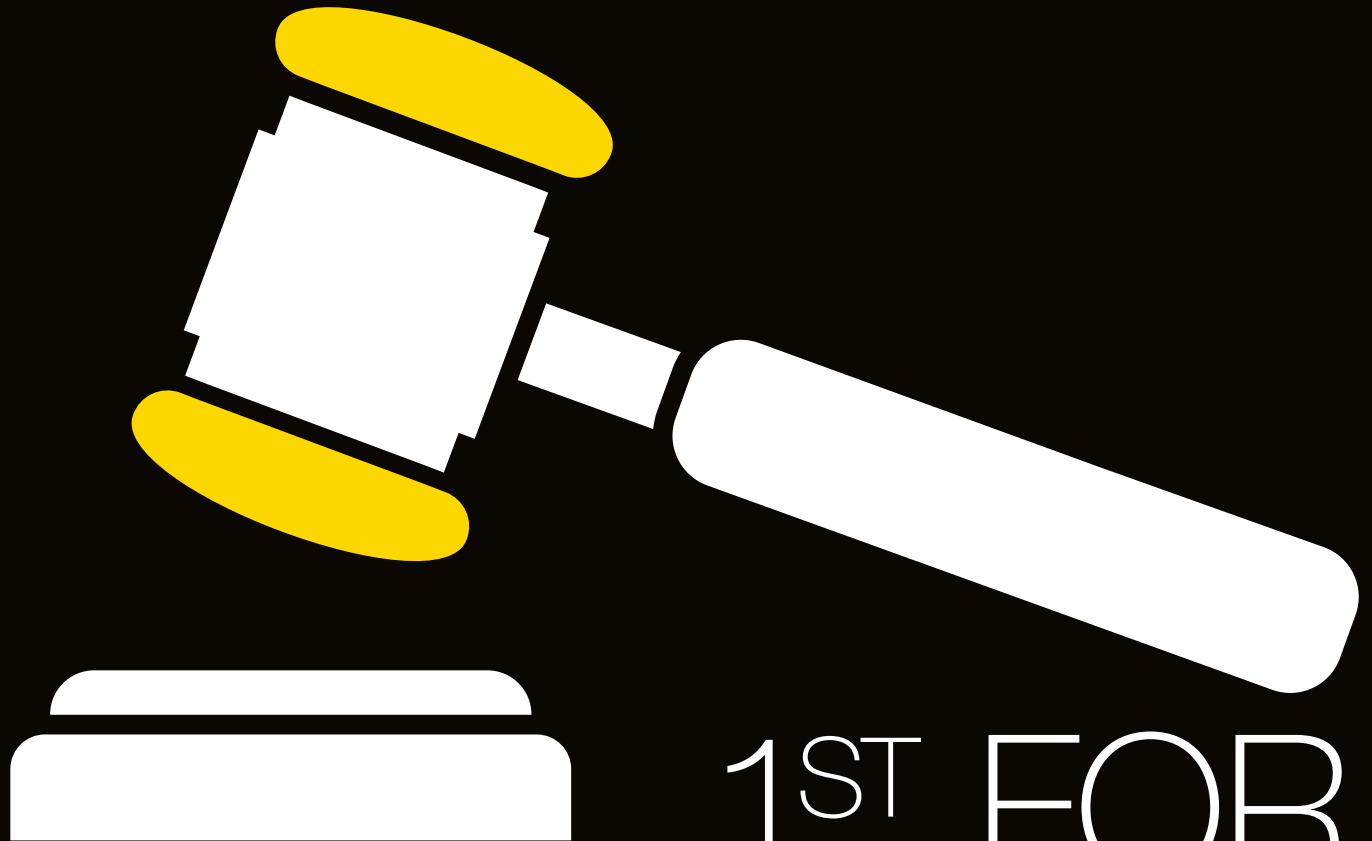


NOW INVITING
INSTRUCTIONS
FOR OUR
9 FEBRUARY AUCTION

SuttonKersh



1ST FOR AUCTIONS

Thursday 15 December 2016

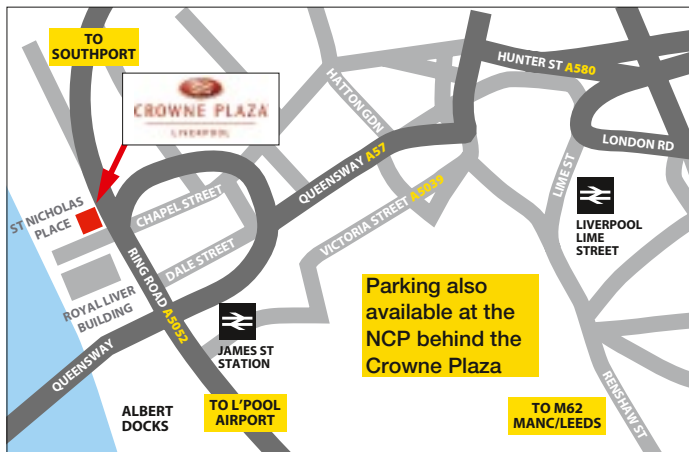
Commencing at 12 noon prompt at

Crowne Plaza 2 St Nicholas Place

Pier Head Liverpool L3 1QW

www.suttonkersh.co.uk

Location



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

Entries are invited from owners or their agents

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

Or email cathy.holt@suttonkersh.co.uk

Auction programme 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...



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Director
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Cathy Holt MNAEA MNAVA
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Auctioneer's pre-sale announcements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

14 Please bid clearly and do not delay.

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

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

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

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

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

17 A successful purchaser will also be required to pay a Buyer's Administration charge of £750 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 3 November

LOT	PROPERTY	RESULT	PRICE
1	22 & 22a Cheltenham Avenue Plus Garages 22b & 22c, Liverpool L17 2AR	Sold	£230,000
2	90 Cedardale Road, Liverpool L9 2BQ	Sold	£56,000
3	14 Fitzgerald Road, Old Swan, Liverpool L13 5XL	Sold	£62,000
4	55 Webster Road, Liverpool L7 4lg	Sold After	
5	220 Boundary Road, St. Helens, Merseyside WA10 2LN	Available At	£60,000
6	67 Orwell Road, Liverpool L4 1rg	Sold	£36,250
7	83, 83a And 83b High Street, Wavertree, Liverpool L15 8HF	Sold Prior	
8	99a & 99b Webster Road, Liverpool L7 4LG	Postponed	
9	5 Galloway Street, Liverpool L7 6PD	Sold	£30,000
10	369 Borough Road, Birkenhead, Merseyside CH42 0HA	Sold Prior	
11	41 Chepstow Street, Liverpool L4 3RE	Sold	£40,000
12	Christleton Close, Prenton, Merseyside CH43 0XF	Sold	£70,000
13	Apt 1, 2 & 3, 12 Croxteth Grove, Liverpool L8 0RX	Sold	£198,000
14	95 Max Road, Liverpool, L14 4BQ	Sold	£48,500
15	2/4 Alscot Avenue, Coplehouse Lane, Liverpool L10 0AL	Sold	£380,000
16	127/127a Knowsley Road, Bootle, Liverpool L20 4NJ	Available At	£65,000
17	94 Nutgrove Road, & 35 Emily Street, St. Helens, Merseyside WA9 5JL	Sold After	
18	Unit 1a Rossett Business Village Llyndir Lane, Wrexham, Clwyd LL12 0AY	Sold	£100,000
19	Pods 9, 10, 11 & 16, Suite 12 Unit B, Goodlass Road, Liverpool L24 9HJ	Available At	£12,000
20	15 Parkinson Road, Liverpool L9 1DL	Sold	£40,000
21	11 Sybil Road, Liverpool L4 0RR	Sold Prior	
22	118a Carr Lane East, Liverpool L11 4ST	Available At	£76,000
23	90 Litherland Road, Bootle, Merseyside L20 3HZ	Available At	£25,000
24	56 Galloway Street, Liverpool L7 6PD	Sold After	
25	88/88a Linacre Lane, Bootle, Merseyside L20 6AH	Available At	£35,000
26	19 Sutcliffe Street, Kensington, Liverpool L6 6AS	Sold	£44,000
27	19 Hunters Lane, Wavertree, Liverpool L15 8HL	Sold After	
28	Land At The Corner Of Everton Brow & Salisbury Street, Liverpool L3 8QE	Sold Prior	
29	20 Blackdown Grove, St. Helens, Merseyside WA9 2BB	Available At	£55,000
30	70 Garnett Avenue, Liverpool L4 1TS	Available At	£70,000
31	52 Rose Lane, Allerton, Liverpool L18 5ED	Sold Prior	
32	241-245 Stanley Road, Kirkdale, Liverpool L5 7QD	Available At	£140,000
33	63 Daley Road, Litherland, Liverpool L21 7QG	Sold	£41,000
34	Apt 40 Hambleton Close, Widnes, Cheshire WA8 4SN	Sold	£29,000
35	198 Picton Road, Wavertree, Liverpool L15 4LL	Available At	£85,000
36	16 Hornby Road, Bootle, Liverpool L20 5BJ	Sold	£55,000
37	Apt 1, 2, 3 & 4, 2 Sefton Drive, Sefton Park, Liverpool L8 3SD	Sold	£256,000
38	15 Andrew Street, Liverpool L4 4DS	Sold After	
39	28 Freehold Street, Liverpool L7 0JJ	Sold	£69,000
40	120-122 Thatto Heath Road, St. Helens, Merseyside, WA9 5PE	Sold	£30,000
41	275 Deysbrook Lane, West Derby, Liverpool L12 4YF	Available At	£95,000
42	The Chantry House, Buxton Old Road, Disley, Cheshire, SK12 2RW	Sold Prior	
43	35 Grantham Street, Liverpool L6 6BU	Sold Prior	
44	12 Frogmore Road, Old Swan, Liverpool L13 3AU	Sold	£60,500
45	The Valley Public House, 153 St. Domingo Road, Liverpool, L5 0RS	Available At	£150,000
46	10 Scott Street, Bootle, Merseyside L20 4PF	Sold	£36,000
47	Merchants Quay, 361 Ellerman Road, Liverpool L3 4FH	Sold	£105,500
48	11 Kings Croft, Walton-Le-Dale, Preston PR5 4BD	Sold	£55,000
49	19 Peel Road, Bootle, Merseyside, L20 4RL	Sold After	
50	102 Peel Road, Bootle, Merseyside L20 4LA	Sold	£31,500
51	14 Southey Street, Bootle, Merseyside L20 4LL	Sold	£35,000
52	2 Prospect Vale, Fairfield, Liverpool L6 8PG	Sold	£229,000
53	16 Longfellow Street, Bootle, Merseyside L20 4JR	Sold	£30,000
54	9 Gray Street, Bootle, Merseyside, L20 4RY	Sold	£37,000

55	30 Miranda Road, Bootle, Merseyside L20 2EE	Sold	£41,000
56	23 Lanfranc Way, Childwall, Liverpool, L16 1JU	Sold	£118,000
57	25 Victoria Road, Tuebrook, Liverpool L13 8AL	Sold	£112,000
58	132 Crosswood Crescent, Liverpool L36 2QQ	Sold	£78,000
59	40 Colwell Close, Liverpool L14 8YE	Sold	£54,500
60	63 Wendell Street, Liverpool L8 0RG	Sold	£54,000
61	5 Lampeter Road, Liverpool L6 0BU	Sold	£43,000
62	78 Friar Street, St. Helens, Merseyside WA10 6NS	Available At	£50,000
63	132 Gartons Lane, Clock Face, St. Helens, Merseyside WA9 4QZ	Available At	£60,000
64	8 Oak Leigh, Tuebrook, Liverpool L13 7EW	Sold	£55,000
65	Flat 2, 9 Cefni Fruit, 9 Ffordd Yr Efail, Llangejni, Gwynedd LL77 7ER	Available At	£25,000
66	Flat 1, 7 Cefni Fruit, Ffordd Yr Efail, Llangejni, Gwynedd LL77 7ER	Available At	£25,000
67	45 Garrick Street, Liverpool L7 4LE	Sold	£33,000
68	4/6 Rawlins Street, Fairfield, Liverpool L7 0JF	Sold Prior	
69	Flats 1 & 2, 59 Peel Road, Bootle, Merseyside L20 4RN	Postponed	
70	Land At 135-139 Kensington, Liverpool L7 2RE	Sold	£185,500
71	Apt 20 Kingfisher House, Pighue Lane, Liverpool L13 1DQ	Sold Prior	
72	10 Lytton Grove, Seaforth, Liverpool, L21 1DJ	Withdrawn	
73	6 Irwell Street, Bacup, Lancashire OL13 0AD	Sold	£23,750
74	4 Irwell Street, Bacup, Lancashire OL13 0AD	Sold	£18,500
75	83 Rockbank Road, Liverpool L13 7BG	Sold	£87,000
76	Flat 3, 2 Gladstone Road, Liverpool, L19 1RR	Withdrawn	
77	60 Chamberlain Street, St. Helens, Merseyside, WA10 4NL	Withdrawn	
78	10 Riding Close, Clock Face, St. Helens, Merseyside WA9 4GN	Sold	£40,500
79	14 Green Lane, Seaforth, Liverpool, L21 3UA	Sold	£71,000
80	36 Waltham Road, Liverpool L6 0BL	Sold Prior	
81	149 Goodison Road, Liverpool L4 4EW	Available At	£46,000
82	Land At The Rear Of 57 Watling Street, Hints B78 3DF	Sold Prior	
83	16 Long Lane, Wavertree, Liverpool L15 4HF	Sold After	
84	Land At Watling Street, Hints B78 3DF	Sold Prior	
85	207 Stanley Road, Kirkdale, Liverpool L5 7QB	Sold Prior	
86	181 Melwood Drive, West Derby, Liverpool L12 4XG	Sold	£78,500
87	6 Ash Street, Bootle, Merseyside L20 3HA	Sold	£45,500
88	275 Edge Lane, Fairfield, Liverpool L7 9LB	Sold Prior	
89	40 Middleton Road, Fairfield, Liverpool L7 0JL	Sold Prior	
90	6 Mayfair Close, Anfield, Liverpool L6 5JS	Sold	£24,000
91	9 Mansell Road, Kensington, Liverpool L6 6AY	Sold	£46,000
92	138-140 Prescott 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	Withdrawn	
95	69 Max Road, Liverpool L14 4BQ	Sold Prior	
96	83 Sheil Road, Liverpool L6 3AD	Sold Prior	
97	17 Regency Court, Rock Lane West, Birkenhead, Merseyside CH42 1NG	Available At	£42,000
98	360-362 Laird Street, Birkenhead, Merseyside CH41 7AL	Sold	£40,500
99	41 Marsh Avenue, Bootle, Merseyside L20 0DJ	Sold After	
100	63 Stonehill Street, Liverpool L4 2QA	Available At	£34,000
101	215 Dragon Lane, Whiston, Prescott, Merseyside L35 3QX	Available At	£65,000
102	17/17a/19 Holt Road, Liverpool L7 2PL	Available At	£87,500
103	31 Enid Street, Liverpool L8 8HN	Available At	£60,000
104	16 West Derby Village, Liverpool L12 5HW	Sold	£100,000
105	33 City Road, Liverpool L4 5UN	Sold	£27,000
106	37 Bishop Road, Liverpool L6 0BJ	Available At	£50,000
107	Flat 2, 14a Walton Park, Liverpool L9 1EZ	Available At	£35,000
108	47 Garages In South Liverpool And Huyton	Sold Prior	

Total Realisation = £7,152,249

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 15 December**

For sale by public auction unless sold prior or withdrawn

1	33A Radstock Road, Kensington, Liverpool L6 3AU	£150,000+
2	34 Fallowfield Road, Liverpool L15 5BW	£140,000+
3	71 Bridge Road, Litherland, Liverpool L21 2PA	£30,000+
4	29 Pine Close, Huyton, Liverpool L36 3RR	£65,000+
5	60 Abbey Road & 1 Warner Street, Accrington, Lancashire BB5 1HN	£50,000-£60,000
6	92 Linacre Road, Liverpool L21 6NU	£60,000+
7	47 Rhodesia Road, Liverpool L9 9BS	£55,000+
8	31 High Street/2a Grove Street, Wavertree, Liverpool L15 8HU	£120,000+
9	53 Sandfield Court, Sandfields, Frodsham WA6 6PT	£90,000+
10	140 St. Marys Road, Garston, Liverpool L19 2JJ	£90,000+
11	90 Litherland Road, Bootle, Merseyside L20 3HZ	£20,000+
12	7 Birket Close, Moreton, Wirral, Merseyside CH46 1PE	£60,000-£70,000
13	37 Bishop Road, Liverpool L6 0BJ	£45,000+
14	41 Croxteth Avenue, Liverpool L21 6NA	£40,000+
15	Collins Biscuits, Watts Street, Rochdale, Lancashire OL12 0HE	£130,000+
16	Feltons Farm Barn, 30 Elmers Green, Skelmersdale, WN8 6SB	£90,000+
17	31 Enid Street, Liverpool L8 8HN	£50,000+
18	60 Milbourne Street, Blackpool FY1 3LW	£35,000+
19	99a & 99b Webster Road, Liverpool L7 4LG	£100,000+
20	30/32 Balmoral Road, Fairfield, Liverpool L6 8NF	£300,000+
21	Flat 2, 14a Walton Park, Liverpool L9 1EZ	£30,000+
22	37 Church Street, Frodsham WA6 6PN	£100,000+
23	43 Hampstead Road, Kensington, Liverpool L6 8NQ	£150,000+
24	62 Fleetwood Walk, Murdishaw, Runcorn, Cheshire WA7 6EA	£50,000+
25	11 Waltham Road, Liverpool L6 0BL	£35,000+
26	The Former Rugby Club, St. Helens Road, Caernarfon, Gwynedd LL55 2YD	£75,000+
27	81 Main Street, Halton, Runcorn, Cheshire WA7 2AT	£45,000-£55,000
28	7 Denebank Road, Liverpool L4 2SY	£55,000-£65,000
29	227 Greasby Road, Greasby, Wirral, Merseyside CH49 2PG	£80,000+
30	15 Dale Street, Runcorn, Cheshire WA7 5PF	£40,000+
31	The Banjo Public House, 1 Queens Road, Bootle, Merseyside L20 7BN	£130,000+
32	146 Moscow Drive, Liverpool L13 7DL	£125,000+
33	198 Picton Road, Wavertree, Liverpool L15 4LL	£70,000+
34	176 Rice Lane, Liverpool L9 1DG	£40,000+
35	17a Oldham Road, Rochdale, Lancashire OL16 1UA	£70,000+
36	92 Baskerville Road, Stoke-on-Trent ST1 2DL	£55,000+
37	33 Croxdale Road, Liverpool L14 8XX	£35,000-£40,000
38	28a-28d Gateacre Brow, Gateacre, Liverpool L25 3PB	£200,000+
39	41 Fairfield Road, Blackpool FY1 2RA	£50,000+
40	120 Chirkdale Street, Liverpool L4 3SQ	£30,000-£35,000
41	Apartment 1, 27 Lilley Road, Liverpool L7 0LP	£10,000+
42	23 Nook Terrace, Cherry Tree, Blackburn BB2 4SW	£55,000+
43	62 Cambridge Road, Seaforth, Liverpool L21 1EY	£100,000+
44	105 Cholmondeley Street, Widnes, Cheshire WA8 0EL	£35,000-£40,000
45	215 Dragon Lane, Whiston, Prescot, Merseyside L35 3QX	£50,000-£60,000
46	44 Burns Street, Bootle, Merseyside L20 4RJ	£35,000-£40,000
47	275 Deysbrook Lane, West Derby, Liverpool L12 4YF	£80,000+
48	9 Wainwright Close, Liverpool L7 6QB	£45,000+
49	3 Meadow Oak Drive, Gateacre, Liverpool L25 3SZ	£350,000+



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

T: 0161 834 5464

W: reichinsurance.co.uk

E: david.cramp@reichinsurance.co.uk

SuttonKersh

50	13 Snaefell Avenue, Liverpool L13 7HA	£60,000+
51	30 Harper Road, Liverpool L9 1DP	£50,000+
52	27 Cranborne Road, Liverpool L15 2HX	£65,000-£70,000
53	1 Rossett Road, Crosby, Liverpool L23 3AN	£125,000+
54	55 Westmorland Avenue, Blackpool FY1 5PG	£55,000+
55	77 Park Road, Blackpool FY1 4JQ	£45,000+
56	Flat 1, 11 Peel Road, Bootle, Merseyside L20 4RL	£25,000+
57	Flat 2, 11 Peel Road, Bootle, Merseyside L20 4RL	£25,000+
58	Offices, Cross House, Sutton Road, St. Helens, WA9 3DR	£225,000+
59	Apt 145, The Vibe, 175 Broughton Lane, Salford M7 1UZ	£95,000+
60	45 Tennyson Street, Bootle, Merseyside L20 4LE	£30,000-£35,000
61	33 Stockbridge Street, Liverpool L5 6PA	£25,000-£30,000
62	88/88a Linacre Lane, Bootle, Merseyside L20 6AH	£25,000-£30,000
63	31 Moore Street, Bootle, Merseyside L20 4SE	£30,000-£35,000
64	25 Longfield Road, Litherland, Liverpool L21 8LA	£30,000-£35,000
65	24 Norton Street, Bootle, Merseyside L20 4SQ	£40,000+
66	12 Grange Street, Liverpool L6 4AZ	£25,000-£30,000
67	87 Gray Street, Bootle, Merseyside L20 4RY	£30,000-£35,000
68	Mill House, Mill Lane, Farington Moss, Leyland PR26 6PS	£200,000+
69	67 Scott Street, Bootle, Merseyside L20 4PE	£35,000-£40,000
70	48 Spenser Street, Bootle, Merseyside L20 4LW	£35,000-£40,000
71	26 Dane Street, Liverpool L4 4DZ	£35,000-£40,000
72	1 Scott Street, Bootle, Merseyside L20 4PE	£30,000+
73	2 Hornby Boulevard, Bootle, Liverpool L21 8HG	£30,000-£35,000
74	98 Methuen Street, Liverpool L15 1EQ	£45,000-£50,000
75	The Salutation Public House, 199 Walton Road, Liverpool L4 4AJ	£100,000+
76	11 Plumer Street, Liverpool L15 1EE	£45,000-£50,000
77	109 Asser Road, Liverpool L11 8NL	£65,000-£75,000
78	17/17a/19 Holt Road, Liverpool L7 2PL	£70,000+
79	Flat 58, 6 Mill View, Rutter Street, Liverpool L8 6AG	£35,000-£40,000
80	The Crown Vaults, 25 Kirkdale Road, Liverpool L5 2QQ	£100,000+
81	20-24 Clegg Street, Haslingden, Rossendale, Lancashire BB4 5LW	£120,000+
82	33 Cecil Street, Wavertree, Liverpool L15 1HP	£75,000-£85,000
83	7 New Ferry Road, Wirral, Merseyside CH62 1BQ	£40,000-£50,000
84	12 Dane Street, Liverpool L4 4DZ	£15,000-£20,000
85	1a Weld Road, Southport, Merseyside PR8 2BX	£250,000+
86	35 Merlin Street, Liverpool L8 8HZ	£50,000+
87	3 Ridgewell Close, Litherland, Liverpool L21 2ND	£110,000+
88	3 Whittington House, Beach Road, Litherland, Liverpool L21 2NE	£50,000-£60,000
89	78 Friar Street, St. Helens, Merseyside WA10 6NS	£40,000-£45,000
90	132 Gartons Lane, Clock Face, St. Helens, Merseyside WA9 4QZ	£40,000-£45,000
91	Land at the rear of 89-91 Watling Street, Hints B78 3DF	£1,500-£2,000
92	Primrose Cottage, Hudcar Lane, Bury, Lancashire BL9 6EG	£110,000+
93	39 Rossett Street, Liverpool L6 4AN	£35,000-£40,000
94	15 Windsor Avenue, Blackpool FY4 1HN	£85,000+
95	Plot 29 Land at Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU	NIL RESERVE
96	Plot 30 Land at Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU	NIL RESERVE
97	15 Clamley Court, Speke, Liverpool L24 6SD	£65,000-£75,000
98	123 Picton Road, Wavertree, Liverpool L15 4LF	£85,000-£95,000
99	14 Lister Road, Kensington, Liverpool L7 0HF	£300,000+
100	6 Harebell Street, Liverpool L5 7RP	£32,000+
101	24 Schofield Road, Rossendale, Lancashire BB4 8SL	£55,000+
102	Flats 1, 2 & 3, 8 Gordon Road, Liverpool L21 1DW	£80,000+

*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.

103	Land at the rear of 77/79 Watling Street, Hints B78 3DF	£1,000–£2,000
104	36 Longfellow Street, Bootle, Merseyside L20 4JR	£30,000–£35,000
105	19 Killarney Road, Old Swan, Liverpool L13 5SW	£45,000+
106	220 Kingsheath Avenue, Liverpool L14 4AP	£35,000–£40,000
107	18 Bryer Road, Prescot, Merseyside L35 5DW	£70,000+
108	1 Windfield Green, Garston, Liverpool L19 8LX	£65,000+
109	111 Little Heyes Street, Liverpool L5 6SF	£35,000–£45,000
110	Flat 2, 56 Christleton Close, Prenton, Merseyside CH43 0XF	£50,000+
111	28 Morecambe Street, Liverpool L6 4AX	£35,000+
112	17 Rydal Street, Liverpool L5 6QP	£41,000+
113	12 Belhaven Road, Allerton, Liverpool L18 1HH	£90,000+
114	23 Vine Street, Runcorn, Cheshire WA7 5DD	£40,000+
115	16 Long Lane, Wavertree, Liverpool L15 4HF	£60,000–£70,000
116	2 Lower Croft Street, Earby, Barnoldswick, Lancashire BB18 6QL	£65,000+
117	13 Ridley Road, Liverpool L6 6DN	£45,000+
118	119 Sandbrook Road, Southport, Merseyside PR8 3JF	£60,000+
119	63 Stonehill Street, Liverpool L4 2QA	£30,000+
120	106 Bridge Lane, Frodsham WA6 7HZ	£60,000–£65,000
121	18 Alton Road, Tuebrook, Liverpool L6 4BJ	£30,000+
122	39 Hanwell Street, Liverpool L6 0AN	£40,000+
123	38 Gladstone Road, Seaforth, Liverpool L21 1DQ	£135,000+
124	57 Bedford Road, Bootle, Merseyside L20 7DN	£35,000–£40,000
125	47 Forfar Road, Liverpool L13 8DU	£45,000+
126	57 Hawthorne Road, Bootle, Merseyside L20 2DQ	£50,000–£60,000
127	38 Windsor Road, Tuebrook, Liverpool L13 8BD	£70,000–£80,000
128	53 Grasmere Street, Liverpool L5 6RH	£45,000–£55,000
129	71 Vista Road, Newton-le-willows, Merseyside WA12 9ED	£20,000+
130	15 Mark Street, Kirkdale, Liverpool L5 0RF	£25,000+
131	21 Acheson Road, Tuebrook, Liverpool L13 9AB	£55,000+
132	24 Saker Street, Liverpool L4 0RA	£20,000–£25,000
133	Apt 1, 326 Vauxhall Road, Liverpool L5 2BG	£65,000–£75,000
134	31–37 Warbreck Moor, Liverpool L9 4RW	£135,000+
135	104 Lawrence Road, Liverpool L15 0EG	£120,000+
136	Land at the rear of 67–73 Watling Street, Hints B78 3DF	£1,500–£2,000
137	Land at the rear of 81 Watling Street, Hints B78 3DF	£1,500–£2,000
138	4/6 Rawlins Street, Fairfield, Liverpool L7 0JF	£80,000+
139	40 Romer Road, Liverpool L6 6DJ	£50,000+
140	216–220 Higher Lane, Liverpool L9 6DR	£175,000+

Order of sale by type

COMMERCIAL INVESTMENT

5	60 Abbey Road & 1 Warner Street, Accrington, Lancashire BB5 1HN
6	92 Linacre Road, Liverpool L21 6NU
8	31 High Street/2a Grove Street, Wavertree, Liverpool L15 8HU
15	Collins Biscuits, Watts Street, Rochdale, Lancashire OL12 0HE
29	227 Greasby Road, Greasby, Wirral, Merseyside CH49 2PG
34	176 Rice Lane, Liverpool L9 1DG
38	28a–28d Gateacre Brow, Gateacre, Liverpool L25 3PB
62	88/88a Linacre Lane, Bootle, Merseyside L20 6AH

DEVELOPMENT OPPORTUNITIES

16	Feltons Farm Barn, 30 Elmers Green, Skelmersdale, WN8 6SB
78	17/17a/19 Holt Road, Liverpool L7 2PL
LAND	
91	Land at the rear of 89–91 Watling Street, Hints B78 3DF
95	Plot 29 Land at Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU
96	Plot 30 Land at Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU
103	Land at the rear of 77/79 Watling Street, Hints B78 3DF
136	Land at the rear of 67–73 Watling Street, Hints B78 3DF
137	Land at the rear of 81 Watling Street, Hints B78 3DF

RESIDENTIAL INVESTMENT

1	33A Radstock Road, Kensington, Liverpool L6 3AU
2	34 Fallowfield Road, Liverpool L15 5BW
10	140 St. Marys Road, Garston, Liverpool L19 2JJ
13	37 Bishop Road, Liverpool L6 0BJ
20	30/32 Balmoral Road, Fairfield, Liverpool L6 8NF
25	11 Waltham Road, Liverpool L6 0BL
28	7 Denebank Road, Liverpool L4 2SY
32	146 Moscow Drive, Liverpool L13 7DL
40	120 Chirkdale Street, Liverpool L4 3SQ
43	62 Cambridge Road, Seaforth, Liverpool L21 1EY
53	1 Rossett Road, Crosby, Liverpool L23 3AN
56	Flat 1, 11 Peel Road, Bootle, Merseyside L20 4RL

57	Flat 2, 11 Peel Road, Bootle, Merseyside L20 4RL	41	Apartment 1, 27 Lilley Road, Liverpool L7 0LP	104	36 Longfellow Street, Bootle, Merseyside L20 4JR
85	1a Weld Road, Southport, Merseyside PR8 2BX	42	23 Nook Terrace, Cherry Tree, Blackburn BB2 4SW	105	19 Killarney Road, Old Swan, Liverpool L13 5SW
86	35 Merlin Street, Liverpool L8 8HZ	44	105 Cholmondeley Street, Widnes, Cheshire WA8 0EL	106	220 Kingsheath Avenue, Liverpool L14 4AP
87	3 Ridgewell Close, Litherland, Liverpool L21 2ND	45	215 Dragon Lane, Whiston, Prescot, Merseyside L35 3QX	107	18 Bryer Road, Prescot, Merseyside L35 5DW
99	14 Lister Road, Kensington, Liverpool L7 0HF	46	44 Burns Street, Bootle, Merseyside L20 4RJ	108	1 Windfield Green, Garston, Liverpool L19 8LX
109	111 Little Heyes Street, Liverpool L5 6SF	47	275 Deysbrook Lane, West Derby, Liverpool L12 4YF	110	Flat 2, 56 Christleton Close, Prenton, Merseyside CH43 0XF
113	12 Belhaven Road, Allerton, Liverpool L18 1HH	48	9 Wainwright Close, Liverpool L7 6QB	111	28 Morecambe Street, Liverpool L6 4AX
114	23 Vine Street, Runcorn, Cheshire WA7 5DD	49	3 Meadow Oak Drive, Gateacre, Liverpool L25 3SZ	112	17 Rydal Street, Liverpool L5 6QP
123	38 Gladstone Road, Seaforth, Liverpool L21 1DQ	50	13 Snaefell Avenue, Liverpool L13 7HA	115	16 Long Lane, Wavertree, Liverpool L15 4HF
140	216-220 Higher Lane, Liverpool L9 6DR	51	30 Harper Road, Liverpool L9 1DP	116	2 Lower Croft Street, Earby, Barnoldswick, Lancashire BB18 6QL
VACANT COMMERCIAL					
3	71 Bridge Road, Litherland, Liverpool L21 2PA	52	27 Cranborne Road, Liverpool L15 2HX	117	13 Ridley Road, Liverpool L6 6DN
11	90 Litherland Road, Bootle, Merseyside L20 3HZ	54	55 Westmorland Avenue, Blackpool FY1 5PG	118	119 Sandbrook Road, Southport, Merseyside PR8 3JF
19	99a & 99b Webster Road, Liverpool L7 4LG	55	77 Park Road, Blackpool FY1 4JQ	119	63 Stonehill Street, Liverpool L4 2QA
26	The Former Rugby Club, St. Helens Road, Caernarfon, Gwynedd LL55 2YD	59	Apt 145, The Vibe, 175 Broughton Lane, Salford M7 1UZ	120	106 Bridge Lane, Frodsham WA6 7HZ
31	The Banjo Public House, 1 Queens Road, Bootle, Merseyside L20 7BN	60	45 Tennyson Street, Bootle, Merseyside L20 4LE	121	18 Alton Road, Tuebrook, Liverpool L6 4BJ
33	198 Picton Road, Wavertree, Liverpool L15 4LL	61	33 Stockbridge Street, Liverpool L5 6PA	122	39 Hanwell Street, Liverpool L6 0AN
35	17a Oldham Road, Rochdale, Lancashire OL16 1UA	63	31 Moore Street, Bootle, Merseyside L20 4SE	124	57 Bedford Road, Bootle, Merseyside L20 7DN
58	Offices, Cross House, Sutton Road, St. Helens, WA9 3DR	64	25 Longfield Road, Litherland, Liverpool L21 8LA	125	47 Forfar Road, Liverpool L13 8DU
75	The Salutation Public House, 199 Walton Road, Liverpool L4 4AJ	65	24 Norton Street, Bootle, Merseyside L20 4SQ	127	38 Windsor Road, Tuebrook, Liverpool L13 8BD
80	The Crown Vaults, 25 Kirkdale Road, Liverpool L5 2QQ	66	12 Grange Street, Liverpool L6 4AZ	128	53 Grasmere Street, Liverpool L5 6RH
81	20-24 Clegg Street, Haslingden, Rossendale, Lancashire BB4 5LW	67	87 Gray Street, Bootle, Merseyside L20 4RY	129	71 Vista Road, Newton-le-willows, Merseyside WA12 9ED
98	123 Picton Road, Wavertree, Liverpool L15 4LF	68	Mill House, Mill Lane, Farington Moss, Leyland PR26 6PS	130	15 Mark Street, Kirkdale, Liverpool L5 0RF
126	57 Hawthorne Road, Bootle, Merseyside L20 2DQ	69	67 Scott Street, Bootle, Merseyside L20 4PE	131	21 Acheson Road, Tuebrook, Liverpool L13 9AB
134	31-37 Warbreck Moor, Liverpool L9 4RW	70	48 Spenser Street, Bootle, Merseyside L20 4LW	132	24 Saker Street, Liverpool L4 0RA
VACANT RESIDENTIAL					
4	29 Pine Close, Huyton, Liverpool L36 3RR	71	26 Dane Street, Liverpool L4 4DZ	133	Apt 1, 326 Vauxhall Road, Liverpool L5 2BG
7	47 Rhodesia Road, Liverpool L9 9BS	72	1 Scott Street, Bootle, Merseyside L20 4PE	135	104 Lawrence Road, Liverpool L15 0EG
9	53 Sandfield Court, Sandfields, Frodsham WA6 6PT	73	2 Hornby Boulevard, Bootle, Liverpool L21 8HG	138	4/6 Rawlins Street, Fairfield, Liverpool L7 0JF
12	7 Birket Close, Moreton, Wirral, Merseyside CH46 1PE	74	98 Methuen Street, Liverpool L15 1EQ	139	40 Romer Road, Liverpool L6 6DJ
14	41 Croxteth Avenue, Liverpool L21 6NA	76	11 Plumer Street, Liverpool L15 1EE		
17	31 Enid Street, Liverpool L8 8HN	77	109 Asser Road, Liverpool L11 8NL		
18	60 Milbourne Street, Blackpool FY1 3LW	79	Flat 58, 6 Mill View, Rutter Street, Liverpool L8 6AG		
21	Flat 2, 14a Walton Park, Liverpool L9 1EZ	82	33 Cecil Street, Wavertree, Liverpool L15 1HP		
22	37 Church Street, Frodsham WA6 6PN	83	7 New Ferry Road, Wirral, Merseyside CH62 1BQ		
23	43 Hampstead Road, Kensington, Liverpool L6 8NQ	84	12 Dane Street, Liverpool L4 4DZ		
24	62 Fleetwood Walk, Murdishaw, Runcorn, Cheshire WA7 6EA	88	3 Whittington House, Beach Road, Litherland, Liverpool L21 2NE		
27	81 Main Street, Halton, Runcorn, Cheshire WA7 2AT	89	78 Friar Street, St. Helens, Merseyside WA10 6NS		
30	15 Dale Street, Runcorn, Cheshire WA7 5PF	90	132 Gartons Lane, Clock Face, St. Helens, Merseyside WA9 4QZ		
36	92 Baskerville Road, Stoke-on-Trent ST1 2DL	92	Primrose Cottage, Hudcar Lane, Bury, Lancashire BL9 6EG		
37	33 Croxdale Road, Liverpool L14 8XX	93	39 Rossett Street, Liverpool L6 4AN		
39	41 Fairfield Road, Blackpool FY1 2RA	94	15 Windsor Avenue, Blackpool FY4 1HN		
		97	15 Clamley Court, Speke, Liverpool L24 6SD		
		100	6 Harebell Street, Liverpool L5 7RP		
		101	24 Schofield Road, Rossendale, Lancashire BB4 8SL		
		102	Flats 1, 2 & 3, 8 Gordon Road, Liverpool L21 1DW		



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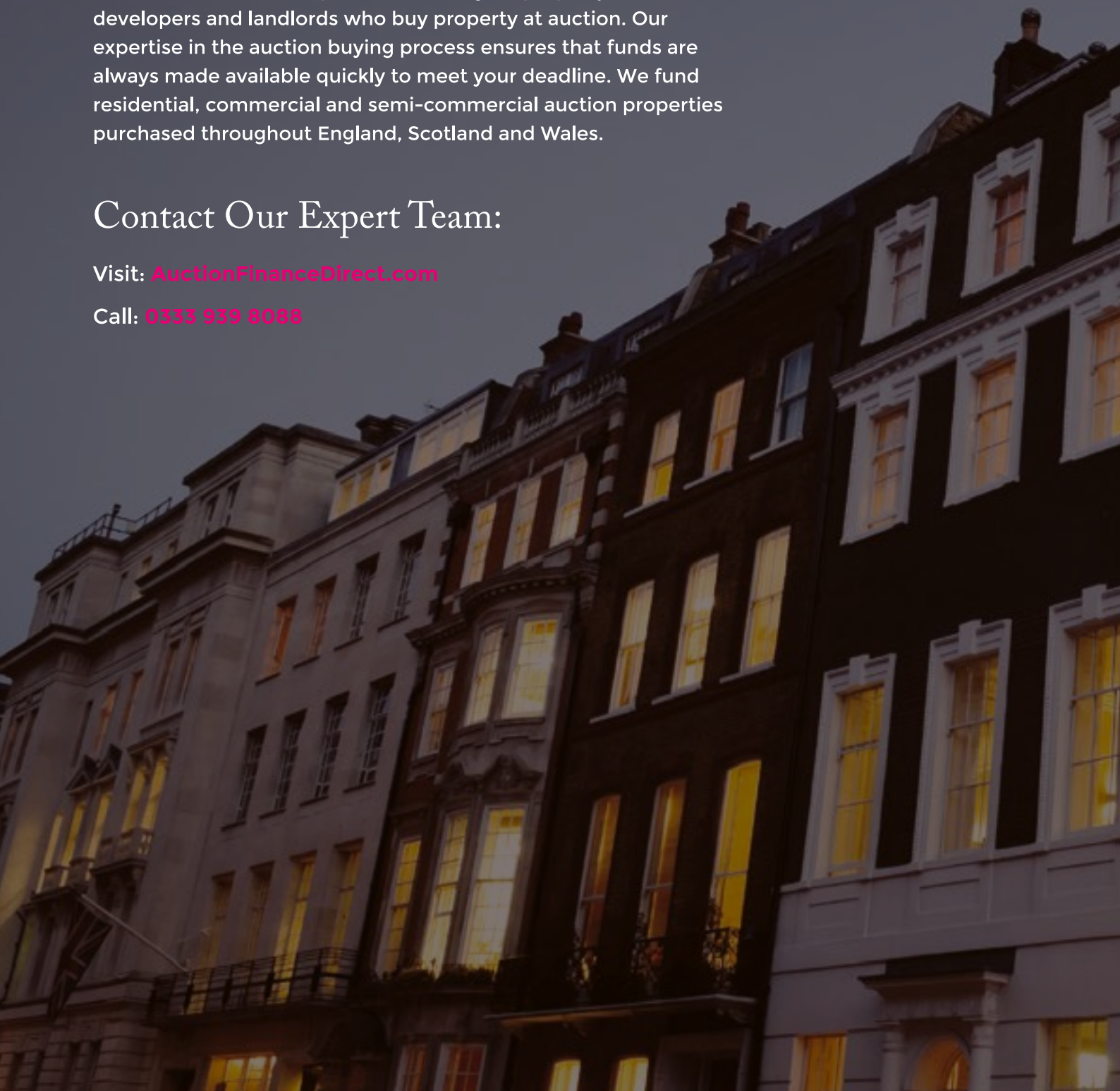
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LOT
1

ON BEHALF OF THE LPA RECEIVERS

33A Radstock Road, Kensington, Liverpool L6 3AU***GUIDE PRICE £150,000+**

- **Five self contained flats. Fully let producing approximately £24,600 per annum. Double glazing. Central heating. Gardens.**

Description A substantial three storey double fronted semi detached property converted to provide five self contained flats (one three-bed, two one-bed and two two-bed). The property is fully let by way of a 5 year Lease to Serco commencing April 2012 and producing a net rental income of approximately £24,600 per annum. The property benefits from double glazing, central heating and gardens.

Situated Off Sheil Road and Prescot Road in an established and popular residential location within easy reach of local amenities, Newsham Park and approximately 3 miles from Liverpool city centre.

Ground Floor Flat 1 Hall, Open Plan Living Room/Kitchen, Bathroom, Bedroom

Flat 2 Hall, Open Plan Living Room/Kitchen, Bathroom, two Bedrooms

First Floor Flat 3 Hall, Open Plan Living Room/Kitchen, Bathroom, Bedroom

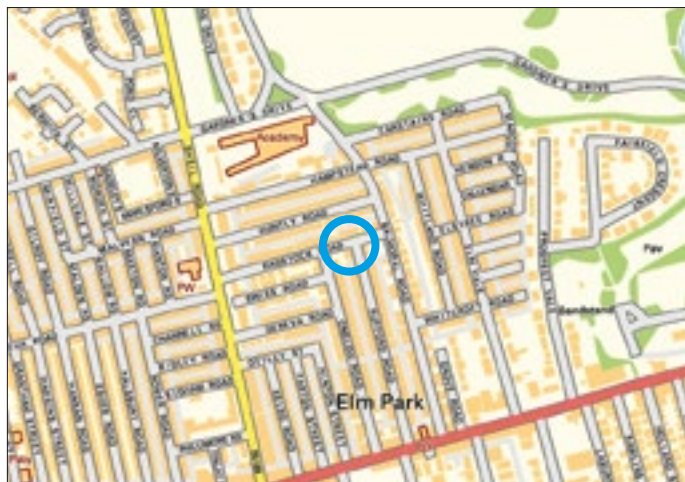
Flat 4 Hall, Open Plan Living Room/Kitchen,

Bathroom, two Bedrooms

Second Floor Flat 5 Hall, Open Plan Living Room/Kitchen Bathroom, three Bedrooms.

Outside Communal Gardens.

Note We have not inspected the property internally and all information has been supplied by the vendors.



Not to scale. For identification purposes only



LOT
2

34 Fallowfield Road, Liverpool L15 5BW

*GUIDE PRICE £140,000+



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Not to scale. For identification purposes only

- Residential investment producing £3,484 per annum. Regulated tenant. Double glazing. Central heating.

Description A three bedroomed end of terrace property which is currently let by way of a Regulated Tenancy producing £3,484.00 per annum. The property benefits from double glazing and central heating.

Situated Off Smithdown Road (A562) in a popular and well established residential location within walking distance to Allerton Road amenities and the Mystery Park.

Outside Rear Yard.

EPC Rating E

Ground Floor Hall, two Reception Rooms, Kitchen.

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

LOT
3

71 Bridge Road, Litherland, Liverpool L21 2PA

*GUIDE PRICE £30,000+



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Not to scale. For identification purposes only

- Two storey mid terrace property comprising a ground floor retail unit with accommodation above. Development potential.

Description A two storey mid terrace property in need of a full upgrade and refurbishment scheme, previously trading as the 'Old Take That Shop Apples Den'. The property provides a ground floor retail unit together with accommodation above and would be suitable for redevelopment subject to any necessary consents.

Situated Fronting Linacre Road in a busy and prominent position approximately 2 miles from Liverpool city centre.

Bedroom, Kitchen with attic room above

Basement Cellar Not Inspected

Outside Yard to the rear which also has access to the flat and rear shop room.

Ground Floor Front sales area, Rear sales area, Kitchen

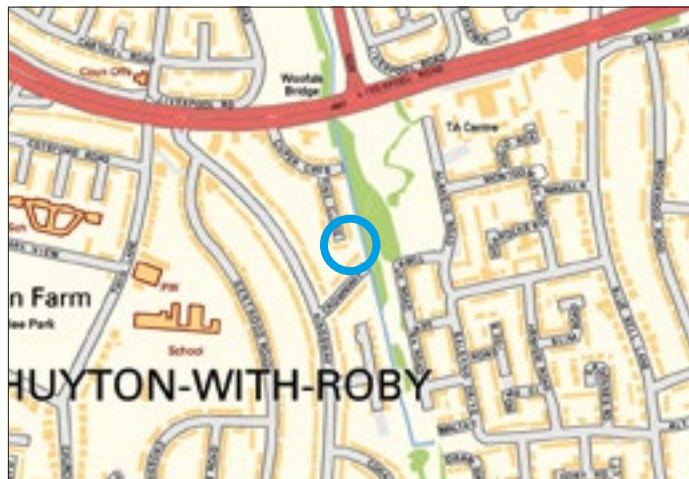
Note There were also two outbuildings used as a coal storage and a WC which has been knocked down.

Second Floor Living Room,

LOT
4

29 Pine Close, Huyton, Liverpool L36 3RR

*GUIDE PRICE £65,000+



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

Description A three bedroomed mid town house benefiting from double glazing, central heating, front and rear gardens and off road parking. The property would be suitable for occupation, resale or investment purposes following carpeting and decoration to the first floor.

Situated Off Cuper Crescent which in turn is off Liverpool Road (A57) in a popular and well established residential location close to Huyton Village amenities, Old Swan amenities and approximately 7 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Front and Rear Gardens, Driveway

EPC Rating D

Ground Floor Entrance Porch, Hall, Lounge, Dining Room, Kitchen

LOT
5

ON BEHALF OF LPA RECEIVERS

60 Abbey Road & 1 Warner Street, Accrington, Lancashire BB5 1HN

*GUIDE PRICE £50,000-£60,000



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- **Two storey corner property trading as 'Abbey Road Surgery'. Total area approximately 121.80 sqm.**

Description A two storey corner property which is trading as 'Abbey Road Surgery'. There are tenants in occupation however we do not have details of the tenancy or rental income. The total area extends to approximately 121.80 sqm.

Situated At the junction of Abbey Street and Warner Street in the town centre. Abbey Street runs parallel with Eastgate which is a main road running through Accrington town. The surrounding area provides a mix of retail, leisure and residential properties.

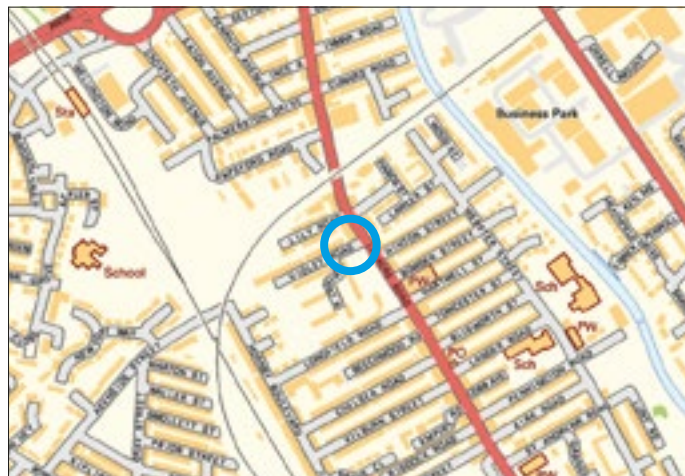
First Floor Two Treatment rooms, Office, WC

Ground Floor Reception, Treatment room, WC

LOT
6

92 Linacre Road, Liverpool L21 6NU

*GUIDE PRICE £60,000+



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- **Commercial investment producing £9300.00 per annum. Double glazing. Electric roller shutters. Alarm system.**

Description A commercial investment producing £9300.00 per annum. The property comprises a three storey mixed use property providing a ground floor retail which is currently let by way of a renewed 3 year FRI Lease at a rental of £360.00 pcm, together with £300.00 insurance. To the first and second floor there is a one bed roomed flat accessed via a separate front entrance and currently let by way of an Assured Shorthold Tenancy at a rental of £390.00 pcm. The property benefits from double glazing, electric roller shutters and alarm system.

Situated Fronting Linacre Road on a busy main road position approximately 5 miles from Liverpool city centre.

Ground Floor Shop Salon, Kitchen, WC, Beauty room.

First Floor Flat Kitchen, Lounge, WC, Utility room,

Second Floor Bedroom, Bathroom/WC

Outside Yard to the rear.

EPC Rating Shop – D, Flat – D

Not to scale. For identification purposes only

LOT
7

47 Rhodesia Road, Liverpool L9 9BS

*GUIDE PRICE £55,000+



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- **Three bedroom mid town house. Double glazing. Gardens.**

Description A three bed roomed mid town house in need of upgrading and modernisation. The property benefits from double glazing and gardens. Following modernisation and refurbishment the property would be suitable for investment, occupation or resale purposes.

Situated Off Sandy Lane which is in turn off Longmoor Lane in a popular and well established residential location. Liverpool city centre is approximately 5 miles away.

Ground Floor Lounge, Kitchen, Bathroom

First Floor Three Bedrooms

Outside Gardens front and rear, outside WC

EPC Rating G

Not to scale. For identification purposes only

LOT
831 High Street/2a Grove Street, Wavertree, Liverpool L15 8HU
*GUIDE PRICE £120,000+

- **Mixed use investment producing £8400 per annum with potential to increase to £20,000pa. Double glazing. Central heating. Electric roller shutters.**

Description A substantial three storey mixed use corner property comprising a ground floor retail unit together with two one-bedroomed self contained flats above, accessed via a separate side entrance. To the rear there is a retail unit and separate room which was previously let as a Beauty Parlour. The retail units are currently vacant and would be suitable for a number of uses, subject to any consents. The flats are both let by way of Assured Shorthold Tenancies producing £8400.00 per annum. The property benefits from double glazing, central heating and electric roller shutters. When fully let the potential rental income is in excess of £20,000 per annum.

Situated Fronting the High Street on the corner of Grove Street in a popular and well established residential location within close proximity to local amenities, schooling and transport links.

Ground Floor Shop Main Sales Area, rear room/wash basin

Rear Retail Unit Two Rooms, WC, Separate Room with its own access.

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

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



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LOT
9

ON BEHALF OF THE JOINT LPA RECEIVERS

53 Sandfield Court, Sandfields, Frodsham WA6 6PT***GUIDE PRICE £90,000+**

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Not to scale. For identification purposes only

- Residential investment producing £7,200 per annum. Double glazing. Front and rear gardens.**

Description A three bedroomed semi detached property currently let by way of an Assured Shorthold Tenancy at a rental of £7,200 per annum. The property benefits from double glazing, front and rear gardens.

Situated Off Church Street (B5152) within close proximity to local amenities and Frodsham railway station.

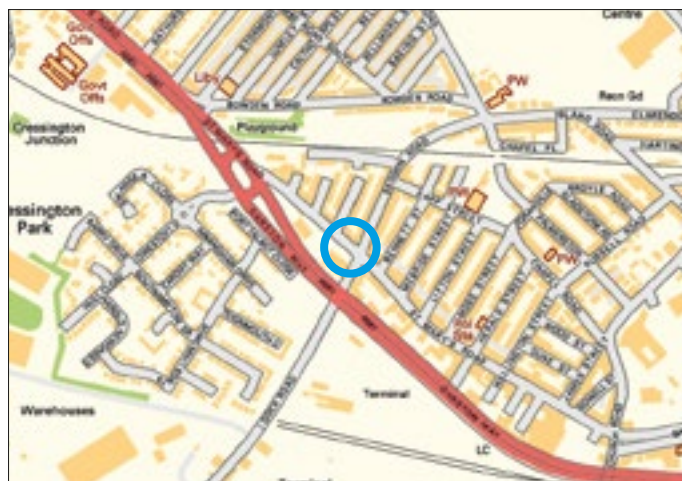
Ground Floor Kitchen, Living room.

First Floor Three Bedrooms, Bathroom/WC

Outside Front and rear gardens.

Note The receivers are acting as agents on behalf of the borrower and shall have no personal liability under or in connection with any document/information herein enclosed nor in relation to any related matter or claim however, whenever and wherever arising.

EPC Rating D

LOT
10**140 St. Marys Road, Garston, Liverpool L19 2JJ*****GUIDE PRICE £90,000+**

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Not to scale. For identification purposes only

- Three one-bedroomed self contained flats producing £13,140pa.**

Description A three storey middle terraced property converted to provide three one-bedroomed self contained flats. All of the flats are currently let by way of Assured Shorthold Tenancies producing £13,140 per annum. The property is in good order and benefits from double glazing and central heating and all flats are fully furnished.

Situated Fronting St Marys Road and providing easy access to on the corner of Wainwright Garston Village amenities and Grove opposite the new Asda

approximately 5 miles from Liverpool city centre.

Bedroom, Bathroom/WC, Kitchen.

Basement Cellar Not inspected.

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

Ground Floor Main entrance hallway

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

Outside Yard to the rear.

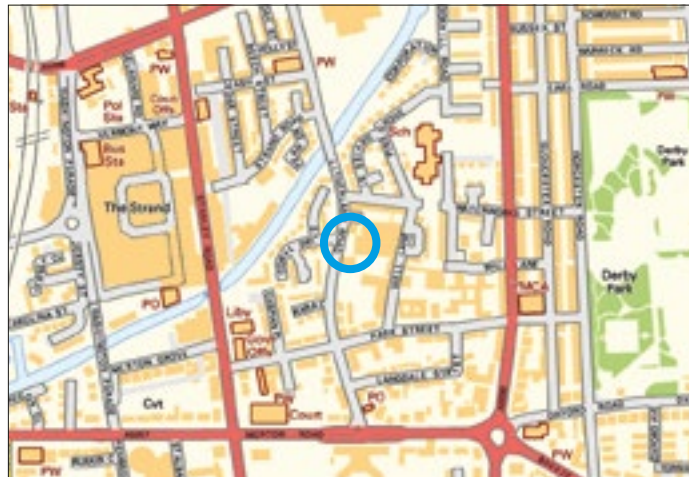
First Floor Flat 2 Lounge,

EPC Rating Flat 1 – D, Flat 2 – C, Flat 3 – C

LOT
11**90 Litherland Road, Bootle, Merseyside L20 3HZ**
*GUIDE PRICE £20,000+

- **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.



Not to scale. For identification purposes only

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.

Joint Agents
C&D Properties



Ground Floor Shop Main sales area, Kitchen, WC.

EPC Rating D

LOT
12

ON BEHALF OF JOINT LPA RECEIVERS

7 Birket Close, Moreton, Wirral, Merseyside CH46 1PE
*GUIDE PRICE £60,000–£70,000

- **Three bedroom mid town house. Double glazing. Gardens front and rear.**

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



Not to scale. For identification purposes only

Situated In a cul de sac off Castleway South in a popular and well established residential location within easy reach of local amenities, Leasowe Leisure Centre and schooling.

Outside Gardens front and rear. Outhouse.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

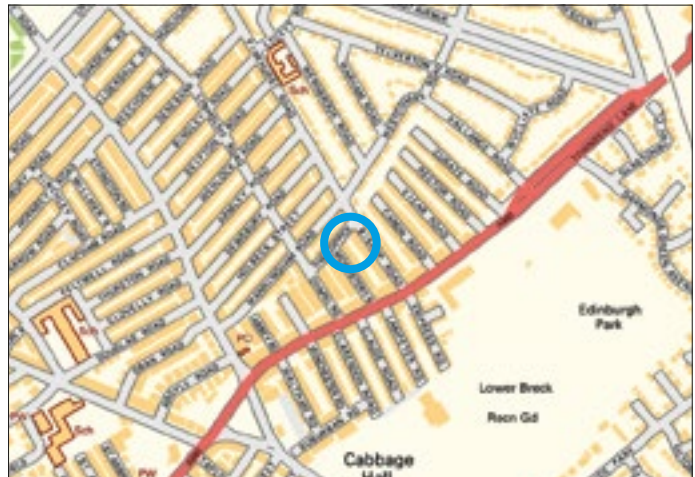
First Floor Three Bedrooms, Bathroom/WC

LOT

13

37 Bishop Road, Liverpool L6 0BJ

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

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

Description A four bedroom end terraced property currently let by way of an Assured Shorthold Tenancy producing £6,500 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.

Outside Yard to the rear.

EPC Rating D

Joint Agents
Entwistle Green



Ground Floor Hallway, Living Room, Dining Room, Kitchen

First Floor Four Bedrooms, Bathroom/WC

LOT

14

41 Croxteth Avenue, Liverpool L21 6NA

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

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

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes. When let the potential annual rental income being in excess of £4,800 per annum.

First Floor two Bedrooms, Bathroom/WC

Outside Yard to the rear.

EPC Rating E

Ground Floor Hall, Lounge, Dining room, Kitchen.

LOT
15

ON BEHALF OF RECEIVERS

Collins Biscuits, Watts Street, Rochdale, Lancashire OL12 0HE
*GUIDE PRICE £130,000+

- **Commercial investment currently producing £19,800 per annum.**

Description A commercial investment currently producing £19,800 per annum. The property comprises a single storey, L-shaped brick built commercial unit with parking. The unit is currently let to two separate tenants, Gaz's Autos by way of a 10 year lease until July 2021 at £12,000 per annum and Hand Car Wash by way of a 5 year lease until August 2019 at £7,800 per annum. Please be advised there are no leases available.

Situated Off Elliot Street which in turn is off Yorkshire street within walking distance to Rochdale town centre.

Note Sale by way of Fixed Charge Receivers and contract will reflect the nature of the sale with no warranties or guarantees given by the Receivers in any report.



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LOT

16

Feltons Farm Barn, 30 Elmers Green, Skelmersdale, WN8 6SB

*GUIDE PRICE £90,000+



- **Characterful barn with listed building planning consent to provide two separate dwellings.**

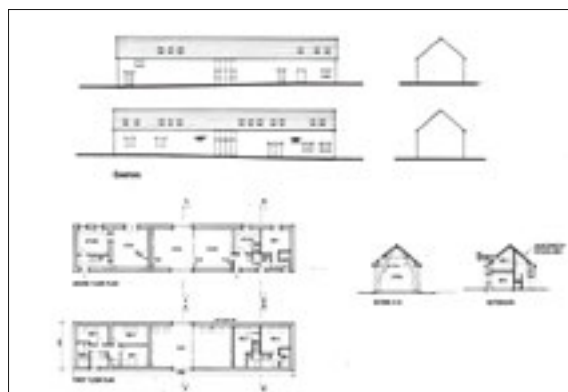
Description A characterful barn which has been granted listed building planning consent to develop to provide two separate dwellings with approximately 3000 square feet of potential living space (with the floor space for each property to be divided 60/40) The proposed properties will provide extensive living space to include living, kitchen and dining areas along with three good sized bedrooms with bathroom and en-suite facilities. The property rests amongst private grounds.

Situated The Elmers Green area is extremely desirable with varying styles and types of prestige property, there is easy access to the motorway network with the M58 only a short distance away as well as the railway network with Upholland Station on hand.

EPC Rating F



Not to scale. For identification purposes only



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LOT
17**31 Enid Street, Liverpool L8 8HN**
*GUIDE PRICE £50,000+

Not to scale. For identification purposes only

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

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

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

Outside Yard to the rear.

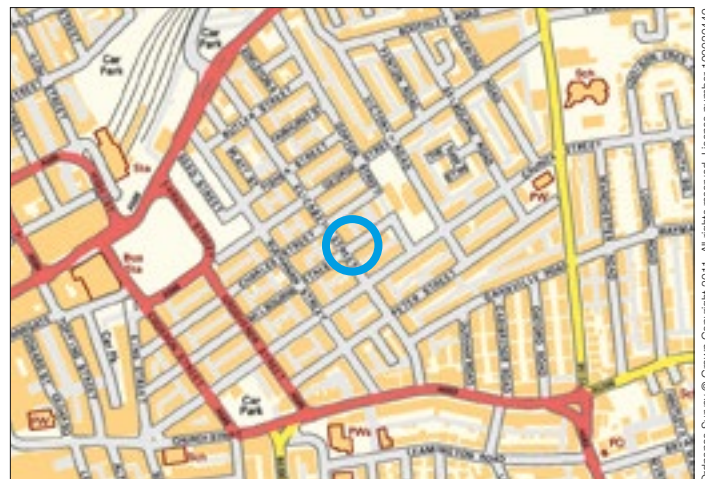
EPC Rating F

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

First Floor Three Bedrooms.

LOT
18

ON BEHALF OF THE JOINT LPA RECEIVERS

60 Milbourne Street, Blackpool FY1 3LW
*GUIDE PRICE £35,000+

Not to scale. For identification purposes only

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- **A vacant one bed plus box room link detached. Double glazing. Central heating.**

Description A one bedroom plus box room link detached house benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential annual income of in excess of £4800 per annum.

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

First Floor Bedroom, Box room.

Outside Front Forecourt, rear paved yard

with any document/information herein enclosed nor in relation to any related matter or claim however, whenever and wherever arising.

EPC Rating E

Situated Off Gorton Street which in turn is off Counce Street leading to Devonshire Road, the B5124 has convenient access

to the North Shore, Promenade, Stanley Park, the town centre and all amenities.

Note The receivers are acting as agents on behalf of the borrower and shall have no personal liability under or in connection

LOT

19

99a & 99b Webster Road, Liverpool L7 4LG

*GUIDE PRICE £100,000+



- **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. Liverpool City Council have advised that the 'Homes for Pound' Scheme and 'Shops for a Pound' Scheme, which incorporates the refurbishment of 120 houses and 12 shops in the immediate area is due to commence late 2016/ early 2017.

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.

(Gross internal Area 876 sq ft)

Outside Yard area with seven garages plus outbuildings.



99A Webster Road

Ground Floor Warehouse/Workshop (gross internal area 2442 sq ft)

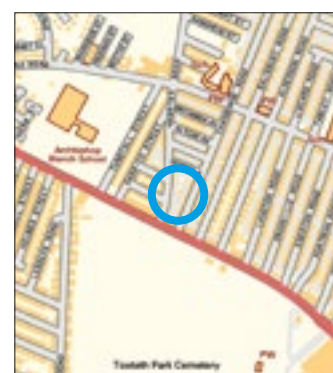
Mezzanine Floor Gross internal area 876sq ft



99B Webster Road

Ground Floor Warehouse/ Workshop

First Floor with roof lights, velux windows and a new roof



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LOT
20**30/32 Balmoral Road, Fairfield, Liverpool L6 8NF*****GUIDE PRICE £300,000+**

- **A 15 bed HMO Investment Opportunity currently producing £45,600 per annum.**

Description The property comprises a pair of three storey plus basement semi-detached properties which have both been converted to provide a total of 15 letting rooms/bedsits. The property is currently fully let by way of Assured Shorthold Tenancies producing a rental income of approximately £45,600 per annum. The properties are both fully HMO compliant and benefit from double glazing, central heating and gardens.

Situated Fronting Balmoral Road off Prescot Road and Sheil Road in a popular and well established residential location, within close proximity to Newsham Park, local amenities, schooling and approximately 3 miles from Liverpool city centre.

30 Balmoral Road Basement Not Inspected

Ground Floor Main Entrance Hallway, three Letting Rooms each with Kitchenette.

First Floor Two Letting Rooms/Kitchenette, Shower room/WC, Bathroom/WC, Utility Room, Office Room.

Second Floor One Letting Room/ Kitchenette, Bathroom/WC, Store Room.

Outside Rear Yard

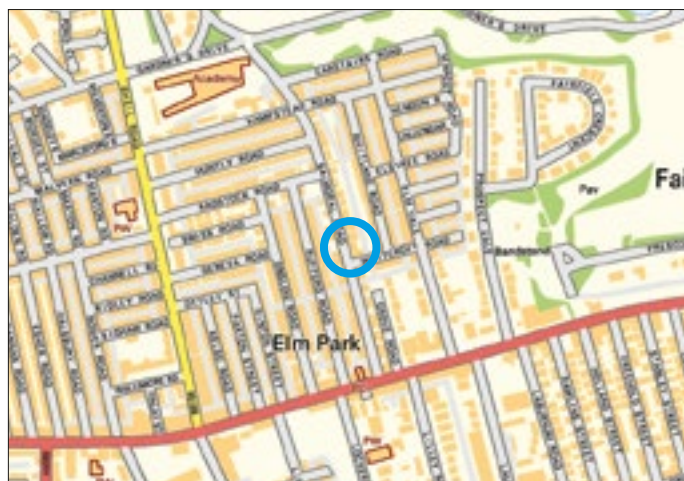
32 Balmoral Road Basement Not Inspected

Ground Floor Main Entrance Hallway, three Letting Rooms each with Kitchenette, Bathroom/WC.

First Floor Three Letting Rooms/Kitchenette, Shower Room/WC

Second Floor Three Letting Rooms, Shower Room/WC

Outside Rear Yard



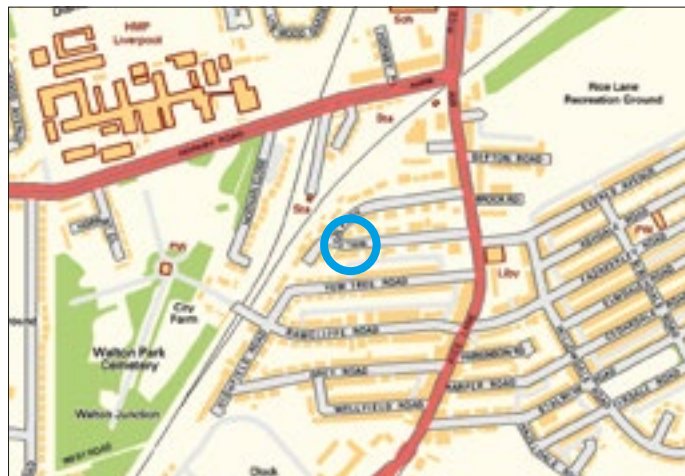
Not to scale. For identification purposes only

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LOT
21

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

*GUIDE PRICE £30,000+



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Not to scale. For identification purposes only

- **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.

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.

Outside Communal gardens and off road parking.

EPC Rating E

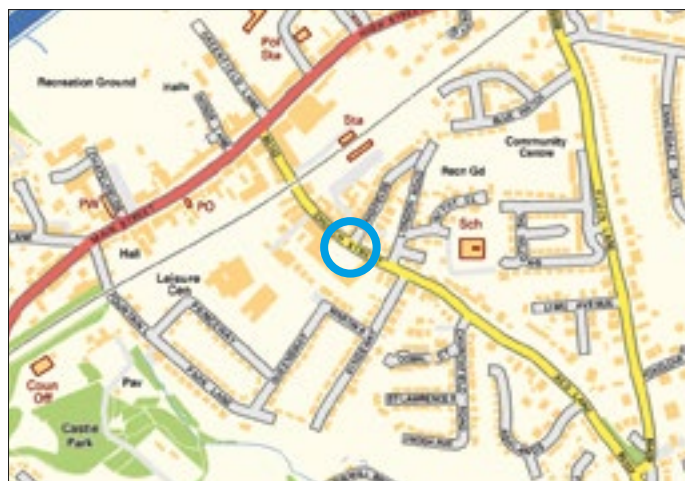
Ground Floor Side Entrance
Flat Hall, Bedroom, Shower/WC, Lounge, Kitchen

LOT
22

ON BEHALF OF THE JOINT LPA RECEIVERS

37 Church Street, Frodsham WA6 6PN

*GUIDE PRICE £100,000+



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Not to scale. For identification purposes only

- **Mixed use investment producing £18,200 per annum.**

Description A mixed use end terraced property providing a ground floor retail unit currently trading as 'Ej Frydays' and storage accommodation above. The property is currently let producing £18,200 per annum with approximately 10 months remaining on the lease.

Note The receivers are acting as agents on behalf of the borrower and shall have no personal liability under or in connection with any document/information herein enclosed nor in relation to any related matter or claim however, whenever and wherever arising.

Situated Off Church Street (B5152) within close proximity to local amenities and Frodsham railway station.

Ground Floor Main sales area, Rear room, WC

First Floor Storage rooms.

LOT
23**43 Hampstead Road, Kensington, Liverpool L6 8NQ**
*GUIDE PRICE £150,000+

- **Five bedroom three storey plus basement semi detached property. Well presented. Double glazing. Central heating. CCTV intercom system. Front and side gardens. Four bathrooms. Garage with electric roller shutters. Off road parking.**

Description A well presented five bedroomed three storey plus basement semi detached property benefiting from double glazing, central heating, CCTV intercom system, front and side gardens, four bathrooms, a garage with electric roller shutter and off road parking. The property is in very good condition throughout and the sale will include all lights fittings, carpets, curtains and shutter blinds. The property could also be converted to provide a six/eight-bedroomed HMO investment property using the two rooms in the basement, and if let to 8 tenants at £75.00 pppw the potential rental income would be in excess of £31,000 per annum or alternatively it could be converted to provide three self contained flats, subject to any necessary planning consents. Viewing is highly recommended.



Not to scale. For identification purposes only

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Situated On the corner of Hampstead Road and Balmoral Road in a popular and well established residential location within close proximity to local amenities, Newsham Park, schooling and approximately 3 miles from Liverpool city centre.

Basement Two Rooms.

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

First Floor Master Bedroom with Ensuite Shower/WC, Office/Study, Bedroom, Bathroom/WC.

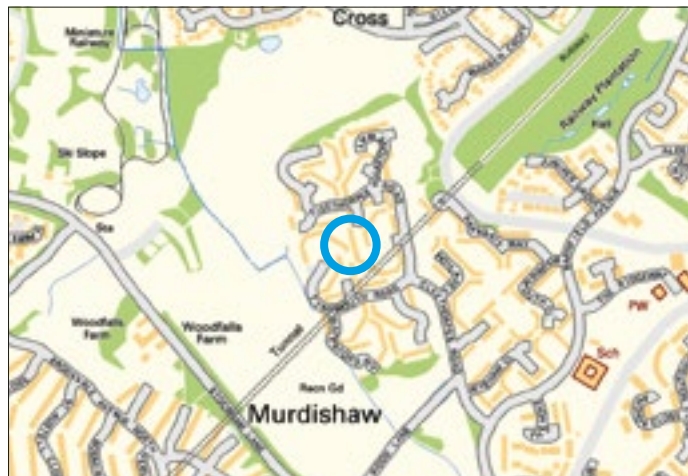
Second Floor Three Bedrooms, Bathroom/WC.

Outside Front and Rear Gardens, Garage, Off Road Parking, CCTV.



LOT
24

ON BEHALF OF THE JOINT LPA RECEIVERS

62 Fleetwood Walk, Murdishaw, Runcorn, Cheshire WA7 6EA***GUIDE PRICE £50,000+**

Not to scale. For identification purposes only

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

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

Situated Off Cleethorpes Road within close proximity to local amenities.

Hall, Through Lounge/Dining room, Kitchen, WC, Cloakroom.

Ground Floor Porch entrance,

First Floor Three Bedrooms, Bathroom/WC, Closet.

Outside Gardens front and rear.

Note The receivers are acting as agents on behalf of the borrower and shall have no personal liability under or in connection with any document/information herein enclosed nor in relation to any related matter or claim however, whenever and wherever arising.

EPC Rating E

LOT
25**11 Waltham Road, Liverpool L6 0BL*****GUIDE PRICE £35,000+**

Not to scale. For identification purposes only

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

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

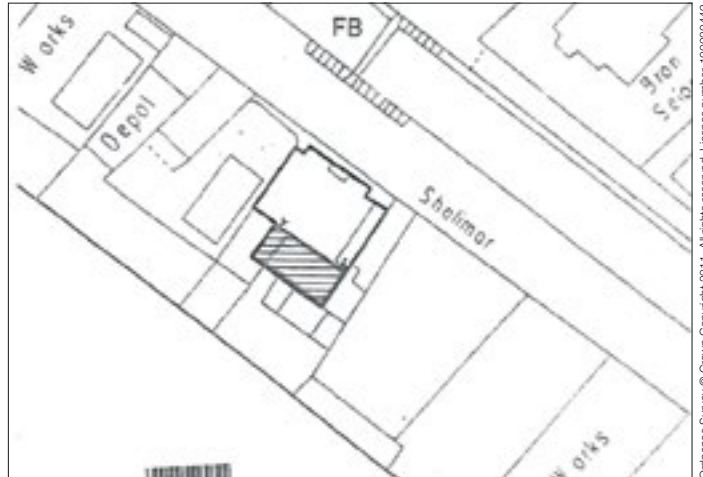
Situated Off Breck Road (A580) in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Outside Yard.

EPC Rating D

Ground Floor Through Living room, Kitchen, Bathroom/WC

First Floor Two Bedrooms.

LOT
26**The Former Rugby Club, St. Helens Road, Caernarfon,
Gwynedd LL55 2YD*****GUIDE PRICE £75,000+**

Not to scale. For identification purposes only

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- **Vacant freehold two storey Grade II listed former rugby club premises. Total area approximately 158.29m² (1,703.89ft²).**

Description A vacant Freehold two storey Grade II listed former Rugby club premises extending to approximately 158.29m² (1,703.89ft²) The property would be suitable for possible conversion subject to any necessary planning consents.

Situated on St Helens Road directly opposite the famous

Welsh Highland Railway and within short walking distance to

Caernarfon castle, Slate Quay and the shops and amenities in the town centre. The Menai Straits and Caernarfon Bay are also nearby.

Ground Floor Three rooms approximately 98.05m² (1055.52ft²)

First Floor Open plan former

function room 60.23m² (648.37ft²)

Note All planning enquiries Gwynedd Council Planning Tel: 01766771000

Joint Agents
Beresford Adams

**Beresford
Adams**

LOT
27

ON BEHALF OF THE JOINT LPA RECEIVERS

81 Main Street, Halton, Runcorn, Cheshire WA7 2AT***GUIDE PRICE £45,000–£55,000**

Not to scale. For identification purposes only

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

Description A two bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £5,700 per annum. The property benefits from double glazing.

Situated Fronting Main Street within close proximity to local amenities.

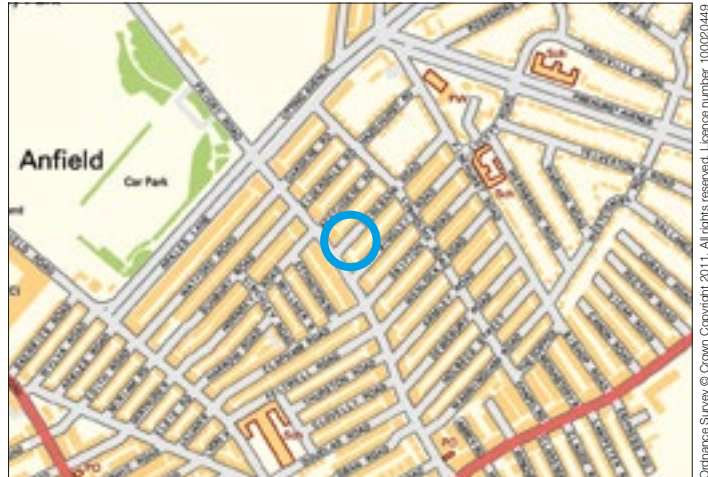
Ground Floor Kitchen, Dining room, Living room.

First Floor Two Bedrooms, Bathroom/WC

Outside Small walled garden to the front and paved rear yard.

EPC Rating E

Note The receivers are acting as agents on behalf of the borrower and shall have no personal liability under or in connection with any document/information herein enclosed nor in relation to any related matter or claim however, whenever and wherever arising.

LOT
28**7 Denebank Road, Liverpool L4 2SY*****GUIDE PRICE £55,000–£65,000**

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Not to scale. For identification purposes only

- **Residential investment producing £5,100pa. Double glazing. Central heating.**

Description A three bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £5,100 per annum. The property benefits from double glazing and central heating. The property has been newly refurbished within the last two years.

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

First Floor Three Bedrooms, Bathroom/WC

Outside Yard, Outhouse.

EPC Rating D

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

ON BEHALF OF THE JOINT LPA RECEIVERS

LOT
29**227 Greasby Road, Greasby, Wirral, Merseyside CH49 2PG*****GUIDE PRICE £80,000+**

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Not to scale. For identification purposes only

- **Mixed use property currently producing £13,000 per annum. Double glazing.**

Description A mixed use property currently producing £13,000 per annum providing a ground floor retail unit currently trading as 'Greasby takeaway' together with a one bedroomed flat above which is accessed via a separate front entrance. The property benefits from double glazing.

Situated On a main road position fronting Greasby Road (B5139) which is off the Upton by Pass.

Ground Floor Main sales area, Rear room, WC

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

however, whenever and wherever arising.

Outside Yard to the rear.

Note The receivers are acting as agents on behalf of the borrower and shall have no personal liability under or in connection with any document/information herein enclosed nor in relation to any related matter or claim

LOT
30

ON BEHALF OF THE JOINT LPA RECEIVERS

15 Dale Street, Runcorn, Cheshire WA7 5PF***GUIDE PRICE £40,000+**

Not to scale. For identification purposes only

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

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

Situated off Norman Road within close proximity to local amenities and Runcorn train station.

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

First Floor Two Bedrooms.

Outside Yard to the rear.

EPC Rating E

Note The receivers are acting as agents on behalf of the borrower and shall have no personal liability under or in connection with any document/information herein enclosed nor in relation to any related matter or claim however, whenever and wherever arising.

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



0151 207 6315

auctions@suttonkersh.co.uk

LOT

31

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

*GUIDE PRICE £130,000+



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

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

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

Basement Cellar Various Rooms

Ground Floor Main Bar Area and Ladies & Gents WC's.

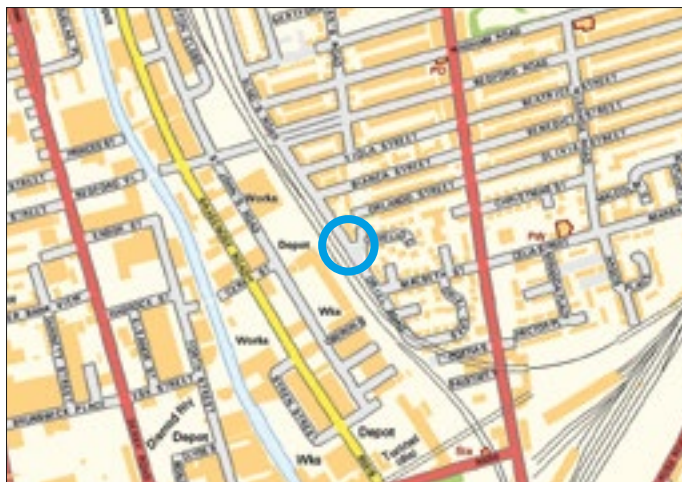
First Floor Communal Kitchen, six Letting Rooms, Shower/WC.

Second Floor Two Letting Rooms, Bathroom/WC.

Outside Yard to the rear.

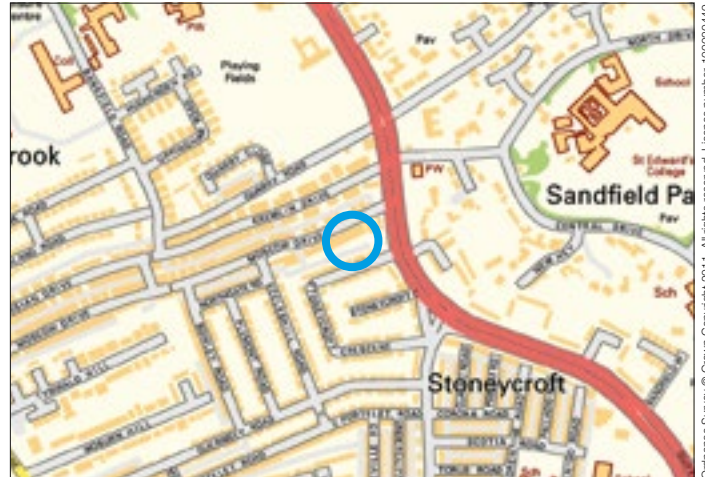
EPC Rating C

Joint Agents
C&D Properties



Not to scale. For identification purposes only

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LOT
32**146 Moscow Drive, Liverpool L13 7DL*****GUIDE PRICE £125,000+**

Not to scale. For identification purposes only

- **A 8 bed HMO Investment opportunity currently producing £24,000 per annum.**

Description A three storey dormer style mid town house property which has been converted to provide 8 letting rooms. The property has recently been refurbished and is in good order throughout and benefits from double glazing and central heating.

Situated Off Queens Drive mid way between Tuebrook, Old Swan and West Derby. There are numerous shops, bars and restaurants on nearby West Derby Road. Liverpool city centre is only 4 miles away with regular public transport links close by.

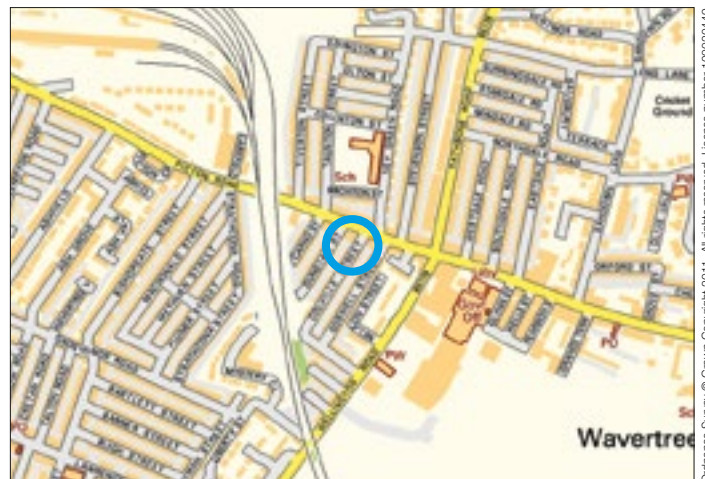
Ground Floor Main Entrance Hall, Communal Lounge/Kitchen, one Letting Room with En-Suite/

Wet Room, Utility Room, Bathroom/WC.

First Floor Three Lettings Rooms, Bathroom/WC, Office Room.

Second Floor Four Letting Rooms.

Outside Front & Rear Gardens.

LOT
33**198 Picton Road, Wavertree, Liverpool L15 4LL*****GUIDE PRICE £70,000+**

Not to scale. For identification purposes only

- **Three storey mid terrace comprising a ground floor retail unit with self contained offices above. Double glazing. Central heating. Electric steel roller shutters. Security alarm. shared front entrance. Suitable for a number of uses subject to gaining the necessary consents.**

Description A three storey middle terrace property comprising a ground floor retail unit with self contained offices above. Suitable for a number of uses including 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.

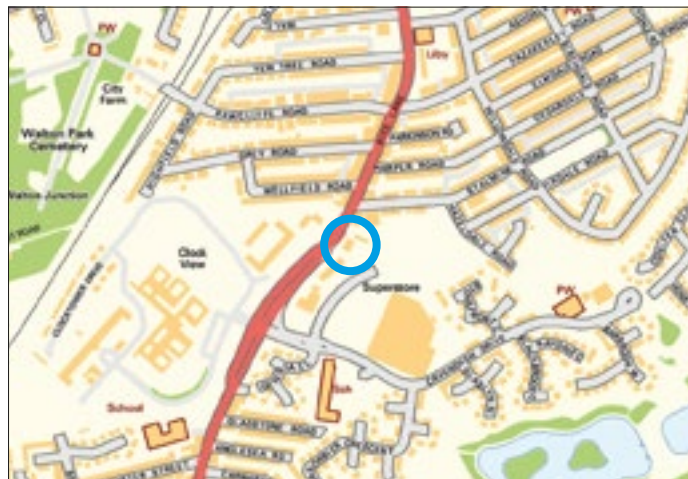
EPC Rating Shop D Flat D

LOT

34

176 Rice Lane, Liverpool L9 1DG

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **Commercial investment producing £6,000 per annum. All fixtures and fittings included. Double glazing. Steel roller shutters. Rear yard. Parking.**

Description A ground floor retail unit currently let as a fast food take away by way of a renewed 15 Year Lease producing £6,000 per annum. The property will be sold to include all fixtures and fittings and benefits from double glazing, steel roller shutters, rear yard and parking.

Situated Fronting Rice Lane on a busy main road position and approximately 5 miles from Liverpool city centre.

Ground Floor Main sales area, Rear preparation room, Kitchen/Wash room.

Outside Front parking, Side and rear yard, Outhouse with WC

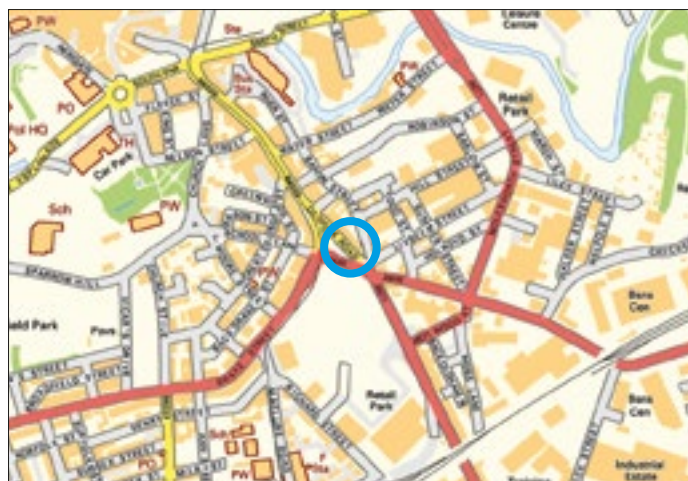
ON BEHALF OF RECEIVERS

LOT

35

17a Oldham Road, Rochdale, Lancashire OL16 1UA

*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

- **Two storey property comprising a ground floor retail unit with one bedroom flat. Roller shutters. Double glazing.**

Description A vacant two storey property comprising a ground floor retail unit together with a one bed flat above, accessed via a separate rear entrance. The property would be suitable for a number of uses, subject to any necessary consents. The property benefits from roller shutters and double glazing. The potential rental income when fully let is in excess of £9,000 per annum.

Situated Fronting Oldham Road within walking distance to Rochdale town centre and local amenities as well as Tram and Railway Stations.

Ground Floor Retail Unit Main Sales Area, Kitchen, WC

First Floor Not inspected but believed to comprise: Flat Hall,

Lounge, Kitchen, Bathroom/WC, Bedroom.

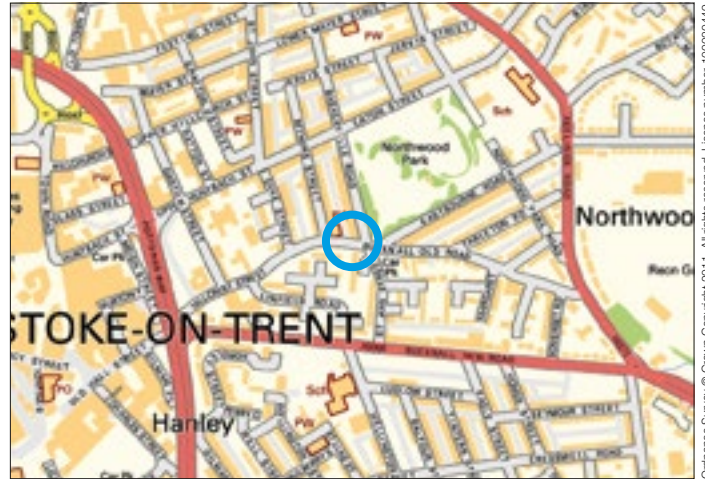
Outside Yard to the rear. Entrance to flat.

Note Sale by way of Fixed Charge Receivers and contract will reflect the nature of the sale with no warranties or guarantees given by the Receiver in any report.

LOT
36**92 Baskerville Road, Stoke-on-Trent ST1 2DL**
*GUIDE PRICE £55,000+

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

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for occupation or investment purposes.



Not to scale. For identification purposes only

Situated In the residential area of Bucknall Old Road approximately 3 miles north of Stoke city centre and close to Hanley town centre. The property overlooks Northwood Park.

First Floor Yard to the rear, Outbuilding/Garage.

EPC Rating D

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

First Floor Two Bedrooms.

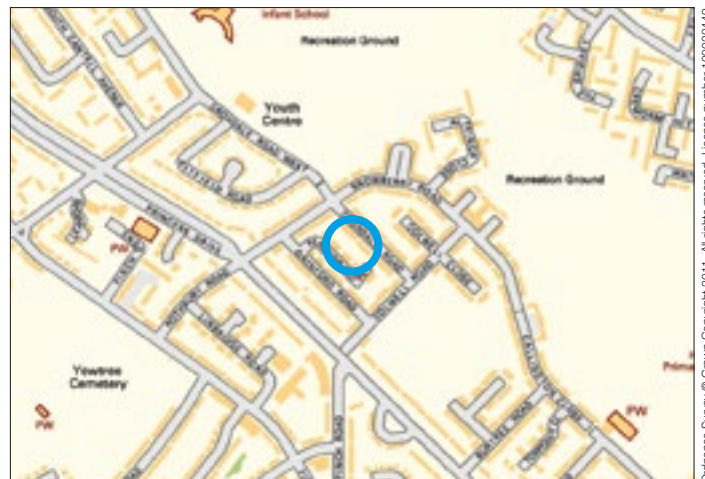
LOT
37

ON BEHALF OF A HOUSING ASSOCIATION

33 Croxdale Road, Liverpool L14 8XX
*GUIDE PRICE £35,000-£40,000

- **Three bedroomed middle town house. Double glazing. Central heating. Front and rear gardens.**

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



Not to scale. For identification purposes only

Situated Off Snowberry Road within close proximity to local amenities and approximately 6 miles from Liverpool city centre.

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

First Floor Three Bedrooms.

Outside Front and rear gardens.

LOT
38 28a–28d Gateacre Brow, Gateacre, Liverpool L25 3PB
*GUIDE PRICE £200,000+



- A three storey Grade II listed property with retail units, offices, and a car park to the rear.

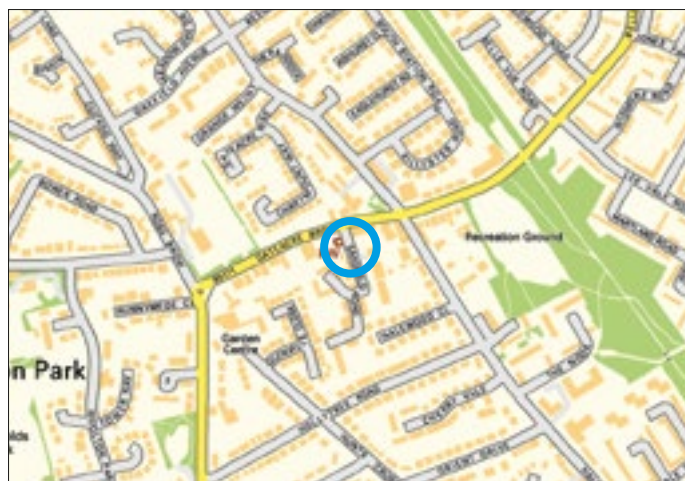
Description A substantial Freehold Grade II listed two/three storey property plus cellar dating from circa 1897. The property comprises a mixture of retail units to the ground floor and office accommodation to the first and second floors. There is a car park and yard to the rear. The ground floor plus cellar is currently let by way of a renewed 3 year Lease to Hair Fairy Wigs from August 2014 producing a rental income of £9750.00 per annum. The upper floors would be suitable for residential conversion to provide self contained flats, subject to any relevant planning consents.

Situated On the corner of Gateacre Brow and Sandfield Road in a sought after location within Gateacre Village. The surrounding area is predominantly residential in character and is a designated conservation area.

Basement Cellar
Store Room 1
26.5sq m (286sq ft)
Store Room 2
22.3sq m (240sq ft)

Ground Floor Reception/Office 22.8sq m (245sq ft)
Retail Unit 28.3sq m (305sq ft)
Staff Room 13.1sq m (141sq ft)
Workshop/Storage 38.6sq m (415sq ft)

First Floor Right Hand Front Office 19.6sq m (211sq ft)
Left Hand Front Office 24.3sq m (262sq ft)
Left Hand Rear Office 14.1sq m (153sq ft)
Kitchen 9.4sq m (102sq ft)
Right Hand Rear Office 23.8sq m (257sq ft)



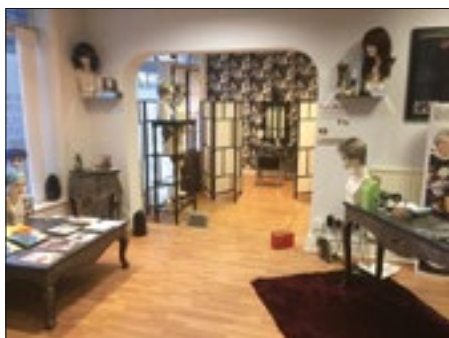
Not to scale. For identification purposes only

Second Floor Male WC 15.4sq m (165.93sq ft)
Female WC 9.4sq m (101.31sq ft)
Boardroom 24.7sq m (266.67sq ft)
Store 27.5sq m (297.05sq ft)

Outside Rear Yard/Car Park Approx 102sq m (1098sq ft)

Joint Agents
SK Real Estate

SK REAL ESTATE
PROPERTY CONSULTANTS - COMMERCIAL, RESIDENTIAL & RURAL



LOT
39**41 Fairfield Road, Blackpool FY1 2RA*****GUIDE PRICE £50,000+**

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

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



Not to scale. For identification purposes only

Situated Off Claremont Road in a residential area within close proximity to local amenities and bus routes.

Ground Floor Hall, Lounge/
Dining room, Kitchen.

First Floor Three Bedrooms, Wet
room/WC

Outside Rear garden.

EPC Rating C

Joint Agents
Entwistle Green

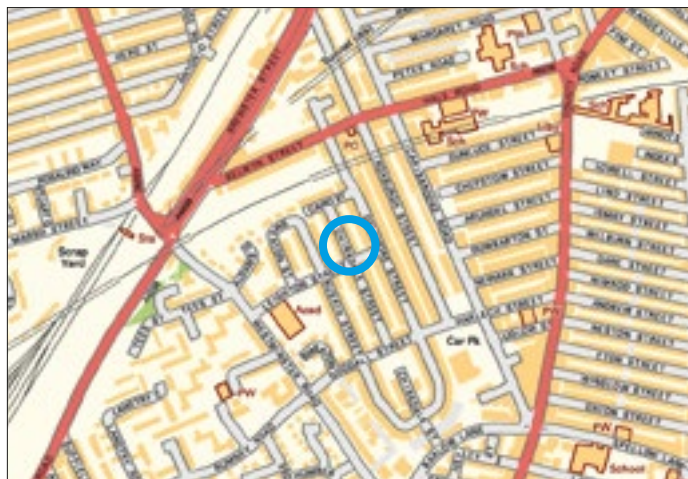


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LOT
40**120 Chirkdale Street, Liverpool L4 3SQ*****GUIDE PRICE £30,000–£35,000**

- **Residential investment producing £4800pa. Two bedroom mid terrace. Partial double glazing. Central heating.**

Description A two bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £4800 per annum. The property benefits from partial double glazing and central heating.



Not to scale. For identification purposes only

Situated Off Goodall Street just off County Road in a popular residential location within easy access to local amenities and approximately 2.5 miles from Liverpool city centre.

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

First Floor Two Bedrooms.

Outside Yard to the rear.

EPC Rating D

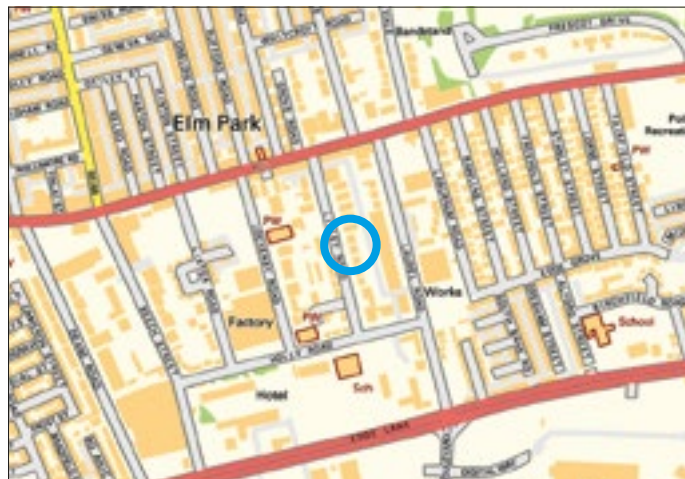
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LOT

41

Apartment 1, 27 Lilley Road, Liverpool L7 0LP

*GUIDE PRICE £10,000+



Not to scale. For identification purposes only

- **Fire damaged ground floor flat within a semi detached building.**

Description The property comprises a fire damaged ground floor flat within a semi detached building arranged over ground and two upper floors. We understand the property provides one bedroom accommodation.

Situated The property is situated off Prescot Road in the residential area of Fairfield approximately 2 miles east of Liverpool city centre.

Note We have not carried out an internal inspection.

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LOT

42

23 Nook Terrace, Cherry Tree, Blackburn BB2 4SW

*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

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

Description A two bedroomed end terrace property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes. The potential rental income is in excess of £6000 per annum.

Situated In the Cherry Tree area of Blackburn, within close proximity to local amenities, schooling, transport links and also Cherry Tree railway station.

Ground Floor Vestibule, Living room, Kitchen/Breakfast room.

First Floor Two Bedrooms, Shower room/WC

Outside Front forecourt and parking. Open views to playing fields.

EPC Rating E

Joint Agents
Bridgfords



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LOT
43

ON BEHALF OF LPA RECEIVERS

62 Cambridge Road, Seaforth, Liverpool L21 1EY***GUIDE PRICE £100,000+**

Not to scale. For identification purposes only

- **Residential investment producing £14,950 per annum. Double glazing. Central heating.**

Description A three storey semi detached property converted to provide three two bedroomed self contained flats, all of which are currently let by way of Assured Shorthold Tenancies holding over producing £14,950 per annum. The property is in good condition throughout and benefits from double glazing, central heating and off road parking for two cars.

Situated Fronting Cambridge Road off Crosby Road South

(A565) in a popular and well established residential location

within close proximity to Waterloo and Crosby amenities and schooling. Approximately 6 miles north from Liverpool city centre.

Kitchen, Bathroom/WC, two Bedrooms.

Ground Floor Main Entrance Hallway

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

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

Outside Off Road Parking for two Cars, Yard to the Rear.

First Floor Flat 2 Hall, Lounge,

LOT
44**105 Cholmondeley Street, Widnes, Cheshire WA8 0EL*****GUIDE PRICE £35,000–£40,000**

Not to scale. For identification purposes only

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

Description A vacant three bedroom end terrace benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes. The potential rental income is in excess of £6000 per annum.

Situated Off Irwell Street off Mersey Road in a popular and well established residential location within close proximity to Widnes town centre.

Outside Rear Yard

Ground Floor Vestibule, Living Room, Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

LOT
45**215 Dragon Lane, Whiston, Prescot, Merseyside L35 3QX*****GUIDE PRICE £50,000–£60,000**

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Not to scale. For identification purposes only

- **A two/three 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 three doctors/nurses with a potential rental income of £11,700 per annum.

Situated Fronting Dragon Lane at its 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.

First Floor Two Bedrooms.

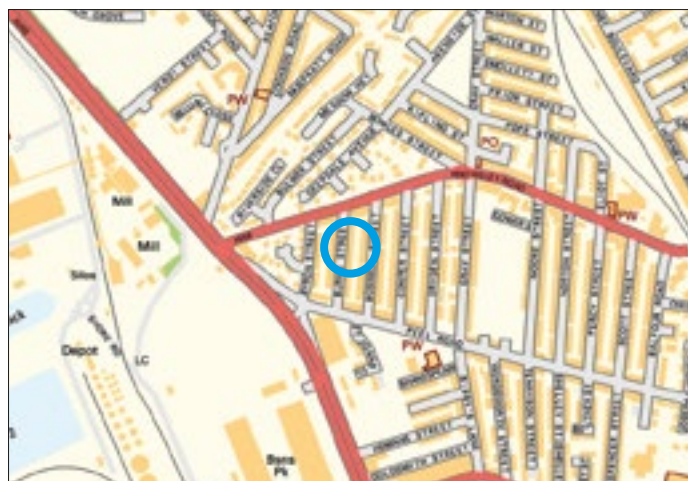
Outside Garden to the rear.

EPC Rating D

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

LOT
46

ON BEHALF OF A HOUSING ASSOCIATION

44 Burns Street, Bootle, Merseyside L20 4RJ***GUIDE PRICE £35,000–£40,000**

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Not to scale. For identification purposes only

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

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

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

First Floor Two bedrooms, Bathroom/WC.

Outside Yard to Rear.

EPC Rating D

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

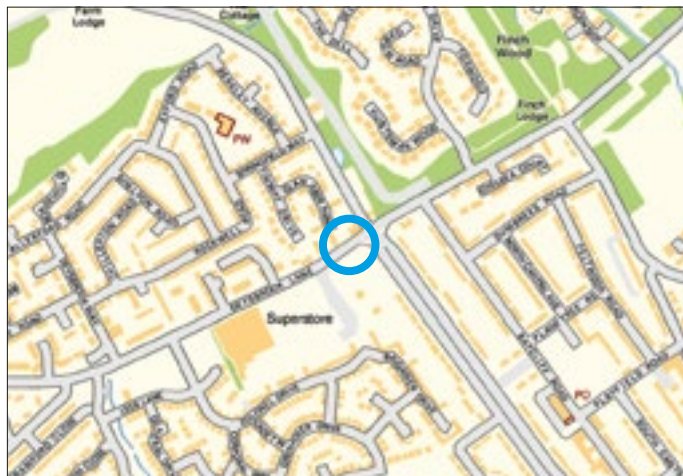
LOT
47**275 Deysbrook Lane, West Derby, Liverpool L12 4YF**

*GUIDE PRICE £80,000+



- **Two bedroomed character style cottage. Good sized corner plot. Double glazing. Central heating. Large rear garden. Off road parking. Potential for extension subject to gaining necessary consents.**

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.



Not to scale. For identification purposes only

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.

EPC Rating E

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

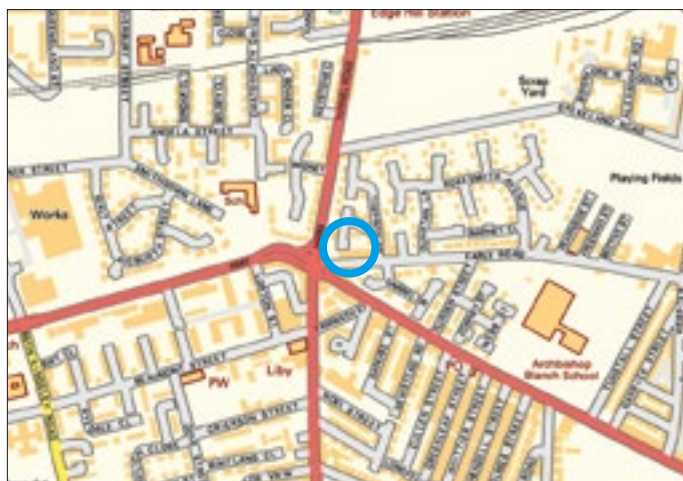
LOT
48**9 Wainwright Close, Liverpool L7 6QB**

*GUIDE PRICE £45,000+



- **A one bed semi-detached. Double glazing and electric heating. Driveway to the front, plus garden.**

Description A one bedroomed semi-detached property benefiting from double glazing, electric heating and a front garden with off road parking. Following modernisation the property would be suitable for investment purposes with a potential income of £4800.00 per annum.



Not to scale. For identification purposes only

Situated Off Timpron Street which in turn is off Earle Road and just off Smithdown Road within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre.

Ground Floor Lounge, Kitchen

First Floor Bedroom, Bathroom/ WC

Outside Garden and Driveway to the front.

EPC Rating F

Joint Agents
Entwistle Green



LOT

49

3 Meadow Oak Drive, Gateacre, Liverpool L25 3SZ

*GUIDE PRICE £350,000+



- **Four bedroom detached. Very good order. Double glazing. Central heating. Gardens front and rear. Garage. Driveway.**

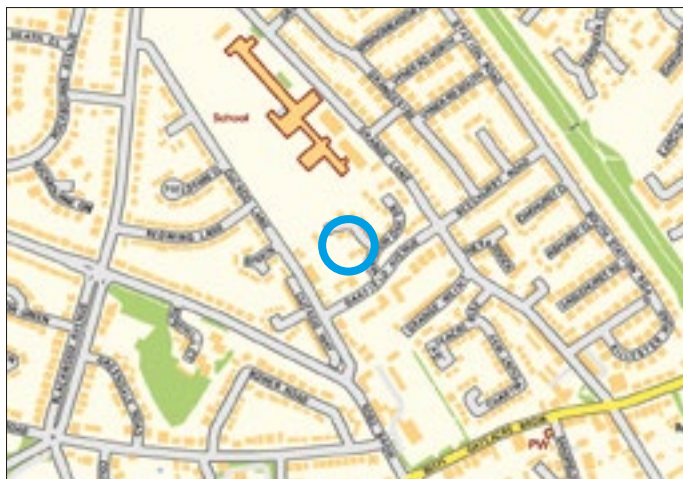
Description A four bedroomed well presented modern double fronted detached property benefiting from double glazing, central heating, gardens front and rear, garage and driveway. The property is in very good order throughout and would be suitable for immediate occupation. The current owners have obtained planning permission to erect a part single and part two storey extensions to the side elevation. Planning permission was granted on 17th July 2015 for a period of 3 years. The proposal would include replacing the existing single storey extension. Full details are available upon request or can be found on the Liverpool City Planning Portal using application Number 15H/1139.

Situated In a cul de sac off Grange Lane in a popular and well established residential location within close proximity to Gateacre Village and Woolton Village amenities. Liverpool city centre is approximately 6 miles away.

Ground Floor Entrance Porch, Reception Hall, WC, Lounge, Dining Room, Extended Sitting Room, Dining Kitchen

First Floor Four Bedrooms, (En Suite Shower Room/WC to Master Bedroom), Bathroom/WC

Outside Gardens to the front and rear, Garage, Driveway



Not to scale. For identification purposes only

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LOT
50**13 Snaefell Avenue, Liverpool L13 7HA**
*GUIDE PRICE £60,000+

- **Residential investment producing £6120 per annum. Double glazing. Central heating.**

Description A three bedroomed end terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold tenancy at a rental of £6,120 per annum.



Not to scale. For identification purposes only

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

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to Rear.

EPC Rating E

Ground Floor Hall, Two Reception Rooms, Kitchen, Utility Room.

LOT
51**30 Harper Road, Liverpool L9 1DP**
*GUIDE PRICE £50,000+

- **A double fronted two bed end terrace. Double glazing. Central heating. Rear garden.**

Description A double fronted two bedroomed end terrace property benefiting from double glazing, central heating and rear garden. The property would be suitable for occupation, re-sale or investment purposes following modernisation.



Not to scale. For identification purposes only

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

Bathroom/WC with separate shower.

Outside Stoned rear garden.

EPC Rating E

Ground Floor Hall, Lounge, Dining room, Kitchen.

First Floor Two Bedrooms,

LOT

52

27 Cranborne Road, Liverpool L15 2HX

*GUIDE PRICE £65,000-£70,000



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Not to scale. For identification purposes only

- **A three bed mid terraced. Double glazing. Central heating.**

Description A three bedroomed middle terraced property benefiting from double glazing and central heating. Following decoration the property would be suitable for occupation or investment purposes. If let to 4 students at £75 per person per week the potential rental income is in excess of £15,600 per annum.

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

Outside Yard to the rear.

EPC Rating D

Ground Floor Hall, two Reception rooms, Kitchen.

First Floor Three Bedrooms, Shower room/WC

LOT

53

1 Rossett Road, Crosby, Liverpool L23 3AN

*GUIDE PRICE £125,000+



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Not to scale. For identification purposes only

- **Residential investment producing £3426 per annum. Gardens.**

Description A spacious five bedroomed Victorian semi detached property currently let by way of a Regulated Tenancy producing £3426.00 per annum. The property benefits from gardens.

Situated In a sought after location off College Road in a popular and well established residential location which boasts several shops and Cafe Bars. The railway station and schooling is within easy walking distance and it is approximately 5 miles from Liverpool city centre.

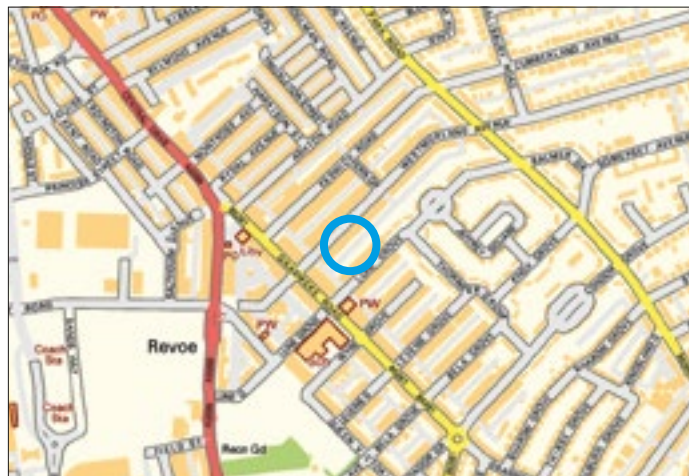
Reception Rooms, Kitchen, Morning Room

First Floor Three Bedrooms, Bathroom/WC

Second Floor Two Further Bedrooms

Outside Yard to the rear

Ground Floor Hall, two

LOT
54**55 Westmorland Avenue, Blackpool FY1 5PG*****GUIDE PRICE £55,000+**

Not to scale. For identification purposes only

- **A two bed mid terraced. Garage included.**

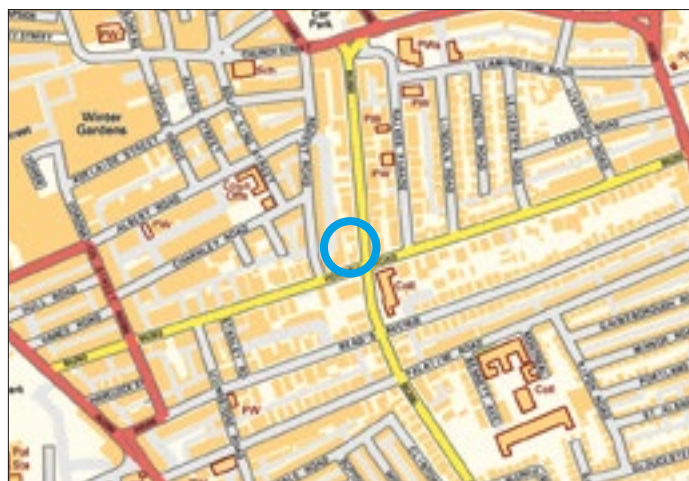
Description A two bedroomed middle terraced property with garage. The property was originally a three bedroomed house and has the potential to convert back. The property would be suitable for occupation or investment purposes.

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

Ground Floor Porch entrance, Lounge, Dining room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

Outside Rear yard, Garage.

LOT
55**77 Park Road, Blackpool FY1 4JQ*****GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

- **A four bed semi detached. Partial double glazing. Central heating. Off road parking.**

Description A vacant four bedroomed semi detached house in need of renovation and modernisation. The property was originally a five bedroom house and there is scope to revert back to this subject to gaining the necessary consents. The property benefits from central heating, partial double glazing and off road parking. The property would be suitable for occupation, resale or investment purposes.

Situated The property has a frontage to Park Road close to the junction with Hornby Road and is conveniently located for access to Blackpool town centre, promenade, local shops and bus routes.

First Floor Four Bedrooms, Bathroom, Separate WC

Outside Front Forecourt, Rear Yard.

EPC Rating F

Ground Floor Lounge, Dining Room, Morning Room, Kitchen

LOT
56**Flat 1, 11 Peel Road, Bootle, Merseyside L20 4RL*****GUIDE PRICE £25,000+**

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Not to scale. For identification purposes only

- **One bed self contained flat. Double glazing and electric heating. Currently producing £3,600 per annum.**

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

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

Outside Communal Yard.

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

Joint Agents

Entwistle Green



Ground Floor Main Entrance Hallway

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

LOT
57**Flat 2, 11 Peel Road, Bootle, Merseyside L20 4RL*****GUIDE PRICE £25,000+**

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Not to scale. For identification purposes only

- **One bed self contained flat. Double glazing and electric heating. Currently producing £3,600 per annum.**

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

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

Outside Communal Yard to the rear.

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

Joint Agents

Entwistle Green



Ground Floor Main Entrance Hallway

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

LOT
58**Offices, Cross House, Sutton Road, St. Helens, WA9 3DR*****GUIDE PRICE £225,000+**

- **Three self contained office buildings. Partially let with an income of £19,200 per annum. Potential income of £39,500 per annum.**

Description A part single/part two storey detached property providing three self contained office blocks. One part is currently let on a month to month basis at a rental of £19,200 per annum to Scully Solicitors. Two are currently vacant and suitable for immediate let ideally for a Call Centre Operation or other traditional office uses. The office are well presented, carpeted and cabled throughout together with suspended ceilings with fluorescent lighting. There is central heating (not tested) and aircon. If the property was fully let the potential rental income is in excess of £39,500 per annum.

Situated Fronting and set back from Sutton Road in an established location within close proximity to St. Helens Junction Train Station and the A570 Link Road to the M62.

Outside Parking for approximately 40 cars.

EPC Rating D

Ground Floor Right Hand Side Two Floors of offices to include a Conference Room, Kitchen and Ladies & Gents WCs.

Middle Section Ground floor providing several offices, large meeting room, WCs.

Left Hand Section Two floors of several offices and one main meeting room to the first floor.



Not to scale. For identification purposes only



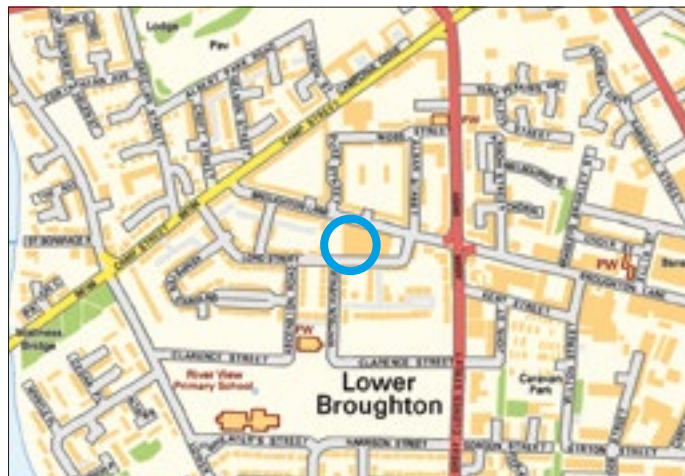
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LOT

59

Apt 145, The Vibe, 175 Broughton Lane, Salford M7 1UZ

*GUIDE PRICE £95,000+



Not to scale. For identification purposes only

- **A purpose built two bed flat with balcony. Double glazing and electric heating. Secure parking and communal gardens.**

Description A two bedroomed eighth floor purpose built apartment benefiting from double glazing, electric heating, balcony, communal gardens, secure allocated parking and lift facilities to all floors. The property would be suitable for occupation or investment purposes.

Situated Off Camp Street within close proximity to local amenities and approximately less than 2 miles from Salford town centre.

Outside Communal Gardens, Allocated Parking, Balcony

Joint Agents
Countrywide

Countrywide
integrated solutions local expertise

Ground Floor Main Entrance, Lift Facilities

Eighth Floor Hall, Lounge, Kitchen, Bathroom, Two Bedrooms one with En-suite

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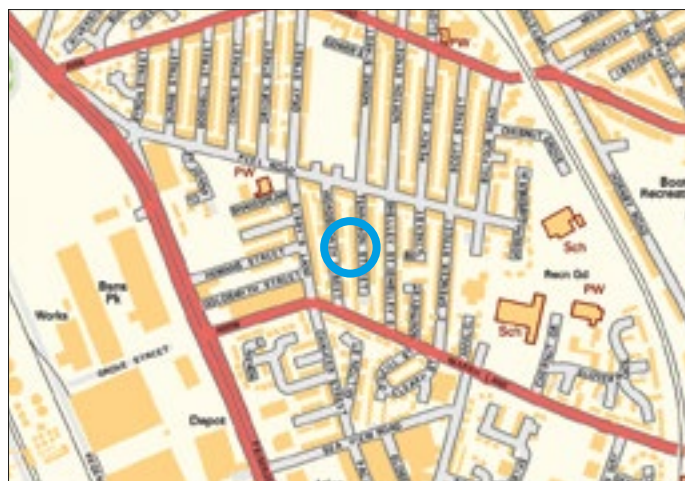
LOT

60

ON BEHALF OF A HOUSING ASSOCIATION

45 Tennyson Street, Bootle, Merseyside L20 4LE

*GUIDE PRICE £30,000-£35,000



Not to scale. For identification purposes only

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

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

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

Outside Yard to the rear

EPC Rating D

Ground Floor Hall, Lounge, Dining Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

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LOT
61

ON BEHALF OF A HOUSING ASSOCIATION

33 Stockbridge Street, Liverpool L5 6PA***GUIDE PRICE £25,000–£30,000**

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

Description A two bedroomed mid terraced property benefiting from double glazing and central heating. Following repair and modernisation the property would be suitable for investment purposes. The property suffers from smoke damage to the ground floor.



Not to scale. For identification purposes only

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

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

First Floor Two Bedrooms

Outside Yard to Rear.

EPC Rating E

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LOT
62**88/88a Linacre Lane, Bootle, Merseyside L20 6AH*****GUIDE PRICE £25,000–£30,000**

- **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 £8000.00 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.

88 Linacre Lane
Hairdressers Main Salon Area, Kitchen, WC.

88a Linacre Lane
Former Cafe Main Cafe Area, Kitchen, WC.

Outside Shared Yard to the rear.

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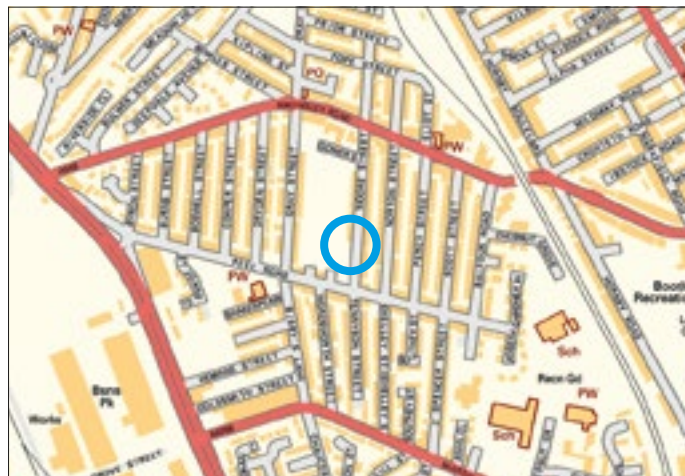
LOT

63

ON BEHALF OF A HOUSING ASSOCIATION

31 Moore Street, Bootle, Merseyside L20 4SE

*GUIDE PRICE £30,000-£35,000



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Not to scale. For identification purposes only

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

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

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

Outside Yard to Rear.

EPC Rating D

Ground Floor Hall, Lounge, Dining Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

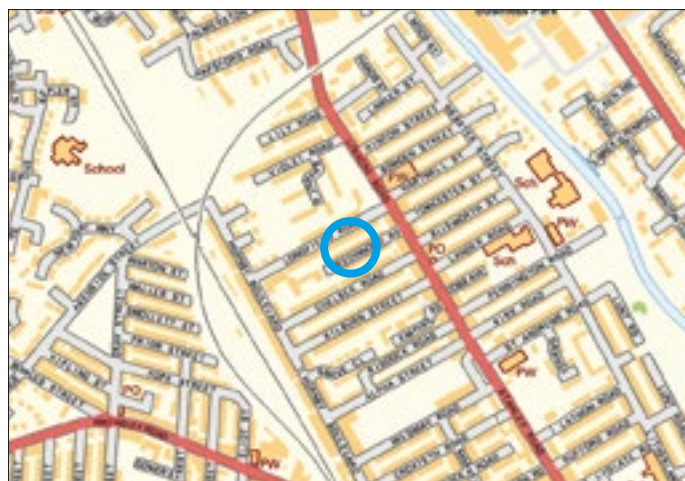
LOT

64

ON BEHALF OF A HOUSING ASSOCIATION

25 Longfield Road, Litherland, Liverpool L21 8LA

*GUIDE PRICE £30,000-£35,000



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Not to scale. For identification purposes only

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

Description A two bed roomed mid terrace property benefiting from double glazing and central heating. Following modernisation this property would be suitable for investment purposes.

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

Outside Yard to Rear.

EPC Rating D

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

First Floor Two Bedrooms.

LOT
65**24 Norton Street, Bootle, Merseyside L20 4SQ*****GUIDE PRICE £40,000+**

Not to scale. For identification purposes only

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

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

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

Outside Yard to the rear.

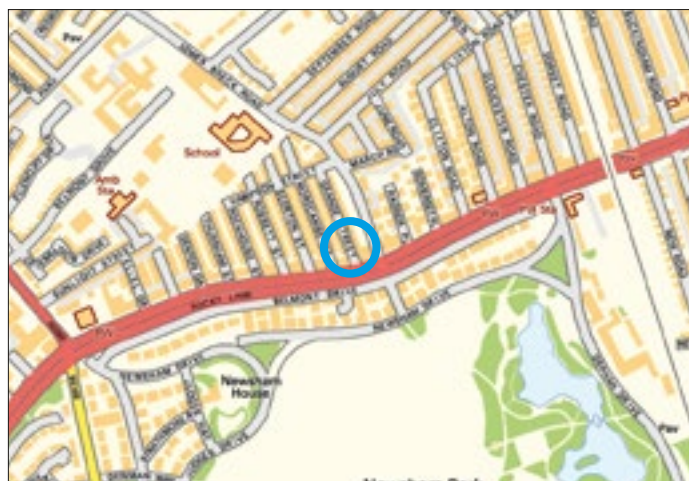
EPC Rating E

Ground Floor Through Lounge, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

LOT
66

ON BEHALF OF A HOUSING ASSOCIATION

12 Grange Street, Liverpool L6 4AZ***GUIDE PRICE £25,000–£30,000**

Not to scale. For identification purposes only

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

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

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

Outside Yard to Rear.

EPC Rating C

Ground Floor Vestibule, Through Living Room/Diner, Kitchen, Wetroom/WC

First Floor Two Bedrooms

LOT

67

ON BEHALF OF A HOUSING ASSOCIATION

87 Gray Street, Bootle, Merseyside L20 4RY

*GUIDE PRICE £30,000–£35,000



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Not to scale. For identification purposes only

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

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

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

First Floor Two bedrooms, Bathroom/WC

Outside Yard to Rear.

EPC Rating C

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

Now accepting instructions for our
9 February 2017 auction
Closing date 13 January



James Kersh MRICS james@suttonkersh.co.uk

Cathy Holt MNAEA cathy.holt@suttonkersh.co.uk

0151 207 6315

LOT
68

ON BEHALF OF THE JOINT LPA RECEIVERS

Mill House, Mill Lane, Farington Moss, Leyland PR26 6PS***GUIDE PRICE £200,000+**

- **A vacant six bed detached cottage. Double glazing and central heating. Front, side and rear gardens and garage. Two storey annexe included.**

Description A detached cottage style residence incorporating six bedrooms plus a two storey annexe, benefiting from double glazing, central heating, front, side and rear gardens and garage.

Situated Just off Mill Lane within the popular modern Farrington Moss residential development. Mill Lane is off Croston Road to the north west of Leyland town centre and convenient for access to the M6, M65 and M61 motorways and within close proximity to all local amenities.

Lower Ground Floor

Living room, Sitting Room, Utility Room, WC, two Store rooms.

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

First Floor Three double bedrooms, three single bedrooms, Bathroom, Separate WC

Annexe

Basement Store room

Ground Floor Hall, WC, Living room

First Floor Two Rooms, Shower room/WC

Outside Gradients to the front, side and rear with flagged patio and garage/outbuilding.

Note The receivers are acting as agents on behalf of the borrower and shall have no personal liability under or in connection with any document/information herein enclosed nor in relation to any related matter or claim however, whenever and wherever arising.



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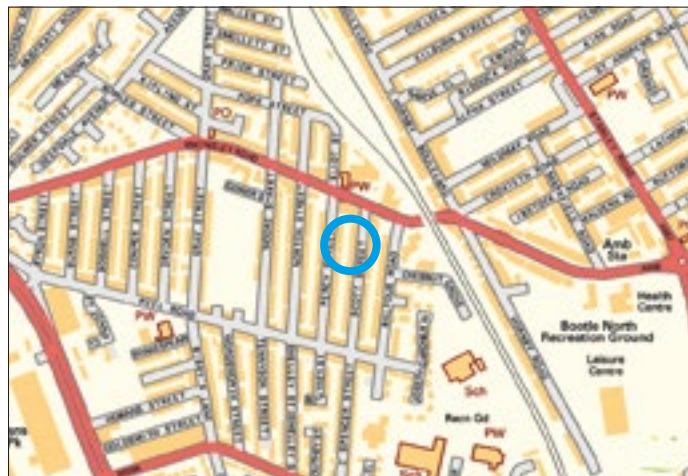
LOT

69

ON BEHALF OF A HOUSING ASSOCIATION

67 Scott Street, Bootle, Merseyside L20 4PE

*GUIDE PRICE £35,000–£40,000



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Not to scale. For identification purposes only

- A vacant three bed mid terrace. Double glazing. Central heating.

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

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 Rear.

EPC Rating C

Ground Floor Hall, Through Lounge, Kitchen/Diner.

First Floor Three Bedrooms, Bathroom/WC.

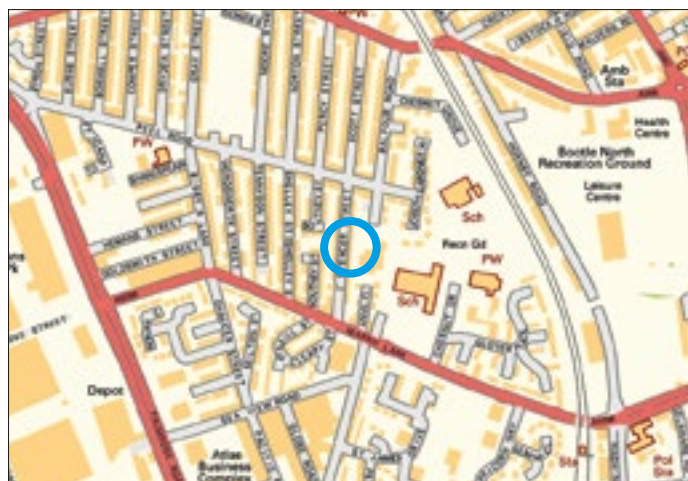
LOT

70

ON BEHALF OF A HOUSING ASSOCIATION

48 Spenser Street, Bootle, Merseyside L20 4LW

*GUIDE PRICE £35,000–£40,000



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Not to scale. For identification purposes only

- A vacant three bedroom mid terrace. Double glazing. Central heating.

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

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

Outside Yard to Rear.

EPC Rating D

Ground Floor Lounge, Kitchen/Diner, Bathroom/WC

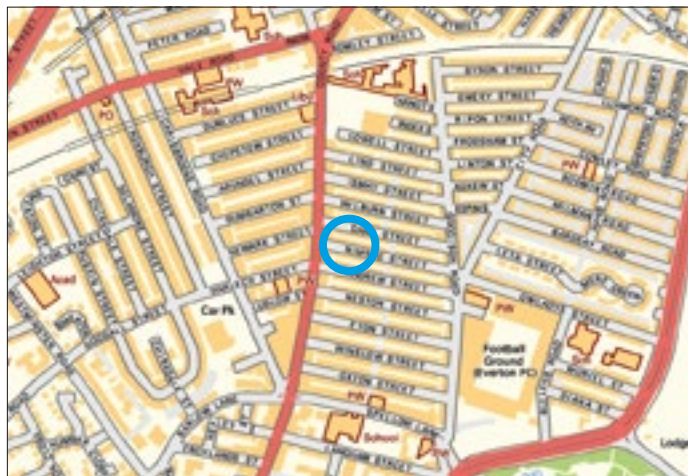
First Floor Three Bedrooms

LOT
71

ON BEHALF OF A HOUSING ASSOCIATION

26 Dane Street, Liverpool L4 4DZ

*GUIDE PRICE £35,000–£40,000



Not to scale. For identification purposes only

- **A vacant three storey mid terrace. Three bedrooms. Double glazing and central heating.**

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

Situated Off County Road and Goodison Road in a popular and well established location within close proximity to local amenities, schooling, Everton Football Club and approximately 2.5 miles from Liverpool city centre.

Second Floor Further Room

Outside Yard to the rear.

EPC Rating D

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

First Floor Two Bedrooms

LOT
72

ON BEHALF OF A HOUSING ASSOCIATION

1 Scott Street, Bootle, Merseyside L20 4PE

*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

- **A vacant two bed end terrace. Double glazing. Central heating.**

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

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

EPC Rating C

Ground Floor Hall, Lounge, Dining Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

LOT
73

ON BEHALF OF A HOUSING ASSOCIATION

2 Hornby Boulevard, Bootle, Liverpool L21 8HG***GUIDE PRICE £30,000–£35,000**

Not to scale. For identification purposes only

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

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

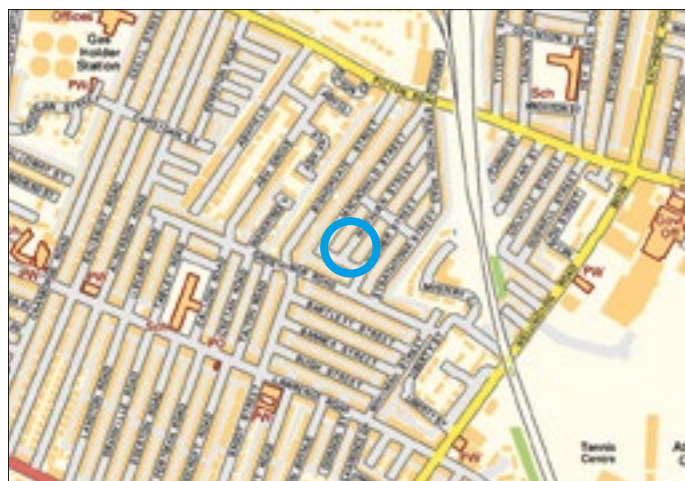
Situated Fronting Hornby Boulevard just off Linacre Road in a popular and well established residential location within close proximity to local amenities, schooling, Hugh Baird College and approximately 6 miles from Liverpool city centre.

First Floor Two Bedrooms, Cloakroom, Bathroom/WC

Outside Yard to Rear.

EPC Rating C

Ground Floor Hall, Lounge, Kitchen/Diner

LOT
74**98 Methuen Street, Liverpool L15 1EQ*****GUIDE PRICE £45,000–£50,000**

Not to scale. For identification purposes only

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

Description A two bedroomed middle terrace property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of in excess of £5,400 per annum.

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

Outside Yard to the rear

EPC Rating E

Joint Agents
Entwistle Green

Ground Floor Two Reception Rooms, Kitchen, Utility Room

First Floor Two Bedrooms, Bathroom/WC



LOT
75**The Salutation Public House, 199 Walton Road, Liverpool L4 4AJ**
*GUIDE PRICE £100,000+

- **Three storey public house with accomodation above with fixtures and fittings benefiting from central heating and a roof terrace.**

Description A freehold three storey corner property consisting of a ground floor public house together with a three bedroomed living accommodation over two floors which can be accessed also via a separate rear entrance. The Public House has been trading for over 25 years and is a Freehouse and would be suitable for continued use or possible redevelopment to provide a retail unit and flats, subject to any necessary planning consents. The property will be sold with the benefit of fixtures and fittings to include 4 TV's and 100" projector, Garde 3 Alarm and there is electric roller shutters, central heating and a roof terrace to the rear. The vendor has drawings prepared to convert the upstairs to provide a 6 Bed B&B, however potential purchasers should make their own planning enquiries.

Situated Fronting Walton Road on a busy and prominent position within walking distance to Liverpool Football Club and Everton Football Club and approximately 3 miles to Liverpool city centre.

Ground Floor Public House Bar Area, Ladies/Gents WC's, Cellar.

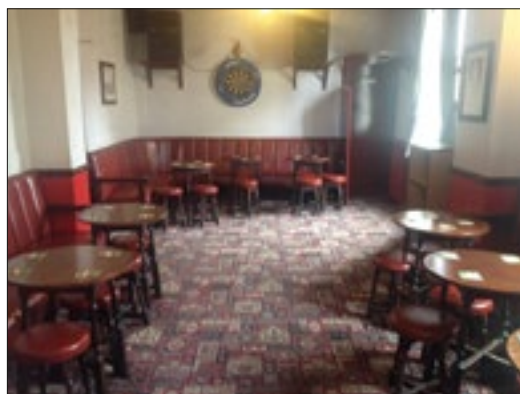
First Floor Hall, Lounge, Dining Room, Kitchen.

Second Floor Three Bedrooms, Bathroom, Separate WC.

Outside Yard, Garage, Roof Terrace.



Not to scale. For identification purposes only



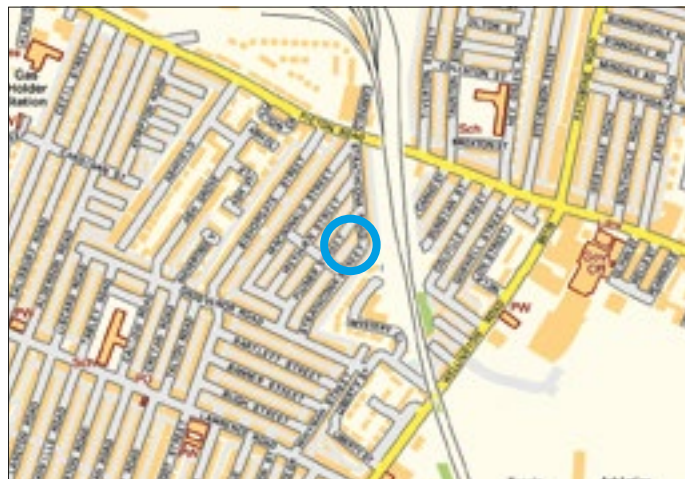
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LOT

76

11 Plumer Street, Liverpool L15 1EE

*GUIDE PRICE £45,000-£50,000



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Not to scale. For identification purposes only

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

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

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

Outside Yard to the rear

EPC Rating D

Joint Agents
Entwistle Green



Ground Floor Living Room, Kitchen

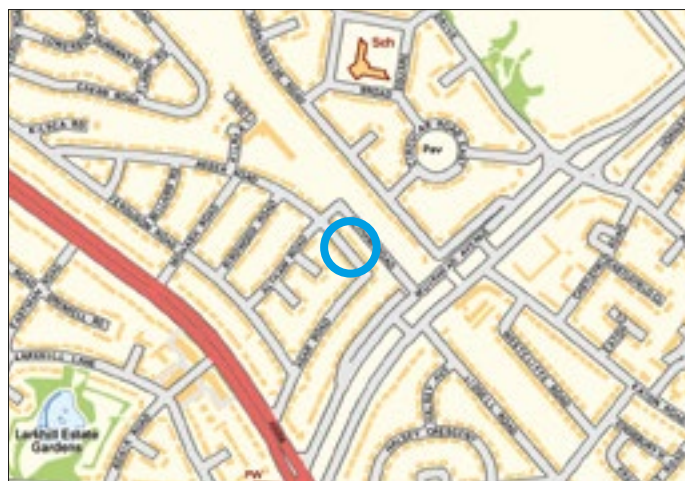
First Floor Two Bedrooms, Bathroom/WC

LOT

77

109 Asser Road, Liverpool L11 8NL

*GUIDE PRICE £65,000-£75,000



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Not to scale. For identification purposes only

- **Three bedroom mid town house. Double glazing. Central heating. Front and rear gardens. Off road parking.**

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

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

First Floor Three Bedrooms, Bathroom, Separate WC

Outside Front and Rear Gardens

EPC Rating D

Ground Floor Porch Entrance, Hallway, Lounge, Open Plan Kitchen/Dining Room, Sitting Room Extension

LOT
78**17/17a/19 Holt Road, Liverpool L7 2PL**
*GUIDE PRICE £70,000+

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

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.

Ground Floor Interconnected Retail Units
No 17 33.7 sq.m (363 sq.ft)
No 19 38 sq.m (409 sq.ft)

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

Outside Rear yard.

EPC Rating D



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LOT
79Flat 58, 6 Mill View, Rutter Street, Liverpool L8 6AG
*GUIDE PRICE £35,000-£40,000

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Not to scale. For identification purposes only

- **A two bed penthouse high rise apartment. Double glazing and central heating. Secure intercom system and parking.**

Description A vacant two bedroomed 15th floor high rise apartment. The property benefits from open views across the Estuary, secure intercom system, lift service to all floors, communal parking and double glazing and central heating. The property is in good order throughout and would be suitable for investment purposes. The potential rental income is in excess of £5400.00 per annum.

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

Ground Floor Main Entrance, Hallway, Communal Lift.

15th Floor Hall, Lounge, Kitchen, two bedrooms, Bathroom, Separate WC

Outside Communal Parking

Joint Agents
Entwistle Green



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



0151 207 6315

auctions@suttonkersh.co.uk

LOT
80**The Crown Vaults, 25 Kirkdale Road, Liverpool L5 2QQ*****GUIDE PRICE £100,000+**

- **A three storey former public house together with six self contained units to the upper floors.**

Description A detached three storey property comprising a former public house together with six self contained studio flats to the first and second floors. Following refurbishment the property would be suitable for continued use as public house or conversion to provide a student pod, subject to any necessary planning consents. When fully let the potential rental income is in excess of £30,000 per annum.

Situated Fronting Kirkdale Road in a busy main road position within close proximity to local amenities and approximately 1.5 miles from Liverpool city centre.

Basement Cellar Workshop, Store and Beer cellar 90.54 sqm (975 sqft)

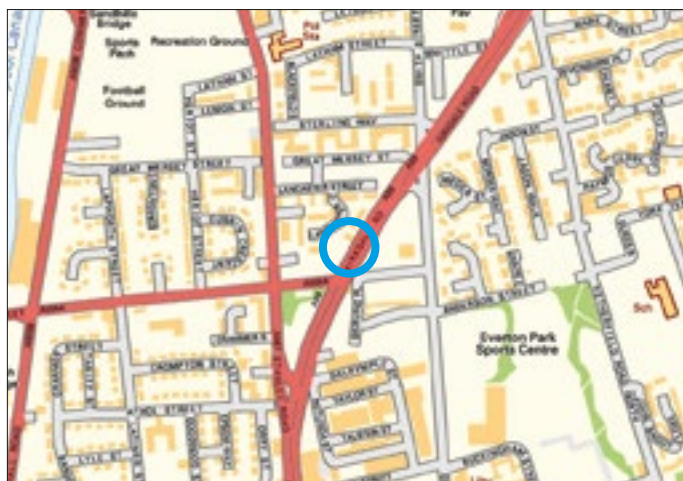
Ground Floor Entrance Hall, Bar/Lounge area, Male and Female WC' 131.69sqm (1,417sqft)

First Floor Landing Three Studios each comprising open plan Living room/Bedroom, Kitchen, Shower room/WC

Second Floor Landing Three Studios each comprising open plan Living room/Bedroom, Kitchen, Shower room/WC The upper floors extend to approximately 2,889sq ft.

Outside Yard to the rear.

Joint Agents
Lambert Smith
Hampton



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LOT

81

20–24 Clegg Street, Haslingden, Rossendale, Lancashire BB4 5LW

*GUIDE PRICE £120,000+



- **Former dance studio with planning consent for conversion into three two bedroom houses. Plus a large plot of land. Freehold.**

Description A freehold former dance studio which has been converted into three individual two bedroomed houses each with planning permission for a single storey extension to the rear. There is also a large plot of land to the rear with some potential for development subject to obtaining the necessary consents. Planning ref: 2013/0142

Situated The property occupies a prominent corner site in a predominantly residential area in the popular town of Haslingden.

Accommodation

The property has been converted into three two bedroomed terraced houses which are currently in shell condition.

Planning

Rossendale Council Planning 01706 252 580



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LOT
82**33 Cecil Street, Wavertree, Liverpool L15 1HP**

*GUIDE PRICE £75,000–£85,000



- **A vacant three bed mid terrace. Double glazing. Central heating.**

Description A three bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for occupation or investment purposes following decoration. If let to 4 students at £75.00 pppw the potential rental income is in excess of £15,600.



Not to scale. For identification purposes only

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

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear.

EPC Rating E

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

LOT
83**7 New Ferry Road, Wirral, Merseyside CH62 1BQ**

*GUIDE PRICE £40,000–£50,000



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

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



Not to scale. For identification purposes only

Situated Off New Chester Road in a popular residential location within easy reach of local amenities, schooling and approximately 5 miles to Cherry Tree Shopping Centre.

Outside Yard to the rear.

EPC Rating D

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

First Floor Two Bedrooms.

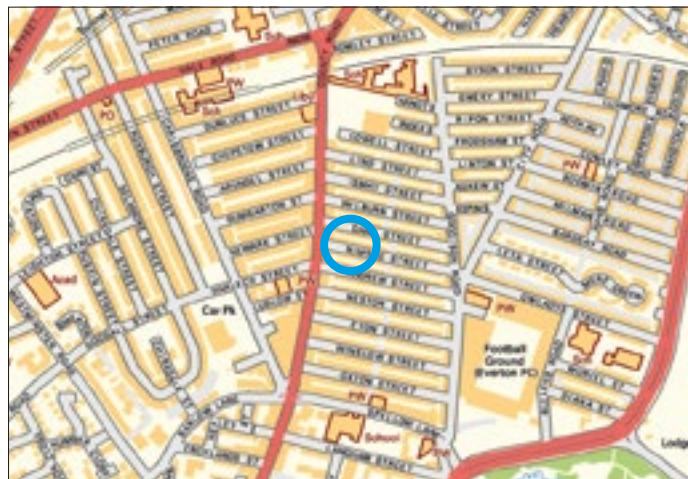
LOT

84

ON BEHALF OF A HOUSING ASSOCIATION

12 Dane Street, Liverpool L4 4DZ

*GUIDE PRICE £15,000-£20,000



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Not to scale. For identification purposes only

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

Description A two bedroomed middle terraced property benefitting from double glazing and central heating in need of a full upgrade and refurbishment scheme.

Situated Off County Road and Goodison Road in a popular and well established location within close proximity to local amenities, schooling, Everton Football Club and approximately 2.5 miles from Liverpool city centre.

Ground Floor Vestibule, Lounge, Kitchen/Diner.

First Floor Bedroom, Bathroom/WC, Cloakroom.

Second Floor Further Room.

Outside Yard to the rear.

EPC Rating D

Now accepting instructions for our
9 February 2017 auction
Closing date 13 January



James Kersh MRICS james@suttonkersh.co.uk

Cathy Holt MNAEA cathy.holt@suttonkersh.co.uk

0151 207 6315

LOT
85**1a Weld Road, Southport, Merseyside PR8 2BX**
*GUIDE PRICE £250,000+

- **A detached residential investment containing five self contained flats producing £26,500 per annum. Double glazing. Central heating.**

Description A residential investment opportunity producing in excess of £26,500 per annum. The property comprises a substantial three storey double fronted detached property converted to provide 5 self contained flats (four one-bedroomed flats and one two-bedroomed). The property benefits from double glazing, central heating and communal gardens to the front and rear. All the flats are currently let by way of Assured Shorthold Tenancies producing £26,500 per annum.

Situated Fronting Weld Road in a popular and well established residential location within easy reach of local amenities, Birkdale Station and Southport Beach.

Ground Floor Main Entrance Hallway/ Communal Porch

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

Flat 2 Hall with Storage, Open Plan Living Room/Kitchen, Bedroom, Bathroom/WC

First Floor Flat 3 Hall, Open Plan Living Room/Kitchen, Bedroom, Bathroom/WC

Flat 4 Hall, Living Room, Kitchen, Bedroom, Bathroom/WC

Second Floor Flat 5 Hall, Living Room, Kitchen, 2 Double Bedrooms, Utility Room, Bathroom/WC, Loft Storage

Outside Communal Gardens to the front, side and rear. Parking and Cellar with Garage.

Joint Agents
Entwistle Green



Not to scale. For identification purposes only

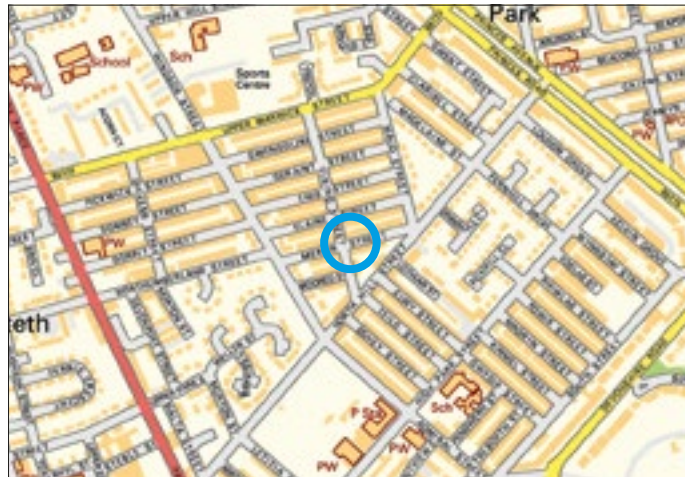
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LOT

86

35 Merlin Street, Liverpool L8 8HZ

*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

- Residential investment producing £3,640 per annum. Double glazing. Central heating.

Description A two bedroomed middle terrace property which is currently let by way of a Regulated Tenancy producing £3,640.00 per annum. The property benefits from double glazing and central heating.

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

Outside Rear Yard.

EPC Rating D

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

LOT

87

3 Ridgewell Close, Litherland, Liverpool L21 2ND

*GUIDE PRICE £110,000+



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Not to scale. For identification purposes only

- A three bed semi detached. Double glazing and central heating. Driveway and gardens.

Description A modern three bedroomed semi detached property benefiting from double glazing, central heating, new kitchen, driveway and gardens. The potential annual rental income being in excess of £7500 per annum.

Situated Off Cullen Drive which in turn is off Ash Road within close proximity to Dunning's Bridge Road and local amenities approximately 3 miles from Liverpool city centre.

Outside Driveway, Front and rear gardens.

EPC Rating C

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

First Floor Three Bedrooms, Bathroom/WC

LOT
88**3 Whittington House, Beach Road, Litherland, Liverpool L21 2NE**
*GUIDE PRICE £50,000–£60,000

Not to scale. For identification purposes only

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- **A vacant two bed purpose-built apartment. Double glazing. Electric heating. Communal gardens and parking.**

Description A vacant two bedroomed apartment currently benefitting from double glazing, electric heating and communal parking. The property would be suitable for immediate investment purposes with a potential annual rental income of in excess of £5900 per annum.

Situated Fronting Beach Road which is off Dunning's Bridge Road within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

EPC Rating E

Apartment Hall, Lounge, Kitchen, two bedrooms, Bathroom/WC

Outside Parking.

LOT
89**78 Friar Street, St. Helens, Merseyside WA10 6NS**
*GUIDE PRICE £40,000–£45,000

Not to scale. For identification purposes only

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

Description A two bedroomed middle terraced property benefitting from double glazing and central heating. The property is in good order throughout and would be suitable for occupation or investment

purposes. The potential annual income being in excess of £5,400 per annum.

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

Outside Yard to the rear.**Joint Agents**
Entwistle Green

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

First Floor Two Bedrooms.



LOT
90**132 Gartons Lane, Clock Face, St. Helens, Merseyside WA9 4QZ**
*GUIDE PRICE £40,000–£45,000

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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.

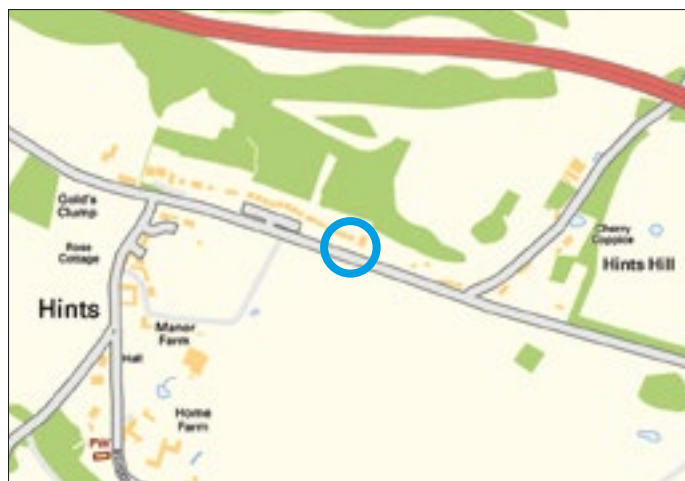
Outside Paved front garden, Yard to the rear.

Joint Agents
Entwistle Green



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

First Floor Three Bedrooms.

LOT
91**Land at the rear of 89–91 Watling Street, Hints B78 3DF**
*GUIDE PRICE £1,500–£2,000

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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 89–91 Watling Street, just south of the busy A5.

Note The buyer's fee is £650+vat.

LOT
92

ON BEHALF OF THE JOINT LPA RECEIVERS

Primrose Cottage, Hudcar Lane, Bury, Lancashire BL9 6EG***GUIDE PRICE £110,000+**

- **A ten bed former residential care home. Double glazing. Central heating.**

Description A ten bedroomed detached former residential care home benefiting from double glazing and central heating. The property has potential for conversion into multiple uses subject to obtaining any necessary planning consents. The property is in need of renovation and modernisation.

Situated On a prominent site to the junction of Hudcar Lane and Salford Street near Clarence Park to the north of the town centre with convenient access to Bury town centre, Shops, Schools and bus routes.

Ground Floor Vestibule, Reception room, Storeroom, WC, Store room, Reception room, Games room/Conservatory. Second Entrance, Lounge, WC, Utility room, three additional reception rooms.

First Floor Ten Bedrooms one with shower room. WC plus separate WC

Outside Side yard and rear garden.

Planning

All enquiries for change of use to Bury Council planning department on 0161 253 5284

Note The receivers are acting as agents

on behalf of the borrower and shall have no personal liability under or in connection with any document/information herein enclosed nor in relation to any related matter or claim however, whenever and wherever arising.



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LOT

93

ON BEHALF OF A HOUSING ASSOCIATION

39 Rossett Street, Liverpool L6 4AN

*GUIDE PRICE £35,000–£40,000



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Not to scale. For identification purposes only

- **A vacant three bed mid terrace. Double glazing. Central heating.**

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

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

Outside Yard to the rear.

EPC Rating D

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

First Floor Three Bedrooms.

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



0151 207 6315

auctions@suttonkersh.co.uk

LOT
94

ON BEHALF OF THE JOINT LPA RECEIVERS

15 Windsor Avenue, Blackpool FY4 1HN***GUIDE PRICE £85,000+**

- **Six self contained flats in need of repair and modernisation. Four flats are currently let producing £14,820 per annum.**

Description A middle terraced property converted to provide six self contained flats in need of repair and modernisation. Four of the flats are currently tenanted producing an income of £14,820 per annum. The property benefits from double glazing and electric heating. When fully let the potential rental income is in excess of £22,500 per annum.

Situated In a cul de sac off Osbourne Road which is in turn off Lytham Road close to the Blackpool Pleasure Beach fairground and car park and also conveniently situated for access to local shops, bars and restaurants, the Promenade and town centre.

Lower Ground Floor

Hall, three Rooms

Ground Floor Main Entrance Hall

Flat 1 Vestibule, Dining/Kitchen, Bathroom/ WC

Flat 2 Living Room/Kitchen, Bedroom with En Suite Shower Room/WC

First Floor Flat 3 Living Room/Kitchen, Bedroom with En Suite Shower Room/WC

Flat 4 Living Room/Kitchen, Bedroom with En Suite Shower Room/WC

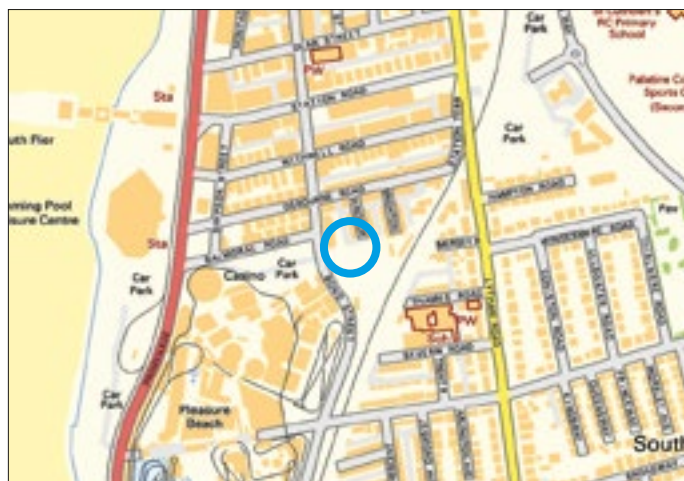
Second Floor Flat

5 Living Room/ Bedroom, Kitchen, Shower Room/WC

Flat 6 Studio flat

Outside Front forecourt and rear yard

Note The receivers are acting as agents on behalf of the borrower and shall have no personal liability under or in connection with any document/information herein enclosed nor in relation to any related matter or claim however, whenever and wherever arising.



Not to scale. For identification purposes only

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LOT
95 Plot 29 Land at Summerfields, Rhostyllen, Wrexham,
Clwyd LL14 4EU *GUIDE PRICE NIL RESERVE



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Not to scale. For identification purposes only

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

Description A plot of freehold land on the edge of a residential housing development. Plot 30 will also be offered as a separate Lot.

Situated The plot adjoins the gardens of the houses at 16–18 Parkend Walk in the village of Rhostyllen near Wrexham.

LOT
96 Plot 30 Land at Summerfields, Rhostyllen, Wrexham,
Clwyd LL14 4EU *GUIDE PRICE NIL RESERVE



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Not to scale. For identification purposes only

- A plot of freehold land near a residential housing development.

Description A plot of freehold land on the edge of a residential housing development. Plot 29 will also be offered as a separate Lot.

Situated The plot adjoins the gardens of the houses at 16–18 Parkend Walk in the village of Rhostyllen near Wrexham.

LOT
97**15 Clamley Court, Speke, Liverpool L24 6SD**

*GUIDE PRICE £65,000–£75,000



Not to scale. For identification purposes only

- **A purpose built three bed apartment. Double glazing. Central heating. Good condition.**

Description A modern three bedroomed purpose built first floor apartment benefiting from double glazing and central heating. The property is in good condition throughout and would be suitable for immediate occupation or investment purposes. The potential rental income is in excess of £7800.00 per annum.

Situated Off East Millwood Road in a well established residential location close to local amenities, schooling, Liverpool John Lennon Airport and approximately 8 miles from Liverpool city centre.

with adjoining dining room, Bathroom/WC, three Bedrooms.

Outside Communal Gardens, Off Road Parking.

EPC Rating C

Joint Agents
Entwistle Green

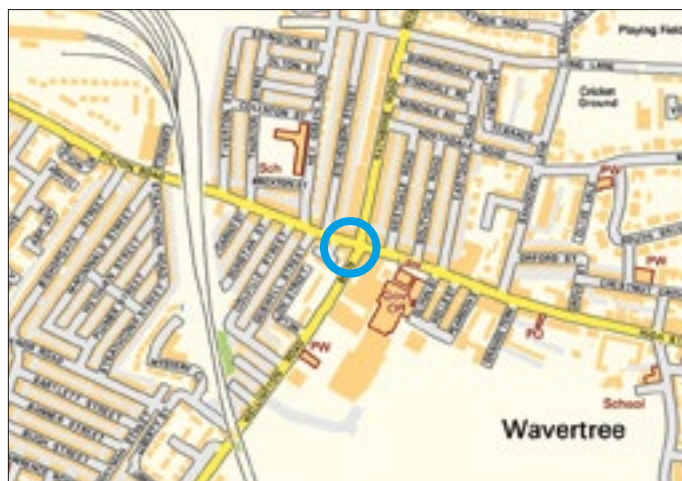


Ground Floor Main Entrance Hallway.

First Floor Flat Lounge, Kitchen

LOT
98**123 Picton Road, Wavertree, Liverpool L15 4LF**

*GUIDE PRICE £85,000–£95,000



Not to scale. For identification purposes only

- **Ground floor retail unit with two bed flat above. Double glazing. Steel electric roller shutters.**

Description A three storey middle terraced mixed use property comprising a ground floor retail unit together with a two bedroomed self contained flat above. The property benefits from double glazing a electric steel roller shutter. The property would be suitable for a number of uses, subject to any relevant planning consents. When fully let the potential rental income is in excess of £10,000 per annum.

Situated Fronting Picton Road at its junction with Rathbone Road in a busy main road position within close proximity to local amenities, schooling and transport links and approximately 4 miles into Liverpool city centre.

First Floor Flat Lounge, Kitchen, Shower Room/WC.

Second Floor Two Bedrooms.

Outside Yard to the rear, Separate entrance to flat.

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

LOT

99

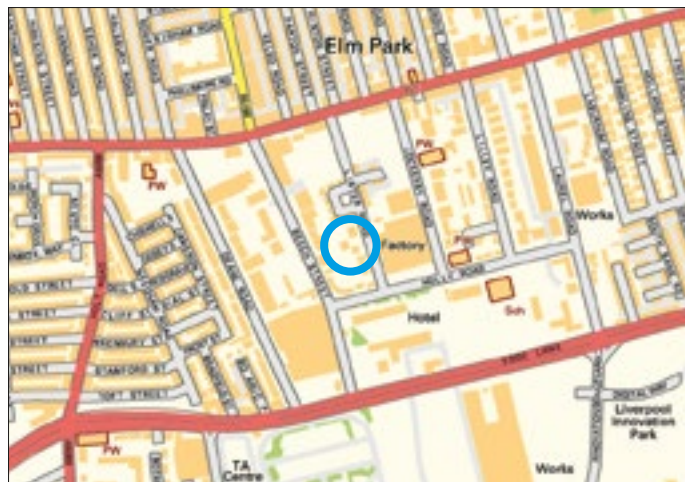
14 Lister Road, Kensington, Liverpool L7 0HF

*GUIDE PRICE £300,000+



- **16 bed HMO investment opportunity. Producing £43,680 per annum.**

Description A 16 Bedroomed HMO Investment Opportunity currently producing a net income of approximately £43,680 per annum. A substantial double fronted three storey plus basement property which has been converted to provide 16 letting rooms. The property is leased in its entirety to a prestigious national charity. The lease has recently been extended for a further 18 months to 31st March 2018. The property is fully HMO compliant and benefits from central heating, new roof (2011), large rear garden with vehicular access and front off road parking. There is potential to increase the number of letting rooms by utilising accommodation currently used for staff and also the possibility of up to four rooms in the roof space, subject to planning consent. All letting rooms have washbasin with hot and cold water. Each floor of the building has its own dedicated electrical distribution board.



Not to scale. For identification purposes only

Situated Situated between Edge Lane and Prescott Road (A57), in an established residential location within close proximity to all local amenities, excellent transport links and approximately 2.5 miles to city centre and Universities.

Basement Two Kitchens, Staff Bedroom with En-suite Shower and WC, Lounge/Dining Room with French doors to Rear Garden, Laundry room, WC, Tank room.

Ground Floor Main entrance, Vestibule, Hallway, Office and storeroom, Lounge/

Snooker Room, three letting rooms, Shower room & WC, Separate WC, Access to Rear Garden.

First Floor Seven Lettings Rooms, Shower/WC, Separate WC

Second Floor Six Letting Rooms, two Bathrooms/WCs, Utility Room

Outside Communal Gardens, Parking to the Front.



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LOT

100

6 Harebell Street, Liverpool L5 7RP

*GUIDE PRICE £32,000+



Not to scale. For identification purposes only

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

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

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

Outside Yard to the rear

EPC Rating D

Joint Agents
Countrywide

Ground Floor Vestibule, Through Living Room/Diner

Countrywide
integrated solutions local expertise

First Floor Two Bedrooms, Bathroom/WC

LOT

101

24 Schofield Road, Rossendale, Lancashire BB4 8SL

*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

- A vacant stone built two bed mid terrace. Double glazing.

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

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

EPC Rating F

First Floor Two Bedrooms, Bathroom/WC

Second Floor Two attic rooms.

Outside Front forecourt. Rear yard.

Situated In the popular residential area off Haslingden Road the main A682 and conveniently placed for access to the town centre with shops, bars,

restaurants and all amenities within close proximity.

Basement Cellar Storage.

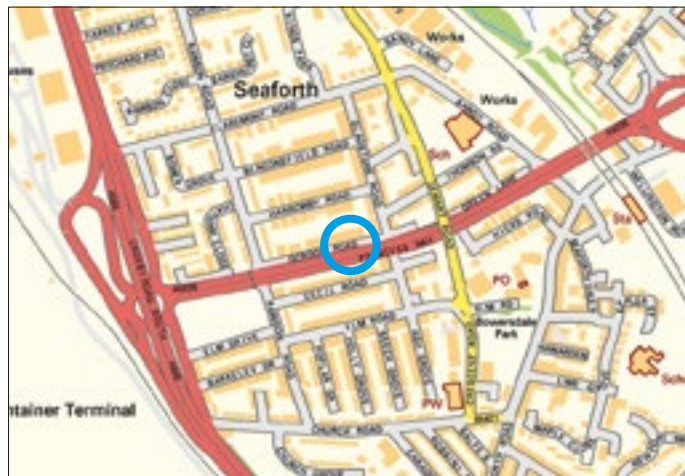
LOT

102

ON BEHALF OF A HOUSING ASSOCIATION

Flats 1, 2 & 3, 8 Gordon Road, Liverpool L21 1DW

*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

- **Three self contained flats. Double glazing and central heating.**

Description A three storey middle terraced property converted to provide three self contained flats (two one-bed and one two-bed). The property benefits from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes. The potential rental income when let is in excess of £15,000 per annum.

Situated Just off Princess Way in a popular and well established residential location within close proximity of local amenities and approximately 5 miles from Liverpool city centre.

Ground Floor Main Entrance, Hallway.

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

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

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

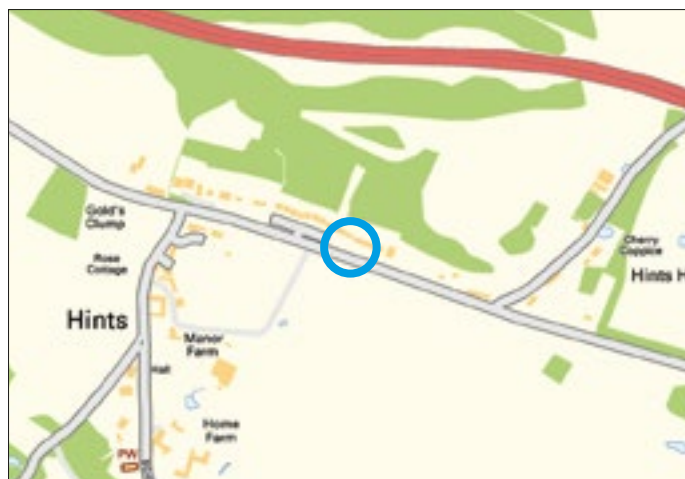
Outside Yard to the rear.

LOT

103

Land at the rear of 77/79 Watling Street, Hints B78 3DF

*GUIDE PRICE £1,000-£2,000



Not to scale. For identification purposes only

- **Freehold plot of land approximately 0.37 acres.**

Description A rectangular shaped freehold land site of approximately 0.37 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 77/79 Watling Street, just south of the busy A5.

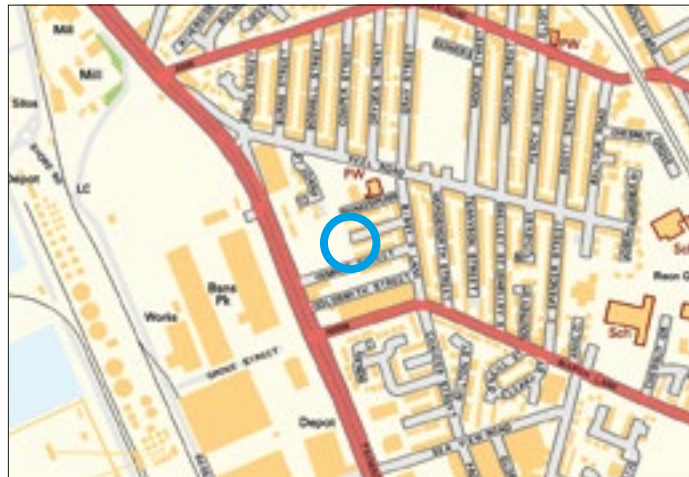
LOT

104

ON BEHALF OF A HOUSING ASSOCIATION

36 Longfellow Street, Bootle, Merseyside L20 4JR

*GUIDE PRICE £30,000-£35,000



Not to scale. For identification purposes only

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

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

Situated Just off Bibbys Lane which in turn is off March Lane (A5098) in an established residential location close to Bootle town centre, schooling and approximately 2.5 miles from Liverpool city centre.

First Floor Two Bedrooms, Bathroom/WC.

Outside Yard to the rear.

EPC Rating C

Ground Floor Hall, Lounge, Dining Room, Kitchen

LOT

105

19 Killarney Road, Old Swan, Liverpool L13 5SW

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

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

Description A two bedroomed end terrace property benefiting from double glazing and central heating. Following modernisation this property would be suitable for occupation or investment purposes. The property would be suitable for occupation or investment purposes with a potential rental income of £5700.00 per annum.

Situated Off Broadgreen Road (B5189) within walking distance to Old Swan amenities, schooling and approximately 4 miles from Liverpool city centre.

Outside Yard to Rear.

Joint Agents
Entwistle Green



Ground Floor Lounge/Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

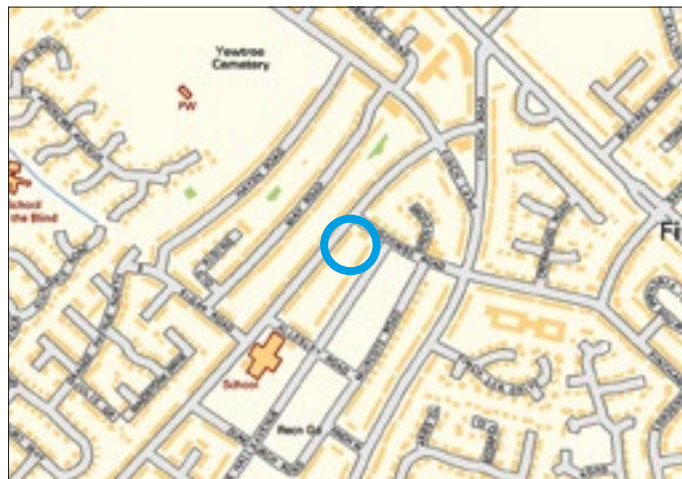
LOT

106

ON BEHALF OF A HOUSING ASSOCIATION

220 Kingsheath Avenue, Liverpool L14 4AP

*GUIDE PRICE £35,000-£40,000



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Not to scale. For identification purposes only

- A vacant three bed end town house. Double glazing.

Description A three bedroomed end town house property benefiting from double glazing and a single storey extension to the side and gardens to the front, side and rear. The property is in need of a full upgrade and refurbishment scheme.

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

First Floor Three Bedrooms.

Outside Front, side and rear gardens

EPC Rating D

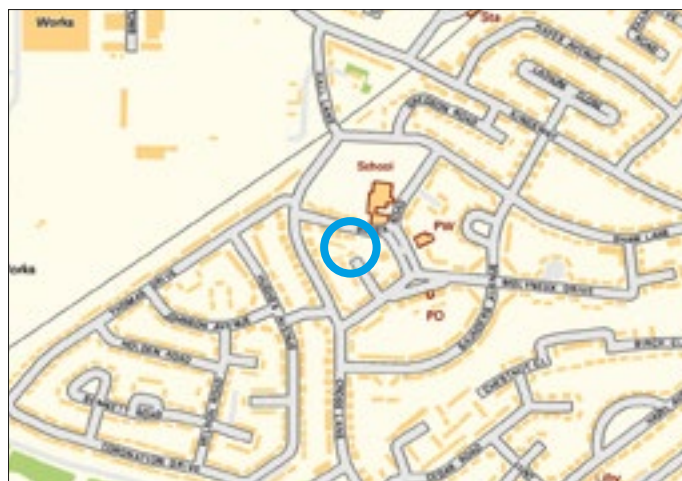
Ground Floor Hall, Lounge, Kitchen/Breakfast Room, Bathroom/WC.

LOT

107

18 Bryer Road, Prescot, Merseyside L35 5DW

*GUIDE PRICE £70,000+



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Not to scale. For identification purposes only

- Three bedroom semi detached. Double glazing. Central heating. Front and rear gardens. Driveway.

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

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

Outside Front and rear gardens, Driveway.

EPC Rating D

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

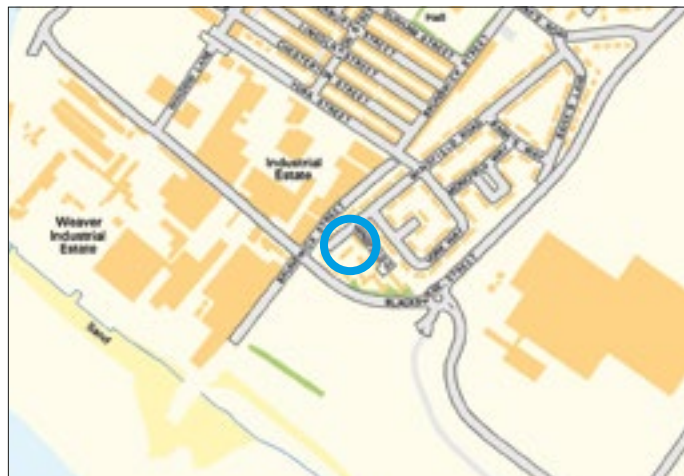
First Floor Three Bedrooms, Bathroom/WC.

LOT

108

1 Windfield Green, Garston, Liverpool L19 8LX

*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

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- **Three bed town house. Double glazing. Gardens.**

Description A three bedroomed end town house benefiting from central heating and gardens. Following modernisation this property would be suitable for investment purposes, occupation or resale.

Situated Off Windfield Road within close proximity to local amenities, schooling, transport links and approximately 7 miles to Liverpool city centre.

Outside Rear Garden.

Note Please note completion shall be 14 days from the date of exchange.

Ground Floor Entrance Vestibule, two Reception Rooms, Kitchen

Joint Agents
Countrywide



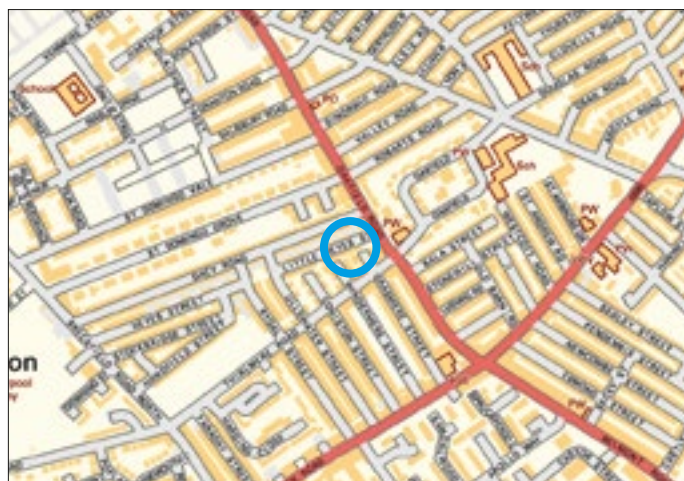
First Floor Three Bedrooms, Bathroom/WC

LOT

109

111 Little Heyes Street, Liverpool L5 6SF

*GUIDE PRICE £35,000-£45,000



Not to scale. For identification purposes only

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- **Residential investment producing £5250 per annum. Double glazing. Central heating.**

Description A three bedroomed end terraced property currently let by way of an Assured Shorthold tenancy at a rental of £5,520 per annum.

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

Outside Yard to Rear.

EPC Rating E

Ground Floor Lounge, Kitchen/Diner

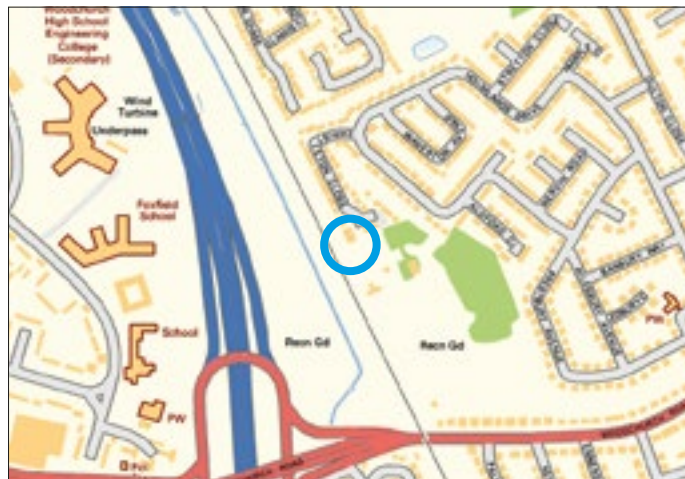
First Floor Three Bedrooms, Bathroom/WC

LOT

110

Flat 2, 56 Christleton Close, Prenton, Merseyside CH43 0XF

*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

- **A ground floor modern two bedroom apartment benefiting from gas central heating and double glazing.**

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

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

Outside Front parking and communal gardens to the rear.

EPC Rating B

Ground Floor Main Entrance Hallway
Apartment comprises Hallway, Lounge with open plan modern fitted Kitchen, two bedrooms, Bathroom/WC

LOT

111

28 Morecambe Street, Liverpool L6 4AX

*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

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

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

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

Outside Yard to Rear.

EPC Rating D

Ground Floor Lounge/Diner, Kitchen, Bathroom/WC

First Floor Two Bedrooms

LOT

112**17 Rydal Street, Liverpool L5 6QP*****GUIDE PRICE £41,000+**

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

Description A three 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 Thirlmere Road and Breck Road within easy access to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor Entrance Hall, Living Room, Dining Room, Kitchen and Shower Room/WC

First Floor Three Bedrooms

Outside Yard to the rear

EPC Rating D

Joint Agents
Countrywide

Countrywide
integrated solutions local expertise

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LOT

113**12 Belhaven Road, Allerton, Liverpool L18 1HH*****GUIDE PRICE £90,000+**

- **A two bed mid terrace. Double glazing. Central heating. Producing £5,940pa**

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £495.00 pcm.



Not to scale. For identification purposes only

Situated In a cul de sac off Alverstone Road which in turn is just off Penny Lane in a popular and well established residential location within close proximity to Penny Lane amenities approximately 4 miles from Liverpool city centre.

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

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear.

EPC Rating D

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ON BEHALF OF THE JOINT LPA RECEIVERS

LOT

114

23 Vine Street, Runcorn, Cheshire WA7 5DD

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- Residential investment producing £5,400 per annum.

Description A two bedroomed end terraced property currently let by way of an Assured Shorthold tenancy at a rental of £5400 per annum.

Situated Off Shaw Street within close proximity to local amenities and schooling.

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

First Floor Two Bedrooms.

Note The receivers are acting as agents on behalf of the borrower

and shall have no personal liability under or in connection with any document/information herein enclosed nor in relation to any related matter or claim however, whenever and wherever arising.

LOT

115

16 Long Lane, Wavertree, Liverpool L15 4HF

*GUIDE PRICE £60,000-£70,000



Not to scale. For identification purposes only

- 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.

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

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

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to Rear.

LOT

116**2 Lower Croft Street, Earby, Barnoldswick, Lancashire BB18 6QL*****GUIDE PRICE £65,000+**

Not to scale. For identification purposes only

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

Description A two bedroomed terraced property benefiting from double glazing and central heating. The property is in good condition throughout and would be suitable for immediate occupation or investment purposes.

Situated Lower Croft Street is off Water Street leading to Colne Road, the main A56. A short walk from the village centre of Earby, close to local shops, cafes, bars, bus route and all local amenities.

First Floor Two Bedrooms, Bathroom/WC

Outside Small paved yard.

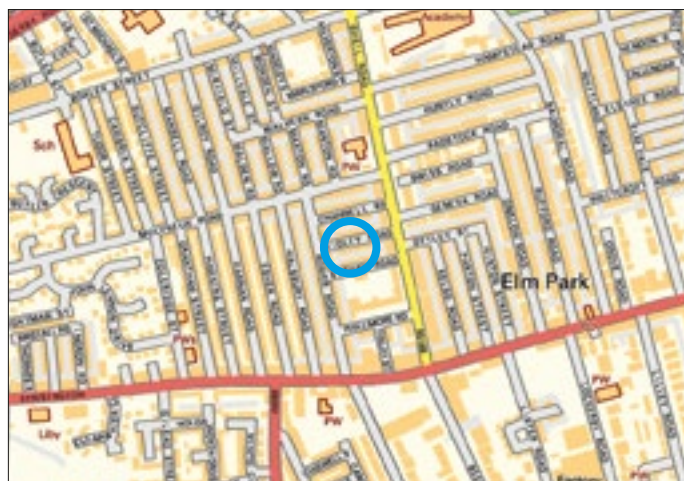
Joint Agents

Entwistle Green

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



LOT

117**13 Ridley Road, Liverpool L6 6DN*****GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

- **A three bed mid terrace property. Partial double glazing. Central heating.**

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

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

Outside Yard to Rear.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC

LOT
118 119 Sandbrook Road, Southport, Merseyside PR8 3JF
*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

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

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

The property will only sell to a cash buyer.

Situated Off Staveley Road which is in turn off Liverpool Road (the A565) in a popular residential location within easy reach of schooling, local amenities, Ainsdale Village and Southport Promenade.

Ground Floor Entrance Porch, Hallway, Lounge, Kitchen/Diner, Conservatory

First Floor Two Bedrooms, Boxroom, Bathroom/WC

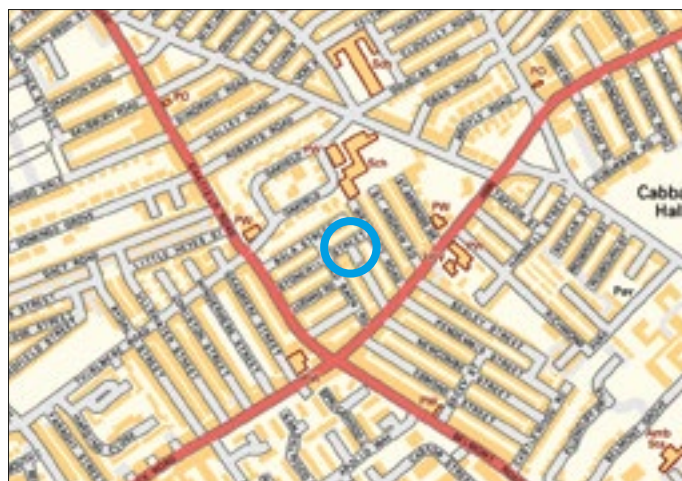
Outside Gardens to the front and a large rear garden. Driveway

Joint Agents

Entwistle Green



LOT
119 63 Stonehill Street, Liverpool L4 2QA
*GUIDE PRICE £30,000+



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Not to scale. For identification purposes only

- **Two 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 £4,200.00 per annum.

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.

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

First Floor Two Bedrooms.

Outside Yard to Rear.

LOT

120

ON BEHALF OF THE JOINT LPA RECEIVERS

106 Bridge Lane, Frodsham WA6 7HZ

*GUIDE PRICE £60,000–£65,000



Not to scale. For identification purposes only

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- Residential investment producing £6,600 per annum.

Description A two bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £6,600 per annum.

Situated Fronting Bridge Lane which is a continuation of Sutton Causeway (A56) within close proximity to local amenities.

Ground Floor Kitchen, Dining room, Living room, WC

First Floor Two Bedrooms, Bathroom.

Outside Yard to the rear.

EPC Rating D

Note The receivers are acting as agents on behalf of the borrower and shall have no personal liability under or in connection with any document/information herein enclosed nor in relation to any related matter or claim however, whenever and wherever arising.

LOT

121

18 Alton Road, Tuebrook, Liverpool L6 4BJ

*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

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- A three bed mid terrace. Central heating. Partial double glazing.

Description A three bedroomed middle terraced property benefiting from partial double glazing and central heating. Following refurbishment and modernisation, the property would be suitable for occupation or investment purposes. The potential rental income when let is in excess of £6600.00 per annum. The property will only sell to a cash buyer.

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

Ground Floor Entrance Hall, Front Lounge, Rear Lounge, Kitchen/Diner.

First Floor Three Bedrooms one with En-Suite, Bathroom/WC.

Outside Forecourt to the front, Yard to Rear.

EPC Rating E

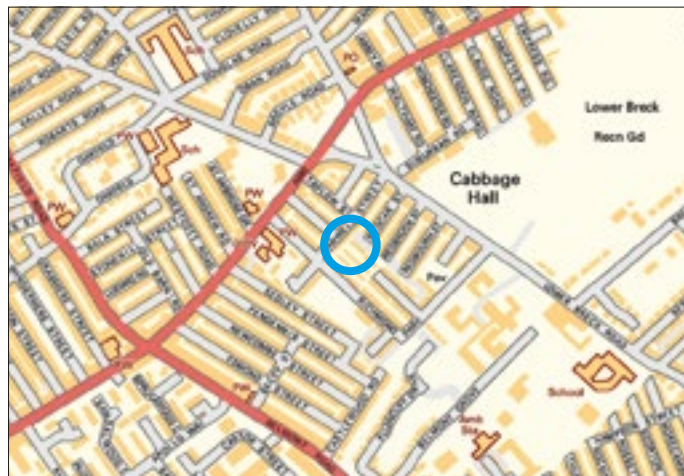
Joint Agents
Countrywide

LOT

122

39 Hanwell Street, Liverpool L6 0AN

*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

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

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

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

Outside Yard to Rear.

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

First Floor Two Bedrooms

LOT

123

ON BEHALF OF LPA RECEIVERS

38 Gladstone Road, Seaforth, Liverpool L21 1DQ

*GUIDE PRICE £135,000+



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Not to scale. For identification purposes only

- Five self contained flats producing £22,270 per annum. Double glazing, central heating.

Description A double fronted three storey middle terrace property converted to provide five one-bedroomed self contained flats. All of the flats are currently let by way of Assured Shorthold Tenancies producing a rental income of approximately £22,270 per annum. The property benefits from double glazing, central heating and communal gardens to the front and rear.

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

Lounge, Stairs leading to Bedroom, Bathroom/WC
Flat C Lounge, Kitchen, Stairs leading to Bathroom/WC, Bedroom

Ground Floor Main Entrance Hallway

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

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

First Floor Flat B Kitchen,

Second Floor Flat E Bedroom, Kitchen, Lounge, Bathroom/WC

Outside Communal gardens to the front and rear

Situated Off Gordon Road and Claremont Road in a

popular and well established residential location within close

LOT

124

ON BEHALF OF A HOUSING ASSOCIATION

57 Bedford Road, Bootle, Merseyside L20 7DN

*GUIDE PRICE £35,000-£40,000



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

Description A three bedroomed middle terraced property benefitting from partial double glazing. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated Off Stanley Road in a popular and well established residential area within easy reach of local amenities and approximately 4 miles from Liverpool city centre.

Outside Yard to the rear

Ground Floor Hall, two Reception Rooms, Kitchen/Diner

First Floor Three Bedrooms, Bathroom/WC

LOT

125

47 Forfar Road, Liverpool L13 8DU

*GUIDE PRICE £45,000+



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

Description A two bedroomed mid terraced property benefitting from double glazing and central heating. The property would be suitable for investment purposes. The potential rental income when let is in excess of £5700 per annum.



Not to scale. For identification purposes only

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

First Floor Two Bedrooms

Outside Yard to the rear

Joint Agents
Entwistle Green

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



LOT
126 57 Hawthorne Road, Bootle, Merseyside L20 2DQ
*GUIDE PRICE £50,000-£60,000



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Not to scale. For identification purposes only

- **Three storey corner property providing a ground floor retail unit together with accommodation above.**

Description A substantial three storey corner property providing a ground floor retail unit together with accommodation above, which is accessed via a separate side entrance. The property benefits from central heating and garage. Following refurbishment the property would be suitable for existing use or potential redevelopment subject to gaining any necessary consents.

Situated Fronting Hawthorne Road on the corner of Wadham Road on a busy main road position approximately 3 miles from Liverpool city centre.

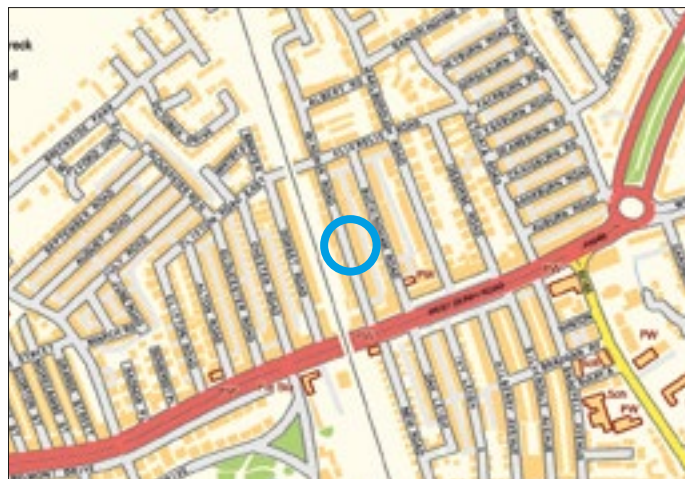
Ground Floor Shop Main Sales Area, Rear Room, Toilet/WC
Flat Hallway, Kitchen/Diner.

First Floor Lounge, two Bedrooms, Bathroom/WC.

Second Floor Two Further Bedrooms, Kitchen/Diner, Bathroom/WC

Outside Yard to the rear, Garage accessed from Wadham Road.

LOT
127 38 Windsor Road, Tuebrook, Liverpool L13 8BD
*GUIDE PRICE £70,000-£80,000



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Not to scale. For identification purposes only

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

Description A good sized three storey five bedrooed mid terraced property benefiting from double glazing. The property has recently been refurbished throughout, however requires some minor work to include a new boiler. The property would be suitable for investment purposes or possible HMO purposes subject to any necessary consents. If let to 6 tenants at £65.00 pppw the total potential rental income would be in excess of £20,500.

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

Lower Ground Floor Cellar

Ground Floor Hallway, Front Living Room, Rear Dining Room

with Patio Doors, WC, Kitchen/Diner.

First Floor Three Bedrooms, Bathroom/WC

Second Floor Two Further Bedrooms with joint access to Shower Room/WC

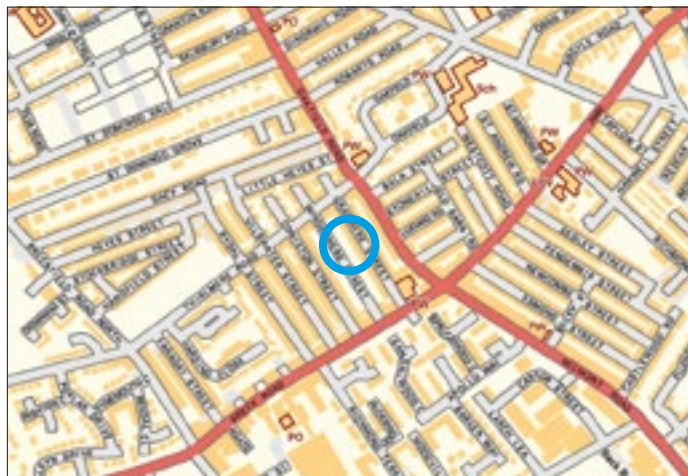
Outside Yard to the rear

LOT

128

53 Grasmere Street, Liverpool L5 6RH

*GUIDE PRICE £45,000-£55,000



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

Description A three bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of in excess of £5,700 per annum.

Situated Off Breck Road within close proximity to local amenities, within walking distance to the refurbished Anfield Stadium and approximately 2.5 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Vestibule, Through Lounge, Kitchen, Ante Space, Bathroom/WC.

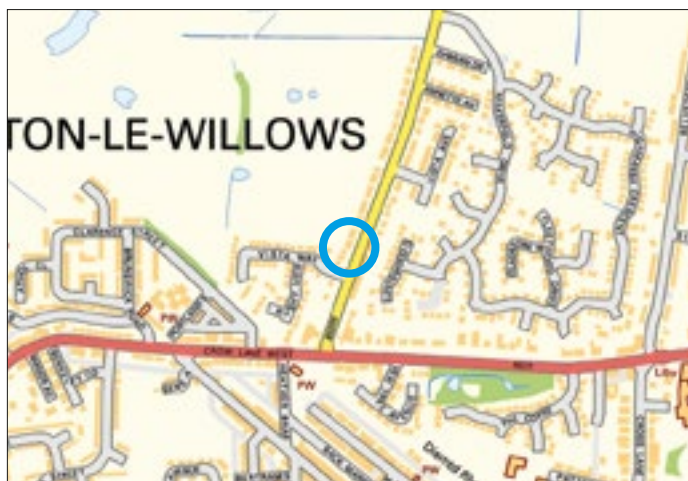
First Floor Three Bedrooms.

LOT

129

71 Vista Road, Newton-le-willows, Merseyside WA12 9ED

*GUIDE PRICE £20,000+



Not to scale. For identification purposes only

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- **Three bedroomed extended semi detached bungalow. Double glazing. Central heating.**

Description A three bedroomed extended semi detached bungalow benefiting from double glazing, central heating, front and rear garden, a conservatory and a driveway for 2/3 cars. Following modernisation and refurbishment the property would be suitable for occupation, resale or investment purposes.

The property will only sell to a cash buyer.

Situated Off Crow Lane West within close proximity to local amenities, schooling and transport links and overlooking Lymewood Country Park. St Helens town centre is approximately 5 miles away.

WC, Bedroom 3 in extension with Dressing Area and Bathroom/WC. Office/Study and Conservatory.

First Floor Stairs Leading to Games Room/Bedroom. Boarded Attic Space.

Ground Floor Hallway, Lounge/ Dining Room, Kitchen, Master Bedroom 1, Bedroom 2 with French doors, Shower Room/

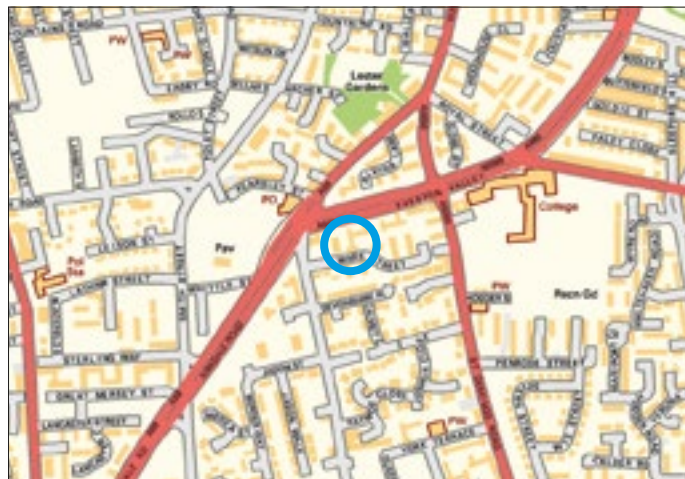
Outside Gardens front and rear, off road parking for 2/3 cars.

LOT

130

15 Mark Street, Kirkdale, Liverpool L5 0RF

*GUIDE PRICE £25,000+



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Not to scale. For identification purposes only

- **A two bed roomed ground floor flat. Double glazing.**

Description A two bed roomed purpose built ground floor flat suitable for investment purposes following repair and modernisation. The property benefits from double glazing and communal gardens.

Situated Off Netherfield Road North conveniently placed for comprehensive amenities including the County Road district centre. There are good road and public transport routes through to Liverpool city centre.

Room, Breakfast/Kitchen, two Bedrooms, Bathroom, Separate WC

Outside Communal Gardens

Ground Floor Communal Entrance Hallway

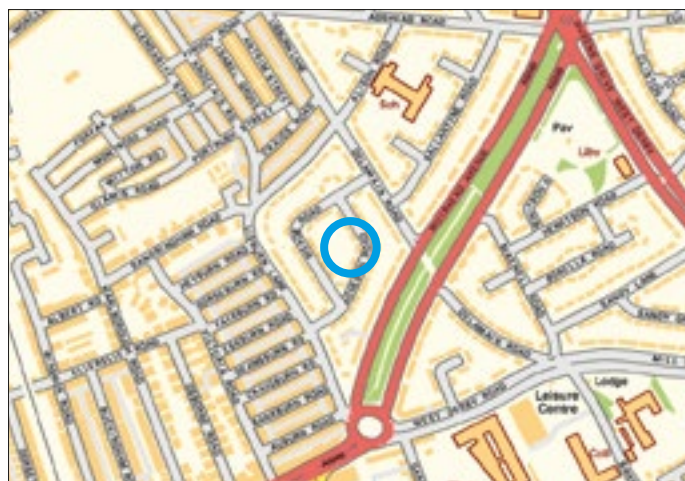
Flat 15 Entrance Hall, Living

LOT

131

21 Acheson Road, Tuebrook, Liverpool L13 9AB

*GUIDE PRICE £55,000+



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Not to scale. For identification purposes only

- **A three bed roomed semi detached house. Double glazing, gardens.**

Description A three bedroomed semi detached property in need of repair and modernisation. The property benefits from double glazing, gardens and off road parking.

Situated off Delamain Road and Lisburn Lane conveniently placed for comprehensive amenities being within walking distance of Tuebrook district centre. There are good road and public transport routes through to Liverpool city centre.

First Floor Landing, three Bedrooms, Bathroom.

Outside Front and rear gardens.

Ground Floor Entrance Hall, Living Room, Kitchen, Rear Hall, WC

LOT

132

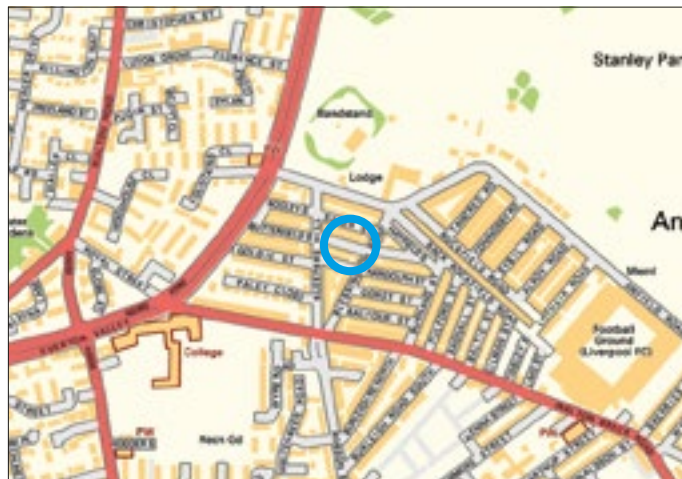
24 Saker Street, Liverpool L4 0RA

*GUIDE PRICE £20,000–£25,000



- A two bedroomed middle terraced house. Double glazing.

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



Not to scale. For identification purposes only

Situated Off Blessington Road and Sleepers Hill conveniently placed for comprehensive amenities, Liverpool Football Club and with good road and public transport routes through to Liverpool city centre.

First Floor Landing, two Bedrooms

Outside Rear yard.

Ground Floor Vestibule, Living Room, Kitchen, Ante Space, Shower Room/WC

LOT

133

Apt 1, 326 Vauxhall Road, Liverpool L5 2BG

*GUIDE PRICE £65,000–£75,000



- Two bedroomed ground floor apartment. Double glazing. Gardens and secure intercom system.

Description A modern two bedroomed ground floor apartment benefiting from double glazing, intercom system, communal parking and gardens. The property is in good order throughout and would be suitable for immediate occupation or investment purposes.



Not to scale. For identification purposes only

Situated On the right hand side of Vauxhall Road when accessed from Leeds Street close to the junction with Gem Street within walking distance to Liverpool city centre and local amenities.

Outside Communal parking and gardens.

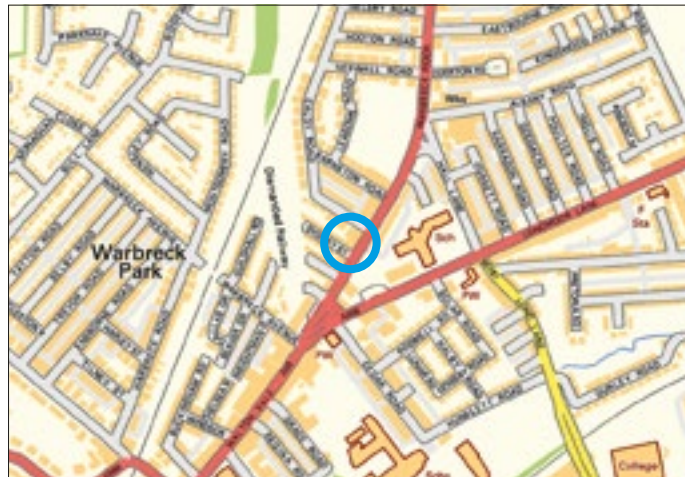
Ground Floor Hallway,
Apartment Living room, Kitchen, two Bedrooms, Shower room/WC

LOT

134

31-37 Warbreck Moor, Liverpool L9 4RW

*GUIDE PRICE £135,000+



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Not to scale. For identification purposes only

- **Six self contained flats (three two-bed and three one-bed) arranged over first and second floors above a retail unit.**

Description The property comprises six self contained flats (three two-bed and three one-bed) arranged over first and second floors above a retail unit and being sold by way of a long leasehold at a peppercorn ground rent. Following refurbishment and when fully let the potential rental income is in excess of £30,000 per annum.

Situated Warbreck Moor is an established parade in the heart of Aintree within close proximity to Aintree Race Course. Transport links are provided by Aintree Rail Station.

Ground Floor Not included in the sale

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

Flat 2 Lounge, Kitchen, two Bedrooms, Bathroom/WC
Flat 3 Lounge, Kitchen, two Bedrooms, Bathroom/WC

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

Flat 5 Lounge, Kitchen, Bedroom, Bathroom/WC

Flat 6 Lounge, Kitchen, Bedroom, Bathroom/WC

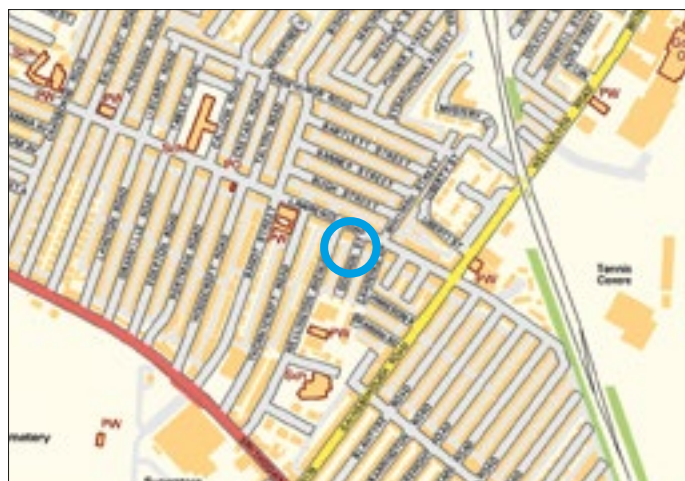
Outside Access to the flats

LOT

135

104 Lawrence Road, Liverpool L15 0EG

*GUIDE PRICE £120,000+



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Not to scale. For identification purposes only

- **HMO investment producing £23,520 per annum. Double glazing and central heating.**

Description A HMO Investment Opportunity currently producing a rental income of approximately £23,520 per annum. The property comprises a three storey middle terrace property benefiting from double glazing and central heating. The property is fully HMO compliant and is in good order throughout. The property is currently let to 7 students with an annual rental income of £23,520 inclusive of bills.

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

Ground Floor Main Entrance Hallway, Communal Lounge,

Kitchen, Utility Room, Shower, Separate WC.

First Floor Four Letting Rooms, Shower/WC.

Second Floor Three Letting Rooms.

Outside Rear Garden.

LOT

136**Land at the rear of 67-73 Watling Street, Hints B78 3DF*****GUIDE PRICE £1,500-£2,000**

Not to scale. For identification purposes only

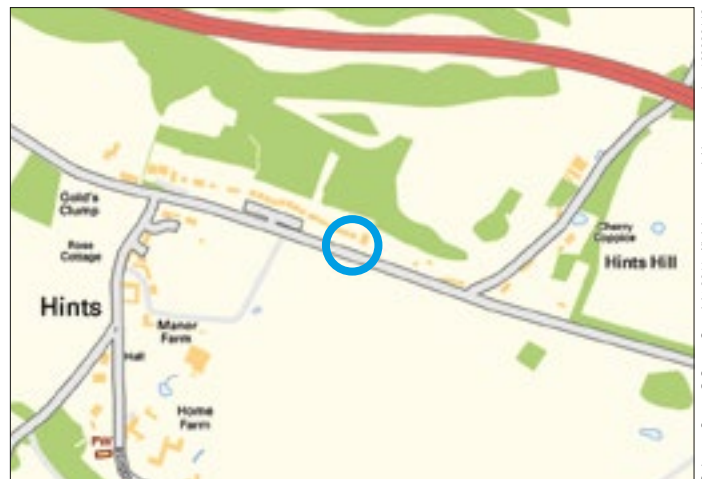
- **Freehold plot of land approximately 0.32 acres.**

Description A good sized vacant freehold parcel of land extending to approximately 0.32 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 67-73 Watling Street, just south of the busy A5.

Note The buyer's fee is £650+vat.

LOT

137**Land at the rear of 81 Watling Street, Hints B78 3DF*****GUIDE PRICE £1,500-£2,000**

Not to scale. For identification purposes only

- **Freehold plot of land approximately 0.29 acres.**

Description A good sized vacant freehold parcel of land extending to approximately 0.29 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 81 Watling Street, just south of the busy A5.

Note The buyer's fee is £650+vat.

LOT

138

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

*GUIDE PRICE £80,000+



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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 223.22sq m (2,402.79 sq ft). The two outbuildings extend to approx 132.92sq m (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.

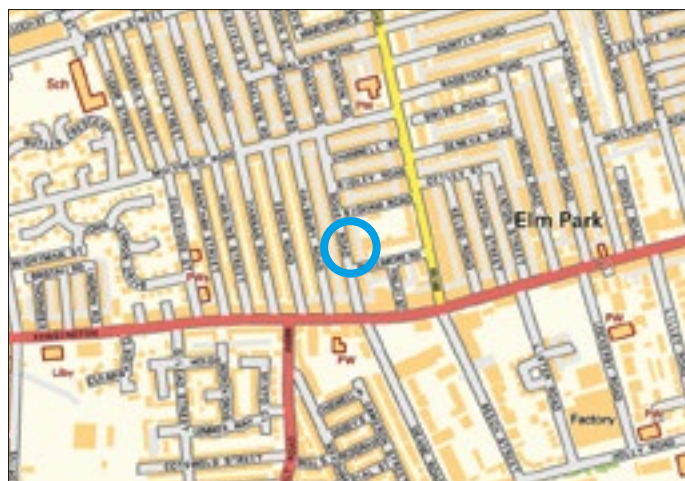
First Floor Two Bedrooms.

LOT

139

40 Romer Road, Liverpool L6 6DJ

*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

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

Description A three bedroomed middle terraced property in need of refurbishment benefiting from central heating. Once upgraded the property would be suitable for occupation, resale or investment purposes. If let to 6 students at a rent of £85 pppw the total income would be £24,480 per annum (48 weeks). Alternatively if let to 3 students at a rent of £85 pppw the total income would be £12,240.

Situated Between Kensington High Street and Molyneux Road in a popular student location and residential location within easy access for local amenities, schooling and approximately 3 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear.

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

LOT

140

216-220 Higher Lane, Liverpool L9 6DR

*GUIDE PRICE £175,000+



Not to scale. For identification purposes only

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- A purpose built block providing 6 no. Long leasehold self-contained flats. Double glazing, central heating. Potential income in excess of £28,440 pa.

Description A purpose built block providing six long leasehold self-contained flats benefiting from double glazing and central heating. Flat 220 is currently let by way of an Assured Shorthold tenancy at a rental of £4,740 per annum. When fully let the potential annual income would be in excess of £28,440 per annum.

Situated Off Long Lane which is off Lower Lane within close proximity to local amenities

and approximately 5 miles from Liverpool city centre.

Ground Floor Main entrance Hallway.

Flat 216 Hall, Open plan Lounge/Kitchen, Bedroom, Shower room/WC

Flat 218 Hall, Open plan Lounge/Kitchen, Bedroom, Box room Shower room/WC

Flat 220 Hall, Open plan Lounge/Kitchen, Bedroom, Shower room/WC

plan Lounge/Kitchen, Bedroom, Shower room/WC

Flat 218a Hall, Open plan Lounge/Kitchen, Bedroom, Box room, Shower room/WC

Flat 220a Hall, Open plan Lounge/Kitchen, Bedroom, Shower room/WC

Outside Communal front gardens and rear yard.

First Floor Flat 216a Hall, Open

Joint Agents
The Landwood Group

Now accepting instructions for our
9 February 2017 auction
Closing date 13 January



James Kersh MRICS james@suttonkersh.co.uk

Cathy Holt MNAEA cathy.holt@suttonkersh.co.uk

0151 207 6315

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 Auctioneer's a Buyer's Administration Charge of £750 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 £750 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 £750 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



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

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

Extra General Conditions

Applicable for all lots where the Common Auction Conditions apply.

1. The Deposit

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

2. Buyer's Administration Charge

- 2.1 Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £750 plus VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.

3. Extra Auction Conduct Conditions

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

4. Searches

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

Commercial Property and Professional Services

Auctions – Liverpool

2 Cotton Street
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Tel: 0151 207 6315
auctions@suttonkersh.co.uk

Auctions – London

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Building Surveying

Tel: 0151 207 9966
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Mortgages

40–42 Allerton Road
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Tel: 0151 280 0407
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Surveys & Valuations

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Block Management

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Residential Lettings & Estate Agency Services

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Residential

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West Derby & Central Liverpool

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