

NOW INVITING  
INSTRUCTIONS  
FOR OUR  
15 SEPTEMBER AUCTION

# SuttonKersh



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

**Thursday 14 July 2016**

**Commencing at 12 noon prompt at**

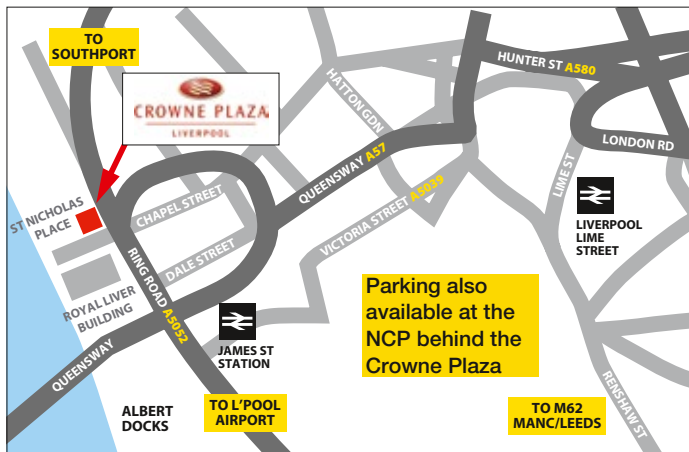
Crowne Plaza 2 St Nicholas Place

Pier Head Liverpool L3 1QW



[www.suttonkersh.co.uk](http://www.suttonkersh.co.uk)

# Location



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

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

Please speak to Cathy Holt on **0151 207 6315**

Or email [cathy.holt@suttonkersh.co.uk](mailto:cathy.holt@suttonkersh.co.uk)

## Auction programme 2016

### AUCTION DATES

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

### CLOSING DATES

15th January  
4th March  
29th April  
17th June  
19th August  
7th October  
18th November

## Auction programme 2017

### AUCTION DATES

9th February  
30th March  
25th May  
13th July  
14th September  
2nd November  
14th December

### CLOSING DATES

13th January  
3rd March  
28th April  
16th June  
18th August  
6th October  
17th November

# Merseyside's leading auction team...



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



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



**Andrew Binstock Bsc (Hons)**  
Auctioneer



**Katie Donohue Bsc (Hons) MNAVA**  
Auction Valuer  
[katie@suttonkersh.co.uk](mailto:katie@suttonkersh.co.uk)

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

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



for free advice or to arrange a free valuation

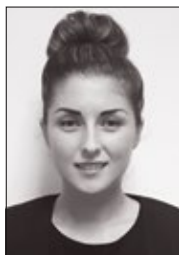
**0151 207 6315**  
[auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk)



**Shannen Woods**  
Auction Administrator  
[shannen@suttonkersh.co.uk](mailto:shannen@suttonkersh.co.uk)



**Victoria Kenyon**  
Administrator  
[victoria.kenyon@suttonkersh.co.uk](mailto:victoria.kenyon@suttonkersh.co.uk)



**Elle Benson**  
Administrator  
[elle.benson@suttonkersh.co.uk](mailto:elle.benson@suttonkersh.co.uk)



**Paul Holt**  
Administrator  
[paul@suttonkersh.co.uk](mailto:paul@suttonkersh.co.uk)

*Estate Agency Disclaimer: Sutton Kersh is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority. Registered in England No. 00789476, Registered Office: 88-103 Caldecotte Lake Drive, Caldecotte, Milton Keynes, MK7 8JT*

# Auctioneer's pre-sale announcements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

14 Please bid clearly and do not delay.

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

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

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

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

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

17 A successful purchaser will also be required to pay a Buyer's Administration charge of £500 plus VAT (unless stated otherwise within the property description in the catalogue) 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 26 May

LOT	PROPERTY	RESULT	PRICE
1	27 Norton Grove, Maghull, Liverpool L31 5JX	Sold	£80,000
2	Tabernacle United Reformed Church, Coleshill Street, Holywell CH8 7UP	Sold	£25,000
3	23 Emery Street, Liverpool L4 5UY	Sold	£30,500
4	3 Coronation Street, Ince, Wigan, Lancashire WN3 4UL	Sold	£40,000
5	2 Marnwood Walk, Kirkby, Liverpool L32 5TS	Sold Prior	
6	2 Colwell Close, Liverpool L14 8YF	Withdrawn	
7	Lydiate Farm, Rothwells Lane, Liverpool L23 1TN	Sold	£115,000
8	16 Suburban Road, Liverpool L6 0BP	Sold	£54,000
9	102 Hornby Boulevard, Bootle, Liverpool L21 8HQ	Sold Prior	
10	108 Gainsborough Road, Liverpool L15 3HX	Sold	£75,000
11	16 Meribel Square, Prescot, Merseyside L34 5TH	Sold	£50,000
12	154 Mold Road, Mynydd Isa, Mold, Wrexham CH7 6TF	Sold	£125,000
13	49 Colville Street, Liverpool L15 4JX	Available At	£60,000
14	The Banjo Public House, 1 Queens Road, Bootle, Merseyside L20 7BN	Withdrawn	
15	29a Walton Vale/1a Windsor Road, Walton, Liverpool L9 4RA	Available At	£165,000
16	71 Linacre Road, Litherland, Liverpool L21 8NP	Sold Prior	
17	465 And 465a Rice Lane, Liverpool L9 3BZ	Available At	£65,000
18	39 Hale Road, Walton, Liverpool L4 3RL	Sold Prior	
19	Land At Foundry Road, Parton, Whitehaven, Cumbria CA28 6PA	Sold	£5,000
20	14 Clifton Road, Anfield, Liverpool L6 4BQ	Sold	£108,000
21	42 Dewsbury Road, Liverpool L4 2XG	Sold After	
22	92 Antonio Street, Bootle, Merseyside L20 2EU	Available At	£50,000
23	150 Princes Road, Liverpool L8 2UL	Sold After	
24	Flat 38, Block F, Acresgate Court, Gateacre, Liverpool L25 4UF	Sold Prior	
25	Non Pareil Pub, 58 Arley Street/Marshall Place, Liverpool L3 6HB	Sold	£100,000
26	Land North Of Montgomery Close, Whiston, Prescot, Merseyside L35 3RD	Sold Prior	
27	13 Froghall Lane, Warrington WA2 7JL	Available At	£155,000
28	49 Handfield Street, Liverpool L5 6PE	Sold	£38,000
29	54-58 Breck Road, Anfield, Liverpool L4 2QS	Available At	£170,000
30	67 Moscow Drive, Liverpool L13 7DF	Sold Prior	
31	5 Whistley Street, Platt Bridge, Wigan, Lancashire WN2 5BH	Sold	£32,000
32	46 St. Andrew Road, Liverpool L4 2RJ	Sold	£35,000
33	57 Mersey Road, Widnes, Cheshire WA8 0DS	Available At	£50,000
34	26 Stanley Road, Bootle, Merseyside L20 2aa	Available At	£40,000
35	15 Eliza Street, St. Helens, Merseyside WA9 4JJ	Sold	£40,000
36	26 Greenleaf Street, Liverpool L8 0RB	Sold	£38,000
37	14 Kipling Street, Bootle, Merseyside L20 4QE	Sold	£35,250
38	50 Parkside Road, Birkenhead, Merseyside CH42 5NZ	Sold	£40,000
39	40 Newling Street, Birkenhead, Merseyside CH41 4HX	Sold	£40,000
40	53 Lea Road, Wallasey, Merseyside CH44 0DT	Sold	£50,000
41	8 Whitby Street, Liverpool L6 4DH	Sold	£40,500
42	Land At Station Road, Great Sankey, Warrington WA5 1RH	Sold After	
43	49 Altfinch Close, Liverpool L14 8YQ	Withdrawn	
44	56-70 Conwy Drive, Liverpool L6 5JP	Postponed	
45	7 Wulstan Street, Liverpool L4 1RA	Sold After	
46	Flat 12, 16 Alexandra Drive, Sefton Park, Liverpool L17 8TD	Sold Prior	
47	475 Rice Lane, Liverpool L9 8AP	Available At	£75,000
48	56 St. Marys Road, Garston, Liverpool L19 2JD	Sold Prior	
49	33-35 Chester Street, Flint, Clwyd CH6 5BL	Available At	£100,000
50	323 - 323a East Prescot Road, Liverpool L14 2DD	Available At	£70,000
51	14 Colwell Close, Liverpool L14 8YF	Sold	£40,000
52	24 Stonefield Road, Liverpool L14 0NY	Sold	£45,000
53	Flat 15, 16 Alexandra Drive, Sefton Park, Liverpool L17 8TD	Sold	£65,000
54	260 Walton Breck Road, Liverpool L4 0SZ	Sold Prior	

55	Land At Warrington Road, Platt Bridge, Wigan, Lancashire WN2 5JA	Sold	£15,000
56	8 St. Andrew Road, Liverpool L4 2RJ	Sold After	
57	Flat 1, 11 Peel Road, Bootle, Merseyside L20 4RL	Postponed	
58	Christleton Close, Prenton, Merseyside CH43 0XF	Postponed	
59	Flat 1, 56 & Flats 2,3,5,7,8,9 Of 58 Christleton Close, Prenton CH43 0XF	Sold After	
60	28 Owen Road, Kirkdale, Liverpool L4 1RW	Sold	£33,000
61	Flat 2, 11 Peel Road, Bootle, Merseyside L20 4RL	Postponed	
62	15 Froghall Lane, Warrington WA2 7JL	Available At	£155,000
63	76a Tulketh Street, Southport, Merseyside PR8 1BX	Available At	£53,000
64	9 Cross Lane, Whiston, Prescot, Merseyside L35 3QG	Sold After	
65	13 St. Ambrose Grove, Liverpool L4 2RL	Sold	£59,000
66	11 Mowbray Grove, Liverpool L13 1DN	Sold	£57,000
67	63 Orwell Road, Liverpool L4 1RG	Sold	£40,000
68	8 Galloway Street, Liverpool L7 6PD	Sold	£41,000
69	6 Whitby Street, Liverpool L6 4DH	Sold	£44,000
70	7 Bertram Road, Sefton Park, Liverpool L17 8UE	Sold	£376,000
71	59 Larkhill Lane, Clubmoor, Liverpool L13 9BL	Withdrawn	
72	Land At Chapel Lane, Hoghton, Preston PR5 0RY	Sold	£7,000
73	47 South Hill Road, Liverpool L8 9RY	Sold After	
74	139 Picton Road, Wavertree, Liverpool L15 4LG	Sold	£75,000
75	18 Queens Road, Birkenhead, Merseyside CH42 1QY	Sold	£155,000
76	Plot C Land At Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU	Sold	£25
77	Plot D Land At Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU	Sold	£1
78	Plot E Land At Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU	Sold	£20
79	Plot K Land At Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU	Sold	£10
80	Plot L Land At Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU	Sold	£40
81	Plot M Land At Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU	Sold	£30
82	Plot N Land At Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU	Sold	£55
83	Plot O Land At Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU	Sold	£85
84	89 Pitt Street, St. Helens, Merseyside WA9 1NB	Sold	£53,500
85	17 Bridgewater Street, Runcorn, Cheshire WA7 1LH	Available At	£45,000
86	108-112 Wood Street, Liverpool L1 4DH	Sold	£131,000
87	82 Herbert Street, St. Helens, Merseyside WA9 3LF	Sold	£58,500
88	37 Oxton Close, Aigburth, Liverpool L17 9RB	Sold Prior	
89	5 Wulstan Street, Liverpool L4 1RA	Available At	£42,500
90	21 Toft Street, Liverpool L7 2PS	Sold	£55,750
91	23 Denford Road, Liverpool L14 2DL	Sold	£54,000
92	55 Prince Alfred Road, Liverpool L15 5BG	Sold Prior	
93	178 East Lancashire Road, Liverpool L11 3DS	Sold	£68,500
94	52 Oak Leigh, Liverpool L13 7EW	Sold	£47,000
95	45 Maple Grove, Liverpool L8 0RL	Available At	£80,000
96	14 Sulby Avenue, Liverpool L13 7HD	Sold	£66,000
97	11 Wulstan Street, Liverpool L4 1RA	Available At	£45,000
98	344 Walton Breck Road, Liverpool L4 2RP	Sold Prior	
99	13 Lorne Street, Liverpool L7 0JP	Available At	£75,000
100	Flat 5, 4 Greenheys Road, Liverpool L8 0SX	Available At	£70,000
101	9 Kremlin Drive, Liverpool L13 7BU	Withdrawn	
102	29 Sandbrook Way, Southport, Merseyside PR8 3RN	Available At	£30,000
103	76 Arkles Lane, Liverpool L4 2SP	Available At	£85,000
104	81 Carisbrooke Road, Liverpool L4 3QY	Available At	£55,000
105	Stan Farm Lodge, School Lane, Knowsley, Prescot, Merseyside L34 9EN	Sold	£80,000
106	207 Stanley Road, Kirkdale, Liverpool L5 7QB	Available At	£30,000
107	60 Makin Street, Liverpool L4 5QG	Sold	£39,950

Total Realisation = Over £4.6 million

# 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**

**List B – Evidence of Residence**

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	

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 14 July

For sale by public auction unless sold prior or withdrawn

1	268 Stanley Road, Bootle, Merseyside L20 3ER	*£90,000+
2	49 Greenleaf Street, Liverpool L8 0RA	*£35,000+
3	108 Aigburth Road, Aigburth, Liverpool L17 7BP	*£120,000+
4	13 Lorne Street, Liverpool L7 0JP	*£70,000+
5	37 Dalemeadow Road, Knotty Ash, Liverpool L14 5PL	*£45,000+
6	5 Norwich Road, Liverpool L15 9HL	*£200,000–£225,000
7	Flat 2, 24 Tapestry Gardens, Birkenhead CH41 7BQ	*£30,000–£35,000
8	2 Grange Street, Liverpool L6 4AZ	*£30,000–£35,000
9	Flat 3, 14d Walton Park Mansions, Walton Park, Liverpool L9 1EZ	*£40,000+
10	114 Bridge Road, Litherland, Liverpool L21 8NT	*£45,000+
11	Land behind Littlewood Lodge, Deysbrook Lane, L12 0HA	*£30,000+
12	22 St. Andrew Road, Liverpool L4 2RJ	*£25,000–£30,000
13	49 Scorton Street, Liverpool L6 4AS	*£35,000–£40,000
14	42 St. Andrew Road, Liverpool L4 2RJ	*£20,000–£25,000
15	Flat 5, 4 Greenheys Road, Liverpool L8 0SX	*£65,000–£70,000
16	25 Harebell Street, Liverpool L5 7RL	*£40,000+
17	Unit 1 Indigo Works, Oil Sites Road, Ellesmere Port CH65 4EY	*£60,000+
18	Flats 1, 2 & 4, 22 Croxteth Grove, Liverpool L8 0RX	*£90,000+
19	Flats 3 & 5, 22 Croxteth Grove, Liverpool L8 0RX	*£50,000+
20	323–323a East Prescot Road, Liverpool L14 2DD	*£65,000+
21	1 Chetwynd Road, Prenton, Merseyside CH43 2JJ	*£175,000+
22	162 Kensington, Liverpool L7 8XE	*£75,000+
23	128 Moore Street, Bootle, Merseyside L20 4PL	*£35,000+
24	72 Longfellow Street, Liverpool L8 0QX	*£45,000+
25	197 Wargrave Road, Newton-le-Willows, Merseyside WA12 8JT	*£75,000+
26	57 Mersey Road, Widnes, Cheshire WA8 0DS	*£45,000–£50,000
27	17 Bridgewater Street, Runcorn, Cheshire WA7 1LH	*£40,000+
28	138–140 Prescot Road, St. Helens, Merseyside WA10 3TY	*£350,000+
29	26 Harebell Street, Liverpool L5 7RP	*£35,000+
30	5 Wulstan Street, Liverpool L4 1RA	*£37,000+
31	475 Rice Lane, Liverpool L9 8AP	*£65,000+
32	56–70 Conwy Drive, Liverpool L6 5JP	*£90,000+
33	Flat A, 11 Derwent Road West, Liverpool L13 6QP	*£25,000+
34	13 Townsend Lane, Anfield, Liverpool L6 0AX	*£15,000+
35	28 Walton Hall Avenue, Liverpool L4 6UF	*£70,000–£80,000
36	52 Violet Road, Liverpool L21 6NZ	*£35,000+
37	50 Rector Road, Liverpool L6 0BY	*£40,000+
38	12/5 Social Club, Rusland Road, Liverpool L32 6QW	*£125,000+
39	308 Park Road, Toxteth, Liverpool L8 4QY	*£110,000+
40	25 Fairfield Street, Liverpool L7 0JY	*£75,000+
41	54 Thirlmere Road, Everton, Liverpool L5 6PP	*£40,000–£45,000
42	65 Rodney Street, Birkenhead, Merseyside CH41 2RQ	*£50,000+
43	20 Rydal Street, Liverpool L5 6QS	*£45,000+
44	81 High Street, Wavertree, Liverpool L15 8HF	*£150,000+
45	22 The Promenade, Southport, Merseyside PR8 1QU	*£350,000–£400,000
46	14 Faraday Street, Liverpool L5 6PL	*£45,000+
47	11 Randolph Street, Liverpool L4 0SA	*£25,000+
48	62 Coniston Street, Liverpool L5 6QZ	*£45,000+
49	23 Snowberry Road, Liverpool L14 8XN	*£40,000–£45,000
50	182 Prescot Road, Fairfield, Liverpool L7 0JD	*£55,000+
51	86 Grosvenor Road, Wavertree, Liverpool L15 0HB	*£50,000+
52	Coedle, Red Wharf Bay, Pentraeth, Gwynedd LL75 8RJ	*£500,000+
53	11 Wulstan Street, Liverpool L4 1RA	*£38,000+
54	115/117 Windsor Street/corner of Gwendoline Street, Liverpool L8 8EF	*£35,000–£45,000

55	13 & 15 Froghall Lane, Warrington WA2 7JL	*£275,000+
56	92 Antonio Street, Bootle, Merseyside L20 2EU	*£45,000+
57	Three Garages and Land at Chapel Avenue, Liverpool L9 2BY	*£10,000+
58	555 East Prescot Road, Liverpool L14 2EG	*£40,000–£45,000
59	34 Sergrim Road, Liverpool L36 2QD	*£55,000+
60	Apt 3, 72 Canning Street, Liverpool L8 7NR	*£135,000+
61–72	Plot 25–36 Land at Watling Street, Hints, Tamworth, Staffordshire B78 3DF	*nil reserve
73	143 Hall Lane, Kensington, Liverpool L7 8TF	*£70,000+
74	33 Greenleaf Street, Liverpool L8 0RA	*£35,000+
75	1 Croxdale Road, Liverpool L14 8XX	*£40,000+
76	18a Windsor Street, Liverpool L8 1XF	*£50,000+
77	The Midden Public House, 93 Rydal Street, Liverpool L5 6QR	*£65,000–£75,000
78	45 Moore Street, Bootle, Merseyside L20 4SE	*£30,000+
79	25 Wharnccliffe Road, Old Swan, Liverpool L13 3ED	*£60,000+
80	1 Arrowe View, Arrowe Park Road, Wirral CH49 0UR	*£45,000–£50,000
81	98 Wykeham Street, Liverpool L4 1QY	*£30,000–£35,000
82	11 Briar Street, Liverpool L4 1RB	*£25,000+
83	50 Oak Leigh, Liverpool L13 7EN	*£40,000–£45,000
84	18 Bligh Street, Liverpool L15 0HF	*£30,000–£35,000
85	1a Diana Street, Liverpool L4 5RX	*£50,000+
86	1a Dorset Avenue, Liverpool L15 2JA	*£40,000+
87	183–185 Rawson Road, Liverpool L21 1HN	*£25,000–£30,000
88	49 County Road, Walton, Liverpool L4 3QA	*£60,000+
89	5, 7 & 9 Horsfall Street, Liverpool L8 6RU	*£100,000+
90	59 Glengariff Street, Tuebrook, Liverpool L13 8DW	*£50,000+
91	90 Oxford Road, Waterloo, Liverpool L22 7RF	*£220,000+
92	Apt 56, 71 Sefton Street, Toxteth, Liverpool L8 6UD	*£110,000+
93	73a Stanley Road, Liverpool L20 7BZ	*£10,000–£15,000
94	22 Wendell Street, Liverpool L8 0RQ	*£35,000+
95	84 Chirkdale Street, Liverpool L4 3SQ	*£35,000+
96	26 St. Domingo Vale, Liverpool L5 6RW	*£60,000+
97	35 Somerford Road, Liverpool L14 0ND	*£50,000–£60,000
98	145 Laird Street, Birkenhead, Merseyside CH41 0AA	*£50,000–£60,000
99	4 Springbank Road, Liverpool L4 2QR	*£40,000–£45,000
100	54 Sutton Street, Liverpool L13 7EL	*£45,000+
101	45 Botanic Road, Liverpool L7 5PX	*£130,000+
102	29a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX	*£25,000+
103	16 Ferny Brow Road, Wirral, Merseyside CH49 8EE	*£65,000+
104	17/17a/19 Holt Road, Liverpool L7 2PL	*£80,000–£85,000
105	62 Priory Road, Liverpool L4 2RZ	*£75,000–£85,000
106	30 Garmoyle Road, Liverpool L15 3HW	*£90,000+

\*Guide prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to auction. Unless stated otherwise, each lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the lot during the auction). We expect the reserve will be set within the guide range or no more than 10% above a single figure guide.

Now accepting instructions for our  
15 September auction  
Closing date 19 August



James Kersh MRICS [james@suttonkersh.co.uk](mailto:james@suttonkersh.co.uk)  
Cathy Holt MNAEA [cathy.holt@suttonkersh.co.uk](mailto:cathy.holt@suttonkersh.co.uk)

0151 207 6315



# Order of sale by type

## COMMERCIAL INVESTMENT

- 1 268 Stanley Road, Bootle, Merseyside L20 3ER
- 3 108 Aigburth Road, Aigburth, Liverpool L17 7BP
- 20 323-323a East Prescot Road, Liverpool L14 2DD
- 22 162 Kensington, Liverpool L7 8XE
- 31 475 Rice Lane, Liverpool L9 8AP
- 39 308 Park Road, Toxteth, Liverpool L8 4QY
- 44 81 High Street, Wavertree, Liverpool L15 8HF
- 50 182 Prescot Road, Fairfield, Liverpool L7 0JD
- 77 The Midden Public House, 93 Rydal Street, Liverpool L5 6QR
- 89 5, 7 & 9 Horsfall Street, Liverpool L8 6RU
- 98 145 Laird Street, Birkenhead, Merseyside CH41 0AA
- 105 62 Priory Road, Liverpool L4 2RZ

## DEVELOPMENT OPPORTUNITIES

- 17 Unit 1 Indigo Works, Oil Sites Road, Ellesmere Port CH65 4EY
- 38 12/5 Social Club, Rusland Road, Liverpool L32 6QW
- 45 22 The Promenade, Southport, Merseyside PR8 1QU
- 52 Coedle, Red Wharf Bay, Pentraeth, Gwynedd LL75 8RJ
- 54 115/117 Windsor Street/corner of Gwendoline Street, Liverpool L8 8EF
- 91 90 Oxford Road, Waterloo, Liverpool L22 7RF

## LAND

- 11 Land behind Littlewood Lodge, Deysbrook Lane, L12 0HA
- 57 Three Garages and Land at Chapel Avenue, Liverpool L9 2BY
- 61-72 Plot 25-36 Land at Watling Street, Hints, Tamworth, Staffordshire B78 3DF

## RESIDENTIAL INVESTMENT

- 16 25 Harebell Street, Liverpool L5 7RL
- 18 Flats 1, 2 & 4, 22 Croxteth Grove, Liverpool L8 0RX
- 19 Flats 3 & 5, 22 Croxteth Grove, Liverpool L8 0RX

- 21 1 Chetwynd Road, Prenton, Merseyside CH43 2JJ
- 23 128 Moore Street, Bootle, Merseyside L20 4PL
- 28 138-140 Prescot Road, St. Helens, Merseyside WA10 3TY
- 29 26 Harebell Street, Liverpool L5 7RP
- 55 13 & 15 Froghall Lane, Warrington WA2 7JL
- 76 18a Windsor Street, Liverpool L8 1XF
- 102 29a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX

## VACANT COMMERCIAL

- 25 197 Wargrave Road, Newton-le-Willows, Merseyside WA12 8JT
- 34 13 Townsend Lane, Anfield, Liverpool L6 0AX
- 73 143 Hall Lane, Kensington, Liverpool L7 8TF
- 87 183-185 Rawson Road, Liverpool L21 1HN
- 88 49 County Road, Walton, Liverpool L4 3QA
- 104 17/17a/19 Holt Road, Liverpool L7 2PL

## VACANT RESIDENTIAL

- 2 49 Greenleaf Street, Liverpool L8 0RA
- 4 13 Lorne Street, Liverpool L7 0JP
- 5 37 Dalemeadow Road, Knotty Ash, Liverpool L14 5PL
- 6 5 Norwich Road, Liverpool L15 9HL
- 7 Flat 2, 24 Tapestry Gardens, Birkenhead CH41 7BQ
- 8 2 Grange Street, Liverpool L6 4AZ
- 9 Flat 3, 14d Walton Park Mansions, Walton Park, Liverpool L9 1EZ
- 10 114 Bridge Road, Litherland, Liverpool L21 8NT
- 12 22 St. Andrew Road, Liverpool L4 2RJ
- 13 49 Scorton Street, Liverpool L6 4AS
- 14 42 St. Andrew Road, Liverpool L4 2RJ
- 15 Flat 5, 4 Greenheys Road, Liverpool L8 0SX
- 24 72 Longfellow Street, Liverpool L8 0QX
- 26 57 Mersey Road, Widnes, Cheshire WA8 0DS
- 27 17 Bridgewater Street, Runcorn, Cheshire WA7 1LH
- 30 5 Wulstan Street, Liverpool L4 1RA
- 32 56-70 Conwy Drive, Liverpool L6 5JP
- 33 Flat A, 11 Derwent Road West, Liverpool L13 6QP
- 35 28 Walton Hall Avenue, Liverpool L4 6UF

- 36 52 Violet Road, Liverpool L21 6NZ
- 37 50 Rector Road, Liverpool L6 0BY
- 40 25 Fairfield Street, Liverpool L7 0JY
- 41 54 Thirlmere Road, Everton, Liverpool L5 6PP
- 42 65 Rodney Street, Birkenhead, Merseyside CH41 2RQ
- 43 20 Rydal Street, Liverpool L5 6QS
- 46 14 Faraday Street, Liverpool L5 6PL
- 47 11 Randolph Street, Liverpool L4 0SA
- 48 62 Coniston Street, Liverpool L5 6QZ
- 49 23 Snowberry Road, Liverpool L14 8XN
- 51 86 Grosvenor Road, Wavertree, Liverpool L15 0HB
- 53 11 Wulstan Street, Liverpool L4 1RA
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- 58 555 East Prescot Road, Liverpool L14 2EG
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- 60 Apt 3, 72 Canning Street, Liverpool L8 7NR
- 74 33 Greenleaf Street, Liverpool L8 0RA
- 75 1 Croxdale Road, Liverpool L14 8XX
- 78 45 Moore Street, Bootle, Merseyside L20 4SE
- 79 25 Wharncliffe Road, Old Swan, Liverpool L13 3ED
- 80 1 Arrowe View, Arrowe Park Road, Wirral CH49 0UR
- 81 98 Wykeham Street, Liverpool L4 1QY
- 82 11 Briar Street, Liverpool L4 1RB
- 83 50 Oak Leigh, Liverpool L13 7EN
- 84 18 Bligh Street, Liverpool L15 0HF
- 85 1a Diana Street, Liverpool L4 5RX
- 86 1a Dorset Avenue, Liverpool L15 2JA
- 90 59 Glengariff Street, Tuebrook, Liverpool L13 8DW
- 92 Apt 56, 71 Sefton Street, Toxteth, Liverpool L8 6UD
- 93 73a Stanley Road, Liverpool L20 7BZ
- 94 22 Wendell Street, Liverpool L8 0RQ
- 95 84 Chirkdale Street, Liverpool L4 3SQ
- 96 26 St. Domingo Vale, Liverpool L5 6RW
- 97 35 Somerford Road, Liverpool L14 0ND
- 99 4 Springbank Road, Liverpool L4 2QR
- 100 54 Sutton Street, Liverpool L13 7EL
- 101 45 Botanic Road, Liverpool L7 5PX
- 103 16 Ferny Brow Road, Wirral, Merseyside CH49 8EE
- 106 30 Garmoyle Road, Liverpool L15 3HW

## 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
- 19th August
- 7th October
- 18th November



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LOT

1

## 268 Stanley Road, Bootle, Merseyside L20 3ER

\*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

- **Commercial investment currently let producing £26,500 per annum until August 2016. Central heating. Alarm system. Electric roller shutters.**

**Description** A commercial investment currently let producing £26,500 per annum. The property comprises a ground floor retail unit plus basement together with rear and first floor offices. The property benefits from central heating, alarm system and electric roller shutters.

**Situated** Fronting Stanley Road within Bootle's busy shopping parade and overlooks the Bootle New Strand shopping centre.

**Basement** 20.2m<sup>2</sup> (217sq ft)

**Ground Floor** 91.2m<sup>2</sup> (982sq ft)

**First Floor** 33.7m<sup>2</sup> (363sq ft)

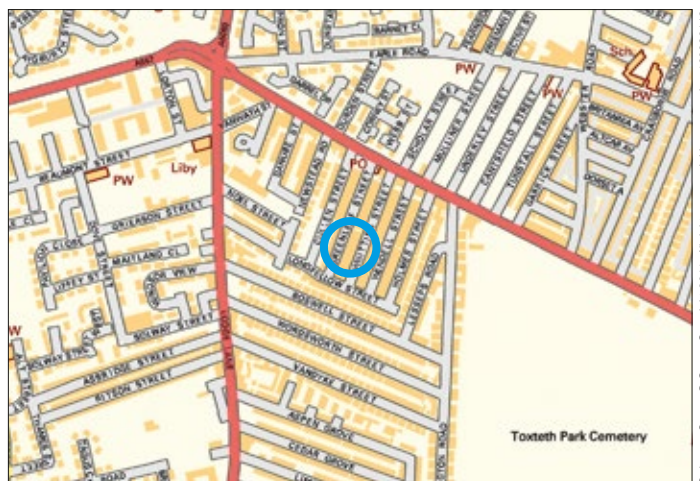
LOT

2

ON BEHALF OF A HOUSING ASSOCIATION

## 49 Greenleaf Street, Liverpool L8 0RA

\*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

- **A two bed mid terrace. Double glazing. Central heating.**

**Description** A two bedroomed mid terrace property benefitting from double glazing and central heating. Following modernisation this property would be suitable for investment purposes.

**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** Vestibule, Lounge, Kitchen, Bathroom/WC

**First Floor** Two bedrooms

LOT  
3

## 108 Aigburth Road, Aigburth, Liverpool L17 7BP

\*GUIDE PRICE £120,000+



Not to scale. For identification purposes only

- **Part let mixed use investment producing approximately £9,000 per annum, with a potential income of £16,800.**

**Description** A three storey mid-terraced property comprising of a ground floor retail unit together with a three-/four-bedroomed flat above. The ground floor benefits from electric roller shutters and storage heaters. The flat benefits from double glazing and central heating. They are both accessed via the same front entrance with a shared hallway. The flat is currently let to 4 students until July 2017 producing an annual rental income of approximately £9,000.

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

**Basement** Room.

**Ground Floor Shop** Main Sales Area, two Rear Rooms. Shared Hallway.

**First Floor Flat** Communal Lounge, two Letting Rooms, Communal Kitchen, Communal Bathroom/WC.

**Second Floor** Two Letting Rooms.

**Outside** Yard to the rear.

LOT  
4

## 13 Lorne Street, Liverpool L7 0JP

\*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

- **Three storey semi detached property converted into two self contained flats. Double glazing. Central heating.**

**Description** A three storey semi detached property converted to provide two self contained flats (one one-bedroom and one two-bedroom). 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.

**Situated** Off Prescot 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.

**Ground Floor** Main entrance Hallway.

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

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

**Second Floor** Further Bedroom.

**Outside** Yard to the rear.

LOT  
**5****37 Dalemeadow Road, Knotty Ash, Liverpool L14 5PL****\*GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

- **Two bedroom ground floor maisonette. Double glazing. Central heating. Communal gardens. Parking.**

**Description** A two bedroomed purpose built ground floor maisonette benefiting from double glazing, central heating, communal gardens and parking. Following modernisation the property would be suitable for occupation or investment purposes with a potential income of £5,700.00 per annum.

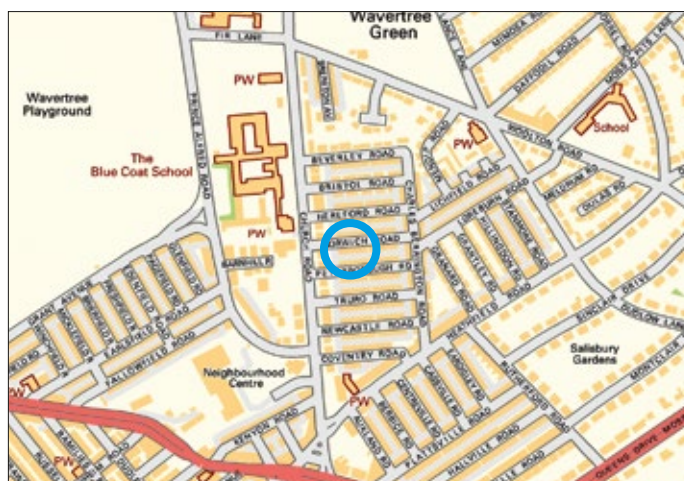
**Situated** Just off Thomas Lane in a very popular residential location close to local amenities, Alder Hey and Thomas Drive Hospital's, Schooling and approximately 4 miles from Liverpool city centre

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

**Outside** Communal gardens and parking

**Ground Floor** Main Entrance Hallway

**Flat** Hall, Lounge, Kitchen/Diner

LOT  
**6****5 Norwich Road, Liverpool L15 9HL****\*GUIDE PRICE £200,000–£225,000**

Not to scale. For identification purposes only

- **Double fronted seven bedroomed middle terraced property. Fully HMO compliant. Double glazing. Central heating. Currently producing £27,300 per annum.**

**Description** A double fronted seven bedroomed middle terraced property which is currently fully let and producing a rental income of £27,300 per annum. The property is fully HMO compliant and benefits from double glazing, central heating, two kitchens and two bathrooms. The property will be vacant on completion. The property would be suitable for continued use as an investment or alternatively it could be converted back to provide a good sized family home or two self contained flats, subject to any relevant planning consents.

**Situated** Off Church Road in a sought after location within easy access to Allerton Road amenities, schooling and approximately 4 miles south of Liverpool city centre.

**First Floor** Kitchen, Bathroom, Separate WC, four Letting Rooms.

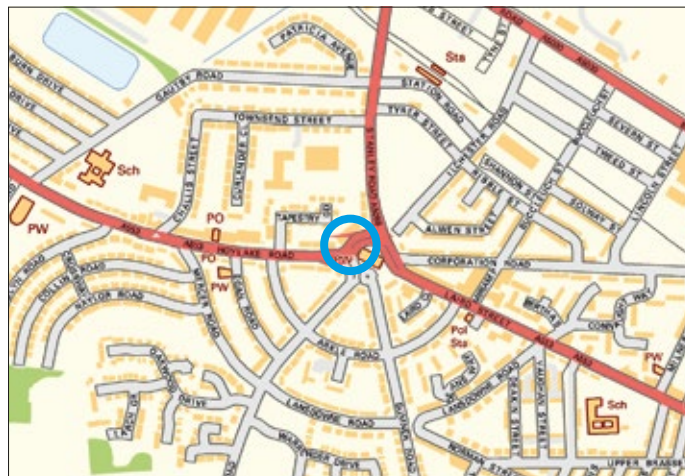
**Outside** Yard to the rear.

**Ground Floor** Vestibule, Entrance Hallway, three Letting rooms, Bathroom/WC, Communal Lounge, Kitchen.

LOT  
7

## Flat 2, 24 Tapestry Gardens, Birkenhead CH41 7BQ

\*GUIDE PRICE £30,000–£35,000



Not to scale. For identification purposes only

- **Two bed modern apartment. Double glazing. Electric heating.**

**Description** A modern ground floor two bedroomed apartment within a purpose built block benefiting from double glazing, electric heating and communal parking. The property would be suitable for investment purposes with a potential rental income being in excess of £5,400 per annum.

**Situated** Off Hoylake Road within close proximity to local amenities, Schooling and approximately 2.5 miles from Birkenhead town centre.

**Outside** Communal parking.

**Ground Floor** Main entrance Hallway.

**Apartment** Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

LOT  
8

ON BEHALF OF A HOUSING ASSOCIATION

## 2 Grange Street, Liverpool L6 4AZ

\*GUIDE PRICE £30,000–£35,000



Not to scale. For identification purposes only

- **Vacant two bed end terrace. Double glazing. Central heating.**

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

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

**Outside** Yard to the rear.

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

**First Floor** Two Bedrooms



LOT  
9

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

\*GUIDE PRICE £40,000+



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- **A two bedroomed purpose built second floor apartment. Central heating. Off road parking.**

**Description** A vacant two bedroomed purpose built second floor apartment benefiting from central heating and off road parking. This property would be suitable for investment purposes.

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

Kitchen, two Bedrooms, Bathroom/WC.

**Outside** Off road parking.

**Ground Floor** Main entrance hallway.

**Second Floor Flat** Hall, Lounge,

LOT  
10

## 114 Bridge Road, Litherland, Liverpool L21 8NT

\*GUIDE PRICE £45,000+



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- **Three bedroom end terrace. Double glazing. Central heating. Good condition.**

**Description** A double fronted three bedroomed end of terrace property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate occupation or investment purposes with a potential rental income of £6,000 per annum.

**Situated** fronting Bridge Road close to the junction with Linacre Road within easy reach of local amenities, schooling and approximately 5 miles from Liverpool city centre.

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

**Outside** Yard to the rear.

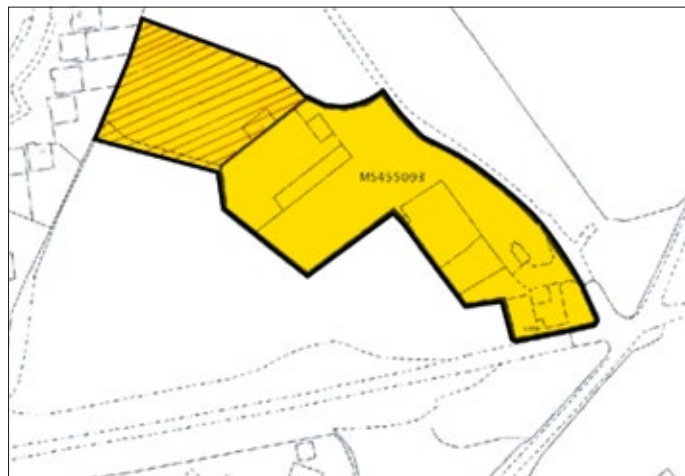
**Ground Floor** Hall, two Reception Rooms, Kitchen, Utility Room

LOT

11

## Land behind Littlewood Lodge, Deysbrook Lane, L12 0HA

\*GUIDE PRICE £30,000+



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Not to scale. For identification purposes only

- **Plot of brownfield land of approximately 0.4 acres. May be suitable for redevelopment subject to relevant consents.**

**Description** Plot of brownfield land of approximately 0.4 acres. The property may be suitable for development subject to gaining the necessary consents.

**Situated** Behind Littlewood Lodge on Deysbrook Lane which is off Croxteth Hall Lane within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

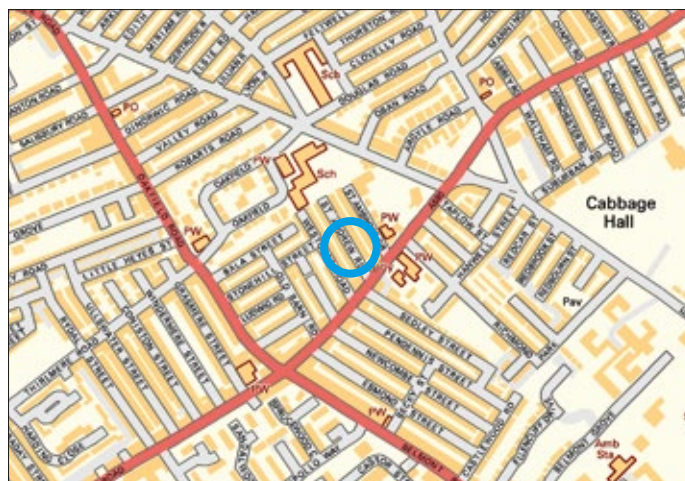
ON BEHALF OF A HOUSING ASSOCIATION

LOT

12

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

\*GUIDE PRICE £25,000-£30,000



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Not to scale. For identification purposes only

- **Three bedroomed middle terrace. Central heating.**

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

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

**Outside** Yard.

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

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

**First Floor** Three Bedrooms.

LOT  
**13****49 Scorton Street, Liverpool L6 4AS**  
\*GUIDE PRICE £35,000–£40,000

Not to scale. For identification purposes only

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- **Vacant three bed 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. The property has until recently been let on an Assured Shorthold Tenancy producing £6,200.00 per annum.

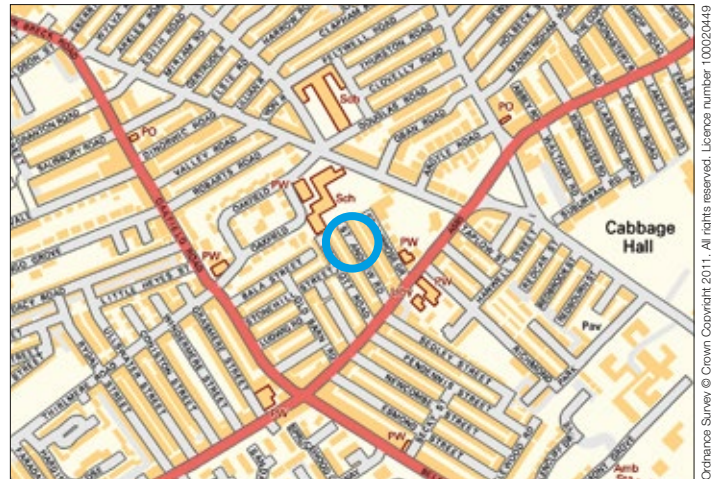
**Situated** Off Rocky Lane in a popular and well established residential area within close proximity to local amenities, Tuebrook amenities, Newsham Park and approximately 3 miles from Liverpool city centre.

**Attic** Further Bedroom.

**Outside** Yard to the rear.

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

**First Floor** Two bedrooms.

LOT  
**14****42 St. Andrew Road, Liverpool L4 2RJ**  
\*GUIDE PRICE £20,000–£25,000

Not to scale. For identification purposes only

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- **A four bedroomed mid terrace. In need of full upgrade and refurbishment scheme.**

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

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

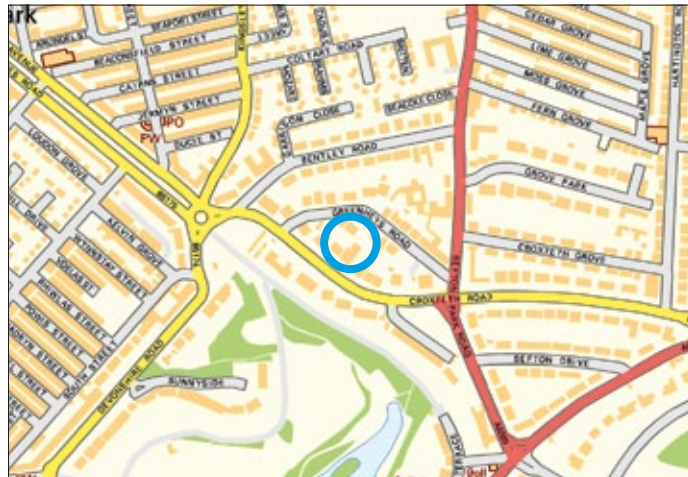
**First Floor** Two Bedrooms, Bathroom, Separate WC.

**Second Floor** Two Further bedrooms.

**Outside** Rear yard.

**Basement** Not inspected.

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

LOT  
**15****Flat 5, 4 Greenheys Road, Liverpool L8 0SX****\*GUIDE PRICE £65,000–£70,000**

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Not to scale. For identification purposes only

- **Second floor two bedrooomed self contained apartment. Double glazing. Economy 7 heating. CCTV intercom system. Communal gardens.**

**Description** A second floor two bedrooomed self contained apartment within a detached property arranged over three floors. The property benefits from double glazing, Economy 7 heating, fitted kitchen to include integrated fridge/freezer, washing machine and dish washer, secure CCTV intercom system and communal gardens. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. When let the potential rental income could be in excess of £7,800.00 per annum or alternatively it could be let to two students.

**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.

Open Plan Lounge/Kitchen, two Bedrooms, Bathroom/WC.

**Outside** Communal Gardens, Driveway.

**Ground Floor** Main Entrance Hallway.

**Second Floor** Flat 5 Hall,

LOT  
**16****25 Harebell Street, Liverpool L5 7RL****\*GUIDE PRICE £40,000+**

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Not to scale. For identification purposes only

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

**Description** A three bedrooomed 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.

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

**Outside** Yard to the rear.

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

**First Floor** Three Bedrooms.

LOT  
17

ON BEHALF OF MORTGAGEE NOT IN POSSESSION

Unit 1 Indigo Works, Oil Sites Road, Ellesmere Port CH65 4EY

\*GUIDE PRICE £60,000+

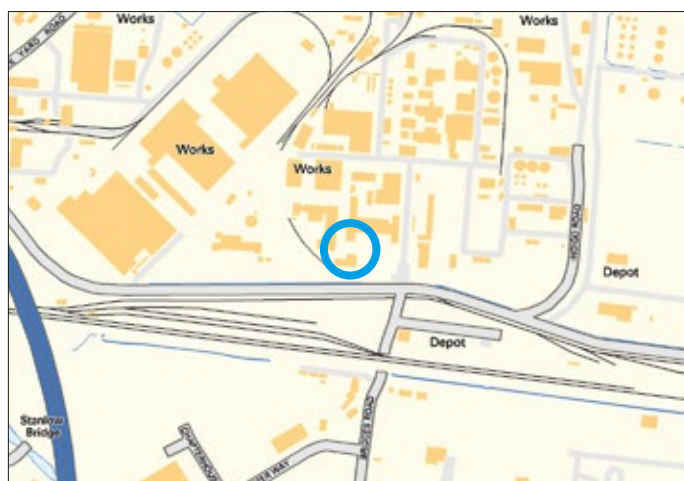


- **Offices together with two parcels of land with potential for development subject to obtaining any necessary planning consents.**

**Description** The site consists of office accommodation plus two parcels of land with potential for development subject to obtaining any necessary planning consents.

**Situated** The land is accessed off Indigo Road which in turn is accessed from Oil Sites Road approximately 1 mile from Ellesmere town centre.

**Note** All enquiries in regards to planning should be made to Ellesmere Port & Neston Borough Council Planning Department 0151 356 6789



Not to scale. For identification purposes only



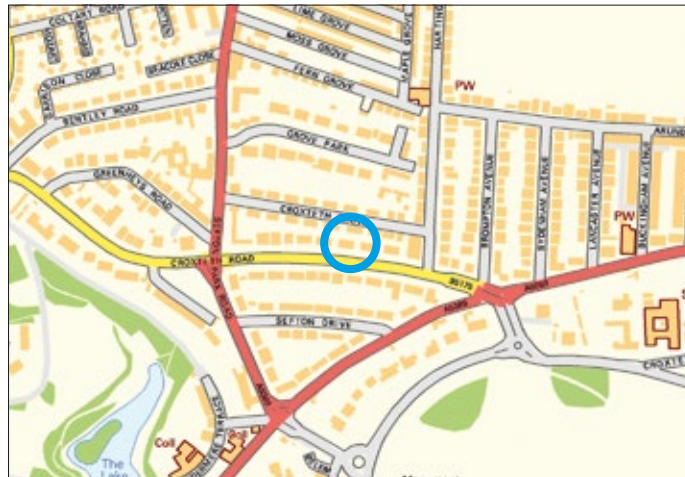
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LOT

18

## Flats 1, 2 &amp; 4, 22 Croxteth Grove, Liverpool L8 0RX

\*GUIDE PRICE £90,000+



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Not to scale. For identification purposes only

- **Part-let residential investment producing £5,780 per annum.**

**Description** A three storey Victorian double fronted semi detached property converted to provide five self contained flats. Two of the flats No 3 & 5 have been sold off separately on a long leasehold. We are selling Flats, 1, 2 and 4 (one two-bed and two one-bed) together with the Freehold Interest. Two of the flats are currently let by way of Assured Shorthold Tenancies at a rental of £5,780 per annum. Flat 1 is vacant. When fully let the potential annual rental income being in excess of £9,380 per annum. **We are offering Flats 3 and 5 in this auction as the next lot Number.**

**Situated** Off Hartington Road which in turn is off Croxteth Road in a popular and well established residential location within close proximity to local amenities, Schooling, Sefton and Princes Park and approximately 3 miles from Liverpool city centre.

**Ground Floor** Front Entrance  
**Flat 1** Hall, Lounge, Kitchen, two

Bedrooms, Bathroom/WC Side Entrance

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

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

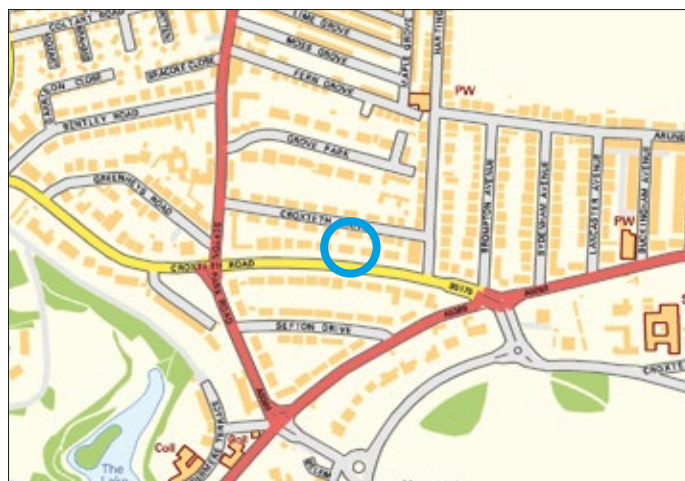
**Outside** Communal yard and parking for several cars

LOT

19

## Flats 3 &amp; 5, 22 Croxteth Grove, Liverpool L8 0RX

\*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

- **Two long leasehold flats. Both let producing a combined income of £8,760 per annum.**

**Description** A three storey Victorian double fronted semi detached property converted to provide five self contained flats. Three of the flats 1, 2 and 4 have been sold off separately. We are selling Flats 3 & 5 (two two-bed) on a long Leasehold. The flats are currently let by way of Assured Shorthold Tenancies at a rental of £8,760 per annum.

**Situated** Off Hartington Road which in turn is off Croxteth Road in a popular and well established residential location within close proximity to local amenities, Schooling, Sefton and Princes Park and approximately 3 miles from Liverpool city centre.

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

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

**Outside** Communal yard and parking for several cars.

LOT  
**20****323-323a East Prescot Road, Liverpool L14 2DD****\*GUIDE PRICE £65,000+**

Not to scale. For identification purposes only

- Mixed use investment producing £10,000 per annum. Double glazing. Central heating.**

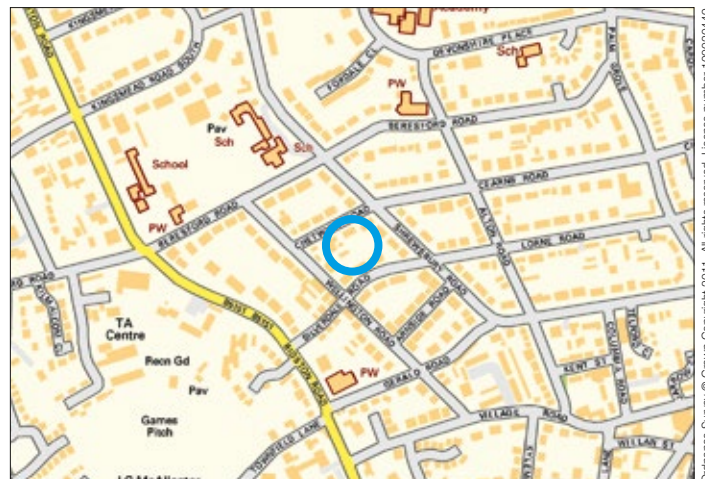
**Description** A mixed use investment property producing a rental income of in excess of £10,000 per annum. The property comprises a ground floor retail unit together with a studio flat above which is accessed via a separate entrance. The shop is currently let by way of a 5 year lease to Empire Flooring 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 Prescot 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.

**Ground Floor** Main sales area, Kitchen, WC.

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

**Outside** Rear yard.

LOT  
**21****1 Chetwynd Road, Prenton, Merseyside CH43 2JJ****\*GUIDE PRICE £175,000+**

Not to scale. For identification purposes only

- Part-let residential investment producing £6,248 per annum.**

**Description** A substantial three storey semi detached property converted to provide three self contained flats (one one-bed, one two-bed and one large two-/four- bed). Two of the flats are currently let, Flat 2 is let by way of an Assured Shorthold tenancy at a rental of £3,960 per annum. Flat 3 is let by way of a regulated tenancy at a rental of £2,288.00. The property benefits from front and gardens and off road parking.

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

**Ground Floor** Main Entrance Hallway

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

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

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

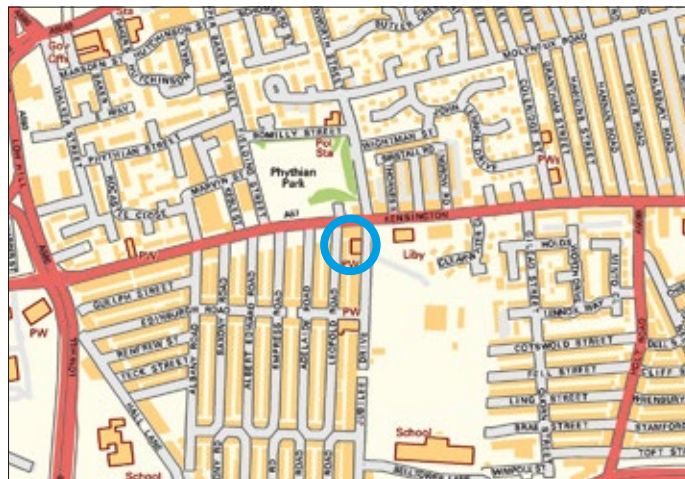
**Outside** Gardens to the front and rear. Driveway.

LOT

22

## 162 Kensington, Liverpool L7 8XE

\*GUIDE PRICE £75,000+



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Not to scale. For identification purposes only

- **Mixed use investment producing approximately £7,200.00 per annum. Electric steel roller shutters. Double glazing. Central heating.**

**Description** A three storey middle terraced property comprising ground floor retail unit together with a two bedroomed self contained flat above. The whole property is currently let by way of a 25 year lease commencing in 2010 producing a rental income of approximately £7,200.00 per annum. The property benefits from electric steel roller shutters, double glazing and central heating.

**Situated** Fronting Kensington High Street at its junction with Jubilee Drive on a busy main road position within close proximity to local amenities, schooling and approximately 1.5 miles from Liverpool city centre.

**Ground Floor Shop** Main Sales Area, Store Room, WC

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

**Second Floor** Two Bedrooms

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

LOT

23

## 128 Moore Street, Bootle, Merseyside L20 4PL

\*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

- **Residential investment producing £5,720 per annum. Double glazing. Central heating.**

**Description** A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,100 per annum.

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

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

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

**Outside** Yard to the rear.



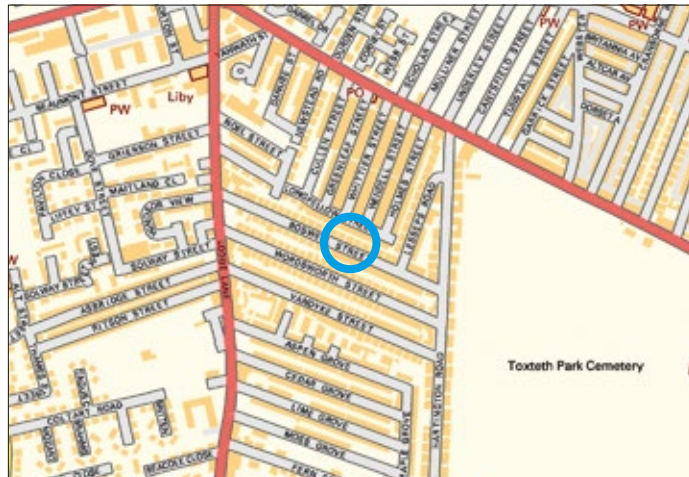
LOT  
**24****72 Longfellow Street, Liverpool L8 0QX**

\*GUIDE PRICE £45,000+



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

**Description** A two bedroomed mid terrace property benefiting from double glazing and central heating. This property is in good order throughout and would be suitable for investment purposes with a potential income of £5,400 per annum.



Not to scale. For identification purposes only

**Situated** Just off Smithdown Road in an established residential location close to local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms

**Outside** Yard to rear

LOT  
**25****197 Wargrave Road, Newton-le-Willows, Merseyside WA12 8JT**

\*GUIDE PRICE £75,000+



- **Mixed use end terrace property comprising a ground floor retail unit with accommodation above.**

**Description** A mixed use two storey corner property comprising a ground floor retail unit together with first floor accommodation above accessed via a separate rear entrance. The property would be suitable for a number of uses, to include conversion to residential use, subject to gaining the necessary consents. The property benefits from double glazing and roller shutters.



Not to scale. For identification purposes only

**Situated** Fronting Wargrave Road at its junction with Alder Street in Newton-le-Willows town centre. Wargrave Road lies off Crow Lane West which in turn provides access to Junction 23 of the M6 motorway.

**Ground Floor Retail Unit** Open Plan Sales Area, Store Room, WC Net Internal Area: 629sq ft

**First Floor** Various accommodation in a shell condition

**Outside** Yard to the rear

**Joint Agents**

Lambert Smith Hampton

**Lambert  
Smith  
Hampton**

LOT  
**26**

ON BEHALF OF A HOUSING ASSOCIATION

**57 Mersey Road, Widnes, Cheshire WA8 0DS****\*GUIDE PRICE £45,000–£50,000**

Not to scale. For identification purposes only

- **Three bedroomed mid terrace. Double glazing.**

**Description** A three bedroomed mid terrace property benefiting from double glazing. Following modernisation the property would be suitable for investment purposes.

**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  
**27**

ON BEHALF OF A HOUSING ASSOCIATION

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

Not to scale. For identification purposes only

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

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

**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  
**28****138-140 Prescott Road, St. Helens, Merseyside WA10 3TY**  
\*GUIDE PRICE £350,000+

- **Residential investment producing in excess of £33,420 per annum. Potential income £40,020pa. Double glazing. Central heating. Intercom system. Parking.**

**Description** A residential investment opportunity currently producing in excess of £33,420 per annum. The property comprises a newly redevelopment pair of Victorian terraced properties providing seven apartments plus a converted office to provide a bedsit. There is a mixture of one bedroomed and two bedroomed apartments and most are currently let by way of Assured Shorthold Tenancies producing £33,420 per annum. There is just one vacant flat. When fully let the income would be in excess of £40,020 per annum. The property has been fully refurbished to a high standard and includes double glazing, gas central heating, secure entry intercom system and parking to the rear for several cars.

**Situated** Fronting Prescott Road on the corner of Boundary Road within a popular and established area with easy access to local amenities, St Helens town centre and approximately 1 mile from the local town centre.

#### 138 Prescott Road

**Ground Floor** Main Entrance Hallway  
**Flat A** Hall, Open Plan Lounge/Kitchen, two Bedrooms, Bathroom/WC

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

**Flat C** Open Plan Lounge/Kitchen, Bedroom with ensuite, stairs to Bedroom 2, Bathroom/WC

#### 140 Prescott Road

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

**Flat B** Open Plan Lounge/Kitchen, Stairs leading to 2 Bedrooms, Bathroom/WC

**First Floor Flat C** Hall, Open Plan Lounge/Kitchen, Bedroom with En Suite Bathroom/WC.

**Flat D** Hall, Open Plan Lounge/Kitchen, Bedroom with walk in wardrobe, Bedroom 2, Bathroom/WC.

**Bedsit** Lounge/Bedroom/Kitchen/Bathroom/WC.

**Outside** Parking for seven cars.



Not to scale. For identification purposes only

FLAT	RENT
138 A	£450 PCM
138 B	Vacant (Previously let at £550pcm)
138 C	£395 PCM
138 D (Bedsit)	£290 PCM
140 A	£400 PCM
140 B	£450 PCM
140 C	£400 PCM
140 D	£400 PCM
Total pcm	£2,785
Total pa	£33,420

LOT

29

## 26 Harebell Street, Liverpool L5 7RP

\*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

- Residential investment producing £5,160 per annum. Double glazing. Central heating.

**Description** A two bedroomed middle terraced property 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 £5,160 per annum.

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

**Outside** Yard to the rear.

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

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

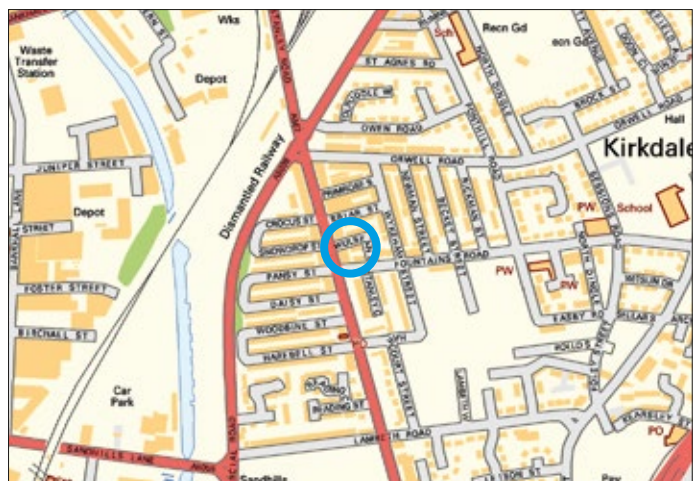
LOT

30

ON BEHALF OF A HOUSING ASSOCIATION

## 5 Wulstan Street, Liverpool L4 1RA

\*GUIDE PRICE £37,000+



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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  
**31****475 Rice Lane, Liverpool L9 8AP****\*GUIDE PRICE £65,000+**

Not to scale. For identification purposes only

- Mixed use investment producing £9,280 per annum. Double glazing. Electric heating.**

**Description** A three storey mixed use investment property comprising a ground floor retail unit together with two one-bedroomed self contained flats above, accessed via a separate front entrance. The shop is currently let on a rolling monthly contract producing £5,200 per annum. One of the flats is currently let by way of an Assured Shorthold Tenancy producing £4,080.00 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.

**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.

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

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

**Basement** Not inspected.

**Outside** Yard to the rear. Outhouse

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

LOT  
**32****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 one-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. 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

33

## Flat A, 11 Derwent Road West, Liverpool L13 6QP

\*GUIDE PRICE £25,000+



Not to scale. For identification purposes only

- **One bedroomed ground floor self contained flat. Double glazing. Central heating. Private rear garden.**

**Description** A one bedroomed ground floor self contained flat within a town house benefiting from double glazing, central heating and a private rear garden. The property would be suitable for investment purposes.

**Situated** Off Green Lane in a popular and well established residential location within close proximity to Tuebrook and Old Swan amenities approximately 3 miles from Liverpool city centre.

**Ground Floor** Open plan lounge/kitchen, Bedroom, Shower room/WC.

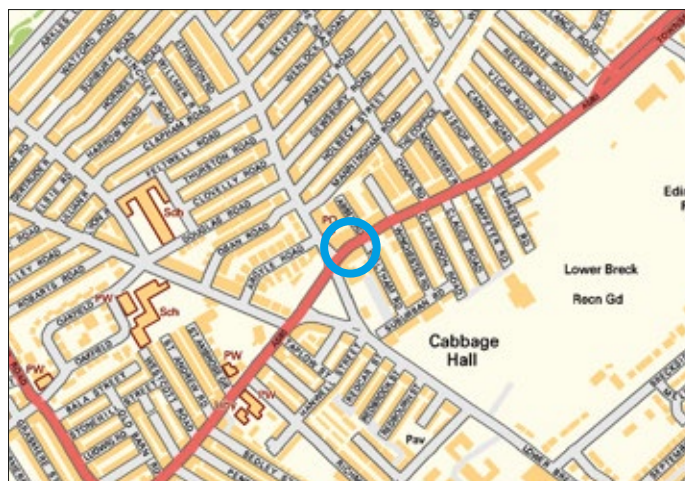
**Outside** Private rear garden.

LOT

34

## 13 Townsend Lane, Anfield, Liverpool L6 0AX

\*GUIDE PRICE £15,000+



Not to scale. For identification purposes only

- **Three storey end of terrace property comprising a commercial unit with accommodation above.**

**Description** A three storey end of terrace property comprising a commercial unit to the ground floor together with accommodation to the upper floors, suitable for re-development. The property requires a full upgrade and refurbishment scheme.

**Situated** Fronting Townsend Lane on the corner of Abbey Road on a busy main road position with easy access to local amenities, just a short distance from Liverpool Football Club and approximately 3 miles from Liverpool city centre.

**First Floor** Former Accommodation.

**Second Floor** Former Accommodation.

**Outside** Yard to the rear.

**Ground Floor** Former Commercial Unit.

LOT  
**35****28 Walton Hall Avenue, Liverpool L4 6UF**  
\*GUIDE PRICE £70,000–£80,000

Not to scale. For identification purposes only

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- **End terrace converted into two two-bedroom flats. Double glazing. Central heating.**

**Description** An end of terrace property converted to provide two two-bedroomed self contained flats. The property benefits from double glazing and central heating. Each flat is accessed via a separate entrance. The flats are in good condition and suitable for rental purposes with a potential income of approximately £9,600.00 per annum.

**Situated** Fronting Walton Hall Avenue on the corner of Wellbrow Road in a popular and well established location within easy reach of local amenities, Liverpool and Everton Football Club and approximately 2 miles from Liverpool city centre.

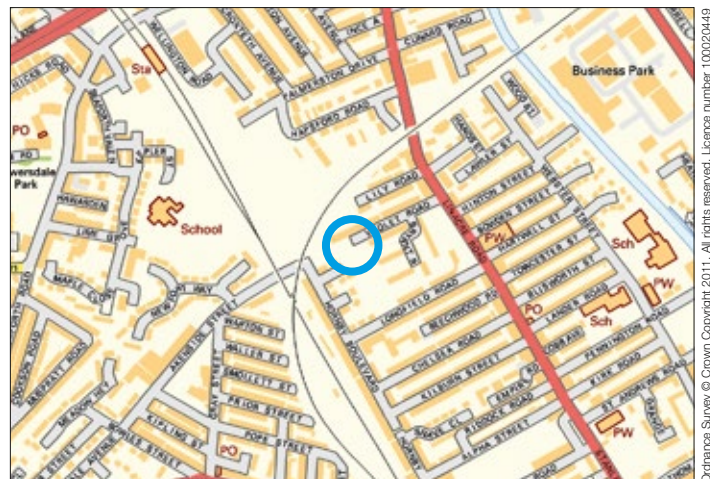
**First Floor Flat 2** Hall, Lounge, Kitchen/Breakfast room, Bathroom/WC, two Bedrooms

**Outside** Shared Yard, access to Flat 2.

**Ground Floor Flat 1** Hall, Lounge, two Bedrooms, Kitchen, Bathroom/WC

LOT  
**36**

ON BEHALF OF A HOUSING ASSOCIATION

**52 Violet Road, Liverpool L21 6NZ**  
\*GUIDE PRICE £35,000+

Not to scale. For identification purposes only

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- **Three bed mid terraced. 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 Linacre Road in a popular residential location within close proximity to local amenities and approximately 6 miles from Liverpool city centre.

**Outside** Yard to the rear.

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

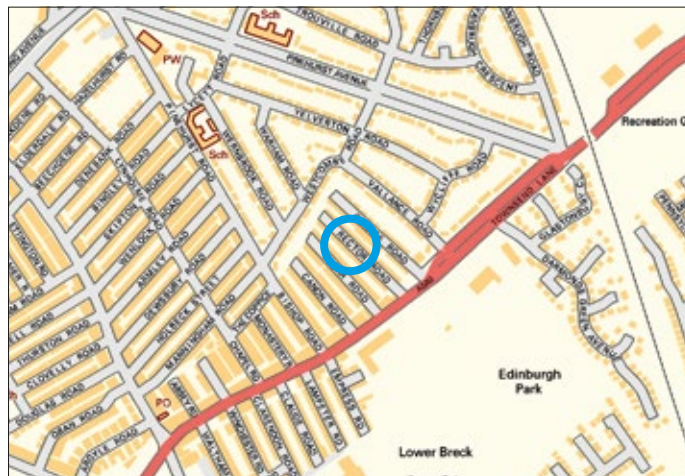
**First Floor** Three Bedrooms, Bathroom/WC.

LOT

37

50 Rector Road, Liverpool L6 0BY

\*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- **Three bed middle terrace. Double glazing and central heating.**

**Description** A three bedroomed middle terrace property benefiting from double glazing and central heating. The property benefits from two separate front entrances. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £5,700.00 per annum.

**Situated** Off Townsend Lane in an 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, Dining Room, Living room, Kitchen

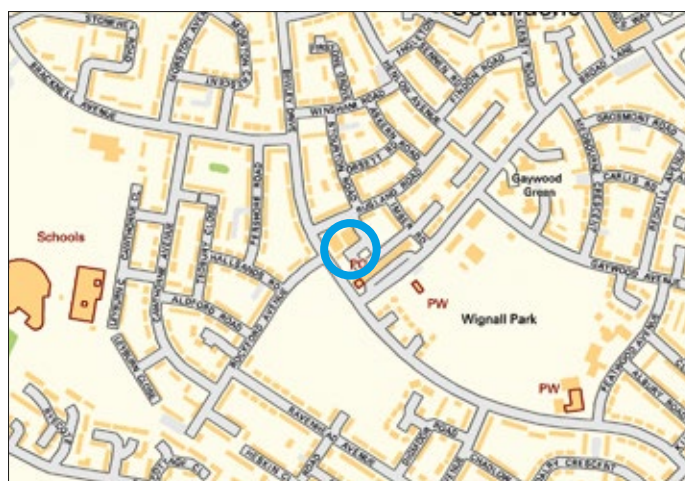
**First Floor** Three Bedrooms, Bathroom/WC.

LOT

38

12/5 Social Club, Rusland Road, Liverpool L32 6QW

\*GUIDE PRICE £125,000+



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Not to scale. For identification purposes only

- **A detached social club benefitting from internal and external CCTV, a security alarm system, central heating and large customer car park.**

**Description** A detached social club benefitting from internal and external CCTV, a security alarm system, central heating and large customer car park. The property is in very good order throughout and would be suitable for continued use or residential redevelopment, subject to any necessary planning consents.

of the East Lancs Road and is located north east of Liverpool.

way of a remaining 47 years of an original 99 year peppercorn lease with Knowsley Borough Council. The present owner has had confirmation from Knowsley Borough Council that they are prepared to extend the lease for a period of 125 years at an annual rent of £4,000 per annum subject to 5 yearly rent reviews.

**Ground Floor** Lounge bar with small stage, Games Room with pool table, Concert Room to cater 250 customers with dance floor and a large stage area. Ladies & Gents WCs. Office. Beer Cellar and Storage Areas at the rear.

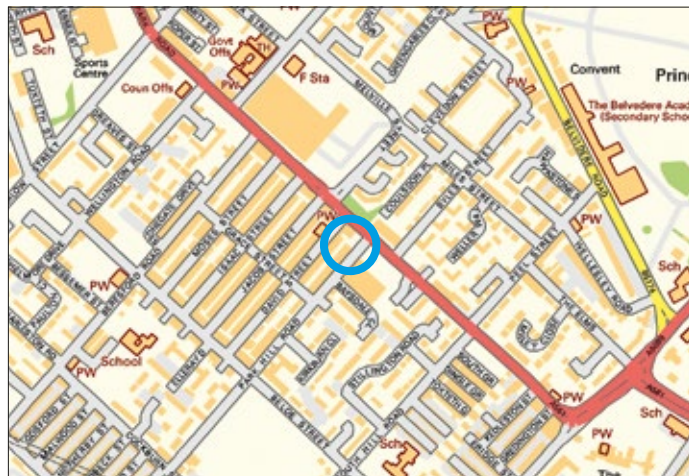
**Tenure** The property is let by

**Outside** Large car park.

**Situated** Rusland Road is located off Bewley Drive in the

Southdene suburb or Kirkby to the east of the M57 and north



LOT  
**39****308 Park Road, Toxteth, Liverpool L8 4QY****\*GUIDE PRICE £110,000+**

Not to scale. For identification purposes only

- Mixed use investment property currently producing £15,240 per annum.**

**Description** A mixed use investment property producing £15,240 per annum. A three storey middle terraced property comprising a ground floor retail unit trading as "City Phones" together with two self contained flats above (one two-bedroomed and two one-bedroomed). The shop is currently let by way of a 10 year lease from 2014 at a rental of £6,000 per annum. The flats are let by way of Assured Shorthold Tenancies at £9,240 per annum. The property benefits from double glazing, central heating and electric steel roller shutters.

**Situated** Fronting Park Road on a busy main road position approximately 1.5 miles from Liverpool city centre.

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

**First Floor Flat A** Hall, Open Plan Lounge/Kitchen, Bedroom, Shower Room/WC.

**Second Floor** Hall, Open Plan Lounge/Kitchen, two Bedrooms, Shower Room/WC.

**Outside** Yard to the rear.

**Basement** Not Inspected.

LOT  
**40****25 Fairfield Street, Liverpool L7 0JY****\*GUIDE PRICE £75,000+**

Not to scale. For identification purposes only

- Three bedroomed semi detached. Double glazing. Central heating. Front and rear gardens.**

**Description** A three bedroomed semi detached property benefiting from partial double glazing, central heating and front and rear gardens. The property would be suitable for occupation or investment purposes following upgrade and modernisation.

**Situated** Off Prescot Road in the Fairfield District within close proximity to Old Swan amenities, Schooling, Newsham Park and approximately 4 miles from Liverpool city centre.

**Ground Floor** Hall, two Front Reception Rooms, Dining Room, Kitchen, Shower room/WC.

**First Floor** Three Bedrooms,

Bathroom with walk in shower, Separate WC.

**Second Floor** Loft conversion.

**Outside** Front and rear gardens.

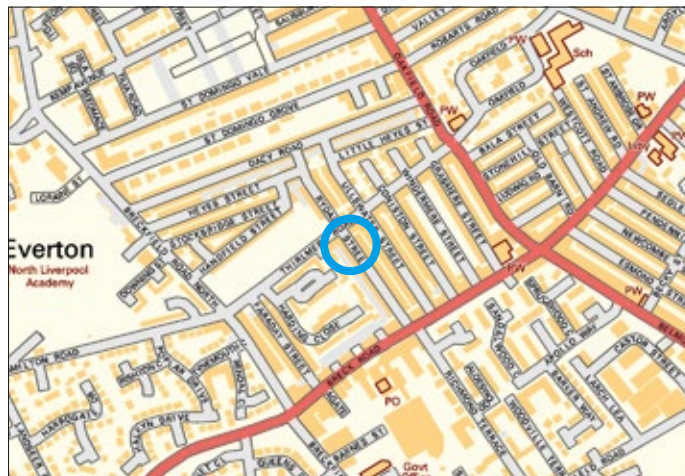
LOT

41

ON BEHALF OF A HOUSING ASSOCIATION

54 Thirlmere Road, Everton, Liverpool L5 6PP

\*GUIDE PRICE £40,000-£45,000



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Not to scale. For identification purposes only

- **Vacant 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.

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

**Outside** Yard to the rear.

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

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

LOT

42

65 Rodney Street, Birkenhead, Merseyside CH41 2RQ

\*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

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

**Description** A vacant three bedroomed middle terrace property benefiting from double glazing and central heating. Work has started to include a new kitchen and bathroom and requires finishing works. The property would be suitable for investment purposes.

**Situated** Rodney Street is a one-way system through to Whetstone Lane (B5148) which in turn is off Borough Road (A552) close to Birkenhead Town Centre and railway station.

**Outside** Yard to the rear

**Note** There is central heating however the boiler needs re-connecting.

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

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

LOT  
**43**

ON BEHALF OF A HOUSING ASSOCIATION

**20 Rydal Street, Liverpool L5 6QS****\*GUIDE PRICE £45,000+**

- **Three bed mid terraced. 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.



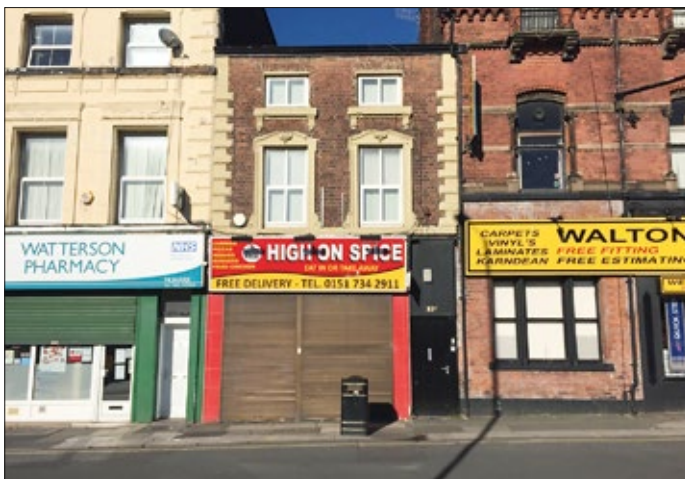
Not to scale. For identification purposes only

**Situated** Off Thirlmere Road and Breck Road within easy access to local amenities and approximately 3 miles from Liverpool city centre.

**Outside** Forecourt, Yard to the rear.

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

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

LOT  
**44****81 High Street, Wavertree, Liverpool L15 8HF****\*GUIDE PRICE £150,000+**

- **A mixed use investment property currently producing £19,000 per annum.**

**Description** A mixed use investment property currently producing £19,000 per annum. A three storey middle terraced property comprising a ground floor Fast Food Takeaway together with a three bedroomed flat above, accessed via a separate front entrance. The shop is currently let by way of a year lease producing £10,400 and the flat is currently let by way of Assured Shorthold Tenancy producing £8,580.00. The property is in good order and benefits from double glazing, central heating and steel roller shutters.



Not to scale. For identification purposes only

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

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

**Second Floor** Three Bedrooms.

**Outside** Yard, Store room.

**Basement** Storage.

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

LOT  
**45**

**22 The Promenade, Southport, Merseyside PR8 1QU**

**\*GUIDE PRICE £350,000–£400,000**



- **A re-development opportunity to convert to provide several self-contained apartments.**

**Description** A re-development opportunity to convert to provide several self-contained apartments. The property provides a substantial double fronted four storey period building formerly occupied on the ground floor as restaurant accommodation. The upper floors had planning approval for 10 two-bedroom residential flats which has now expired. The building is fully vacant and ready for refurbishment and re-development. The license on the ground floor car park is £50 per week (March–October) for an ice cream kiosk expiring on 31st October 2017. The retail accommodation fronting Scarisbrick Avenue is excluded from the sale of the building and is held on a separate title.

**Situated** Fronting the Promenade on the corner of Scarisbrick Avenue, directly opposite Marine Lake in a busy prominent position within walking distance to local amenities and Southport town centre, the main retail area.

**Basement** (not inspected)

**Ground Floor** Restaurant.

**First and Second Floors** We have been advised all internal walls have been removed in readiness to start works.

**Outside** Front Forecourt with potential for car parking spaces.

**Note** Planning Reference No (expired) N/2004/1358. Drawings are available in the auctioneer's office. All information has been provided by the vendor.

The property is subject to a section 215 notice. Further details can be found in the legal pack however potential purchasers should make their own further enquiries.



Not to scale. For identification purposes only

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LOT  
**46**

ON BEHALF OF A HOUSING ASSOCIATION

**14 Faraday Street, Liverpool L5 6PL****\*GUIDE PRICE £45,000+**

- **Three bedroom mid terraced property. Double glazing. Central heating.**

**Description** A three bedroom mid 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 Thirlmere Road which is off Oakfield Road (the A5089). The property is close to the local amenities on Breck Road and approximately 3 miles from Liverpool city centre.

**Outside** Yard to the rear.

**Ground Floor** Hall, Lounge, Dining Room, Kitchen, Shower Room/WC

**First Floor** Three Bedrooms

LOT  
**47****11 Randolph Street, Liverpool L4 0SA****\*GUIDE PRICE £25,000+**

- **Two bedroomed mid terraced property. In need of upgrade and refurbishment.**

**Description** A two bedroomed mid terraced property in need of a full upgrade and refurbishment scheme. When let the potential rental income is in excess of £4,800 per annum.



Not to scale. For identification purposes only

**Situated** Off Blessington Road which in turn is off Walton Breck Road within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

**Outside** Yard to the rear.

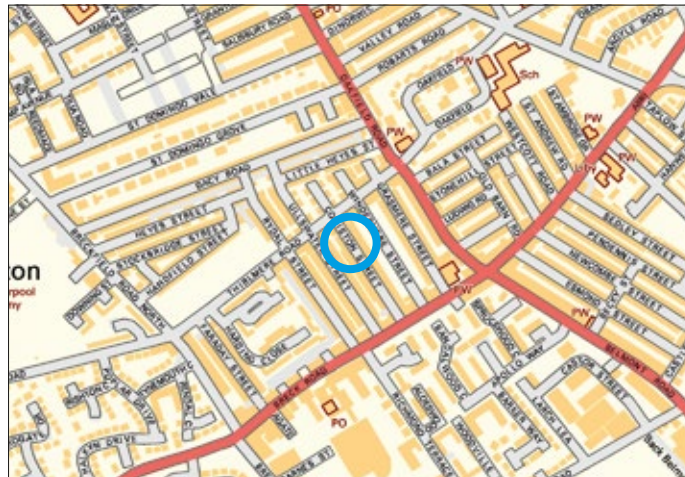
**Note** We have been advised there are full frontage grants available up to £10,000. Potential purchasers are to make their own further enquiries. The Buyer's Premium is £750 inc of Vat.

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

**First Floor** Two Bedrooms.

LOT  
**48**

ON BEHALF OF A HOUSING ASSOCIATION

**62 Coniston Street, Liverpool L5 6QZ****\*GUIDE PRICE £45,000+**

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Not to scale. For identification purposes only

- **Vacant three bed mid terraced. 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 in a popular residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

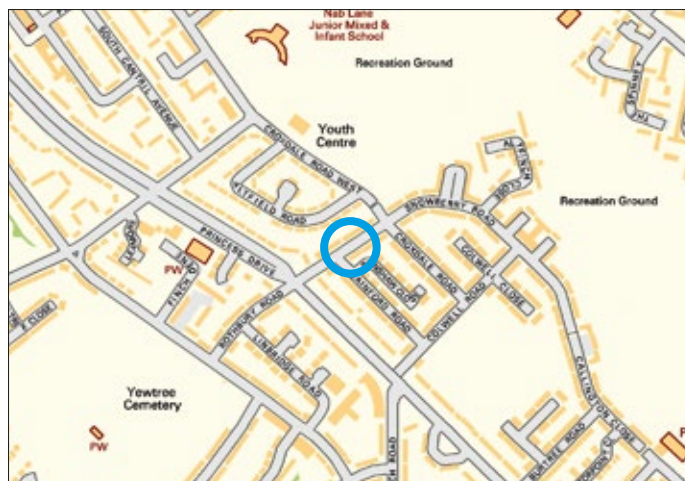
**Ground Floor** Hall, Through Lounge, Kitchen, Bathroom/WC.

**First Floor** Three Bedrooms.

**Outside** Yard to the rear

LOT  
**49**

ON BEHALF OF A HOUSING ASSOCIATION

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

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Not to scale. For identification purposes only

- **Vacant three bed mid town house. Double glazing and central heating. Front and rear gardens with a driveway.**

**Description** A three bedroomed mid-town house benefiting from double glazing, central heating, front and rear gardens and a driveway. The property would be suitable for investment purposes following refurbishment.

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

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

**First Floor** Three Bedrooms.

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

LOT  
**50****182 Prescot Road, Fairfield, Liverpool L7 0JD****\*GUIDE PRICE £55,000+**

Not to scale. For identification purposes only

- **Mixed use investment producing £7,800 per annum. Roller shutters. Double glazing.**

**Description** A semi-detached mixed use investment comprising a ground floor retail unit together with a one bedroomed flat above. The property benefits from roller shutters on the ground floor and double glazing. The whole property is currently let until 2032 producing £7,800 per annum.

**Situated** Fronting Prescot Road (A57) in an established residential location between Lorne Street and Stanley Street, approximately 3 miles from Liverpool city centre.

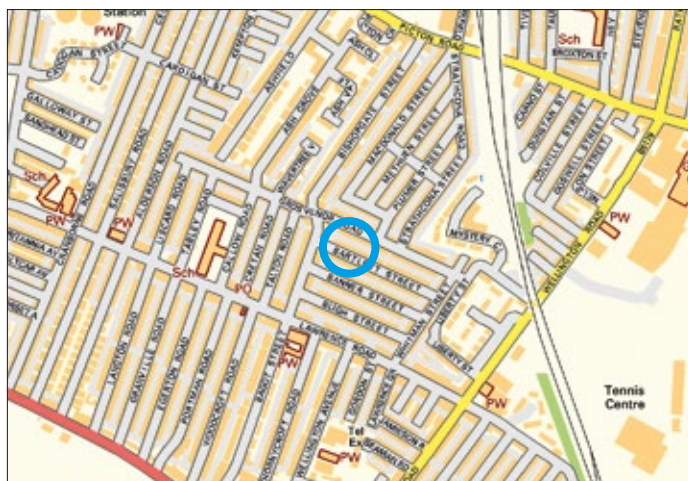
**Joint Agents**

Lambert Smith Hampton



**Ground Floor Retail Unit** Sales Area, Rear Store, Kitchen Area

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

LOT  
**51****86 Grosvenor Road, Wavertree, Liverpool L15 0HB****\*GUIDE PRICE £50,000+**

Not to scale. For identification purposes only

- **Two bedroomed middle terraced property. Double glazing. Central heating.**

**Description** A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is suitable for investment purposes with a potential rental income of £5,700 per annum.

**Situated** Fronting Grosvenor Road just off Bagot Street near Lawrence Road in a popular residential location within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

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

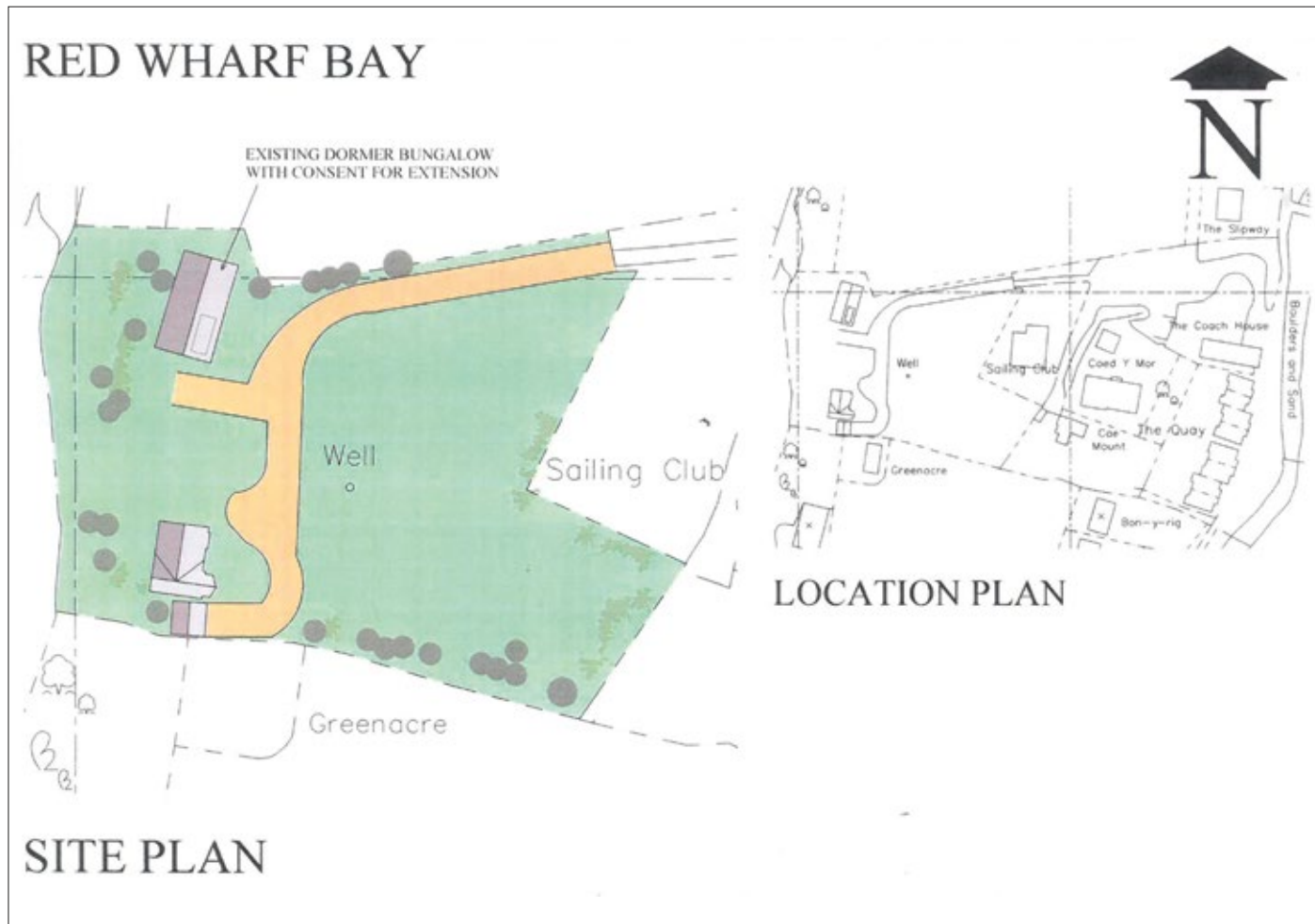
**Outside** Yard to the rear.

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

LOT  
**52**

**Coedle, Red Wharf Bay, Pentraeth, Gwynedd LL75 8RJ**

**\*GUIDE PRICE £500,000+**

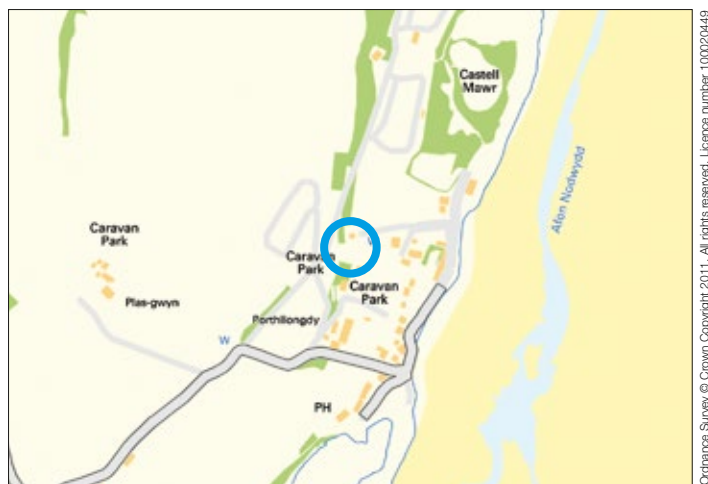


- **Detached bungalow on plot of land approximately 1.23 acres with planning permission for a four bedroom detached house.**

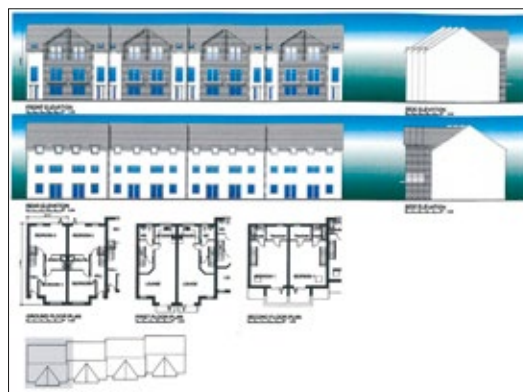
**Description** A freehold re-development opportunity comprising a large plot of land extending to approximately 0.5 hectares (1.23 acres) with planning permission to erect a four bedroomed detached house adjacent to the existing dwelling. The vendor has advised he has also submitted a planning application to demolish the existing building to provide a new scheme comprising eight four-bedroom town houses. There is currently a dormer style detached bungalow occupying the land which is currently let on a rolling month to month contract at a rental of £5,200.00 per annum. The property has a tenant who will require 2 months' notice to vacate under the terms of the tenancy. Potential purchasers should make their own enquiries to Anglesey County Council. Approved planning Application No: 30C721A

**Situated** In a sought after location occupying an elevated position with extensive views across Red Wharf Bay and the eastern side of the Isle of Anglesey. Access is over a shared entrance drive near Traeth Coch Sailing Club on Anglesey island which is connected to the mainland by two bridges.

**Site Area** Approximately 0.5 hectares (1.23 acres)



Not to scale. For identification purposes only



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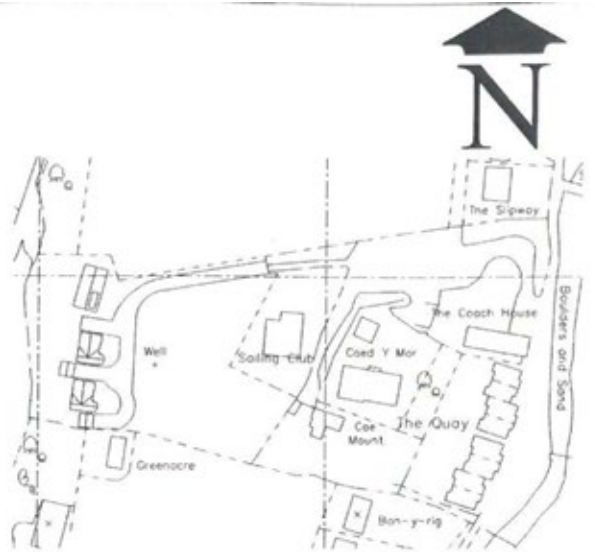


# RED WHARF BAY

EXISTING DORMER BUNGALOW WITH CONSENT FOR EXTENSION



SITE PLAN



LOCATION PLAN

Project <b>Proposed Dwellings                  Red Wharf Bay                  Anglesey</b>	
Title <b>Site Plan</b>	
ARCHITECTS <b>PWL</b>	
<small>The Powel 20 Architects Team: Architects (Chartered) (RIBA) Ltd                  100-102 High Street, Bangor, Gwynedd, LL57 2JG, Anglesey, Wales</small>	
Scale	Date
1:500/1:1250	July 2005
Drawn	Tracing No.
CJW	602/P1.03



FRONT ELEVATION  
1:100



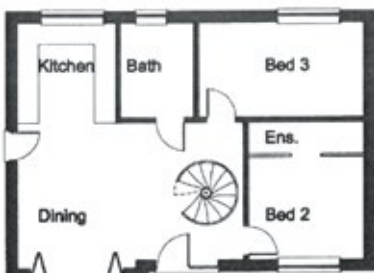
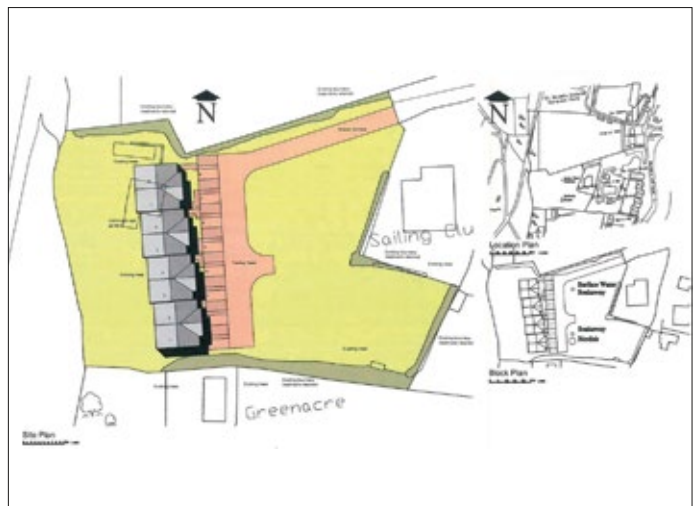
SIDE ELEVATION  
1:100



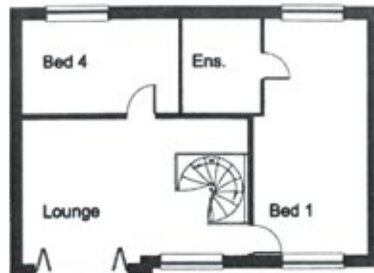
REAR ELEVATION  
1:100



SIDE ELEVATION  
1:100



GROUND FLOOR PLAN  
1:100



FIRST FLOOR PLAN  
1:100

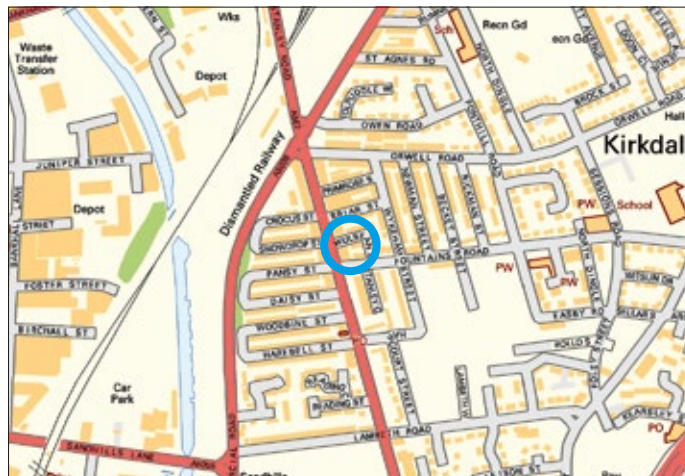
LOT

53

ON BEHALF OF A HOUSING ASSOCIATION

11 Wulstan Street, Liverpool L4 1RA

\*GUIDE PRICE £38,000+



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

54

115/117 Windsor Street/corner of Gwendoline Street,  
Liverpool L8 8EF

\*GUIDE PRICE £35,000–£45,000



Not to scale. For identification purposes only

- **Cleared site suitable for redevelopment.**

**Description** A cleared site which would be suitable for redevelopment to include a block of apartments or a retail unit with apartments above. Subject to any necessary planning consents. We believe all main services are available however potential purchasers should make their own enquiries.

**Situated** Fronting Windsor Street on the corner of Gwendoline Street within close proximity to local amenities, Princess and Sefton Park approximately 3 miles from Liverpool city centre.

**Note** There is a covenant in favour of William Hill prohibiting the future use of the site as a Licensed Betting Office.

LOT  
**55****13 & 15 Froghall Lane, Warrington WA2 7JL**  
\*GUIDE PRICE £275,000+

- Residential investment producing £32,179 per annum. Double glazing. Central heating.

**Description** A pair of two-storey double-fronted terraced properties converted to provide eight one-bedroomed self-contained apartments. The apartments are fully let by way of Assured Shorthold tenancies at a rental of £32,179 per annum. The properties benefit 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.

#### 13 Froghall

**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.

**First Floor Apt 3** Open plan Lounge/Kitchen, Bedroom, Bathroom/WC.

**Apt 4 Duplex** Lounge, Kitchen, Bedroom, Bathroom/WC.

#### 15 Froghall

**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.

**First Floor Apt 3** Open plan Lounge/Kitchen, Bedroom, Bathroom/WC.

**Apt 4 Duplex** Lounge, Kitchen, Bedroom, Bathroom/WC.

**Outside** Rear communal yard.

**Note** Please note we have not inspected any of the flats internally, all information has been provided by the seller.



Not to scale. For identification purposes only

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LOT

56

## 92 Antonio Street, Bootle, Merseyside L20 2EU

\*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

- **Three bedroomed 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 with a potential income of £5,400 per annum.

**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

57

## Three Garages and Land at Chapel Avenue, Liverpool L9 2BY

\*GUIDE PRICE £10,000+



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Not to scale. For identification purposes only

- **Piece of land together with three garages suitable for possible redevelopment.**

**Description** A piece of land together with three garages suitable for possible redevelopment to include a retail unit with a flat above, subject to any necessary planning consents.

**Situated** Fronting Chapel Avenue which in turn is just off Rice Lane/Walton Vale in an established and popular residential location.

LOT  
**58**

ON BEHALF OF A HOUSING ASSOCIATION

**555 East Prescot Road, Liverpool L14 2EG****\*GUIDE PRICE £40,000–£45,000**

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

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



Not to scale. For identification purposes only

**Situated** Fronting East Prescot Road (A57) close to its junction with Dovecot Avenue in a popular and well established location within close proximity to Old Swan amenities and approximately 5 miles from Liverpool city centre.

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

**Outside** Front and rear gardens.

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

LOT  
**59**

ON BEHALF OF A HOUSING ASSOCIATION

**34 Sergrim Road, Liverpool L36 2QD****\*GUIDE PRICE £55,000+**

- **Vacant three bedroomed mid town house. Double glazing. Central heating. Front and rear gardens.**

**Description** A three bedroomed middle town house benefiting from double glazing, central heating, conservatory and front and rear gardens. Following refurbishment and modernisation the property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Rupert Road within close proximity to local amenities and Knowsley Community College.

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

**Ground Floor** Hall, Lounge, Kitchen/Diner, Conservatory.

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

LOT

60

## Apt 3, 72 Canning Street, Liverpool L8 7NR

\*GUIDE PRICE £135,000+



Not to scale. For identification purposes only

- **Vacant duplex two bed apartment within Grade II listed town house. Fashionable Georgian quarter location. Central heating. In good condition.**

**Description** A duplex two bedroom apartment situated on the second and third floors of a Grade II listed town house within the fashionable Georgian quarter of the city. The property is in good order throughout and benefits from central heating. It would be suitable for immediate occupation or investment purposes with a potential annual income of in excess of £10,000 per annum

**Situated** In the popular Georgian quarter of Liverpool city centre between Bedford Street South and Catherine Street within walking distance to local amenities, Liverpool University.

**Ground Floor** Communal Entrance Hall.

**Second Floor** Hall, Lounge, Dining room, Kitchen, Bathroom.

**Third Floor** Two bedrooms, En suite Cloakroom.

**Outside** On street residents permit parking.

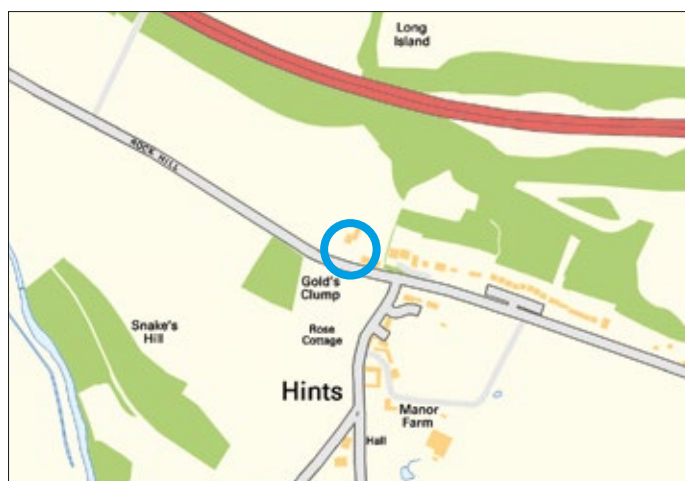
**Tenure** Leasehold with 77 years remaining.

LOT

61-72

## Plot 25-36 Land at Watling Street, Hints, Tamworth, Staffordshire B78 3DF

\*GUIDE PRICE NIL RESERVE



Not to scale. For identification purposes only

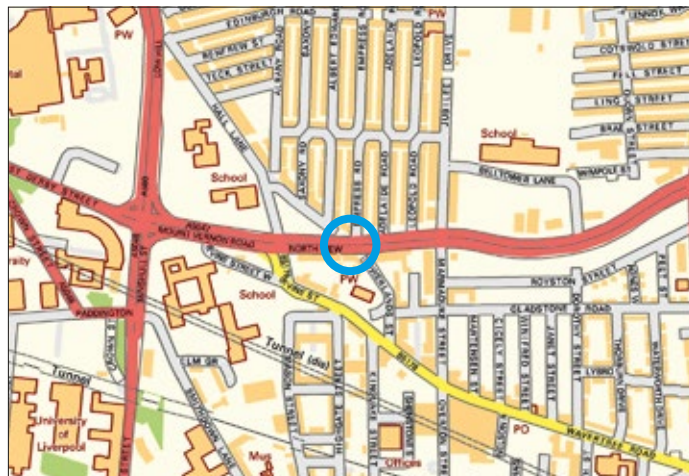
- **Twelve freehold plots of land.**

**Description** Twelve freehold adjoining plots of land situated to the rear of the houses on 53-91 Watling Street, just south of the main A5, to be offered as twelve separate lots.

LOT  
**73****143 Hall Lane, Kensington, Liverpool L7 8TF****\*GUIDE PRICE £70,000+**

- **Mixed use end terraced property comprising a retail unit with residential accommodation above.**

**Description** A mixed use end terraced property comprising a ground floor retail unit together with residential accommodation above, accessed via a separate side entrance. The property is in need of a full upgrade and refurbishment scheme. The property would be suitable for conversion to provide residential accommodation or flats, subject to any necessary planning consents.



Not to scale. For identification purposes only

**Situated** Fronting Hall Lane on the corner of Empress Road in a popular location close to Edge Lane amenities and the University of Liverpool. Liverpool city centre is approximately 1 mile away.

**Ground Floor Retail Unit** Open Plan Sales Area 212 sq ft

**Flat** Lounge/Dining Area, Kitchen 410 sq ft

**First Floor Flat** Three Bedrooms, Bathroom/WC 477 sq ft

**Outside** Yard to the rear

**Joint Agents**

Lambert Smith Hampton

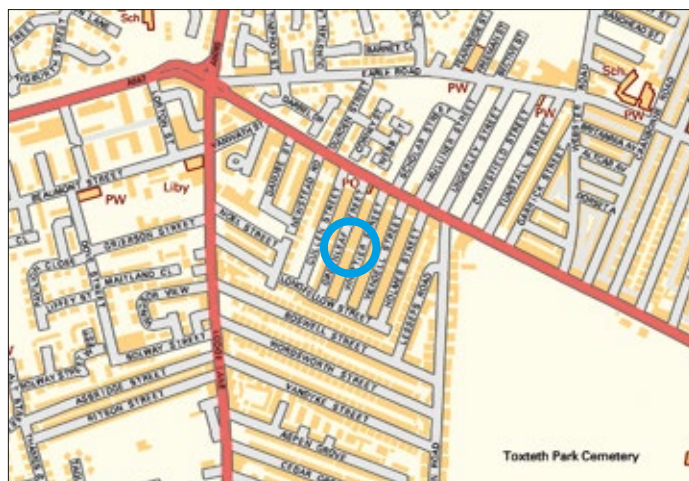
LOT  
**74**

ON BEHALF OF A HOUSING ASSOCIATION

**33 Greenleaf Street, Liverpool L8 0RA****\*GUIDE PRICE £35,000+**

- **A two bed middle 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 Smithdown Road in a popular and well established residential location within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms.

**Outside** Yard to the rear.

ON BEHALF OF A HOUSING ASSOCIATION

LOT

75

1 Croxdale Road, Liverpool L14 8XX

\*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- **A two bedroomed end town house. Double glazing. Central heating. Front and rear gardens, driveway.**

**Description** A two bedroomed end town house benefiting from double glazing, central heating, front and rear gardens and driveway. Following modernisation the property would be suitable for investment purposes.

**Situated** Off Princess Drive in a popular residential location within close proximity to local amenities and approximately 6 miles from Liverpool city centre.

**Outside** Driveway, Front and rear gardens

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

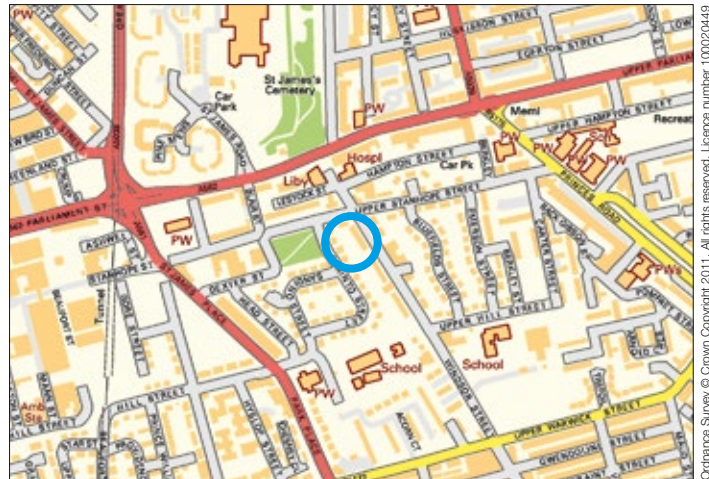
**First Floor** Two Bedrooms.

LOT

76

18a Windsor Street, Liverpool L8 1XF

\*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

- **Residential investment producing £7,200 per annum. Double glazing. Communal gardens.**

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

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

**Outside** Communal Gardens.

**Note** Please note the buyer's fee for this property is £650+vat.

**Ground Floor** Shared Entrance

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



LOT  
**77****The Midden Public House, 93 Rydal Street, Liverpool L5 6QR**  
\*GUIDE PRICE £65,000–£75,000

Not to scale. For identification purposes only

- **Freehold public house with flat and office space above. Central heating.**

**Description** A freehold two storey double fronted public house together with a two/three-bedroomed self-contained flat to the first floor. The property is currently let and still trading, however, will be vacant on completion. The property would be suitable for re-development for possible residential conversion, subject to any necessary planning consents. The property benefits from central heating.

**Situated** Just off Thirlmere Road and Breck Road within easy access to local amenities and approximately 2.5 miles from Liverpool city centre.

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

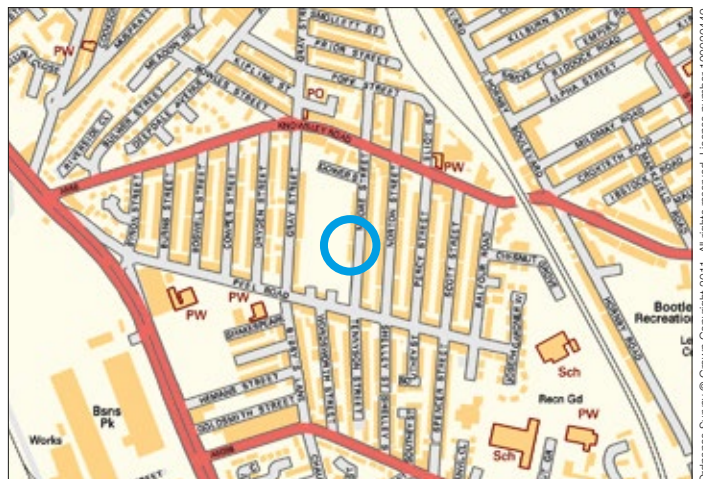
**Outside** Yard

**Lower Ground Floor** Cellar Not inspected.

**Note** We are advised by the vendor that the rateable value is £6,000pa.

**Ground Floor Public House** L-Shaped Bar Area, Snug Room, Ladies & Gent's WCs, Storeroom

ON BEHALF OF A HOUSING ASSOCIATION

LOT  
**78****45 Moore Street, Bootle, Merseyside L20 4SE**  
\*GUIDE PRICE £30,000+

Not to scale. For identification purposes only

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

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

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

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

**Outside** Yard to the rear.

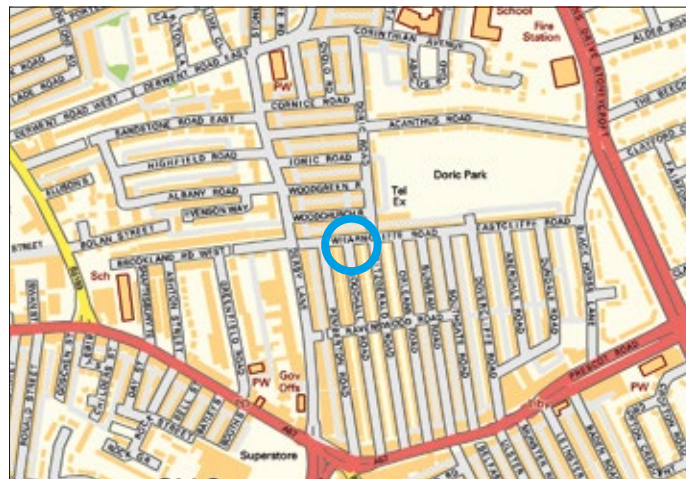
**Basement** Not Inspected.

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

LOT  
79

## 25 Wharncliffe Road, Old Swan, Liverpool L13 3ED

\*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- **Three bed mid terraced. Double glazing. Electric heating.**

**Description** A three bedroomed middle terrace property benefitting from double glazing and electric heaters throughout. Following refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes.

**Situated** Off Derby Lane and Prescot Road in the popular Old Swan District and within easy access to local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Outside** Yard to rear.

**Joint Agents**

Entwistle Green | Old Swan



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

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

LOT  
80

## 1 Arrowe View, Arrowe Park Road, Wirral CH49 0UR

\*GUIDE PRICE £45,000-£50,000



Not to scale. For identification purposes only

- **A two bed end cottage. Central heating. Front garden.**

**Description** A two bedroomed end terraced cottage style property benefitting from central heating and a front garden. The property is in need of a full upgrade and refurbishment scheme following which the property would be suitable for occupation, resale or investment purposes.

**Situated** Behind Rake Lane in a popular and well established residential location within close proximity to local amenities.

**Ground Floor** Vestibule, Lounge, Dining room, Kitchen.

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

**Outside** Front garden, Rear yard.

LOT  
**81**

ON BEHALF OF A HOUSING ASSOCIATION

**98 Wykeham Street, Liverpool L4 1QY****\*GUIDE PRICE £30,000–£35,000**

Not to scale. For identification purposes only

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

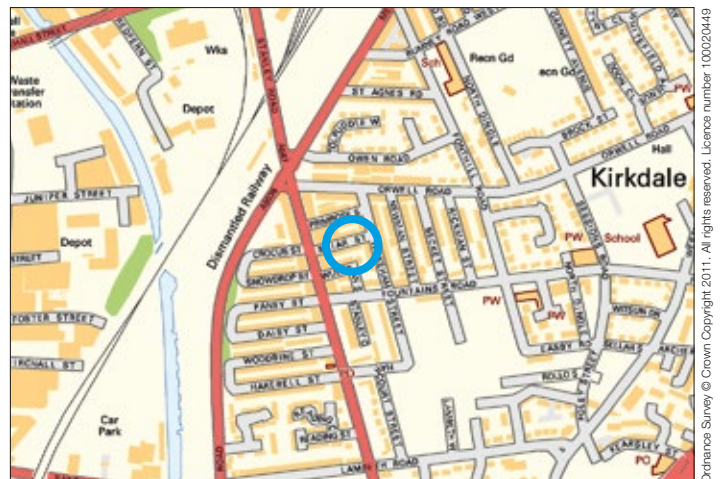
**Description** A two bedroom end terrace property benefiting from double glazing and central heating. The property would be suitable for investment purposes following modernisation.

**Situated** fronting Wykeham Street near to Stanley Road within close proximity to local amenities. Liverpool city centre is approximately 3 miles away.

**Outside** Rear Yard.

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

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

LOT  
**82****11 Briar Street, Liverpool L4 1RB****\*GUIDE PRICE £25,000+**

Not to scale. For identification purposes only

- **Vacant two bed mid terraced. Partial double glazing and central heating.**

**Description** A two bedroomed mid terraced property benefiting from partial double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes. The potential rental income being in excess of £5,400.00 per annum.

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

**Outside** Yard to Rear

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

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

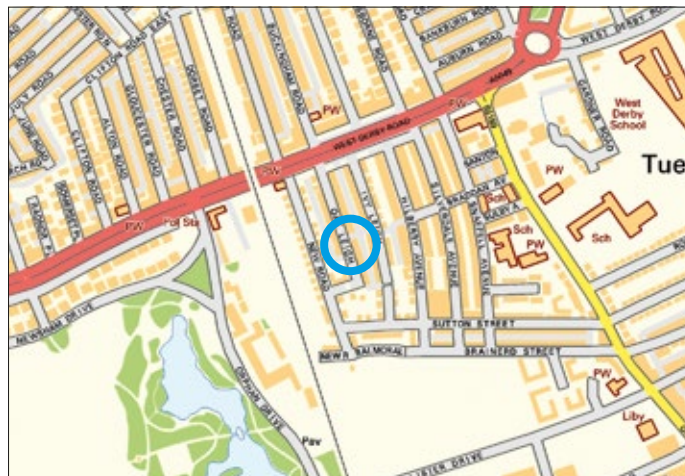
LOT

83

ON BEHALF OF A HOUSING ASSOCIATION

## 50 Oak Leigh, Liverpool L13 7EN

\*GUIDE PRICE £40,000-£45,000



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Not to scale. For identification purposes only

- **Vacant three bed mid terraced. Double glazing.**

**Description** A three bedroomed middle terraced house benefiting from double glazing. 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 3 miles from Liverpool city centre.

**Outside** Yard to the rear.

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

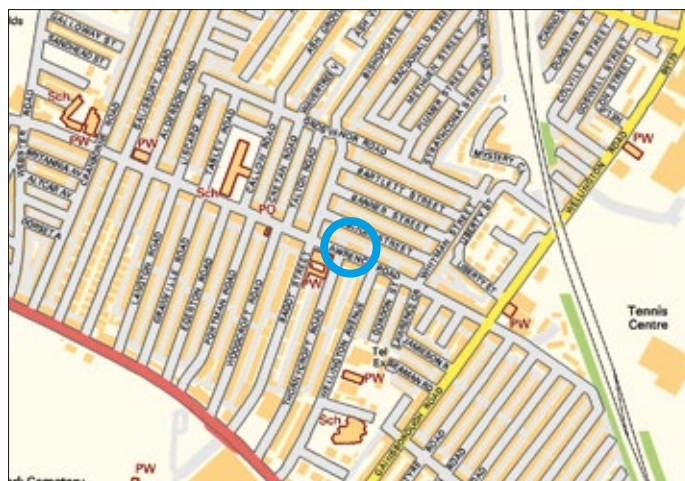
**First Floor** Three Bedrooms.

LOT

84

## 18 Bligh Street, Liverpool L15 0HF

\*GUIDE PRICE £30,000-£35,000



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Not to scale. For identification purposes only

- **Three bedroomed middle terrace. Majority double glazing. Economy 7 storage heaters.**

**Description** A three bedroomed middle terraced property benefiting from majority double glazing and Economy 7 storage heaters. Following refurbishment the property would be suitable for occupation, resale or investment purposes. The potential rental income when let is in excess of £5,700.00 per annum.

**Situated** Off Bagot Street which in turn is off Lawrence Road in an established and popular residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

**First Floor** Three Bedrooms.

**First Floor** Yard to the rear.

**Ground Floor** Through Living room, Kitchen, Shower room/WC.

LOT  
**85****1a Diana Street, Liverpool L4 5RX**

\*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **Three bed end terraced. Double glazing. Central heating. Good condition.**

**Description** A three bedroomed end terraced property benefiting from double glazing, central heating and a new kitchen and bathroom. The property has recently been refurbished throughout and is in very good order. The property would be suitable for immediate occupation or investment purposes. The potential rental income when let is in excess of £7,200.00 per annum.

**Situated** Off Walton Lane in a popular residential location within close proximity to schooling, Everton Football Club, local amenities and approximately 3 miles from Liverpool city centre.

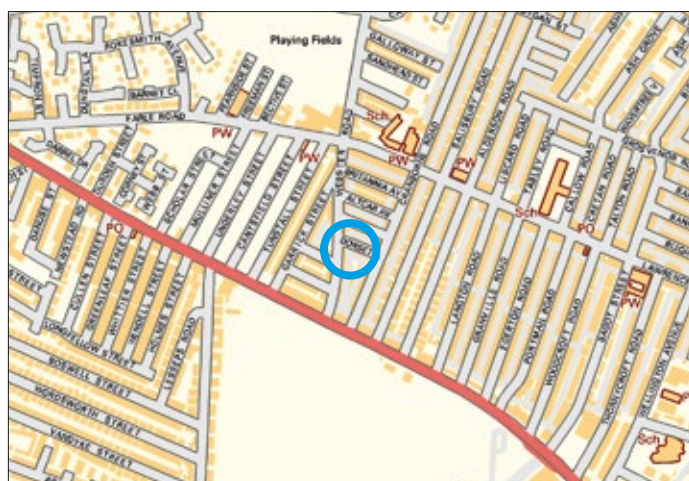
**Outside** Yard to the rear.

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

**First Floor** Three Bedrooms.

LOT  
**86****1a Dorset Avenue, Liverpool L15 2JA**

\*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **A two bed end terraced. Producing £4,500 per annum. Double glazing. Central heating.**

**Description** A two bedroomed end terrace property currently let by way of an Assured Shorthold tenancy at a rental income of £4,500 per annum. The property benefits from double glazing and central heating.

**Situated** On the corner of Webster Road which in turn is off Smithdown Road in a popular and well established residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.

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

**Outside** Rear yard.

**Ground Floor** Lounge, Dining room, Kitchen.

LOT

87

183–185 Rawson Road, Liverpool L21 1HN

\*GUIDE PRICE £25,000–£30,000



Not to scale. For identification purposes only

- **Ground floor retail unit. One storey.**

**Description** A single storey ground floor retail unit suitable for a number of uses to include residential conversion subject to any necessary planning consents. We believe all main services are available however all potential purchasers should make their own enquiries.

**Situated** Off Cambridge Road which in turn is off Crosby Road South in a popular location close to local amenities and approximately 5 miles from Liverpool city centre.

#### Ground Floor

Main sales area (4.86m × 3.44m)  
(15'11" × 11'3")  
Office to the rear, toilet

Kitchen (6.59m × 4.01m)  
(21'07" × 13'2")

#### Joint Agents

**LYONS ESTATES**

LOT

88

49 County Road, Walton, Liverpool L4 3QA

\*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- **Three storey ground floor retail unit together with storage/accommodation to the first and second floors.**

**Description** A three storey corner property currently arranged as a ground floor retail unit together with storage/accommodation to the first and second floors which are accessed via a separate side entrance. The property would be suitable for a number of uses, to include residential re-development to provide self contained flats, subject to any necessary planning consents.

**Situated** Fronting County Road on the corner of Ludlow Street in an established and popular residential location approximately 3 miles from Liverpool city centre.

**Outside** Yard to the rear.

**Ground Floor** Net internal area 64.4m<sup>2</sup> (693sq ft)

**First/Second Floor** Storage rooms accessed via separate side entrance (not inspected)

LOT  
**89****5, 7 & 9 Horsfall Street, Liverpool L8 6RU****\*GUIDE PRICE £100,000+**

Not to scale. For identification purposes only

- **A mixed use investment property producing £13,200 per annum.**

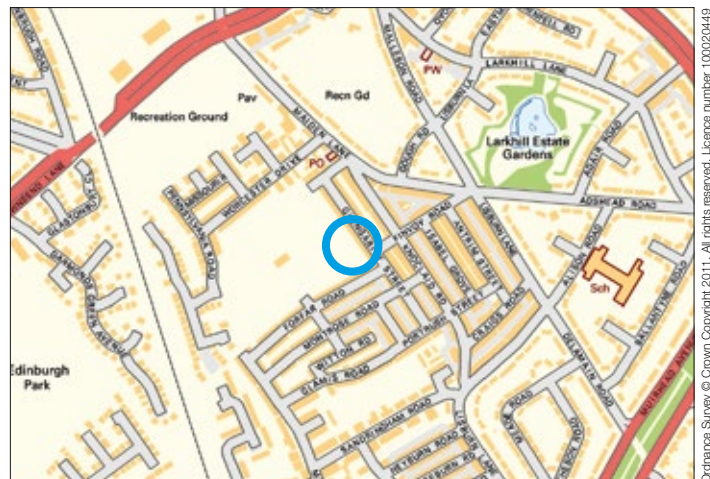
**Description** A mixed use investment property producing £13,200 per annum. A two storey double fronted middle terraced property comprising a ground floor shop unit currently trading as The Brunswick News & General Store together with a two bedroomed flat above, accessed via a separate side entrance. The whole property is currently let by way of a 10 year lease commencing in 2013 producing £13,200 pa with 8 yearly rent reviews. The property benefits from electric steel roller shutters, double glazing and central heating.

**Situated** off Caryl Street within easy access to Brunswick Railway Station and approximately 1 mile from Liverpool city centre.

**Outside Yard, WC**

**Ground Floor Shop** Main sales area, kitchen, storeroom.

**First Floor Flat** Hall, two bedrooms, bathroom/WC, Lounge/Diner, kitchen, balcony.

LOT  
**90****59 Glengariff Street, Tuebrook, Liverpool L13 8DW****\*GUIDE PRICE £50,000+**

Not to scale. For identification purposes only

- **Three bedroom mid town house. Central heating. Double glazing.**

**Description** A three bedroomed mid town house property benefitting from double glazing and central heating. Following refurbishment the property would be suitable for occupation, resale or investment purposes.

**Situated** Just off Knocklaid Road in a popular and well established residential location within easy reach of Tuebrook amenities, schooling, Newsham Park and approximately 3 miles from Liverpool city centre.

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

**Outside Yard** to the rear

**Joint Agents**

Entwistle Green | Old Swan

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



LOT  
91

## 90 Oxford Road, Waterloo, Liverpool L22 7RF

\*GUIDE PRICE £220,000+



Not to scale. For identification purposes only

- A re-development opportunity to convert the existing property to provide residential accommodation, subject to any necessary planning consents.

**Description** A re-development opportunity suitable for a number of uses to include conversion to residential accommodation, subject to any necessary planning consents. The property comprises a mixed use detached property consisting of a ground floor commercial unit/warehouse with offices and accommodation to the first floor. The property also benefits from two outer buildings. The property is currently being used as a warehouse, office space and flat and is let producing £4,800 per annum. We are advised the property will be vacant on completion.

**Situated** Fronting Oxford Road in a very popular location in Waterloo close to the beach front, schooling, South Road amenities and approximately 5 miles from Liverpool city centre.

**Joint Agents**

Entwistle Green | Crosby office



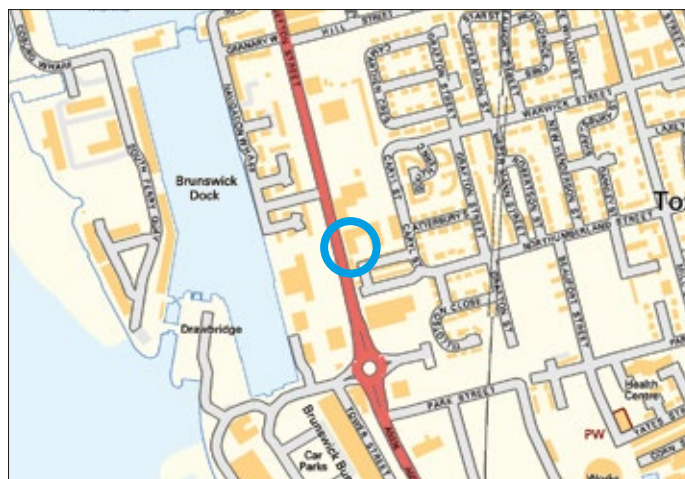
**Ground Floor** Warehouse, Workshop, Storeroom.

**First Floor** Four Rooms, Kitchen, Bathroom/WC.

LOT  
92

## Apt 56, 71 Sefton Street, Toxteth, Liverpool L8 6UD

\*GUIDE PRICE £110,000+



Not to scale. For identification purposes only

- A third floor three bed modern apartment within The Overhead Building. Double glazing, secure entry system, central heating, in good order throughout.

**Description** A third floor three bedroomed modern apartment within The Overhead Building. The property benefits from double glazing, secure entry system, central heating and is in good order throughout. The property would be suitable for immediate occupation or student investment purposes with a potential rental income of approximately £13,500 per annum. The sale will also include a secure allocated parking space.

**Situated** Fronting Sefton Street in a very popular and well established residential location close to Brunswick Train Station and within walking distance to Liverpool city centre.

Kitchen, three Bedrooms, Ensuite to master, Bathroom/WC, spacious Balcony.

**Outside** Allocated parking space

**Joint Agents**

Entwistle Green | City Office



**Ground Floor** Main Entrance Hallway,

**Third Floor Apartment** Hall, Open Plan Lounge/dining fitted



LOT  
**93****73a Stanley Road, Liverpool L20 7BZ**  
\*GUIDE PRICE £10,000–£15,000

Not to scale. For identification purposes only

- **Three bedroomed flat arranged over first and second floors above retail premises.**

**Description** A three bedroomed flat arranged over first and second floors above retail premises. Following repair and modernisation the property would be suitable for investment purposes. The potential rental income when let being in excess of £5,000 per annum.

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

**Attic** One further room

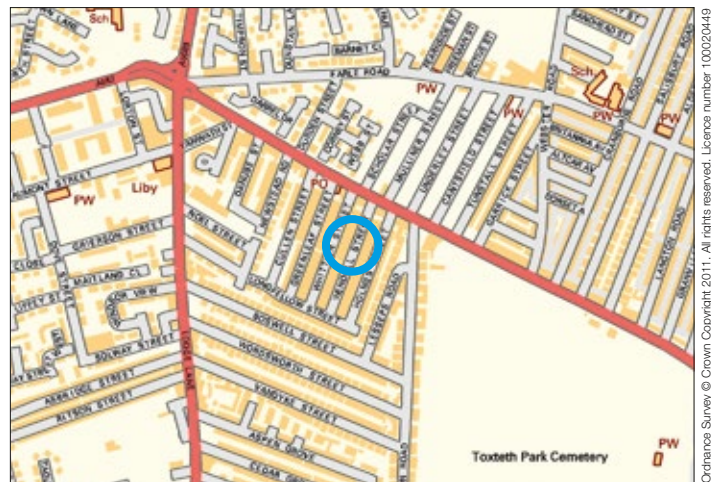
**Ground Floor** Entrance Hallway

**First Floor** Kitchen, Bedroom, Lounge

**Second Floor** Bathroom/WC, two bedrooms.

LOT  
**94**

ON BEHALF OF A HOUSING ASSOCIATION

**22 Wendell Street, Liverpool L8 0RQ**  
\*GUIDE PRICE £35,000+

Not to scale. For identification purposes only

- **Vacant two bed mid terrace. Double glazing. Central heating.**

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

**Situated** Off Smithdown Road in a popular residential location within close proximity to local amenities and approximately 1 mile from Liverpool city centre.

**Outside** Yard to the rear.

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

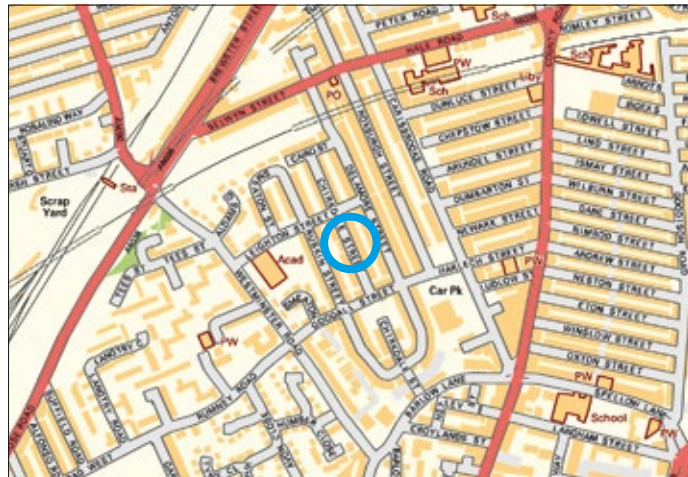
**First Floor** Two Bedrooms.

LOT

95

## 84 Chirkdale Street, Liverpool L4 3SQ

\*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

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

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

**First Floor** Three Bedrooms.

**Outside** Front and rear yard.

LOT

96

## 26 St. Domingo Vale, Liverpool L5 6RW

\*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

- A three storey plus basement five bed mid terrace. Double glazing, central heating. Potential HMO investment purposes or occupation following refurbishment.

**Description** A three storey plus basement five bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for HMO investment purposes or occupation following refurbishment and modernisation. There is also potential to convert the basement to provide two further rooms.

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

**Basement** Two Rooms.

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

**First Floor** Two Bedrooms, Shower room

**Second Floor** Three Bedrooms, Shower room

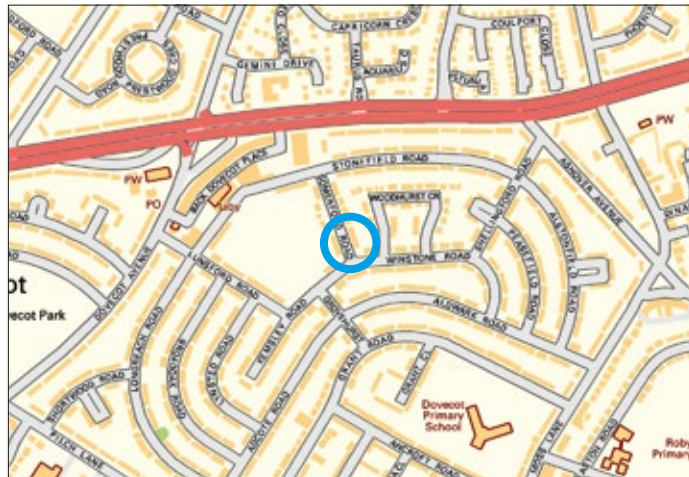
**Outside** Front Forecourt, rear yard.

**Joint Agents**  
Entwistle Green  
Walton Vale



LOT  
**97****35 Somerford Road, Liverpool L14 0ND**

\*GUIDE PRICE £50,000-£60,000



Not to scale. For identification purposes only

- **Vacant three bedroom townhouse. Double glazing. Central heating. Gardens front and rear. Driveway.**

**Description** A three bedroomed middle town house benefiting from double glazing, central heating, conservatory, gardens to the front and rear and off road parking. Following modernisation the property would be suitable for occupation or investment purposes.

**Situated** Off Stonefield Road in a popular and well established location within close proximity to local amenities and approximately 5.5 miles from Liverpool city centre.

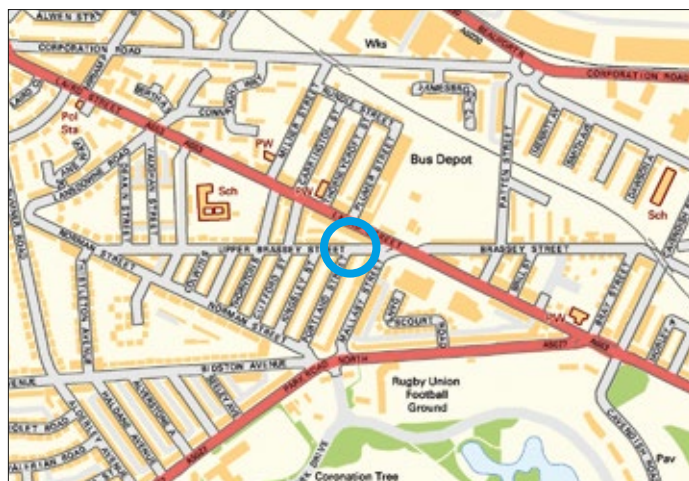
**Outside** Gardens to the front and rear. Driveway

**Ground Floor** Porch, Hall, Lounge, Kitchen, Conservatory, Bathroom/WC

**First Floor** Three Bedrooms

LOT  
**98****145 Laird Street, Birkenhead, Merseyside CH41 0AA**

\*GUIDE PRICE £50,000-£60,000



Not to scale. For identification purposes only

- **Retail unit with vacant one bed flat above. Retail unit let on a 10 year lease at £4,800pa. Electric steel roller shutters, double glazing, central heating.**

**Description** A two storey middle terraced mixed use property comprising a ground floor retail unit together with a one bedroomed self-contained flat above accessed via a separate rear entrance. The ground floor is currently let as a printing company by way of a 10 year lease at a rental of £4800.00 per annum. The first floor flat is currently vacant. The property benefits from electric steel roller shutters, double glazing and central heating. When fully let the potential rental income is in excess of £9,000.00 per annum.

**Situated** Fronting Laird Street (A553) on a main road position within close proximity to Birkenhead Park.

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

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

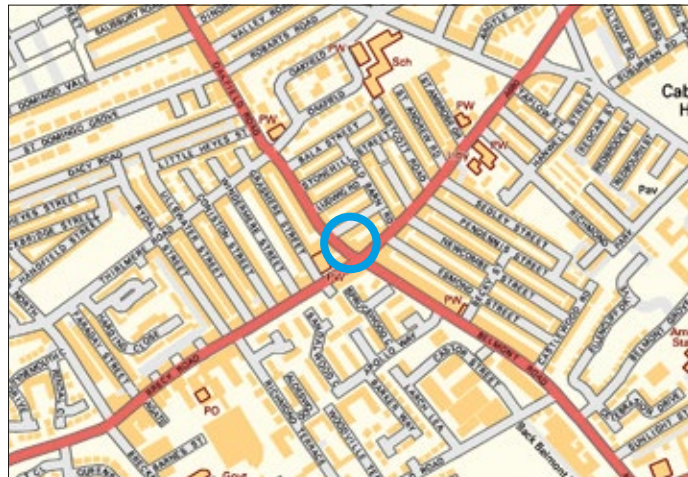
**Outside** Yard to Rear.

LOT

99

## 4 Springbank Road, Liverpool L4 2QR

\*GUIDE PRICE £40,000-£45,000



Not to scale. For identification purposes only

- **Two bed mid terrace. Double glazing. Central heating. Good order throughout.**

**Description** A two bedroomed middle terraced property benefitting from double glazing and central heating. The property is in good condition throughout and would be suitable for immediate occupation or investment purposes. The potential rental income is excess of £5,400 per annum.

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

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

**Outside** Yard to the rear

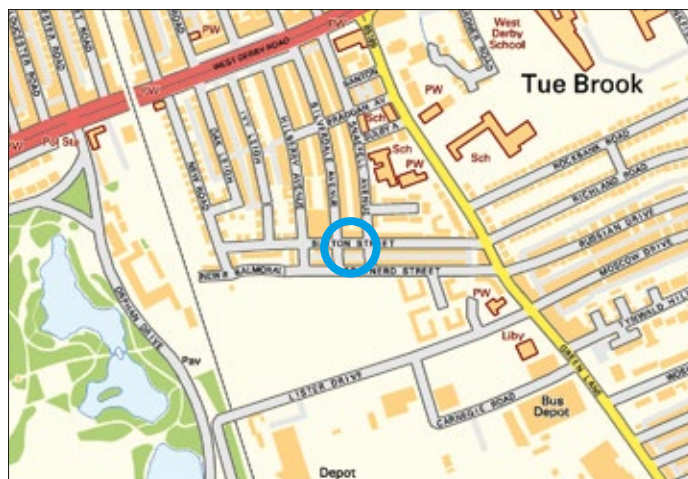
**Ground Floor** Hall, Lounge, Dining Room, Kitchen

LOT

100

## 54 Sutton Street, Liverpool L13 7EL

\*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **Two bed mid terrace. Double glazing and central heating.**

**Description** A two bedroomed mid terraced property benefitting from double glazing and central heating. The property is in need of modernisation and would be suitable for occupation, re sale or investment purposes.

**Situated** Off Green Lane which in turn is off West Derby Road in a popular and well established residential location within close proximity to Tuebrook amenities and approximately 4 miles from Liverpool city centre.

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

**Outside** Yard to the rear

**Joint Agents**  
Entwistle Green  
Old Swan



**Ground Floor** Porch entrance, Hall, Lounge, Dining room, Kitchen, Utility Room.

LOT

101

45 Botanic Road, Liverpool L7 5PX

\*GUIDE PRICE £130,000+



Not to scale. For identification purposes only

- **Three storey plus basement seven bed mid terrace. Double glazing, central heating. Requires modernisation, suitable for occupation or HMO investment or converted to flats (STPC).**

**Description** A good sized three storey plus basement seven bed roomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or HMO investment purposes. Alternatively the property could be converted to provide self-contained flats, subject to any necessary planning consents.

**Situated** On a prominent position on Botanic Road overlooking Botanic Gardens which runs between Wavertree Road and Edge Lane in a popular and well established residential location approximately 3.5 miles from Liverpool city centre.

**Lower Ground Floor** Two Bedrooms, Bathroom/W.C

**Ground Floor** Entrance hall, Lounge, Kitchen/Diner, Shower room/W.C.

**First Floor** Two Bedrooms, Bathroom/W.C.

**Second Floor** Three Bedrooms.

**Outside** Yard to the rear.

LOT

102

29a Croxteth Hall Lane, Croxteth, Liverpool L11 4RX

\*GUIDE PRICE £25,000+



Not to scale. For identification purposes only

- **Two bed purpose built first floor maisonette producing £6,000pa. Double glazing, electric amptec central heating, intercom system, communal gardens and parking.**

**Description** A two bed roomed purpose built first floor maisonette currently let by way of Assured Shorthold Tenancy producing £6,000 per annum. The property benefits from double glazing, electric amptec central heating, an intercom system and communal gardens and parking.

**Situated** Fronting Croxteth Hall Lane which in turn is off East Lancashire Road (A580) in an established residential location.

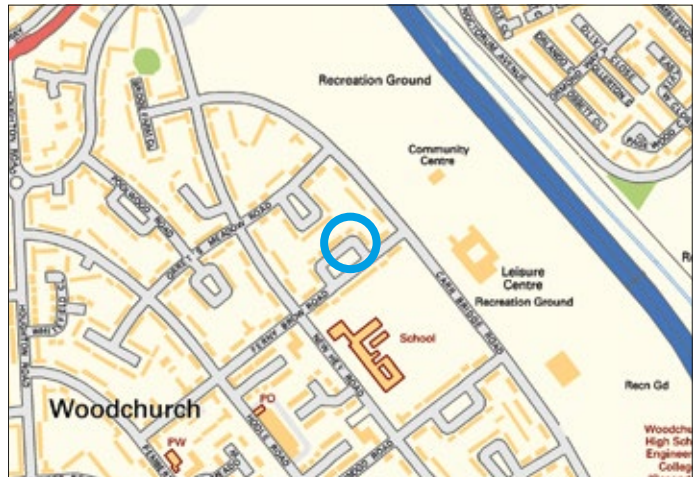
**Ground Floor** Main Entrance Hallway.

**First Floor Flat** Hall, Lounge, Kitchen.

**Second Floor** Two Bedrooms, Bathroom/W.C.

**Outside** Communal Gardens and parking.

LOT  
**103** 16 Ferny Brow Road, Wirral, Merseyside CH49 8EE  
\*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

- **Three bedroomed semi-detached property Double glazing, central heating, front and rear gardens.**

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

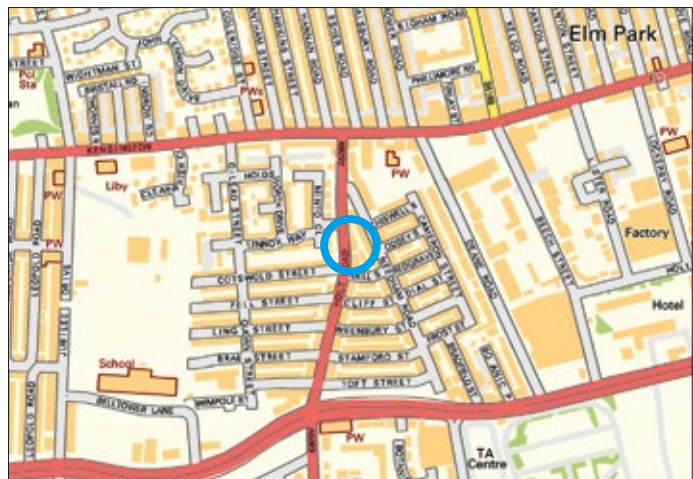
**Situated** Off Fernybro Road within close proximity to local amenities, Schooling and the M53.

**Outside** Front and rear gardens with Outhouse used as a utility room and WC.

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

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

LOT  
**104** 17/17a/19 Holt Road, Liverpool L7 2PL  
\*GUIDE PRICE £80,000-£85,000



Not to scale. For identification purposes only

- **Mixed use property providing two ground floor units together with accommodation above. Double glazing. Manual roller security shutters.**

**Description** A pair of two storey interconnecting retail units together with accommodation above. The property benefits from double glazing and manual roller security shutters. The property would be suitable for a number of uses, to include residential redevelopment, HMO Investment purposes, subject to gaining the necessary consents.

**Situated** Fronting Holt Road close to its junction with Needham Road within easy access to Kensington amenities and approximately 1 mile from Liverpool city centre.

**First Floor** Hall, Living Room, Shower Room/WC, Bathroom/WC, two bedrooms, Kitchen/Diner.

**Outside** Rear yard.

**Ground Floor** Interconnected Retail Units

No 17 – 33.7m<sup>2</sup> (363 sq.ft)

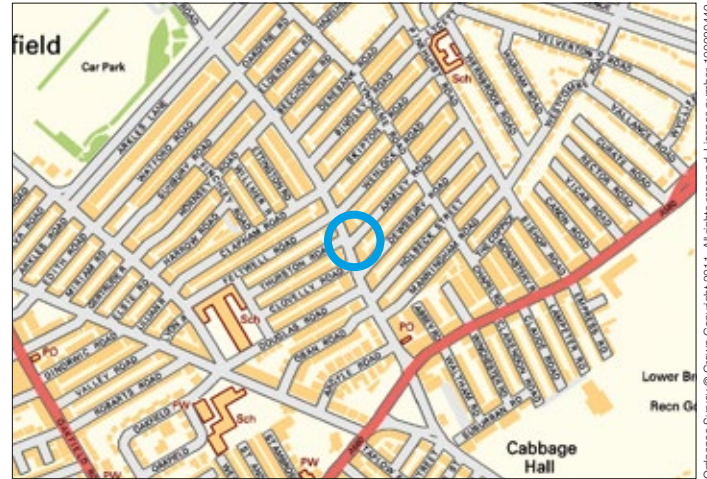
No 19 – 38m<sup>2</sup> (409 sq.ft)

LOT

105

62 Priory Road, Liverpool L4 2RZ

\*GUIDE PRICE £75,000–£85,000



Not to scale. For identification purposes only

- **A mixed use investment producing £12,720pa. Ground floor retail unit with two self-contained flats to the upper floors. Gas central heating and double glazing.**

**Description** A mixed commercial and residential investment currently producing £12,720pa. The property comprises a ground floor retail unit let to a long standing tenant in occupation for approximately 16 years. Renewal lease for 12 months from December 2014 with internal repairing terms on a rent of £4,080pa. To the upper floors there are 2 self-contained flats both currently let by way of Assured Shorthold Tenancies producing a rental income of £8640.0pa. The property benefits from gas central heating and double glazing.

**Situated** A prominent site on a busy main road close to the junction with Armley Road. Close to Stanley Park, Everton Football Club and the proposed Liverpool Football Club redevelopment.

**Ground Floor Sales Shop**  
27.8m<sup>2</sup> (300 sq ft)  
Preparation Room 15.34m<sup>2</sup>  
(165.12 sq ft)  
Kitchen, WC

**First Floor Flat 1** Hall, Bathroom/WC, Kitchen with fitted units, Living Room, Bedroom

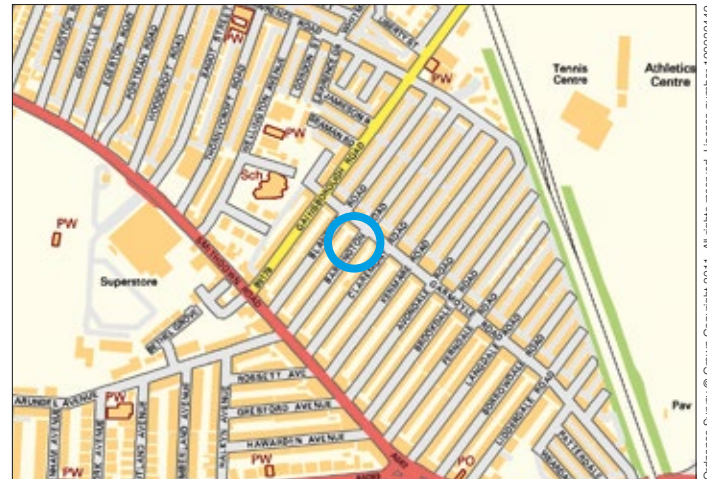
**Second Floor Flat 2** Living Room/Kitchen with fitted units and built in oven and hob, Bathroom/WC, Bedroom

LOT

106

30 Garmoye Road, Liverpool L15 3HW

\*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

- **Vacant four bed end terrace. Double glazing, central heating. Previously let to five students.**

**Description** A four bedroomed end terraced property benefiting from double glazing and central heating. The property has until recently been let to five students. The property would be suitable for occupation or continued use as a student investment with a potential annual income of in excess of £19,560 per annum. The property will be sold with all fixtures and fittings including furniture.

**Situated** On the corner of Garmoye Road and Barrington Road in a popular residential location within close proximity to local amenities, Schooling and transport links approximately 4 miles from Liverpool city centre.

**Ground Floor** Hall, 1 Letting room, Fitted Kitchen/Open Plan Lounge.

**First Floor** Four Letting Rooms, Bathroom/WC with walk in shower. Store Room.

**Outside** Yard to the rear, Storage outhouse.

# Notes





11 Allerton Road, Liverpool L18 1LG

0151 482 2594

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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 (unless stated otherwise within the property description in the catalogue) 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 (unless stated otherwise within the property description in the catalogue) 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:

.....

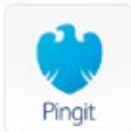
.....

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 (unless stated otherwise within the property description in the catalogue) 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:

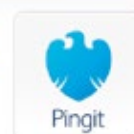
Date of signing .....

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

**NOW ACCEPTING  
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# 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 CHATELTS, 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) outgoing and other liabilities;
- (g) any interest which overrides, within the meaning of the Land Registration Act 2002;
- (h) matters that ought to be disclosed by the searches and enquires a prudent BUYER would make, whether or not the BUYER has made them; and
- (i) anything the SELLER does not and could not reasonably know about.

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

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

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

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

G1.9 The BUYER buys with full knowledge of:

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

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

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

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

## Commercial Property and Professional Services

### Auctions – Liverpool

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

### Auctions – London

3 Belgrave Gardens  
St Johns Wood  
London NW8 0QY  
Tel: +44(0)20 7625 9007  
info@auctionhouselondon.co.uk

### Commercial Property

2 Cotton Street  
Liverpool L3 7DY  
Tel: 0151 207 9339  
commercial@suttonkersh.co.uk

### Building Surveying

Tel: 0151 207 9966  
exchange@suttonkersh.co.uk

### Mortgages

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

### Surveys & Valuations

2 Cotton Street  
Liverpool L3 7DY  
Tel: 0151 207 9966  
exchange@suttonkersh.co.uk

### Block Management

6 Cotton Street  
Liverpool L3 7DY  
Tel: 0151 482 2555  
management@suttonkersh.co.uk

## Residential Lettings & Estate Agency Services

### Residential Lettings Head Office

6 Cotton Street  
Liverpool L3 7DY  
Tel: 0151 207 5923  
lettings@suttonkersh.co.uk  
Fax: 0151 482 2566

### Residential Lettings City Centre

30–32 Exchange Street East  
Liverpool L2 3PQ  
Tel: 0151 207 5923  
lettings@suttonkersh.co.uk  
Fax: 0151 236 3755

### Residential

#### Allerton & South Liverpool

40–42 Allerton Road  
Liverpool L18 1LN  
Tel: 0151 734 0666  
Fax: 0151 734 4504  
allerton@suttonkersh.co.uk

### City Centre

30–32 Exchange Street East  
Liverpool L2 3PQ  
Tel: 0151 236 2332  
Fax: 0151 236 3755  
citycentre@suttonkersh.co.uk

### West Derby & Central Liverpool

18 West Derby Village  
Liverpool L12 5HW  
Tel: 0151 256 7837  
Fax: 0151 226 1349  
westderby@suttonkersh.co.uk

### Allerton & South Liverpool Lettings

11 Allerton Road  
Liverpool L18 1LG  
Tel: 0151 482 2594  
allertonlettings@suttonkersh.co.uk

**SuttonKersh**

2 Cotton Street  
Liverpool L3 7DY

