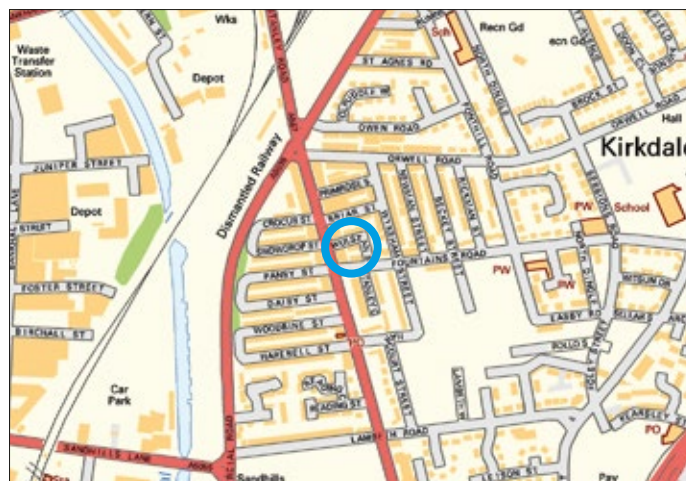
LOT

45

ON BEHALF OF A HOUSING ASSOCIATION

7 Wulstan Street, Liverpool L4 1RA

*GUIDE PRICE £35,000-£40,000



Not to scale. For identification purposes only

- **Three bedroom mid terrace. Double glazing. Central heating.**

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

Situated Off Stanley Road in a well-established location nearby to local amenities. Liverpool city centre is approximately 3 miles away.

Outside Rear Yard.

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

First Floor Three Bedrooms.

LOT
46

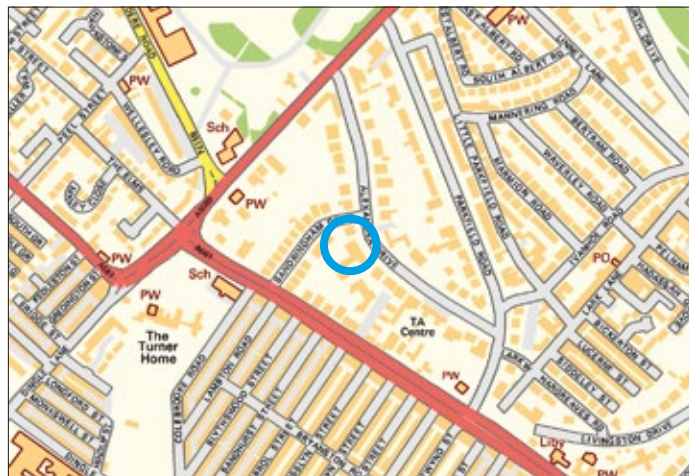
Flat 12, 16 Alexandra Drive, Sefton Park, Liverpool L17 8TD

*GUIDE PRICE £55,000+



- Residential investment producing £6,300 per annum. 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 currently let by way of an Assured Shorthold Tenancy at a rental of £6,300 per annum. 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.



Not to scale. For identification purposes only

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
47

475 Rice Lane, Liverpool L9 8AP

*GUIDE PRICE £75,000+



- Mixed use investment producing £9280 per annum. Double glazing. Electric heating.**

Description A three storey mixed use investment property comprising of a ground floor retail unit together with two two-bedroomed self-contained flats above. The shop is currently let on a rolling monthly contract producing £5200 per annum. One of the flats is currently let by way of an Assured Shorthold Tenancy producing £4080.00 per annum. The property benefits from double glazing, electric roller shutters and electric heating. When fully let the potential rental income is in excess of £13,500 per annum.



Not to scale. For identification purposes only

Situated Fronting Rice Lane (A59) close to the junction with Orrell Lane within close proximity to Walton Vale amenities, Orrell Park Train Station, schooling and approximately 4 miles from Liverpool city centre.

Cellar Not inspected.

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

First Floor Flat A Open plan Lounge/Kitchen, Bedroom, Shower room/WC

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

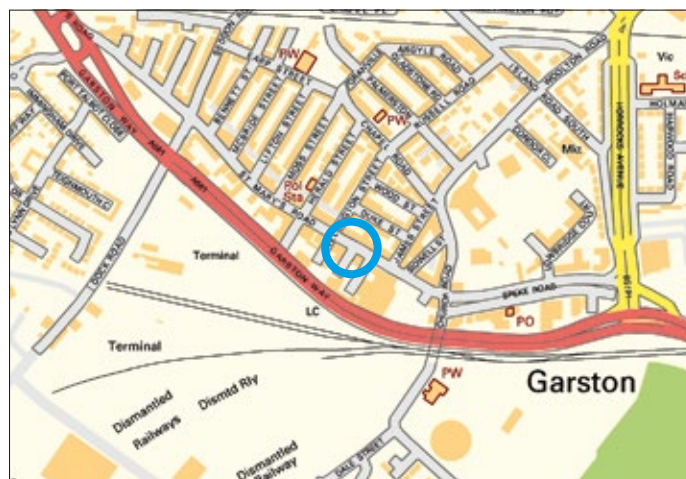
Outside Yard to the rear. Outhouse

LOT

48

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

*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- **A mixed use property. Double glazing. Central heating.**

Description A two storey mixed use middle terraced property comprising of 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. 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

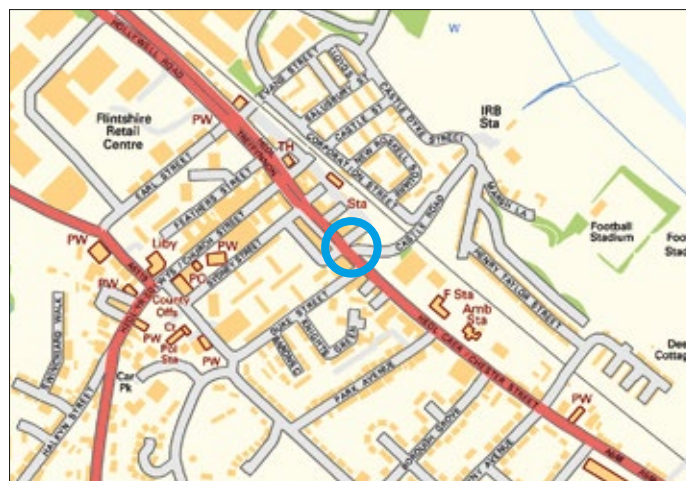
First Floor Open Plan Lounge/ Kitchen, two Bedrooms, Bathroom/WC

LOT

49

33-35 Chester Street, Flint, Clwyd CH6 5BL

*GUIDE PRICE £100,000-£120,000



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Not to scale. For identification purposes only

- **A single storey retail unit. Advertisement board producing income of £1,050 per annum.**

Description A double fronted single storey retail unit suitable for a number of uses, subject to any relevant planning consents. The property has in the past been let to Pound Stretcher at a rental of £15,000 per annum. The property benefits from an advertising hoarding let to Clear Channel Uk Ltd producing an income of £1,050 per annum.

Situated In a prominent position in Flint town centre fronting Chester Street on the main arterial route through the town. Nearby occupiers of note include Tesco Express, Bargain Booze, Subway and William Hill.

Ground Floor Total floor area 241m² (2,304sqft)

LOT
50**323–323a East Prescott Road, Liverpool L14 2DD*****GUIDE PRICE £70,000+**

Not to scale. For identification purposes only

- Mixed use investment property producing £10,000pa.**

Description A mixed use investment property producing a rental income of in excess of £10,000 per annum. The property comprises of a ground floor retail unit together with a studio flat above which is accessed via a separate entrance. The shop is currently let by way of a 5 year lease to 'Empire Flooring' at a rental of approximately £4,800 per annum. The flat is let by way of an Assured Shorthold Tenancy on a rolling contract to a long term tenant at a rental of £5,200 per annum. The property benefits from double glazing, central heating and steel roller shutters.

Situated Fronting East Prescott Road (A57) close to its junction with Blackmoor Drive in a popular and well established location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

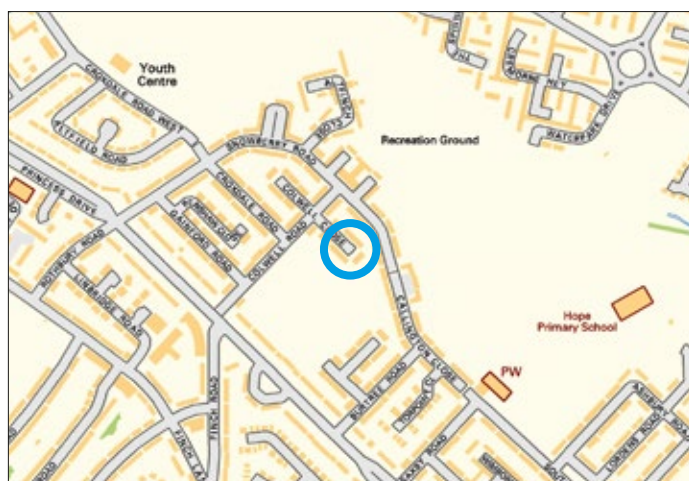
First Floor Flat Open plan Lounge/Kitchen/Bedroom, Bathroom/WC

Outside Rear yard.

Ground Floor Main sales area, Kitchen, WC

LOT
51

ON BEHALF OF A HOUSING ASSOCIATION

14 Colwell Close, Liverpool L14 8YF***GUIDE PRICE £35,000–£40,000**

Not to scale. For identification purposes only

- Two bedroom mid town house. Double glazing. Central heating. Gardens with driveway.**

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

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

Outside Front and Rear Gardens, Driveway.

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

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

First Floor Two Bedrooms.

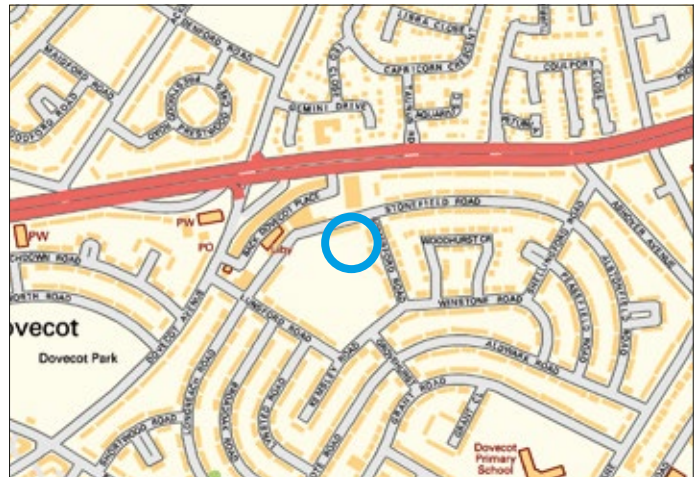
LOT

52

ON BEHALF OF A HOUSING ASSOCIATION

24 Stonefield Road, Liverpool L14 0NY

*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- **Three bedroom mid terrace. Double glazing. Central heating. Gardens front and rear.**

Description A three bedroomed mid terraced property benefiting from double glazing, central heating and gardens to the front and rear. The property would be suitable for investment purposes following modernisation.

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

First Floor Three Bedrooms

Outside Gardens to the front and rear.

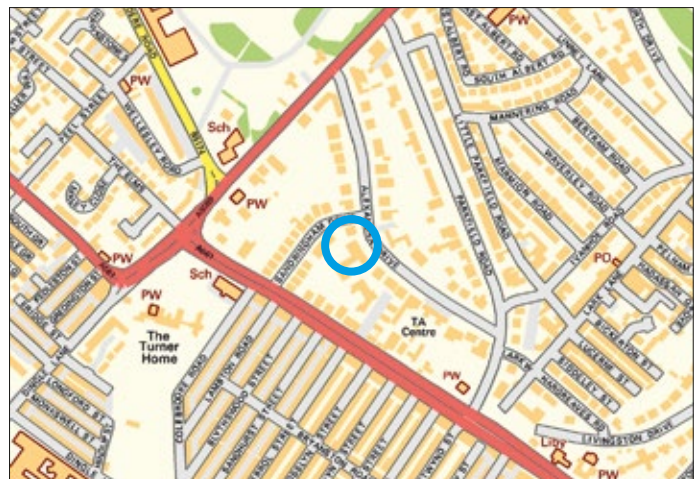
Ground Floor Living Room, Kitchen/Breakfast Room, Bathroom/WC

LOT

53

Flat 15, 16 Alexandra Drive, Sefton Park, Liverpool L17 8TD

*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

- **A one bed second floor apartment. Double glazing, central heating, secure entry system and service lift to all floors**

Description A one bed second floor apartment within a detached Victorian property converted in 2005, currently let at a rental of £6,300pa for a further 17 months. Double glazed sash windows, central heating. Secure entry system, service lift to all floors, secure electric gated access, communal gardens and allocated parking space.

Situated Fronting Alexandra Drive in a popular and well

established residential location close to Aigburth Road amenities

and Lark Lane's cafes and bars, as well as train and bus links, doctors, dentist and schooling. Popular Sefton Park is within walking distance, Liverpool city centre (approx. 3 miles).

Ground Floor Main Entrance Vestibule, Hallway, Stairs and Lift.

Second Floor Flat Vestibule, Open plan Lounge/Kitchen,

Bedroom with ensuite Shower room/WC

Note The building has recently undergone upgrade works to the roof and basement. Electric gates and lift upgrades will be completed in 2016. This has already been paid for in advance by the seller. Leasehold for 150 years from 2004. Ground rent £95pa.

LOT
54**260 Walton Breck Road, Liverpool L4 0SZ*****GUIDE PRICE £45,000+**

- **Residential investment producing £6,300 per annum. Double glazing. Central heating**

Description A three bedroomed mid terrace property benefiting from double glazing and central heating. This property is in good condition and is currently let by way of Assured Shorthold Tenancy producing £6,300 per annum.



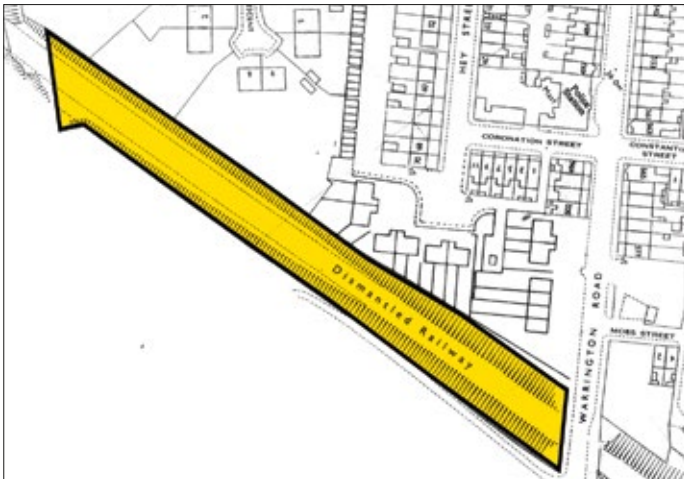
Not to scale. For identification purposes only

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

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to Rear

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

LOT
55**Land at Warrington Road, Platt Bridge, Wigan, Lancashire WN2 5JA*****GUIDE PRICE £15,000–£20,000**

- **A freehold agricultural site of approximately 7.562 acres.**

Description A freehold agricultural site approximately 7.562 acres suitable for a variety of uses, subject to any necessary consents.



Not to scale. For identification purposes only

Situated On Warrington Road (the A573) which is within close proximity to Platt Bridge shops, schooling and amenities.

Note The Buyer's Administration Fee is £625 plus VAT for this lot.

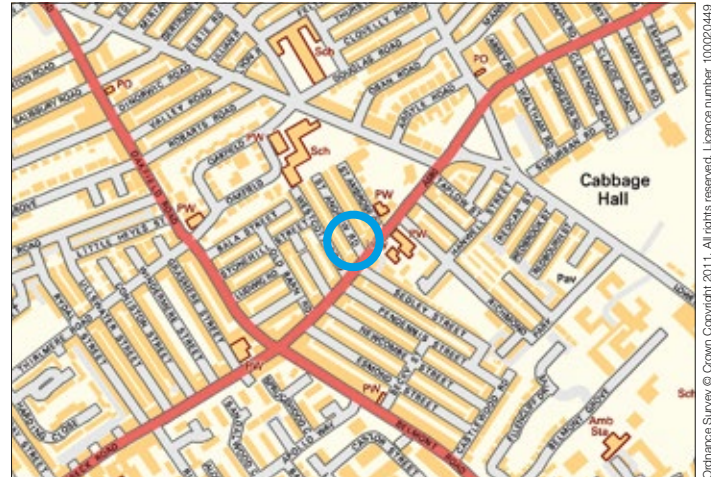
LOT

56

ON BEHALF OF A HOUSING ASSOCIATION

8 St. Andrew Road, Liverpool L4 2RJ

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

- **Three bedroom mid terrace. Double glazing. Central heating.**

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

Situated Off Breck Road (A580) within walking distance to local amenities and approximately 3 miles from Liverpool city centre.

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

First Floor Three Bedrooms.

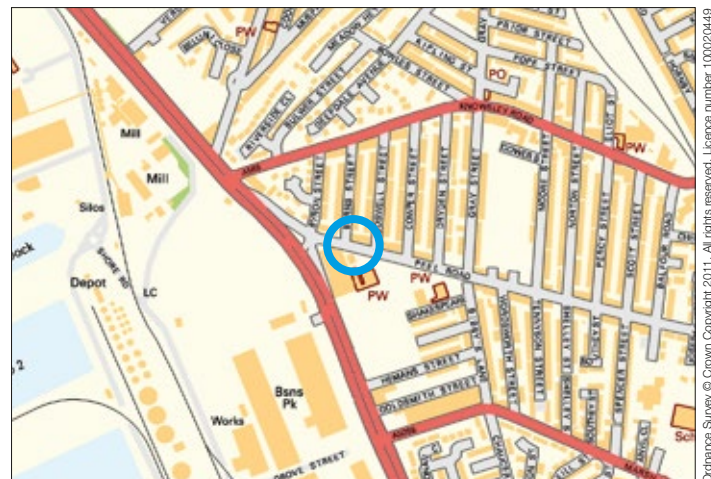
Outside Yard.

LOT

57

Flat 1, 11 Peel Road, Bootle, Merseyside L20 4RL

*GUIDE PRICE £20,000–£25,000



Not to scale. For identification purposes only

- **Residential investment producing £3,600 per annum. Double glazing. Electric heating**

Description A ground floor one bedroomed flat within a converted detached three storey property currently let by way of an Assured Shorthold Tenancy at a rental of £3,600 per annum. The property benefits from double glazing and electric heaters.

Situated Off Boswell Street which in turn is off Knowsley Road within close proximity to local amenities, Schooling and transport links approximately 4 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway

Flat Hall, lounge, Kitchen, Bedroom, Bathroom/WC

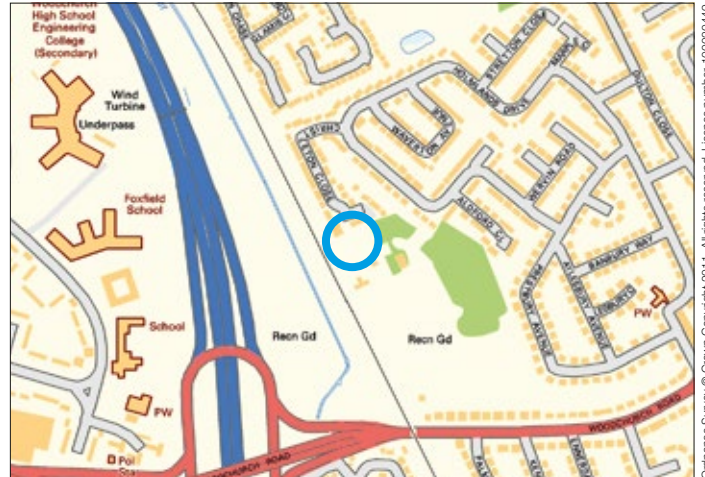
Outside Communal Yard.

Note Please note the buyer's fee for this property is £625+VAT.

LOT
58**Christleton Close, Prenton, Merseyside CH43 0XF*****GUIDE PRICE £25,000+**

- **The freehold interest of a block of 21 apartments producing £2,100 per annum.**

Description The freehold interest of a block of 21 apartments with an annual ground rent of £2100.00. Please see the attached Land Registry plan excluding the area edged green (as well as 51 Christleton Close, and Flat 6, 58 Christleton Close, which are subject to individual sales).



Not to scale. For identification purposes only

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

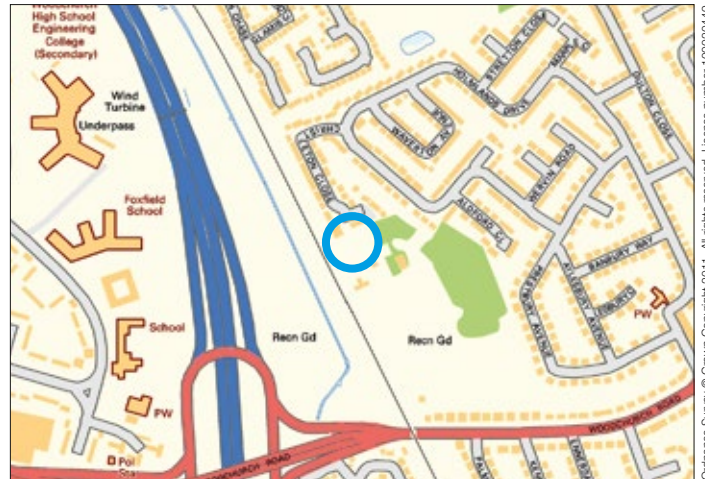
58 Christleton Close
9 flats
Per flat £637.11

56 Christleton Close
12 flats
Per flat £563.33

LOT
59**Flat 1, 56 & Flats 2, 3, 5, 7, 8, 9 of 58 Christleton Close CH43 0XF*****GUIDE PRICE £350,000-£400,000**

- **A mixed use investment producing £38,399 per annum. Double glazing. Central heating.**

Description A residential investment opportunity currently producing in excess of £38,399 per annum. The property comprises a block of seven two-bedroomed self-contained apartments situated within a purpose built block and two have been sold off separately. The property benefits from a secure intercom system, parking, double glazing, central heating and communal gardens to the rear.



Not to scale. For identification purposes only

Situated Off Homelands Drive within close proximity to local amenities, Schooling, transport

links and approximately 3 miles from Birkenhead town centre.

ADDRESS	RENT	ANNUAL RENT
Flat 1, 56 Christleton Close	£495.00 Monthly	£5,940.00
Flat 2, 58 Christleton Close	£410.00 Monthly	£4,920.00
Flat 3, 58 Christleton Close	£495.00 Monthly	£5,940.00
Flat 5, 58 Christleton Close	£96.92 Weekly	£5,039.84
Flat 7, 58 Christleton Close	£475.00 Monthly	£5,700.00
Flat 8, 58 Christleton Close	£410.00 Monthly	£4,920.00
Flat 9, 58 Christleton Close	£495.00 Monthly	£5,940.00
		£38,399.84

LOT

60

ON BEHALF OF A HOUSING ASSOCIATION

28 Owen Road, Kirkdale, Liverpool L4 1RW

*GUIDE PRICE £35,000–£40,000



Not to scale. For identification purposes only

- **Three bedroom end terrace. Double glazing.**

Description A three bed roomed 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

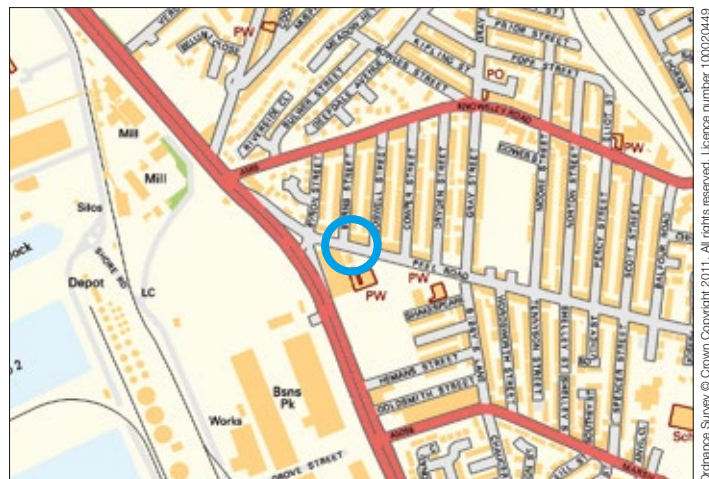
First Floor Two Bedrooms

LOT

61

Flat 2, 11 Peel Road, Bootle, Merseyside L20 4RL

*GUIDE PRICE £20,000–£25,000



Not to scale. For identification purposes only

- **Residential investment producing £3,600 per annum. Double glazing. Electric heating**

Description A ground floor one bedroomed flat within a converted three storey property and currently let by way of an Assured Shorthold Tenancy at a rental of £3,600 per annum. The property benefits from double glazing and electric heaters.

Situated Off Boswell Street which in turn is off Knowsley Road within close proximity to local amenities, Schooling and transport links approximately 4 miles from Liverpool city centre.

Outside Communal Yard to the rear.

Note We have been advised that the tenant has expressed an interest in extending their tenancy agreement for a further 6 months.

Ground Floor Main Entrance Hallway **Flat** Hall, lounge, Kitchen, Bedroom, Bathroom/WC

Buyer's fee Please note the buyer's fee for this property is £625+VAT.

LOT
62

15 Froghall Lane, Warrington WA2 7JL

***GUIDE PRICE £135,000+**



- **Residential investment producing £14,819 per annum. Double glazing. Central heating.**

Description A two storey double fronted end of terraced property converted to provide four one-bedroomed self-contained apartments. The property is fully let by way of Assured Shorthold tenancies producing a rental of approximately £14,819 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

Situated Fronting Froghall Lane within close proximity to local amenities, Warrington train station and walking distance to Warrington town centre.

First Floor Apt 3 Open plan Lounge/Kitchen, Bedroom, Bathroom/WC
Apt 4 Duplex Lounge, Kitchen, Bedroom, Bathroom/WC

Ground Floor Main entrance hallway, Storage cupboard

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

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

Outside Rear communal yard.

Note We have internally inspected Flat 3, all other information has been provided by the seller.

LOT
63

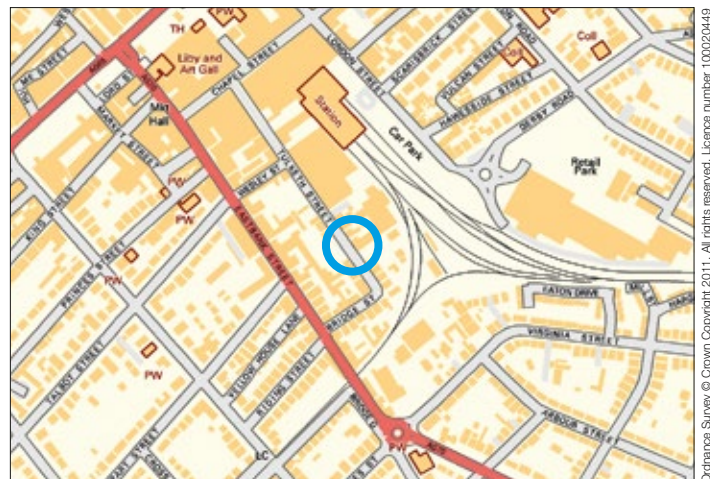
76a Tulketh Street, Southport, Merseyside PR8 1BX

***GUIDE PRICE £50,000+**



- **Residential investment producing £6,500 per annum. Double glazing. Central heating**

Description A two bedroomed purpose built first floor flat benefiting from double glazing, central heating and communal gardens and parking. The flat is currently let by way of Assured Shorthold Tenancy producing £6,500 per annum.



Not to scale. For identification purposes only

Situated On Tulketh street located off Eastbank Street (A570) via Bridge Street within close proximity to local amenities and main arterial routes.

Ground Floor Main Entrance Hallway

First Floor Hall, Lounge/Dining Area, Kitchen, Bathroom/WC, Two Bedrooms

LOT
64

9 Cross Lane, Whiston, Prescot, Merseyside L35 3QG
*GUIDE PRICE £75,000–£80,000



Not to scale. For identification purposes only

- **Three bed end town house. Double glazing. Central heating. Gardens front and rear. Double garage.**

Description A three bedroomed end town house benefiting from double glazing, central heating, front and rear gardens and a double garage. Following modernisation the property would be suitable for occupation or investment purposes. The potential annual income would be in excess of £7800.00 per annum.

Situated Off Dragon Lane in an established residential location within close proximity to local amenities, Schooling and Whiston hospital.

First Floor Three Bedrooms, Bathroom/WC with walk-in shower.

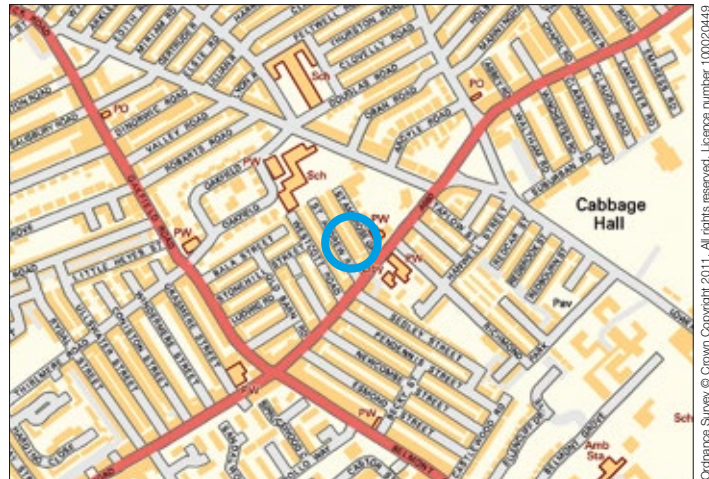
Outside Front and rear gardens, Shared driveway, Outhouse with double garage.

Ground Floor Entrance porch, Hallway, Through Living room, Kitchen.

ON BEHALF OF A HOUSING ASSOCIATION

LOT
65

13 St. Ambrose Grove, Liverpool L4 2RL
*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **Three bedroom mid terrace. Double glazing. 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 Breck Road (A580) within walking distance to local amenities and approximately 3 miles from Liverpool city centre.

Outside Yard.

Ground Floor Hall, two Reception rooms, Kitchen/Diner, Cloakroom.

First Floor Three Bedrooms, Bathroom/WC

LOT
66**11 Mowbray Grove, Liverpool L13 1DN*****GUIDE PRICE £40,000–£45,000**

- **Three bedroom town house. Gardens front and rear.**

Description A three bedroomed end town house in need of a full refurbishment scheme. The property benefits from gardens to the front and rear. Once updated the property would be suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

Situated Off Binns Road which in turn is off Mill Lane in a popular residential location, close to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Outside Gardens front and rear.

Ground Floor Lounge, Breakfast Kitchen, Bathroom/WC

First Floor Three Bedrooms

LOT
67

ON BEHALF OF A HOUSING ASSOCIATION

63 Orwell Road, Liverpool L4 1RG***GUIDE PRICE £35,000–£40,000**

- **Three bedroom terrace. Double glazing. 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

LOT

68

8 Galloway Street, Liverpool L7 6PD

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

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

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is in good order throughout and has been recently refurbished to include a new kitchen and bathroom. The potential annual rental income being in excess of £4,800 per annum.

Situated Off Webster Road in a popular residential location within close proximity to local amenities on Lawrence Road and Picton Road and approximately 2.5 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Vestibule, Lounge, Dining room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

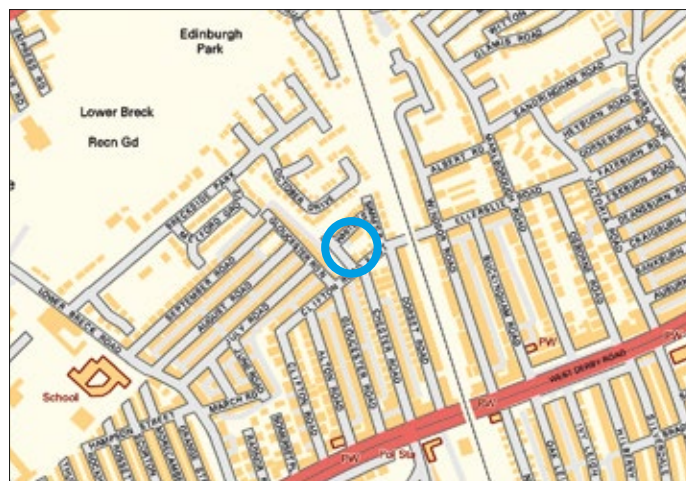
LOT

69

ON BEHALF OF A HOUSING ASSOCIATION

6 Whitby Street, Liverpool L6 4DH

*GUIDE PRICE £37,500+



Not to scale. For identification purposes only

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

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. 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 to the rear.

Ground Floor Lounge, Kitchen, Bathroom/WC

First Floor Two Bedrooms.

LOT
70**7 Bertram Road, Sefton Park, Liverpool L17 8UE*****GUIDE PRICE £325,000+**

- **Double fronted three storey semi-detached property converted to provide six self contained flats (five one-bed, one two-bed). Five flats currently let producing £27,000 per annum. Central heating and front and rear gardens.**

Description A substantial double fronted three storey semi detached property converted to provide six self contained flats (five one-bedroomed and one two-bedroomed). Five of the flats are currently let by way of Assured Shorthold Tenancies producing £27,000 per annum. The property benefits from central heating and front and rear gardens. The potential rental income when fully let is in excess of £31,800 per annum.

Situated Off Ivanhoe Road which in turn is off Lark Lane in a popular and well established residential location within close proximity to Lark Lane amenities, Sefton Park and approximately 2 miles from Liverpool city centre.

Basement Not Inspected.

Ground Floor Main entrance Hallway.

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

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

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

Flat 4 Lounge, Kitchen, Bedroom, Bathroom/WC.

Second Floor Flat 5

Lounge, Kitchen, Bedroom, Bathroom/WC.

Flat 6 Lounge, Kitchen, Bedroom, Bathroom/WC.

Outside Front and rear gardens.



Not to scale. For identification purposes only

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LOT
71**59 Larkhill Lane, Clubmoor, Liverpool L13 9BL*****GUIDE PRICE £60,000+**

Not to scale. For identification purposes only

- **Investment property producing £5,500 per annum. Double glazing. Central heating.**

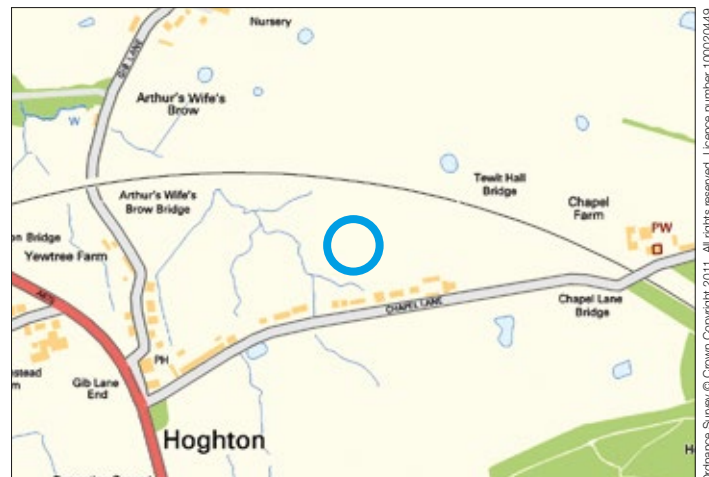
Description A four bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,500 per annum.

Situated Fronting Larkhill Lane in a popular and well established residential location within easy reach to local amenities and approximately 4 miles to Liverpool city centre.

Outside Yard.

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

First Floor Four Bedrooms, Bathroom/WC.

LOT
72**Land at Chapel Lane, Hoghton, Preston PR5 0RY*****GUIDE PRICE £5,000+**

Not to scale. For identification purposes only

- **A freehold agricultural site of approximately 1 acre.**

Description A freehold agricultural site approximately 1 acre and suitable for a variety of uses, subject to any necessary consents.

Situated Chapel Lane runs off the A675 Blackburn to Preston Road and the land is close to Hoghton Methodist Church.

Note The Buyer's Administration Fee is £625 plus VAT for this lot.

LOT
73**47 South Hill Road, Liverpool L8 9RY*****GUIDE PRICE £35,000+**

Not to scale. For identification purposes only

- **Vacant two bed terrace. Needs full upgrade and refurbishment.**

Description A two bedroomed middle terraced property in need of a full upgrade and refurbishment scheme. Once upgraded 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 Lounge, Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

LOT
74**139 Picton Road, Wavertree, Liverpool L15 4LG*****GUIDE PRICE £40,000+**

Not to scale. For identification purposes only

- **Mixed use property suffering smoke and fire damage.**

Description A substantial three storey corner property comprising of a ground floor retail unit together with accommodation to the first and second floors accessed via a separate side entrance. The property has suffered from fire and smoke damage throughout. Once upgraded the property would be suitable for a number of uses, subject to any necessary planning consents.

Situated Fronting Picton Road on the corner of Westdale Road in a popular location within close proximity to local amenities, Picton Road Sports Centre and approximately 3 miles from Liverpool city centre.

First Floor Two Rooms, Kitchen, Bathroom

Second Floor Two Rooms.

Outside Yard to the rear.

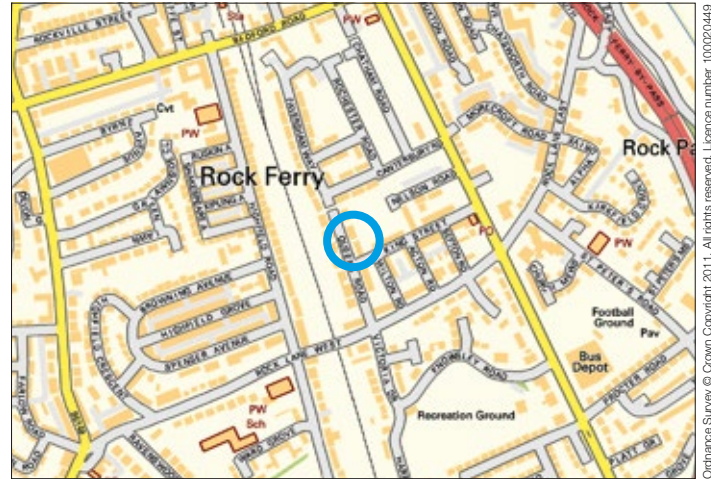
Ground Floor Shop Main Sales Area, Rear Room, Kitchen, WC

LOT

75

18 Queens Road, Birkenhead, Merseyside CH42 1QY

*GUIDE PRICE £150,000+



Not to scale. For identification purposes only

- **A three storey detached property which has been converted to provide three self contained flats. Double glazing. Central heating. Potential income being in excess of £18,000 per annum.**

Description A three storey semi detached property which has been converted to provide three self contained flats (two four- and one three-bedroomed). The property is in good order and benefits from double glazing, central heating and off road parking. The property is suitable for immediate investment purposes. The potential rental income being in excess of £18,000 per annum.

Situated Fronting Queens Road which is off Chester Road (B5136) in Rock Ferry, in a popular and well established residential location within close proximity to local amenities and transport links.

Ground Floor Main Entrance Hallway.

Flat 1 Open Plan Lounge/ Kitchen, four Bedrooms, Bathroom/WC, Store room

First Floor Flat 2 Open Plan Lounge/ Kitchen, three Bedrooms, Bathroom/WC, Store room

Second Floor Flat 3 Open Plan Lounge/ Kitchen, four Bedrooms, Bathroom/WC, Store room

Outside Gardens and Parking to the front and rear.

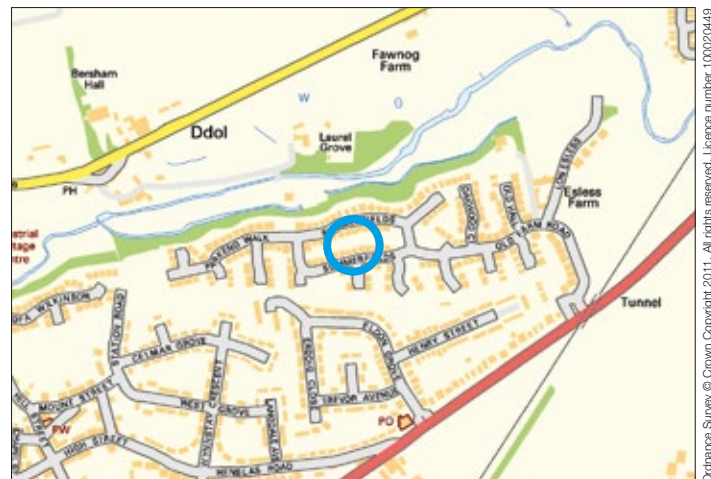
Note Boilers fitted on Completion

LOT

76-83

Plots C, D, E, K, L, M, N & O Land at Summerfields, Rhosyllen, Wrexham, Clwyd LL14 4EU

*GUIDE PRICE NIL RESERVE



Not to scale. For identification purposes only

- **A plot of freehold land. Near a residential housing development.**

Description A plot of freehold land on the edge of a residential housing development. Plots C, D, E, K, L, M, N & O will be offered as 8 separate lots.

LOT
84

ON BEHALF OF A HOUSING ASSOCIATION

89 Pitt Street, St. Helens, Merseyside WA9 1NB***GUIDE PRICE £35,000–£40,000**

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

Description A three bed roomed 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 Pocket Nook Street which in turn is off Park Road in a popular and well established residential location approximately 1 mile from the local town centre.

Outside Yard to the rear.

Ground Floor Hall, Lounge, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

LOT
85

ON BEHALF OF A HOUSING ASSOCIATION

17 Bridgewater Street, Runcorn, Cheshire WA7 1LH***GUIDE PRICE £40,000+**

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

Description A two bed roomed 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 Church Street in a popular location within the local town centre.

Ground Floor Hall, Lounge, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Outside Yard to the rear.

LOT

86

108–112 Wood Street, Liverpool L1 4DH

*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

- **Plot of land with lapsed planning for two flats. Development potential.**

Description Plot of land approximately 80m² with lapsed planning permission for two flats (a three bedroom flat and a five bedroom penthouse duplex) but could be easily converted into three flats. The land would be suitable for development subject to gaining the necessary consents. Planning number 09F/0730

Situated Off Hanover Street in Liverpool city centre. There is an excellent range of amenities available close by and good public transport services within easy reach.

Site Area Approximately 80m² (861sq ft)

LOT

87

ON BEHALF OF A HOUSING ASSOCIATION

82 Herbert Street, St. Helens, Merseyside WA9 3LF

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **Three bed mid terrace. Double glazing. 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 Cecil Street which in turn is off Junction Lane in a popular and well established residential location approximately 2 miles from the local town centre.

Outside Yard to the rear.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

LOT
88**37 Oxton Close, Aigburth, Liverpool L17 9RB*****GUIDE PRICE £90,000+**

- **Residential investment producing £6,900 per annum. Double glazing. Central heating.**

Description A two bedroomed semi-detached property benefiting from double glazing, central heating and gardens to the front and rear. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £6,900 per annum.



Not to scale. For identification purposes only

Situated Off Fulwood Drive which is in turn 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, Through Lounge, Open Plan Kitchen/Diner.

First Floor Two Bedrooms, Bathroom/WC.

Outside Front Paved Garden, Rear Garden, On street parking to the Front and Rear.

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LOT
89

ON BEHALF OF A HOUSING ASSOCIATION

5 Wulstan Street, Liverpool L4 1RA***GUIDE PRICE £30,000-£35,000**

- **Three bedroom mid terrace. Double glazing. Central heating.**

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



Not to scale. For identification purposes only

Situated Off Stanley Road in a well-established location nearby to local amenities. Liverpool city centre is approximately 3 miles away.

Outside Rear Yard.

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

First Floor Three Bedrooms.

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LOT

90

21 Toft Street, Liverpool L7 2PS

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **Two bedroomed mid terrace. Central heating. Partial double glazing.**

Description A two bedroomed mid terraced property benefiting from central heating and partial double glazing. The property would be suitable for occupation or investment purposes.

Situated Off Holt Road in an established and popular residential location approximately 2 miles from Liverpool city centre.

EPC Rating D.

Ground Floor Hall, Through Living Room, Kitchen.

First Floor Two Bedrooms, Shower/WC

Outside Yard to the rear.

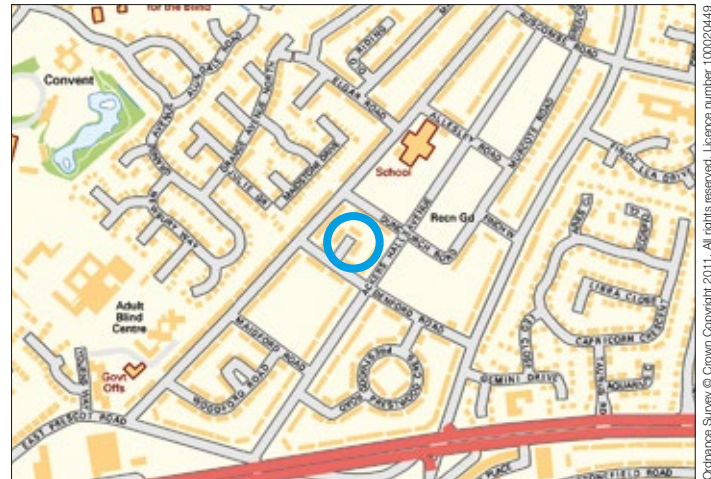
LOT

91

ON BEHALF OF A HOUSING ASSOCIATION

23 Denford Road, Liverpool L14 2DL

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **Three bedroom mid terrace. Double glazing. Central heating. Gardens front and rear.**

Description A three bedroomed middle terraced property benefiting from double glazing, central heating and gardens to the front and rear. The property would be suitable for investment purposes.

Situated Off East Prescott Road in a popular and well established residential location within close proximity to local amenities and schooling. Liverpool city centre is approximately 5 miles away.

Outside Gardens to the front and rear.

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

First Floor Three Bedrooms.

LOT
92**55 Prince Alfred Road, Liverpool L15 5BG*****GUIDE PRICE £200,000+**

- **Three storey mid town house split into three flats. Development opportunity.**

Description A three storey mid-town house property currently arranged as three flats and has been stripped out back to bare brick for works to commence. Planning permission has recently expired to convert the property to provide three three-bedroomed self-contained apartments and interested parties should make their own enquiries. Planning Reference No: 12f/0702 Once converted the property would be suitable for student investment purposes with a potential rental income of approximately £40,000 per annum or possible individual sales. Plans are available for inspection at the auctioneers Offices.

Situated Fronting Prince Albert Road off Church Road in a very popular and well established residential location within walking distance to Allerton Road amenities, Blue Coat School and approximately 4 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway

Ground Floor Flat 1 Approximately 80m² when complete

First Floor Flat 2 Approximately 80m² when complete

Second Floor Flat 3 Approximately 60m² when complete

Outside Yard to the rear with access to Barnhill Road



Not to scale. For identification purposes only



LOT

93

178 East Lancashire Road, Liverpool L11 3DS

*GUIDE PRICE £35,000–£45,000



Not to scale. For identification purposes only

- **Three bedroomed end town house. Benefitting from front and rear gardens, driveway, double glazing and central heating.**

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

Situated Fronting the East Lancashire Road close to the junction with Lower Lane and approximately 7 miles from the Liverpool city centre.

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

Ground Floor Hall, lounge, dining room and kitchen

First Floor Three bedrooms and bathroom/WC

LOT

94

ON BEHALF OF A HOUSING ASSOCIATION

52 Oak Leigh, Liverpool L13 7EW

*GUIDE PRICE £40,000–£45,000



Not to scale. For identification purposes only

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

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

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

Outside Yard to the rear.

Ground Floor Hall, Lounge, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

LOT
95

45 Maple Grove, Liverpool L8 0RL

*GUIDE PRICE £70,000–£80,000



Not to scale. For identification purposes only

- A three bedroomed mid terrace property currently let to four tenants producing a rental income of £13,920 per annum to include all services, double glazing and central heating.

Description A three bedroomed mid terrace property currently let to four tenants producing a rental income of £13,920 per annum to include all services. The property is in good order throughout and benefits from double glazing and central heating.

Situated Off Lodge Lane in a popular and well established residential location, close to local amenities, schooling and approximately 2 miles from Liverpool city centre.

Outside Yard to rear

Ground Floor Hall, Communal Lounge, Kitchen, Bathroom/WC, Letting room

First Floor Three Letting rooms

LOT
96

ON BEHALF OF LIVERPOOL CITY COUNCIL

14 Sulby Avenue, Liverpool L13 7HD

*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

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

Description A two-/three-bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for occupation or investment purposes following refurbishment and modernisation.

Situated Off Snafell Avenue which in turn is off Green Lane within close proximity

to Tuebrook and West Derby amenities and approximately 4 miles from Liverpool city centre.

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

First Floor Two Bedrooms, Box room, Wetroom/WC

Outside Yard to the rear.

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



Liverpool City Council

LOT

97

11 Wulstan Street, Liverpool L4 1RA

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **Three bedroom mid terrace. Double glazing. Central heating.**

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

Situated Off Stanley Road in a well-established location nearby to local amenities. Liverpool city centre is approximately 3 miles away.

Outside Rear Yard.

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

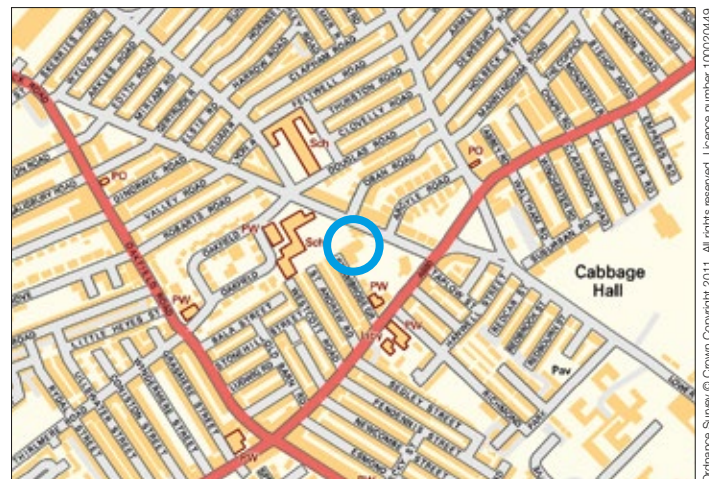
First Floor Three Bedrooms.

LOT

98

344 Walton Breck Road, Liverpool L4 2RP

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **Three storey four bedroom terrace. Double glazing. Central heating.**

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

Situated Fronting Walton Breck Road just off Breck Road in a popular residential location, close to local amenities, Liverpool Football Club and approximately 2.5 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Second Floor Bedroom with En Suite shower/WC

Outside Yard to rear

Ground Floor Hall, Through Living Room, Kitchen/Diner

LOT

99

13 Lorne Street, Liverpool L7 0JP

*GUIDE PRICE £70,000+



- A three storey semi-detached property converted to provide two self-contained flats (one one- and one two-bedrooms). Double glazing and central heating

Description A three storey semi-detached property converted to provide two self-contained flats (one one- and one two-bedrooms). The property benefits from double glazing and central heating. Following minor refurbishment the property would be suitable for investment purposes with a potential rental income of approximately £10,200 per annum.



Not to scale. For identification purposes only

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

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

Second Floor Further Bedroom.

Outside Yard to the rear.

Ground Floor Main entrance Hallway.

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

LOT

100

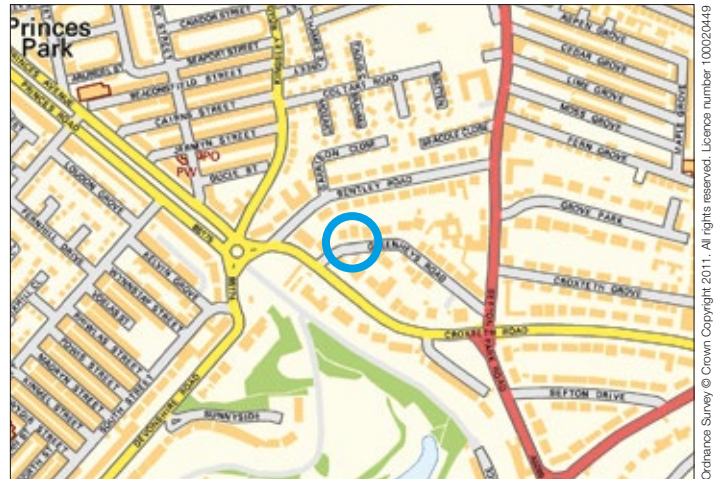
Flat 5, 4 Greenheys Road, Liverpool L8 0SX

*GUIDE PRICE £70,000+



- A second floor two bedroomed self-contained apartment within a detached property, double glazing, Economy 7 heating

Description A second floor two bed self-contained apartment. Benefitting from double glazing, Economy 7 heating, fitted kitchen to include integrated fridge/freezer, washing machine and dishwasher, secure CCTV intercom, communal gardens. In good order throughout and suitable for occupation or investment. When let the potential rental could be in excess of £7,800pa or it could be let to 2 students.



Not to scale. For identification purposes only

Situated Off Croxteth Road and Lodge Lane in a very popular and well established residential location within close proximity to Sefton and Princes Park and approximately 1 mile from Liverpool city centre.

Second Floor Flat 5 Hall, Open Plan Lounge/Kitchen, two Bedrooms, Bathroom/WC.

Outside Communal Gardens, Driveway.

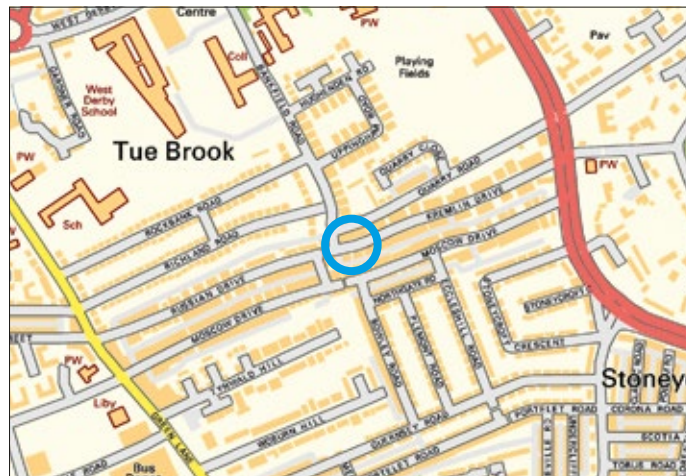
Ground Floor Main Entrance Hallway.

LOT

101

9 Kremlin Drive, Liverpool L13 7BU

*GUIDE PRICE £125,000+



Not to scale. For identification purposes only

- **Recently fully refurbished middle terraced property converted to provide three one-bedroomed self-contained flats.**

Description A middle terraced property converted to provide three one-bed self-contained flats. Recently fully refurbished to include new double glazing, central heating, secure entry system, fitted kitchens, bathrooms and carpets. The property is suitable for immediate investment with potential rental income of in excess of £15,000 pa.

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

Ground Floor Main Entrance, Hallway, Cloakroom.

Flat 1 Hall, Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC – with access to yard and cellar plus extra room/study

First Floor Flat 2 Hall, Open Plan Lounge/Kitchen, Bathroom/WC, stairs leading to Bedroom.

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

Outside Yard to the rear.

LOT

102

29 Sandbrook Way, Southport, Merseyside PR8 3RN

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

- **A two bedroom ground floor apartment producing £5,400 per annum, double glazing and central heating.**

Description A two bedroom ground floor apartment currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum. The property is in good order throughout and benefits from a new bathroom suite, double glazing and central heating.

Situated Off Segars Lane in a popular and well established residential location within close proximity to local amenities and schooling.

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

Outside Terrace and car parking to the rear

LOT

103

76 Arkles Lane, Liverpool L4 2SP

*GUIDE PRICE £75,000+



- **Investment property producing £9360 per annum. Double glazing. Central heating.**

Description A middle terrace property converted to provide two two-bedroomed self contained flats. The property benefits from double glazing and central heating. Both flats are currently let by way of Assured Shorthold Tenancies producing a rental income of approximately £9360.00 per annum.



Not to scale. For identification purposes only

Situated Fronting Arkles Lane overlooking Stanley Park in a popular and well established location within close proximity to local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

Kitchen, Shower/WC, two Bedrooms.

First Floor

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

Outside Yard to the rear.

Ground Floor Main Entrance Hallway **Flat 1** Hall, Lounge,

LOT

104

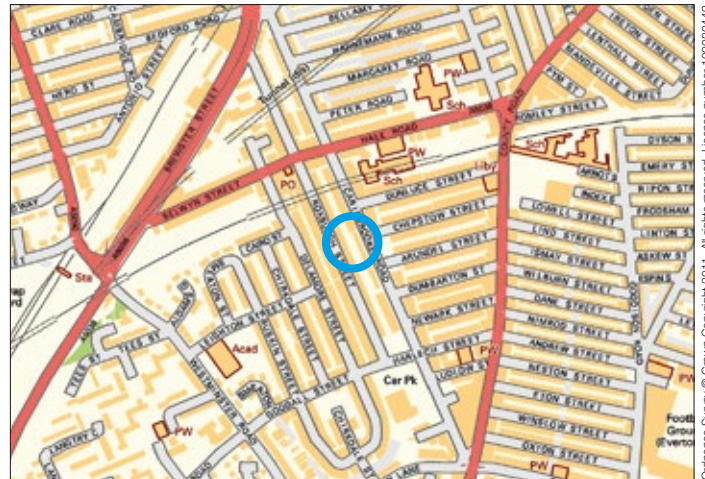
81 Carisbrooke Road, Liverpool L4 3QY

*GUIDE PRICE £50,000-£60,000



- **Four bedroom end of terrace. Double glazing. Central heating. In need of refurbishment.**

Description A four bedroomed end of terrace property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for occupation, resale or investment purposes. Alternatively the property would be suitable as a 5/6 bed HMO Investment with a potential rental income of approximately £20,000 per annum, subject to any relevant consents.



Not to scale. For identification purposes only

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

First Floor Three Bedrooms, Bathroom/WC

Second Floor Further Bedroom above

Outside Yard to rear

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

LOT

105

Stan Farm Lodge, School Lane, Knowsley, Prescot L34 9EN
GUIDE PRICE £80,000+



- A plot of land approximately 1½ acres with a cottage which could either be redeveloped or demolished.

Description A plot of land approximately 1½ acres suitable for possible redevelopment to provide a detached house and stables, subject to any necessary planning consents. There is a cottage currently on the site which could either be redeveloped or demolished.

Situated The land is situated just off Gellings Lane which in turn is off Randles Road off School Lane in a popular location. Access is via Gellings Riding School. Foot access is also available via Firtree Drive South opposite Zander Grove.



Not to scale. For identification purposes only

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LOT

106

207 Stanley Road, Kirkdale, Liverpool L5 7QB

*GUIDE PRICE £25,000+



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



Not to scale. For identification purposes only

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

Note

The property has not been internally inspected by Sutton Kersh.

LOT

107

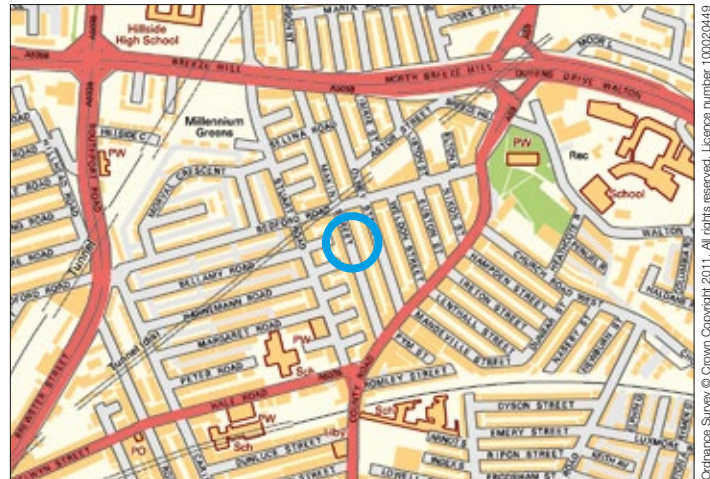
60 Makin Street, Liverpool L4 5QG

*GUIDE PRICE £40,000+



- **Three bedroomed middle terraced. Double glazed. Central heating. Potential rental income of £5,700 per annum.**

Description A three bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for immediate investment purposes with a potential rental income of £5,700 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.

Notes



11 Allerton Road, Liverpool L18 1LG

0151 482 2594

lettings@suttonkersh.co.uk

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

Purchaser Details

Full name(s)

Company

Address

..... Postcode

Business telephone Home telephone

Solicitors

..... Postcode

For the attention of

Telephone

Signed by prospective purchaser

Date

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

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

.....

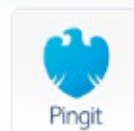
.....

Date of signing

**NOW ACCEPTING
PAYMENT BY**



Pay with
Barclays Pingit
Scan this code to
pay now



Telephone bidding form

Name

Address

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

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

Lot No. of property to be bid on

Property known as

Maximum bid (Figures)

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

Buyer's Administration Charge – Should my bid be successful I agree to pay a Buyer's Administration Charge of £500

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

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

Solicitor address

Tel no Fax no

Person acting

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

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

Signed by prospective purchaser Date

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

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

.....

.....

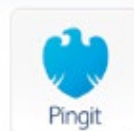
Date of signing

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

**NOW ACCEPTING
PAYMENT BY**



Pay with
Barclays Pingit
Scan this code to
pay now



Common Auction Conditions

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

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

INTRODUCTION

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

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

Important notice

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

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

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

GLOSSARY

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

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

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

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

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

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

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

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

Auction The AUCTION advertised in the CATALOGUE.

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

Auctioneers The AUCTIONEERS at the AUCTION.

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

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

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

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

Condition One of the AUCTION CONDUCT CONDITIONS or SALES CONDITIONS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VAT option An option to tax.

We (and us and our) The AUCTIONEERS.

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

AUCTION CONDUCT CONDITIONS

A1 Introduction

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

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

A2 Our role

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

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

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

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

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

A3 Bidding and reserve prices

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

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

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

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

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

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

A4 The particulars and other information

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

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

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

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

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

A5 The contract

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

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

A5.3 YOU must before leaving the AUCTION:

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

A5.4 If you do not we may either:

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

A5.5 The deposit:

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

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

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

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

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

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

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

G1. The lot

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

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

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

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

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

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

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

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

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

G1.9 The BUYER buys with full knowledge of:

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

G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.

G15. Transfer as a going concern

G15.1 Where the SPECIAL CONDITIONS so state:

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

G15.2 The SELLER confirms that the SELLER

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

G15.3 The BUYER confirms that:

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

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

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

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

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

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

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

G16. Capital allowances

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

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

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

G16.4 The SELLER and BUYER agree:

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

G17. Maintenance agreements

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

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

G18. Landlord and Tenant Act 1987

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

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

G19. Sale by practitioner

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

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

G19.4 The LOT is sold:

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

G19.5 Where relevant:

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

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

G20. TUPE

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

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

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

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

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

G21. Environmental

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

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

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

G22. Service Charge

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

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

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

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

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

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

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

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

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

G23. Rent reviews

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

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

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

G23.4 The SELLER must promptly:

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

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

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

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

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

G24. Tenancy renewals

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

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

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

G24.4 Following COMPLETION the BUYER must:

- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
- (b) take all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
- (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.

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

G25. Warranties

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

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

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

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

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

G26. No assignment

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

G27. Registration at the Land Registry

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

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

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

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

G28. Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

G29. Contracts (Rights of Third Parties) Act 1999

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

Extra General Conditions

Applicable for all lots where the Common Auction Conditions apply.

1. The Deposit

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

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

2. Buyer's Administration Charge

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

3. Extra Auction Conduct Conditions

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

4. Searches

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

Commercial Property and Professional Services

Auctions – Liverpool

2 Cotton Street
Liverpool L3 7DY
Tel: 0151 207 6315
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Commercial Property

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Surveys & Valuations

2 Cotton Street
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Auctions – London

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Block Management

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Mortgages

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