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**29 MARCH AUCTION**

# SuttonKersh



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

**Thursday 9 February 2017**

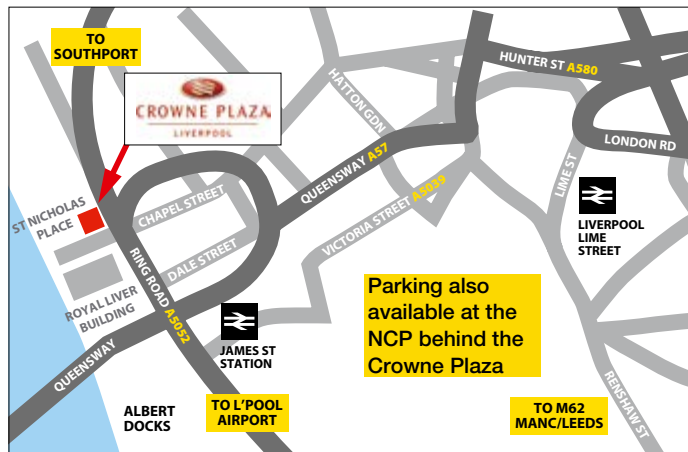
**Commencing at 12 noon prompt at**

Crowne Plaza 2 St Nicholas Place

Pier Head Liverpool L3 1QW

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

# Location



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

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

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

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

## Auction programme 2017

### AUCTION DATES

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

### CLOSING DATES

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

## Merseyside's leading auction team...



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



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



**Andrew Binstock BSc (Hons)**  
Auctioneer



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

### CONTACT

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

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



for free advice or to arrange a free valuation

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



**Shannen Woods MNAVA**  
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# Auctioneer's pre-sale announcements

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

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

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

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

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

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

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

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

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

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

10 If you have a question in respect of any of the lots within the catalogue would you please ask one of the Sutton Kersh representatives who will attempt to answer your question during the auction. The auctioneer will not answer any questions whilst the auction is proceeding.

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

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

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

14 Please bid clearly and do not delay.

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

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

You will then be invited to sign the Memorandum or Contract of Sale and provide a 10% deposit cheque subject to a minimum of £3,000 whichever is the greater.

Please note we will not accept cash deposits under any circumstances.

16 We only accept deposit cheques on the basis that there are adequate funds in the account on which the cheque is drawn. We reserve the right to take any action as appropriate against a purchaser whose cheque is not honored on first presentation.

17 A successful purchaser will also be required to pay a Buyer's Administration charge of £750+VAT (£900 including VAT @ 20%) (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 and Buyer's Fees

### 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.

### Buyer's Fees

There is a £750+VAT (£900 including VAT @ 20%) buyer's administration charge on each lot purchased (unless stated otherwise in the property description). We strongly recommend all purchasers check the special conditions of sale as other fees may also apply to individual properties.

## Auction results Thursday 15 December

LOT	PROPERTY	RESULT	PRICE
1	33a Radstock Road, Kensington, Liverpool L6 3AU	Sold	£191,000
2	34 Fallowfield Road, Liverpool L15 5BW	Available At	£135,000
3	71 Bridge Road, Litherland, Liverpool L21 2PA	Postponed	
4	29 Pine Close, Huyton, Liverpool L36 3RR	Sold Prior	
5	60 Abbey Road & 1 Warner Street, Accrington, Lancashire BB5 1HN	Available At	£50,000
6	92 Linacre Road, Liverpool L21 6NU	Available At	£60,000
7	47 Rhodesia Road, Liverpool L9 9BS	Sold After	
8	31 High Street/2a Grove Street, Wavertree, Liverpool L15 8HU	Available At	£125,000
9	53 Sandfield Court, Sandfields, Frodsham WA6 6PT	Withdrawn	
10	140 St. Marys Road, Garston, Liverpool L19 2JJ	Sold Prior	
11	90 Litherland Road, Bootle, Merseyside L20 3HZ	Available At	£21,000
12	7 Birket Close, Moreton, Wirral, Merseyside CH46 1PE	Sold	£61,000
13	37 Bishop Road, Liverpool L6 0BJ	Sold	£47,000
14	41 Croxteth Avenue, Liverpool L21 6NA	Sold	£45,000
15	Collins Biscuits, Watts Street, Rochdale, Lancashire OL12 0HE	Sold	£195,000
16	Feltons Farm Barn, 30 Elmers Green, Skelmersdale, Lancashire WN8 6SB	Sold	£100,000
17	31 Enid Street, Liverpool L8 8HN	Sold After	
18	60 Milbourne Street, Blackpool FY1 3LW	Sold	£40,000
19	99a & 99b Webster Road, Liverpool L7 4LG	Withdrawn	
20	30/32 Balmoral Road, Fairfield, Liverpool L6 8NF	Available At	£280,000
21	Flat 2, 14a Walton Park, Liverpool L9 1EZ	Available At	£35,000
22	37 Church Street, Frodsham WA6 6PN	Withdrawn	
23	43 Hampstead Road, Kensington, Liverpool L6 8NQ	Sold	£180,000
24	62 Fleetwood Walk, Murdishaw, Runcorn, Cheshire WA7 6EA	Withdrawn	
25	11 Waltham Road, Liverpool L6 0BL	Available At	£35,000
26	The Former Rugby Club, St. Helens Road, Caernarfon, Gwynedd LL55 2YD	Available At	£80,000
27	81 Main Street, Halton, Runcorn, Cheshire WA7 2AT	Withdrawn	
28	7 Denebank Road, Liverpool L4 2SY	Available At	£60,000
29	227 Greasby Road, Greasby, Wirral, Merseyside CH49 2PG	Withdrawn	
30	15 Dale Street, Runcorn, Cheshire WA7 5PF	Withdrawn	
31	The Banjo Public House, 1 Queens Road, Bootle, Merseyside L20 7BN	Available At	£135,000
32	146 Moscow Drive, Liverpool L13 7DL	Sold	£135,000
33	198 Picton Road, Wavertree, Liverpool L15 4LL	Sold Prior	
34	176 Rice Lane, Liverpool L9 1DG	Sold Prior	
35	17a Oldham Road, Rochdale, Lancashire OL16 1UA	Withdrawn	
36	92 Baskerville Road, Stoke-On-Trent ST1 2DL	Available At	£55,000
37	33 Croxdale Road, Liverpool L14 8XX	Sold	£43,750
38	28a-28d Gateacre Brow, Gateacre, Liverpool L25 3PB	Sold	£235,000
39	41 Fairfield Road, Blackpool FY1 2RA	Sold Prior	
40	120 Chirkdale Street, Liverpool L4 3SQ	Available At	£40,000
41	Apartment 1, 27 Lilley Road, Liverpool L7 0LP	Sold Prior	
42	23 Nook Terrace, Cherry Tree, Blackburn BB2 4SW	Sold Prior	
43	62 Cambridge Road, Seaforth, Liverpool L21 1EY	Sold	£156,000
44	105 Cholmondeley Street, Widnes, Cheshire WA8 0EL	Sold Prior	
45	215 Dragon Lane, Whiston, Prescot, Merseyside L35 3QX	Sold Prior	
46	44 Burns Street, Bootle, Merseyside L20 4RJ	Available At	£40,000
47	275 Deysbrook Lane, West Derby, Liverpool L12 4YF	Sold Prior	
48	9 Wainwright Close, Liverpool L7 6QB	Sold	£51,000
49	3 Meadow Oak Drive, Gateacre, Liverpool L25 3SZ	Available At	£365,000
50	13 Snaefell Avenue, Liverpool L13 7HA	Available At	£60,000
51	30 Harper Road, Liverpool L9 1DP	Available At	£55,000
52	27 Cranborne Road, Liverpool L15 2HX	Sold	£86,000
53	1 Rossett Road, Crosby, Liverpool L23 3AN	Sold	£148,000
54	55 Westmorland Avenue, Blackpool Fy1 5PG	Sold	£60,000

55	77 Park Road, Blackpool Fy1 4JQ	Sold Prior	
56	Flat 1, 11 Peel Road, Bootle, Merseyside L20 4RL	Withdrawn	
57	Flat 2, 11 Peel Road, Bootle, Merseyside L20 4RL	Withdrawn	
58	Offices, Cross House, Sutton Road, St. Helens, Merseyside WA9 3DR	Available At	£255,000
59	Apt 145, The Vibe, 175 Broughton Lane, Salford M7 1UZ	Sold	£110,000
60	45 Tennyson Street, Bootle, Merseyside L20 4LE	Sold	£35,000
61	33 Stockbridge Street, Liverpool L5 6PA	Sold Prior	
62	88/88a Linacre Lane, Bootle, Merseyside L20 6AH	Sold Prior	
63	31 Moore Street, Bootle, Merseyside L20 4SE	Sold	£35,250
64	25 Longfield Road, Litherland, Liverpool L21 8LA	Sold	£35,000
65	24 Norton Street, Bootle, Merseyside L20 4SQ	Sold	£45,000
66	12 Grange Street, Liverpool L6 4AZ	Sold	£36,500
67	87 Gray Street, Bootle, Merseyside L20 4RY	Sold After	
68	Mill House, Mill Lane, Farington Moss, Leyland PR26 6PS	Available At	£200,000
69	67 Scott Street, Bootle, Merseyside L20 4PE	Sold	£40,000
70	48 Spenser Street, Bootle, Merseyside L20 4LW	Sold After	
71	26 Dane Street, Liverpool L4 4DZ	Sold	£40,500
72	1 Scott Street, Bootle, Merseyside L20 4PE	Sold	£34,000
73	2 Hornby Boulevard, Bootle, Liverpool L21 8HG	Sold After	
74	98 Methuen Street, Liverpool L15 1EQ	Withdrawn	
75	The Salutation Public House, 199 Walton Road, Liverpool L4 4AJ	Available At	£120,000
76	11 Plumer Street, Liverpool L15 1EE	Sold After	
77	109 Asser Road, Liverpool L11 8NL	Sold	£75,000
78	17/17a/19 Holt Road, Liverpool L7 2PL	Postponed	
79	Flat 58, 6 Mill View, Rutter Street, Liverpool L8 6AG	Sold	£39,000
80	The Crown Vaults, 25 Kirkdale Road, Liverpool L5 2QQ	Sold	£101,000
81	20-24 Clegg Street, Haslingden, Rossendale, Lancashire BB4 5LW	Withdrawn	
82	33 Cecil Street, Wavertree, Liverpool L15 1HP	Sold	£83,000
83	7 New Ferry Road, Wirral, Merseyside CH62 1BQ	Available At	£47,000
84	12 Dane Street, Liverpool L4 4DZ	Sold	£38,000
85	1a Weld Road, Southport, Merseyside PR8 2BX	Sold Prior	
86	35 Merlin Street, Liverpool L8 8HZ	Sold After	
87	3 Ridgewell Close, Litherland, Liverpool L21 2ND	Available At	£120,000
88	3 Whittington House, Beach Road, Litherland, Liverpool L21 2NE	Available At	£60,000
89	78 Friar Street, St. Helens, Merseyside WA10 6NS	Sold	£40,000
90	132 Gartons Lane, Clock Face, St. Helens, Merseyside WA9 4QZ	Sold	£45,000
91	Land At The Rear Of 89-91 Watling Street, Hints B78 3DF	Sold Prior	
92	Primrose Cottage, Hudcar Lane, Bury, Lancashire BL9 6EG	Sold	£146,000
93	39 Rossett Street, Liverpool L6 4AN	Sold Prior	
94	15 Windsor Avenue, Blackpool FY4 1HN	Sold	£104,000
95	Plot 29 Land At Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU	Withdrawn	
96	Plot 30 Land At Summerfields, Rhostyllen, Wrexham, Clwyd LL14 4EU	Withdrawn	
97	15 Clamley Court, Speke, Liverpool L24 6SD	Withdrawn	
98	123 Picton Road, Wavertree, Liverpool L15 4LF	Available At	£90,000
99	14 Lister Road, Kensington, Liverpool L7 0HF	Sold	£300,000
100	6 Harebell Street, Liverpool L5 7RP	Postponed	
101	24 Schofield Road, Rossendale, Lancashire BB4 8SL	Available At	£60,000
102	Flats 1, 2 & 3, 8 Gordon Road, Liverpool L21 1DW	Sold Prior	
103	Land At The Rear Of 77/79 Watling Street, Hints B78 3DF	Sold Prior	
104	36 Longfellow Street, Bootle, Merseyside L20 4JR	Available At	£35,000
105	19 Killarney Road, Old Swan, Liverpool L13 5SW	Postponed	
106	220 Kingsheath Avenue, Liverpool L14 4AP	Sold	£40,000
107	18 Bryer Road, Prescot, Merseyside L35 5DW	Sold Prior	
108	1 Windfield Green, Garston, Liverpool L19 8LX	Withdrawn	
109	111 Little Heyes Street, Liverpool L5 6SF	Withdrawn	
110	Flat 2, 56 Christleton Close, Prenton, Merseyside CH43 0XF	Sold	£67,000

111	28 Morecambe Street, Liverpool L6 4AX	Sold	£45,000
112	17 Rydal Street, Liverpool L5 6QP	Sold After	
113	12 Belhaven Road, Allerton, Liverpool L18 1HH	Sold	£95,500
114	23 Vine Street, Runcorn, Cheshire WA7 5DD	Withdrawn	
115	16 Long Lane, Wavertree, Liverpool L15 4HF	Postponed	
116	2 Lower Croft Street, Earby, Barnoldswick, Lancashire BB18 6QL	Sold Prior	
117	13 Ridley Road, Liverpool L6 6DN	Sold	£49,000
118	119 Sandbrook Road, Southport, Merseyside PR8 3JF	Sold	£74,500
119	63 Stonehill Street, Liverpool L4 2QA	Available At	£32,000
120	106 Bridge Lane, Frodsham WA6 7HZ	Withdrawn	
121	18 Alton Road, Tuebrook, Liverpool L6 4BJ	Sold	£56,000
122	39 Hanwell Street, Liverpool L6 0AN	Available At	£45,000
123	38 Gladstone Road, Seaforth, Liverpool L21 1DQ	Sold After	
124	57 Bedford Road, Bootle, Merseyside L20 7DN	Sold After	
125	47 Forfar Road, Tuebrook, Liverpool L13 8DU	Sold	£50,000
126	57 Hawthorne Road, Bootle, Merseyside L20 2DQ	Available At	£60,000
127	38 Windsor Road, Tuebrook, Liverpool L13 8BD	Sold Prior	
128	53 Grasmere Street, Liverpool L5 6RH	Available At	£45,000
129	71 Vista Road, Newton-Le-Willows, Merseyside WA12 9ED	Sold	£78,000
130	15 Mark Street, Kirkdale, Liverpool L5 0RF	Sold	£30,000
131	21 Acheson Road, Tuebrook, Liverpool L13 9AB	Sold Prior	
132	24 Saker Street, Liverpool L4 0RA	Sold	£29,000
133	Apt 1, 326 Vauxhall Road, Liverpool L5 2BG	Sold	£80,000
134	31 – 37 Warbreck Moor, Liverpool L9 4RW	Available At	£150,000
135	104 Lawrence Road, Liverpool L15 0EG	Available At	£125,000
136	Land At The Rear Of 67–73 Watling Street, Hints B78 3DF	Sold Prior	
137	Land At The Rear Of 81 Watling Street, Hints B78 3DF	Sold Prior	
138	4/6 Rawlins Street, Fairfield, Liverpool L7 0JF	Sold Prior	
139	40 Romer Road, Liverpool L6 6DJ	Sold	£70,000
140	216–220 Higher Lane, Liverpool L9 6DR	Sold Prior	

Total Realisation = £6,140,350

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



# Bidder's registration and identification form

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

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

## Bidder:

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

Address .....

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

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

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

## Bidder's solicitor:

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

Address .....

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

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

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

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

### List A – Photographic evidence of Identity

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

### List B – Evidence of Residence

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

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

on behalf of Sutton Kersh

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

# Order of sale Thursday 9 February

## For sale by public auction unless sold prior or withdrawn

1	67 Guelph Street, Kensington, Liverpool L7 8RA	£65,000+
2	25 Harebell Street, Liverpool L5 7RL	£30,000+
3	12 Heald Street, Garston, Liverpool L19 2LY	£55,000-£65,000
4	52 Pinehurst Avenue, Anfield, Liverpool L4 7UH	£70,000+
5	22 Hollins Grove Street, Darwen, Lancashire BB3 1HG	£40,000+
6	16 Portland Street, Accrington, Lancashire BB5 1RH	£30,000-£35,000
7	49 Harrow Road, Liverpool L4 2TJ	£35,000-£45,000
8	18a Nutter Road, Thornton-Cleveleys, Lancashire FY5 1BG	£55,000-£60,000
9	29 Whitby Street, Liverpool L6 4DH	£25,000-£30,000
10	12 Boardmans Lane, St. Helens, Merseyside WA11 9BB	£45,000-£50,000
11	1 Hadassah Grove, Sefton Park, Liverpool L17 8XH	£290,000+
12	Land to the rear of The Dudley Arms Hotel, Clwyd LL21 0TL	£185,000+
13	26 Robertshaw Street, Leigh, Lancashire WN7 5SB	£50,000+
14	47 Wellington Street, Farnworth, Bolton BL4 7DT	£50,000+
15	The Polaris Public House, 2a Blakehall, Skelmersdale WN8 9AZ	£150,000+
16	36 Longfellow Street, Bootle, Merseyside L20 4JR	£30,000-£35,000
17	17 Preston Grove, Liverpool L6 4AH	£65,000+
18	53 Grasmere Street, Liverpool L5 6RH	£40,000+
19	34 Fallowfield Road, Liverpool L15 5BW	£100,000+
20	3 Ridgewell Close, Litherland, Liverpool L21 2ND	£100,000+
21	Land at 174 Borough Road, Wallasey, Merseyside CH44 6NJ	£10,000+
22	118 Wellington Road, Wavertree, Liverpool L15 4JN	£80,000+
23	44 Burns Street, Bootle, Merseyside L20 4RJ	£35,000-£40,000
24	105 Thirlmere Road, Everton, Liverpool L5 6PN	£45,000+
25	112 Starcliffe Street, Bolton BL3 2PU	£45,000+
26	136 Monfa Road, Bootle, Merseyside L20 6LP	£70,000-£80,000
27	75 Newby Street, Liverpool L4 4BU	£95,000+
28	Land at 6 The Grove, Wallasey, Merseyside CH44 4BQ	£10,000+
29	265 Kingsheath Avenue, Liverpool L14 4AW	£40,000+
30	95 Methuen Street, Liverpool L15 1EQ	£45,000+
31	77 Ennismore Road, Old Swan, Liverpool L13 2AS	£55,000+
32	3 Whittington House, Beach Road, Litherland, Liverpool L21 2NE	£50,000+
33	The Former Rugby Club, St. Helens Road, Caernarfon LL55 2YD	£65,000+
34	25 Priory Road, Liverpool L4 2RT	£65,000+
35	71 Thornycroft Road, Liverpool L15 0EN	£65,000+
36	51 Ivy Leigh, Tuebrook, Liverpool L13 7EP	£30,000-£35,000
37	122 Hawthorne Road, Bootle, Merseyside L20 9JY	£60,000-£70,000
38	14 Upton Road, Wirral, Merseyside CH46 0PA	£135,000+
39	385 Warley Road, Blackpool FY2 0ST	£50,000+
40	39 Rossett Street, Liverpool L6 4AN	£35,000-£40,000
41	Flat 12, Lawrence Court, Highfield South, Birkenhead CH42 4NA	£25,000+
42	14 Entwistle Street, Darwen, Lancashire BB3 3HS	£30,000-£40,000
43	5 Gray Street, Bootle, Merseyside L20 4RY	£25,000-£30,000
44	14 Ullswater Street, Liverpool L5 6QX	£30,000-£35,000
45	The Salutation Public House, 199 Walton Road, Liverpool L4 4AJ	£100,000+
46	80/80a Newby Street, Liverpool L4 4BU	£75,000-£85,000
47	75 Woodsome Park, Woolton, Liverpool L25 5HA	£65,000-£75,000
48	70 Holmes Street, Liverpool L8 0RJ	£20,000+
49	267 Kingsheath Avenue, Liverpool L14 4AW	£40,000+
50	11 Grange Street, Liverpool L6 4AY	£20,000-£25,000
51	29 Ullswater Street, Liverpool L5 6QX	£35,000-£40,000
52	8 Galloway Street, Liverpool L7 6PD	£35,000+
53	99 Thirlmere Road, Everton, Liverpool L5 6PW	£25,000-£30,000
54	31-37 Warbreck Moor, Liverpool L9 4RW	£110,000+
55	32 St. Ives Grove, Liverpool L13 3AL	£30,000-£35,000



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

T: 0161 834 5464

W: reichinsurance.co.uk

E: david.cramp@reichinsurance.co.uk

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56	116 Edinburgh Road, Kensington, Liverpool L7 8RF	£70,000+
57	16 Hyndburn Street, Accrington, Lancashire BB5 1SF	£30,000-£40,000
58	65 Orwell Road, Liverpool L4 1RG	£25,000+
59	139 Kingsheath Avenue, Liverpool L14 4AW	£35,000-£40,000
60	17/17a/19 Holt Road, Liverpool L7 2PL	£65,000+
61	32 Hawthorne Road, Bootle, Merseyside L20 2DN	£35,000-£40,000
62	12 Lawrence Road, Liverpool L15 0EG	£45,000+
63	2 Warnerville Road, Liverpool L13 4BG	£95,000+
64	Land adjacent to 2 Warnerville Road, Liverpool L13 4BG	£35,000+
65	96 Longfellow Street, Liverpool L8 0QX	£35,000-£40,000
66	5 Rawlinson Street, Barrow-in-Furness, Cumbria LA14 2DU	£25,000+
67	Flat 5, 46 Marine Road, Pensarn, Abergale, Clwyd LL22 7PR	£28,000+
68	85 Spring Street, Rishton, Blackburn BB1 4LP	£30,000-£40,000
69-71	Plots 113, 114, 115 Watling Street, Hints B78 3DF	NIL RESERVE
72	43 Woodsome Park, Woolton, Liverpool L25 5HA	£65,000-£75,000
73	20 Danube Street, Liverpool L8 0QR	£50,000+
74	13-15 Seaforth Road, Seaforth, Liverpool L21 3TX	£20,000+
75	17 Hyndburn Street, Accrington, Lancashire BB5 1SF	£30,000-£40,000
76	11 Claremont Road, Seaforth, Liverpool L21 1HS	£80,000+
77	37 Cedardale Road, Liverpool L9 2BG	£50,000+
78	59 Palatine Road, Wallasey, Merseyside CH44 7EN	£35,000-£40,000
79	24 Arlington Drive, Leigh, Lancashire WN7 3QN	£100,000+
80	39 Hanwell Street, Liverpool L6 0AN	£40,000+
81	16 Long Lane, Wavertree, Liverpool L15 4HF	£60,000-£70,000
82	83 Benedict Street, Bootle, Merseyside L20 2EL	£30,000+
83	76 Nimrod Street, Liverpool L4 4DX	£35,000-£40,000
84	202 Knowsley Road, Bootle, Merseyside L20 4NU	£20,000+
85	2 Summer Seat, Liverpool L3 6HB	£70,000+
86	221-223 Knowsley Road, Bootle, Merseyside L20 4NU	£60,000-£70,000
87	25 Leach Street, Blackburn BB2 3SE	£30,000-£35,000
88	68 Scorton Street, Liverpool L6 4AT	£30,000+
89	41 Oakfield Road, Walton, Liverpool L4 2QE	£55,000+
90	6 Harebell Street, Liverpool L5 7RP	£32,000+
91	Unit 2a Paula Works, Charnock Road, Liverpool L9 7ET	£20,000+
92	74 Forfar Road, Tuebrook, Liverpool L13 8DX	£30,000-£35,000
93	117 Webster Road, Liverpool L7 4LG	£30,000+
94	7 Fairfield Road, Farnworth, Bolton BL4 9QD	£65,000+
95	12 Undercliffe Road, Stoneycroft, Liverpool L13 6QH	£75,000+
96	67 Rhodesia Road, Liverpool L9 9BS	£50,000+
97	10 Rockhouse Street, Liverpool L6 4AP	£45,000+
98	4 Woodsend Close, Blackburn BB2 3WR	£45,000+
99	79 Dowry Street, Oldham OL8 2LP	£32,000+
100	123 Picton Road, Wavertree, Liverpool L15 4LF	£75,000+
101	186 Kingsheath Avenue, Liverpool L14 4AP	£35,000-£40,000
102	55 New Hall Lane, Liverpool L11 8LT	£70,000+
103	209 Waterloo Road, Stoke-On-Trent ST6 2HS	£25,000 - £35,000
104	12 Scotia Road, Stoke-On-Trent ST6 4EP	£40,000 - £50,000
105	59 Denbigh Street, Stoke-On-Trent ST1 5JA	£30,000 - £40,000
106	Heatherlea, Hillside, Prestatyn, Clwyd LL19 9EN	£95,000+
107	40 Crystal Street, Stoke-On-Trent ST6 2PF	£30,000 - £40,000
108	227 Waterloo Road, Stoke-On-Trent ST6 2JB	£75,000 - £85,000
109	85 Denbigh Street, Stoke-On-Trent ST1 5JA	£50,000 - £60,000
110	29 Denbigh Street, Stoke-On-Trent ST1 5JA	£20,000 - £30,000
111	95 Newlands Street, Stoke-On-Trent ST4 2RG	£60,000 - £70,000
112	97 Cranborne Road, Liverpool L15 2HY	£55,000+
113	Apt 145, The Vibe, 175 Broughton Lane, Salford M7 1UZ	£85,000 +
114	80 Broad Lane, Norris Green, Liverpool L11 1AN	£65,000+
115	15 Hunter's Mill, Downpatrick, County Down BT30 6BL	£70,000+

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

# Order of sale **by type**

## COMMERCIAL INVESTMENT

62 12 Lawrence Road, Liverpool L15 0EG

## DEVELOPMENT OPPORTUNITIES

3 12 Heald Street, Garston, Liverpool L19 2LY  
12 Land to the rear of The Dudley Arms Hotel, Clwyd LL21 0TL  
15 The Polaris Public House, 2a Blakehall, Skelmersdale WN8 9AZ  
60 17/17a/19 Holt Road, Liverpool L7 2PL

## LAND

21 Land at 174 Borough Road, Wallasey, Merseyside CH44 6NJ  
28 Land at 6 The Grove, Wallasey, Merseyside CH44 4BQ  
64 Land adjacent to 2 Warnerville Road, Liverpool L13 4BG  
69-71 Plots 113, 114, 115 Watling Street, Hints B78 3DF

## RESIDENTIAL INVESTMENT

2 25 Harebell Street, Liverpool L5 7RL  
5 22 Hollins Grove Street, Darwen, Lancashire BB3 1HG  
7 49 Harrow Road, Liverpool L4 2TJ  
10 12 Boardmans Lane, St. Helens, Merseyside WA11 9BB  
11 1 Hadassah Grove, Sefton Park, Liverpool L17 8XH  
13 26 Robertshaw Street, Leigh, Lancashire WN7 5SB  
14 47 Wellington Street, Farnworth, Bolton BL4 7DT  
19 34 Fallowfield Road, Liverpool L15 5BW  
25 112 Starcliffe Street, Bolton BL3 2PU  
42 14 Entwistle Street, Darwen, Lancashire BB3 3HS  
47 75 Woodsome Park, Woolton, Liverpool L25 5HA  
54 31-37 Warbreck Moor, Liverpool L9 4RW  
56 116 Edinburgh Road, Kensington, Liverpool L7 8RF  
68 85 Spring Street, Rishton, Blackburn BB1 4LP  
72 43 Woodsome Park, Woolton, Liverpool L25 5HA  
75 17 Hyndburn Street, Accrington, Lancashire BB5 1SF  
83 76 Nimrod Street, Liverpool L4 4DX  
87 25 Leach Street, Blackburn BB2 3SE  
94 7 Fairfield Road, Farnworth, Bolton BL4 9QD

## VACANT COMMERCIAL

33 The Former Rugby Club, St. Helens Road, Caernarfon LL55 2YD  
38 14 Upton Road, Wirral, Merseyside CH46 0PA  
45 The Salutation Public House, 199 Walton Road, Liverpool L4 4AJ

74 13-15 Seaforth Road, Seaforth, Liverpool L21 3TX  
84 202 Knowsley Road, Bootle, Merseyside L20 4NU  
86 221-223 Knowsley Road, Bootle, Merseyside L20 4NU  
91 Unit 2a Paula Works, Charnock Road, Liverpool L9 7ET  
100 123 Picton Road, Wavertree, Liverpool L15 4LF

## VACANT RESIDENTIAL

1 67 Guelph Street, Kensington, Liverpool L7 8RA  
4 52 Pinehurst Avenue, Anfield, Liverpool L4 7UH  
6 16 Portland Street, Accrington, Lancashire BB5 1RH  
8 18a Nutter Road, Thornton-Cleveleys, Lancashire FY5 1BG  
9 29 Whitby Street, Liverpool L6 4DH  
16 36 Longfellow Street, Bootle, Merseyside L20 4JR  
17 17 Preston Grove, Liverpool L6 4AH  
18 53 Grasmere Street, Liverpool L5 6RH  
20 3 Ridgewell Close, Litherland, Liverpool L21 2ND  
22 118 Wellington Road, Wavertree, Liverpool L15 4JN  
23 44 Burns Street, Bootle, Merseyside L20 4RJ  
24 105 Thirlmere Road, Everton, Liverpool L5 6PN  
26 136 Monfa Road, Bootle, Merseyside L20 6LP  
27 75 Newby Street, Liverpool L4 4BU  
29 265 Kingsheath Avenue, Liverpool L14 4AW  
30 95 Methuen Street, Liverpool L15 1EQ  
31 77 Ennismore Road, Old Swan, Liverpool L13 2AS  
32 3 Whittington House, Beach Road, Litherland, Liverpool L21 2NE  
34 25 Priors Road, Liverpool L4 2RT  
35 71 Thornycroft Road, Liverpool L15 0EN  
36 51 Ivy Leigh, Tuebrook, Liverpool L13 7EP  
37 122 Hawthorne Road, Bootle, Merseyside L20 9JY  
39 385 Warley Road, Blackpool FY2 0ST  
40 39 Rossett Street, Liverpool L6 4AN  
41 Flat 12, Lawrence Court, Highfield South, Birkenhead CH42 4NA  
43 5 Gray Street, Bootle, Merseyside L20 4RY  
44 14 Ullswater Street, Liverpool L5 6QX  
46 80/80a Newby Street, Liverpool L4 4BU  
48 70 Holmes Street, Liverpool L8 0RJ  
49 267 Kingsheath Avenue, Liverpool L14 4AW  
50 11 Grange Street, Liverpool L6 4AY  
51 29 Ullswater Street, Liverpool L5 6QX  
52 8 Galloway Street, Liverpool L7 6PD  
53 99 Thirlmere Road, Everton, Liverpool L5 6PW

55 32 St. Ives Grove, Liverpool L13 3AL  
57 16 Hyndburn Street, Accrington, Lancashire BB5 1SF  
58 65 Orwell Road, Liverpool L4 1RG  
59 139 Kingsheath Avenue, Liverpool L14 4AW  
61 32 Hawthorne Road, Bootle, Merseyside L20 2DN  
63 2 Warnerville Road, Liverpool L13 4BG  
65 96 Longfellow Street, Liverpool L8 0QX  
66 5 Rawlinson Street, Barrow-in-Furness, Cumbria LA14 2DU  
67 Flat 5, 46 Marine Road, Pensarn, Abergele, Clwyd LL22 7PR  
73 20 Danube Street, Liverpool L8 0QR  
76 11 Claremont Road, Seaforth, Liverpool L21 1HS  
77 37 Cedardale Road, Liverpool L9 2BG  
78 59 Palatine Road, Wallasey, Merseyside CH44 7EN  
79 24 Arlington Drive, Leigh, Lancashire WN7 3QN  
80 39 Hanwell Street, Liverpool L6 0AN  
81 16 Long Lane, Wavertree, Liverpool L15 4HF  
82 83 Benedict Street, Bootle, Merseyside L20 2EL  
85 2 Summer Seat, Liverpool L3 6HB  
88 68 Scorton Street, Liverpool L6 4AT  
89 41 Oakfield Road, Walton, Liverpool L4 2QE  
90 6 Harebell Street, Liverpool L5 7RP  
92 74 Forfar Road, Tuebrook, Liverpool L13 8DX  
93 117 Webster Road, Liverpool L7 4LG  
95 12 Undercliffe Road, Stoneycroft, Liverpool L13 6QH  
96 67 Rhodesia Road, Liverpool L9 9BS  
97 10 Rockhouse Street, Liverpool L6 4AP  
98 4 Woodsend Close, Blackburn BB2 3WR  
99 79 Dowry Street, Oldham OL8 2LP  
101 186 Kingsheath Avenue, Liverpool L14 4AP  
102 55 New Hall Lane, Liverpool L11 8LT  
103 209 Waterloo Road, Stoke-On-Trent ST6 2HS  
104 12 Scotia Road, Stoke-On-Trent ST6 4EP  
105 59 Denbigh Street, Stoke-On-Trent ST1 5JA  
106 Heatherlea, Hillside, Prestatyn, Clwyd. LL19 9EN  
107 40 Crystal Street, Stoke-On-Trent ST6 2PF  
108 227 Waterloo Road, Stoke-On-Trent ST6 2JB  
109 85 Denbigh Street, Stoke-On-Trent ST1 5JA  
110 29 Denbigh Street, Stoke-On-Trent ST1 5JA  
111 95 Newlands Street, Stoke-On-Trent ST4 2RG  
112 97 Cranborne Road, Liverpool L15 2HY  
113 Apt 145, The Vibe, 175 Broughton Lane, Salford M7 1UZ  
114 80 Broad Lane, Norris Green, Liverpool L11 1AN  
115 15 Hunter's Mill, Downpatrick, County Down BT30 6BL

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LOT

1

## 67 Guelph Street, Kensington, Liverpool L7 8RA

\*GUIDE PRICE £65,000+



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Not to scale. For identification purposes only

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

**Description** A two bedroomed middle terraced property benefiting from partial double glazing and central heating. Following modernisation the property would be suitable for occupation or student investment purposes with a potential income of in excess of £8840.00 per annum.

**Situated** Off Albany Road which in turn is off Kensington High Street in an established and popular residential location within easy reach of local amenities, Royal Liverpool Hospital, Universities and a short distance from Liverpool city centre.

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

**Outside** Yard to the rear.

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

LOT

2

## 25 Harebell Street, Liverpool L5 7RL

\*GUIDE PRICE £30,000+



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Not to scale. For identification purposes only

- **Residential investment producing £5,760 per annum. Double glazing. Central heating.**

**Description** A three bedroomed middle terraced property benefiting from double glazing and central heating currently let by way of an Assured Shorthold Tenancy producing £5,760 per annum.

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

**Outside** Yard to the rear.

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

**First Floor** Three Bedrooms.



LOT  
**3**

## 12 Heald Street, Garston, Liverpool L19 2LY

\*GUIDE PRICE £55,000–£65,000



- **Redevelopment opportunity. Approximately 1700ft².**

**Description** A re-development opportunity comprising a Freehold detached former Chapel suitable for a number of uses, to include residential conversion, subject to any necessary planning consents. The total net area is approximately 1700ft². The property has been used as a bespoke plaster moulding company for many years.



Not to scale. For identification purposes only

**Situated** off St. Marys Road in an established and popular residential location within easy reach of Garston village amenities, schooling and approximately 5 miles south of Liverpool city centre.

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

### Accommodation

Main Front Area, Store room, Kitchen, Utility Room, WC, Large Rear Room

LOT  
**4**

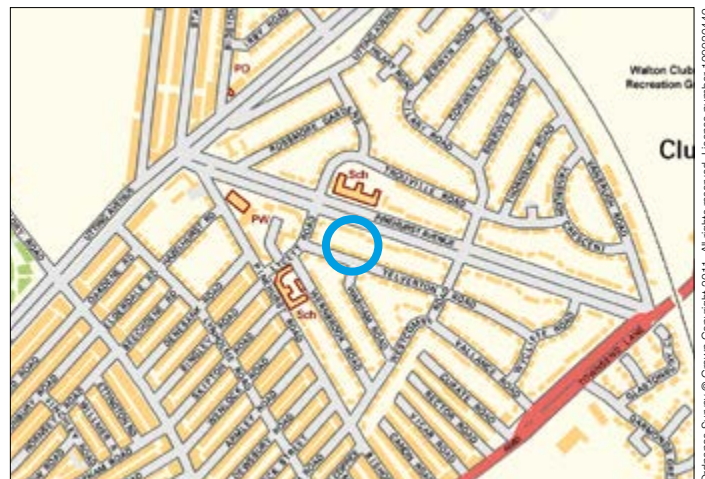
## 52 Pinehurst Avenue, Anfield, Liverpool L4 7UH

\*GUIDE PRICE £70,000+



- **Three bed semi detached. Good order throughout. Double glazing. Central heating.**

**Description** A vacant three bedroomed semi-detached property benefiting from double glazing, central heating and gardens. The property is in good condition throughout and would be suitable for immediate occupation or investment purposes.



Not to scale. For identification purposes only

**Situated** Fronting Pinehurst Avenue just off Utting Avenue in a popular and well established residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool city centre.

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

**Outside** Gardens to the Front & Rear.

**EPC Rating** D

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

LOT  
**5**

## 22 Hollins Grove Street, Darwen, Lancashire BB3 1HG

\*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

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

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

**Situated** Off Blackburn Road in a popular and well established residential location. Darwen town centre and local amenities are approximately 1 mile away.

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

**First Floor** Two Bedrooms

**Outside** Yard to the rear.

LOT  
**6**

## 16 Portland Street, Accrington, Lancashire BB5 1RH

\*GUIDE PRICE £30,000–£35,000



Not to scale. For identification purposes only

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

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

**Situated** Off Blackburn Road in a popular and well established residential location nearby to Accrington town centre, railway station and local amenities.

**Ground Floor** Living Room, Kitchen

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

**Outside** Yard to the rear.



LOT  
7

49 Harrow Road, Liverpool L4 2TJ

\*GUIDE PRICE £35,000-£45,000



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

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



Not to scale. For identification purposes only

**Situated** Just off Priory Road and Anfield Road in a popular residential location within close proximity to local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

**Outside** Yard to the rear

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

**First Floor** Two Bedrooms

LOT  
8

18a Nutter Road, Thornton-Cleveleys, Lancashire FY5 1BG

\*GUIDE PRICE £55,000-£60,000



- **Two bed flat. Good order throughout. Double glazing, central heating.**

**Description** A well presented two bedroomed ground floor flat benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. The potential annual rental income being in excess of £6,500 per annum.



Not to scale. For identification purposes only

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

**Outside** Yard to the rear.

**EPC Rating** C

**Joint Agent**

Entwistle Green

**Ground Floor** Main entrance hallway.

**Flat** Hall, Lounge, Kitchen/Breakfast room, Utility, Two Bedrooms, Dressing room, Shower room/WC





LOT

9

**29 Whitby Street, Liverpool L6 4DH****\*GUIDE PRICE £25,000–£30,000**

Not to scale. For identification purposes only

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

**Description** A two bedroomed end terraced property benefiting from electric storage heating and double glazing. The property would be suitable for investment purposes following repair and modernisation.

**Situated** Off Clifton Road East within close proximity to Tuebrook amenities, Newsham Park, schooling and approximately 3 miles from Liverpool city centre.

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

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

**Outside** Yard to the rear.

**EPC Rating** E

**Joint Agent**  
C&D Properties



LOT

10

**12 Boardmans Lane, St. Helens, Merseyside WA11 9BB****\*GUIDE PRICE £45,000–£50,000**

Not to scale. For identification purposes only

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

**Description** A three bedroomed end town house currently let by way of an Assured Shorthold Tenancy at a rental of £5,400 per annum. The property benefits from double glazing, central heating, front and rear gardens and off road parking to the rear.

**Situated** Off Park Road (A58) within close proximity to local amenities and Schooling and approximately 1.5 miles from St Helens town centre.

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

**First Floor** Three Bedrooms.

**Outside** Front and rear gardens, Off road parking.

**EPC Rating** D

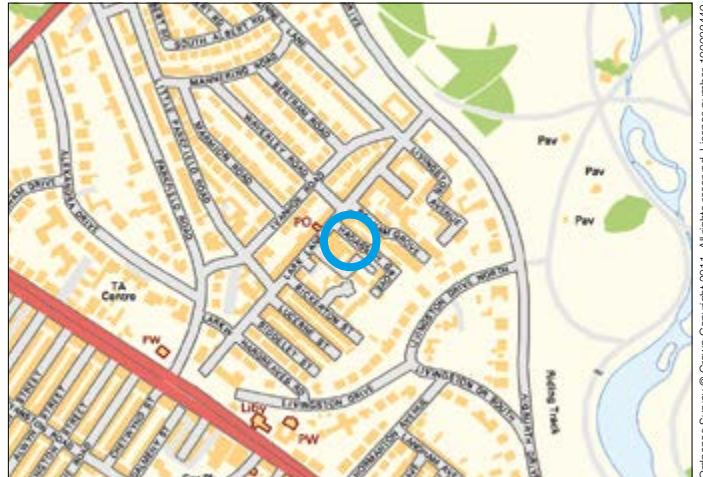
**Note** Completion will take place 21 days from the date of exchange.



LOT  
**11****1 Hadassah Grove, Sefton Park, Liverpool L17 8XH****\*GUIDE PRICE £290,000+**

- **Residential investment producing £35,360 per annum.**

**Description** An eight bed HMO Investment opportunity currently producing £35,360 per annum. The property comprises a three storey plus basement Victorian semi detached property which has been converted to provide eight letting rooms. The property is currently let to 8 students until June 2017. The property is fully HMO compliant and benefits from partial double glazing, central heating and three bathrooms. We are advised the property was refurbished 2 years ago.



Not to scale. For identification purposes only

**Situated** within Lark Lane Conservation Area in a cul de sac just off Lark Lane within a stone's throw to local amenities, Bars and Restaurants and Sefton Park.

**Basement** Two Rooms, Utility Room, Bathroom/WC

**Ground Floor** Main Entrance Hallway, Communal Lounge, Breakfast/Kitchen, Bathroom/WC

**First Floor** Bathroom/WC, three Rooms

**Second Floor** Three Rooms

**Outside** Yard to the rear.

LOT  
**12****Land to the rear of The Dudley Arms Hotel, Clwyd LL21 0TL****\*GUIDE PRICE £185,000+**

- **Development opportunity with outline planning consent for 10 residential dwellings.**

**Description** A development opportunity with outline planning consent for 10 residential dwellings. The site extends to approximately 0.35 hectares (0.86 acres). Planning consent was granted on appeal on 12/12/2014 reference 07/2014/1199 Denbighshire County Council planning. The scheme comprises 10 two storey homes incorporating 4 detached and 6 semi detached houses in a popular North Wales Village location.



Not to scale. For identification purposes only

**Situated** The site is located in Llandrillo village centre with access from the high street via an unadopted road. Llandrillo is a village in the heart of the Upper Dee valley between Corwen and Bala and being 17 miles from Ruthin and 15 miles from Llangollen. Local amenities include an historic church, general stores and restaurants. The nearby town of Corwen

offers rail links via the North Wales coast line to Manchester, Birmingham, Cardiff and Crewe.

LOT

13

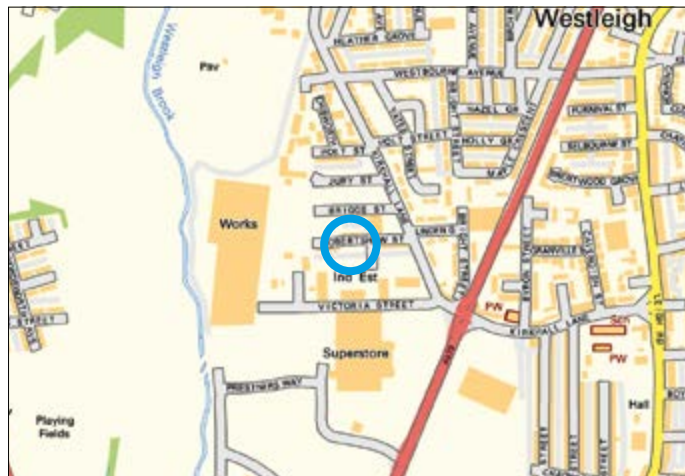
26 Robertshaw Street, Leigh, Lancashire WN7 5SB

\*GUIDE PRICE £50,000+



- Residential investment producing £5,100 per annum. Double glazing. Central heating.

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



Not to scale. For identification purposes only

**Situated** Off Kirkhall Lane which in turn is off Atherleigh Way in a popular and well established residential location. Leigh town centre and local amenities are approximately 1 mile away.

**Outside** Yard to the rear.

**Ground Floor** Living Room, Kitchen, Shower Room/WC

**First Floor** Three Bedrooms

LOT

14

47 Wellington Street, Farnworth, Bolton BL4 7DT

\*GUIDE PRICE £50,000+



- Residential investment producing £6,000 per annum. Double glazing.

**Description** A three bedroomed middle terraced property benefiting from double glazing. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,000 per annum.



Not to scale. For identification purposes only

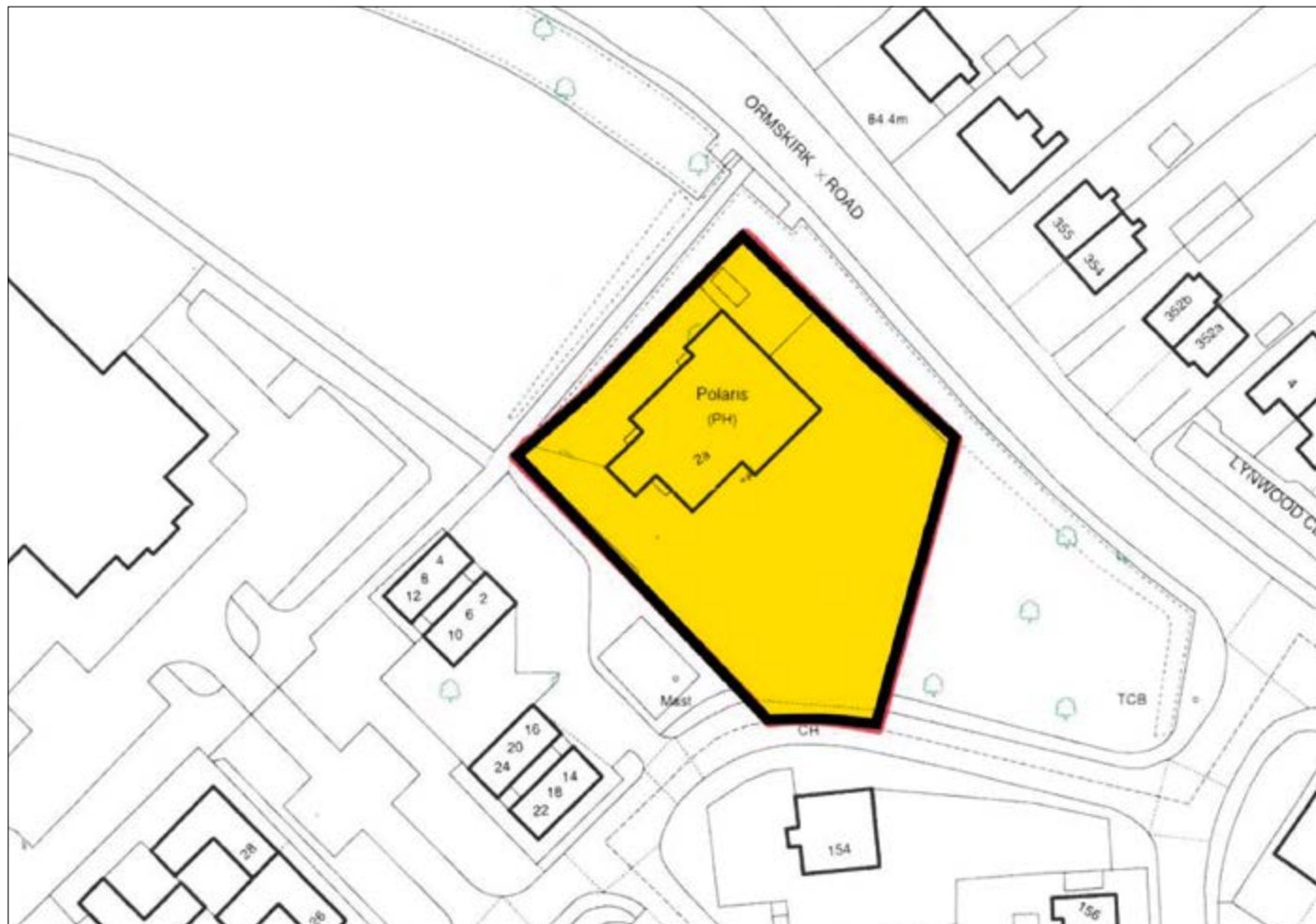
**Situated** Off the A575 in a popular and well established residential location nearby to local amenities. Bolton town centre is approximately 3 miles away.

**Outside** Yard to the rear.

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

**First Floor** Three Bedrooms



LOT  
**15****The Polaris Public House, 2a Blakehall, Skelmersdale WN8 9AZ****\*GUIDE PRICE £150,000+**

- **Redevelopment opportunity. Public house with flat above suitable for redevelopment to provide a scheme of 10/12 houses.**

**Description** A redevelopment opportunity comprising a detached public house together with a separately private accessed spacious three bedroom flat above (which can be used for personal use or privately rented). The property is sat on a good sized plot of land and would be suitable to provide a scheme of 10/12 houses with associated gardens and parking, subject to any necessary planning consents. The public house is in good condition and is still trading and has been for over 16 years and would be suitable for continued use and can be transferred as a going concern. The vendor has had outline planning approved in 2012 for a development consisting of 36 apartments. The property benefits from central heating and double glazing.

**Situated** Off Ormskirk Road which is in turn off Digmoor Road in a popular and well established location close to Skelmersdale town centre.

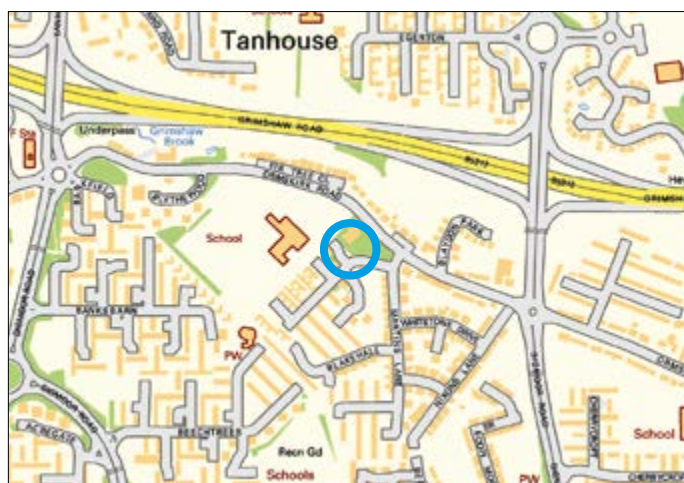
**Basement** Cellar

**Ground Floor** Bar Area/Lounge/Snooker Area, two Offices, Rear Room, Kitchen, Ladies & Gents WCs

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

**Outside** Seating area and car park for over 20 cars.

**Note** There is currently no lease attached for the public house or a rent agreement for the flat above which offers flexibility for any potential purchaser.



Not to scale. For identification purposes only



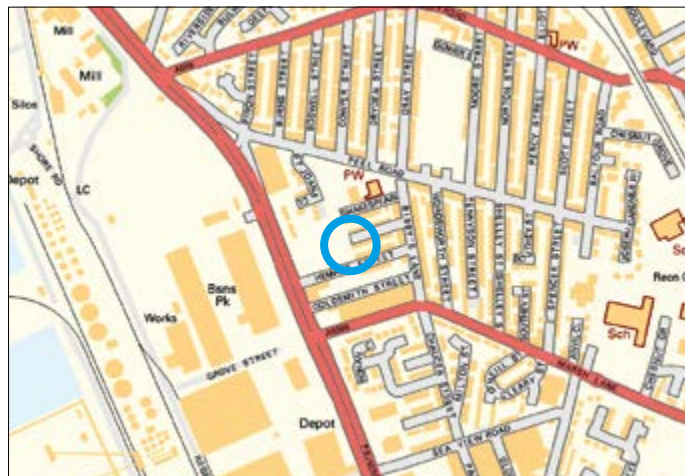
LOT

16

ON BEHALF OF A HOUSING ASSOCIATION

36 Longfellow Street, Bootle, Merseyside L20 4JR

\*GUIDE PRICE £30,000-£35,000



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Not to scale. For identification purposes only

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

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

**Situated** Just off off Bibbys Lane which in turn is off March Lane (A5098) in a 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

17

17 Preston Grove, Liverpool L6 4AH

\*GUIDE PRICE £65,000+



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Not to scale. For identification purposes only

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

**Description** A three storey four bedroomed mid terrace property benefiting from double glazing and central heating. The property would be suitable for occupation or investment purposes to include a HMO, subject to any relevant planning consents. If let to 5 tenants at a rent of £75pppw the potential rental income is in excess of £19,500 per annum.

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

**First Floor** Three Bedrooms (one with en suite shower room)

**Second Floor** Further Bedroom

**Outside** Yard to the rear.

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

**Joint Agent**  
Entwistle Green





LOT

18

53 Grasmere Street, Liverpool L5 6RH

\*GUIDE PRICE £40,000+



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

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



Not to scale. For identification purposes only

**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

19

34 Fallowfield Road, Liverpool L15 5BW

\*GUIDE PRICE £100,000+



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

**Description** A three bed roomed 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.



Not to scale. For identification purposes only

**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  
**20**

## 3 Ridgewell Close, Litherland, Liverpool L21 2ND

\*GUIDE PRICE £100,000+



Not to scale. For identification purposes only

- **Three bed semi detached. Double glazing. Central heating. Driveway. Gardens.**

**Description** A modern three bedroomed semi detached property benefiting from double glazing, central heating, new kitchen, driveway and gardens. The property is in good condition suitable for immediate occupation or investment with 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  
**21**

## Land at 174 Borough Road, Wallasey, Merseyside CH44 6NJ

\*GUIDE PRICE £10,000+



Not to scale. For identification purposes only

- **Development opportunity.**

**Description** A vacant parcel of land which would be suitable for a number of uses subject to any necessary planning consents. We believe that all main services are available however potential purchasers should make their own enquiries.

**Situated** Fronting Borough Road in a busy main road position within close proximity to local amenities and the Kingsway Tunnel.



LOT  
**22****118 Wellington Road, Wavertree, Liverpool L15 4JN**  
\*GUIDE PRICE £80,000+

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

**Description** A four bedroomed middle terraced property which has recently been fully refurbished and benefits from double glazing and central heating. The property is in very good order throughout and would be suitable for occupation or investment purposes if let to 4 students with a potential rental income of in excess of £17,680 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Wellington Road adjacent to Picton Sports Centre in a popular residential location with close proximity to Picton Road and Smithdown Road amenities and approximately 3 miles from Liverpool city centre.

**First Floor** Three Bedrooms.

**Second Floor** Further room.

**Outside** Yard to the rear.

**Ground Floor** Hall, Lounge, Dining room, Kitchen (no fittings), Bathroom/WC

LOT  
**23**

ON BEHALF OF A HOUSING ASSOCIATION

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

- **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.



Not to scale. For identification purposes only

**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

24

105 Thirlmere Road, Everton, Liverpool L5 6PN

\*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

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

**Description** A good sized three bedroomed end of terrace property benefitting from double glazing, central heating and a newly fitted kitchen to include integrated fridge/freezer, washing machine and dishwasher. The property would be suitable for occupation or investment purposes. The potential rental income is in excess of £6600.00 per annum.

**Situated** Off Oakfield Road and Breckfield Road North in an established and popular residential location within walking distance to local amenities, schooling and Liverpool Football Club. Liverpool city Centre is approximately 2.5 miles away.

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

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

**Outside** Yard to rear.

**Basement** Cellar not inspected

LOT

25

112 Starcliffe Street, Bolton BL3 2PU

\*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

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

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

**Situated** Off Whitley Street which is in turn off the A6053 in a popular and well established residential location. Bolton town centre is approximately 2 miles away.

**Outside** Front garden and yard to the rear.

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

**First Floor** Two Bedrooms



LOT  
**26****136 Monfa Road, Bootle, Merseyside L20 6LP****\*GUIDE PRICE £70,000–£80,000**

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

**Description** A three bedroomed end town house benefiting from double glazing, central heating and front and rear gardens. Following refurbishment the property would be suitable for occupation or investment purposes. The potential rental income is in excess of £7200.00 per annum.



Not to scale. For identification purposes only

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

**Outside** Front and Rear Gardens.

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

**First Floor** Three Bedrooms, Bathroom/WC (no fittings)

LOT  
**27****75 Newby Street, Liverpool L4 4BU****\*GUIDE PRICE £95,000+**

- **Four bedroomed end town house. Fully refurbished throughout. Double glazing. Central heating.**

**Description** A spacious four bedroomed end town house which has recently been fully refurbished throughout to a good standard. The property benefits from double glazing, central heating, newly fitted kitchen and bathroom, new carpeting and decoration throughout. The property would be suitable for immediate occupation or investment purposes, subject to any necessary consents, to include a 5 bed HMO and if let at £85.00 pw the potential rental income would be in excess of £22,100 per annum giving a yield of 24% An internal inspection is highly recommended.



Not to scale. For identification purposes only

**Situated** Just off Walton Lane in a popular residential location, close to local amenities, Liverpool and Everton Football Club and approximately 2.5 miles from Liverpool city centre.

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

**Outside** Gardens to the Front and Rear.

**Ground Floor** Vestibule, Hallway, Dining Room, Lounge, Kitchen, WC.



LOT  
**28**

## Land at 6 The Grove, Wallasey, Merseyside CH44 4BQ

\*GUIDE PRICE £10,000+



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Not to scale. For identification purposes only

- **Development opportunity.**

**Description** A vacant parcel of land which would be suitable for a number of uses subject to any necessary planning consents. We believe that all main services are available however potential purchasers should make their own enquiries.

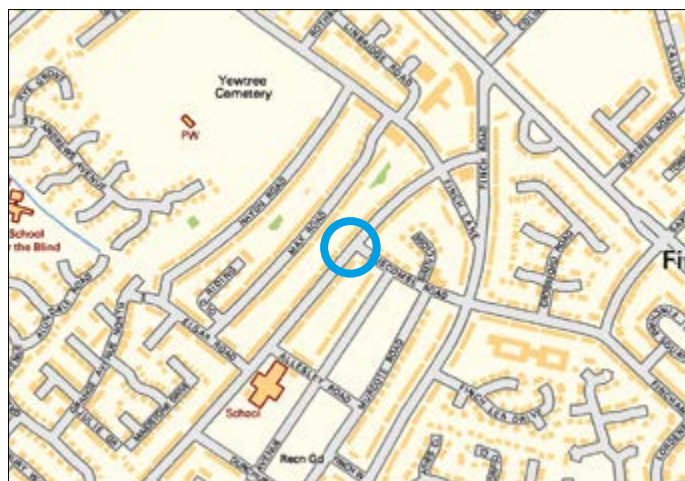
**Situated** Off Poulton Road B5145 within close proximity to local amenities.

LOT  
**29**

ON BEHALF OF A HOUSING ASSOCIATION

## 265 Kingsheath Avenue, Liverpool L14 4AW

\*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

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

**Description** A three bedroomed town house benefiting from double glazing, central heating and gardens to the front and rear. Following a full upgrade and refurbishment scheme this property would be suitable for investment purposes.

**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 and Rear Gardens.

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



LOT  
**30**

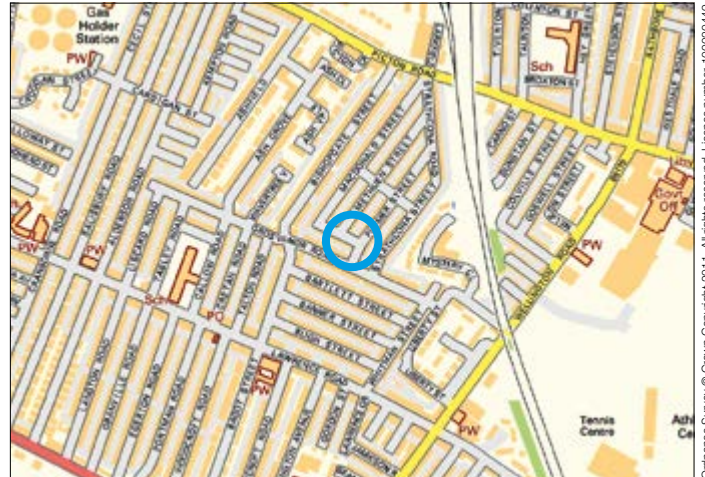
**95 Methuen Street, Liverpool L15 1EQ**

**\*GUIDE PRICE £45,000+**



- **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.



Not to scale. For identification purposes only

**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.

**Ground Floor** Vestibule, Open plan lounge, Kitchen/Diner, Bathroom/WC

**First Floor** Two Bedrooms.

LOT  
**31**

**77 Ennismore Road, Old Swan, Liverpool L13 2AS**

**\*GUIDE PRICE £55,000+**



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

**Description** A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. The potential rental income is in excess of £6,600 per annum.



Not to scale. For identification purposes only

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

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

**Outside** Yard to the rear.

**Ground Floor** Hall, Living Room, Open Plan Dining Room/Kitchen.

LOT  
**32**

## 3 Whittington House, Beach Road, Litherland, Liverpool L21 2NE

\*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **Two bed flat. Double glazing. Communal parking.**

**Description** A vacant two bedroomed apartment benefitting from double glazing, electric storage heaters, intercom entry system, 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 Dunnings Bridge Road within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

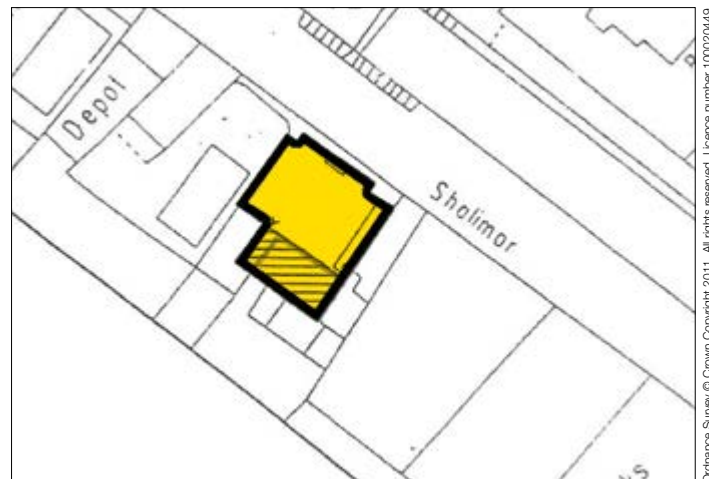
**Outside** Parking.

**EPC Rating** E

LOT  
**33**

## The Former Rugby Club, St. Helens Road, Caernarfon LL55 2YD

\*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

- **Vacant freehold two storey Grade II listed former rugby club premises. Total area approximately 158.29m<sup>2</sup> (1,703.89ft<sup>2</sup>).**

**Description** A vacant Freehold two storey Grade II listed former rugby club premises extending to approximately 158.29m<sup>2</sup> (1,703.89ft<sup>2</sup>) The property would be suitable for a number of uses to include residential redevelopment subject to any necessary planning consents.

**Situated** on St Helens Road sitting against the water and 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 98.05m<sup>2</sup> (1055.52ft<sup>2</sup>)

**First Floor** Open plan former function room 60.23m<sup>2</sup> (648.37ft<sup>2</sup>)

**Note** All planning enquiries Gwynedd Council Planning Tel: 01766771000

**Joint Agents**  
Beresford Adams

**Beresford  
Adams**



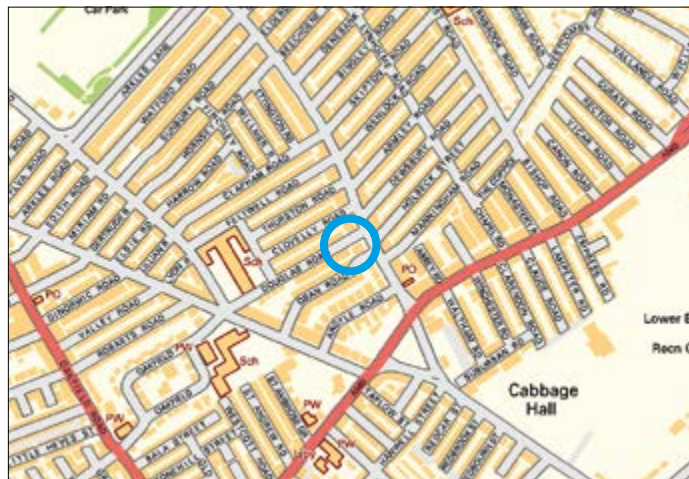
LOT  
**34**

ON BEHALF OF A HOUSING ASSOCIATION

**25 Priory Road, Liverpool L4 2RT****\*GUIDE PRICE £65,000+**

- **Four bed end terrace. Central heating. In need of full refurbishment scheme.**

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



Not to scale. For identification purposes only

**Situated** Fronting Priory Road within close proximity to local amenities, Liverpool and Everton Football Club, within walking distance to Stanley Park and approximately 2.5 miles from Liverpool city centre.

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

**Outside** Yard to Rear.

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

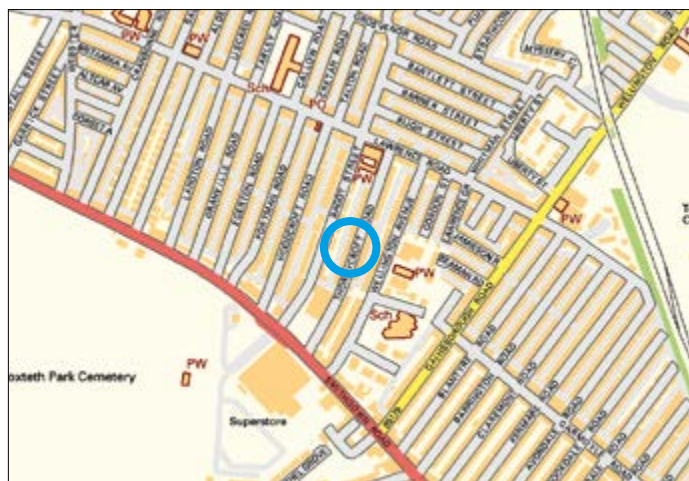
LOT  
**35**

ON BEHALF OF A HOUSING ASSOCIATION

**71 Thornycroft Road, Liverpool L15 0EN****\*GUIDE PRICE £65,000+**

- **Three bed end terrace. Double glazing. Central heating. In need of full refurbishment scheme.**

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



Not to scale. For identification purposes only

**Situated** Off Smithdown Road (A562) in a popular and well established residential location within close proximity to local amenities and approximately 2.5 miles from Liverpool city centre.

**Outside** Yard to Rear.

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

**First Floor** Three Bedrooms.



LOT  
**36**

ON BEHALF OF A HOUSING ASSOCIATION

**51 Ivy Leigh, Tuebrook, Liverpool L13 7EP****\*GUIDE PRICE £30,000–£35,000**

Not to scale. For identification purposes only

- **Three bedroom end town house. Double glazing. Central heating. Driveway.**

**Description** A three bedroom end town house benefiting from double glazing, central heating and driveway. Following modernisation the property would be suitable for occupation or investment purposes. This property will sell to cash purchasers only.

**Situated** off West Derby Road in a popular and well established location within close proximity to local amenities, schooling, Newsham Park and approximately 4 miles from Liverpool city centre.

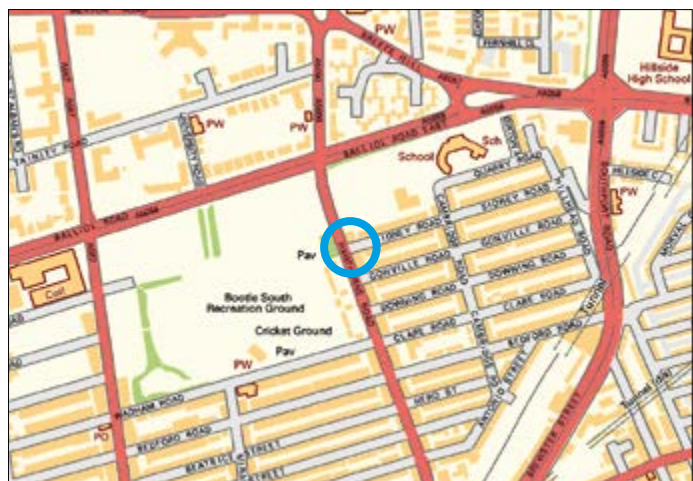
**First Floor** Three Bedrooms

**Outside** Rear yard, Driveway.

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

LOT  
**37**

ON BEHALF OF A HOUSING ASSOCIATION

**122 Hawthorne Road, Bootle, Merseyside L20 9JY****\*GUIDE PRICE £60,000–£70,000**

Not to scale. For identification purposes only

- **Three storey middle terraced property converted to provide 2 x one-bedroomed self contained flats.**

**Description** A three storey middle terraced property converted to provide 2 x one-bedroomed self contained flats. The property benefits from double glazing. Following repair and modernisation the property would be suitable for investment purposes. When let the potential rental income is in excess of £9600.00 per annum.

**Situated** Fronting Hawthorne Road in an established location within easy reach of local amenities, schooling and approximately 3 miles north of Liverpool city centre.

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

**Second Floor** One further bedroom

**Ground Floor** Main Entrance Hallway

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

**Outside** Yard to the rear



LOT

38

14 Upton Road, Wirral, Merseyside CH46 0PA

\*GUIDE PRICE £135,000+



- A mixed use investment property currently producing a rental income of £19,600 per annum.

**Description** A detached double fronted part two/part single storey property comprising a ground floor restaurant holding 75 covers, together with a one bed roomed flat above accessed via a separate side entrance. The property benefits from original windows, gas central heating and a beer garden. The Restaurant is trading as "The Old Bank Bistro" and currently let by way of a 5 year Lease producing an income of £14,500 per annum. The flat is currently let by way of a rolling 6 month Assured Shorthold Tenancy producing £5100.00 per annum.

**Situated** Fronting Upton Road at its junction with Hoylake Road in an established location and retail parade amongst local and multiple traders and within easy reach of Moreton Train Station.

**Basement** Cellar Boiler Room

**Ground Floor** Main Restaurant with 75 covers and Bar Area, Kitchen/Prep Room, Office, Storeroom, Ladies & Gents WCs

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

**Outside** Beer garden. Open car park to rear.



Not to scale. For identification purposes only

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LOT

39

385 Warley Road, Blackpool FY2 0ST

\*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

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

**Description** A two bedroom end town house benefiting from central heating and double glazing. The property would be suitable for investment purposes with a potential rental income of in excess of £6,600 per annum. Please note this property will sell to cash purchasers only.

**Situated** The property is located close to Bispham Road conveniently placed for access to local shops, bus routes and Layton railway station.

**Outside** Gardens front and rear, Car parking to the front.

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

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

LOT

40

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.

LOT  
**41****Flat 12, Lawrence Court, Highfield South, Birkenhead CH42 4NA**  
\*GUIDE PRICE £25,000+

Not to scale. For identification purposes only

- **Two bed ground floor flat. Double glazing. Central heating.**

**Description** A two bedroomed purpose built ground floor apartment benefiting from double glazing, central heating, secure entry intercom system, communal gardens and parking. Following modernisation the flat would be suitable for investment purposes with a potential rental income of £4,200 per annum.

**Situated** Off Old Chester Road in a popular and well established residential location within close proximity to local amenities and transport links.

**Outside** Communal gardens and parking.

**Ground Floor** Main entrance Hallway.

**Flat** Hall, Open plan Lounge/Kitchen, Bathroom/WC, Two Bedrooms.

LOT  
**42****14 Entwistle Street, Darwen, Lancashire BB3 3HS**  
\*GUIDE PRICE £30,000-£40,000

Not to scale. For identification purposes only

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

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

**Situated** Off Sudell Road in a popular and well established residential location nearby to Darwen town centre and local amenities.

**Outside** Yard to the rear.

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

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



LOT  
**43**

ON BEHALF OF A HOUSING ASSOCIATION

**5 Gray Street, Bootle, Merseyside L20 4RY****\*GUIDE PRICE £25,000–£30,000**

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Not to scale. For identification purposes only

- **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. **This property will only sell to cash purchasers**

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

**Outside** Yard to the rear

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

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

LOT  
**44**

ON BEHALF OF A HOUSING ASSOCIATION

**14 Ullswater Street, Liverpool L5 6QX****\*GUIDE PRICE £30,000–£35,000**

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Not to scale. For identification purposes only

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

**Description** A three bedroomed terrace benefiting from double glazing and central heating. Following a full upgrade and refurbishment scheme this property would be suitable for investment purposes.

**Situated** Off Thirlmere Road which in turn is off Oakfield Road in a popular and well established residential location within close proximity to local amenities.

**Outside** Yard to Rear.

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

**First Floor** Three Bedrooms.



LOT  
**45**

# 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 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 Free house 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 TVs and 100" projector, Grade 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 six 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 WCs, 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





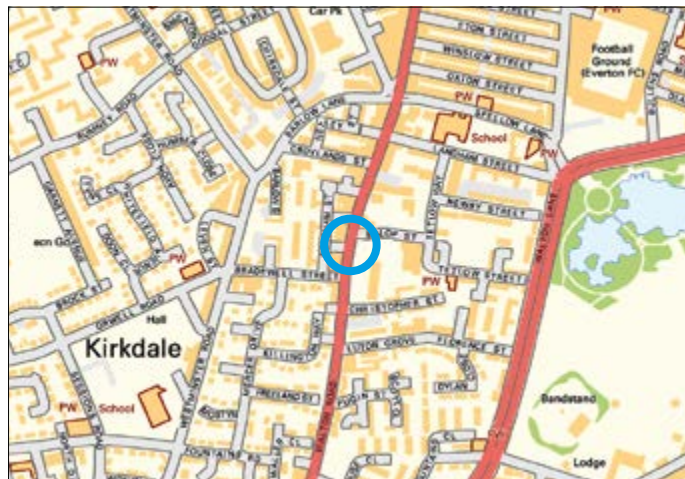
LOT

46

ON BEHALF OF A HOUSING ASSOCIATION

80/80a Newby Street, Liverpool L4 4BU

\*GUIDE PRICE £75,000–£85,000



Not to scale. For identification purposes only

- **Double fronted mid terrace converted to provide 2 x three-bed maisonettes. Double glazing. Central heating.**

**Description** A double fronted mid terraced property which has been converted to provide 2 x three-bedroomed, two-storey maisonettes benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes with a potential rental income of in excess of £9,600 per annum.

**Situated** Just off Walton Lane and Everton Football Club and in a popular residential location, approximately 2.5 miles from close to local amenities, Liverpool Liverpool city centre.

**Ground Floor** Communal Entrance Hall.

**80 Newby Street**

**Ground Floor** Entrance Hall, Living Room, Kitchen/Breakfast Room, Shower room/WC

**First Floor** Three Bedrooms

**80A Newby Street**

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

**First Floor** Three Bedrooms

**Outside** Yard to Rear.

LOT

47

75 Woodsome Park, Woolton, Liverpool L25 5HA

\*GUIDE PRICE £65,000–£75,000



Not to scale. For identification purposes only

- **Modern two bedroomed ground floor purpose built apartment.**

**Description** A modern two bedroomed ground floor purpose built apartment benefiting from double glazing, electric heating, secure gated entry system and allocated parking. The property is in good condition throughout and is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,700 per annum.

**Situated** Off Halewood Road in a popular and well established residential location within easy reach of Woolton Village amenities and Gateacre Village.

**Outside** Communal Gardens, Allocated Parking

**Ground Floor** Main Entrance Hallway.

**Flat** Hall, open plan lounge/kitchen, two bedrooms, bathroom/WC



LOT  
**48**

ON BEHALF OF A HOUSING ASSOCIATION

**70 Holmes Street, Liverpool L8 0RJ****\*GUIDE PRICE £20,000+**

- **Two bed terrace. Double glazing. In need of refurbishment scheme.**

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



Not to scale. For identification purposes only

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

**Outside** Yard to the Rear.

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

**First Floor** Two Bedrooms.

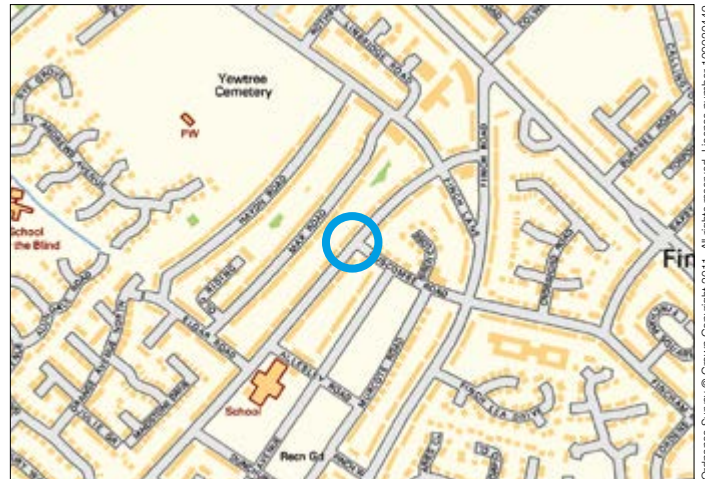
LOT  
**49**

ON BEHALF OF A HOUSING ASSOCIATION

**267 Kingsheath Avenue, Liverpool L14 4AW****\*GUIDE PRICE £40,000+**

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

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



Not to scale. For identification purposes only

**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** Gardens to the front and rear.

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



LOT  
**50**

ON BEHALF OF A HOUSING ASSOCIATION

**11 Grange Street, Liverpool L6 4AY****\*GUIDE PRICE £20,000–£25,000**

Not to scale. For identification purposes only

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

**Description** A one bedroomed mid terrace property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes. The property originally had two bedrooms and could be converted back to this subject to gaining the necessary consents.

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

**Outside** Yard to the rear.

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

**First Floor** Bedroom

LOT  
**51**

ON BEHALF OF A HOUSING ASSOCIATION

**29 Ullswater Street, Liverpool L5 6QX****\*GUIDE PRICE £35,000–£40,000**

Not to scale. For identification purposes only

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

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

**Situated** Off Thirlmere Road which is off Oakfield Road in a popular and well established residential location within close proximity to local amenities.

**Outside** Yard to the rear.

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

**First Floor** Three Bedrooms



LOT  
**52****8 Galloway Street, Liverpool L7 6PD****\*GUIDE PRICE £35,000+**

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

**Description** A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is in good order throughout and has been recently refurbished to include a new kitchen and bathroom. The potential annual rental income being in excess of £5,400 per annum.



Not to scale. For identification purposes only

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

**Outside** Yard to the rear.

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

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

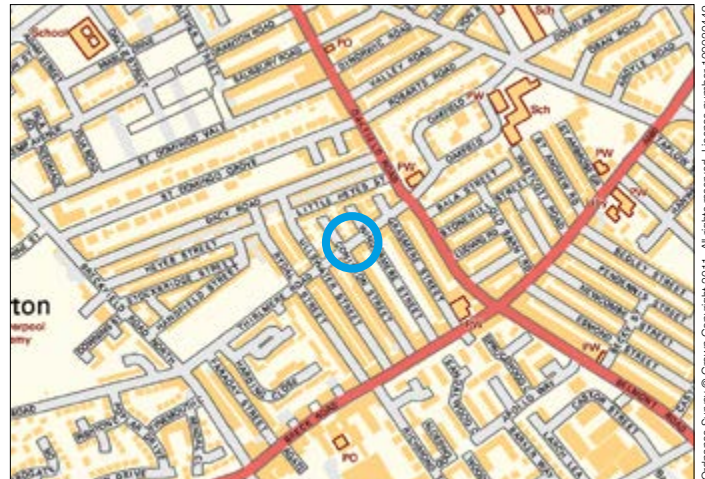
LOT  
**53**

ON BEHALF OF A HOUSING ASSOCIATION

**99 Thirlmere Road, Everton, Liverpool L5 6PW****\*GUIDE PRICE £25,000-£30,000**

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

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



Not to scale. For identification purposes only

**Situated** Off Oakfield Road (A5089) in a popular residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

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

**Outside** Yard to Rear.

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

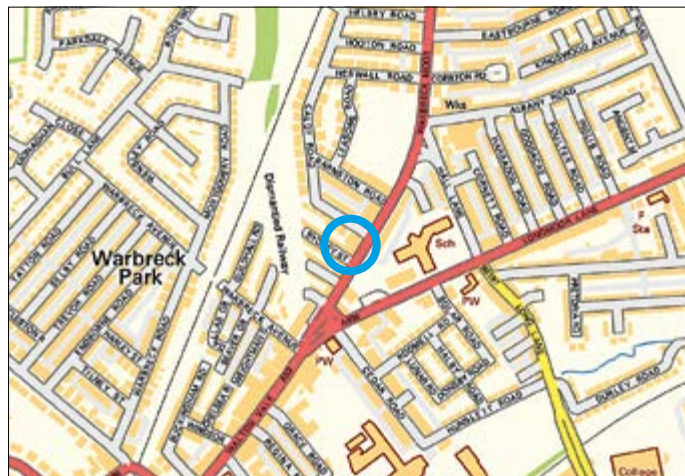


LOT

54

## 31-37 Warbreck Moor, Liverpool L9 4RW

\*GUIDE PRICE £110,000+



Not to scale. For identification purposes only

- **Six self-contained flats 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

55

ON BEHALF OF A HOUSING ASSOCIATION

## 32 St. Ives Grove, Liverpool L13 3AL

\*GUIDE PRICE £30,000-£35,000



Not to scale. For identification purposes only

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

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

**Situated** Off Prescott Road in a popular and well established residential location within close proximity to Old Swan amenities and approximately 4 miles from Liverpool city centre.

**Outside** Yard to Rear.

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

**First Floor** Two Bedrooms

LOT  
**56**

**116 Edinburgh Road, Kensington, Liverpool L7 8RF**  
\*GUIDE PRICE £70,000+



- **Residential investment producing £15,040pa. Double glazing. Central heating.**

**Description** A three/four bed roomed middle terraced property benefiting from double glazing, alarm and central heating. The property is currently let to 4 students until June 2017 producing a rental income of £15,040 per annum.



Not to scale. For identification purposes only

**Situated** off Kensington High Street in a popular and well established residential location within walking distance to Liverpool University, Liverpool Royal Hospital and Liverpool city centre.

**First Floor** Two Letting Rooms, Bathroom/WC, Separate WC.

**Second Floor** Letting Room.

**Outside** Yard to the rear.

**EPC Rating** D

**Basement** Cellar Not inspected.

**Ground Floor** Hall, Communal Lounge, Kitchen, Letting Room.

LOT  
**57**

**16 Hyndburn Street, Accrington, Lancashire BB5 1SF**  
\*GUIDE PRICE £30,000-£40,000



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

**Description** A two bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes. When let the potential rental income would be approximately £4,800 per annum.



Not to scale. For identification purposes only

**Situated** Off Blackburn Road in a popular and well established residential location nearby to Accrington town centre, railway station and local amenities.

**Outside** Front garden and yard to the rear.

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

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



LOT

58

ON BEHALF OF A HOUSING ASSOCIATION

65 Orwell Road, Liverpool L4 1RG

\*GUIDE PRICE £25,000+



Not to scale. For identification purposes only

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

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

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

**Outside** Yard to Rear.

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

**First Floor** Three Bedrooms.

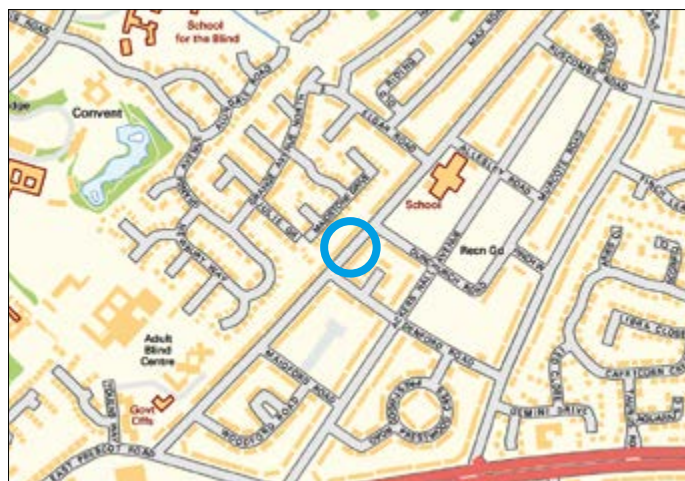
LOT

59

ON BEHALF OF A HOUSING ASSOCIATION

139 Kingsheath Avenue, Liverpool L14 4AW

\*GUIDE PRICE £35,000–£40,000



Not to scale. For identification purposes only

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

**Description** A three bedroomed end town house benefiting from double glazing, central heating and gardens to the front and rear. Following a full upgrade and refurbishment scheme this property would be suitable for investment purposes.

**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 and Rear Gardens.

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

LOT  
**60****17/17a/19 Holt Road, Liverpool L7 2PL****\*GUIDE PRICE £65,000+**

- **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** 33.7m<sup>2</sup> (363ft<sup>2</sup>)

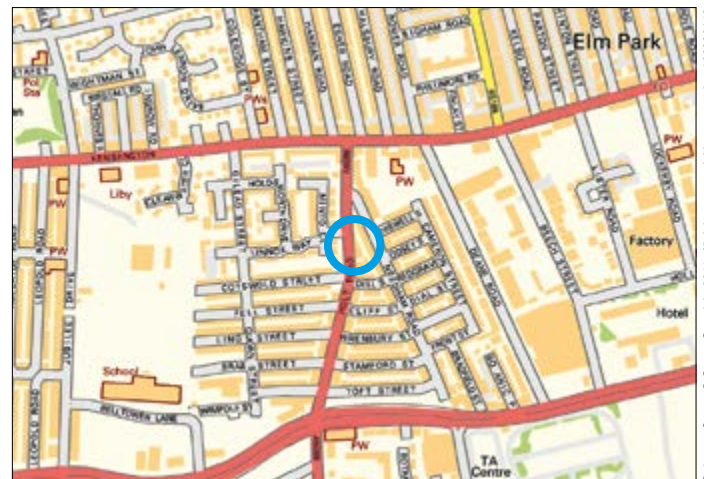
**No 19** 38m<sup>2</sup> (409ft<sup>2</sup>)

**First Floor Flat One** Hall, Open Plan Living Room/Bedroom, Bathroom/WC

**Flat Two** Hall, Living Room, Shower Room/WC, bedroom, shared Kitchen/Diner

**Outside** Rear yard.

**EPC Rating** D



Not to scale. For identification purposes only

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LOT  
**61**

ON BEHALF OF A HOUSING ASSOCIATION

**32 Hawthorne Road, Bootle, Merseyside L20 2DN****\*GUIDE PRICE £35,000-£40,000**

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Not to scale. For identification purposes only

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

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

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

**Outside** Yard to the rear.

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

**First Floor** Three Bedrooms.

LOT  
**62****12 Lawrence Road, Liverpool L15 0EG****\*GUIDE PRICE £45,000+**

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Not to scale. For identification purposes only

- **Ground floor retail unit currently producing a rental income of approximately £4200 per annum.**

**Description** A ground floor retail unit currently let to Destiny Barbers producing a rental income of approximately £4200 per annum. The property benefits from electric steel roller shutters. The tenant has been in situ for over 5 years, however there is no lease in place.

**Situated** On Lawrence Road on a busy main road position approximately 3 miles from Liverpool city centre.

**Ground Floor** Main Sales Area, Salon/WC



LOT  
**63**

ON BEHALF OF LIVERPOOL CITY COUNCIL

**2 Warnerville Road, Liverpool L13 4BG**

\*GUIDE PRICE £95,000+

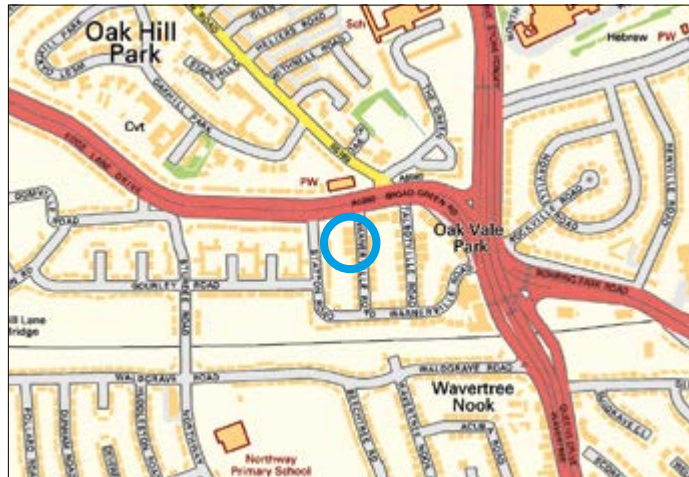


- **Three storey five bed roomed dormer style semi detached. Double glazing. Electric heating.**

**Description** A five bed roomed three storey dormer style semi detached property which in the past has been used as a residential care home. The property benefits from double glazing, electric storage heating, fire doors throughout, alarm and a rear garden. The property would be suitable for occupation, resale or investment purposes following a scheme of refurbishment works and modernisation.

**Situated** Off Queens Drive and Edge Lane Drive in a popular and well established

residential location within close proximity to local amenities, schooling, Rathbone Hospital



Not to scale. For identification purposes only

and approximately 5 miles from Liverpool city centre.

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

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

**Second Floor** Further bedroom.

**Outside** Garden to the rear.

**Note** There is a restrictive

covenant under C1 of the registered title with regard to the use of the property. Please refer to the Legal Pack for further information.

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

LOT  
**64**

ON BEHALF OF LIVERPOOL CITY COUNCIL

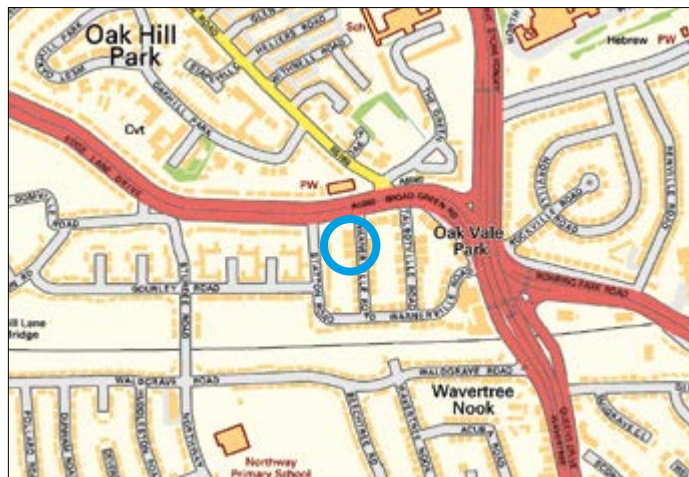
**Land adjacent to 2 Warnerville Road, Liverpool L13 4BG**

\*GUIDE PRICE £35,000+



- **Development opportunity.**

**Description** A plot of land which would be suitable for residential redevelopment with potential for a detached house or a pair of semi detached houses with associated gardens and parking, subject to any necessary planning consents. The land is sold subject to a 125 year lease with a requirement to develop the site within 2 years and then an option to acquire the Freehold for £1 subject to satisfactory redevelopment of the site. We believe all main services are available however potential purchasers should make their own enquiries. Planning enquiries should be made to Planning and Building Control on 0151 233 3021 or [planningandbuildingcontrol@liverpool.gov.uk](mailto:planningandbuildingcontrol@liverpool.gov.uk)



Not to scale. For identification purposes only

**Situated** On the corner of Warnerville Road and Edge Lane Drive in a popular and well established residential location within close proximity to local amenities, schooling, Rathbone Hospital and approximately 5 miles from Liverpool city centre.

**Planning** The site has mature trees on it and the purchaser shall make their own enquiries

with Planning as to whether or not a Tree Preservation Order applies on the subject trees.

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





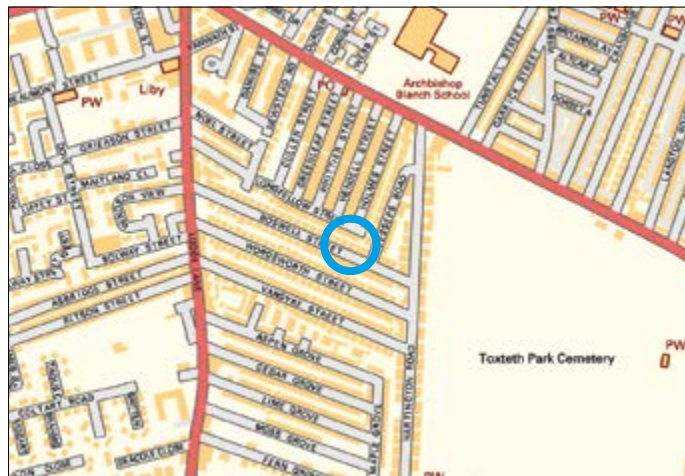
LOT

65

ON BEHALF OF A HOUSING ASSOCIATION

96 Longfellow Street, Liverpool L8 0QX

\*GUIDE PRICE £35,000–£40,000



Not to scale. For identification purposes only

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

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

**Situated** Just off Smithdown Road in an established residential location within easy access to local amenities, schooling and approximately 2 miles from Liverpool city centre.

**Outside** Yard to the rear.

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

**First Floor** Two Bedrooms.

LOT

66

5 Rawlinson Street, Barrow-in-Furness, Cumbria LA14 2DU

\*GUIDE PRICE £25,000+



Not to scale. For identification purposes only

- **Two bed end terrace. Double glazing. In need of refurbishment and modernisation.**

**Description** A two bedroomed end terrace property benefiting from double glazing. Following a full refurbishment scheme this property would be suitable for investment purposes.

**Situated** Located close to the junction with Salthouse Road, the A5087 within close proximity to local amenities, schooling, local transport links and approximately 1 mile from Barrow in Furness town centre.

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

**Outside** Yard to the rear

**Ground Floor** Living Room/ Dining Room, Kitchen, Utility Room with WC.

LOT  
**67****Flat 5, 46 Marine Road, Pensarn, Abergele, Clwyd LL22 7PR**  
**\*GUIDE PRICE £28,000+**

- **One bedroom second floor flat. Electric heating.**

**Description** A one bedroom second floor flat benefiting from electric heating which has been recently refurbished and is suitable for immediate occupation. The property would be suitable for investment purposes with a potential rental income of £4,200 per annum.

**Situated** in a popular main road position within walking distance to the town centre and the beach. Close to the AA55 North Wales Expressway plus train links to nearby Prestatyn and Colwyn Bay.

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

**Outside** Communal areas.

**Ground Floor** Main Entrance Hallway.

LOT  
**68****85 Spring Street, Rishton, Blackburn BB1 4LP**  
**\*GUIDE PRICE £30,000-£40,000**

Not to scale. For identification purposes only

- **Residential investment producing £4,500 per annum. Double glazing. Central heating.**

**Description** A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,500 per annum.

**Situated** Off High Street (the A678) in a popular and well established residential location nearby to local amenities and shopping. Blackburn town centre is approximately 4 miles away.

**Outside** Yard to the rear

**Ground Floor** Living Room, Kitchen

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



LOT  
**69-71** Plots 113, 114, 115 Watling Street, Hints B78 3DF  
\*GUIDE PRICE NIL RESERVE



Not to scale. For identification purposes only

- **Freehold plots of land. Suitable for a variety of uses.**

**Description** Freehold parcels of land which would be suitable for a variety of uses subject to any necessary planning consents and access. Buyers should make their own further enquiries.

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

LOT  
**72** 43 Woodsome Park, Woolton, Liverpool L25 5HA  
\*GUIDE PRICE £65,000-£75,000



Not to scale. For identification purposes only

- **Two bedroomed third floor purpose-built apartment.**

**Description** A modern two bedroomed third floor purpose built apartment benefiting from double glazing, electric heating, secure gated entry system and allocated parking. The property is in good condition throughout and is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,000 per annum.

**Situated** Off Halewood Road in a popular and well established residential location within easy reach of Woolton Village amenities and Gateacre Village.

**Outside** Communal gardens, allocated parking

**Ground Floor** Main Entrance Hallway.

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

LOT  
**73**

ON BEHALF OF A HOUSING ASSOCIATION

**20 Danube Street, Liverpool L8 0QR****\*GUIDE PRICE £50,000+**

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

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



Not to scale. For identification purposes only

**Situated** Off Smithdown Road (A562) in a popular and well established residential location within close proximity to local amenities and approximately 2.5 miles from Liverpool city centre.

**Outside** Yard to the rear.

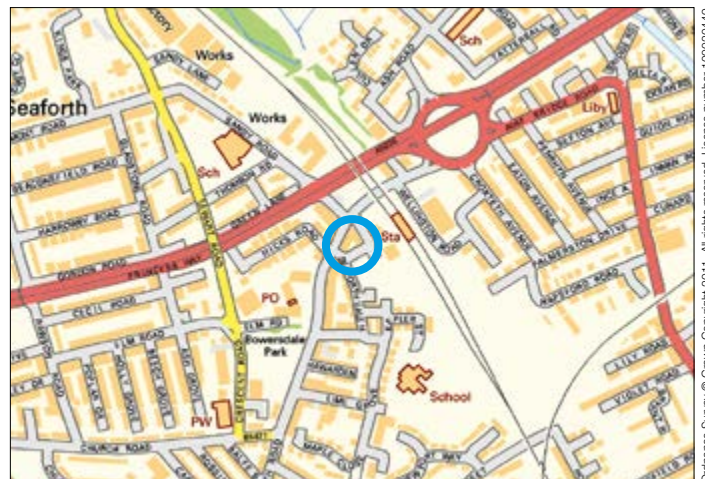
**Ground Floor** Hall, Lounge, Dining room, Kitchen.

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

LOT  
**74****13-15 Seaforth Road, Seaforth, Liverpool L21 3TX****\*GUIDE PRICE £20,000+**

- **Pair of mid terraced properties in need of a full upgrade and refurbishment scheme. Suitable for redevelopment.**

**Description** A pair of two/three storey mid terrace properties comprising two commercial units to the ground floor together with accommodation to the upper floors, suitable for re-development. The property requires a full upgrade and refurbishment scheme. Please note Sutton Kersh have not inspected the properties internally however we believe they are fire damaged.



Not to scale. For identification purposes only

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

**Ground Floor** Shops

**First Floor** No Upper Floors

**Outside** Yard



LOT

75

## 17 Hyndburn Street, Accrington, Lancashire BB5 1SF

\*GUIDE PRICE £30,000-£40,000



- **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. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,800 per annum.



Not to scale. For identification purposes only

**Situated** Off Blackburn Road in a popular and well established residential location nearby to Accrington town centre, railway station and local amenities.

**Outside** Front garden and yard to the rear.

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

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

LOT

76

ON BEHALF OF A HOUSING ASSOCIATION

## 11 Claremont Road, Seaforth, Liverpool L21 1HS

\*GUIDE PRICE £80,000+



- **Three storey mid terrace converted to provide three self contained flats. Double glazing. Central heating. Front garden.**

**Description** A three storey mid terrace converted to provide three self contained flats. The property benefits from double glazing, central heating and front garden. Following refurbishment the property would be suitable for investment purposes with a potential rental income of in excess of £13,500 per annum.



Not to scale. For identification purposes only

**Situated** Between Crosby Road South and Sandy 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 Flat 2** Hall, Lounge, Kitchen, Two Bedrooms, Bathroom/WC

**Second Floor Flat 3** Hall, Bed sitting room, Bathroom/WC, Kitchen (Boiler removed)

**Ground Floor** Main Entrance Hallway  
**Flat 1** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

**Outside** Front garden, Rear yard.

LOT

77

37 Cedardale Road, Liverpool L9 2BG

\*GUIDE PRICE £50,000+



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

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



Not to scale. For identification purposes only

**Situated** Off Rice Lane in a popular location within close proximity to local amenities, schooling, transport links and approximately 5 miles from Liverpool city centre.

**Outside** Yard to the rear.

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

**First Floor** Three Bedrooms, WC.

LOT

78

ON BEHALF OF A HOUSING ASSOCIATION

59 Palatine Road, Wallasey, Merseyside CH44 7EN

\*GUIDE PRICE £35,000-£40,000



- Three bedroomed middle terraced property. 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.



Not to scale. For identification purposes only

**Situated** Off St Paul's Road within close proximity to local amenities, schooling, Bromborough Rake train station and approximately 1 mile from The Croft Retail & Leisure Park.

**Outside** Yard to the rear.

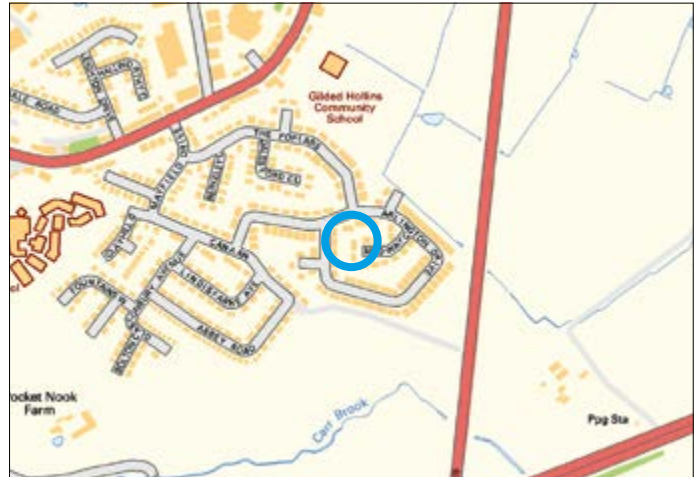
**Ground Floor** Hall, Lounge, Dining Room, Kitchen.

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



LOT  
**79**

ON BEHALF OF A HOUSING ASSOCIATION

**24 Arlington Drive, Leigh, Lancashire WN7 3QN****\*GUIDE PRICE £100,000+**

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Not to scale. For identification purposes only

- **Four bed semi detached. Double glazing. Central heating. Garage. Driveway. Gardens.**

**Description** A four bedroomed semi detached property benefiting from double glazing, central heating, Fire doors, front and rear gardens, driveway and garage. Following modernisation this property would be suitable for occupation or investment purposes.

**Situated** In a cul de sac off St Helens Road in a popular and well established residential location within close proximity to local amenities.

**First Floor** Four bedrooms (one with en-suite bathroom), Bathroom/WC.

**Outside** Garage, Driveway to the Front and Garden to the Rear.

**Ground Floor** Porch Entrance, Hallway, Through Lounge, Kitchen, Dining Room.

LOT  
**80****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. Good condition.**

**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  
**81****16 Long Lane, Wavertree, Liverpool L15 4HF****\*GUIDE PRICE £60,000–£70,000**

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

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



Not to scale. For identification purposes only

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

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

**Outside** Yard to Rear.

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

LOT  
**82****83 Benedict Street, Bootle, Merseyside L20 2EL****\*GUIDE PRICE £30,000+**

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

**Description** A two bedrooomed 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 £4680.00 per annum.



Not to scale. For identification purposes only

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

**Outside** Yard to the rear.

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

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



LOT  
**83****76 Nimrod Street, Liverpool L4 4DX****\*GUIDE PRICE £35,000–£40,000**

Not to scale. For identification purposes only

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

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

**Situated** Off County Road and Goodison Road in a popular residential location within close proximity to local amenities, schooling, Everton Football Club and approximately 4 miles from Liverpool city centre.

**Outside** Yard to the rear

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

**First Floor** Two Bedrooms

LOT  
**84****202 Knowsley Road, Bootle, Merseyside L20 4NU****\*GUIDE PRICE £20,000+**

Not to scale. For identification purposes only

- **Vacant ground floor mid terrace retail unit.**

**Description** A ground floor middle terraced retail unit which would be suitable for a number of uses subject to any necessary consents.

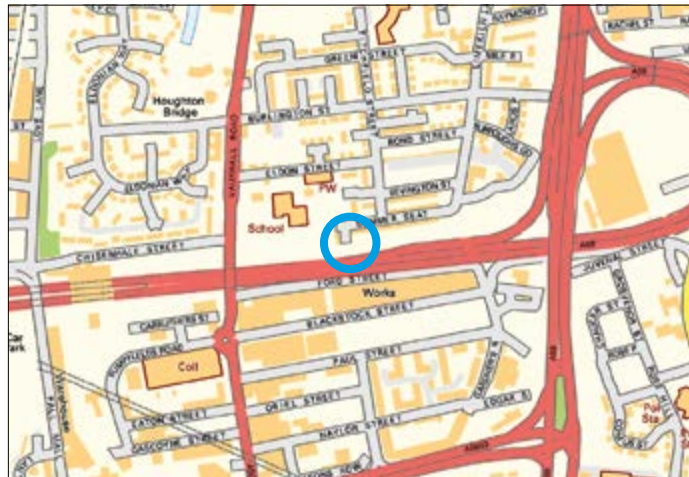
**Situated** Fronting Knowsley Road in a popular and well established residential location within close proximity to local amenities and approximately 3.5 miles from Liverpool city centre.

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

LOT  
**85****2 Summer Seat, Liverpool L3 6HB****\*GUIDE PRICE £70,000+**

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

**Description** A three bedroomed end terrace property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. If let to 3 tenants at £75pppw the potential rental income would be approximately £11,700 per annum.



Not to scale. For identification purposes only

**Situated** Off Titchfield Street and within walking distance to Vauxhall Road amenities (which is currently undergoing some major developments/redevelopments), schooling and approximately 0.5 miles from Liverpool city centre.

**Outside** Yard to Rear, Outhouse.

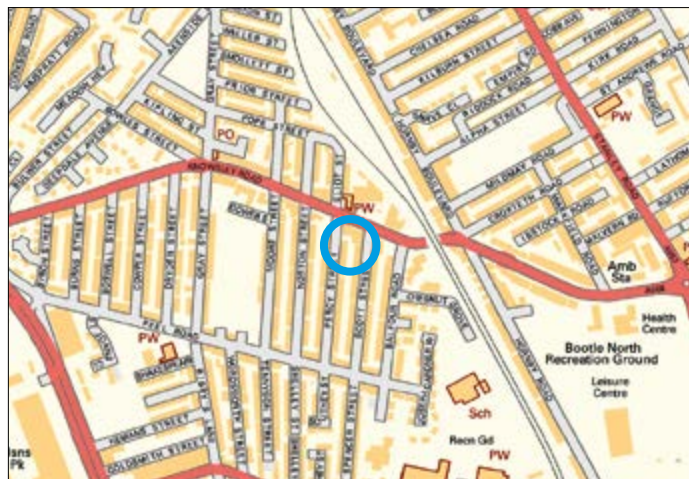
**Ground Floor** Lounge, Breakfast Room/Kitchen, Bathroom/WC

**First Floor** Three Bedrooms.

LOT  
**86****221-223 Knowsley Road, Bootle, Merseyside L20 4NU****\*GUIDE PRICE £60,000-£70,000**

- **A two storey end terraced commercial property providing ten self contained offices with kitchen and toilet facilities.**

**Description** The property benefits from a prominent window display frontage, secure electric roller shutters, central heating and it is fully carpeted. Total net area is approx 1321ft<sup>2</sup>. The property would be suitable for a number of uses subject to any necessary consents and could be let to two tenants having two separate entrances.



Not to scale. For identification purposes only

**Situated** Fronting Knowsley Road in a popular and well established residential location within close proximity to local amenities and approximately 3.5 miles from Liverpool city centre.

**First Floor** Left hand side: Two Offices, Kitchen, WC. Right Hand Side: Three Offices, Kitchen, WC.

**Outside** Covered Yard

**Ground Floor** Main Entrance Hallway, five Offices, Kitchen, Disabled WC



LOT

87

25 Leach Street, Blackburn BB2 3SE

\*GUIDE PRICE £30,000–£35,000



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

**Description** A two bedroom middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,800 per annum.



Not to scale. For identification purposes only

**Situated** Off Rockcliffe Street in a popular and well established residential location close to local amenities. Blackburn town centre is approximately 1 mile away.

**Outside** Yard to the rear.

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

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

LOT

88

68 Scorton Street, Liverpool L6 4AT

\*GUIDE PRICE £30,000+



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

**Description** A two bedroomed middle terraced property benefiting from central heating. Following refurbishment the property would be suitable for investment purposes with a potential rental income of in excess of £5040 per annum.



Not to scale. For identification purposes only

**Situated** Off Rocky Lane close to its junction with Lower Breck Road in a popular and well established residential location approximately 3 miles from Liverpool city centre.

**Outside** Yard to the rear

**EPC Rating** D

**Joint Agents**

Atlas Estates



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

**First Floor** Two Bedrooms



LOT  
**89****41 Oakfield Road, Walton, Liverpool L4 2QE****\*GUIDE PRICE £55,000+**

- **Three self-contained flats currently producing £5,300 per annum. Double glazing.**

**Description** A three storey mid-terraced property converted to provide one one-bedroomed flat and two studio flats benefiting from double glazing throughout. Two flats are currently let by way of Assured Shorthold Tenancies producing £5,300 per annum, when fully let the potential annual income is £9,600.



Not to scale. For identification purposes only

**Situated** Fronting Oakfield Road in a popular and well established residential location close to local amenities and Liverpool Football Club and approximately 4 miles from Liverpool city centre.

**Ground Floor** Main entrance, Hallway.

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

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

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

**Outside** Yard to the rear.

LOT  
**90****6 Harebell Street, Liverpool L5 7RP****\*GUIDE PRICE £32,000+**

- **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.



Not to scale. For identification purposes only

**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.

**Ground Floor** Vestibule, Through Living Room/Diner

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

**Outside** Yard to the rear

**EPC Rating** D



LOT

91

## Unit 2a Paula Works, Charnock Road, Liverpool L9 7ET

\*GUIDE PRICE £20,000+



Not to scale. For identification purposes only

- **Single storey workshop unit in need of refurbishment.**

**Description** A single storey workshop unit which is in need of refurbishment. The property would be suitable for a number of uses subject to any necessary consents. The Property benefits from steel electric roller shutters.

**Situated** Off Charnock Road which in turn is off Stopgate Lane within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor** Main sales area, Workshop/rear room, two Offices, WC

**Outside** Shared front Yard Area, Parking.

LOT

92

ON BEHALF OF LIVERPOOL CITY COUNCIL

## 74 Forfar Road, Tuebrook, Liverpool L13 8DX

\*GUIDE PRICE £30,000–£35,000



Not to scale. For identification purposes only

- **Two bedroom mid town house.**

**Description** A two bedroomed mid town house in need of refurbishment and modernisation. Once upgraded the property would be suitable for occupation or investment purposes. The potential rental income when let is in excess of £5700.00 per annum.

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

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

**Outside** Yard to the rear

**Ground Floor** Lounge, Kitchen

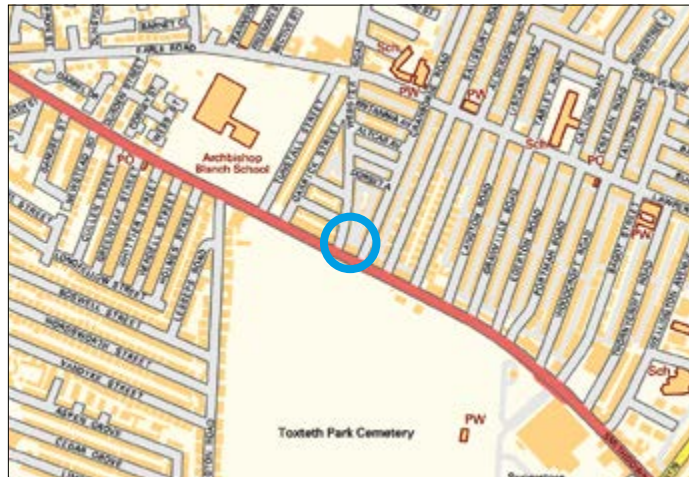


Liverpool City Council

LOT  
**93****117 Webster Road, Liverpool L7 4LG****\*GUIDE PRICE £30,000+**

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

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



Not to scale. For identification purposes only

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

**Outside** Yard to the rear

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

**First Floor** Two Bedrooms.

LOT  
**94****7 Fairfield Road, Farnworth, Bolton BL4 9QD****\*GUIDE PRICE £65,000+**

- **Residential investment producing £5,940 per annum. Double glazing.**

**Description** A three bedroomed semi detached property benefiting from double glazing and front, rear and side gardens. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,940 per annum.



Not to scale. For identification purposes only

**Situated** Off Barton Road which in turn is off Piggott Street in a popular and well established residential location nearby to local amenities. Bolton town centre is approximately 3.5 miles away.

**Outside** Front, rear and side gardens

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

**First Floor** Three Bedrooms



LOT  
**95****12 Undercliffe Road, Stoneycroft, Liverpool L13 6QH****\*GUIDE PRICE £75,000+**

Not to scale. For identification purposes only

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

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

**Situated** Off Derby Lane in an established and popular residential location within easy reach of local amenities, Old Swan amenities, Schooling and approximately 4 miles from Liverpool city centre.

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

**Outside** Yard to the rear

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

LOT  
**96****67 Rhodesia Road, Liverpool L9 9BS****\*GUIDE PRICE £50,000+**

Not to scale. For identification purposes only

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

**Description** A three bedroomed town house property benefiting from gardens and double glazing. Following repair and modernisation the property would be suitable for occupation or investment purposes.

**Situated** Off Sandy Lane which in turn is off Higher Lane and Long Lane in a popular and well established residential location.

**EPC Rating** F

**Ground Floor** One Room, Kitchen, Bathroom/WC.

**First Floor** Three Rooms.

**Outside** Gardens.



LOT

97

10 Rockhouse Street, Liverpool L6 4AP

\*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

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

**Description** Three bedroomed middle terraced property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate investment purposes with a potential rental income of £5,400 per annum.

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

**Outside** Yard to the rear

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

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

LOT

98

4 Woodsend Close, Blackburn BB2 3WR

\*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **Two bedroom mid town house.**

**Description** A two bedroomed mid town house benefiting from gardens to the front and rear along with a driveway. Following a full scheme of refurbishment this property would be suitable for occupation, resale or investment purposes.

**Situated** In a cul de sac off Roman Road within close proximity to local amenities and approximately 3 miles from Blackburn town centre.

**Outside** Front and Rear Gardens, Driveway.

**Ground Floor** Porch entrance, Lounge, Kitchen/Dining Room

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



LOT

99

79 Dowry Street, Oldham OL8 2LP

\*GUIDE PRICE £32,000+



Not to scale. For identification purposes only

- **Three bedroom semi-detached house.**

**Description** A three bedroomed semi-detached property benefiting from front and rear gardens. Following a scheme of refurbishments works this property would be suitable for occupation, resale or investment purposes.

**Situated** Off Ashton Road within close proximity to local amenities and approximately 2 miles from Oldham town centre.

**Ground Floor** Lounge, Kitchen

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

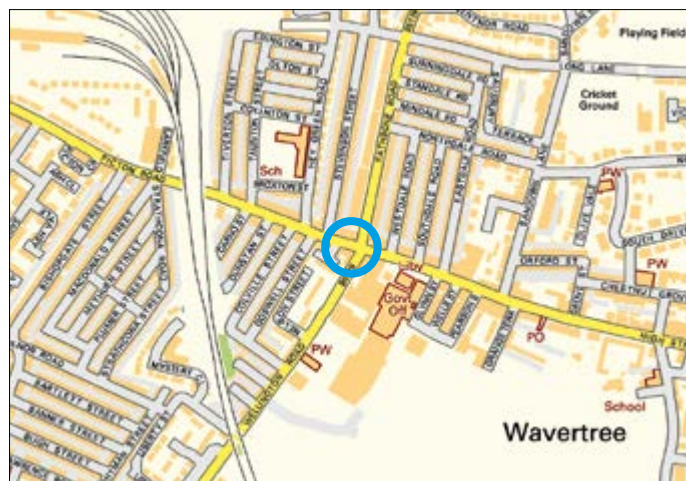
**Outside** Front and Rear Gardens.

LOT

100

123 Picton Road, Wavertree, Liverpool L15 4LF

\*GUIDE PRICE £75,000+



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 and 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.

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

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

**Second Floor** Two Bedrooms.

**Outside** Yard to the rear, separate entrance to flat.



LOT

101

ON BEHALF OF A HOUSING ASSOCIATION

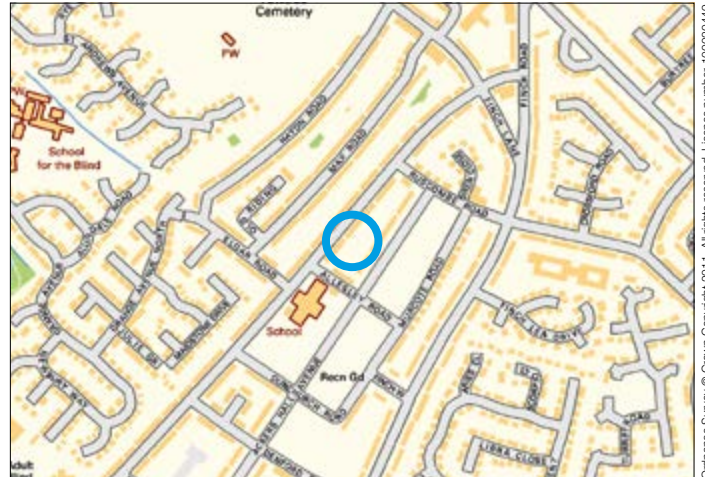
186 Kingsheath Avenue, Liverpool L14 4AP

\*GUIDE PRICE £35,000-£40,000



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

**Description** A three bedroomed town house benefiting from double glazing, central heating and gardens to the front and rear. Following a full upgrade and refurbishment scheme this property would be suitable for investment purposes.



Not to scale. For identification purposes only

**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 and Rear Gardens.

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

LOT

102

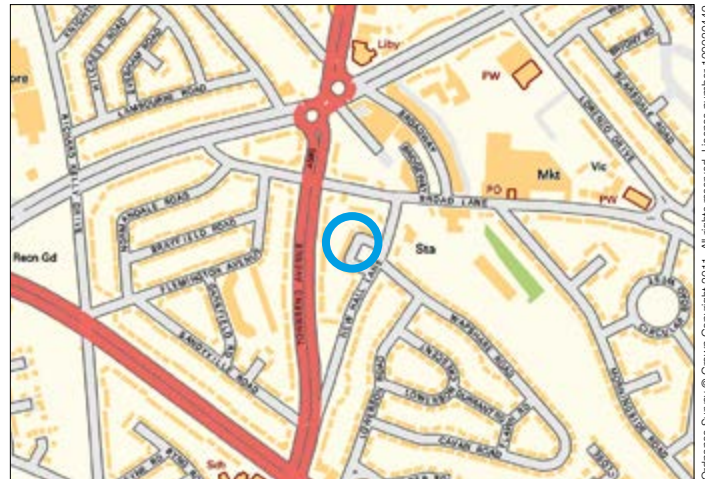
55 New Hall Lane, Liverpool L11 8LT

\*GUIDE PRICE £70,000+



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

**Description** A three bedroomed end town house benefiting from double glazing, central heating, front and rear gardens and a driveway. Following modernisation this property would be suitable for occupation, re-sale or investment purposes.



Not to scale. For identification purposes only

**Situated** Off Broad Lane which in turn is off Townsend Avenue in a popular and well established residential location close to Broadway amenities, schooling and approximately 4 miles from Liverpool city centre.

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

**Outside** Front and Rear Gardens, Driveway.

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

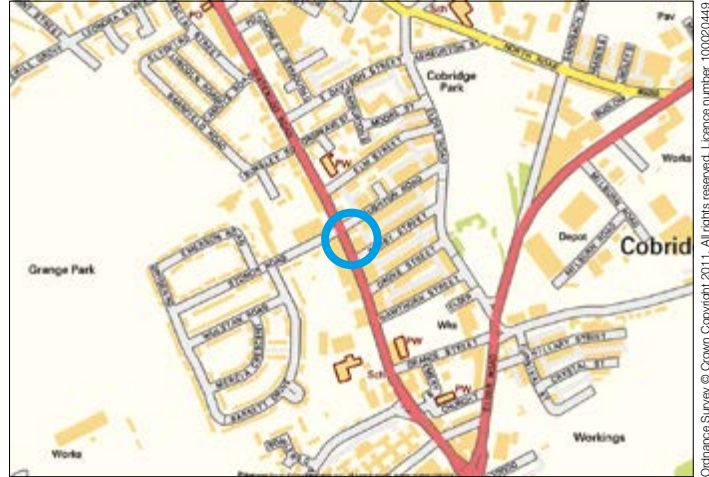


LOT

103

209 Waterloo Road, Stoke-On-Trent ST6 2HS

\*GUIDE PRICE £25,000 - £35,000



Not to scale. For identification purposes only

- **1 Bed Terrace. Double Glazing.**

**Description** A one bedroomed terraced property benefitting from double glazing. Following modernisation the property would be suitable for investment purposes.

**Situated** Off Leek New Road (the A53) in a popular and well established residential location. Stoke-on-Trent city centre is approximately 3.5 miles away.

**Accommodation** Living Room, Kitchen, Bedroom, Bathroom/WC.

**Outside** Front yard.

LOT

104

12 Scotia Road, Stoke-On-Trent ST6 4EP

\*GUIDE PRICE £40,000 - £50,000



Not to scale. For identification purposes only

- **2 Bed Mid Terrace. Double Glazing. Central Heating. Rear Garden**

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

**Situated** Fronting Scotia Road close to local amenities and approximately 2 miles from Stoke City Centre.

**Accommodation** Lounge, Dining Room, Kitchen, 2 Bedrooms, Bathroom/WC.

**Outside** Rear garden.

LOT

105

59 Denbigh Street, Stoke-On-Trent ST1 5JA

\*GUIDE PRICE £30,000 - £40,000



• **2 Bed Mid Terrace. Double Glazing. Rear Garden**

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



Not to scale. For identification purposes only

**Situated** Off Eastbank Road which in turn is off Century street within close proximity to local amenities and approximately 3 miles from Stoke-on-Trent Town centre.

**Accommodation** Lounge, Kitchen, 2 Bedrooms, Bathroom/WC.

**Outside** Rear garden.

LOT

106

Heatherlea, Hillside, Prestatyn, Clwyd LL19 9EN

\*GUIDE PRICE £95,000+



• **3 BEDROOM MID TERRACE. IN NEED OF A FULL UPGRADE AND REFURBISHMENT SCHEME.**

**Description** A 3 bedroomed mid terraced property in need of a full upgrade and refurbishment scheme. Once updated the property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Fforddlas in a popular and well established residential location nearby the village of Prestatyn and local amenities, schooling, shops and public transport.

**Outside** Front and rear gardens

**Ground Floor** 2 Reception Rooms, Kitchen

**First Floor** 3 Bedrooms, Bathroom/WC



LOT

107

40 Crystal Street, Stoke-On-Trent ST6 2PF

\*GUIDE PRICE £30,000 - £40,000



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Not to scale. For identification purposes only

- **2 Bed Mid Terrace. Double Glazing. Central Heating.**

**Description** A two bedroomed mid terraced property in need of a reburbishment and upgrade scheme. The property benefits from double glazing and central heating and once upgraded would be suitable for investment purposes.

**Situated** Off Furnival Street which in turn off Sneyd Street in a popular and well established residential location. Stoke-on-Trent city centre is approximately 3 miles away.

**Accommodation** Two Reception Rooms, Kitchen, 2 Bedrooms, Bathroom/WC.

**Outside** Yard to the rear.

LOT

108

227 Waterloo Road, Stoke-On-Trent ST6 2JB

\*GUIDE PRICE £75,000 - £85,000



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Not to scale. For identification purposes only

- **Mid terraced house converted into 2 x flats, 1 x 1 bedroom and 1 x 2 bedroom. Double glazing, central heating.**

**Description** A mid terraced house which has been converted into 2 x flats, 1 x 1 bedroom and 1 x 2 bedroom, benefiting from double glazing and central heating. The property is in need of modernisation and once updated would be suitable for investment purposes.

**Situated** Off Leek New Road (the A53) in a popular and well established residential location. Stoke-on-Trent city centre is approximately 3.5 miles away.

**First Floor Flat 2** - 2 Bedrooms, Kitchen, Reception Room, Bathroom/WC

**Outside** Yard to the rear.

**Ground Floor Flat 1** - 1 Bedroom, Kitchen, Reception Room, Shower Room/WC

LOT

109

85 Denbigh Street, Stoke-On-Trent ST1 5JA

\*GUIDE PRICE £50,000 - £60,000



- 3 Bed end Terrace. Double Glazing. Central Heating.

**Description** A 3 bedroomed end terrace property benefiting from double glazing and central heating. Following modernisation this property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Eastbank Road which in turn is off Century street within close proximity to local amenities and approximately 3 miles from Stoke-on-Trent Town centre.

**Accommodation** Lounge, Kitchen, 3 Bedrooms/WC.

**Outside** Yard to the rear.

LOT

110

29 Denbigh Street, Stoke-On-Trent ST1 5JA

\*GUIDE PRICE £20,000 - £30,000



- 2 Bed Mid Terrace. Double Glazing. Central Heating.

**Description** A 2 bedroomed mid terrace property benefiting from double glazing and central heating. Following modernisation this property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Eastbank Road which in turn is off Century street within close proximity to local amenities and approximately 3 miles from Stoke-on-Trent Town centre.

**Accommodation** 2 Reception rooms, Kitchen, 2 Bedrooms, Bathroom/WC.

**Outside** Yard to the rear.





- LOT



- 
- Entwistle  
Green**



LOT

113

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

\*GUIDE PRICE £85,000+



Not to scale. For identification purposes only

- **A purpose built 2 bed flat with balcony. Double glazing and electric heating. Secure parking and communal gardens.**

**Description** A 2 bedroomed 8th 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

**Ground Floor** Main Entrance, Lift Facilities

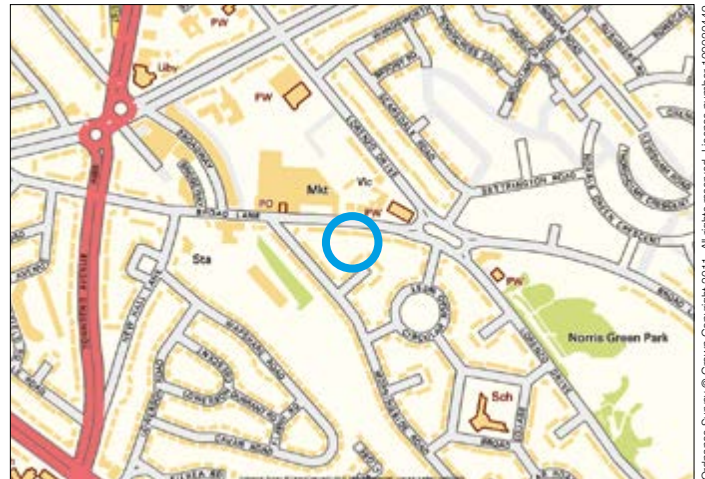
**Eighth Floor** Hall, Lounge, Kitchen, Bathroom, Two Bedrooms one with En-suite

LOT

114

80 Broad Lane, Norris Green, Liverpool L11 1AN

\*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

- **3 bed end town house. Double glazing. Central heating.**

**Description** A three bedroomed end town house benefiting from double glazing, central heating, front and rear gardens and a driveway. The property is in good order throughout and would be suitable for immediate occupation or investment purposes with a potential rental income of £7,500 per annum.

**Situated** Fronting Broad Lane in a popular and well established residential location within walking distance to Broad Lane local amenities, schooling and approximately 5 miles from Liverpool City Centre.

**First Floor** 3 Bedrooms, Bathroom, Separate WC.

**Outside** Front and Rear Gardens, Driveway.

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



LOT

**115****15 Hunter's Mill, Downpatrick, County Down BT30 6BL****\*GUIDE PRICE - £70,000+**

- **3 bed mid town house. Double glazing. Central heating.**

**Description** A three bedroomed middle town house property benefiting from double glazing, central heating, front and rear gardens and a driveway. The property is in good order throughout and would be suitable for occupation or investment purposes.

**Situated** Off Stream Street in a popular location within walking distance to Downpatrick Town Centre.

**Outside** Front and Rear Gardens, Driveway.

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

**First Floor** 3 Bedrooms, Bathroom/WC.

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

# Notes

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\*Available at an additional cost

# 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 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. Funds to the sum of 10% of the maximum bid or £3,000 whichever is the greater, must be **cleared** and held with the auctioneer 48 hours prior to the auction to validate the proxy or telephone bidding form. **We will not bid on your behalf or accept your telephone bid unless we hold cleared funds.**  
  
Funds can be paid by cheque made payable to Sutton Kersh (you should allow 4 working days for them to clear) bankers draft, bank transfer or debit and credit card (subject to an additional charge). Please note we do not accept cash.  
  
Should your telephone or proxy bid not be successful, all cleared funds would be returned within 48 hours of the auction closing.  
  
Buyer's Administration Charge – The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of £750+VAT (£900 including VAT @ 20%) (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\* bankers draft\* bank transfer\* debit/credit card for 10% deposit (£3,000 minimum) £ .....

enclosed herewith (made payable to Sutton Kersh). **Please see Note 3 regarding cleared funds overleaf**

**Buyer's Administration Charge** – Should my bid be successful I agree to pay a Buyer's Administration Charge of £750+VAT (£900 including VAT @ 20%) (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 .....

# 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) .....

Cheque\* bankers draft\* bank transfer\* debit/credit card for 10% deposit (£3,000 minimum) £ .....

enclosed herewith (made payable to Sutton Kersh). **Please see Note 3 regarding cleared funds overleaf**

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

£750+VAT (£900 including VAT @ 20%) (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**



# Common Auction Conditions

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

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

## INTRODUCTION

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

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

## Important notice

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

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

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

## GLOSSARY

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

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

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

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

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

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

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

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

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

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

**Auctioneers** The AUCTIONEERS at the AUCTION.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**VAT option** An option to tax.

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

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

## AUCTION CONDUCT CONDITIONS

### A1 Introduction

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

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

### A2 Our role

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

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

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

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

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

### A3 Bidding and reserve prices

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

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

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

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

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

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

### A4 The particulars and other information

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

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

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

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

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

### A5 The contract

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

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

A5.3 YOU must before leaving the AUCTION:

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

A5.4 If you do not we may either:

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

A5.5 The deposit:

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

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

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

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

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

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

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

### G1. The lot

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

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

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

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

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

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

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

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

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

G1.9 The BUYER buys with full knowledge of:

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



G14.2	Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.	BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.	G24.4	Following COMPLETION the BUYER must:
<b>G15. Transfer as a going concern</b>				<ul style="list-style-type: none"> <li>• (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;</li> <li>• (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and</li> <li>• (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.</li> </ul>
G15.1	Where the SPECIAL CONDITIONS so state:	<ul style="list-style-type: none"> <li>• (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees.</li> <li>• (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the Transferring Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.</li> <li>• (d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION.</li> </ul>	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.
G15.2	The SELLER confirms that the SELLER		<b>G25. Warranties</b>	
	<ul style="list-style-type: none"> <li>• (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and</li> <li>• (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.</li> </ul>	<b>G21. Environmental</b>	G25.1	Available warranties are listed in the SPECIAL CONDITIONS.
G15.3	The BUYER confirms that:	G21.1	G25.2	Where a warranty is assignable the SELLER must:
	<ul style="list-style-type: none"> <li>• (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;</li> <li>• (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;</li> <li>• (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and</li> <li>• (d) it is not buying the LOT as a nominee for another person.</li> </ul>	G21.2		<ul style="list-style-type: none"> <li>• (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and</li> <li>• (b) apply for (and the SELLER and the BUYER must use all reasonable endeavours to obtain) any consent to assign that is required. If consent has not been obtained by COMPLETION the warranty must be assigned within five BUSINESS DAYS after the consent has been obtained.</li> </ul>
G15.4	The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:	<b>G22. Service Charge</b>	G25.3	If a warranty is not assignable the SELLER must after COMPLETION:
	<ul style="list-style-type: none"> <li>• (a) of the BUYER'S VAT registration;</li> <li>• (b) that the BUYER has made a VAT OPTION; and</li> <li>• (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.</li> </ul>	G22.1		<ul style="list-style-type: none"> <li>• (a) hold the warranty on trust for the BUYER; and</li> <li>• (b) at the BUYER'S cost comply with such of the lawful instructions of the BUYER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.</li> </ul>
G15.5	The BUYER confirms that after COMPLETION the BUYER intends to:	G22.2	<b>G26. No assignment</b>	
	<ul style="list-style-type: none"> <li>• (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and</li> <li>• (b) collect the rents payable under the TENANCIES and charge VAT on them</li> </ul>	G22.3		The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.
G15.6	If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:	G22.4	<b>G27. Registration at the Land Registry</b>	
	<ul style="list-style-type: none"> <li>• (a) the SELLER'S conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;</li> <li>• (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and</li> <li>• (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.</li> </ul>		G27.1	This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as practicable:
<b>G16. Capital allowances</b>				<ul style="list-style-type: none"> <li>• (a) procure that it becomes registered at Land Registry as proprietor of the LOT;</li> <li>• (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and</li> <li>• (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.</li> </ul>
G16.1	This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.		G27.2	This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:
G16.2	The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.			<ul style="list-style-type: none"> <li>• (a) apply for registration of the TRANSFER;</li> <li>• (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and</li> <li>• (c) join in any representations the SELLER may properly make to Land Registry relating to the application.</li> </ul>
G16.3	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.		<b>G28. Notices and other communications</b>	
G16.4	The SELLER and BUYER agree:	G22.5	G28.1	All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.
	<ul style="list-style-type: none"> <li>• (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and</li> <li>• (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.</li> </ul>	G22.6	G28.2	A communication may be relied on if:
<b>G17. Maintenance agreements</b>				<ul style="list-style-type: none"> <li>• (a) delivered by hand; or</li> <li>• (b) made electronically and personally acknowledged (automatic acknowledgement does not count); or</li> <li>• (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.</li> </ul>
G17.1	The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.		G28.3	A communication is to be treated as received:
G17.2	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.	<b>G23. Rent reviews</b>		<ul style="list-style-type: none"> <li>• (a) when delivered, if delivered by hand; or</li> <li>• (b) when personally acknowledged, if made electronically; but if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next BUSINESS DAY.</li> </ul>
<b>G18. Landlord and Tenant Act 1987</b>		G23.1	G28.4	A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.
G18.1	This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.	G23.2	<b>G29. Contracts (Rights of Third Parties) Act 1999</b>	
G18.2	The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.	G23.3		No one is intended to have any benefit under the CONTRACT pursuant to the Contract (Rights of Third Parties) Act 1999.
<b>G19. Sale by practitioner</b>			<b>Extra General Conditions</b>	
G19.1	This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.	G23.4		Applicable for all lots where the Common Auction Conditions apply.
G19.2	The PRACTITIONER has been duly appointed and is empowered to sell the LOT.		<b>1. The Deposit</b>	
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.	G23.5	1.1	General Conditions A5.5a shall be deemed to be deleted and replaced by the following:
G19.4	The LOT is sold:			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)
	<ul style="list-style-type: none"> <li>• (a) in its condition at COMPLETION;</li> <li>• (b) for such title as the SELLER may have; and</li> <li>• (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.</li> </ul>	G23.6		b) is to be held as stakeholder save to the extent of the AUCTIONEERS' fees and expenses which part of the deposit shall be held as agents for the SELLER
G19.5	Where relevant:	G23.7	<b>2. Buyer's Administration Charge</b>	
	<ul style="list-style-type: none"> <li>• (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the document of appointment and the PRACTITIONER'S acceptance of appointment; and</li> <li>• (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.</li> </ul>	G23.8	2.1	Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £750+VAT (£900 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.
G19.6	The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.	<b>G24. Tenancy renewals</b>	<b>3. Extra Auction Conduct Conditions</b>	
<b>G20. TUPE</b>		G24.1	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.
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.	G24.2	<b>4. Searches</b>	
G20.2	If the SPECIAL CONDITIONS do not state "There are no employees to which TUPE applies" the following paragraphs apply:			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.
	<ul style="list-style-type: none"> <li>• (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the</li> </ul>	G24.3		

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