

NOW INVITING  
INSTRUCTIONS  
FOR OUR  
**15 DECEMBER AUCTION**

# SuttonKersh



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

**Thursday 3 November 2016**

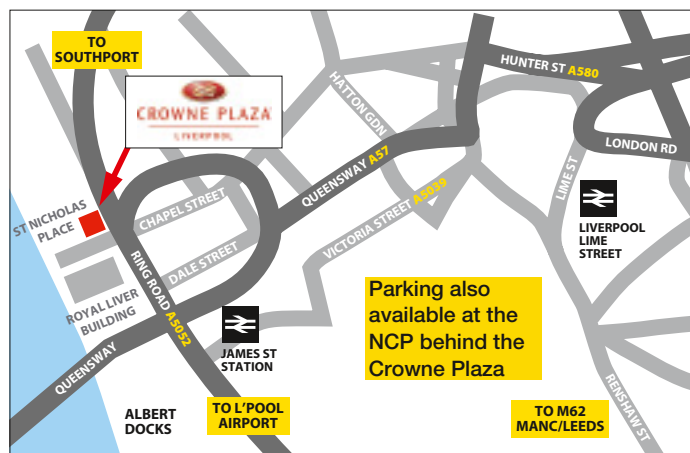
**Commencing at 12 noon prompt at**

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  
29th March  
25th May  
12th 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 MNAVA**  
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 MNAVA**  
Auction Administrator  
[shannen@suttonkersh.co.uk](mailto:shannen@suttonkersh.co.uk)



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



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



**Paul Holt**  
Auction 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 15 September

LOT	PROPERTY	RESULT	PRICE
1	17 Templeton Road, Platt Bridge, Wigan, Lancashire WN2 5PB	Sold	£44,000
2	45 Harebell Street, Liverpool L5 7RL	Sold	£40,000
3	11 St. Andrew Road, Liverpool L4 2RJ	Sold	£30,000
4	13 Templeton Road, Platt Bridge, Wigan, Lancashire WN2 5PB	Sold	£45,500
5	10 Edge Lane, Edge Hill, Liverpool L7 1QX	Sold	£250,000
6	52 Grant Avenue, Liverpool L15 5AY	Sold	£150,000
7	197 Wargrave Road, Newton-Le-Willows, Merseyside WA12 8JT	Sold	£45,000
8	57 Oak Leigh, Tuebrook, Liverpool L13 7EN	Sold	£46,000
9	31 High Street/2a Grove Street, Wavertree, Liverpool L15 8HU	Available at	£135,000
10	14 Ridley Road, Liverpool L6 6DN	Sold	£57,000
11	369 Borough Road, Birkenhead, Merseyside CH42 0HA	Available at	£40,000
12	39 Marlborough Road, Tuebrook, Liverpool L13 8AU	Sold After	
13	67 Rhodesia Road, Liverpool L9 9BS	Sold	£50,000
14	99 & 99a Marsh Lane, Bootle, Merseyside L20 4JB	Sold	£75,000
15	19/19a Heron Street, Pendlebury, Swinton, Manchester M27 4DJ	Available at	£130,000
16	23 Heron Street, Pendlebury, Swinton, Manchester M27 4DJ	Available at	£80,000
17	19a Heron Street, Pendlebury, Swinton, Manchester M27 4DJ	Withdrawn	
18	40 Bain Street, 16 Warwick St, 6 & 53 Raymond Street, Swinton M27 5AE	Available at	£350,000
19	16 Warwick Street, Pendlebury, Swinton, Manchester M27 6DX	Withdrawn	
20	6 Raymond Street, Pendlebury, Swinton, Manchester M27 6DT	Withdrawn	
21	53 Raymond Street, Pendlebury, Swinton, Manchester M27 6DT	Withdrawn	
22	125/125a Station Road, Pendlebury, Swinton, Manchester M27 6BU	Available at	£130,000
23	125a Station Road, Pendlebury, Swinton, Manchester M27 6BU	Withdrawn	
24	Merchants Quay, 361 Ellerman Road, Liverpool L3 4FH	Sold Prior	
25	344 Binns Road, Liverpool L13 1DD	Available at	£85,000
26	54 Canning Street, Liverpool L8 7NR	Available at	£460,000
27	63 Huyton Lane, Liverpool L36 7XF	Available at	£134,000
28	61 Lorne Street, Liverpool L7 0JP	Available at	£135,000
29	54 Thirlmere Road, Everton, Liverpool L5 6PP	Sold	£44,000
30	35 Caldys Road, Liverpool L9 4rz	Sold	£123,000
31	Hambledon View, Clerk Hill Road, Whalley, Clitheroe, Lancashire BB7 9DR	Sold Prior	
32	The Abattoir Clerk Hill Road, Whalley, Clitheroe, Lancashire BB7 9DR	Sold Prior	
33	9 Snowdrop Street, Liverpool L5 7RT	Sold	£33,000
34	29 Sandbrook Way, Southport, Merseyside PR8 3RN	Available at	£30,000
35	Coedle, Red Wharf Bay, Penrtraeth, Gwynedd LL75 8RJ	Available at	£425,000
36	11 Third Avenue, Fazakerley, Liverpool L9 9DR	Sold	£60,000
37	The Midden Public House, 93 Rydal Street, Liverpool L5 6QR	Sold After	
38	30 Harper Road, Liverpool L9 1DP	Available at	£60,000
39	432 Prescott Road, Old Swan, Liverpool L13 3DA	Sold Prior	
40	15 Sandon Street, Toxteth, Liverpool L8 7NS	Sold	£330,000
41	63 Kirk Road, Liverpool L21 8HU	Sold	£40,000
42	7 Newburn Street, Liverpool L4 5TU	Sold	£52,500
43	The Regency, 19-21 Derby Lane, Old Swan, Liverpool L13 6QA	Postponed	
44	41 Galloway Street, Liverpool L7 6PD	Sold	£35,000
45	14 Redcar Street, Liverpool L6 0AJ	Sold	£34,250
46	25 Poulter Road, Liverpool L9 0HJ	Available at	£80,000
47	25 Fairfield Street, Liverpool L7 0JY	Sold Prior	
48	73 Holmes Street, Liverpool L8 0RH	Sold After	
49	11 Wulstan Street, Liverpool L4 1RA	Sold	£40,000
50	213 County Road, Walton, Liverpool L4 5PE	Available at	£68,000
51	69 Max Road, Liverpool L14 4BQ	Postponed	
52	11 Russian Drive, Liverpool L13 7BS	Postponed	
53	Apt 5 Medbourne Court, Liverpool L32 6SN	Sold	£25,000
54	95 Methuen Street, Liverpool L15 1EQ	Available at	£55,000
55	9-11 Legh Road, Haydock, St. Helens, Merseyside WA11 0EN	Sold	£115,000
56	202 Market Street, Newton-Le-Willows, Merseyside WA12 9DG	Sold Prior	
57	29 Cranborne Road, Liverpool L15 2HX	Sold	£72,500
58	11 Galloway Street, Liverpool L7 6PD	Sold	£35,000
59	501 West Derby Road, Liverpool L6 4BW	Sold	£91,500
60	164 County Road, Walton, Liverpool L4 5PH	Sold Prior	
61	15 Parkinson Road, Liverpool L9 1DL	Available at	£47,000
62	81-83 Lisburn Lane, Tuebrook, Liverpool L13 9AF	Sold Prior	
63	10 Grosvenor Road, Wavertree, Liverpool L15 0HA	Sold	£55,500
64	47 Garages In South Liverpool And Huyton	Available at	£300,000
65	Prince Of Wales, 155-157 Rice Lane, Liverpool L9 1AF	Sold Prior	
66	72 Egerton Road, Liverpool L15 2HW	Sold	£69,500
67	Apartment 2, Brantwood Court, Park Avenue, Southport, Merseyside PR9 9LT	Postponed	
68	27 Stavert Close, Liverpool L11 9AH	Sold Prior	
69	16 Wendell Street, Liverpool L8 0RQ	Sold	£35,500
70	241-245 Stanley Road, Kirkdale, Liverpool L5 7QD	Available at	£150,000
71	2 Bentinck Place, Birkenhead, Merseyside CH41 4DR	Withdrawn	
72	Apartment 3, Brantwood Court, Park Avenue, Southport, Merseyside PR9 9LT	Postponed	



73	83, 83a And 83b High Street, Wavertree, Liverpool L15 8HF	Available at	£340,000
74	68 Dewsbury Road, Liverpool L4 2XG	Sold	£46,000
75	32 Leopold Road, Kensington, Liverpool L7 8SP	Sold	£105,000
76	54-58 Breck Road, Anfield, Liverpool L4 2QS	Sold Prior	
77	8 Grosvenor Road, Wavertree, Liverpool L15 0HA	Sold	£64,000
78	56 Leopold Road, Kensington, Liverpool L7 8SR	Sold	£107,000
79	162 Kensington, Liverpool L7 8XE	Sold Prior	
80	43 Scorton Street, Liverpool L6 4AS	Sold	£45,000
81	80 Wendell Street, Liverpool L8 0RQ	Sold Prior	
82	Apartment 5, Brantwood Court, Park Avenue, Southport, Merseyside PR9 9LT	Postponed	
83	Apartment 7, Brantwood Court, Park Avenue, Southport, Merseyside PR9 9LT	Postponed	
84	90 Grosvenor Road, Wavertree, Liverpool L15 0HB	Sold After	
85	3 Townsend Lane, Anfield, Liverpool L6 0AX	Sold Prior	
86	46/46a Kremlin Drive, Liverpool L13 7BZ	Sold	£85,000
87	23 Esmond Street, Liverpool L6 5AY	Sold	£48,500
88	64 Seaforth Road, Seaforth, Liverpool L21 4LF	Sold	£43,000
89	107 Moscow Drive, Liverpool L13 7DG	Sold	£117,500
90	60 Geraint Street, Liverpool L8 8HQ	Sold	£62,000
91	Apt 20 Medbourne Court, Liverpool L32 6SN	Sold After	
92	16 Alverstone Road, Liverpool L18 1HD	Sold	£124,000
93	272 Walton Breck Road, Liverpool L4 0SX	Sold	£59,000
94	19 Hunters Lane, Wavertree, Liverpool L15 8HL	Available at	£425,000
95	115 Olney Street, Liverpool L4 5QN	Sold	£40,000
96	3 Worcester Avenue, Old Swan, Liverpool L13 9AZ	Available at	£130,000
97	51/51a Broadway, Liverpool L11 1BY	Sold Prior	
98	16 Darrel Drive, Liverpool L7 4LW	Withdrawn	
99	12 Halebank Court, Halebank Road, Widnes, Cheshire WA8 8ND	Sold After	
100	6 Shaftesbury Terrace, Liverpool L13 3BD	Sold	£52,000
101	60 St. Domingo Vale, Liverpool L5 6RW	Sold	£85,000
102	77 Churchill Avenue, Southport, Merseyside PR9 9PX	Sold Prior	
103	61 Coniston Street, Liverpool L5 6QY	Sold	£28,000
104	182 Prescott Road, Fairfield, Liverpool L7 0JD	Sold Prior	
105	52 City Quay, Ellerman Road, Liverpool L3 4FB	Sold Prior	
106	40 Rockhouse Street, Liverpool L6 4AP	Sold	£47,000
107	96 Holt Road, Liverpool L7 2PR	Sold	£65,000
108	62 Coniston Street, Liverpool L5 6QZ	Sold	£50,500
109	5 Golden Grove, Liverpool L4 5SX	Sold	£52,000
110	Apt 56, 71 Sefton Street, Toxteth, Liverpool L8 6UD	Available at	£120,000
111	34 Westcott Road, Liverpool L4 2RF	Sold	£30,000
112	55 Crawford Avenue, Mossley Hill, Liverpool L18 1DL	Sold Prior	
113	Pods 9, 10, 11 & 16, Suite 12 Unit B, Goodlass Road, Liverpool L24 9HJ	Available at	£15,000
114	4 Wyresdale Road, Liverpool L9 0JS	Available at	£100,000
115	Fiorenzo Cazari Hotel & Nightclub, 25-27 East Parade, Rhyl, L118 3AG	Postponed	
116	55 Stalisfield Avenue, Liverpool L11 2UN	Sold	£45,000
117	Earle Road United Reformed Church, Earle Road, Liverpool L7 6HE	Postponed	
118	90 Oxford Road, Waterloo, Liverpool L22 7RF	Withdrawn	
119	142 Bedford Street South, Liverpool L7 7DB	Available at	£340,000
120	138 Bedford Street South, Liverpool L7 7DB	Available at	£340,000
121	62 Cambridge Road, Seaforth, Liverpool L21 1EY	Available at	£145,000
122	4b Hereford Road, Seaforth, Liverpool L21 1EQ	Postponed	
123	73 Strathcona Road, Liverpool L15 1EA	Sold	£40,000
124	17 Balfe Street, Seaforth, Liverpool L21 4NR	Sold	£30,000
125	202 Stanley Road, Bootle, Merseyside L20 3EP	Sold	£275,000
126	Land at Junction Of Winster Drive & Scafell Walk, Liverpool L27 5RH	Sold Prior	
127	4 Oxford Avenue, Bootle, Merseyside L20 9HR	Sold	£162,000
128	3 Ilford Avenue, Crosby, Liverpool L23 7YE	Sold Prior	
129	38 Gladstone Road, Seaforth, Liverpool L21 1DQ	Available at	£200,000
130	29 Pine Close, Huyton, Liverpool L36 3RR	Available at	£78,000
131	105 Cholmondeley Street, Widnes, Cheshire WA8 0EL	Available at	£42,000
132	3 St. Davids Road, Anfield, Liverpool L4 2RH	Sold After	
133	34 Wendell Street, Liverpool L8 0RQ	Sold	£28,500
134	57 Bedford Road, Bootle, Merseyside L20 7DN	Sold Prior	
135	93 Peel Road, Bootle, Merseyside L20 4JU	Sold Prior	
136	108 Hornby Boulevard, Liverpool L21 8HG	Sold	£40,000
137	8 Boswell Street, Bootle, Merseyside L20 4RP	Sold After	
138	87 Stockbridge Street, Liverpool L5 6PA	Sold	£32,000
139	6 Ash Street, Bootle, Merseyside L20 3HA	Sold Prior	
140	30 Hornby Boulevard, Liverpool L21 8HG	Sold	£40,000
141	4 Stockbridge Place, Liverpool L5 6PD	Sold	£30,000
142	123 Webster Road, Liverpool L7 4LG	Postponed	
143	103 Wavertree Nook Road, Liverpool L15 7LG	Postponed	

Total Realisation = £7,164,750

# Bidder's registration and identification form

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

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

## Bidder:

First name(s) ..... Surname .....

Address .....

Postcode ..... Tel no .....

Mobile no ..... Email .....

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

## Bidder's solicitor:

Firm ..... Contact name.....

Address .....

..... Postcode ..... Tel no .....

Bidder's signature ..... Date .....

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

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

### List A – Photographic evidence of Identity

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

### List B – Evidence of Residence

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

Signed ..... Date .....

on behalf of Sutton Kersh

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

# Order of sale Thursday 3 November

For sale by public auction unless sold prior or withdrawn

1	22 & 22a Cheltenham Avenue plus Garages 22b & 22c, Liverpool L17 2AR	£175,000–£200,000
2	90 Cedardale Road, Liverpool L9 2BQ	£55,000–£65,000
3	14 Fitzgerald Road, Old Swan, Liverpool L13 5XL	£50,000+
4	55 Webster Road, Liverpool L7 4LG	£25,000+
5	220 Boundary Road, St. Helens, Merseyside WA10 2LN	£65,000+
6	67 Orwell Road, Liverpool L4 1RG	£30,000+
7	83, 83a and 83b High Street, Wavertree, Liverpool L15 8HF	£300,000+
8	99a & 99b Webster Road, Liverpool L7 4LG	£100,000+
9	5 Galloway Street, Liverpool L7 6PD	£25,000+
10	369 Borough Road, Birkenhead, Merseyside CH42 0HA	£35,000+
11	41 Chepstow Street, Liverpool L4 3RE	£30,000+
12	Christleton Close, Prenton, Merseyside CH43 0XF	£25,000+
13	Apt 1, 2 & 3, 12 Croxteth Grove, Liverpool L8 0RX	£150,000–£175,000
14	95 Max Road, Liverpool L14 4BQ	£35,000–£40,000
15	2/4 Alscot Avenue, Coplehouse Lane, Liverpool L10 0AL	£225,000+
16	127/127a Knowsley Road, Bootle, Liverpool L20 4NJ	£65,000+
17	94 Nutgrove Road, & 35 Emily Street, St. Helens, Merseyside WA9 5PJ	£75,000+
18	Unit 1a Rossett Business Village Lyndir Lane, Wrexham, Clwyd LL12 0AY	£95,000–£105,000
19	Pods 9, 10, 11 & 16, Suite 12 Unit B, Goodlass Road, Liverpool L24 9HJ	£12,000+
20	15 Parkinson Road, Liverpool L9 1DL	£40,000+
21	11 Sybil Road, Liverpool L4 0RR	£100,000+
22	118a Carr Lane East, Liverpool L11 4ST	£65,000–£75,000
23	90 Litherland Road, Bootle, Merseyside L20 3HZ	£20,000–£25,000
24	56 Galloway Street, Liverpool L7 6PD	£35,000–£40,000
25	88/88a Linacre Lane, Bootle, Merseyside L20 6AH	£30,000–£35,000
26	19 Sutcliffe Street, Kensington, Liverpool L6 6AS	£35,000–£40,000
27	19 Hunters Lane, Wavertree, Liverpool L15 8HL	£375,000+
28	Land at the corner of Everton Brow & Salisbury Street, Liverpool L3 8QE	£425,000+
29	20 Blackdown Grove, St. Helens, Merseyside WA9 2BB	£55,000+
30	70 Garnett Avenue, Liverpool L4 1TS	£60,000–£70,000
31	52 Rose Lane, Allerton, Liverpool L18 5ED	£220,000+
32	241–245 Stanley Road, Kirkdale, Liverpool L5 7QD	£140,000+
33	63 Daley Road, Litherland, Liverpool L21 7QG	£35,000+
34	Apt 40 Hambleton Close, Widnes, Cheshire WA8 4SN	£25,000–£30,000
35	198 Picton Road, Wavertree, Liverpool L15 4LL	£80,000–£90,000
36	16 Hornby Road, Bootle, Liverpool L20 5BJ	£50,000+
37	Apt 1, 2, 3 & 4, 2 Sefton Drive, Sefton Park, Liverpool L8 3SD	£200,000+
38	15 Andrew Street, Liverpool L4 4DS	£40,000+
39	28 Freehold Street, Liverpool L7 0JJ	£60,000+
40	120–122 Thatto Heath Road, St. Helens, Merseyside WA9 5PE	£30,000–£40,000
41	275 Deysbrook Lane, West Derby, Liverpool L12 4YF	£85,000+
42	The Chantry House, Buxton Old Road, Disley, Cheshire SK12 2RW	£140,000+
43	35 Grantham Street, Liverpool L6 6BU	£35,000–£45,000
44	12 Frogmore Road, Old Swan, Liverpool L13 3AU	£50,000+
45	The Valley Public House, 153 St. Domingo Road, Liverpool L5 0RS	£150,000+
46	10 Scott Street, Bootle, Merseyside L20 4PF	£30,000–£35,000
47	Merchants Quay, 361 Ellerman Road, Liverpool L3 4FH	£90,000+
48	11 Kings Croft, Walton-le-dale, Preston PR5 4BD	£50,000+
49	19 Peel Road, Bootle, Merseyside L20 4RL	£35,000–£40,000
50	102 Peel Road, Bootle, Merseyside L20 4LA	£25,000–£30,000
51	14 Southey Street, Bootle, Merseyside L20 4LL	£30,000–£35,000



Reich Insurance Brokers Ltd in partnership with Sutton Kersh...

T: 0161 834 5464

W: reichinsurance.co.uk

E: david.cramp@reichinsurance.co.uk

SuttonKersh

52	2 Prospect Vale, Fairfield, Liverpool L6 8PG	£200,000+
53	16 Longfellow Street, Bootle, Merseyside L20 4JR	£35,000–£40,000
54	9 Gray Street, Bootle, Merseyside L20 4RY	£30,000–£35,000
55	30 Miranda Road, Bootle, Merseyside L20 2EE	£35,000–£40,000
56	23 Lanfranc Way, Childwall, Liverpool L16 1JU	£110,000+
57	25 Victoria Road, Tuebrook, Liverpool L13 8AL	£75,000+
58	132 Crosswood Crescent, Liverpool L36 2QQ	£55,000–£60,000
59	40 Colwell Close, Liverpool L14 8YE	£30,000–£35,000
60	63 Wendell Street, Liverpool L8 0RG	£30,000–£35,000
61	5 Lampeter Road, Liverpool L6 0BU	£35,000–£40,000
62	78 Friar Street, St. Helens, Merseyside WA10 6NS	£50,000+
63	132 Gartons Lane, Clock Face, St. Helens, Merseyside WA9 4QZ	£50,000–£60,000
64	8 Oak Leigh, Tuebrook, Liverpool L13 7EW	£40,000–£50,000
65	Flat 2, 9 Cefni Fruit, 9 Ffordd Yr Efail, Llangefni, Gwynedd LL77 7ER	£30,000–£40,000
66	Flat 1, 7 Cefni Fruit, Ffordd Yr Efail, Llangefni, Gwynedd LL77 7ER	£50,000+
67	45 Garrick Street, Liverpool L7 4LE	£25,000+
68	4/6 Rawlins Street, Fairfield, Liverpool L7 0JF	£80,000+
69	Flats 1 & 2, 59 Peel Road, Bootle, Merseyside L20 4RN	£40,000–£45,000
70	Land at 135–139 Kensington, Liverpool L7 2RE	£135,000+
71	Apartment 20 Kingfisher House, Pighue Lane, Liverpool L13 1DQ	£60,000+
72	10 Lytton Grove, Seaforth, Liverpool L21 1DJ	£50,000+
73	6 Irwell Street, Bacup, Lancashire OL13 0AD	£10,000–£15,000
74	4 Irwell Street, Bacup, Lancashire OL13 0AD	£10,000–£15,000
75	83 Rockbank Road, Liverpool L13 7BG	£60,000+
76	Flat 3, 2 Gladstone Road, Liverpool L19 1RR	£55,000–£65,000
77	60 Chamberlain Street, St. Helens, Merseyside WA10 4NL	£40,000+
78	10 Riding Close, Clock Face, St. Helens, Merseyside WA9 4GN	£35,000+
79	14 Green Lane, Seaforth, Liverpool L21 3UA	£60,000–£70,000
80	36 Waltham Road, Liverpool L6 0BL	£40,000+
81	149 Goodison Road, Liverpool L4 4EW	£40,000–£45,000
82	Land at the rear of 57 Watling Street, Hints B78 3DF	£1,000–£2,000
83	16 Long Lane, Wavertree, Liverpool L15 4HF	£60,000–£70,000
84	Land at Watling Street, Hints B78 3DF	£1,500+
85	207 Stanley Road, Kirkdale, Liverpool L5 7QB	SOLD PRIOR
86	181 Melwood Drive, West Derby, Liverpool L12 4XG	£65,000+
87	6 Ash Street, Bootle, Merseyside L20 3HA	£35,000–£40,000
88	275 Edge Lane, Fairfield, Liverpool L7 9LB	£78,000+
89	40 Middleton Road, Fairfield, Liverpool L7 0JL	£35,000+
90	6 Mayfair Close, Anfield, Liverpool L6 5JS	£20,000–£25,000
91	9 Mansell Road, Kensington, Liverpool L6 6AY	£40,000–£50,000
92	138–140 Prescot Road, St. Helens, Merseyside WA10 3TY	SOLD PRIOR
93	123 Webster Road, Liverpool L7 4LG	SOLD PRIOR
94	The Regency, 19–21 Derby Lane, Old Swan, Liverpool L13 6QA	£325,000+
95	69 Max Road, Liverpool L14 4BQ	£45,000+
96	83 Sheil Road, Liverpool L6 3AD	£90,000+
97	17 Regency Court, Rock Lane West, Birkenhead, Merseyside CH42 1NG	£35,000+
98	360–362 Laird Street, Birkenhead, Merseyside CH41 7AL	£45,000
99	41 Marsh Avenue, Bootle, Merseyside L20 0DJ	£35,000–£40,000
100	63 Stonehill Street, Liverpool L4 2QA	£30,000–£35,000
101	215 Dragon Lane, Whiston, Prescot, Merseyside L35 3QX	£65,000+
102	17/17a/19 Holt Road, Liverpool L7 2PL	£80,000–£85,000
103	31 Enid Street, Liverpool L8 8HN	£50,000–£60,000
104	16 West Derby Village, Liverpool L12 5HW	£100,000+
105	33 City Road, Liverpool L4 5UN	£25,000+
106	37 Bishop Road, Liverpool L6 0BJ	£45,000–£55,000
107	Flat 2, 14A Walton Park, Liverpool L9 1EZ	£30,000+

\*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.

# Order of sale **by type**

## COMMERCIAL INVESTMENT

- 7 83, 83a and 83b High Street, Wavertree, Liverpool L15 8HF
- 10 369 Borough Road, Birkenhead, Merseyside CH42 0HA
- 15 2/4 Alscot Avenue, Coppleshouse Lane, Liverpool L10 0AL
- 18 Unit 1a Rossett Business Village Lyndir Lane, Wrexham, Clwyd LL12 0AY
- 25 88/88a Linacre Lane, Bootle, Merseyside L20 6AH
- 31 52 Rose Lane, Allerton, Liverpool L18 5ED
- 32 241–245 Stanley Road, Kirkdale, Liverpool L5 7QD

## DEVELOPMENT OPPORTUNITIES

- 28 Land at the corner of Everton Brow & Salisbury Street, Liverpool L3 8QE
- 68 4/6 Rawlins Street, Fairfield, Liverpool L7 0JF
- 94 The Regency, 19–21 Derby Lane, Old Swan, Liverpool L13 6QA

## LAND

- 70 Land at 135–139 Kensington, Liverpool L7 2RE
- 82 Land at the rear of 57 Watling Street, Hints B78 3DF
- 84 Land at Watling Street, Hints B78 3DF

## PUBLIC HOUSES/RESTAURANTS

- 45 The Valley Public House, 153 St. Domingo Road, Liverpool L5 0RS

## RESIDENTIAL INVESTMENT

- 1 22 & 22a Cheltenham Avenue plus Garages 22b & 22c, Liverpool L17 2AR
- 3 14 Fitzgerald Road, Old Swan, Liverpool L13 5XL
- 11 41 Chepstow Street, Liverpool L4 3RE
- 12 Christleton Close, Prenton, Merseyside CH43 0XF
- 13 Apt 1, 2 & 3, 12 Croxteth Grove, Liverpool L8 0RX
- 17 94 Nutgrove Road, & 35 Emily Street, St. Helens, Merseyside WA9 5PJ
- 21 11 Sybil Road, Liverpool L4 0RR
- 22 118a Carr Lane East, Liverpool L11 4ST
- 27 19 Hunters Lane, Wavertree, Liverpool L15 8HL
- 36 16 Hornby Road, Bootle, Liverpool L20 5BJ
- 37 Apt 1, 2, 3 & 4, 2 Sefton Drive, Sefton Park, Liverpool L8 3SD
- 39 28 Freehold Street, Liverpool L7 0JJ
- 44 12 Frogmore Road, Old Swan, Liverpool L13 3AU
- 52 2 Prospect Vale, Fairfield, Liverpool L6 8PG
- 76 Flat 3, 2 Gladstone Road, Liverpool L19 1RR
- 81 149 Goodison Road, Liverpool L4 4EW
- 92 138–140 Prescot Road, St. Helens, Merseyside WA10 3TY
- 106 37 Bishop Road, Liverpool L6 0BJ

## VACANT COMMERCIAL

- 8 99a & 99b Webster Road, Liverpool L7 4LG
- 19 Pods 9, 10, 11 & 16, Suite 12 Unit B, Goodlass Road, Liverpool L24 9HJ
- 23 90 Litherland Road, Bootle, Merseyside L20 3HZ
- 35 198 Picton Road, Wavertree, Liverpool L15 4LL
- 40 120–122 Thatto Heath Road, St. Helens, Merseyside WA9 5PE
- 85 207 Stanley Road, Kirkdale, Liverpool L5 7QB
- 98 360–362 Laird Street, Birkenhead, Merseyside CH41 7AL
- 99 41 Marsh Avenue, Bootle, Merseyside L20 0DJ
- 102 17/17a/19 Holt Road, Liverpool L7 2PL
- 104 16 West Derby Village, Liverpool L12 5HW

## VACANT RESIDENTIAL

- 2 90 Cedardale Road, Liverpool L9 2BQ
- 4 55 Webster Road, Liverpool L7 4LG
- 5 220 Boundary Road, St. Helens, Merseyside WA10 2LN
- 6 67 Orwell Road, Liverpool L4 1RG
- 9 5 Galloway Street, Liverpool L7 6PD
- 14 95 Max Road, Liverpool L14 4BQ
- 16 127/127a Knowsley Road, Bootle, Liverpool L20 4NJ
- 20 15 Parkinson Road, Liverpool L9 1DL
- 24 56 Galloway Street, Liverpool L7 6PD
- 26 19 Sutcliffe Street, Kensington, Liverpool L6 6AS
- 29 20 Blackdown Grove, St. Helens, Merseyside WA9 2BB
- 30 70 Garnett Avenue, Liverpool L4 1TS
- 33 63 Daley Road, Litherland, Liverpool L21 7QG
- 34 Apt 40 Hambleton Close, Widnes, Cheshire WA8 4SN
- 38 15 Andrew Street, Liverpool L4 4DS
- 41 275 Deysbrook Lane, West Derby, Liverpool L12 4YF
- 42 The Chantry House, Buxton Old Road, Disley, Cheshire SK12 2RW
- 43 35 Grantham Street, Liverpool L6 6BU
- 46 10 Scott Street, Bootle, Merseyside L20 4PF
- 47 Merchants Quay, 361 Ellerman Road, Liverpool L3 4FH
- 48 11 Kings Croft, Walton-le-dale, Preston PR5 4BD
- 49 19 Peel Road, Bootle, Merseyside L20 4RL
- 50 102 Peel Road, Bootle, Merseyside L20 4LA
- 51 14 Southey Street, Bootle, Merseyside L20 4LL
- 53 16 Longfellow Street, Bootle, Merseyside L20 4JR
- 54 9 Gray Street, Bootle, Merseyside L20 4RY
- 55 30 Miranda Road, Bootle, Merseyside L20 2EE
- 56 23 Lanfranc Way, Childwall, Liverpool L16 1JU
- 57 25 Victoria Road, Tuebrook, Liverpool L13 8AL

- 58 132 Crosswood Crescent, Liverpool L36 2QQ
- 59 40 Colwell Close, Liverpool L14 8YE
- 60 63 Wendell Street, Liverpool L8 0RG
- 61 5 Lampeter Road, Liverpool L6 0BU
- 62 78 Friar Street, St. Helens, Merseyside WA10 6NS
- 63 132 Gartons Lane, Clock Face, St. Helens, Merseyside WA9 4QZ
- 64 8 Oak Leigh, Tuebrook, Liverpool L13 7EW
- 65 Flat 2, 9 Cefni Fruit, 9 Ffordd Yr Efail, Llangefni, Gwynedd LL77 7ER
- 66 Flat 1, 7 Cefni Fruit, Ffordd Yr Efail, Llangefni, Gwynedd LL77 7ER
- 67 45 Garrick Street, Liverpool L7 4LE
- 69 Flats 1 & 2, 59 Peel Road, Bootle, Merseyside L20 4RN
- 71 Apartment 20 Kingfisher House, Pighue Lane, Liverpool L13 1DQ
- 72 10 Lytton Grove, Seaforth, Liverpool L21 1DJ
- 73 6 Irwell Street, Bacup, Lancashire OL13 0AD
- 74 4 Irwell Street, Bacup, Lancashire OL13 0AD
- 75 83 Rockbank Road, Liverpool L13 7BG
- 77 60 Chamberlain Street, St. Helens, Merseyside WA10 4NL
- 78 10 Riding Close, Clock Face, St. Helens, Merseyside WA9 4GN
- 79 14 Green Lane, Seaforth, Liverpool L21 3UA
- 80 36 Waltham Road, Liverpool L6 0BL
- 83 16 Long Lane, Wavertree, Liverpool L15 4HF
- 86 181 Melwood Drive, West Derby, Liverpool L12 4XG
- 87 6 Ash Street, Bootle, Merseyside L20 3HA
- 88 275 Edge Lane, Fairfield, Liverpool L7 9LB
- 89 40 Middleton Road, Fairfield, Liverpool L7 0JL
- 90 6 Mayfair Close, Anfield, Liverpool L6 5JS
- 91 9 Mansell Road, Kensington, Liverpool L6 6AY
- 93 123 Webster Road, Liverpool L7 4LG
- 95 69 Max Road, Liverpool L14 4BQ
- 96 83 Sheil Road, Liverpool L6 3AD
- 97 17 Regency Court, Rock Lane West, Birkenhead, Merseyside CH42 1NG
- 100 63 Stonehill Street, Liverpool L4 2QA
- 101 215 Dragon Lane, Whiston, Prescot, Merseyside L35 3QX
- 103 31 Enid Street, Liverpool L8 8HN
- 105 33 City Road, Liverpool L4 5UN
- 107 Flat 2, 14A Walton Park, Liverpool L9 1EZ



## Decisions on the **spot...**

With an expert team and all-together different approach to lending, we look at your individual situation to get you the right decision, right away.\*

- Pre-approved funding available
- Flexible terms - 3,6,9,12 months
- Free valuation and legal scheme
- Employed, self employed, limited companies, LLPs, sole traders, and partnerships accepted

For on the spot decisions you can rely on, call us on **0161 933 7155**, visit us at **[togethernessmoney.com/auctionfinance](https://togethernessmoney.com/auctionfinance)** or **speak to us at auction.**

Residential and commercial, first and second charge mortgages | Buy-to-let  
Bridging finance | Auction finance

\* We can make in principle decisions on the same day

## Loans, mortgages & finance.

# Buying at auction. We'll get you moving.

From as little as £225\*

**You'll want us on your side.**

## Contact Garry Abrams Solicitor and Auction Specialist

For fast, efficient and competitive  
conveyancing, call our team on

**0151 236 5000**

Garry Abrams: [garryabrams@gadllp.co.uk](mailto:garryabrams@gadllp.co.uk)  
or Lucy Joel: [ljoel@gadllp.co.uk](mailto:ljoel@gadllp.co.uk)

20 - 24 Mathew Street,  
Liverpool, L2 6RE  
[www.gadllp.co.uk](http://www.gadllp.co.uk)



# SuttonKersh



## Property Insurance

Our partners at **Reich Insurance Brokers Ltd** are on-hand to ensure your property is covered, quickly.

**T:** 0161 834 5464

**W:** [reichinsurance.co.uk](http://reichinsurance.co.uk)

**E:** [david.cramp@reichinsurance.co.uk](mailto:david.cramp@reichinsurance.co.uk)

# Insurance.

## How many brokers have it **all** covered?



**One of the UK's largest property brokers...**

**Contact us today:**

**0161 834 5464**

**david.cramp@reichinsurance.co.uk**

**reichinsurance.co.uk**

Reich Insurance, Reich House, 197-203 Chapel Street,  
Manchester, M3 5EQ.

*Authorised and regulated by the Financial Conduct Authority.*





AFD ●

Auction Finance Direct

# Auction Finance Direct from the Lender...

Loans from **£25k to £2million** within days

Auction Finance Direct provides funding for property investors, developers and landlords who buy property at auction. Our expertise in the auction buying process ensures that funds are always made available quickly to meet your deadline. We fund residential, commercial and semi-commercial auction properties purchased throughout England, Scotland and Wales.

## Contact Our Expert Team:

Visit: **[AuctionFinanceDirect.com](https://www.auctionfinancedirect.com)**

Call: **0333 939 8088**





LOT

1

## 22 & 22a Cheltenham Avenue plus Garages 22b & 22c, Liverpool L17 2AR

\*GUIDE PRICE £175,000–£200,000



- **Residential investment & two garages producing £12,720 per annum.**

**Description** A double fronted end terraced property converted to provide two self-contained flats (one two-bed and one three-bed) The flats are currently let by way of Assured Shorthold Tenancies at a rental income of £12,000 per annum. The property benefits from central heating, front garden and separate rear gardens. Flat 22a can be accessed via a separate side entrance. There are also two garages included in the sale known as 22b & 22c currently let producing £720 per annum.



Not to scale. For identification purposes only

**Situated** Off Ullet Road in a popular and well established residential location within close proximity to local amenities, schooling and Sefton Park.

**Flat 22a** Hall, Lounge, Kitchen, three Bedrooms, Bathroom/WC with separate shower.

**Outside** Front garden, Separate rear gardens, two garages.

**Ground Floor Flat 22** Hallway, Lounge, Dining room, Kitchen, two Bedrooms, Bathroom, Separate WC

**First Floor** Side entrance

LOT

2

## 90 Cedardale Road, Liverpool L9 2BQ

\*GUIDE PRICE £55,000–£65,000



- **Three bed semi-detached property. In need of a full upgrade and refurbishment scheme.**

**Description** A three bedroomed semi-detached property which is in need of a full upgrade and refurbishment scheme. The property benefits from gardens to the front and rear. The property would then be suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

**Situated** Off Willowdale Road off Rice Lane in a popular and well established residential location, within close proximity to local amenities and approximately 3.5 miles from Liverpool city centre.

**Outside** Gardens front and rear. WC.

**EPC Rating** G

**Ground Floor** Lounge, Kitchen, Bathroom

**First Floor** Three Bedrooms.

LOT

3

## 14 Fitzgerald Road, Old Swan, Liverpool L13 5XL

\*GUIDE PRICE £50,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Residential investment producing £4,316 per annum. Double glazing. Central heating.**

**Description** A three bedroomed middle terrace property currently let by way of a successor of a Regulated tenancy at a rental of £4,316 per annum. The property benefits from central heating.

**Situated** Off Prescott road within close proximity to Old Swan amenities and schooling. Approximately 4 miles from Liverpool city centre.

**Outside** Yard to Rear.

**Note** The buyer's fee for this property will be £750+vat

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

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

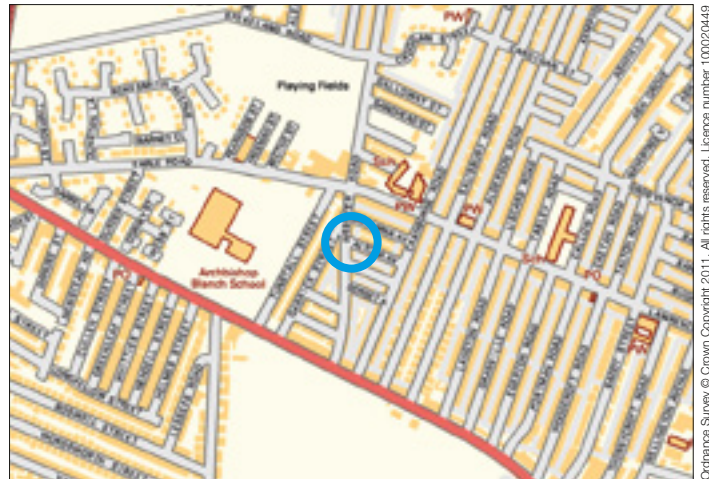
LOT

4

ON BEHALF OF A HOUSING ASSOCIATION

## 55 Webster Road, Liverpool L7 4LG

\*GUIDE PRICE £25,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Two bed mid terrace. In need of full upgrade and refurbishment.**

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

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

**Outside** Yard to the rear.

**EPC Rating** G

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

**First Floor** Two bedrooms.



LOT

5

220 Boundary Road, St. Helens, Merseyside WA10 2LN

\*GUIDE PRICE £65,000+



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

**Description** A three bedroomed end terrace property benefiting from double glazing and central heating. The property would be suitable for immediate occupation or investment purposes with a potential rental income of in excess of £7,500 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Boundary road within walking distance to local amenities and approximately 1 mile from St Helens town centre.

**Second Floor** One Further Bedroom.

**Outside** Yard to Rear.

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

**EPC Rating** E

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

LOT

6

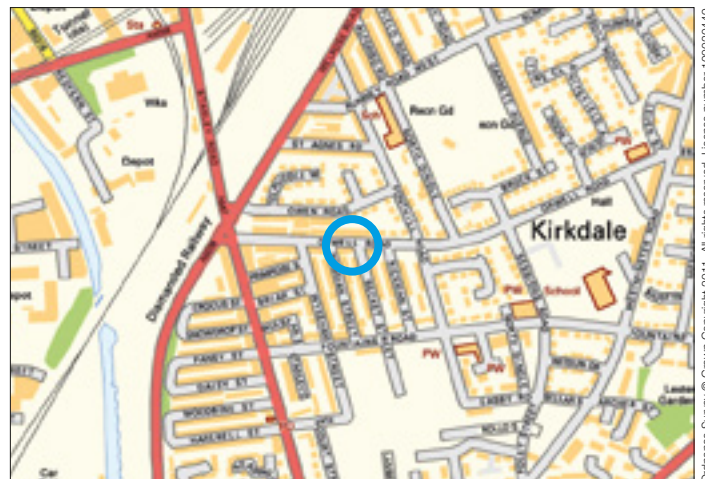
67 Orwell Road, Liverpool L4 1RG

\*GUIDE PRICE £30,000+



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

**Description** A two bedroomed mid terrace property benefiting from double glazing and central heating. Following refurbishment and carpeting the property would be suitable for investment purposes. The potential rental income when let is in excess of £5400.00 per annum.



Not to scale. For identification purposes only

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

**Outside** Yard to Rear.

**EPC Rating** D

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

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



LOT  
7

83, 83a and 83b High Street, Wavertree, Liverpool L15 8HF

\*GUIDE PRICE £300,000+



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

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

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

**Cellar** Not inspected.

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

#### 83a Ground Floor

Separate front entrance, Main entrance hallway

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

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

#### 83b Ground Floor

Separate front entrance, Main entrance hallway

#### First Floor

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

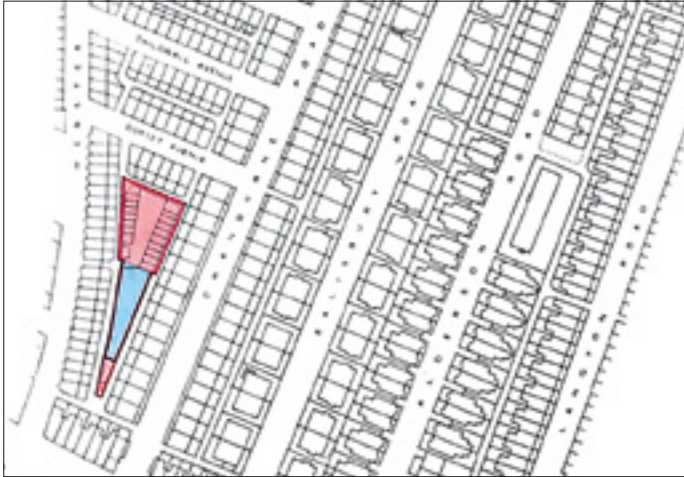
**Second Floor** Potential to provide further accommodation.



Not to scale. For identification purposes only





LOT  
**8****99a & 99b Webster Road, Liverpool L7 4LG****\*GUIDE PRICE £100,000+**

Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- Potential residential re-development opportunity.**

**Description** A freehold two storey warehouse/workshop premises comprising two separate buildings with their own entrances which has in the past been used for storage and a garage. The property would be suitable for a number of uses, to include residential re-development, subject to the relevant consents. We are advised by the vendor that all main services are available however potential purchasers should make their own enquiries.

**Situated** Vehicular access is from Dorset Avenue situated in a popular residential location within easy reach of Smithdown Road

amenities. Liverpool city centre is approximately 2 miles away.

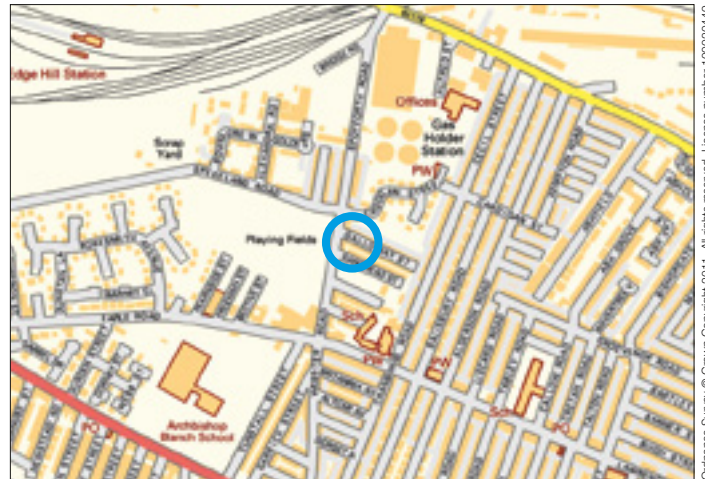
**99A Webster Road**  
**Ground Floor** Warehouse/ Workshop. Gross internal area 2442 sq ft

**Mezzanine Floor** Gross internal area 876 sq ft

**99B Webster Road**  
**Ground Floor** Warehouse/ Workshop

**First Floor** with roof lights, velux windows and a new roof (Gross internal Area 876 sq ft)

**Outside** Yard area with seven garages plus outbuildings.

LOT  
**9****5 Galloway Street, Liverpool L7 6PD****\*GUIDE PRICE £25,000+**

Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- Vacant two bedrooomed middle terraced property. Partial double glazing.**

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

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

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

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

**Outside** Yard to the rear.

**Note** Buyer's premium £750 plus vat.



LOT

10

369 Borough Road, Birkenhead, Merseyside CH42 0HA

\*GUIDE PRICE £35,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Retail unit with flat above producing £5,800 benefitting from double glazing and central heating.**

**Description** A two storey middle terrace property consisting of a retail unit currently trading as a shoe repair shop at a nominal rental of £1,040.00 per annum. To the upper floor there is a two bedroomed flat accessed via a separate rear entrance which is currently let by way of an Assured Shorthold Tenancy producing £4,740.00 per annum however we believe the tenants are due to vacate at the end of November 2016. The property benefits from double glazing and central heating. We are advised by the vendor that mass redevelopment to include a community centre is to take place within the area however interested parties should make their own enquiries.

**Situated** The property is situated on Borough Road at its junction with Willmer Road within close proximity to The Pyramid Shopping Centre.

**Outside** Rear Yard, WC.

**EPC Rating** D

**Ground Floor Shop** Main Sales Area, Kitchen.

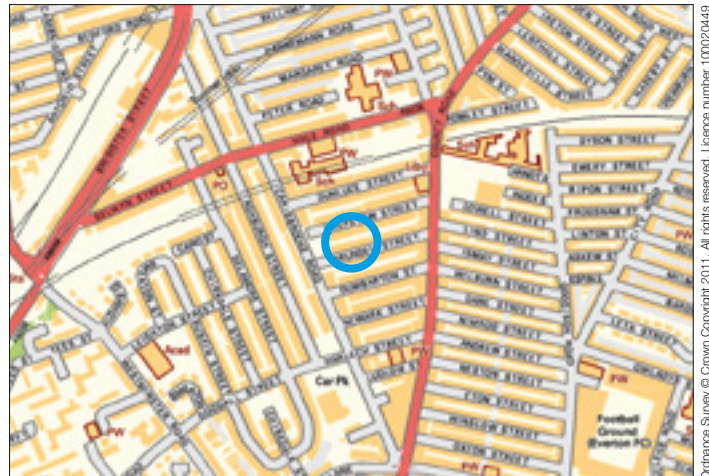
**First Floor Flat** Hall, Living Room, Kitchen, two Bedrooms, Bathroom/WC. Utility Room.

LOT

11

41 Chepstow Street, Liverpool L4 3RE

\*GUIDE PRICE £30,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Residential investment producing £3,900 per annum. Double glazing.**

**Description** A two bedroomed middle terraced property currently let by way of a protected tenancy at a rental of £3,900 per annum. The property benefits from double glazing.

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

**Note** The buyer's fee for this property will be £750+vat Please note that we have not inspected the property internally.

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

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

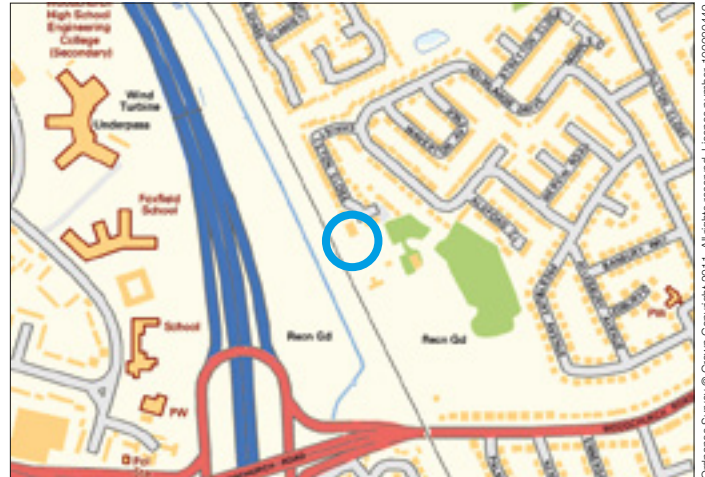
**Outside** Yard to the rear.



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

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

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



Not to scale. For identification purposes only

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

56 Christleton Close	12 Flats	Per flat	£563.33
58 Christleton Close	9 Flats	Per flat	£637.11

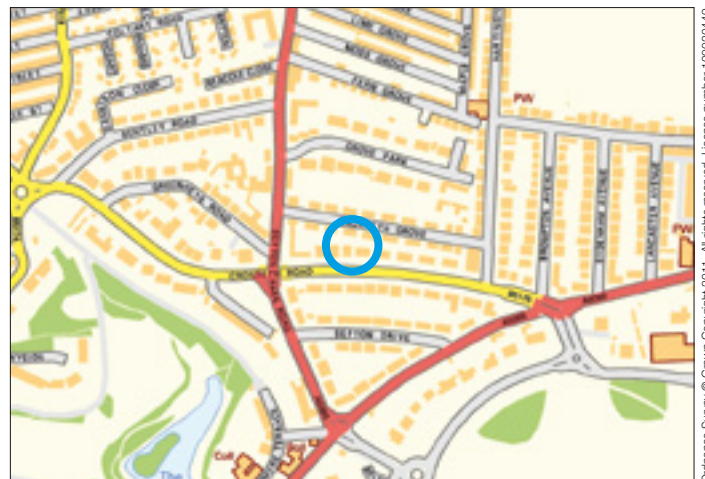
LOT  
**13****Apt 1, 2 & 3, 12 Croxteth Grove, Liverpool L8 0RX****\*GUIDE PRICE £150,000-£175,000**

- **Residential investment producing £13,200 per annum. Central heating. Partial double glazing. Gardens.**

**Description** A three storey semi-detached property converted to provide three self-contained flats. (three two bedrooms). The flats are all currently let by way of Assured Shorthold Tenancies at a rental of £13,200 per annum. The property benefits from central heating, partial double glazing, intercom system front and rear gardens and driveway.

**Situated** Off Croxteth Road in a popular and well established residential location within close

proximity to local amenities, Schooling and Sefton Park.



Not to scale. For identification purposes only

**Ground Floor** Main entrance hallway.

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

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

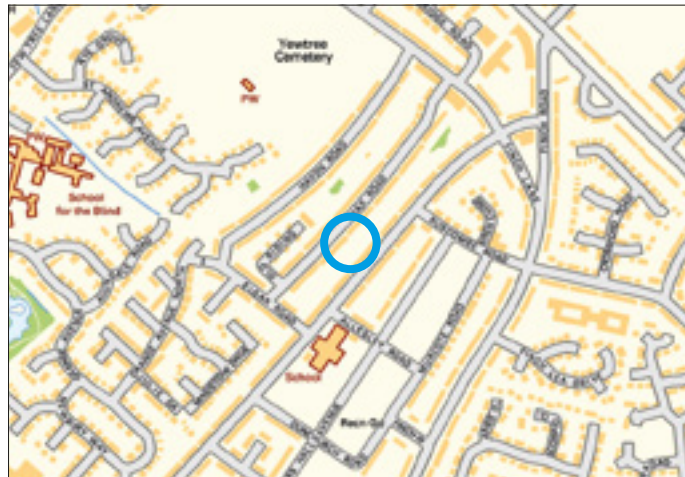
**Second Floor Flat 3** Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC

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

**Note** Please note that we have not inspected all of the property internally.

LOT  
**14**

ON BEHALF OF A HOUSING ASSOCIATION

**95 Max Road, Liverpool L14 4BQ****\*GUIDE PRICE £35,000–£40,000**

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

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

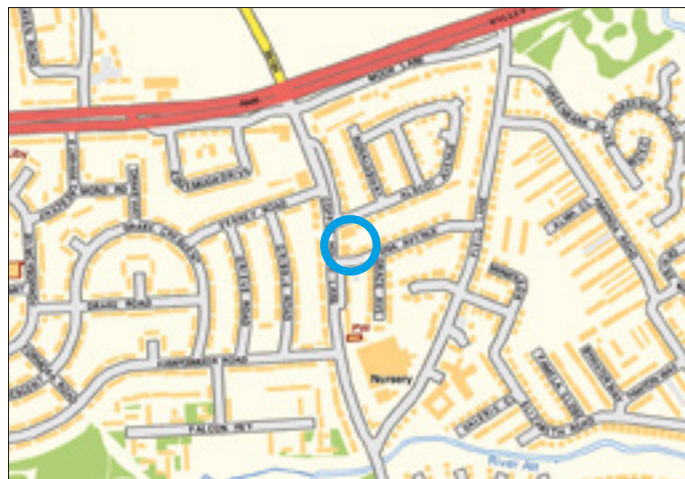
**Description** A three bedroomed mid-town house property benefitting from double glazing and central heating. Following modernisation, the property would be suitable for investment purposes.

**Situated** Off Kingsheath Avenue which is off East Prescot Road in a popular and well established residential locations within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

**Outside** Front and Rear Gardens

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

**First Floor** Three bedrooms.

LOT  
**15****2/4 Alscot Avenue, Coplehouse Lane, Liverpool L10 0AL****\*GUIDE PRICE £225,000+**

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Commercial investment producing £37,500 per annum.**

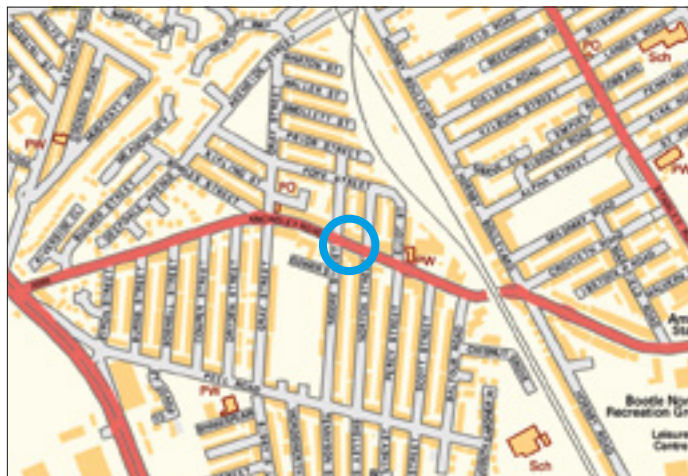
**Description** A ground floor retail unit currently trading as 'Co-operative' Supermarket let by way of a 10 year lease from 24th June 2014 with a 5 year break clause and a 5 year rent review at a rental income of £37,500 per annum.

**Situated** On the corner of Coplehouse Lane and Alscot Avenue in a prominent position approximately 7 miles from Liverpool city centre.

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

**Outside** On street parking.



LOT  
**16****127/127a Knowsley Road, Bootle, Liverpool L20 4NJ****\*GUIDE PRICE £65,000+**

Not to scale. For identification purposes only

- **Three storey mid terrace converted into two self contained flats. Double glazing. Central heating.**

**Description** A three storey middle terrace property converted to provide two self-contained flats (one one-bed and one three-bedroomed). The property has recently been refurbished and benefits from double glazing and central heating. When fully let the potential rental income is approximately £9,600 per annum.

**Situated** Fronting Knowsley Road in a popular and well established residential location

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

**Ground Floor** Main Entrance, Hallway.

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

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

**Second Floor** Two further bedrooms.

**Outside** Yard to the rear.

**Note** We believe there may be signs of Japanese Knotweed to the rear of the property and the vendor has had this treated, however potential purchasers are advised to make their own enquiries.

# Auction programme 2016/17

## Auction Dates

15th December

9th February 2017

29th March

25th May

12th July

14th September

2nd November

14th December

## Closing Dates

18th November

13th January 2017

3rd March

28th April

16th June

18th August

6th October

17th November



0151 207 6315

auctions@suttonkersh.co.uk

LOT

17

94 Nutgrove Road, & 35 Emily Street, St. Helens,  
Merseyside WA9 5PJ \*GUIDE PRICE £75,000+



94 Nutgrove Road

- **Residential investments producing £9,240. Two separate properties. Double glazing. Central heating.**

**Description** We are offering for sale two separate properties which are situated to the rear of each other.

#### 94 Nutgrove Road, St Helens WA9 5PJ

A two bedroomed middle terraced property currently let by way of an Assured Shorthold tenancy at a rental of £5,400 Per annum. The property is in good order throughout and benefits from double glazing and central heating.

**Situated** Off Nutgrove Hall Drive within close proximity to local amenities and Schooling.

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

**First Floor** Two Bedrooms.

**Outside** Yard to the rear.

#### 35 Emily Street, St Helens WA9 5LZ

A one bedroomed bungalow style property currently let by way of an Assured Shorthold Tenancy at a rental income of £3,840 per annum. The property benefits from double glazing and central heating.

**Situated** Off Covett Road within close proximity to local amenities and Schooling.

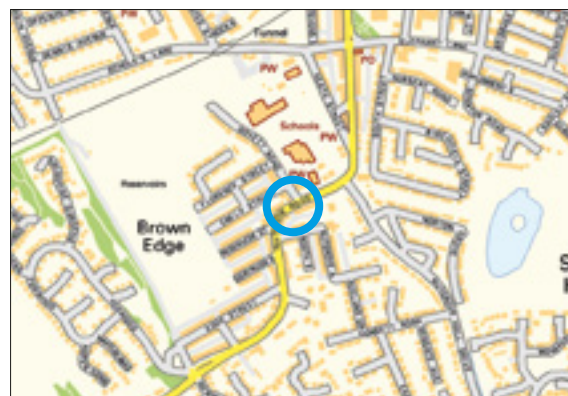
#### Ground Floor

Open plan Lounge/ Kitchen/Diner, Bedroom, Bathroom/ WC

**Outside** Yard with large double steel gates, ideal for a builder/ contractor/camper van/boats



35 Emily Street



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449



LOT

18

# Unit 1a Rossett Business Village Llyndir Lane, Wrexham, Clwyd LL12 0AY

\*GUIDE PRICE £95,000-£105,000



- A modern office block providing four ground floor suites.

**Description** A modern office block providing four ground floor suites, one of which is occupied by R Williams T/A Williams rural & commercial. We understand that R Williams were granted the right to occupy in December 2010 for a license fee of £4,000 per annum for an initial terms of 24 months and remains in occupation on the original terms, paying quarterly.

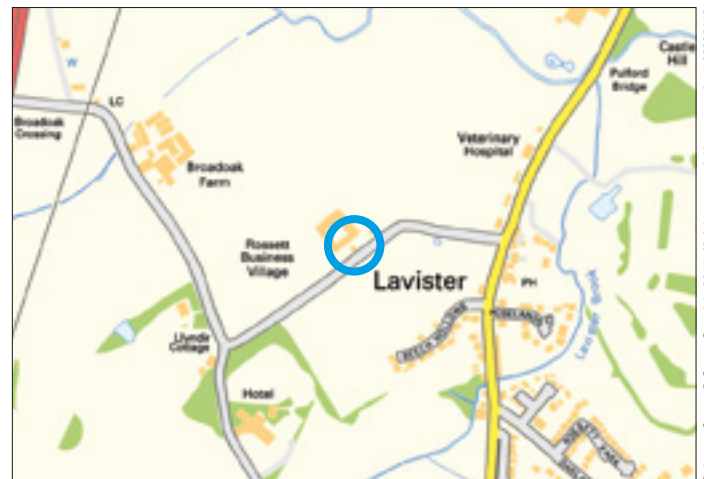
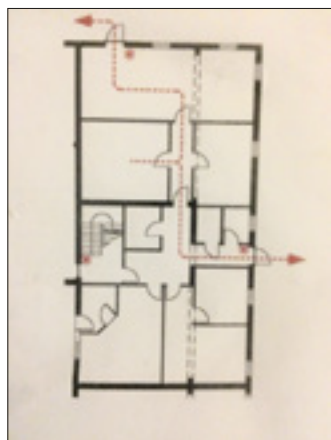
**Situated** The property forms part of Rossett Business Village approximately 5 miles north east of Wrexham and 7 miles south west of Chester.

**Ground Floor** Office suites, Shared Kitchen, WC facilities.

**Outside** Parking for three cars.

## Joint Agent

Colliers



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 10002049

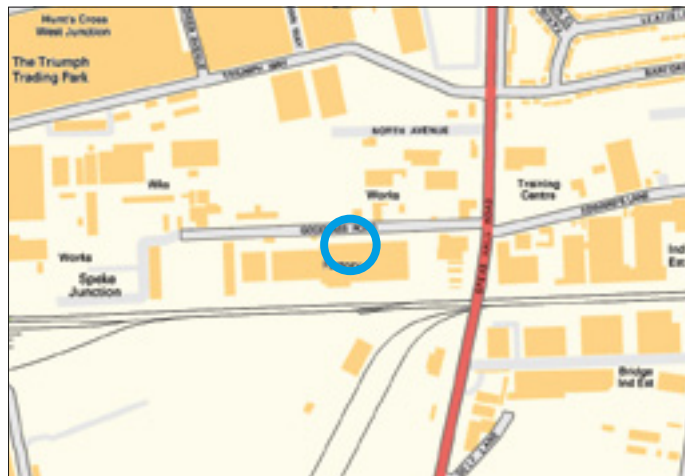
UNIT	SQ FT/SQ M	TENANCY
Suite 1	293/27.22	Vacant
Suite 2	331/30.75	R Williams, occupying paying a license fee of £4,000 pa
Suite 3	105/9.75	Vacant
Suite 4	841/78.13	Vacant
Total	1570/145	£4,000

LOT

19

## Pods 9, 10, 11 & 16, Suite 12 Unit B, Goodlass Road, Liverpool L24 9HJ

\*GUIDE PRICE £12,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Four office pods totalling approximately 84 sq ft.**

**Description** A ground floor office suite comprising four office pods totalling approximately 84 sq ft. Each pod comes with an office desk and chair along with terminal points for phones and internet access. The office is fully carpeted with excellent lighting and also benefits from secure 24/7 access, CCTV, Lift access and air conditioning. There are also shared toilet and Kitchen facilities, an onsite coffee shop/cafe and gym with discounted corporate membership available. There is also the benefit of access to boardrooms and meeting rooms across the North West along with presentation suites with audio visual technology.

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

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

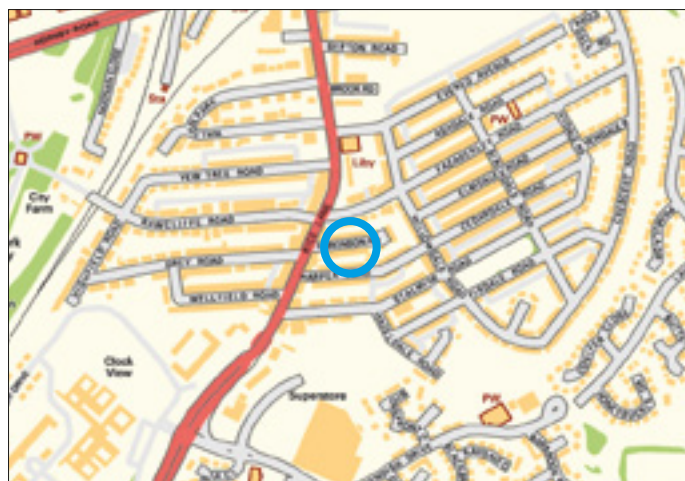
**Outside** Shared parking.

LOT

20

## 15 Parkinson Road, Liverpool L9 1DL

\*GUIDE PRICE £40,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

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

**Description** A two bed mid terrace property benefiting from double glazing and central heating. Following refurbishment this property would be suitable for investment purposes with a potential income of £5,400 per annum.

**Situated** Off Rice Lane in a popular and well established residential location within easy access to local amenities, schooling and approximately 4 miles from Liverpool city centre.

**Outside** Yard to Rear.

**EPC Rating** E

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

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



LOT  
**21****11 Sybil Road, Liverpool L4 0RR****\*GUIDE PRICE £100,000+**

- Residential investment producing in excess of £14,179 per annum. Three self-contained one-bedroom flats. Double glazing. Central heating.**

**Description** A three storey middle terraced property converted to provide three one-bedroom self-contained flats benefiting from double glazing and central heating. The property is currently fully let by way of Assured Shorthold tenancies producing in excess of £14,179 per annum.



Not to scale. For identification purposes only

**Situated** Just off Rockfield Road within close proximity to local amenities, Liverpool Football Club and approximately 2.5 miles from Liverpool city centre.

Kitchen/Diner, Bedroom, Bathroom/WC

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

**Outside** Yard to the rear.

**Ground Floor** Main entrance hallway.

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

**First Floor Flat 2** Hall, Lounge,

LOT  
**22****118a Carr Lane East, Liverpool L11 4ST****\*GUIDE PRICE £65,000–£75,000**

- Residential investment producing £6,000pa. Modern. Double glazing. Central heating. Gardens to the front and rear. Off road parking.**

**Description** A modern three bedroomed semi-detached property benefiting from double glazing, central heating, gardens to the front and rear and off road parking. The property is in good condition throughout and is let by way of an AST commencing 1 November at a rental of £6,000 per annum.



Not to scale. For identification purposes only

**Situated** Off Lower House Lane in a popular and well established residential location close to local amenities, schooling and approximately 5 miles from Liverpool city centre.

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

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

**Ground Floor** Hall, Open Plan Lounge/Dining Room/Kitchen, WC

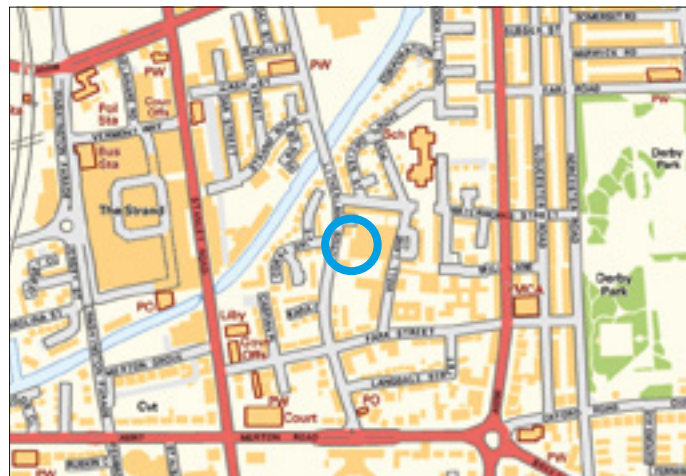


LOT

23

90 Litherland Road, Bootle, Merseyside L20 3HZ

\*GUIDE PRICE £20,000–£25,000



Not to scale. For identification purposes only

- **Ground floor retail unit. Suitable for a number of uses subject to any necessary consents.**

**Description** A ground floor retail unit previously let to a Bookmakers and would be suitable for a number of uses subject to any necessary consents. The flat has been sold off separately on a long leasehold and is not included in the sale.

**Situated** Fronting Litherland Road just off Marsh Lane in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

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

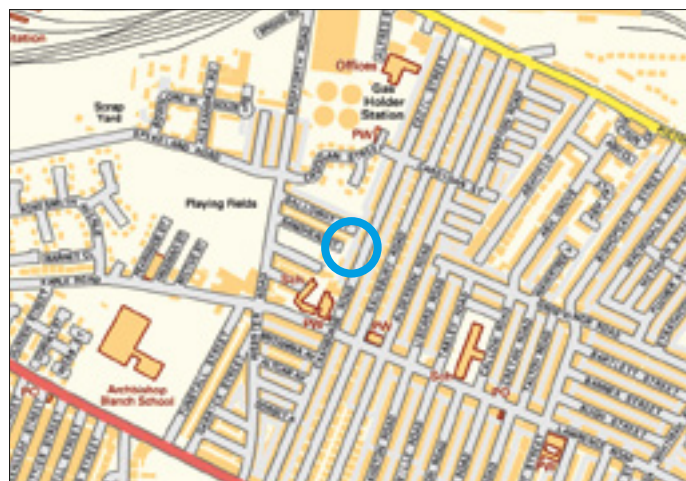


LOT

24

56 Galloway Street, Liverpool L7 6PD

\*GUIDE PRICE £35,000–£40,000



Not to scale. For identification purposes only

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

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

**Situated** Off Webster Road which in turn is off Picton Road and Lawrence Road in a popular and established location within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre.

**Outside** Yard to Rear.

**EPC Rating** E

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

**First Floor** Two bedrooms



LOT  
**25****88/88a Linacre Lane, Bootle, Merseyside L20 6AH****\*GUIDE PRICE £30,000–£35,000**

- **Two separate ground floor lock up retail units. Electric roller shutters. Double glazing.**

**Description** Two separate ground floor lock up retail units benefiting from electric roller shutters and double glazing. One of the units is currently vacant and previously traded as a Cafe and one is currently being used as a Hairdressing however will be sold with vacant possession. Alternatively, the property could be put back to provide one good sized retail unit, subject to any necessary consents. The potential rental income when both let is in excess of £8,000 per annum.



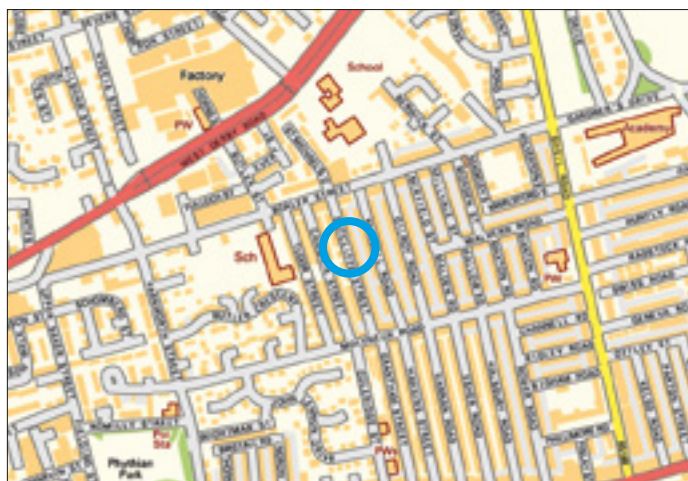
Not to scale. For identification purposes only

**Situated** Fronting Linacre Lane in a parade of similar units and in a popular and well established location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

**88a Linacre Lane****Former Cafe** Main Cafe Area, Kitchen, WC.**Outside** Shared Yard to the rear.**88 Linacre Lane****Hairdressers** Main Salon Area, Kitchen, WC.LOT  
**26****19 Sutcliffe Street, Kensington, Liverpool L6 6AS****\*GUIDE PRICE £35,000–£40,000**

- **Two bed middle terraced. Central heating. Good condition.**

**Description** A two bedroomed middle terraced property benefiting from central heating. The property is in good order throughout and would be suitable for immediate investment purposes with a potential rental income of £5,700 per annum.



Not to scale. For identification purposes only

**Situated** Off Boaler Street in a popular residential location close to local amenities, Newsham Park 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 with Walk-In Shower



LOT

27

## 19 Hunters Lane, Wavertree, Liverpool L15 8HL

\*GUIDE PRICE £375,000+



- **17 bed HMO investment opportunity. Producing in excess of £53,000 per annum.**

**Description** A 17 bed HMO investment opportunity currently producing £53,000 per annum. A substantial double fronted four storey plus basement end town house property which has been converted to provide 17 letting rooms which are all currently fully let by way of Assured Shorthold Tenancies. The property is fully HMO Compliant and is in reasonable condition benefiting from four kitchens, five bathrooms, central heating, rear yard and a driveway for several cars.

**Situated** Between Prince Alfred Road and Church Road North in a very popular and well established residential location within close proximity to Schooling, The High Street and Wavertree amenities and approximately 5 miles from Liverpool city centre.

**Basement** Five Letting Rooms, Storeroom.

**Ground Floor** Hall, 1 Letting Room, Communal Lounge, Kitchen, Bathroom/WC, Kitchen/Diner, Shower room/WC,

**First Floor** Four Letting Rooms, Storeroom, Bathroom/WC, Shower room/WC, Kitchen.

**Second Floor** Three Letting Rooms, Storeroom, Kitchen/Diner.

**Third Floor** Four Letting Rooms, Shower room/WC

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



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

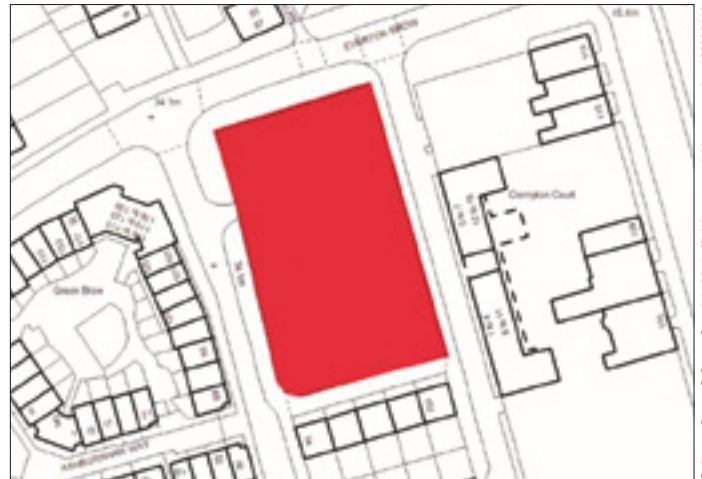


LOT  
**28****Land at the corner of Everton Brow & Salisbury Street,  
Liverpool L3 8QE****\*GUIDE PRICE £425,000+**

Artist's impression

- **Freehold land with full planning permission for 70 apartments comprising 16 studio apartments, 41 one-bedroom and 13 two-bedroom apartments with 56 parking spaces.**

**Description** A freehold parcel of land set behind a secure brick wall with inset railings and offered with the benefit of full planning permission to provide 70 apartments comprising 16 studio apartments (7 over a duplex configuration) and 41 one bedroom and 13 two bedroom apartments together with 56 car parking spaces. The site area is approximately 28,800 sq ft (0.624 acres). The design of the development is arranged in a "T" shaped configuration with a large wing to the northern elevation fronting Everton Brow. The development is proposed to be arranged over five storeys to the front with the rear block stepped to four, and latterly, part two/three storeys. We understand that all main services are available, however, potential purchasers should make their own enquiries. We are advised by the vendor that all ground investigations reports, and all associated due diligence reports have been commissioned are available for inspection. Planning Reference NO: 16F/0093

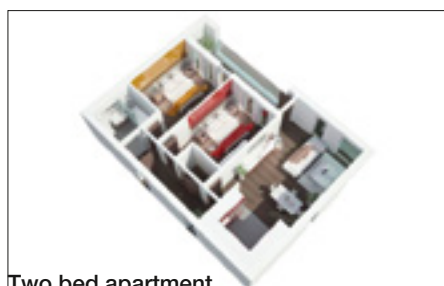


Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020493

**Situated** within Liverpool city centre Fronting Everton Brow at its junctions with Salisbury Street and Haigh Street in a popular and well established residential location with varying property types dating from the Edwardian and Victorian period.

**Accommodation** Architect Drawings are available to inspect at the Auctioneers offices.



Two bed apartment



LOT

29

20 Blackdown Grove, St. Helens, Merseyside WA9 2BB

\*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

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

**Description** A extended three bedroomed end terraced property benefiting from double glazing, central heating, front, rear and side gardens. The property would be suitable for occupation, investment or re sale purposes following refurbishment.

**Situated** Off Pennine Drive within close proximity to local amenities and schooling.

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

**EPC Rating** D

**Ground Floor** Porch entrance, Lounge/Diner, Kitchen, Conservatory.

**Joint Agents**  
Entwistle Green

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

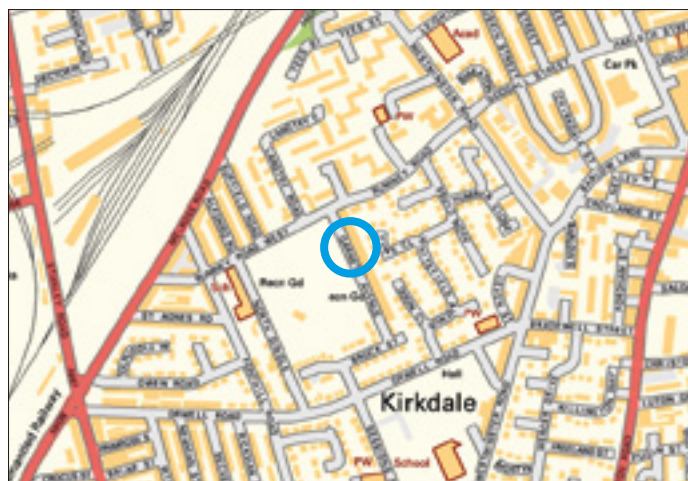


LOT

30

70 Garnett Avenue, Liverpool L4 1TS

\*GUIDE PRICE £60,000-£70,000



Not to scale. For identification purposes only

- **Three bedroomed mid terrace. Double glazing. Central heating. Good condition.**

**Description** A three bedroomed mid terrace property benefitting from double glazing and central heating. The property is in good condition and suitable for occupation or investment purposes with a potential rental income of £6,300 per annum.

**Situated** Fronting Garnett Avenue Just off Rumney Road West overlooking the Park in an established location and within close proximity to local amenities and schooling, approximately 2 miles from Liverpool city centre.

**First Floor** Three bedrooms.

**Outside** Yard to the rear.

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



LOT  
**31****52 Rose Lane, Allerton, Liverpool L18 5ED****\*GUIDE PRICE £220,000+**

- **Mixed use investment property currently producing £20,160 per annum. Double glazing. Steel roller shutters. Central heating.**

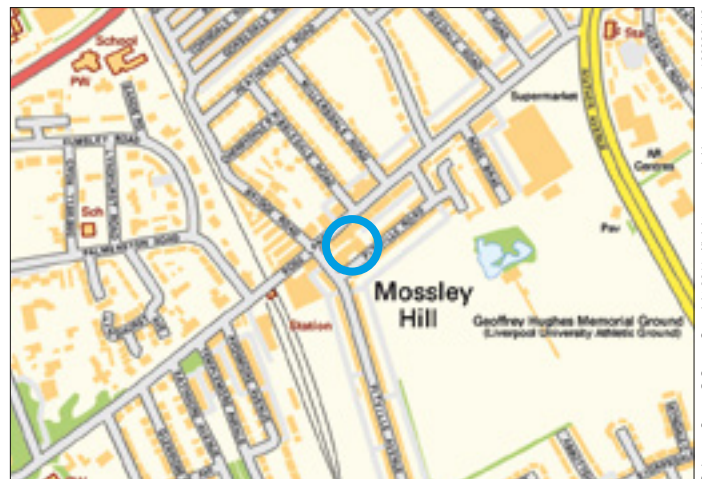
**Description** A mixed use investment property currently producing £20,160 per annum. The property comprises a ground floor restaurant together with two self-contained flats above (one one-bedroomed flat and one two-bedroomed flat). The ground floor is currently let by way of a 10 year FRI Lease producing £9,360 per annum. The flats are currently let by way of Assured Shorthold Tenancies producing £10,800 per annum. The property benefits from double glazing, steel roller shutters and central heating.

**Situated** Fronting Rose Lane in a very popular and well established location on a busy main road next to Tesco Express and close to other local amenities, schooling and approximately 4 miles from Liverpool city centre.

**Ground Floor** Restaurant with bar area approximately 50 covers, Men's & Ladies WCs, Kitchen, Prep Room, Store Room.

**First Floor Flat 1** Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC. **Flat 2** Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.

**Outside** Yard to the rear.



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 10002049

LOT

32

241-245 Stanley Road, Kirkdale, Liverpool L5 7QD

\*GUIDE PRICE £140,000+



- A mixed use investment currently producing £12,000 with a potential £35,000.

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

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

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

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

#### First/Second Floor

Six self-contained flats each comprising Living room, Bedroom, Kitchen, Bathroom/WC

**Outside** Yard.



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449



LOT  
**33****63 Daley Road, Litherland, Liverpool L21 7QG****\*GUIDE PRICE £35,000+**

- **Three bedroom mid town house. Double glazing. Central heating. Front and rear gardens. In need of modernisation.**

**Description** A three bedroomed middle town house benefitting from double glazing, central heating and front and rear gardens. Following modernisation, the property would be suitable for occupation or investment purposes. The potential rental income when let is in excess of £6000 per annum.



Not to scale. For identification purposes only

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

**Note** Please note the buyer's fee on this property is £750+vat

**EPC Rating D**

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

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

**Outside** Front and rear gardens.

LOT  
**34****Apt 40 Hambleton Close, Widnes, Cheshire WA8 4SN****\*GUIDE PRICE £25,000–£30,000**

- **First floor studio apartment. Double glazing. In good order.**

**Description** A first floor studio apartment benefitting from double glazing. The property is in good order and would be suitable for occupation or investment purposes with a potential annual rental income of in excess of £4200.00.



Not to scale. For identification purposes only

**Situated** Off Ravenfield Drive in a popular and well established residential location within close proximity to local amenities and Schooling.

Dressing room, Shower room/ WC

**Outside** Communal gardens and parking.

**EPC Rating E**

**Ground Floor** Main entrance hallway.

**First Floor Apt** Open plan Lounge/Bedroom, Kitchen,

**Joint Agent**  
Entwistle Green  
Widnes





LOT  
**35**

**198 Picton Road, Wavertree, Liverpool L15 4LL**

**\*GUIDE PRICE £80,000–£90,000**



Not to scale. For identification purposes only

- **Three storey mid terrace, retail unit with self contained offices above. Double glazing. Central heating. Electric steel roller shutters. Security alarm.**

**Description** A three storey middle terrace property comprising a ground floor retail unit together with self-contained offices above. The property would be suitable for a number of uses to include conversion of the upstairs to provide a two/three bed self-contained flat, subject to any necessary consents. The property benefits from double glazing, central heating, electric steel roller shutters, a security alarm and a shared front entrance.

**Situated** Fronting Picton Road in a popular and well established location within close proximity to local amenities, Schooling and transport links, approximately 4 miles into Liverpool city centre.

**Ground Floor Shop** Main Sales area, two Rear rooms, Kitchen, WC

**First Floor** Front office, Rear room, WC, Kitchen.

**Second Floor** Two Rooms.

**Outside** Yard to the rear.

LOT  
**36**

**16 Hornby Road, Bootle, Liverpool L20 5BJ**

**\*GUIDE PRICE £50,000+**



Not to scale. For identification purposes only

- **Residential investment producing £5,700 per annum. Double glazing and central heating.**

**Description** A three bed middle terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,700 per annum. The property benefits from double glazing and central heating.

**Situated** Fronting Hornby Road in an established residential location within close proximity to Bootle town centre, Bootle New Strand Station and schooling.

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

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

**Outside** Yard to the rear.



LOT  
**37**

**Apt 1, 2, 3 & 4, 2 Sefton Drive, Sefton Park, Liverpool L8 3SD**  
\*GUIDE PRICE £200,000+



- **Residential investment producing £13,920. Partial double glazing. Central heating. Shared driveway. Gardens.**

**Description** A three storey plus basement semi-detached property converted to provide four apartments. Three of the flats are let by way of Assured Shorthold Tenancies at a rental income of £13,920 per annum. One of the flats is currently vacant. The potential income when fully let being in excess of £19,320 per annum. The property benefits from central heating, partial double glazing, intercom system, shared front driveway with garage and rear garden.

**Situated** Off Sefton Park Road in a popular and well established residential location within close proximity to local amenities, schooling and Sefton Park.

**Note** Please note that we have not inspected all of the property internally.

**Ground Floor** Main entrance hallway

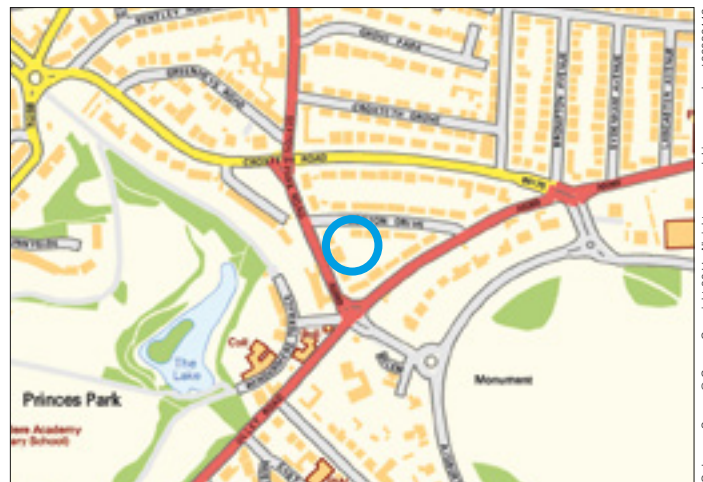
**Flat 1** Hall, Living room, Bedroom, Kitchen, Bathroom/WC

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

**Second Floor Flat 3** Hall, Living room, Bedroom, Kitchen, Bathroom/WC

**Flat 4** Hall, Living room, Bedroom, Kitchen, Bathroom/WC

**Outside** Front Driveway, Garage, Communal rear garden.



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 10002049



LOT

38

## 15 Andrew Street, Liverpool L4 4DS

\*GUIDE PRICE £40,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Three storey three bedroom mid terrace. Double glazing. Central heating. Newly fitted carpets.**

**Description** A three storey three bedroomed middle terraced property benefiting from double glazing, central heating and newly fitted carpets. The property would be suitable for investment purposes at a potential annual rental income in excess of £6,600 per annum.

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

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

**First Floor** Two bedrooms.

**Second Floor** Further room.

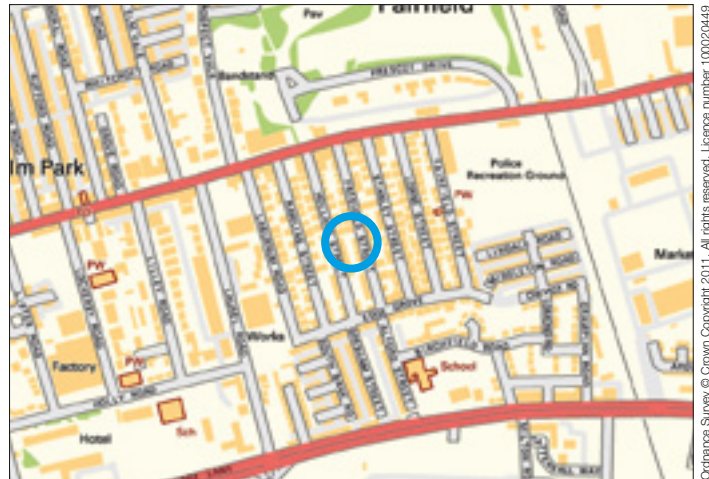
**First Floor** Yard to the rear.

LOT

39

## 28 Freehold Street, Liverpool L7 0JJ

\*GUIDE PRICE £60,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Residential investment producing £6,500pa. Double glazing. Central heating. Land to the side.**

**Description** A five bedroomed three storey dormer style semi-detached property benefiting from double glazing, central heating, front and rear gardens and land to the side. The property is currently let by way of an Assured Shorthold Tenancy producing £6,500 per annum. The current tenants have been in situ for 8 years.

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

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

**First Floor** Two bedrooms (one with Ensuite Shower Room), Bathroom/WC.

**Second Floor** Three Further Bedrooms.

**Outside** Front and rear Gardens and land to the side



LOT  
**40**

**120–122 Thatto Heath Road, St. Helens, Merseyside WA9 5PE**  
\*GUIDE PRICE £30,000–£40,000



Not to scale. For identification purposes only

- **Ground floor double fronted retail unit plus freehold interest for retail unit, the flat above and adjacent property.**

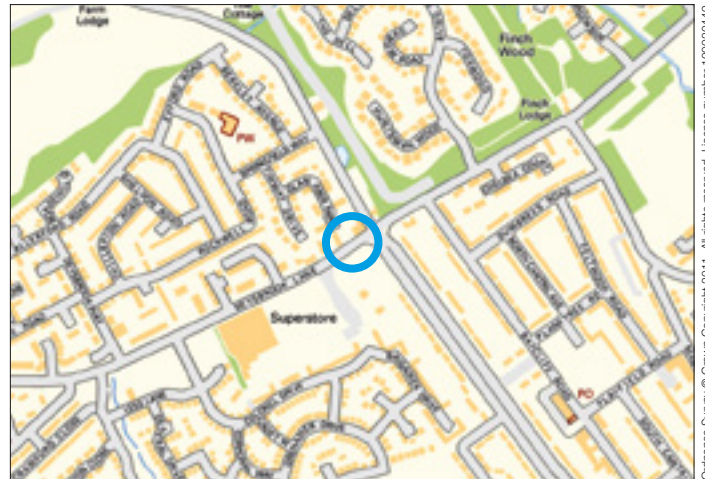
**Description** A ground floor double fronted retail unit benefiting from 3 phase electricity. The property has traded for over 30 years as a Shoe Repair Shop. The sale also includes the Freehold interest of the retail unit, the flat above and adjacent property. The property would be suitable for a number of uses, subject to any relevant consents. The flat above has been sold off separately and is not included in the sale.

**Situated** Fronting Thatto Heath Road next to Thatto Heath Railway station on a busy main road approximately 2 miles from St. Helens town centre. There is a free car park across the road and also (limited time) street parking nearby.

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

LOT  
**41**

**275 Deysbrook Lane, West Derby, Liverpool L12 4YF**  
\*GUIDE PRICE £85,000+



Not to scale. For identification purposes only

- **Two bedroomed character style cottage. Good sized corner plot. Double glazing. Central heating. Large rear garden. Off road parking. Potential for extension (stc)**

**Description** A two bedroomed character style cottage sat on a good sized corner plot and in need of some modernisation work. The property benefits from double glazing and central heating. There is a large garden to the rear, together with a plot of land to the side which provides off road parking. The property would be suitable for occupation or investment purposes with the potential to extend to the side or possibly erect a bungalow style property, subject to any necessary planning consents.

**Situated** Fronting Deysbrook Lane at its junction with Princess Drive and Croxteth Hall Lane in a popular and well established residential location within close proximity to local amenities, West Derby Village and approximately 7 miles from Liverpool city centre.

**Ground Floor** Lounge, Kitchen.

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

**Outside** large Garden to the rear, Outhouse/WC Land to the side/ off road parking.

**Note** We have been advised by the vendor planning permission was originally granted for a two storey extension however this has now expired.



LOT

42

# The Chantry House, Buxton Old Road, Disley, Cheshire SK12 2RW

\*GUIDE PRICE £140,000+



- **Grade II double fronted mid stone cottage. Dates back to circa 1600s. Many original character features.**

**Description** A delightful Grade II double fronted mid stone cottage steeped in history dating back to circa 1600s. The property benefits from many original character features such as exposed beams, feature fires and stone flooring. Following modernisation and restoration within the Grade II guidelines this property would be suitable for occupation, resale or investment purposes.

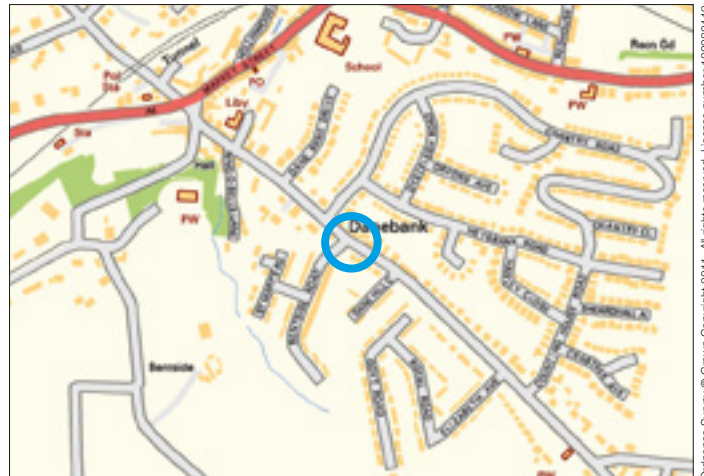
**Situated** Set in the Village of Disley on the very edge of the Peak District, Fronting Buxton Old Road within walking distance to local amenities and public transport links. To the north of The village, the River Goyt and the Peak Forest Canal which opened in 1800 passes along the edge of the Village.

**Ground Floor** Vestibule, Lounge, Dining Room, Inner Hall, Breakfast Room/Kitchen, Bathroom/WC, Conservatory

**First Floor** Three Bedrooms

**Outside** Front and Rear Garden, Off Road Parking

**Joint Agents**  
Bridgfords



Not to scale. For identification purposes only





LOT

43

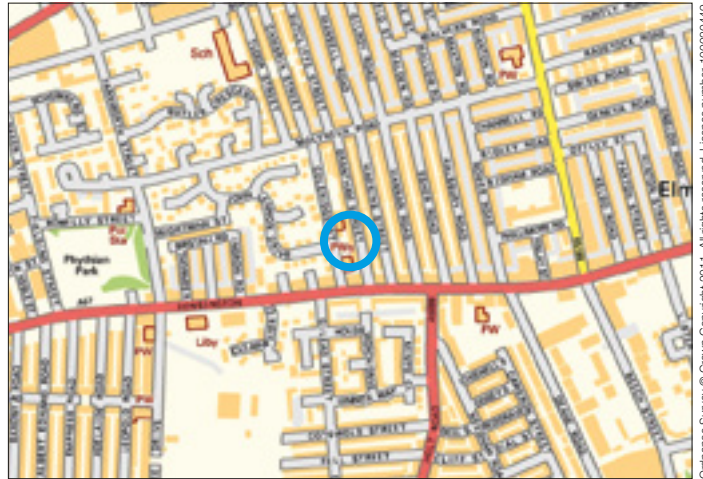
35 Grantham Street, Liverpool L6 6BU

\*GUIDE PRICE £35,000-£45,000



- **Two bed mid terrace. Part double glazed.**

**Description** A two bedroomed middle terraced property benefiting from partial double glazing. Following repair and modernisation the property would be suitable for investment purposes. The potential rental income is approximately £5400.00 per annum.



Not to scale. For identification purposes only

**Situated** Off Kensington and Molyneux Road in a popular residential location within close proximity to local amenities and schooling and approximately 2 miles from Liverpool city centre.

**Outside** Yard to the rear.

**EPC Rating** G

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

**First Floor** Two bedrooms.

LOT

44

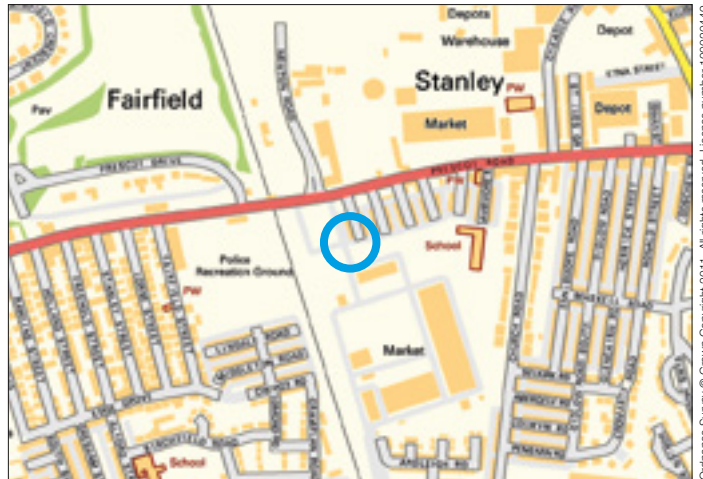
12 Frogmore Road, Old Swan, Liverpool L13 3AU

\*GUIDE PRICE £50,000+



- **Residential investment producing £5,700pa. Double glazing. Central heating.**

**Description** A three bed middle terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of £5700.00 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** In a cul de sac off Prescott Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

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

**Outside** Yard to the rear.

**Ground Floor** Hall, dining room, open plan living room/kitchen, utility room



LOT

45

## The Valley Public House, 153 St. Domingo Road, Liverpool L5 0RS

\*GUIDE PRICE £150,000+



- **Two storey detached former public house including three self contained flats with a potential rent of £27,000 per annum.**

**Description** A two storey detached property which until recently traded as the Valley Public House at a rental of £13,000 per annum. The property is now vacant and would be suitable for a number of uses, subject to any relevant planning consents. To the upper floors via a separate entrance there are three self-contained flats (two one bed and one three-bed) which have in the past been refurbished to include central heating, wooden flooring and kitchen and bathrooms. The flats are ready for immediate letting with a potential annual rental income in excess of £14,000 per annum. When fully let the potential rental income is in excess of £27,000 per annum.

**Situated** Fronting St. Domingo Road on the Corner of Everton Valley on a busy main road and approximately 2 miles from Liverpool city centre.

**Outside** Beer Garden to the rear.



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

**Ground Floor Public House** Bar/Lounge area, rear snooker room, ladies and gents WCs

#### First/Second Floor

**Flat 1** Open plan Living Room/Kitchen, Bedroom, Bathroom/WC

**Flat 2** Living Room, Kitchen/Diner, three Bedrooms (2 ensuite shower rooms), Separate Shower Room/WC

**Flat 3** Living Room, Bedroom, Kitchen, Shower Room/WC



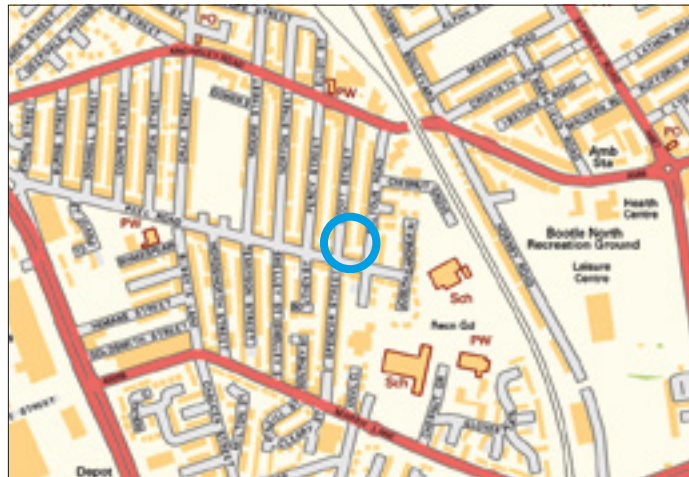
LOT  
**46**

ON BEHALF OF A HOUSING ASSOCIATION

**10 Scott Street, Bootle, Merseyside L20 4PF****\*GUIDE PRICE £30,000–£35,000**

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

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



Not to scale. For identification purposes only

**Situated** Off Knowsley Road within easy reach of local amenities including Bootle Strand Shopping Centre and approximately 5 miles from Liverpool city centre.

**Outside** Yard to the rear.

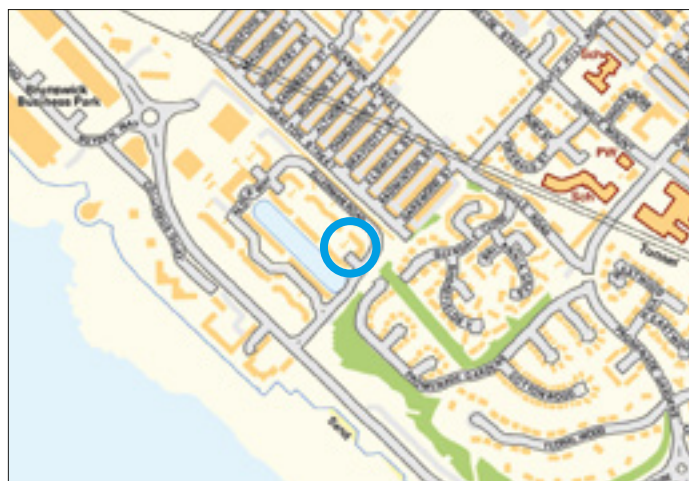
**Ground Floor** Vestibule, Hall, Lounge, Dining room, Kitchen.

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

LOT  
**47****Merchants Quay, 361 Ellerman Road, Liverpool L3 4FH****\*GUIDE PRICE £90,000+**

- **Vacant top floor two bedroom apartment. Fully furnished. Double glazing. Secure security intercom system. Central heating. Secure car parking space.**

**Description** A vacant well-presented two bedroomed top floor apartment situated within the City Quay Development. The property is in good order throughout, is fully furnished and benefits from double glazing, secure security intercom system, central heating and a secure car parking space. There is 987 years left remaining on the lease. The property would be suitable for occupation or investment purposes.



Not to scale. For identification purposes only

**Situated** Part of the City Quay development in a prominent position on the River Mersey. The Otterspool Promenade is close by and Liverpool city centre is approximately 2 miles away.

**Third Floor Flat** Entrance Hall, Open Plan Living/Dining Area/Kitchen, two Bedrooms, Bathroom/WC

**Outside** Secure car parking space plus additional visitor's spaces.

**Ground Floor** Communal Entrance

LOT

48

## 11 Kings Croft, Walton-le-dale, Preston PR5 4BD

\*GUIDE PRICE £50,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Two bed end terrace. Partial double glazing. Central heating.**

**Description** A two bedroomed double fronted end terrace property benefiting from partial double glazing and central heating (not tested). Following modernisation, the property would be suitable for investment, re-sale or occupation purposes.

**Situated** Off Church Brow which in turn is off Victoria Road within close proximity to local amenities and approximately 2 miles from Preston town centre.

**Outside** Courtyard to the front

**Joint Agents**  
Bridgfords



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

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

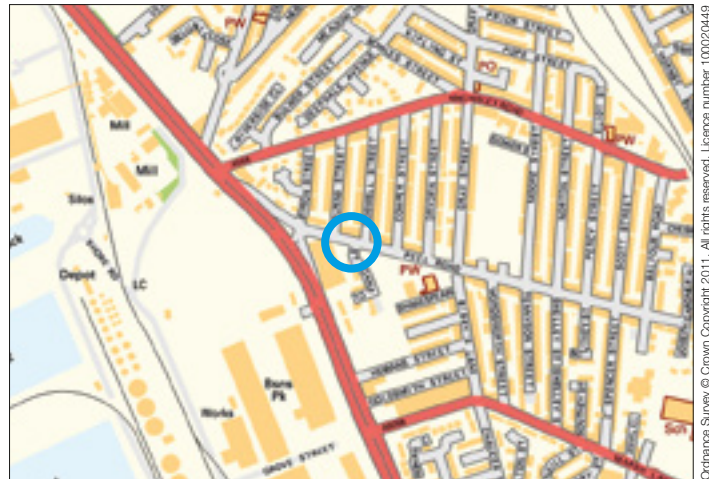
LOT

49

ON BEHALF OF A HOUSING ASSOCIATION

## 19 Peel Road, Bootle, Merseyside L20 4RL

\*GUIDE PRICE £35,000-£40,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

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

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

**Situated** Fronting Peel Road just off Knowsley Road and Rimrose Road in an established residential location close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

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

**Outside** Yard to the rear.

**Ground Floor** Hall, Front Living Room, Rear Living Room, Breakfast/Kitchen



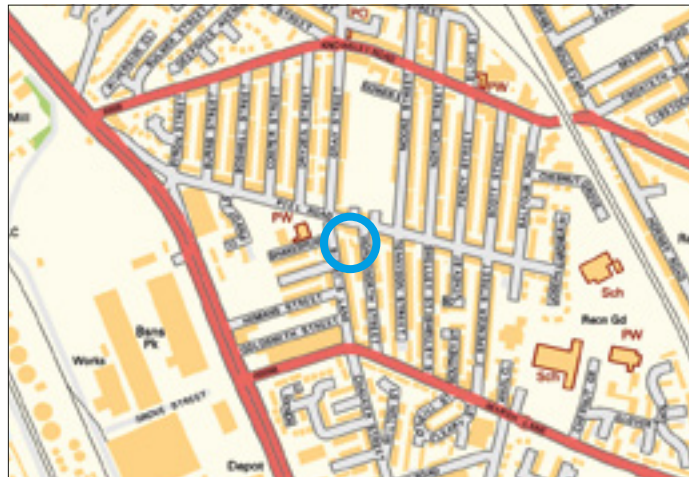
LOT  
**50**

ON BEHALF OF A HOUSING ASSOCIATION

**102 Peel Road, Bootle, Merseyside L20 4LA****\*GUIDE PRICE £25,000–£30,000**

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

**Description** A three bed roomed middle terraced property benefiting from double glazing. Following modernisation, the property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Fronting Peel Road within close proximity to local amenities, Schooling and transport links approximately 5 miles from Liverpool city centre.

**First Floor** Yard to the rear.

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

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

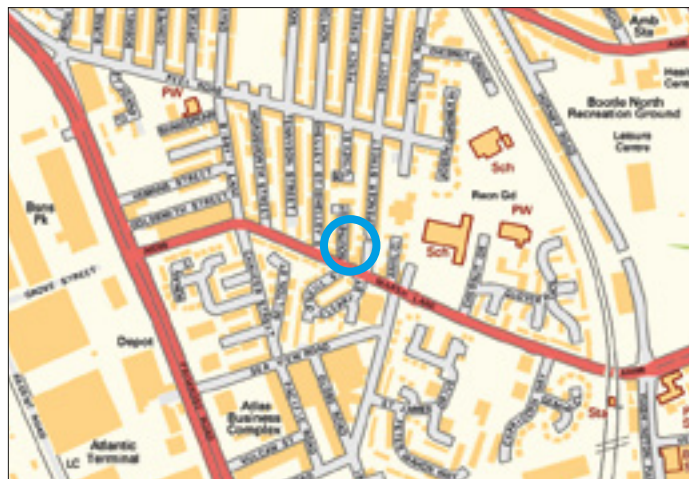
LOT  
**51**

ON BEHALF OF A HOUSING ASSOCIATION

**14 Southey Street, Bootle, Merseyside L20 4LL****\*GUIDE PRICE £30,000–£35,000**

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

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



Not to scale. For identification purposes only

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

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

**Outside** Yard to the rear.

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



LOT

52

2 Prospect Vale, Fairfield, Liverpool L6 8PG

\*GUIDE PRICE £200,000+



- **Residential investment producing approx £24,000 per annum. Double glazing. Central heating. Gardens to the front and rear.**

**Description** A double fronted end town house converted to provide five one-bedroom self-contained flats. The flats are all fully let by way of Assured Shorthold Tenancies currently producing a total income of £23,700 per annum. The property benefits from majority double glazing, central heating, large garden to the rear and off road parking to the front for several cars.

**Situated** Off Prescot Road in a very popular and well established residential location within close proximity of local amenities, schooling, Newsham Park and Liverpool city centre is approximately 3 miles away.

**Ground Floor** Main Entrance Hallway

**Flat 1** (Front entrance) Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

**Flat 2** (Side entrance) Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

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

**Flat 4** Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC

**Flat 5** Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC

**Outside** Gardens front and rear, driveway



Not to scale. For identification purposes only



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449



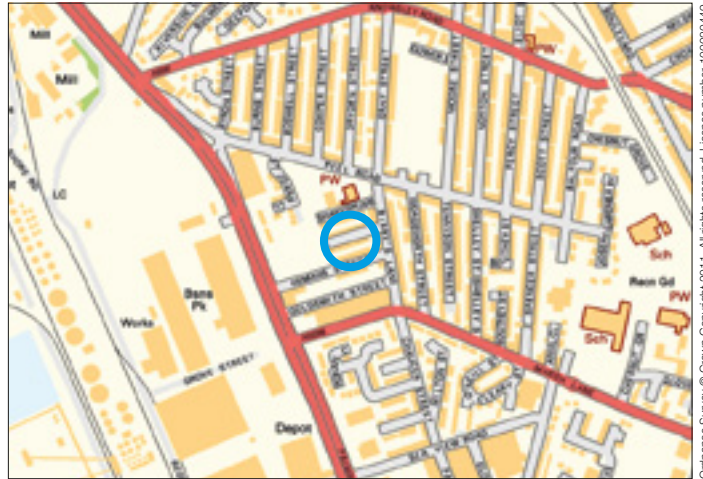
LOT  
**53**

ON BEHALF OF A HOUSING ASSOCIATION

**16 Longfellow Street, Bootle, Merseyside L20 4JR****\*GUIDE PRICE £35,000–£40,000**

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

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



Not to scale. For identification purposes only

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

**First Floor** Yard to the rear.

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

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

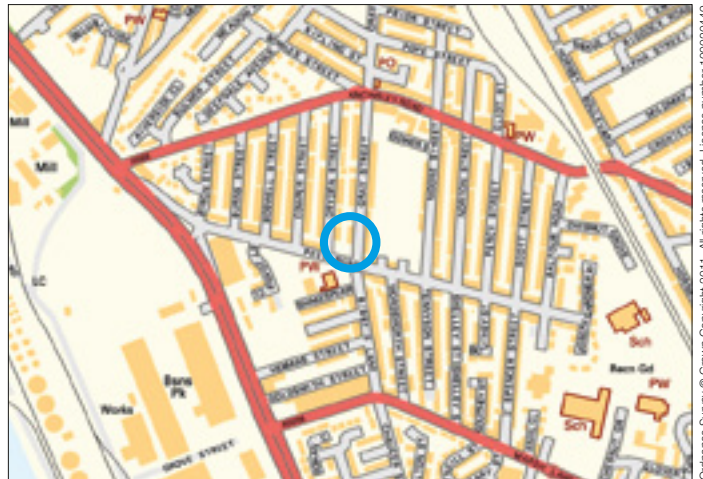
LOT  
**54**

ON BEHALF OF A HOUSING ASSOCIATION

**9 Gray Street, Bootle, Merseyside L20 4RY****\*GUIDE PRICE £30,000–£35,000**

- **Two bedroomed middle terrace. Double glazing.**

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



Not to scale. For identification purposes only

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

**Outside** Yard to the rear

**Ground Floor** Hall, Lounge, Kitchen

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



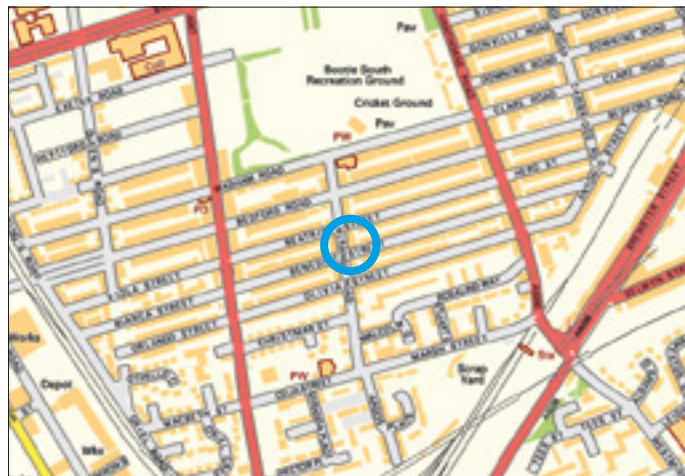
LOT

55

ON BEHALF OF A HOUSING ASSOCIATION

30 Miranda Road, Bootle, Merseyside L20 2EE

\*GUIDE PRICE £35,000–£40,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Two bedroom middle 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 Celia Street which in turn is off Stanley Road within easy reach of local amenities and approximately 4 miles from Liverpool city centre.

**Outside** Yard to the rear.

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

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

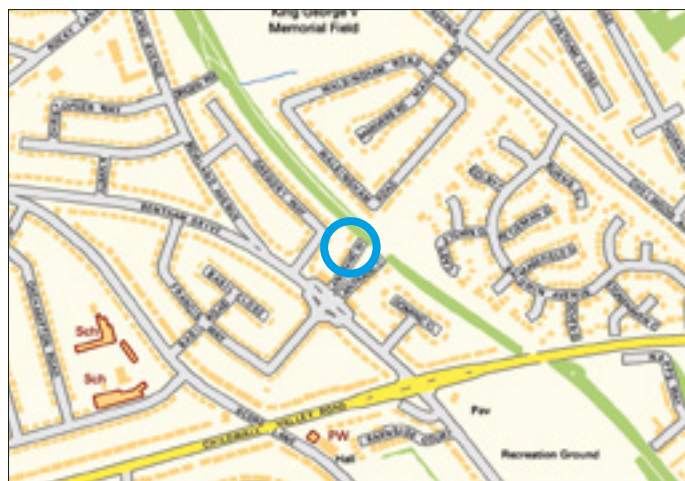
LOT

56

ON BEHALF OF A HOUSING ASSOCIATION

23 Lanfranc Way, Childwall, Liverpool L16 1JU

\*GUIDE PRICE £110,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Three bedroom semi detached property. Double glazing. Central heating. Garage. Front and rear gardens.**

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

**Situated** In a cul de sac off Bentham Drive in a very popular and well established residential location within easy access to Allerton Road Amenities, schooling and approximately 5 miles from Liverpool city centre.

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

**Outside** Front and Rear Garden. Garage.

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



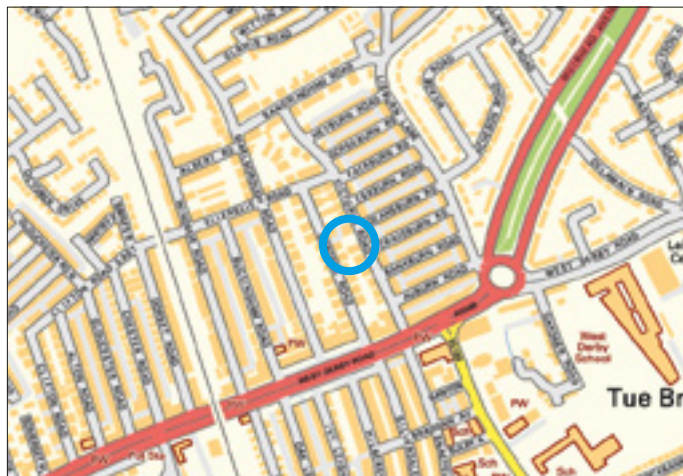
LOT  
**57**

ON BEHALF OF A HOUSING ASSOCIATION

**25 Victoria Road, Tuebrook, Liverpool L13 8AL****\*GUIDE PRICE £75,000+**

- **Three one bed self contained flats, part double glazing, central heating.**

**Description** A three storey semi-detached property converted to provide three one bedroomed self-contained flats benefiting from double glazing and partial central heating. Following an upgrade and refurbishment work the property would be suitable for investment purposes with a potential rental income of approximately £15,000 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Victoria Road off West Derby Road (A5049) within close proximity to local amenities, schooling, Newsham Park and approximately 3 miles from Liverpool city centre.

**Ground Floor** Main Entrance Hallway

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

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

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

**Outside** Forecourt to the front, Yard to the Rear.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT  
**58**

ON BEHALF OF A HOUSING ASSOCIATION

**132 Crosswood Crescent, Liverpool L36 2QQ****\*GUIDE PRICE £55,000–£60,000**

- **Four bed mid town house. Double glazing. Central heating. Driveway. Garden.**

**Description** A four bedroomed middle town house benefiting from double glazing, central heating, driveway and rear garden. The property would be suitable for occupation or investment purposes following repair and modernisation.



Not to scale. For identification purposes only

**Situated** Off Sergrim Road which in turn is off Rupert Road in a popular and well established residential location and within easy reach of local amenities.

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

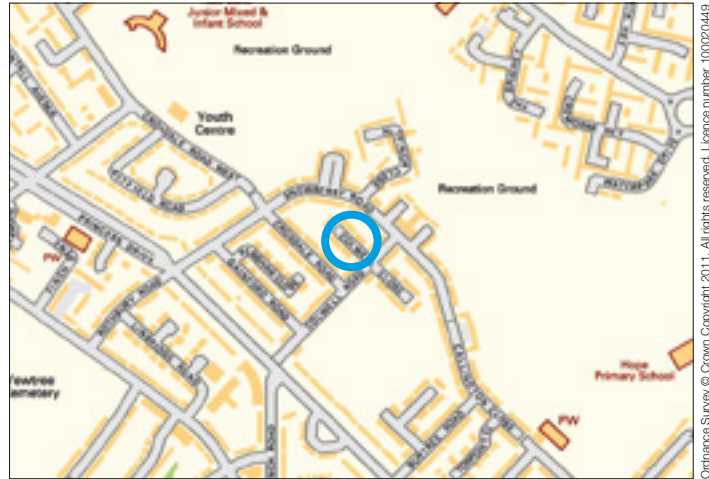
**First Floor** Four Bedrooms, Shower room/WC

**Outside** Driveway, Garden to the rear.

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

LOT  
**59**

ON BEHALF OF A HOUSING ASSOCIATION

**40 Colwell Close, Liverpool L14 8YE****\*GUIDE PRICE £30,000–£35,000**

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

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

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

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

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

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

**First Floor** Three bedrooms.

LOT  
**60**

ON BEHALF OF A HOUSING ASSOCIATION

**63 Wendell Street, Liverpool L8 0RG****\*GUIDE PRICE £30,000–£35,000**

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Three bedroom middle 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 Smithdown Road in a popular and well established residential area within easy reach of local amenities and approximately 2 miles from Liverpool city centre.

Bathroom/WC, Shower room/WC

**Outside** Yard to the rear.

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

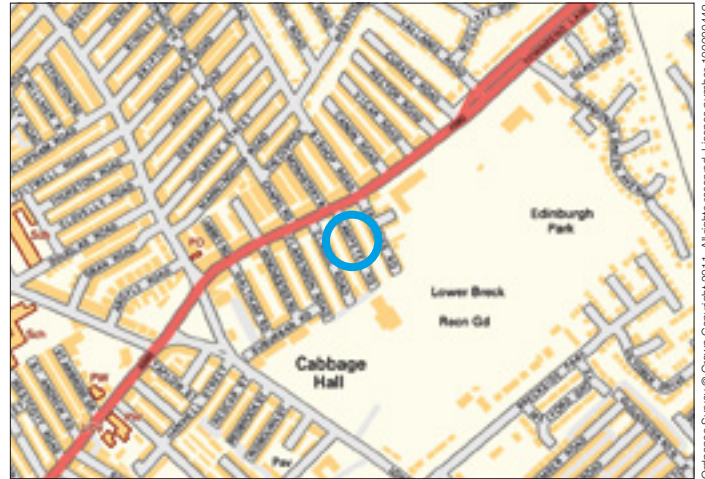
**First Floor** Three bedrooms,



LOT  
**61****5 Lampeter Road, Liverpool L6 0BU****\*GUIDE PRICE £35,000–£40,000**

- **Three bedroomed mid terrace property. Double glazing. Central heating. Newly fitted kitchen and bathroom.**

**Description** A three bedroomed middle terrace property benefiting from double glazing, central heating and a newly fitted kitchen and bathroom. The property is in good order throughout and would be suitable for immediate investment purposes with a potential annual income of in excess of £4,800 per annum.



Not to scale. For identification purposes only

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

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

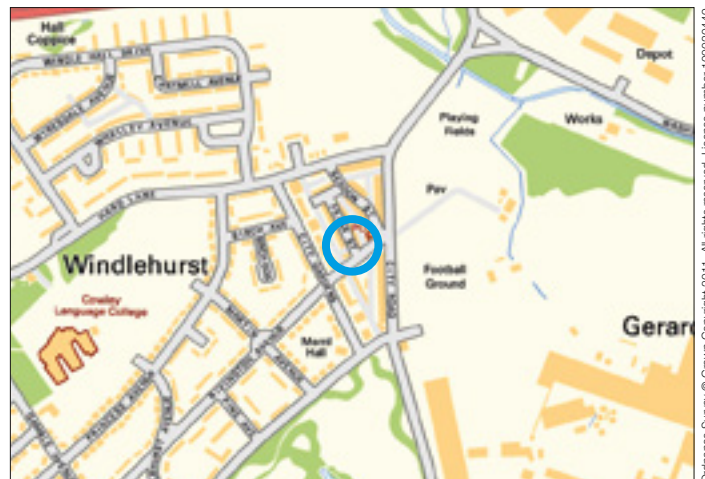
**First Floor** Three bedrooms.

**Outside** Rear yard.

LOT  
**62****78 Friar Street, St. Helens, Merseyside WA10 6NS****\*GUIDE PRICE £50,000+**

- **Two bedroom middle terraced. Double glazing. Central heating. Good order throughout.**

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



Not to scale. For identification purposes only

**Situated** Off City Road within close proximity to local amenities and under 1 miles to St Helens town centre.

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

**First Floor** Two bedrooms.

**Outside** Yard to the rear.

**Joint Agents**  
Entwistle Green

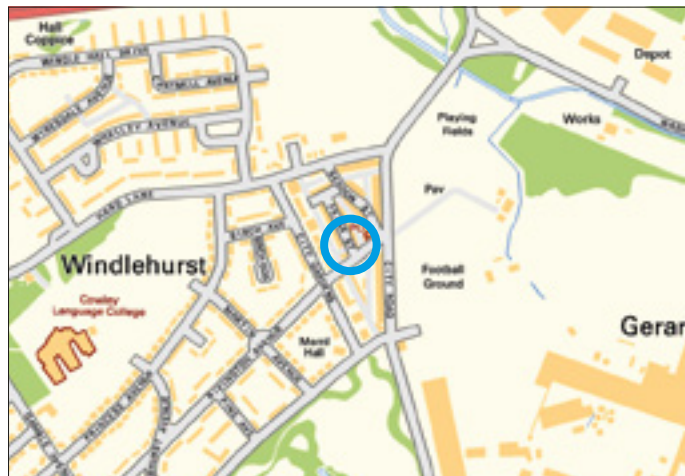


LOT

63

132 Gartons Lane, Clock Face, St. Helens, Merseyside WA9 4QZ

\*GUIDE PRICE £50,000–£60,000



Not to scale. For identification purposes only

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

**Description** A three bedroomed mid-town house benefiting from double glazing and central heating. The property would be suitable for occupation or investment purposes with a potential rental income of in excess of £6,600 per annum.

**Situated** Off Clock Face Road within close proximity to local amenities and approximately 4 miles from St Helens town centre.

**Outside** Paved front garden, Yard to the rear.

**Joint Agents**  
Entwistle Green



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

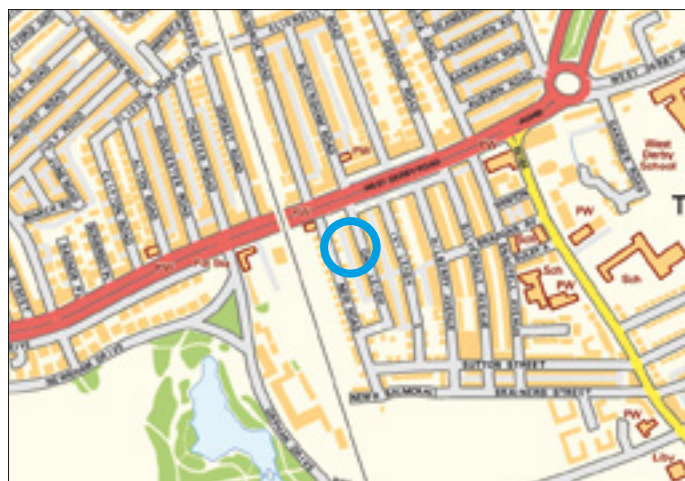
**First Floor** Three bedrooms.

LOT

64

8 Oak Leigh, Tuebrook, Liverpool L13 7EW

\*GUIDE PRICE £40,000–£50,000



Not to scale. For identification purposes only

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

**Description** A three bedroomed middle terraced property benefiting from double glazing and central heating. Following refurbishment, the property would be suitable for occupation or investment purposes. The potential rental income when let is in excess of £6000.00 per annum.

**Situated** Off West Derby Road in the Tuebrook district within walking distance to local amenities, Newsham Park and approximately 4 miles from Liverpool city centre.

**Outside** Yard to the rear.

**EPC Rating** C

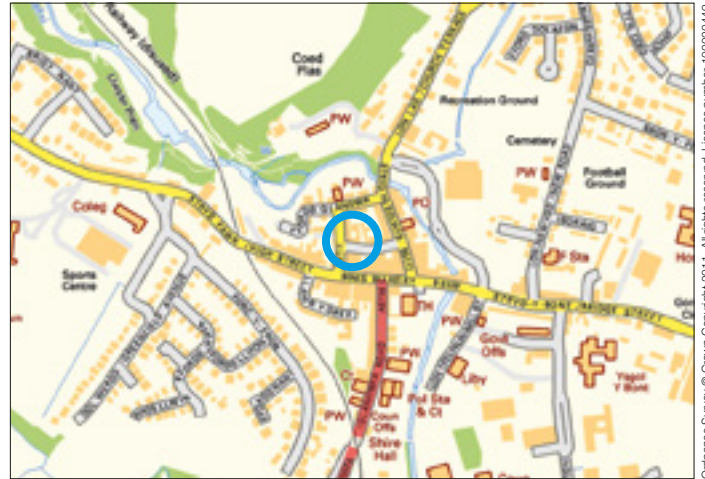
**Ground Floor** Hall, Through Lounge/Dining Room, Kitchen, Bathroom/WC.

**First Floor** Three bedrooms.



LOT  
**65**

**Flat 2, 9 Cefni Fruit, 9 Ffordd Yr Efail, Llangefni, Gwynedd LL77 7ER**  
\*GUIDE PRICE £30,000–£40,000



Not to scale. For identification purposes only

- **One bedroomed duplex flat. Double glazing.**

**Description** A one bedroomed duplex flat benefiting from double glazing. The property is in need of repair and modernisation following which the property would be suitable for investment purposes with a potential rental income of in excess of £4200 per annum.

**Situated** Off Ffordd Yr Efail above William Hill in Llangefni town centre within close proximity to all local amenities.

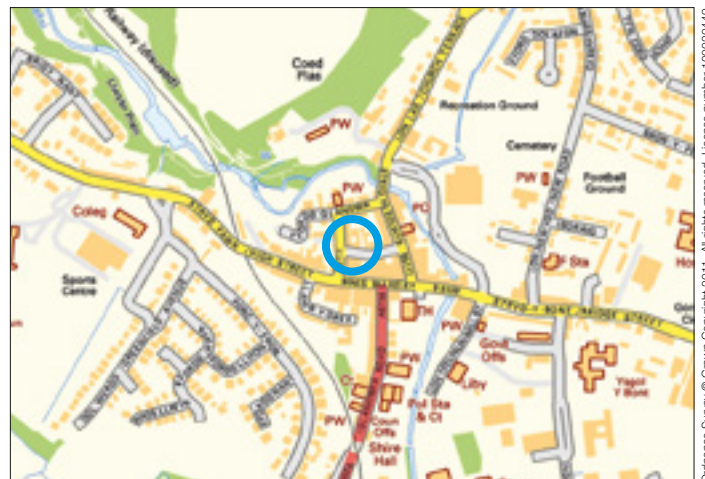
**Loft** Works have started on a loft conversion.

**Second Floor** Hall, Open plan Lounge/Kitchen.

**Third Floor** Bedroom, Bathroom/WC

LOT  
**66**

**Flat 1, 7 Cefni Fruit, Ffordd Yr Efail, Llangefni, Gwynedd LL77 7ER**  
\*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **Two bedroomed duplex flat. Double glazing.**

**Description** A two bedroomed duplex flat benefiting from double glazing. The property is in need of modernisation, following which would be suitable for investment purposes at a rental of £4,800 per annum.

**Situated** Off Ffordd Yr Efail above William Hill in Llangefni town centre within close proximity to all local amenities.

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

**Second Floor** Two bedrooms.

LOT

67

ON BEHALF OF A HOUSING ASSOCIATION

45 Garrick Street, Liverpool L7 4LE

\*GUIDE PRICE £25,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Two bed mid terraced. Double glazing. Needs repair and modernisation.**

**Description** A two bedroomed middle terraced property in need of a full upgrade and refurbishment scheme. Following which the property would be suitable for investment purposes. The potential rental income is in excess of £5400.00 per annum.

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

Storeroom, Bathroom/WC (no fittings)

**Outside** Yard to the rear.

**EPC Rating** G

**Ground Floor** Hall, Lounge, Dining Room, Kitchen (no fittings)

**First Floor** Two bedrooms,

LOT

68

4/6 Rawlins Street, Fairfield, Liverpool L7 0JF

\*GUIDE PRICE £80,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Two bed detached. Garage. Yard. Potential redevelopment.**

**Description** A vacant two bedroomed detached property benefiting from a side and rear yard together with a large garage to the side and a single storey garage to the rear. The property would be suitable for redevelopment purposes to include commercial or residential use, subject to any necessary planning consents. Alternatively, the property could be fully upgraded and suitable for occupation, resale. The rear yard and outbuildings extend to approx 223.22m<sup>2</sup> (2,402.79sq ft). The two outbuildings extend to approx 132.92m<sup>2</sup> (1,430.78sq ft) combined.

**Situated** Off Prescot Road (A57) in a popular and well established residential location within close proximity to local amenities and approximately 2.5 miles from Liverpool city centre.

**Outside** Rear Yard with large garage to the side and a garage to the rear.

**EPC Rating** F

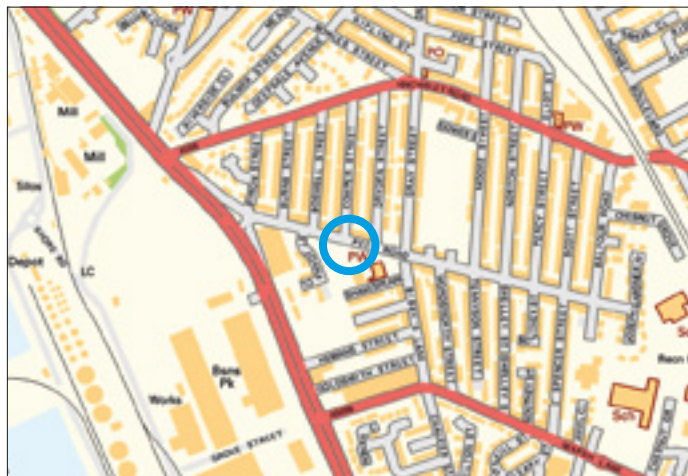
**Ground Floor** Lounge, Dining Room, Kitchen, Bathroom/WC.

**First Floor** Two bedrooms.



LOT  
**69**

ON BEHALF OF A HOUSING ASSOCIATION

**Flats 1 & 2, 59 Peel Road, Bootle, Merseyside L20 4RN****\*GUIDE PRICE £40,000–£45,000**

Not to scale. For identification purposes only

- **Three storey corner property converted into three flats, two of which are for sale. Double glazing. Central heating.**

**Description** A three storey corner property which has been converted to provide three self-contained flats. The ground floor flat No 59A is not included in the sale. The subject property comprises Flat 1 on the first floor and Flat 2 on the second floor with a shared ground floor entrance. The property benefits from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £9000.00 per annum.

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

**Ground Floor** Communal Entrance

**First Floor Flat 1** Hall, Open

Plan Lounge/Kitchen, Bedroom, Bathroom/WC

**Second Floor Flat 2** Hall, Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC

**Outside** Shared Yard

# Auction programme 2016/17

## Auction Dates

15th December  
9th February 2017  
29th March  
25th May  
12th July  
14th September  
2nd November  
14th December

## Closing Dates

18th November  
13th January 2017  
3rd March  
28th April  
16th June  
18th August  
6th October  
17th November



0151 207 6315

auctions@suttonkersh.co.uk

LOT

70

## Land at 135–139 Kensington, Liverpool L7 2RE

\*GUIDE PRICE £135,000+



- A freehold cleared and level site offered with the benefit of full planning approval for the construction of a 27 student bedroom scheme.

**Description** A Freehold cleared and level site offered with the benefit of full planning approval for the construction of a 27 student bedroom scheme, comprising of two large seven bedroomed terraced houses and three apartments (one two-bedrooms, one four bedroom and one seven bedroom). Planning Reference No: 14F/0862 When completed the gross rental income would be in excess of £120,555 per annum based on 27 rooms at £95pppw over 47 weeks.

**Situated** Fronting Kensington High Street on the corner of Farnworth Street in a very popular and well established residential location in the Kensington Fields District and within close proximity to Liverpool City Centre and the Universities.

**Proposed Accommodation** Plans are available for inspection at the Auctioneers Offices.



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449



LOT  
**71****Apartment 20 Kingfisher House, Pighue Lane, Liverpool L13 1DQ**  
\*GUIDE PRICE £60,000+

- **A vacant, purpose built three bed ground floor apartment suitable for immediate occupation or investment purposes.**

**Description** A three bedroomed purpose built ground floor apartment benefiting from double glazing, electric heating and secure intercom system. The property is in good order throughout and would be suitable for immediate occupation or investment purposes with a potential rental income of in excess of £6,000 per annum.



Not to scale. For identification purposes only

**Situated** Off St Oswalds Street in a popular residential location within close proximity to Edge Lane and Watertree Road amenities, approximately 5 miles from Liverpool city centre.

**Apartment** Hall, Open Plan Lounge/Dining room, Kitchen, three Bedrooms, Bathroom/WC.

**Outside** Communal gardens and parking.

**Ground Floor** Main entrance Hallway.

LOT  
**72**

ON BEHALF OF A HOUSING ASSOCIATION

**10 Lytton Grove, Seaforth, Liverpool L21 1DJ**  
\*GUIDE PRICE £50,000+

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

**Description** A four bedroomed mid terrace property benefiting from double glazing and central heating. Following refurbishment this property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Gladstone Road which in turn is off Princess Way (A5036) in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

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

**Outside** Forecourt to the front

**Ground Floor** Vestibule, Entrance Hall, Two Reception Rooms, Kitchen, Utility Room

LOT

73

6 Irwell Street, Bacup, Lancashire OL13 0AD

\*GUIDE PRICE £10,000–£15,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Two bedroomed duplex apartment. Double glazing. Central heating.**

**Description** A two bedroomed duplex apartment benefiting from double glazing and central heating. The property is in need of modernisation, following which would be suitable for investment purposes at a rental of £5,100 per annum.

**Situated** The property is accessed via Kirshaw Street which is to the rear of William Hill in the town centre close to local amenities.

**Second Floor** Two bedrooms.

**Ground Floor** Main entrance hallway.

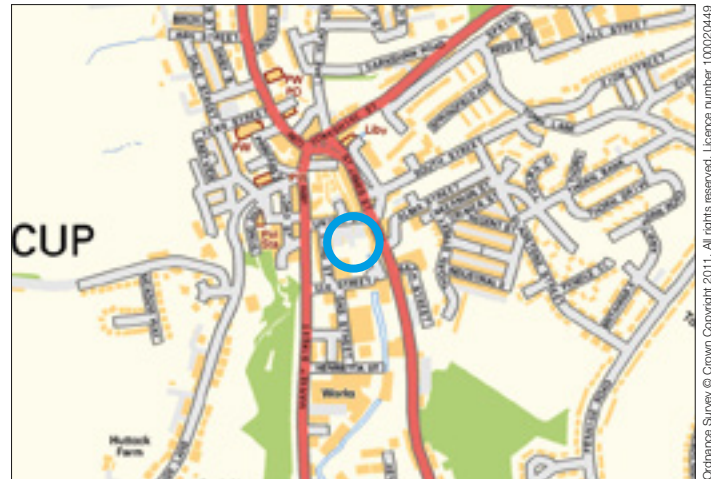
**First Floor** Lounge, Kitchen, Bathroom/WC

LOT

74

4 Irwell Street, Bacup, Lancashire OL13 0AD

\*GUIDE PRICE £10,000–£15,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **One bedroomed first floor apartment. Double glazing. Central heating.**

**Description** A one bedroomed first floor apartment benefiting from double glazing and central heating. The property is in need of modernisation, following which would be suitable for investment purposes at a rental of £4,200 per annum.

**Situated** The property is accessed via Kirshaw Street which is to the rear of William Hill in the town centre close to local amenities.

**Ground Floor** Main entrance hallway.

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



LOT  
**75****83 Rockbank Road, Liverpool L13 7BG****\*GUIDE PRICE £60,000+**

- **Three bedroomed semi detached property. Double glazing. Gardens to the front and rear.**

**Description** A three bedroomed semi-detached property benefiting from double glazing and gardens to the front and rear. Following a full upgrade and refurbishment scheme the property would be suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

**Situated** Off Green Lane in a very popular and well established residential location close to Tuebrook and Old Swan amenities and schooling. Liverpool city centre is approximately 3 miles away.

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

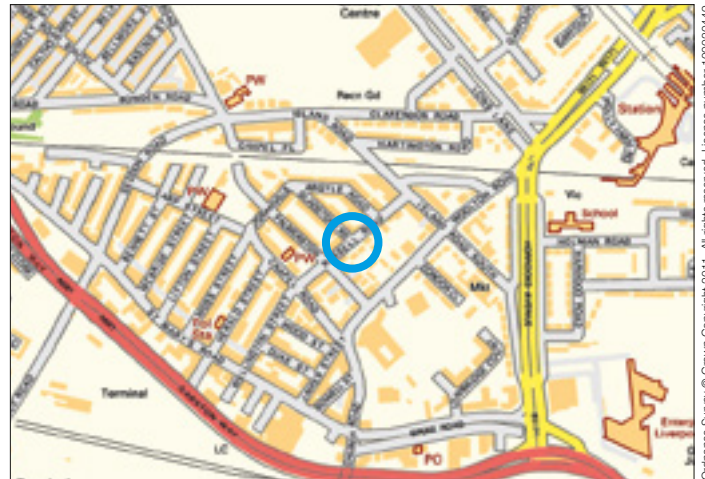
**First Floor** Three bedrooms, Bathroom/WC

**Outside** Gardens front and rear

LOT  
**76****Flat 3, 2 Gladstone Road, Liverpool L19 1RR****\*GUIDE PRICE £55,000-£65,000**

- **A freehold first floor two bed apartment. Double glazing and central heating. Producing £5,700 per annum.**

**Description** A two bedroomed first floor flat within a converted terraced property and benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,700 per annum.



Not to scale. For identification purposes only

**Situated** Off Russell Road which in turn is off Island Road in a popular residential location within easy reach of local amenities, schooling, Liverpool John Lennon Airport and approximately 5 miles from Liverpool city centre.

**Ground Floor** Main entrance Hallway.

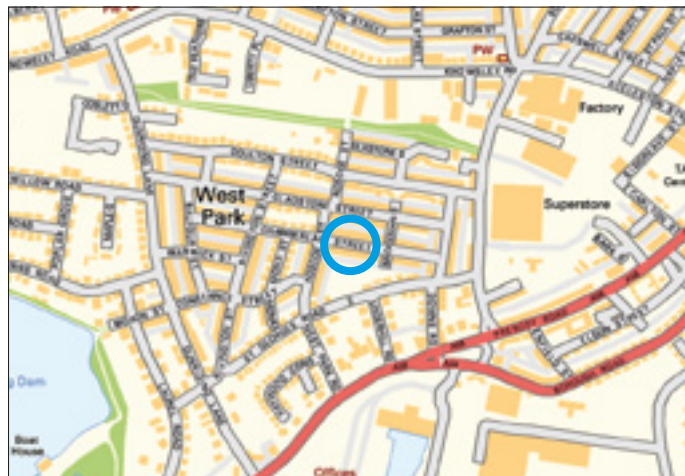
**First Floor** Hall, Open Plan Lounge/Kitchen, two Bedrooms (one with en suite), Bathroom/WC.

**Outside** Yard to the rear.

LOT

77

ON BEHALF OF A HOUSING ASSOCIATION

**60 Chamberlain Street, St. Helens, Merseyside WA10 4NL****\*GUIDE PRICE £40,000+**

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

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

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

Not to scale. For identification purposes only

**Situated** Off Roscoe Street within close proximity to local amenities and approximately 1.5 miles from St Helens town centre

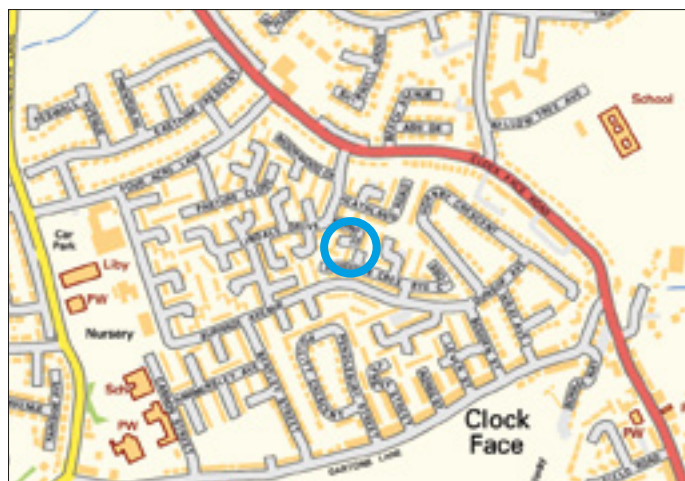
**Ground Floor** Lounge, Kitchen, Bathroom/WC

**First Floor** Two bedrooms.

**Outside** Yard to the rear.

LOT

78

**10 Riding Close, Clock Face, St. Helens, Merseyside WA9 4GN****\*GUIDE PRICE £35,000+**

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **Four bedroom end town house. Double glazing. Central heating. Front and rear gardens.**

**Description** A four bedroomed end town house benefiting from double glazing, central heating and front and rear gardens. Following refurbishment, the property would be suitable for occupation or investment purposes. The property has previously been let for the last 8 years at a rental income of approximately £8,000 per annum.

Not to scale. For identification purposes only

**Situated** Off Clock Face Road in a popular and established residential location within easy reach of local amenities, schooling and approximately 3 miles from Saint Helens town centre.

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

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

**Outside** Front and Rear Gardens.

**EPC Rating** E



LOT  
**79****14 Green Lane, Seaforth, Liverpool L21 3UA****\*GUIDE PRICE £60,000–£70,000**

- **Four bed double fronted semi-detached. In need of full upgrade and refurbishment scheme.**

**Description** A substantial double fronted 4 bed roomed semi-detached property in need of a full upgrade and refurbishment scheme. The property is sat on a good sized corner plot and benefits from front, side and rear gardens. There is potential to extend to the side and rear, and also to provide a loft conversion, subject to any necessary consents. Alternatively the property could be converted to provide self-contained flats or a HMO Investment property, subject to any planning consents.



Not to scale. For identification purposes only

**Situated** Off Thomson Road which is just off Sandy Road in a popular and established residential location within easy reach of local amenities, schooling and approximately 6 miles from Liverpool city centre.

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

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

**Ground Floor** Hall, two Front Reception Rooms, Breakfast/Kitchen, Utility Room, Lean to.

LOT  
**80****36 Waltham Road, Liverpool L6 0BL****\*GUIDE PRICE £40,000+**

- **Three bed middle terraced. Double glazing. Good condition.**

**Description** A well-presented three bedroomed middle terraced property benefiting from double glazing, newly fitted kitchen and carpeting. The property is in good order throughout would be suitable for investment purposes with a potential rental income of £6000 per annum.



Not to scale. For identification purposes only

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

**Outside** Yard to the rear.

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

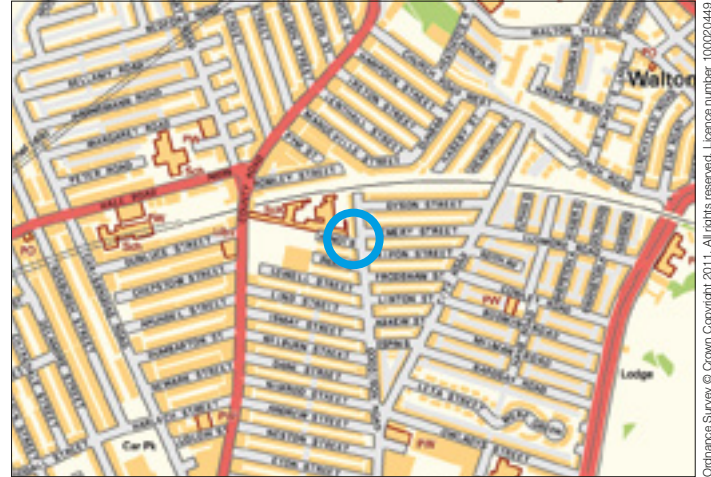
**First Floor** Three bedrooms, Shower Room/WC.

LOT

81

## 149 Goodison Road, Liverpool L4 4EW

\*GUIDE PRICE £40,000–£45,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Two bed middle terraced property currently let and producing a rental income of £5400pa.**

**Description** A two bed middle terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of £5400.00 per annum. The property benefits from double glazing and central heating.

**Situated** Fronting Goodison Road in a popular and well established residential location within easy reach of local amenities, Everton and Liverpool Football Club and approximately 3 miles from Liverpool city centre.

**First Floor** Two bedrooms.

**Outside** Yard to the rear

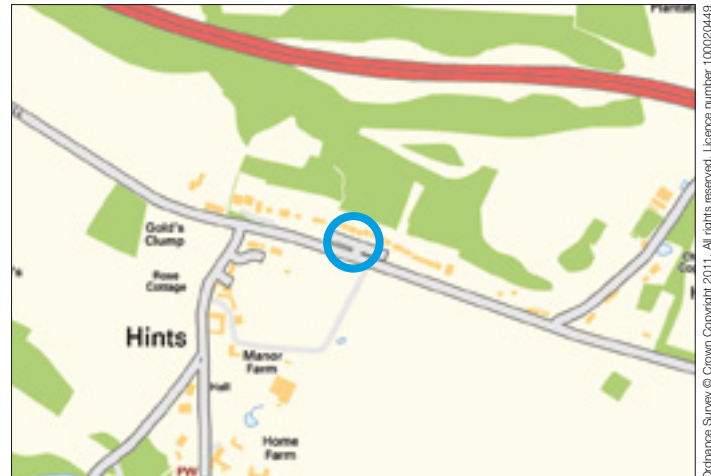
**Ground Floor** Lounge, open plan kitchen/dining room, Bathroom/WC

LOT

82

## Land at the rear of 57 Watling Street, Hints B78 3DF

\*GUIDE PRICE £1,000–£2,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Freehold plot of land approximately 0.30 acres.**

**Description** A good sized vacant freehold parcel of land extending to approximately 0.30 acres which would be suitable for a variety of uses and possible future development subject to any necessary planning consents and access. Buyers should make their own further enquiries.

**Situated** To the rear of 57 Watling Street, just south of the busy A5.

**Note** The buyer's fee is £650+vat.



LOT  
**83**

## 16 Long Lane, Wavertree, Liverpool L15 4HF

\*GUIDE PRICE £60,000–£70,000



- **Three bedroom mid terrace. Partial double glazing. Central heating.**

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



Not to scale. For identification purposes only

**Situated** Fronting Long lane off Rathbone Road (B5179) close to local amenities, schooling, Wavertree train station and approximately 3 miles from Liverpool city centre.

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

**Outside** Yard to Rear.

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

LOT  
**84**

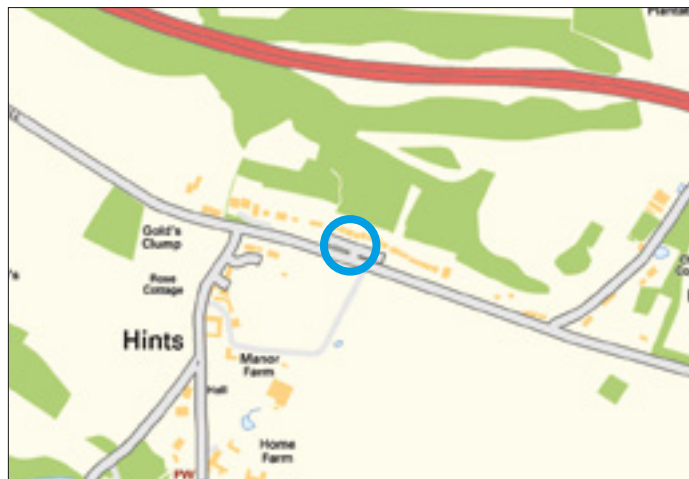
## Land at Watling Street, Hints B78 3DF

\*GUIDE PRICE £1,500+



- **Freehold plot of land approximately 0.40 acres.**

**Description** A large vacant freehold parcel of land extending to approximately 0.40 acres which would be suitable for a variety of uses including possible mobile phone masts. There is also potential for possible future development subject to any necessary planning consents, subject to right of ways over parts. Buyers should make their own further enquiries.



Not to scale. For identification purposes only

**Situated** To the rear of the houses on 53–91 Watling Street, just south of the main A5.

**Note** The buyer's fee is £650+vat.

LOT

85

207 Stanley Road, Kirkdale, Liverpool L5 7QB

\*GUIDE PRICE £25,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **Vacant three storey property arranged as shop with upper floors in need of complete renovation.**

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

Not to scale. For identification purposes only

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

**Note** The property has not been internally inspected by Sutton Kersh.

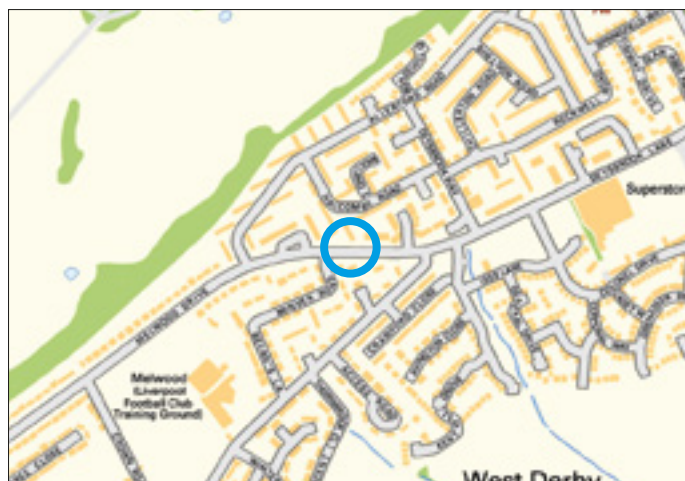
LOT

86

ON BEHALF OF A HOUSING ASSOCIATION

181 Melwood Drive, West Derby, Liverpool L12 4XG

\*GUIDE PRICE £65,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

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

**Description** A three bedroomed mid-town house benefiting from double glazing. Following refurbishment and modernisation this property would be suitable for investment purposes with a potential income of £7,200 per annum.

Not to scale. For identification purposes only

**Situated** Fronting Melwood Drive which is a continuation of Deysbrook Lane in a popular location within close proximity to West Derby Village.

**Outside** Front and Rear Gardens

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

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



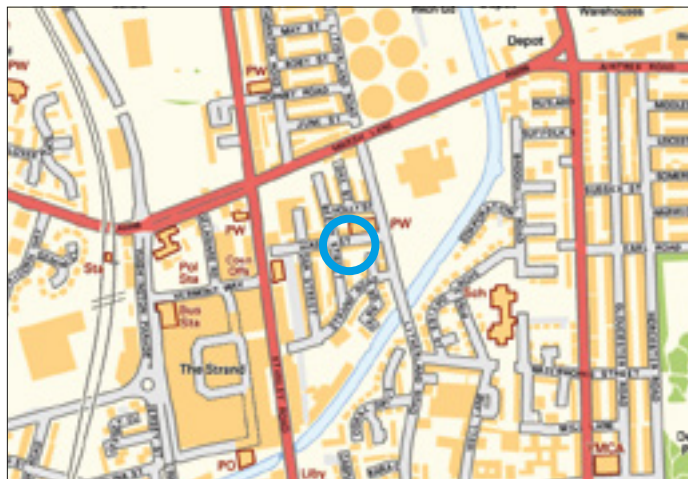
LOT  
**87**

ON BEHALF OF A HOUSING ASSOCIATION

**6 Ash Street, Bootle, Merseyside L20 3HA****\*GUIDE PRICE £35,000–£40,000**

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

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



Not to scale. For identification purposes only

**Situated** Between Stanley Road and Litherland Road in a popular residential location within easy reach of local amenities and approximately 5 miles from Liverpool city centre.

**Outside** Yard to the rear.

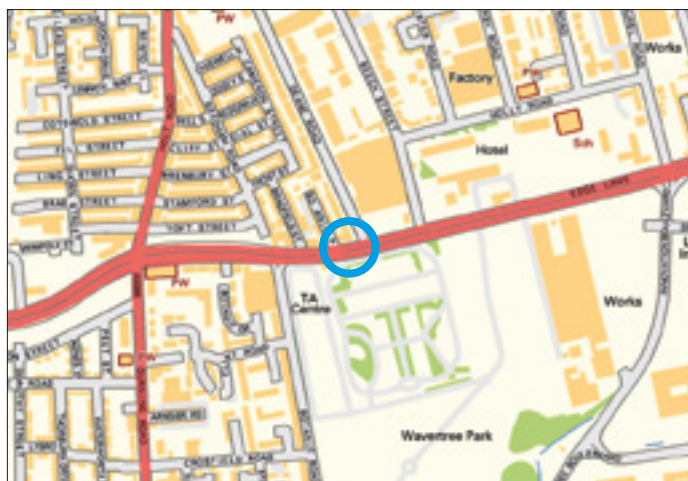
**Ground Floor** Hall, Lounge, Dining Room, Kitchen.

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

LOT  
**88****275 Edge Lane, Fairfield, Liverpool L7 9LB****\*GUIDE PRICE £78,000+**

- **A vacant four bedroom three storey mid terraced property in need of modernisation. Central heating and double glazing.**

**Description** A vacant four bedroom three storey mid terraced property in need of modernisation. Once updated the property would be suitable for investment purposes or conversion into flats subject to gaining the necessary consents. The property benefits from central heating and double glazing. If let to 4 or 5 students at £65 per person per week the potential rental income is in excess of £13,520 per annum.



Not to scale. For identification purposes only

**Situated** At the corner of Deane Road opposite the Botanic Gardens in a popular location close to local amenities and Liverpool Royal University Hospital. Liverpool city centre is 1.5 miles away.

**First Floor** Landing, Bathroom/ WC with additional shower cubicle, Two Bedrooms

**Second Floor** Landing, Two Bedrooms

**Outside** Yard to the rear

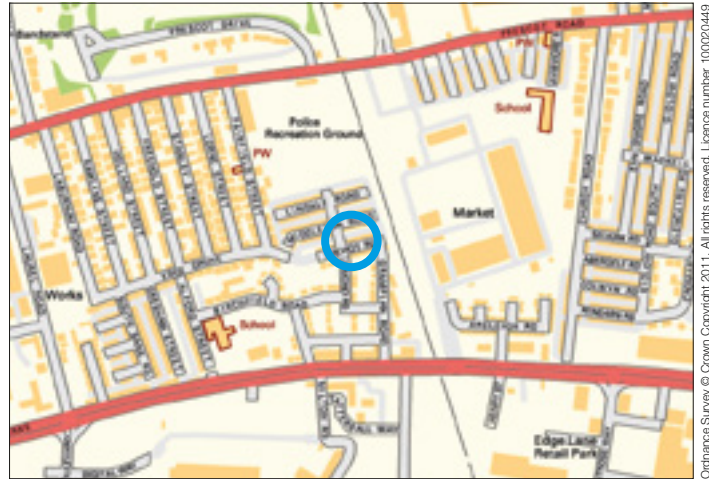
**Ground Floor** Hallway, Living Room, Dining Room, Kitchen

LOT

89

40 Middleton Road, Fairfield, Liverpool L7 0JL

\*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

- **Vacant three bedroomed mid terraced. Partial double glazing and central heating.**

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

**Situated** Off Lomond Road which in turn is off Edge Lane within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

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

**First Floor** Three Bedrooms.

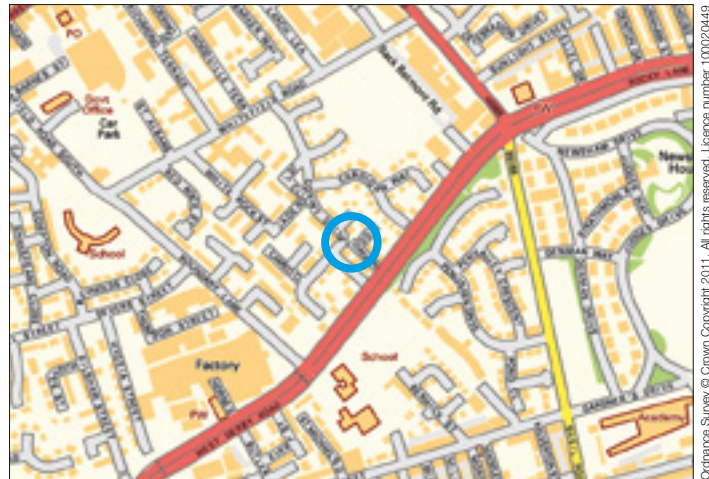
**Outside** Yard to the rear.

LOT

90

6 Mayfair Close, Anfield, Liverpool L6 5JS

\*GUIDE PRICE £20,000–£25,000



Not to scale. For identification purposes only

- **A ground floor purpose built apartment benefiting. Double glazing, electric wall heaters and communal gardens.**

**Description** A ground floor purpose built apartment benefiting from double glazing, electric wall heaters and communal gardens. The property would be suitable for investment purposes with a potential rental income of £4200.00 per annum.

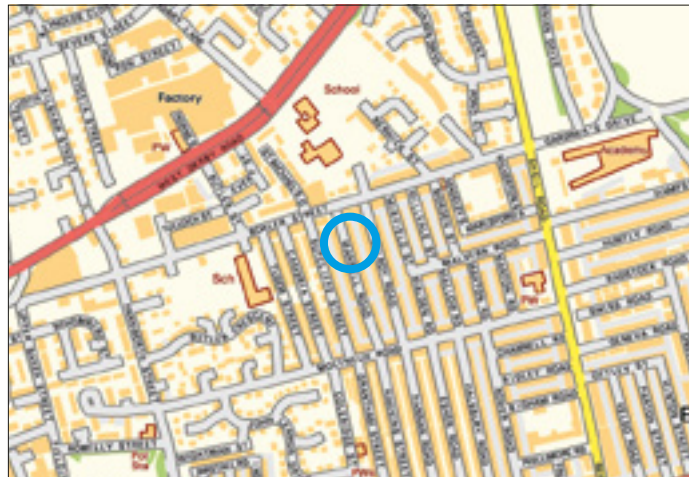
**Situated** Off Conwy Drive which is in turn off Belmont Road in a popular and well established residential location within easy reach of Breck Road amenities. Liverpool city centre is approximately 2.5 miles away.

**Flat** Lounge, Bedroom, Kitchen, Shower Room/WC

**Outside** Communal Gardens

**Ground Floor** Main Entrance Hallway



LOT  
**91****9 Mansell Road, Kensington, Liverpool L6 6AY****\*GUIDE PRICE £40,000–£50,000**

Not to scale. For identification purposes only

- **Vacant two bedroomed middle terrace. Double glazing and central heating.**

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

**Situated** Off Molyneux Road and Boaler Street within close proximity to local amenities, schooling, Newham Park and approximately 3 miles from Liverpool city centre.

Bathroom/WC with walk in Shower.

**Outside** Yard to Rear.

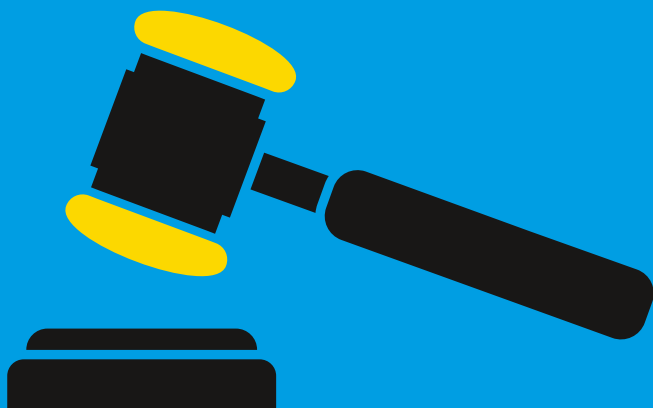
**Joint Agents**  
Entwistle Green



**Ground Floor** Hall, Front Living Room, Rear Living Room, Kitchen.

**First Floor** Two Bedrooms,

Now accepting instructions for our  
15 December auction  
Closing date 18 November



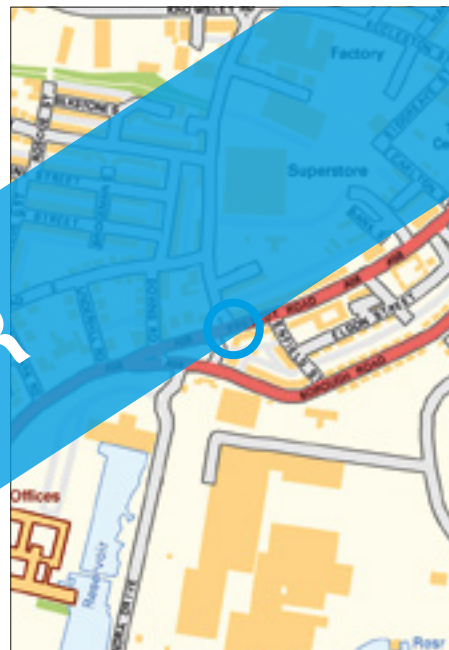
**James Kersh** MRICS james@suttonkersh.co.uk  
**Cathy Holt** MNAEA cathy.holt@suttonkersh.co.uk  
**0151 207 6315**

LOT

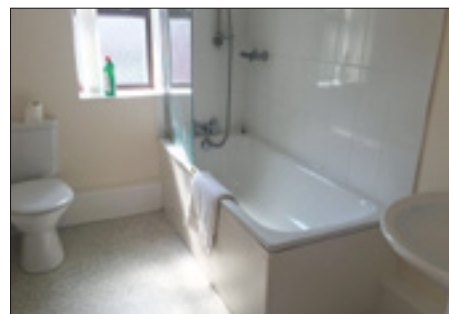
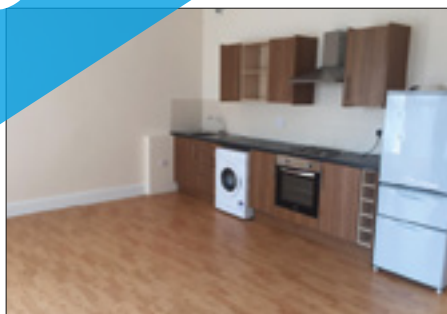
92

138–140 Prescott Road, St. Helens, Merseyside WA10 3TY

\*GUIDE PRICE £300,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 10002049



- **Residential investment producing in excess of £33,420 oer annum. 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 two 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.

FLAT	RENT
138 A	£450 PCM
138 B	Vacant (Previously let at £550 PCM)
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 per Annum	£33,420



LOT  
**93****123 Webster Road, Liverpool L7 4LG****\*GUIDE PRICE £45,000+**

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 10020449

**SOLD PRIOR**

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

**Description** A two bedroomed end terraced property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate investment purposes. When let the potential rental income is approximately £5,400 per annum.

Not to scale. For identification purposes only

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

**Outside** Yard to the rear.

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

**First Floor** Two bedrooms.

# Auction programme 2016/17

## Auction Dates

15th December  
9th February 2017  
29th March  
25th May  
12th July  
14th September  
2nd November  
14th December

## Closing Dates

18th November  
13th January 2017  
3rd March  
28th April  
16th June  
18th August  
6th October  
17th November



0151 207 6315

[auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk)

LOT

94

The Regency, 19–21 Derby Lane, Old Swan, Liverpool L13 6QA

\*GUIDE PRICE £325,000+



#### • A Freehold Redevelopment Opportunity.

**Description** A vacant freehold re-development opportunity to convert and extend the existing property to provide 17 two-bedroomed apartments, subject to any necessary planning consents. Drawings are available for inspection, however potential purchasers should make their own enquiries. The property comprises two three-storey interconnecting double fronted buildings which are currently used for the purposes of a bar, three function rooms and six bedroomed residential accommodation to the second floor. The rear of the ground floor has been significantly extended to provide function room accommodation with additional yard to rear. The premises also benefits from substantial car parking provision to the front. We are advised that No 17 Derby Lane has received planning permission to convert to provide four self-contained apartments. Planning Ref: 13F/0340

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

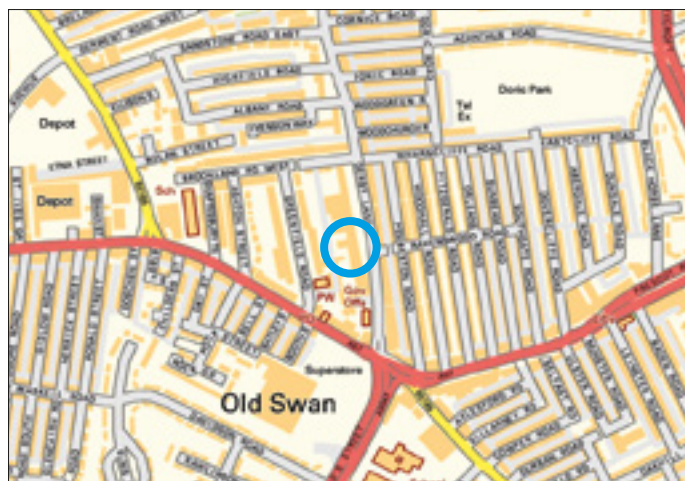
**Basement** Cellar

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

**First Floor** Function room with Buffet room, Bar, WCs, Storeroom (2,133sq ft)

#### Second Floor

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



Not to scale. For identification purposes only



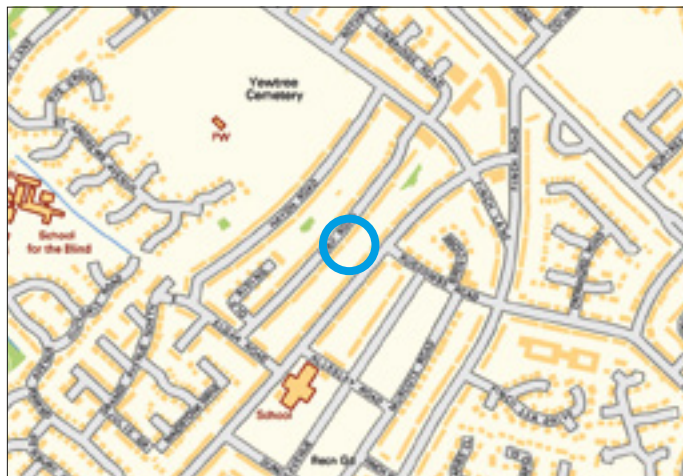
Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449



LOT  
**95****69 Max Road, Liverpool L14 4BQ****\*GUIDE PRICE £45,000+**

- **Three bed mid town house. Double glazing. Central heating. Gardens. Driveway.**

**Description** A three bedroomed middle town house benefiting from double glazing, central heating, gardens and off road parking. The property is in good condition and would be suitable for occupation or investment purposes with a potential rental income of approximately £6000 per annum.



Not to scale. For identification purposes only

**Situated** Off Kingsheath Avenue which is off East Prescott Road in a popular and well established residential locations within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

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

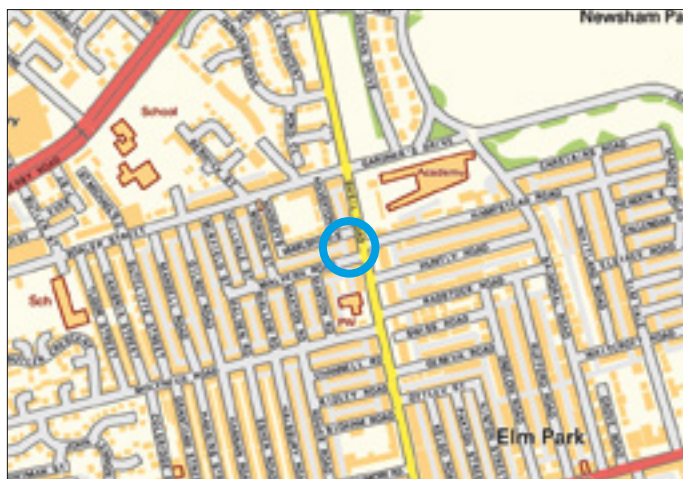
**First Floor** Three Bedrooms

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

LOT  
**96****83 Sheil Road, Liverpool L6 3AD****\*GUIDE PRICE £90,000+**

- **Six bed three storey end terrace. Double glazing. Central heating.**

**Description** A good sized three storey six-bedroomed end of terrace property benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes. Alternatively it could be converted to provide self contained flats or if let as a HMO Investment to 6/7 tenants at a rental of £65 pppw the potential rental income would be in excess of £23,000 per annum



Not to scale. For identification purposes only

**Situated** Fronting Sheil Road on the corner of Marlsford Street in a popular and well established residential location close to local amenities, schooling, Newsham Park and approximately 3 miles from Liverpool city centre

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

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

**Second Floor** Three Further Bedrooms

**Outside** Yard to the rear.



LOT

97

## 17 Regency Court, Rock Lane West, Birkenhead, Merseyside CH42 1NG

\*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

- **Two bed apartment. Good condition. Double glazing. Central heating.**

**Description** A two bedroomed third floor purpose built apartment suitable for immediate investment purposes. The property is in very good order throughout and benefits from double glazing, central heating, communal gardens and parking. The potential rental income is in excess of £5400.00 per annum.

**Situated** On Rock Lane West close to is junction with Queens Road in a popular and well established residential location within close proximity to local amenities and transport links.

**Third Floor** Hall, Two Bedrooms, Bathroom/WC, Open Plan Lounge/Kitchen

**Outside** Communal Gardens and Parking

**Ground Floor** Main Entrance Hallway

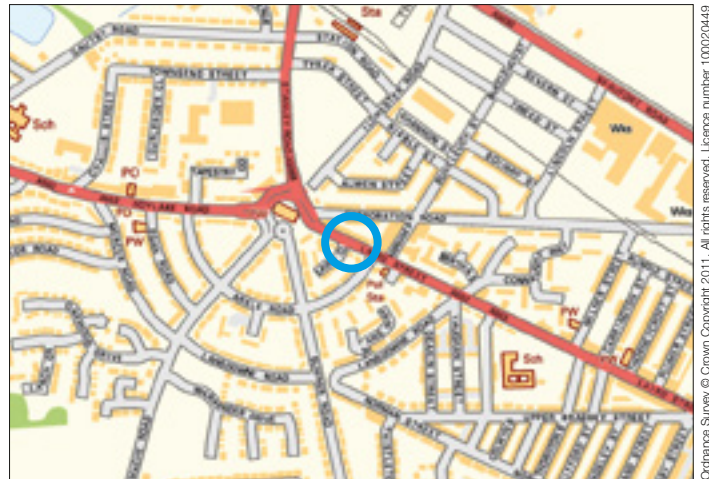
LOT

98

ON BEHALF OF MORTGAGEES NOT IN POSSESSION

## 360–362 Laird Street, Birkenhead, Merseyside CH41 7AL

\*GUIDE PRICE £45,000



Not to scale. For identification purposes only

- **Retail unit with accommodation above. Double glazing.**

**Description** A pair of mid terraced properties which have been converted to provide a ground floor retail unit which was recently used as a furniture shop together with accommodation at first floor level. The property benefits from double glazing

**Situated** Fronting Laird Street in an established location within close proximity to Birkenhead town centre

**Note** We have not inspected the property, all information has been supplied by the vendor.

**Ground Floor** Show Room, Kitchen

**First Floor** Four Rooms, Bathroom

**Outside** Yard to the rear



LOT

99

41 Marsh Avenue, Bootle, Merseyside L20 0DJ

\*GUIDE PRICE £35,000–£40,000



- **Residential investment producing £5,100 per annum, benefiting from double glazing, central heating and a driveway.**

**Description** A two bedroomed end town house currently let by way of an Assured Shorthold Tenancy producing £5,100 per annum. The property benefits from double glazing, central heating and gardens and we are advised that the property has recently been refurbished throughout.



Not to scale. For identification purposes only

**Situated** Off Southport Road in a popular residential location within close proximity to local amenities and schooling. Approximately 4 miles from Liverpool city centre.

**Outside** Driveway, Rear yard.

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

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

LOT

100

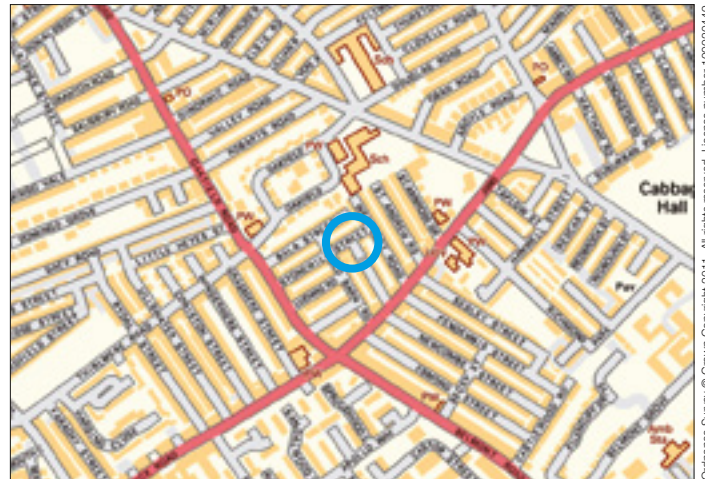
63 Stonehill Street, Liverpool L4 2QA

\*GUIDE PRICE £30,000–£35,000



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

**Description** A vacant two bedroomed mid terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes and was let until recently at approximately £4,200 per annum.



Not to scale. For identification purposes only

**Situated** Off Oakfield Road in an established residential area within close proximity to local amenities, schooling, Liverpool Football Club and approximately 2.5 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms.

**Outside** Yard to Rear.

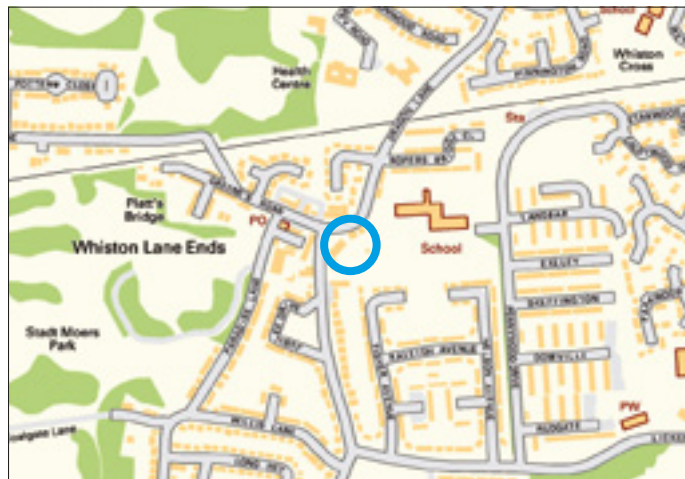
**Ground Floor** Through Living Room, Kitchen, Bathroom/WC.

LOT

101

215 Dragon Lane, Whiston, Prescot, Merseyside L35 3QX

\*GUIDE PRICE £65,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **A 2/3 bed semi-detached property. Double glazing. Central heating. Good Condition.**

**Description** A two/three bedroomed semi-detached property which has recently been refurbished and benefits from double glazing, central heating, a new kitchen, carpeting and an ensuite WC in the rear bedroom. The property would be suitable for immediate occupation or investment purposes to 3 doctors/nurses with a potential rental income of £11,700 per annum.

Not to scale. For identification purposes only

**Situated** Fronting Dragon Lane at it's junction with Windy Arbor Road in a popular location within close proximity to Whiston Hospital, local amenities including Tesco Metro, schooling, and approximately 2 miles from Prescot Town Centre.

**Ground Floor** Lounge/Diner, Kitchen, Bathroom/WC, 1 Bedroom.

**First Floor** 2 Bedrooms.

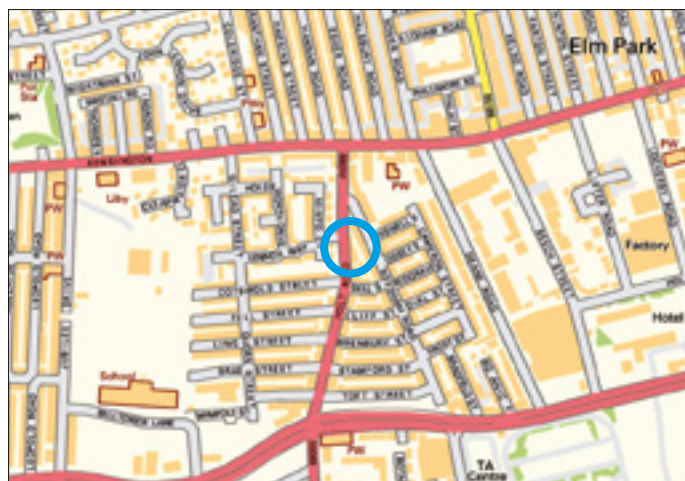
**Outside** Garden to the rear.

LOT

102

17/17a/19 Holt Road, Liverpool L7 2PL

\*GUIDE PRICE £80,000-£85,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

- **Mixed use property providing two ground floor units together with 2x flats 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.

Not to scale. For identification purposes only

**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, 2 bedrooms, Kitchen/Diner.

**Outside** Rear yard.

**EPC Rating** D

**Ground Floor** Interconnected Retail Units

No 17 - 33.7 sq.m (363 sq.ft)

No 19 - 38 sq.m (409 sq.ft)



LOT

103

31 Enid Street, Liverpool L8 8HN

\*GUIDE PRICE £50,000–£60,000



- A 3 bed mid terrace property benefitting from double glazing and central heating.

**Description** A three bed roomed middle terraced property benefitting from double glazing and central heating. Following modernisation the property would be suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

**Situated** Off Windsor Street in a popular and established residential location close to local amenities, schooling and approximately 2 miles from Liverpool City Centre.

**First Floor** 3 Bedrooms.

**Outside** Yard to the rear.

**EPC Rating** F

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

LOT

104

16 West Derby Village, Liverpool L12 5HW

\*GUIDE PRICE £100,000+



- Ground floor retail unit producing £10,000 per annum.

**Description** A ground floor retail unit currently trading as "Crew Barbers" and let by way of a renewed 9 year Lease from February 2016 at a rental of £10,000 per annum. The property benefits from electric steel roller shutter and central heating.



Not to scale. For identification purposes only

**Situated** In the Heart of West Derby Village in an established and very popular residential location, other local businesses include Cafes, Banks and Co-op Supermarket.

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

LOT

105

33 City Road, Liverpool L4 5UN

\*GUIDE PRICE £25,000+



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **2 Bed mid terrace. Double glazing. Central heating.**

**Description** A 2 bedroomed middle terraced property benefitting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of in excess of £5400.00 per annum.

**Situated** Fronting City Road in an established and popular residential location within easy reach of County Road amenities, schooling and approximately 2.5 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms, Bathroom/WC

**Outside** Yard to the rear

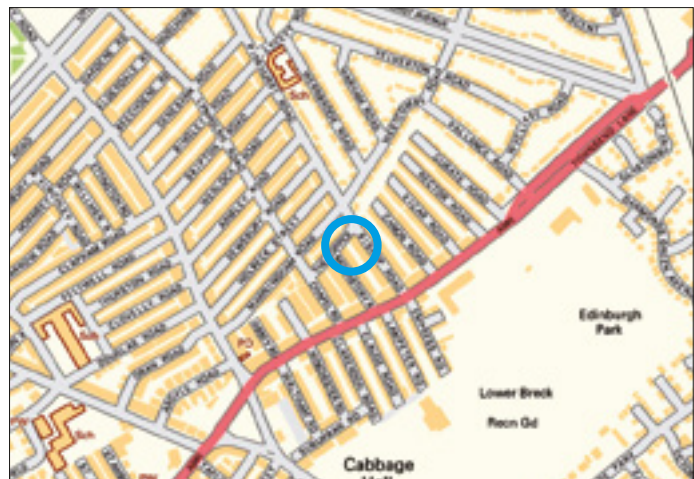
**Ground Floor** Lounge, Breakfast/ Kitchen

LOT

106

37 Bishop Road, Liverpool L6 0BJ

GUIDE PRICE £45,000–£55,000



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

- **Residential Investment Producing £6,500 Per Annum. Double Glazing. Central Heating.**

**Description** A 4 bedroom end terraced property currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum. The property benefits from double glazing and central heating.

**Situated** Off Townsend Lane in a popular residential location within easy reach of local amenities, schooling and approximately 2.5 miles from Liverpool City Centre.

**First Floor** 4 Bedrooms, Bathroom/WC

**Outside** Yard

**Ground Floor** Hallway, Living Room, Dining Room, Kitchen



LOT

107

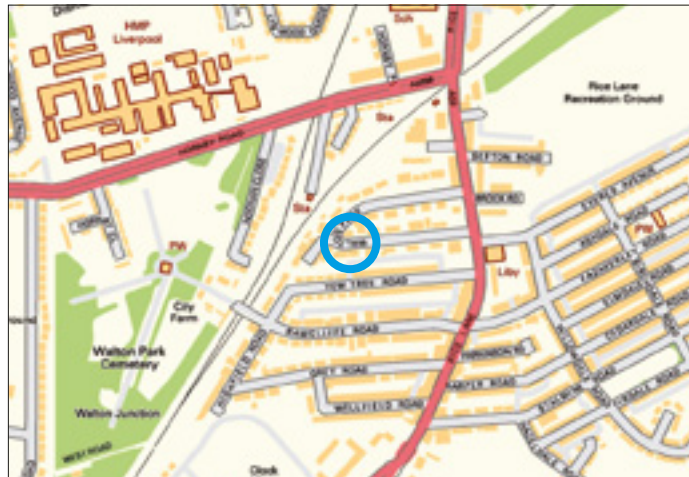
Flat 2, 14A Walton Park, Liverpool L9 1EZ

\*GUIDE PRICE £30,000+



- **One bedroom ground floor flat. Good condition. Central heating. Communal gardens. Off road parking. Newly decorated.**

**Description** A one bedroom ground floor flat suitable for immediate investment purposes. The property is in good condition and benefits from central heating, communal gardens, off road parking and is newly decorated. When let the potential rental income is in excess of £4,500 per annum.



Not to scale. For identification purposes only

**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.

**Flat** Hall, Bedroom, Shower/WC, Lounge, Kitchen

**Outside** Communal gardens and off road parking.

**Ground Floor** Side Entrance

# Auction programme 2016/17

## Auction Dates

15th December  
9th February 2017  
29th March  
25th May  
12th July  
14th September  
2nd November  
14th December

## Closing Dates

18th November  
13th January 2017  
3rd March  
28th April  
16th June  
18th August  
6th October  
17th November



0151 207 6315

auctions@suttonkersh.co.uk



11 Allerton Road, Liverpool L18 1LG

0151 482 2594

lettings@suttonkersh.co.uk

# Attention Landlords!

Whether you are a new landlord with a single property or an experienced landlord with an extensive portfolio, we have nearly 40 years experience in finding tenants quickly and managing their on-going needs.

- Let only or fully managed service
- Service charge blocks
- Thorough tenant referencing
- Comprehensive inventory\*
- Rent warranty\*
- ARLA registered

**YOU BUY THE PROPERTY –  
LET US DO ALL THE WORK!**

**DISCOUNTS AVAILABLE  
FOR PORTFOLIO LANDLORDS!**

**TALK TO COLIN WOODS, LETTINGS  
MANAGER TODAY AT THE LETTINGS DESK**

For more information on our range of landlord services or to arrange a FREE property valuation visit our Lettings Desk today, or:

**T: 0151 482 2594 E: [lettings@suttonkersh.co.uk](mailto:lettings@suttonkersh.co.uk)**



\*Available at an additional cost

**SuttonKersh**

**LET BY**

0151 482 2594  
suttonkersh.co.uk

**SuttonKersh**

**LET BY**

0151 482 2594  
www.suttonkersh.co.uk

**LET BY**

0151 482 2594  
www.suttonkersh.co.uk



# Terms & conditions for proxy or telephone bidders

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

- 1 For those who are unable to attend the auction the proxy bidding form should be used in order to submit a maximum bid to the Auctioneer. This bid will not be called upon prior to the time of offering the particular lot for which the bid has been made.  
  
A prospective buyer should fill in the appropriate telephone bidding form or proxy bidding form in the catalogue and should ensure that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective.
- 2 Maximum bids must be for an exact figure and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective buyer.
- 3 All proxy and telephone bidding completed forms must be delivered to the auctioneer with the appropriate deposit cheque not less than 48 hours prior to the start of the auction at which the property the subject of the bid is to be sold.  
  
A cheque or banker's draft in the sum of 10% of the maximum bid or £3,000 whichever is the greater, is enclosed with the proxy or telephone bidding form. Cheques should be made payable to Sutton Kersh. Receipt of funds must be the day prior to the auction.  
  
Buyer's Administration Charge – The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of £500 plus VAT (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:

.....

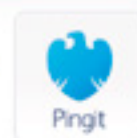
.....

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:

.....

.....

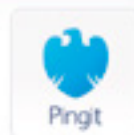
Date of signing .....

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

**NOW ACCEPTING  
PAYMENT BY**



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



# Common Auction Conditions

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

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

## INTRODUCTION

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

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

## Important notice

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

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

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

## GLOSSARY

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

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

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

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

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

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

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

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

**Auction** The AUCTION advertised in the CATALOGUE.

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

**Auctioneers** The AUCTIONEERS at the AUCTION.

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

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

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

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

**Condition** One of the AUCTION CONDUCT CONDITIONS or SALES CONDITIONS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**VAT option** An option to tax.

**We (and us and our)** The AUCTIONEERS.

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

## AUCTION CONDUCT CONDITIONS

### A1 Introduction

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

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

### A2 Our role

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

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

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

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

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

### A3 Bidding and reserve prices

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

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

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

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

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

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

### A4 The particulars and other information

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

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

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

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

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

### A5 The contract

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

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

A5.3 YOU must before leaving the AUCTION:

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

A5.4 If you do not we may either:

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

A5.5 The deposit:

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

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

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

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

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

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

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

### G1. The lot

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

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

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

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

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

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

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

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

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

G1.9 The BUYER buys with full knowledge of:



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

G14.2	Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.	BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.	G24.4	Following COMPLETION the BUYER must:	
<b>G15. Transfer as a going concern</b>				<ul style="list-style-type: none"><li>• (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;</li><li>• (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and</li><li>• (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.</li></ul>	
G15.1	Where the SPECIAL CONDITIONS so state:				
	<ul style="list-style-type: none"><li>• (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</li><li>• (b) this CONDITION G15 applies.</li></ul>	<ul style="list-style-type: none"><li>• (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees.</li><li>• (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.</li><li>• (d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION.</li></ul>			
G15.2	The SELLER confirms that the SELLER	<b>G21. Environmental</b>		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.
	<ul style="list-style-type: none"><li>• (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and</li><li>• (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.</li></ul>	G21.1	This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.	<b>G25. Warranties</b>	
G15.3	The BUYER confirms that:	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.	G25.1	Available warranties are listed in the SPECIAL CONDITIONS.
	<ul style="list-style-type: none"><li>• (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;</li><li>• (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;</li><li>• (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and</li><li>• (d) it is not buying the LOT as a nominee for another person.</li></ul>	G21.3	The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.	G25.2	Where a warranty is assignable the SELLER must:
G15.4	The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:	<b>G22. Service Charge</b>			<ul style="list-style-type: none"><li>• (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and</li><li>• (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.</li></ul>
	<ul style="list-style-type: none"><li>• (a) of the BUYER'S VAT registration;</li><li>• (b) that the BUYER has made a VAT OPTION; and</li><li>• (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.</li></ul>	G22.1	This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.	G25.3	If a warranty is not assignable the SELLER must after COMPLETION:
G15.5	The BUYER confirms that after COMPLETION the BUYER intends to:	G22.2	No apportionment is to be made at COMPLETION in respect of service charges.		<ul style="list-style-type: none"><li>• (a) hold the warranty on trust for the BUYER; and</li><li>• (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.</li></ul>
	<ul style="list-style-type: none"><li>• (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</li><li>• (b) collect the rents payable under the TENANCIES and charge VAT on them</li></ul>	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:	<b>G26. No assignment</b>	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.
G15.6	If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:		<ul style="list-style-type: none"><li>• (a) service charge expenditure attributable to each TENANCY;</li><li>• (b) payments on account of service charge received from each tenant;</li><li>• (c) any amounts due from a tenant that have not been received;</li><li>• (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.</li></ul>	<b>G27. Registration at the Land Registry</b>	
	<ul style="list-style-type: none"><li>• (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;</li><li>• (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and</li><li>• (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.</li></ul>	G22.4	In respect of each TENANCY, if the service charge account shows that:	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:
<b>G16. Capital allowances</b>			<ul style="list-style-type: none"><li>• (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;</li><li>• (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.</li></ul>		<ul style="list-style-type: none"><li>• (a) procure that it becomes registered at Land Registry as proprietor of the LOT;</li><li>• (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</li><li>• (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.</li></ul>
G16.1	This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.	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.	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:
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.	G22.6	If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:		<ul style="list-style-type: none"><li>• (a) apply for registration of the TRANSFER;</li><li>• (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and</li><li>• (c) join in any representations the SELLER may properly make to Land Registry relating to the application.</li></ul>
G16.3	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.		<ul style="list-style-type: none"><li>• (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and</li><li>• (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.</li></ul>	<b>G28. Notices and other communications</b>	
G16.4	The SELLER and BUYER agree:			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.
	<ul style="list-style-type: none"><li>• (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and</li><li>• (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.</li></ul>	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.	G28.2	A communication may be relied on if:
<b>G17. Maintenance agreements</b>		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.		<ul style="list-style-type: none"><li>• (a) delivered by hand; or</li><li>• (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or</li><li>• (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.</li></ul>
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.	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.	G28.3	A communication is to be treated as received:
G17.2	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.	G23.4	The SELLER must promptly:		<ul style="list-style-type: none"><li>• (a) when delivered, if delivered by hand; or</li><li>• (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.</li></ul>
<b>G18. Landlord and Tenant Act 1987</b>			<ul style="list-style-type: none"><li>• (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and</li><li>• (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.</li></ul>	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.
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.	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.	<b>G29. Contracts (Rights of Third Parties) Act 1999</b>	No one is intended to have any benefit under the CONTRACT pursuant to the Contract (Rights of Third Parties) Act 1999.
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.	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.	<b>Extra General Conditions</b>	
<b>G19. Sale by practitioner</b>		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.	Applicable for all lots where the Common Auction Conditions apply.	
G19.1	This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.	G23.8	The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.	<b>1. The Deposit</b>	
G19.2	The PRACTITIONER has been duly appointed and is empowered to sell the LOT.			1.1	General Conditions A5.5a shall be deemed to be deleted and replaced by the following: A5.5a. The Deposit: a) must be paid to the AUCTIONEERS by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)
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.	<b>G24. Tenancy renewals</b>			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
G19.4	The LOT is sold:	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.	<b>2. Buyer's Administration Charge</b>	
	<ul style="list-style-type: none"><li>• (a) in its condition at COMPLETION;</li><li>• (b) for such title as the SELLER may have; and</li><li>• (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.</li></ul>	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.	2.1	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.
G19.5	Where relevant:	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.	<b>3. Extra Auction Conduct Conditions</b>	
	<ul style="list-style-type: none"><li>• (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</li><li>• (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.</li></ul>			3.1	Despite any special CONDITION to the contrary the minimum deposit we accept is £3,000 (or the total price, if less). A special CONDITION may, however, require a higher minimum deposit.
G19.6	The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.			<b>4. Searches</b>	
<b>G20. TUPE</b>					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.
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:				
	<ul style="list-style-type: none"><li>• (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the</li></ul>				



## Commercial Property and Professional Services

### Auctions – Liverpool

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

### Commercial Property

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

### Surveys & Valuations

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

### Auctions – London

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

### Building Surveying

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

### Block Management

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

### Mortgages

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

**Allerton & South Liverpool**  
40–42 Allerton Road  
Liverpool L18 1LN  
Tel: 0151 734 0666  
Fax: 0151 734 4504  
allerton@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

### Residential Lettings City Centre

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

### City Centre

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

