

NOW INVITING
INSTRUCTIONS
FOR OUR
25 MAY AUCTION

SuttonKersh



1ST FOR AUCTIONS

Wednesday 29 March 2017

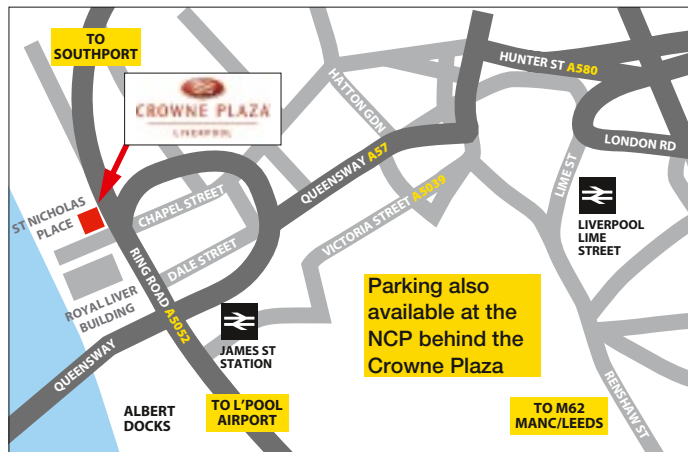
Commencing at 12 noon prompt at

Crowne Plaza 2 St Nicholas Place

Pier Head Liverpool L3 1QW

www.suttonkersh.co.uk

Location



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

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

Please speak to Cathy Holt on
0151 207 6315

Or email cathy.holt@suttonkersh.co.uk

Auction programme 2017

AUCTION DATES

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

CLOSING DATES

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

Merseyside's leading auction team...



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CONTACT

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James Kersh BSc Hons MRICS
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for free advice or to arrange a free valuation

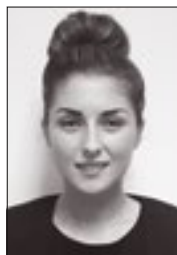
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Auctioneer's pre-sale announcements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

14 Please bid clearly and do not delay.

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

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

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

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

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

17 A successful purchaser will also be required to pay a Buyer's Administration charge of £750+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 9 February

LOT	PROPERTY	RESULT	PRICE
1	67 Guelph Street, Kensington, Liverpool L7 8RA	Sold	£115,000
2	25 Harebell Street, Liverpool L5 7RL	Sold	£42,500
3	12 Heald Street, Garston, Liverpool L19 2LY	Sold	£100,000
4	52 Pinehurst Avenue, Anfield, Liverpool L4 7UH	Sold	£81,000
5	22 Hollins Grove Street, Darwen, Lancashire BB3 1HG	Available At	£44,000
6	16 Portland Street, Accrington, Lancashire BB5 1RH	Available At	£36,000
7	49 Harrow Road, Liverpool L4 2TH	Sold After	
8	18a Nutter Road, Thornton-Cleveleys, Lancashire FY5 1BG	Sold After	
9	29 Whitby Street, Liverpool L6 4DH	Sold	£34,000
10	12 Boardmans Lane, St. Helens, Merseyside WA11 9BB	Sold	£53,000
11	1 Hadassah Grove, Sefton Park, Liverpool L17 8XH	Withdrawn	
12	Land To The Rear Of The Dudley Arms Hotel, Llandrillo, Clwyd LL21 0TL	Withdrawn	
13	26 Robertshaw Street, Leigh, Lancashire WN7 5SB	Available At	£54,000
14	47 Wellington Street, Farnworth, Bolton BL4 7DT	Available At	£54,000
15	The Polaris Public House, 2a Blakehall, Skelmersdale, Lancashire WN8 9AZ	Postponed	
16	36 Longfellow Street, Bootle, Merseyside L20 4JR	Sold	£33,000
17	17 Preston Grove, Liverpool L6 4AH	Sold	£73,000
18	53 Grasmere Street, Liverpool L5 6RH	Sold After	
19	34 Fallowfield Road, Liverpool L15 5BW	Available At	£105,000
20	3 Ridgewell Close, Litherland, Liverpool L21 2ND	Sold After	
21	Land At 174 Borough Road, Wallasey, Merseyside CH44 6NJ	Sold	£21,000
22	118 Wellington Road, Wavertree, Liverpool L15 4JN	Withdrawn	
23	44 Burns Street, Bootle, Merseyside L20 4RJ	Sold	£39,750
24	105 Thirlmere Road, Everton, Liverpool L5 6PN	Sold	£48,000
25	112 Starcliffe Street, Bolton BL3 2PU	Available At	£49,000
26	136 Monfa Road, Bootle, Merseyside L20 6LP	Available At	£75,000
27	75 Newby Street, Liverpool L4 4Bu	Available At	£95,000
28	Land At 4 The Grove, Wallasey, Merseyside CH44 4BQ	Sold	£10,000
29	265 Kingsheath Avenue, Liverpool L14 4AW	Sold	£43,000
30	95 Methuen Street, Liverpool L15 1EQ	Sold	£56,000
31	77 Ennismore Road, Old Swan, Liverpool L13 2AS	Sold	£69,500
32	3 Whittington House, Beach Road, Litherland, Liverpool L21 2NE	Available At	£55,000
33	The Former Rugby Club, St. Helens Road, Caernarfon, Gwynedd LL55 2YD	Available At	£65,000
34	25 Priory Road, Liverpool L4 2RT	Sold	£86,000
35	71 Thornycroft Road, Liverpool L15 0EN	Sold Prior	
36	51 Ivy Leigh, Tuebrook, Liverpool L13 7EP	Sold	£41,000
37	122 Hawthorne Road, Bootle, Merseyside L20 9JY	Sold Prior	
38	14 Upton Road, Wirral, Merseyside CH46 0PA	Postponed	
39	385 Warley Road, Blackpool FY2 0ST	Sold After	
40	39 Rossett Street, Liverpool L6 4AN	Sold	£50,000
41	Flat 12, Lawrence Court, Highfield South, Birkenhead, Merseyside CH42 4NA	Sold	£39,750
42	14 Entwistle Street, Darwen, Lancashire BB3 3HS	Available At	£40,000
43	5 Gray Street, Bootle, Merseyside L20 4RY	Sold	£34,000
44	14 Ullswater Street, Liverpool L5 6QX	Sold	£38,000
45	The Salutation Public House, 199 Walton Road, Liverpool L4 4AJ	Available At	£100,000
46	80/80a Newby Street, Liverpool L4 4BU	Sold	£90,000
47	75 Woodsome Park, Woolton, Liverpool L25 5HA	Sold	£70,000
48	70 Holmes Street, Liverpool L8 0RJ	Sold	£40,000
49	267 Kingsheath Avenue, Liverpool L14 4AW	Sold	£43,000

50	11 Grange Street, Liverpool L6 4AY	Sold	£35,500
51	29 Ullswater Street, Liverpool L5 6QX	Sold	£45,000
52	8 Galloway Street, Liverpool L7 6PD	Sold	£44,500
53	99 Thirlmere Road, Everton, Liverpool L5 6PW	Sold	£40,000
54	31 – 37 Warbreck Moor, Liverpool L9 4RW	Sold Prior	
55	32 St. Ives Grove, Liverpool L13 3AL	Sold Prior	
56	116 Edinburgh Road, Kensington, Liverpool L7 8RF	Sold	£120,000
57	16 Hyndburn Street, Accrington, Lancashire BB5 1SF	Sold	£43,000
58	65 Orwell Road, Liverpool L4 1RG	Sold Prior	
59	139 Kingsheath Avenue, Liverpool L14 4AW	Sold Prior	
60	17/17a/19 Holt Road, Liverpool L7 2PL	Sold After	
61	32 Hawthorne Road, Bootle, Merseyside L20 2DN	Sold	£46,000
62	12 Lawrence Road, Liverpool L15 0EG	Postponed	
63	2 Warnerville Road, Liverpool L13 4BG	Sold	£126,000
64	Land Adjacent To 2 Warnerville Road, Liverpool L13 4BG	Sold	£106,000
65	96 Longfellow Street, Liverpool L8 0QX	Sold	£46,000
66	5 Rawlinson Street, Barrow-In-Furness, Cumbria LA14 2du	Sold	£36,000
67	Flat 5, 46 Marine Road, Pensarn, Abergele, Clwyd LL22 7PR	Available At	£30,000
68	85 Spring Street, Rishton, Blackburn BB1 4LP	Available At	£40,000
69	Plot 113 Watling Street, Hints B78 3DF	Sold Prior	
70	Plot 114 Watling Street, Hints B78 3DF	Sold Prior	
71	Plot 115 Watling Street, Hints B78 3DF	Sold Prior	
72	43 Woodsome Park, Woolton, Liverpool L25 5HA	Available At	£70,000
73	20 Danube Street, Liverpool L8 0QR	Sold Prior	
74	13–15 Seaforth Road, Seaforth, Liverpool L21 3TX	Sold	£29,500
75	17 Hyndburn Street, Accrington, Lancashire BB5 1SF	Sold	£40,000
76	11 Claremont Road, Seaforth, Liverpool L21 1HS	Sold Prior	
77	37 Cedardale Road, Liverpool L9 2BG	Sold	£54,000
78	59 Palatine Road, Wallasey, Merseyside CH44 7EN	Sold	£50,000
79	24 Arlington Drive, Leigh, Lancashire WN7 3QN	Sold	£131,000
80	39 Hanwell Street, Liverpool L6 0AN	Sold After	
81	16 Long Lane, Wavertree, Liverpool L15 4HF	Sold Prior	
82	83 Benedict Street, Bootle, Merseyside L20 2EL	Sold	£36,000
83	76 Nimrod Street, Liverpool L4 4DX	Sold After	
84	202 Knowsley Road, Bootle, Merseyside L20 4NU	Available At	£20,000
85	2 Summer Seat, Liverpool L3 6HB	Sold	£80,000
86	221 – 223 Knowsley Road, Bootle, Merseyside L20 4NU	Postponed	
87	25 Leach Street, Blackburn BB2 3SE	Sold After	
88	68 Scorton Street, Liverpool L6 4AT	Sold	£30,500
89	41 Oakfield Road, Walton, Liverpool L4 2QE	Sold	£71,000
90	6 Harebell Street, Liverpool L5 7RP	Sold	£35,000
91	Unit 2a Paula Works, Charnock Road, Liverpool L9 7ET	Sold	£46,000
92	74 Forfar Road, Tuebrook, Liverpool L13 8DX	Sold	£40,000
93	117 Webster Road, Liverpool L7 4LG	Sold	£38,000
94	7 Fairfield Road, Farnworth, Bolton BL4 9QD	Available At	£70,000
95	12 Undercliffe Road, Stoneycroft, Liverpool L13 6QH	Sold	£90,000
96	67 Rhodesia Road, Liverpool L9 9BS	Sold Prior	
97	10 Rockhouse Street, Liverpool L6 4AP	Sold	£50,000
98	4 Woodsend Close, Blackburn BB2 3WR	Sold After	
99	79 Dowry Street, Oldham OL8 2LP	Sold	£58,500

100	123 Picton Road, Wavertree, Liverpool L15 4LF	Sold Prior	
101	186 Kingsheath Avenue, Liverpool L14 4AP	Sold Prior	
102	55 New Hall Lane, Liverpool L11 8LT	Postponed	
103	209 Waterloo Road, Stoke-On-Trent ST6 2HS	Sold	£30,500
104	12 Scotia Road, Stoke-On-Trent ST6 4EP	Sold	£40,000
105	59 Denbigh Street, Stoke-On-Trent ST1 5JA	Sold	£39,000
106	Heatherlea, Hillside, Prestatyn, Clwyd LL19 9EN	Sold	£100,000
107	40 Crystal Street, Stoke-On-Trent ST6 2PF	Sold	£38,000
108	227 Waterloo Road, Stoke-On-Trent ST6 2JB	Available At	£85,000
109	85 Denbigh Street, Stoke-On-Trent ST1 5JA	Available At	£55,000
110	29 Denbigh Street, Stoke-On-Trent ST1 5JA	Withdrawn	
111	95 Newlands Street, Stoke-On-Trent ST4 2RG	Available At	£67,500
112	97 Cranborne Road, Liverpool L15 2HY	Sold Prior	
113	Apt 145, The Vibe, 175 Broughton Lane, Salford M7 1UZ	Sold	£90,000
114	80 Broad Lane, Norris Green, Liverpool L11 1AN	Sold After	
115	15 Hunter's Mill, Downpatrick, County Down BT30 6BL	Withdrawn	

Total Realisation = £4,671,071

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

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 Wednesday 29 March

For sale by public auction unless sold prior or withdrawn

1	223 Ford Lane, Ford, Liverpool L21 0HN	£40,000+
2	72 Whittier Street, Liverpool L8 0RF	£40,000+
3	1 Pyllau Dwr, Llanberis, Caernarfon, Gwynedd LL55 4TH	£160,000+
4	174 Boaler Street, Kensington, Liverpool L6 6AD	£25,000-£35,000
5	220 Boundary Road, St. Helens, Merseyside WA10 2LN	£55,000+
6	Flat 1, 457 Old Chester Road, Birkenhead, Merseyside CH42 2DU	£45,000+
7	112 Starcliffe Street, Bolton BL3 2PU	£45,000+
8	55 Lower Breck Road, Liverpool L6 4BX	£30,000+
9	50 Hawthorne Road, Bootle, Merseyside L20 2DW	£35,000-£40,000
10	94 Rydal Street, Liverpool L5 6QR	£40,000-£45,000
11	45 Hero Street, Bootle, Merseyside L20 2HA	£45,000+
12	7 Fairfield Road, Farnworth, Bolton BL4 9QD	£65,000+
13	10 Frogmore Road, Old Swan, Liverpool L13 3AU	£50,000+
14	87 Cambria Street, Liverpool L6 6AP	£40,000-£50,000
15	18 Briar Street, Liverpool L4 1RB	£35,000-£40,000
16	29a Castle Street, Nelson, Lancashire BB9 0TN	£28,000+
17	Flat 2, 14a Walton Park, Liverpool L9 1EZ	£25,000+
18	Land off Foley Street and Westminster Road, Liverpool L4 4BN	£30,000-£40,000
19	91 Townsend Lane, Anfield, Liverpool L6 0AY	£75,000+
20	135 Westminster Road, Liverpool L4 4LW	£75,000-£85,000
21	42 Chestnut Grove, Wavertree, Liverpool L15 8HS	£165,000+
22	299 Robins Lane, St. Helens, Merseyside WA9 3PN	£45,000-£50,000
23	30 Cleveland Street, St. Helens, Merseyside WA9 3BL	£40,000+
24	51 Herrick Street, Liverpool L13 2AG	£40,000-£50,000
25	43 Woodsome Park, Woolton, Liverpool L25 5HA	£65,000+
26	Offices, Cross House, Sutton Road, St. Helens, Merseyside WA9 3DR	£225,000+
27	29 Hero Street, Bootle, Merseyside L20 2HA	£35,000-£45,000
28	Land at Hale View Road/Wilson Road, Liverpool L36 6DD	£20,000+
29	327 Stanley Road, Kirkdale, Liverpool L5 7QF	£30,000-£40,000
30	14 Entwistle Street, Darwen, Lancashire BB3 3HS	£35,000-£40,000
31	35 Handfield Road, Waterloo, Liverpool L22 0NU	£90,000+
32	4 Waltham Road, Liverpool L6 0BL	£40,000-£50,000
33	110/112 Argyle Street, Birkenhead, Merseyside CH41 6AG	£200,000+
34	145 Westminster Road, Liverpool L4 4LW	£75,000-£85,000
35	5 Market Square, Llandoverly, Dyfed SA20 0AE	£145,000+
36	27 Church Street, Blaenau Ffestiniog, Gwynedd LL41 3HF	£45,000-£50,000
37	51 Maddock Street, Stoke-on-Trent ST6 3PW	£35,000+
38	407/407a Poulton Road/1&1a Sherlock Lane, Wallasey CH44 4DF	£120,000+
39	26 Claude Road, Liverpool L6 0BT	£35,000-£40,000
40	26 Robertshaw Street, Leigh, Lancashire WN7 5SB	£50,000+
41	51-53 Blessington Road, Liverpool L4 0RY	£55,000+
42	Land and Buildings off Rutter Street, Liverpool L8 6AG	£135,000+
43	148 Ford Road, Wirral, Merseyside CH49 0TQ	£135,000+
44	69 Moss Lane, Orrell Park, Liverpool L9 8AE	£45,000+
45	Roklis Building, 66-74 Liscard Road, Wallasey CH44 8AA	£175,000+
46	The Beresford Arms, 158 Beresford Road, Liverpool L8 4SQ	£100,000+
47	262 Stanley Road, Bootle, Merseyside L20 3ER	£90,000+
48	28 Orwell Road, Liverpool L4 1RQ	£30,000-£35,000
49	40 Bedford Road, Bootle, Merseyside L20 7DN	£35,000-£40,000
50	9 Radnor Place, Tuebrook, Liverpool L6 4BD	£150,000-£175,000
51	16 Luxmore Road, Liverpool L4 5TQ	£55,000-£65,000
52	22 Hawarden Avenue, Liverpool L17 2AL	£150,000+
53	Moreton Police Station, Chadwick Street, Wirral CH46 7TE	£120,000+
54	221-223 Knowsley Road, Bootle, Merseyside L20 4NU	£50,000-£60,000
55	863 Corporation Road, Birkenhead, Merseyside CH41 8JL	£35,000-£40,000
56	Flat 1, 11 Peel Road, Bootle, Merseyside L20 4RL	£25,000+
57	Flat 2, 11 Peel Road, Bootle, Merseyside L20 4RL	£25,000+
58	92 Roxburgh Street, Liverpool L4 3SY	£30,000+
59	53 Stonehill Street, Liverpool L4 2QA	£15,000+
60	19 Earl Road, Bootle, Merseyside L20 9BU	£70,000-£80,000
61	49 Newnham Drive, Ellesmere Port CH65 5AW	£60,000+



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

T: 0161 834 5464

W: reichinsurance.co.uk

E: david.cramp@reichinsurance.co.uk

SuttonKersh

62	1a Burleigh Road North, Liverpool L5 1TX	£45,000+
63	9 Hildebrand Close, Liverpool L4 7TH	£70,000+
64	1 Paterson Street, Birkenhead, Merseyside CH41 4BG	£45,000-£55,000
65	Rose Cottage, Llanerch-y-mor, Holywell, Clwyd CH8 9DX	£30,000+
66	86 County Road, Walton, Liverpool L4 3QN	£65,000+
67	256 Park Road, Toxteth, Liverpool L8 4UE	£75,000+
68	The Penthouse, Flat 6, 80 Darby Road, Liverpool L19 9AW	£45,000+
69	28 Kilburn Street, Litherland, Liverpool L21 8HW	£30,000+
70	Land at 174 Borough Road, Wallasey, Merseyside CH44 6NJ	£10,000+
71	61-65 Park Green, Macclesfield, Cheshire SK11 7NH	£185,000+
72	56 Acresgate Court, Gateacre, Liverpool L25 4UF	£60,000+
73	79 Dowry Street, Oldham, Manchester OL8 2LP	£45,000-£55,000
74	10 Norgate Street, Liverpool L4 0RH	£25,000+
75	Trueman Court, Trueman Street, Liverpool L3 2BA	£450,000+
76	40 Silverdale Avenue, Tuebrook, Liverpool L13 7EY	£55,000-£65,000
77	57 Edgeworth Street, St. Helens, Merseyside WA9 3PT	£35,000+
78	11 Windsor Street, Liverpool L8 1XE	£200,000+
79	35 St. Andrew Road, Liverpool L4 2RJ	£40,000-£50,000
80	83 Gwendoline Street, Liverpool L8 8EZ	£50,000+
81	43 Station Road, St. Helens, Merseyside WA9 3JH	£30,000-£35,000
82	16 Warrenhouse Road, Kirkby, Liverpool L33 9XQ	£35,000-£40,000
83	22 Hollins Grove Street, Darwen, Lancashire BB3 1HG	£40,000+
84	26 Malden Road, Kensington, Liverpool L6 6BE	£60,000+
85	47 Wellington Street, Farnworth, Bolton BL4 7DT	£50,000+
86	25 Changford Green, Kirkby, Liverpool L33 9UH	£40,000+
87	85 Spring Street, Rishton, Blackburn BB1 4LP	£35,000-£40,000
88	55 New Hall Lane, Liverpool L11 8LT	£70,000+
89	16 Portland Street, Accrington, Lancashire BB5 1RH	£30,000-£35,000
90	Land at Stewart Avenue, Sefton L20 9JD	£125,000+
91	38 Ivy Leigh, Tuebrook, Liverpool L13 7EP	£40,000-£45,000
92	34 Fallowfield Road, Liverpool L15 5BW	£85,000-£95,000
93	9 Alexandra Mount, Litherland, Liverpool L21 7PN	£170,000+
94	118 Wellington Road, Wavertree, Liverpool L15 4JN	£80,000+
95	45 Tennyson Street, Bootle, Merseyside L20 4LE	£30,000-£35,000
96	41 Marsh Avenue, Bootle, Merseyside L20 0DJ	£25,000-£30,000
97	100 Darnton Road, Ashton-under-Lyne, Lancashire OL6 9RJ	£380,000+
98	42 Cowper Street, Bootle, Merseyside L20 4RS	£35,000-£40,000
99	273 County Road, Walton, Liverpool L4 5PQ	£50,000+
100	78 Spofforth Road, Liverpool L7 6JY	£50,000+
101	69 Jacob Street, Liverpool L8 4TG	£55,000+
102	Flat 5, 46 Marine Road, Pensarn, Abergale, Clwyd LL22 7PR	£25,000+
103	5 Bosley Road, Stockport, Cheshire SK3 0NQ	£90,000+
104	227 Waterloo Road, Stoke-on-Trent ST6 2JB	£80,000+
105	95 Newlands Street, Stoke-on-Trent ST4 2RG	£60,000+
106	442 Waterloo Road, Stoke-on-Trent ST1 5DL	£50,000+
107	Flats 1 & 2, 188 Beeches Road, West Bromwich, West Midlands B70 6HG	£120,000+
108	20 Balliol Road, Bootle, Merseyside L20 3AB	£135,000+
109	17 Seaforth Road, Seaforth, Liverpool L21 3TB	£45,000+
110	14 Upton Road, Wirral, Merseyside CH46 0PA	£150,000+
111	70 Longfellow Street, Liverpool L8 0QX	£40,000-£50,000
112	Flats 1-4, 5 Marine Terrace, Wallasey, Merseyside CH45 7RE	£175,000+
113	229 Walton Village, Liverpool L4 6TH	£25,000-£30,000
114	Land adjacent to 88 Laffak Road, St. Helens, Merseyside WA11 9EH	£40,000+
115	16 Bellamy Road, Liverpool L4 3SD	£35,000+
116	75 Dryden Street, Bootle, Merseyside L20 4RT	£35,000+
117	44 Warrenhouse Road, Kirkby, Liverpool L33 9XQ	£35,000-£40,000
118	1 Weaver Street, Liverpool L9 1EH	£40,000+
119	58 Queensway, Wallasey, Merseyside CH45 4QB	£110,000+
120	37 Hope Street, Liverpool L1 9DZ	£250,000-£275,000
121	The Klub, 62 Digmoor Road, Skelmersdale WN8 9HP	£50,000+
122	14 Yew Tree Road, Walton, Liverpool L9 1AL	£75,000+
123	90 Bedford Road, Liverpool L4 5PZ	£60,000+
124	Flat 5, 59-61 Queens Road, Southport, Merseyside PR9 9HB	£60,000+
125	182 Firs Lane, Leigh, Lancashire WN7 4TT	£35,000+
126	Flat 1, 1 Albany Road, Southport, Merseyside PR9 0JD	£40,000+

*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

- 9 50 Hawthorne Road, Bootle, Merseyside L20 2DW
- 26 Offices, Cross House, Sutton Road, St. Helens, Merseyside WA9 3DR
- 33 110/112 Argyle Street, Birkenhead, Merseyside CH41 6AG
- 43 148 Ford Road, Wirral, Merseyside CH49 0TQ
- 45 Roklis Building, 66–74 Liscard Road, Wallasey CH44 8AA
- 47 262 Stanley Road, Bootle, Merseyside L20 3ER
- 67 256 Park Road, Toxteth, Liverpool L8 4UE
- 110 14 Upton Road, Wirral, Merseyside CH46 0PA
- 113 229 Walton Village, Liverpool L4 6TH

DEVELOPMENT OPPORTUNITIES

- 18 Land off Foley Street and Westminster Road, Liverpool L4 4BN
- 28 Land at Hale View Road/Wilson Road, Liverpool L36 6DD
- 42 Land and Buildings off Rutter Street, Liverpool L8 6AG
- 46 The Beresford Arms, 158 Beresford Road, Liverpool L8 4SQ
- 65 Rose Cottage, Llanerch-y-mor, Holywell, Clwyd CH8 9DX
- 75 Trueman Court, Trueman Street, Liverpool L3 2BA
- 90 Land at Stewart Avenue, Sefton L20 9JD
- 114 Land adjacent to 88 Laffak Road, St. Helens, Merseyside WA11 9EH
- 120 37 Hope Street, Liverpool L1 9DZ
- 121 The Klub, 62 Digmoor Road, Skelmersdale WN8 9HP

LAND

- 70 Land at 174 Borough Road, Wallasey, Merseyside CH44 6NJ

RESIDENTIAL INVESTMENT

- 5 220 Boundary Road, St. Helens, Merseyside WA10 2LN
- 6 Flat 1, 457 Old Chester Road, Birkenhead, Merseyside CH42 2DU
- 7 112 Starcliffe Street, Bolton BL3 2PU
- 12 7 Fairfield Road, Farnworth, Bolton BL4 9QD
- 13 10 Frogmore Road, Old Swan, Liverpool L13 3AU
- 19 91 Townsend Lane, Anfield, Liverpool L6 0AY
- 20 135 Westminster Road, Liverpool L4 4LW
- 23 30 Cleveland Street, St. Helens, Merseyside WA9 3BL
- 25 43 Woodsome Park, Woolton, Liverpool L25 5HA
- 30 14 Entwistle Street, Darwen, Lancashire BB3 3HS
- 34 145 Westminster Road, Liverpool L4 4LW
- 40 26 Robertshaw Street, Leigh, Lancashire WN7 5SB
- 50 9 Radnor Place, Tuebrook, Liverpool L6 4BD
- 57 Flat 2, 11 Peel Road, Bootle, Merseyside L20 4RL
- 62 1a Burleigh Road North, Liverpool L5 1TX
- 78 11 Windsor Street, Liverpool L8 1XE
- 80 83 Gwendoline Street, Liverpool L8 8EZ
- 83 22 Hollins Grove Street, Darwen, Lancashire BB3 1HG

- 84 26 Malden Road, Kensington, Liverpool L6 6BE
- 85 47 Wellington Street, Farnworth, Bolton BL4 7DT
- 87 85 Spring Street, Rishton, Blackburn BB1 4LP
- 92 34 Fallowfield Road, Liverpool L15 5BW
- 97 100 Darnton Road, Ashton-under-Lyne, Lancashire OL6 9RJ
- 111 70 Longfellow Street, Liverpool L8 0QX

VACANT COMMERCIAL

- 8 55 Lower Breck Road, Liverpool L6 4BX
- 29 327 Stanley Road, Kirkdale, Liverpool L5 7QF
- 35 5 Market Square, Llandoverly, Dyfed SA20 0AE
- 36 27 Church Street, Blaenau Ffestiniog, Gwynedd LL41 3HF
- 38 407/407a Poulton Road/1&1a Sherlock Lane, Wallasey CH44 4DF
- 41 51–53 Blessington Road, Liverpool L4 0RY
- 44 69 Moss Lane, Orrell Park, Liverpool L9 8AE
- 53 Moreton Police Station, Chadwick Street, Wirral CH46 7TE
- 54 221–223 Knowsley Road, Bootle, Merseyside L20 4NU
- 66 86 County Road, Walton, Liverpool L4 3QN
- 71 61–65 Park Green, Macclesfield, Cheshire SK11 7NH
- 99 273 County Road, Walton, Liverpool L4 5PQ
- 109 17 Seaforth Road, Seaforth, Liverpool L21 3TB

VACANT RESIDENTIAL

- 1 223 Ford Lane, Ford, Liverpool L21 0HN
- 2 72 Whittier Street, Liverpool L8 0RF
- 3 1 Pyllau Dwr, Llanberis, Caernarfon, Gwynedd LL55 4TH
- 4 174 Boaler Street, Kensington, Liverpool L6 6AD
- 10 94 Rydal Street, Liverpool L5 6QR
- 11 45 Hero Street, Bootle, Merseyside L20 2HA
- 14 87 Cambria Street, Liverpool L6 6AP
- 15 18 Briar Street, Liverpool L4 1RB
- 16 29a Castle Street, Nelson, Lancashire BB9 0TN
- 17 Flat 2, 14a Walton Park, Liverpool L9 1EZ
- 21 42 Chestnut Grove, Wavertree, Liverpool L15 8HS
- 22 299 Robins Lane, St. Helens, Merseyside WA9 3PN
- 24 51 Herrick Street, Liverpool L13 2AG
- 27 29 Hero Street, Bootle, Merseyside L20 2HA
- 31 35 Handfield Road, Waterloo, Liverpool L22 0NU
- 32 4 Waltham Road, Liverpool L6 0BL
- 37 51 Maddock Street, Stoke-on-Trent ST6 3PW
- 39 26 Claude Road, Liverpool L6 0BT
- 48 28 Orwell Road, Liverpool L4 1RQ
- 49 40 Bedford Road, Bootle, Merseyside L20 7DN
- 51 16 Luxmore Road, Liverpool L4 5TQ
- 52 22 Haward Avenue, Liverpool L17 2AL
- 55 863 Corporation Road, Birkenhead, Merseyside CH41 8JL
- 56 Flat 1, 11 Peel Road, Bootle, Merseyside L20 4RL
- 58 92 Roxburgh Street, Liverpool L4 3SY
- 59 53 Stonehill Street, Liverpool L4 2QA
- 60 19 Earl Road, Bootle, Merseyside L20 9BU

- 61 49 Newnham Drive, Ellesmere Port CH65 5AW
- 63 9 Hildebrand Close, Liverpool L4 7TH
- 64 1 Paterson Street, Birkenhead, Merseyside CH41 4BG
- 68 The Penthouse, Flat 6, 80 Darby Road, Liverpool L19 9AW
- 69 28 Kilburn Street, Litherland, Liverpool L21 8HW
- 72 56 Acresgate Court, Gateacre, Liverpool L25 4UF
- 73 79 Dowry Street, Oldham, Manchester OL8 2LP
- 74 10 Norgate Street, Liverpool L4 0RH
- 76 40 Silverdale Avenue, Tuebrook, Liverpool L13 7EY
- 77 57 Edgeworth Street, St. Helens, Merseyside WA9 3PT
- 79 35 St. Andrew Road, Liverpool L4 2RJ
- 81 43 Station Road, St. Helens, Merseyside WA9 3JH
- 82 16 Warrenhouse Road, Kirkby, Liverpool L33 9XQ
- 86 25 Changford Green, Kirkby, Liverpool L33 9UH
- 88 55 New Hall Lane, Liverpool L11 8LT
- 89 16 Portland Street, Accrington, Lancashire BB5 1RH
- 91 38 Ivy Leigh, Tuebrook, Liverpool L13 7EP
- 93 9 Alexandra Mount, Litherland, Liverpool L21 7PN
- 94 118 Wellington Road, Wavertree, Liverpool L15 4JN
- 95 45 Tennyson Street, Bootle, Merseyside L20 4LE
- 96 41 Marsh Avenue, Bootle, Merseyside L20 0DJ
- 98 42 Cowper Street, Bootle, Merseyside L20 4RS
- 100 78 Spofforth Road, Liverpool L7 6JY
- 101 69 Jacob Street, Liverpool L8 4TG
- 102 Flat 5, 46 Marine Road, Pensarn, Abergelle, Clwyd LL22 7PR
- 103 5 Bosley Road, Stockport, Cheshire SK3 0NQ
- 104 227 Waterloo Road, Stoke-on-Trent ST6 2JB
- 105 95 Newlands Street, Stoke-on-Trent ST4 2RG
- 106 442 Waterloo Road, Stoke-on-Trent ST1 5DL
- 107 Flats 1 & 2, 188 Beeches Road, West Bromwich, West Midlands B70 6HG
- 108 20 Balliol Road, Bootle, Merseyside L20 3AB
- 112 Flats 1–4, 5 Marine Terrace, Wallasey, Merseyside CH45 7RE
- 115 16 Bellamy Road, Liverpool L4 3SD
- 116 75 Dryden Street, Bootle, Merseyside L20 4RT
- 117 44 Warrenhouse Road, Kirkby, Liverpool L33 9XQ
- 118 1 Weaver Street, Liverpool L9 1EH
- 119 58 Queensway, Wallasey, Merseyside CH45 4QB
- 122 14 Yew Tree Road, Walton, Liverpool L9 1AL
- 123 90 Bedford Road, Liverpool L4 5PZ
- 124 Flat 5, 59–61 Queens Road, Southport, Merseyside PR9 9HB
- 125 182 Firs Lane, Leigh, Lancashire WN7 4TT
- 126 Flat 1, 1 Albany Road, Southport, Merseyside PR9 0JD



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FOR SALE BY PRIVATE TREATY

Offers on behalf of a Housing Association are being sought for the sale of Royden House, 83 Park Road North, Birkenhead, Merseyside CH41 4HD

GUIDE PRICE £605,000+

A fantastic development opportunity comprising a substantial four storey Grade II listed double fronted detached property, sat on a good-sized plot and dating back to 1845. The property has been converted to provide 14 self-contained flats.

Once modernised the flats would be suitable for individual sale or investment purposes with a potential rental income of in excess of £79,000 per annum.

Situated The property stands on a large well-proportioned plot on Park Road North in an established residential area close to Birkenhead town centre and on the outskirts of Birkenhead Park, within close proximity to local amenities and transport links.

Accommodation Main Entrance Hallway

Flats 1 and 2 comprise Hall, Living Room, Kitchen, Two Bedrooms, Bathroom/WC

Flats 3–15 comprise Hall, Living Room, Kitchen, Bedroom, Bathroom/WC

Externally there are front and rear gardens with footpaths and communal car parking.

FLAT NUMBER	FLOOR AREA	FLAT NUMBER	FLOOR AREA
Flat 15	47 sq.m	Flat 7	50 sq.m
Flat 14	56 sq.m	Flat 6	44 sq.m
Flat 12	59 sq.m	Flat 5	49 sq.m
Flat 11	50 sq.m	Flat 4	53 sq.m
Flat 10	59 sq.m	Flat 3	49 sq.m
Flat 9	50 sq.m	Flat 2	73 sq.m
Flat 8	59 sq.m	Flat 1	73 sq.m

All enquiries in the first instance to

Cathy Holt MNAEA MNAVA

Associate Director, Sutton Kersh Auctions

2 Cotton Street Liverpool L3 7DY

DD **0151 207 6315**

Mobile **07813 816496**

Email **cathy.holt@suttonkersh.co.uk**

www.suttonkersh.co.uk



LOT

1

223 Ford Lane, Ford, Liverpool L21 0HN***GUIDE PRICE £40,000+**

- **A four bed semi-detached. In need of full refurbishment scheme.**

Description A four bed roomed semi-detached property in need of a full upgrade and refurbishment scheme. Following which the property would be suitable for occupation, re-sale or investment purposes.



Not to scale. For identification purposes only

Situated Off Gorsey Lane within close proximity to local amenities and approximately 7 miles from Liverpool city centre.

Outside Front and Rear Gardens.

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

First Floor Four Bedrooms, Bathroom, Separate WC

LOT

2

72 Whittier Street, Liverpool L8 0RF***GUIDE PRICE £40,000+**

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

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



Not to scale. For identification purposes only

Situated Off Smithdown Road in a popular and well established residential location, close to local amenities, the new Archbishop Blanch School, and approximately 2 miles from Liverpool city centre.

First Floor Two Bedrooms.

Outside Yard to Rear.

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

LOT

3

1 Pyllau Dwr, Llanberis, Caernarfon, Gwynedd LL55 4TH

*GUIDE PRICE £160,000+



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Not to scale. For identification purposes only

- **A freehold detached stone built cottage. Double glazing. Additional log cabin.**

Description A freehold detached individually designed character stone built cottage benefiting from double glazing with an additional log cabin. Set in approximately 7.5 acres of mixed terrain in an elevated position with country and mountain views across the valley floor. There is potential to extend subject to any necessary consent.

Situated The property is located off Church Road, over the cattle grid and up the path at the

waterfall sign. Turn right at the Pyllau Dwr sign. On the edge of Snowdonia National Park at

the foot of Mount Snowdon and above Llanberis village. Llanberis is a bustling village and tourist destination popular with walkers and climbers with all local amenities including village shops, outdoor outlets, restaurants, public houses and schools.

First Floor Mezzanine level with Crog Loft Bedroom.

Outside Set in approximately 7.5 acres of mixed terrain.

Joint Agent
Beresford Adams

**Beresford
Adams**

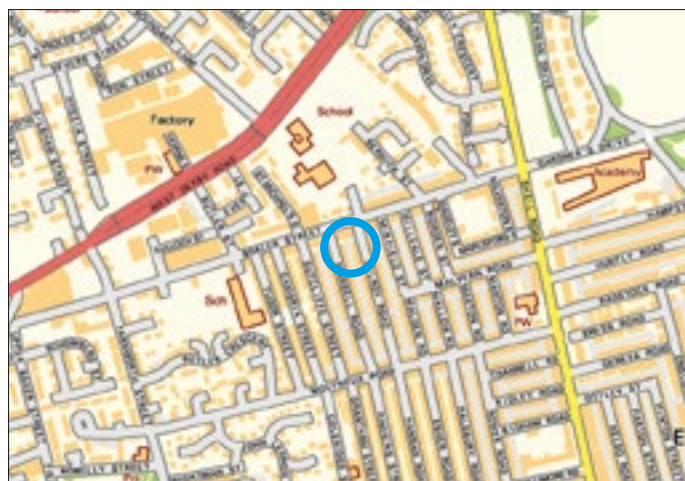
Ground Floor Porch, Open plan Lounge/ Diner, Kitchen, Bathroom/WC

LOT

4

174 Boaler Street, Kensington, Liverpool L6 6AD

*GUIDE PRICE £25,000–£35,000



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Not to scale. For identification purposes only

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

Description A two bedroomed terrace property benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for resale or investment purposes. The potential rental income would be approximately £5,400 per annum.

Situated Fronting Boaler Street in a well-established and popular residential location, close to local amenities and schooling. Liverpool city centre is approximately 3 miles away.

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear.

Basement Not Inspected

Ground Floor Hall, Lounge, Dining Room, Kitchen

LOT
5**220 Boundary Road, St. Helens, Merseyside WA10 2LN**
***GUIDE PRICE £55,000+**

- **A residential investment producing £5,700 per annum. Double glazing. Central heating.**

Description A three bedroomed end terrace property currently let by way of an Assured Shorthold Tenancy at a rental of £5,700 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

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

Second Floor One Further Bedroom.

Outside Yard to Rear.

Ground Floor Vestibule, Lounge, Kitchen.

EPC Rating E

First Floor Two Bedrooms, Bathroom/WC

LOT
6**Flat 1, 457 Old Chester Road, Birkenhead, Merseyside CH42 2DU**
***GUIDE PRICE £45,000+**

- **Residential investment producing £5,880 per annum. Double glazing. Central heating.**

Description A two bedroomed maisonette benefiting from double glazing and central heating. The property is in good condition and is currently let to a long-standing tenant by way of an Assured Shorthold Tenancy producing £5,880 per annum.



Not to scale. For identification purposes only

Situated Fronting Old Chester Road on the corner of Rock Lane West in a well-established location within easy reach of local amenities and approximately 2 miles from Birkenhead town centre.

First Floor Bedroom, Shower Room/WC

Outside Shared Yard.

Basement Not Inspected.

Ground Floor Hall, Lounge, Bedroom, Kitchen.

LOT
7**112 Starcliffe Street, Bolton BL3 2PU*****GUIDE PRICE £45,000+**

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

Description A two bedroomed end 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 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
8**55 Lower Breck Road, Liverpool L6 4BX*****GUIDE PRICE £30,000+**

- **Two storey retail unit. Central heating. Electric roller shutters.**

Description A two storey retail unit with office accommodation to the first floor. The property benefits from central heating and electric steel roller shutters. There is a separate entrance to the first floor. The property would be suitable for a number of uses, to include a residential conversion to provide flats, subject to gaining any necessary consents.



Not to scale. For identification purposes only

Situated Fronting Lower Breck Road close to local amenities, schooling and Liverpool Football Club. Liverpool city centre is approximately 3 miles away.

Outside Yard to the rear.

Ground Floor Reception Area, Front Office, Rear Room, Kitchen, WC

First Floor Three Rooms, WC

LOT

9

50 Hawthorne Road, Bootle, Merseyside L20 2DW

*GUIDE PRICE £35,000–£40,000



Not to scale. For identification purposes only

- **Commercial investment producing £5,700 per annum. Double glazing. Roller shutters.**

Description A three storey end of terrace property comprising a ground floor retail unit currently used as a Beauty Salon together with treatment rooms to the first floor. The property produces a rental income of £5,700 per annum. The property is well presented and benefits from double glazing and steel roller shutters. The second floor has not been used and is in need of repair and modernisation. The property could continue as existing or there is potential for possible conversion to residential, subject to any necessary planning consents.

Situated Fronting Hawthorne Road on the corner of Bedford Road in a popular and well established location within close proximity to local amenities.

Second Floor Derelict

Note Business trades Wednesday through Saturday.

EPC Rating D

Ground Floor Main sales area, WC.

First Floor Two Beauty Treatment Rooms, Kitchen.

LOT

10

ON BEHALF OF A HOUSING ASSOCIATION

94 Rydal Street, Liverpool L5 6QR

*GUIDE PRICE £40,000–£45,000



Not to scale. For identification purposes only

- **Three bedroom mid terrace. Double glazing. Central heating (boiler removed)**

Description A three bedroomed mid terraced property in need of refurbishment. The property benefits from double glazing and central heating (boiler removed). Once upgraded the property would be suitable for investment purposes.

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

Outside Rear yard.

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

First Floor Three Bedrooms

LOT

11

45 Hero Street, Bootle, Merseyside L20 2HA

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

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

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

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

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

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear.

EPC Rating D

Joint Agent
Entwistle Green



LOT

12

7 Fairfield Road, Farnworth, Bolton BL4 9QD

*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

- **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.

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.

Ground Floor Living Room, Kitchen, Bathroom/WC

First Floor Three Bedrooms

Outside Front, rear and side gardens

LOT
13**10 Frogmore Road, Old Swan, Liverpool L13 3AU*****GUIDE PRICE £50,000+**

Not to scale. For identification purposes only

- **Residential investment producing £5,439.20 per annum. Double glazing. Central heating.**

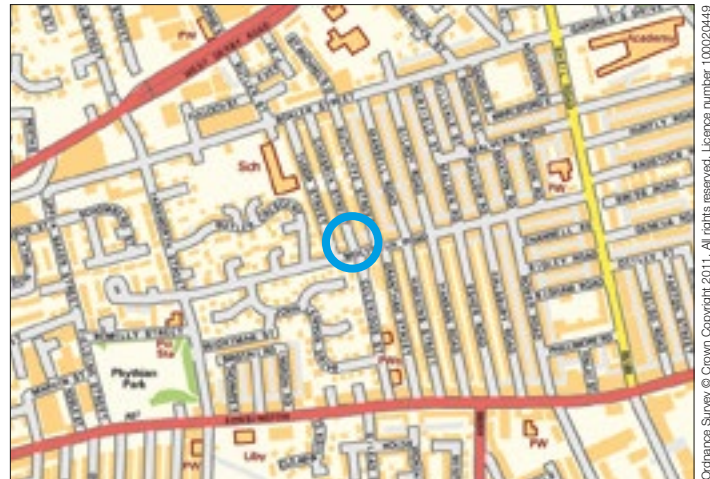
Description A three bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,439.20 per annum. The property is in good condition and benefits from double glazing and central heating.

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

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear.

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

LOT
14**87 Cambria Street, Liverpool L6 6AP*****GUIDE PRICE £40,000–£50,000**

Not to scale. For identification purposes only

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

Description A two bedroomed middle terraced property benefiting from central heating. The property would be suitable for investment purposes and if let to three tenants at £65ppw the potential rental income would be in excess of £10,140.

Situated Off Molyneux Road in a popular and well established residential location within close proximity to local amenities, Kensington High Street, Schooling and approximately 3 miles from Liverpool city centre.

Outside Yard to the rear.

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

First Floor Two Bedrooms.

LOT

15

ON BEHALF OF A HOUSING ASSOCIATION

18 Briar Street, Liverpool L4 1RB

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

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

Outside Rear yard.

Ground Floor Hall, Lounge, Dining room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

LOT

16

29a Castle Street, Nelson, Lancashire BB9 0TN

*GUIDE PRICE £28,000+



Not to scale. For identification purposes only

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

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

Situated Off Barkerhouse Road approximately one mile from Nelson town centre and convenient for access to local amenities.

Outside Rear yard.

Joint Agent
Entwistle Green



Ground Floor Vestibule, Living Room, Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

LOT
17**Flat 2, 14a Walton Park, Liverpool L9 1EZ*****GUIDE PRICE £25,000+**

- **A one bed ground floor flat. Central heating. Communal gardens. Off road parking.**

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



Not to scale. For identification purposes only

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

Outside Communal gardens and off road parking.

EPC Rating E

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

LOT
18**Land off Foley Street and Westminster Road, Liverpool L4 4BN*****GUIDE PRICE £30,000-£40,000**

- **Cleared and gated site offered with the benefit of planning permission to erect a three storey building comprising six self contained flats.**

Description A cleared and gated site offered with the benefit of planning permission to erect a three storey building comprising six self-contained flats with associated works. The existing planning permission was granted in November 2016 and is free of any S106 payment, CIL obligation or affordable housing requirement. Alternatively, the land could possibly provide a pair of semi-detached houses subject to any necessary consents, and purchasers should make their own enquiries. We believe all main services are available,



Not to scale. For identification purposes only

however purchasers should make their own enquiries. Planning Ref: 16F/0815

Situated On the corner of Foley Street and Westminster Road in an established and popular residential location opposite the David Wilson Claremont Gardens development and approximately 2 miles from Liverpool city centre.

LOT
19

91 Townsend Lane, Anfield, Liverpool L6 0AY

*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

- **Residential investment property producing £21,000 per annum.**

Description A three storey middle terraced property which has been converted to provide six letting rooms. The property is currently fully let by way of Assured Shorthold tenancies producing a rental income of approximately £21,000 per annum to include bills. The property benefits from double glazing and central heating and will be sold fully furnished to include wardrobes, beds and kitchen white goods. Please refer to the legal pack for further information.

Situated Fronting Townsend Lane close to its junction with Priory Road approximately 2 miles from Liverpool city centre.

Basement Cellar Not inspected.

Ground Floor Hallway, two Letting rooms, Kitchen/Diner, Shower room/WC

First Floor Three Letting rooms, Bathroom/WC

Second Floor Further Letting room.

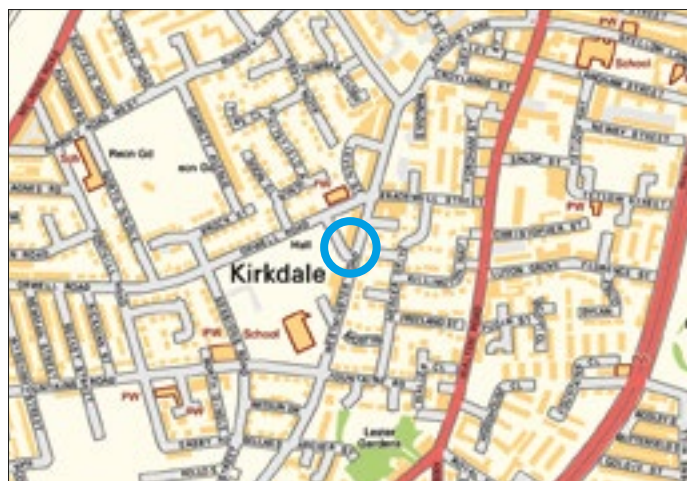
Outside Yard to the rear.

EPC Rating F

LOT
20

135 Westminster Road, Liverpool L4 4LW

*GUIDE PRICE £75,000–£85,000



Not to scale. For identification purposes only

- **Residential investment currently producing approx £20,400 per annum to include bills. Double glazing, central heating, sold fully furnished.**

Description A three storey middle terraced property which has been converted to provide six letting rooms. The property is currently fully let by way of Assured Shorthold tenancies producing a rental income of approximately £20,400 per annum to include bills. The property benefits from double glazing and central heating and will be sold fully furnished to include wardrobes, beds and kitchen white goods. Please refer to the legal pack for further information.

Situated Fronting Westminster Road close to its junction with Barlow Lane in a popular and established location within walking distance to County Road amenities and approximately 3 miles from Liverpool city centre.

Basement Cellar Not inspected.

Ground Floor Hallway, Kitchen/Diner, two Letting rooms.

First Floor Two Letting rooms, Bathroom/WC, Separate WC

Second Floor Two Further Letting rooms.

Outside Yard to the rear.

EPC Rating E

LOT
21**42 Chestnut Grove, Wavertree, Liverpool L15 8HS*****GUIDE PRICE £165,000+**

- **Well presented three storey plus basement mid terrace comprising six lettings rooms. HMO compliant. Double glazing. Central heating. Potential income £31,200 per annum.**

Description A well presented three storey plus basement dormer style mid terrace property converted to provide 6 lettings rooms each with their own ensuite shower/WC. The property is fully HMO compliant and just requires certification. It has recently been refurbished to a high standard and benefits from double glazing, central heating and new carpeting. The sale will include all fixtures and fittings and furniture including all the kitchen facilities. The property can be sold fully vacant or alternatively with two tenants in situ who are currently paying £90 and £110 per week, however no tenancies are in place but the tenants may be willing to sign a new agreement. When fully let at £100 pppw the potential rental income is in excess of £31,200 per annum. Viewing is strongly recommended.



Not to scale. For identification purposes only

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Situated Just off the High Street in an established and popular residential location within close proximity to local amenities, schooling and transport links. Liverpool city centre is approximately 5 miles away.

Lower Ground Floor Communal Lounge, Kitchen, WC, Utility Room

Ground Floor Main Entrance Hallway, two Letting Rooms

First Floor Two Letting Rooms

Second Floor Two Letting Rooms

Outside Paved Garden to rear



LOT
22

ON BEHALF OF A HOUSING ASSOCIATION

299 Robins Lane, St. Helens, Merseyside WA9 3PN***GUIDE PRICE £45,000–£50,000**

Not to scale. For identification purposes only

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

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

Situated Fronting Robins Lane close to the junction of Ellen Street in a popular and well established residential location approximately 3 miles from St Helens town centre.

Outside Front garden and rear yard.

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

First Floor Two Bedrooms

LOT
23**30 Cleveland Street, St. Helens, Merseyside WA9 3BL*****GUIDE PRICE £40,000+**

Not to scale. For identification purposes only

- **Two bed mid terrace producing £3,900 per annum. Double glazing. Central heating.**

Description A two bedroomed terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £3,900 per annum.

Situated Off Marshalls Cross Road within close proximity to local amenities and approximately 2 miles from St Helens town centre.

Outside Yard to the rear.

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

First Floor Two Bedrooms.

LOT
24**51 Herrick Street, Liverpool L13 2AG*****GUIDE PRICE £40,000–£50,000**

Not to scale. For identification purposes only

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

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

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

Outside Yard to Rear.

Ground Floor Through Lounge, Kitchen, Bathroom/WC

First Floor Two Bedrooms

LOT
25**43 Woodsome Park, Woolton, Liverpool L25 5HA*****GUIDE PRICE £65,000+**

Not to scale. For identification purposes only

- **Residential investment currently producing £6,000 per annum.**

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.

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

Outside Communal Gardens, Allocated Parking

Ground Floor Main Entrance Hallway.

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

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

Description A well-presented modern office accommodation ideal for either a business location an investment opportunity or a mixture of the two. With close proximity to St. Helens centre, link access to the M62 and M6 motorways and car parking for over 40 vehicles the easy access without parking restrictions is an extremely attractive asset. The building comprises approximately 10,500sqft, with carpeting, heating, dado trunking and recess light fittings throughout therefore having the flexibility to offer single occupancy or split into individual offices for rental. All areas are monitored by 24-hour CCTV, Intruder and Fire Alarm systems. The main office feature involves a suite of individual Directors' glass offices and matching boardroom furnished and fitted to a high standard. With the current tenants occupying some 3,500sqft generating a rental income of £19,200 per annum coupled with the remaining 7,000sqft of letting space it equates to a wonderful location and/ or investment opportunity. If the property was fully let the potential rental income is in excess of £58,000 per annum.

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

Outside Parking for approximately 40 cars.

EPC Rating D

Ground Floor Right Hand Side Two floors of offices to include a Conference Room, Kitchen and Ladies & Gents WCs. **Middle Section** ground floor providing several offices, large meeting room, WCs. **Left Hand Section** Two floors of several offices and 1 main meeting room to the first floor.



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LOT
27**29 Hero Street, Bootle, Merseyside L20 2HA*****GUIDE PRICE £35,000–£45,000**

- **Three bed middle terraced. Majority double glazing. Central heating.**

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



Not to scale. For identification purposes only

Situated Off Hawthorne Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 4 miles north of Liverpool city centre.

First Floor Three Bedrooms.

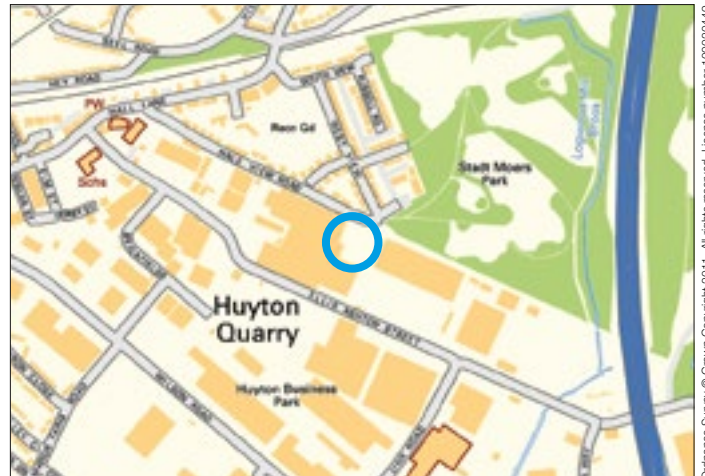
Outside Yard to the rear.

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

LOT
28**Land at Hale View Road/Wilson Road, Liverpool L36 6DD*****GUIDE PRICE £20,000+**

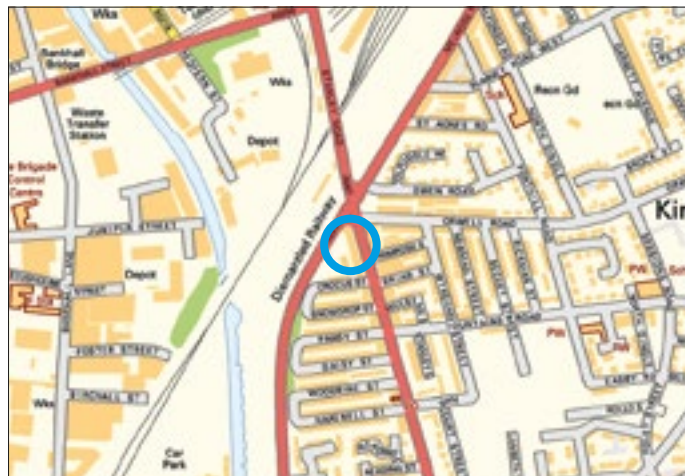
- **Cleared plot of land with a total site area of approximately 761.946sq m (8,201sq ft) with full planning permission.**

Description A cleared plot of land with a total site area of approximately 761.946sq m (8,201sq ft) with full planning permission to erect a two storey building comprising four offices along with car parking. Planning Ref Number: 12/00020/FUL



Not to scale. For identification purposes only

Situated The site is situated at the end of Hale View Road at its junction with Olivia Way nearby to Stadtmores Park.

LOT
29**327 Stanley Road, Kirkdale, Liverpool L5 7QF*****GUIDE PRICE £30,000–£40,000**

Not to scale. For identification purposes only

- **A three storey middle terrace comprising a ground floor retail and three bedroomed flat above. Requires refurbishment.**

Description A three storey middle terraced property comprising a ground floor retail unit together with a three bedroomed flat above which is accessed via a separate rear entrance. Following a full upgrade and refurbishment scheme the property would be suitable for a number of uses, to include residential conversion subject to any necessary consents.

Situated Fronting Stanley Road in a busy main road position close to local amenities and approximately 2 miles from Liverpool city centre.

Ground Floor Shop Main sales area.

First Floor Lounge, Kitchen, Bedroom, Bathroom/WC

Second Floor Two Further Bedrooms.

Outside Yard to the rear.

Note We have not internally inspected the property. All information has been supplied by the vendor.

LOT
30**14 Entwistle Street, Darwen, Lancashire BB3 3HS*****GUIDE PRICE £35,000–£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.

Ground Floor Living Room, Dining Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear.

LOT
31

ON BEHALF OF A HOUSING ASSOCIATION

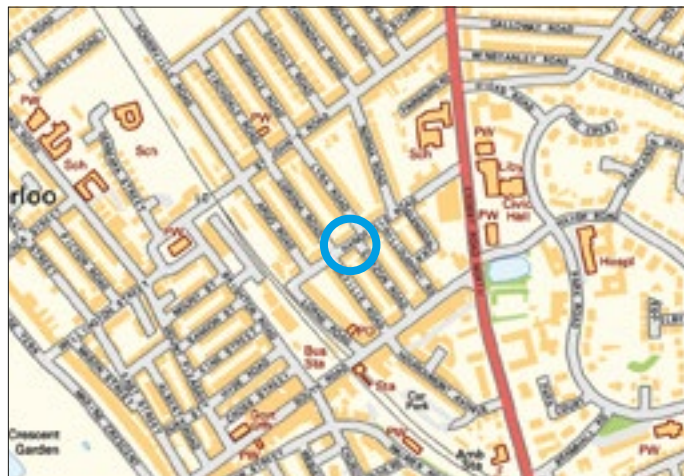
35 Handfield Road, Waterloo, Liverpool L22 0NU***GUIDE PRICE £90,000+**

- **Three storey mid terrace converted into two self contained flats.**

Description A three storey middle terraced house converted into two self-contained flats (one one-bedroomed and one two-bedroomed) benefiting from double glazing. Following an upgrade and refurbishment scheme the property would be suitable for investment purposes.

Situated Off Crosby Road South in a popular and well established residential location within close

proximity to local amenities and transport links approximately 1.5 miles from Crosby town centre



Not to scale. For identification purposes only

and 5 miles from Liverpool city centre.

First Floor

Flat 1 Living Room

Flat 2 Kitchen

Lower Ground Floor

Flat 1 Kitchen/Breakfast Room

Second Floor Flat 2 Bedroom/
Living Room, Bedroom,
Bathroom/WC

Ground Floor Communal
Entrance Hall

Flat 1 Hall, Two Bedrooms,
Bathroom/WC

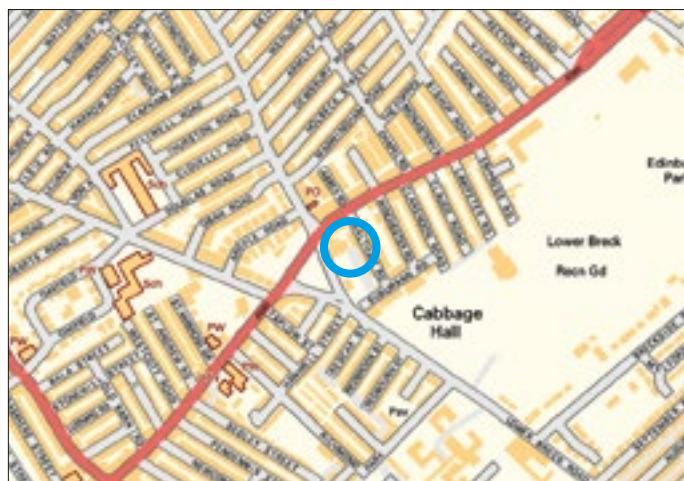
Flat 2 Entrance Hall with external
door to rear yard

Outside Front garden area with
one car parking space. Rear
yard.

LOT
32**4 Waltham Road, Liverpool L6 0BL*****GUIDE PRICE £40,000-£50,000**

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

Description A good sized three bedroomed end terraced property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for investment purposes. If let to three tenants at £65pppw the potential rental income would be in excess of £10,140 per annum.



Not to scale. For identification purposes only

Situated Off Townsend Lane in a popular and well established residential location within close proximity to local amenities, schooling and approximately 4 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

33

110/112 Argyle Street, Birkenhead, Merseyside CH41 6AG

*GUIDE PRICE £200,000+



- **Mixed use investment currently producing £24,900 per annum.**

Description A three storey mixed use terraced property comprising two bars on the ground floor and basement together with two self contained flats on the upper floors (one one-bed and one two/three-bed), accessed via a separate front entrance. The property has recently been refurbished to a high standard to include state of the art CCTV throughout, double glazing and central heating. The ground floor bar is currently trading on a rolling contract at a rental of £1200 pcm. The two flats are currently let for a term of 12 months by way of Assured Shorthold Tenancies producing £10,500 per annum. The total net rental income is currently £24,900 per annum. The lower ground bar is vacant and suitable for immediate trading. Alternatively the property would be suitable for conversion to provide a 15 bed HMO investment property, subject to any necessary consents, and if let at £70pppw the potential income would be in excess of £54,000. The bars and the flats are currently on separate Titles.



Not to scale. For identification purposes only

Situated Fronting Argyle Street within close proximity to Birkenhead town centre amenities and Transport Links.

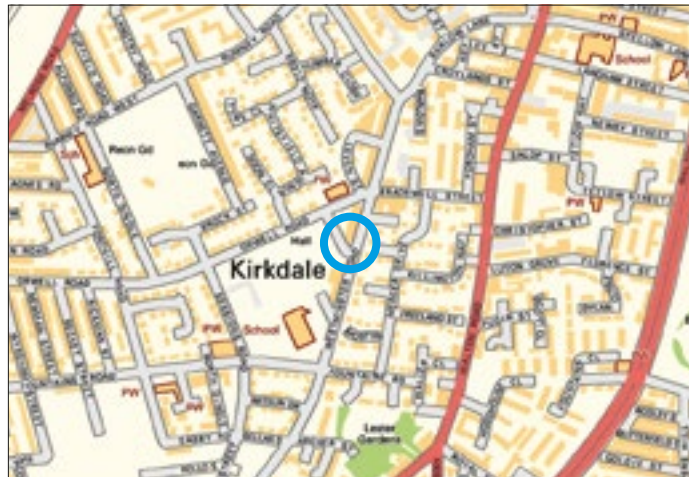
Basement Bar area, Snug Room, Ladies & Gents WC, Store/Pump Room.

Ground Floor Bar area, WC, Private VIP area, Dance Floor, stairs to Ladies & Gents WCs

First Floor Flat A Hall, Bedroom, Living Room/Dining Room, Kitchen, Bathroom/WC with walk in shower

Second Floor Flat 2 Hall, two/three Bedrooms, Living/Dining Room, Kitchen, Bathroom/WC

Outside Rear Yard/Fire Escape

LOT
34**145 Westminster Road, Liverpool L4 4LW*****GUIDE PRICE £75,000–£85,000**

Not to scale. For identification purposes only

- Residential investment producing approx £17,400 per annum to include bills. HMO compliant, double glazing, central heating, fire alarms, sold fully furnished.**

Description A three storey middle terraced property which has been converted to provide 5 letting rooms. The property is currently fully let by way of Assured Shorthold tenancies producing a rental income of approximately £17,400 per annum to include bills. The property is HMO compliant and benefits from double glazing, central heating, fire alarms and will be sold fully furnished to include wardrobes, beds and kitchen white goods. Please refer to the legal pack for further information.

Situated Fronting Westminster Road close to its junction with Barlow Lane in a popular and established location within walking distance to County Road amenities and approximately 3 miles from Liverpool city centre.

Basement Not inspected

Ground Floor Hallway, two Letting rooms.

First Floor Letting room, Kitchen, Bathroom/WC, Separate WC

Second Floor Two Further Letting rooms.

Outside Yard to the rear

EPC Rating D

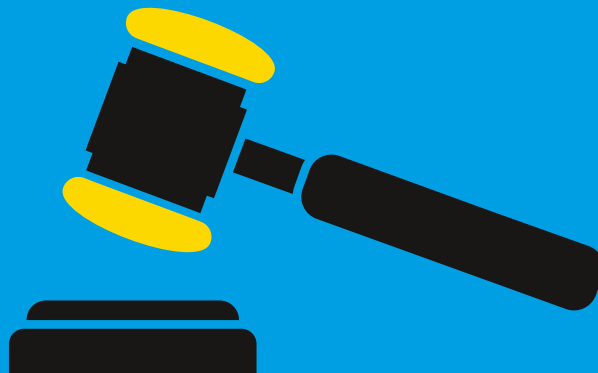
Auction programme 2017

Auction Dates

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

Closing Dates

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



0151 207 6315
auctions@suttonkersh.co.uk

LOT
35**5 Market Square, Llandovery, Dyfed SA20 0AE*****GUIDE PRICE £145,000+**

- **A freehold three storey Grade II listed former bank building.**

Description A three storey Grade II listed detached building constructed in the 18th century of solid brick and rendered elevations under a pitched slate roof. The property was formerly used as a banking hall and would be suitable for a variety of uses or redevelopment, to include ground floor retail and residential conversion to the upper floors, subject to any necessary planning consents. Externally the property benefits from a large rear yard accommodating a garage. Total net area 3006 sq ft

Situated In Llandovery at the junction of the A40 and A483 to the north west of the Brecon Beacons National park in rural Mid Wales within close proximity to local amenities. Nearby occupiers include the Post Office, HSBC, Kings Head Public House and a number of small B&B's.

Ground Floor Previously the Main Banking Hall.

Upper Floors Ancillary Accommodation.

Outside Large Rear Yard and Garage.

Note Please note Sutton Kersh have not inspected this property internally. The property has been measured on a NIA basis



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FLOOR	SQ M	SQ FT
Ground	100.79	1,084
First	22.99	247
Second	65.45	704
Third	64.25	691
Attic	26.1	280
Total	279.58	3,006

LOT
36

27 Church Street, Blaenau Ffestiniog, Gwynedd LL41 3HF

*GUIDE PRICE £45,000–£50,000



- A freehold former bank building.

Description The property comprises a semi-detached Freehold property which was formerly used as a Banking Hall together with ground and first floor ancillary accommodation. The branch previously occupied the ground and part first floor. The remainder of the first floor has been sold on a 125-year lease with a ground rent of £100 per annum. This property would be suitable for various uses to include redevelopment, subject to any necessary planning consents. Total net area is approximately 1345 sq ft



Not to scale. For identification purposes only

Situated Fronting Church Street (A470) which is the main thoroughfare of the town centre in a historic slate mining town in Gwynedd within close proximity to local amenities and transport and train station links.

First Floor Ancillary Accommodation

Ground Floor Ancillary Accommodation

LOT
37

51 Maddock Street, Stoke-on-Trent ST6 3PW

*GUIDE PRICE £35,000+



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

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



Not to scale. For identification purposes only

Situated Off Newport Lane in the regeneration area Longport within proximity to local amenities and approximately 3 miles from the city centre.

EPC Rating C

Ground Floor Lounge, Kitchen, Bathroom/WC.

First Floor Two Bedrooms.

Outside Yard to the rear.

LOT

38

407/407a Poulton Road/1&1a Sherlock Lane, Wallasey CH44 4DF

*GUIDE PRICE £120,000+



- **Mixed use property comprising a ground floor retail unit with two self-contained flats (one one-bedroomed and one three-bedroomed) to the first & second floor. Central heating and steel roller shutters. One of the flats is currently let producing over £4,900 per annum. Potential rental income in excess of £25,000 per annum.**

Description A three storey dormer style mixed use property comprising a ground floor interconnecting retail unit together with two self-contained flats (one one-bedroomed and one three-bedroomed) to the first & second floor accessed via a separate front entrance. The property benefits from central heating and steel roller shutters. The retail unit would be suitable for a number of uses, subject to any relevant planning consents and could be divided to provide two separate units. One of the flats is currently let by way of an Assured Shorthold Tenancy producing in excess of £4,900 per annum. When fully let, the potential rental income would be in excess of £25,000 per annum.



Not to scale. For identification purposes only

Situated Fronting Poulton Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 6 miles from Liverpool city centre.

Ground Floor Shop Main sales area, two Rear Rooms, WC.

First/Second Floor

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

Flat 2 Hall, Lounge, Kitchen, Three Bedrooms, Bathroom/WC.

Outside Covered Yard/Workshop, Rear Yard with access

Joint Agent
Lambert Smith Hampton

**Lambert
Smith
Hampton**

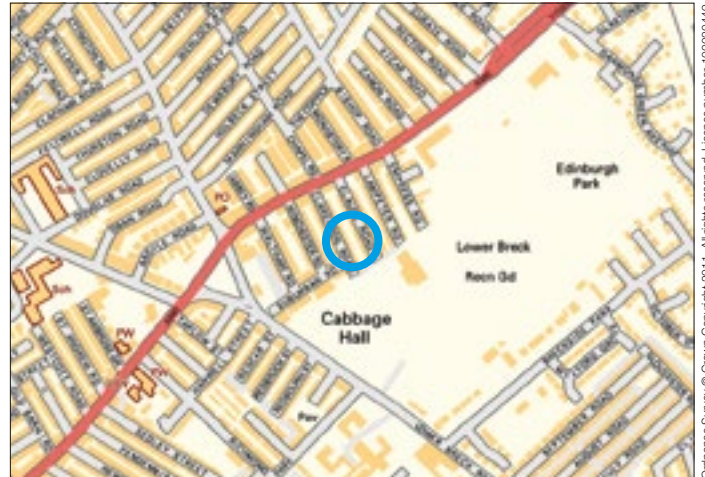


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LOT
39**26 Claude Road, Liverpool L6 0BT*****GUIDE PRICE £35,000-£40,000**

- **A three bedroomed middle terrace. Double glazing, central heating. Requires refurbishment.**

Description A three bedroomed middle terraced property benefiting from double glazing and central heating. Following refurbishment and decoration the property would be suitable for investment purposes. If let to four tenants at £65 pppw the potential rental income would be in excess of £13,500.



Not to scale. For identification purposes only

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

Outside Yard to the rear.

Joint Agent
Atlas



Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

LOT
40**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

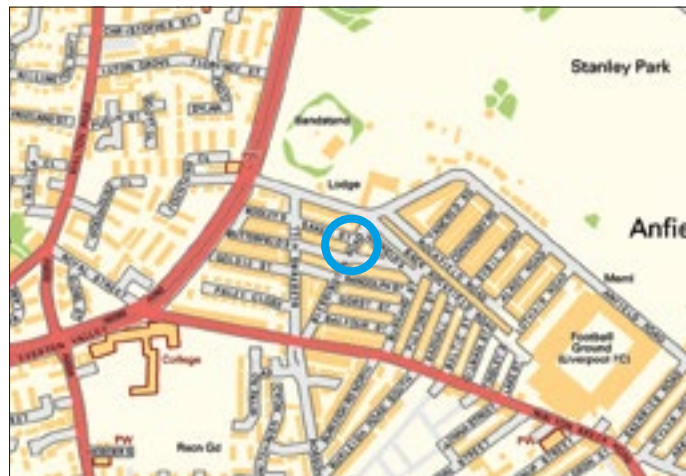
First Floor Three Bedrooms

LOT

41

51-53 Blessington Road, Liverpool L4 0RY

*GUIDE PRICE £55,000+



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- A pair of two storey middle terrace properties, vacant fish & chip shop with three bed flat above. A3 use, double glazing, central heating and manual steel roller shutters.

Description A pair of two storey middle terrace properties converted to provide a vacant fish & chip shop together with a three bedroomed flat above. The property benefits from A3 Use, double glazing, central heating and manual steel roller shutters. The property would be suitable for a number of uses, subject to any relevant planning consents to include a Bed and Breakfast or Investment Property. The ground floor is fitted out for continued use and the equipment can be purchased separately.

Situated Fronting Blessington Road in an improving location within walking distance to Liverpool Football Club and 2 miles from Liverpool city centre.

First Floor Three Bedrooms, Kitchen, Living Room, Bathroom/WC.

Outside Yard to the Rear.

Ground Floor Shop Main Sales Area, Kitchen, Preparation Room, three Store Rooms, WC.

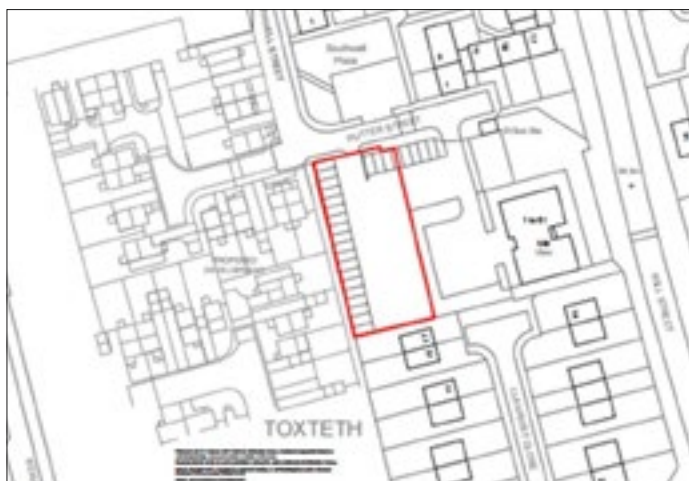
EPC Rating C

LOT

42

Land and Buildings off Rutter Street, Liverpool L8 6AG

*GUIDE PRICE £135,000+



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- A cleared site which benefits from full planning permission.

Description A cleared site which benefits from Full Planning Permission to erect a three storey building providing twelve two-bedroomed apartments with associated car parking (Application Reference 15F/1570 or 130/2982)

Situated The site is situated off Rutter Street close to Mill Street and within a short distance of Park Road (A562). The immediate surrounding area consists of residential housing with the new Gleeson Homes Development situated in close proximity.

Total site area 1,011 sq.m
(0.25 acre)

LOT
43**148 Ford Road, Wirral, Merseyside CH49 0TQ*****GUIDE PRICE £135,000+**

- **A mixed use investment currently producing in excess of £19,262 per annum. Two ground floor retail units, first floor two bed roomed flat. Separate single storey unit. Double glazing.**

Description A mixed use investment property currently producing in excess of £19,262 per annum. The property comprises a substantial three storey corner property consisting of two ground floor retail units, together with a first floor two bed roomed flat. To the rear of the property there is a separate single storey unit currently used as offices by a local builder. The property benefits from double glazing.

Situated Fronting Ford Road in a popular and well established location in the heart of Upton Village.

Ground Floor Cafe and Hairdressers

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

Outside 148b – Workshop/Offices



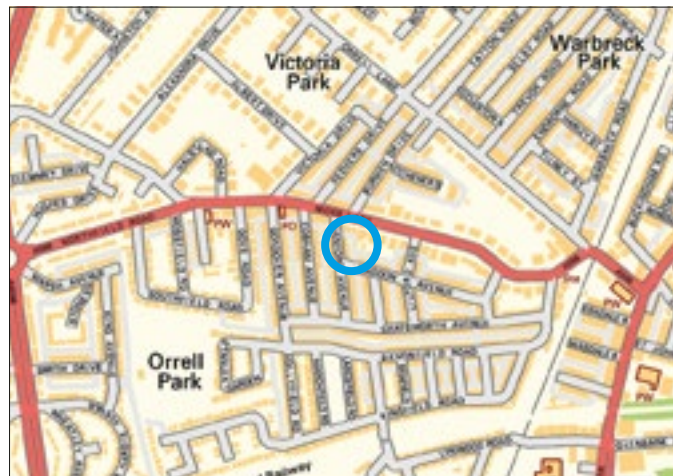
UNIT	TENANCY	RENT
Cafe	5 year Law Society Lease commencing 8th March 2013	£6,000 per annum
Hairdressers	10 year lease expiring 28th September 2019	£6,250 per annum
2 Bed Flat above	Protected Tenant	£4,212 per annum
148b Ford Road – Workshop	3 year Law Society Lease expiring 17th March 2018	£2,800 per annum
Total		£19,262 per annum

LOT

44

69 Moss Lane, Orrell Park, Liverpool L9 8AE

*GUIDE PRICE £45,000+



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- **Mid terrace property, ground floor retail unit, rooms, kitchen and toilet facilities to the first floor. Potential residential conversion of the first floor – subject to consents.**

Description A two storey mid terrace property comprising a ground floor retail unit, which currently traded as a Beauty Parlour together with treatment rooms, kitchen and toilet facilities to the first floor. Following a scheme of refurbishment works the property would be suitable for a number of uses, to include residential conversion to the first floor subject to any necessary planning consents. The property benefits from steel electric roller shutters.

Not to scale. For identification purposes only

Situated Fronting Moss Lane (A566) in the popular and well established Orrell Park District approximately 5 miles of Liverpool city centre and a short distance to Orrell Park train station.

First Floor Kitchen, two Rooms, WC

Outside Yard to Rear.

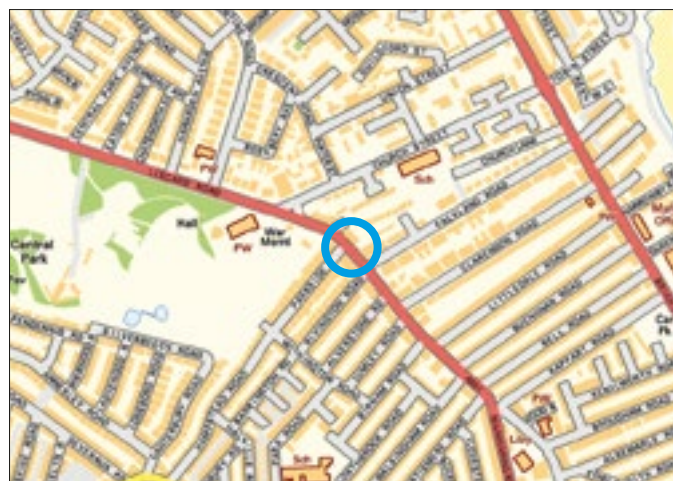
Ground Floor Shop Main Sales Area, Rear Room

LOT

45

Roklis Building, 66–74 Liscard Road, Wallasey CH44 8AA

*GUIDE PRICE £175,000+



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- **A commercial investment comprising five ground floor retail units**

Description A commercial investment comprising five ground floor retail units, four of which are currently let producing in excess of £24,180 per annum, when fully let the potential income being in excess of £31,980 per annum. The units benefit from electric shutters, allocated parking spaces to the rear and A1, A2, A3 & A5 planning consent and would therefore suit a variety of uses.

Situated Fronting Liscard Road (A551) which is just off the M53 and A59, within close proximity to local amenities and schooling.

Not to scale. For identification purposes only

NAME	ADDRESS	TRADE	RENT	LEASE	COMMENCE
Adam Dobbs	66 Liscard Rd, CH44 8AA	Antique sales	440.00	2 yrs	22/06/15
C Hercules	68 Liscard Rd, CH44 8AA	Hot food take-away	650.00	5 yrs	11/05/10
T/A Ni Hao	70 Liscard Rd, CH44 8AA				
Vacant					
C Sweeney	72 Liscard Rd, CH44 8AA	Beauty Salon	325.00	5 yrs	01/09/10
T/A Beau Belle					
Wing Shack	74 Liscard Rd, CH44 8AA	Hot food take-away	600.00	3 yrs	17/06/16
(Bernie & Paul)					

LOT
46**The Beresford Arms, 158 Beresford Road, Liverpool L8 4SQ*****GUIDE PRICE £100,000+**

Artist's impression



- **Re-development opportunity, three-storey detached former public house, full planning permission to erect a part two/part three storey apartment block containing eight apartments.**

Description A re-development opportunity comprising a three-storey detached former public house offered with the benefit of full planning permission to erect a part two/part three storey apartment block containing eight apartments (six two-bed and one three-bed), following the demolition of the existing public house. Planning Reference No: 15F/1539



Not to scale. For identification purposes only

Situated Fronting Beresford Road which in turn is off Mill Street with views over the Estuary in a popular location and within 1 mile from Liverpool city centre.

Proposed Accommodation

Plans are available for inspection at the Auctioneer's Offices.

LOT
47**262 Stanley Road, Bootle, Merseyside L20 3ER*****GUIDE PRICE £90,000+**

- **A two storey plus basement mid terraced property, ground floor retail unit producing £12,500 per annum. No access to the first floor. Steel roller shutters.**

Description A two storey plus basement mid terraced property comprising a ground floor retail unit currently occupied by Age Concern by way of a 5 year Lease commencing 4th December 2012 producing £12,500 per annum however they have given notice to vacate the premises. There is currently no access to the first floor. The property benefits from steel roller shutters.



Not to scale. For identification purposes only

Situated Fronting Stanley Road within Bootle's busy shopping parade and overlooks the Bootle New Strand shopping centre. Liverpool city centre is approximately 1 mile away.

First Floor Unusable.**Basement** Several Rooms

Ground Floor Retail Unit Main Sales Area, Kitchen/Staff Room, WC

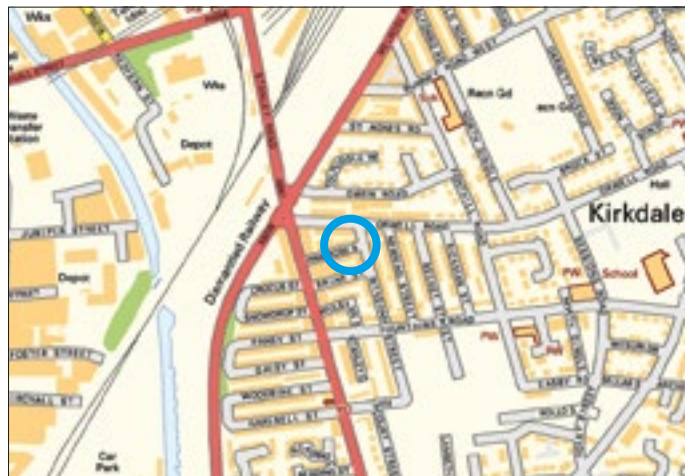
LOT

48

ON BEHALF OF A HOUSING ASSOCIATION

28 Orwell Road, Liverpool L4 1RQ

*GUIDE PRICE £30,000-£35,000



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Not to scale. For identification purposes only

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

Description A three bed roomed mid terraced property benefiting from double glazing. Once updated and modernised the property would be suitable for investment purposes. This property would be suitable for cash purchasers only.

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

Outside Rear yard.

Ground Floor Hall, two Reception Rooms, Kitchen, Bathroom/WC

First Floor Three Bedrooms, WC

LOT

49

ON BEHALF OF A HOUSING ASSOCIATION

40 Bedford Road, Bootle, Merseyside L20 7DN

*GUIDE PRICE £35,000-£40,000



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Not to scale. For identification purposes only

- **A three bed mid terrace in need of full upgrade and refurbishment scheme.**

Description A three bed roomed mid terrace property benefiting from double glazing and central heating. Following an upgrade and refurbishment scheme the property would be suitable for investment purposes with a potential income of £5,400 per annum.

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

First Floor Three Bedrooms, Shower Room/WC

Outside Yard to the Rear.

Ground Floor Hall, Front Living Room, Rear Living Room, Kitchen/Diner, WC

LOT
50

9 Radnor Place, Tuebrook, Liverpool L6 4BD

***GUIDE PRICE £150,000–£175,000**



- **Semi-detached property converted to provide a one-bedroomed self-contained flat and a seven-bedroomed hmo investment property. Part let producing in excess of £16,600 per annum. Potential rental in excess of £33,000 per annum.**

Description A three storey plus basement semi-detached property which has been converted to provide a one-bedroomed self-contained flat and a seven-bedroomed HMO investment property. At the time of our inspection four of the rooms were let producing a rental income of in excess of £16,600 per annum. The property is fully HMO Compliant and benefits from three kitchens, two bathrooms, electric storage heating, rear yard and off road parking. When fully let the potential rental income is in excess of £33,000 per annum.

Situated In a cul de sac off West Derby Road in a popular residential location within easy access to Tuebrook Amenities, Newsham Park and approximately 3 miles from Liverpool city centre.

Outside Yard to Rear, Off Road Parking

Basement Flat Lounge, Kitchen, Bathroom, Bedroom, Office/Study

Ground Floor Vestibule, Main Entrance Hallway, two Letting Rooms, Breakfast Kitchen, Shower/WC

First Floor Three Letting Rooms, Kitchen, Bathroom/WC

Second Floor Two Letting Rooms, Kitchen



Not to scale. For identification purposes only

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LOT

51

16 Luxmore Road, Liverpool L4 5TQ

*GUIDE PRICE £55,000–£65,000



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- **Residential investment producing £6000 per annum. Good condition, double glazing, central heating.**

Description A three bedroomed mid terrace property which has recently been refurbished and benefits from double glazing, central heating, newly fitted kitchen, wooden flooring and carpeting. The property is in very good order throughout. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £6000.00 per annum.

Not to scale. For identification purposes only

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

Outside Yard to the rear.

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

First Floor Three Bedrooms, Bathroom/WC

LOT

52

22 Hawarden Avenue, Liverpool L17 2AL

*GUIDE PRICE £150,000+



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- **Vacant four bedroomed end of terrace property. Double glazing. Central heating. Potential rental income in excess of £22,100 per annum.**

Description A vacant four bedroomed end of terrace property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. If let to 5 tenants at £85pppw the potential rental income would be in excess of £22,100 per annum.

Not to scale. For identification purposes only

Situated Off Smithdown Road (A562) and Ullet Road in a popular and well established residential location within close proximity to Sefton Park, local amenities, schooling and transport links. Liverpool city centre is approximately 3 miles.

First Floor Four Bedrooms, Bathroom/WC, Shower Room/WC

Outside Yard to the rear

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

LOT
53**Moreton Police Station, Chadwick Street, Wirral CH46 7TE*****GUIDE PRICE £120,000+**

- **Former police station in a prominent town centre location. Approx 258sq m (2,777sq ft). Double glazing, central heating and car parking for two/three cars. The potential income once converted in excess of £30,000 per annum.**

Description A detached property which was a former police station dating back to the 1950s in a prominent town centre location. The gross internal net area is approximately 258sq m (2,777sq ft). The property benefits from double glazing, central heating and car parking for two/three cars. The property would be suitable for a number of uses to include conversion to provide a ground floor retail unit together with four one-bedroomed flats, subject to any necessary consents. Architects Drawings are available, however potential purchasers should make their own enquiries. The potential income once converted would be in excess of £30,000 per annum.

Situated Fronting Chadwick Street within a small parade of shops to include a Health Centre and a Post Office in the popular Moreton town centre. Liverpool city centre is approximately 8 miles.

Ground Floor Various Offices, Locker Room, WCs and disabled WCs

First Floor Various Offices, Kitchen, WCs.

Joint Agent

Lambert Smith Hampton



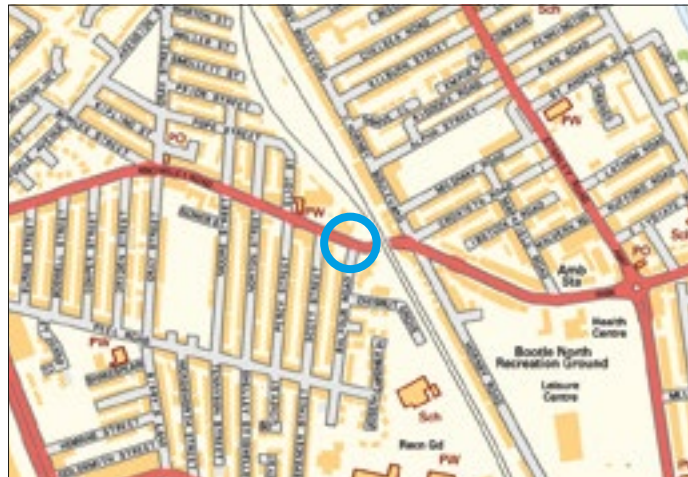
Not to scale. For identification purposes only



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LOT
54

221-223 Knowsley Road, Bootle, Merseyside L20 4NU
*GUIDE PRICE £50,000-£60,000



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- **End terrace commercial property, 10 self-contained offices with kitchen and toilet facilities.**

Description A two storey end terraced commercial property providing 10 self-contained offices with kitchen and toilet facilities. 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 1321sq ft. 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.

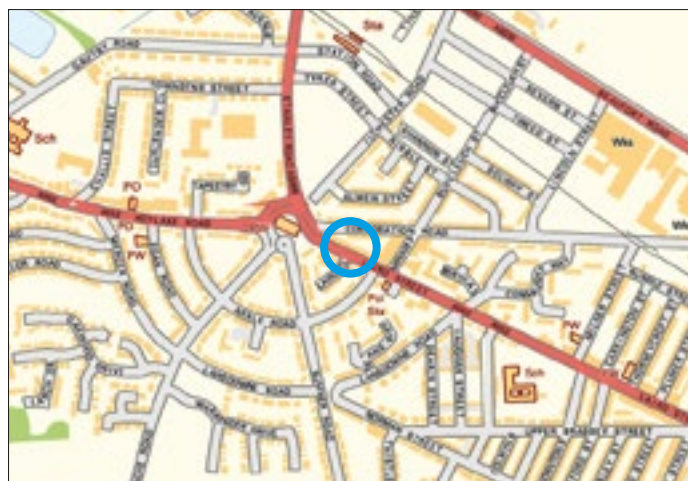
Right Hand Side Three Offices, Kitchen, WC.

Outside Covered Yard

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

LOT
55

863 Corporation Road, Birkenhead, Merseyside CH41 8JL
*GUIDE PRICE £35,000-£40,000



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- **Two bed double fronted end terraced property. Double glazing. Central heating. In need of refurbishment.**

Description A two bed roomed double fronted end terraced property benefiting from double glazing and central heating. Following refurbishment and decoration the property would be suitable for investment purposes. The potential rental income would be approximately £5,400 per annum.

Not to scale. For identification purposes only

Situated Off Laird Street (the A553) in a well-established and popular location within close proximity to Birkenhead town centre and amenities.

Outside Yard to the rear and side.

Ground Floor Entrance Hall, Lounge, Open plan Kitchen/ Dining room.

First Floor Two Bedrooms, Bathroom/WC.

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

- **Self-contained one bed roomed flat, double glazing. Electric heating.**

Description A ground floor one bed roomed flat within a converted detached three storey property. The property benefits from double glazing and electric heaters. The potential annual income when let being in excess of £3,600 per annum.



Not to scale. For identification purposes only

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

Outside Communal Yard.

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

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

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

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



Not to scale. For identification purposes only

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

Outside Communal Yard to the rear.

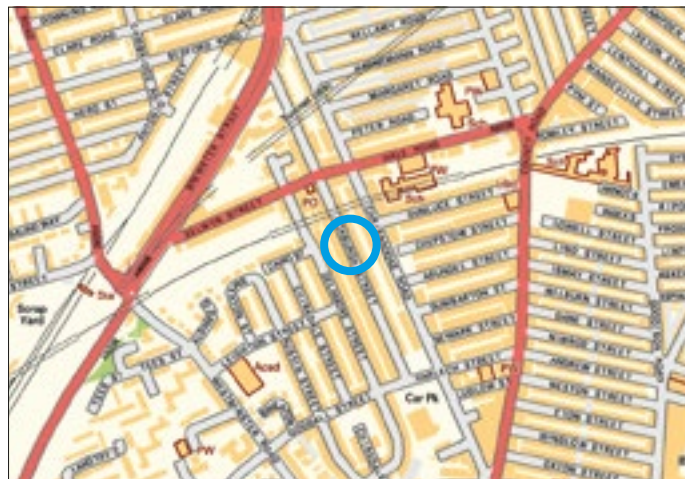
Ground Floor Main Entrance
Hallway
Flat Hall, lounge, Kitchen, Bedroom, Bathroom/WC

LOT

58

92 Roxburgh Street, Liverpool L4 3SY

*GUIDE PRICE £30,000+



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Not to scale. For identification purposes only

- **Two bed mid terrace, requiring refurbishment.**

Description A two bedroomed middle terraced property which requires a full upgrade and a scheme of refurbishment works. Once upgraded the property would be suitable for investment purposes with a potential rental income of in excess of £5400.00 per annum.

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

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear

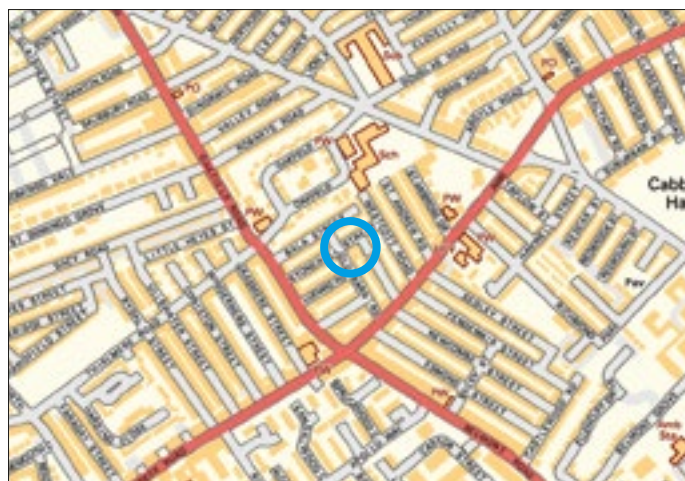
Ground Floor Hall, through Living Room/Dining Room, Kitchen

LOT

59

53 Stonehill Street, Liverpool L4 2QA

*GUIDE PRICE £15,000+



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Not to scale. For identification purposes only

- **Two bed mid terrace in need of a full upgrade.**

Description A two bedroomed mid terraced property which requires a full upgrade and refurbishment scheme. Once upgraded the property would be suitable for investment purposes, with a potential rental income of in excess of £4800.00 per annum.

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

Outside Yard to the rear.

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

First Floor Two Bedrooms.

LOT
60**19 Earl Road, Bootle, Merseyside L20 9BU*****GUIDE PRICE £70,000-£80,000**

- **Four bed mid terrace. Central heating. Requires refurbishment.**

Description A good sized four bedroomed middle terraced property which benefits from central heating. Following a full upgrade and refurbishment scheme the property would be suitable for occupation, investment or resale purposes.



Not to scale. For identification purposes only

Situated Between Hawthorne Road and Fernhill Road opposite Derby Park within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

First Floor Four Bedrooms, Bathroom/WC

Outside Yard to the rear.

Joint Agent
Auction House London

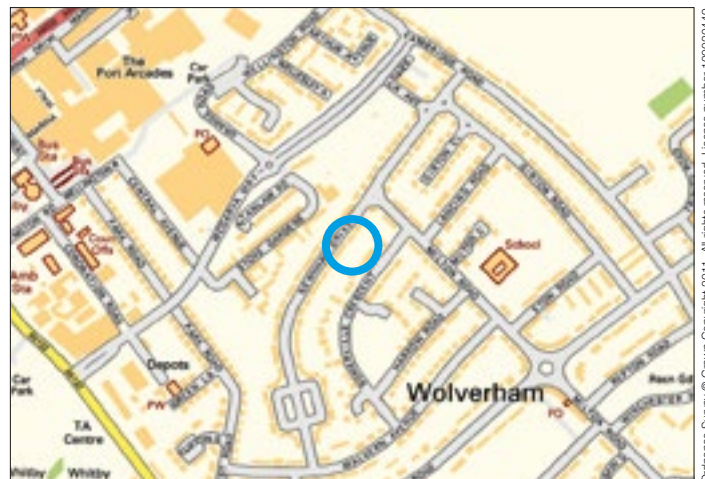


Ground Floor Vestibule, Hall, Lounge, Dining room, Morning room, Kitchen.

LOT
61**49 Newnham Drive, Ellesmere Port CH65 5AW*****GUIDE PRICE £60,000+**

- **A vacant three bed semi detached property. Double glazing and central heating. Front and rear gardens, driveway and garage.**

Description A three bedroomed, non-traditional, semi-detached property benefiting from double glazing, newly-installed central heating, front and long rear gardens, a driveway and shared access to a rear garage. The property has been recently renovated and decorated, is in good order throughout and would be suitable for immediate occupation or investment purposes. When let the potential rental income is in excess of £7500.00 per annum.



Not to scale. For identification purposes only

Situated Off Cambridge Road within close proximity to Ellesmere Port town centre, local amenities and transport links.

Outside Front and Rear Gardens, Driveway, Shared Access to Rear Garage.

EPC Rating D

Ground Floor Porch Entrance, Hall, Lounge, Kitchen/Dining Room, Utility Room/WC.

First Floor Three Bedrooms, four piece Bathroom Suite.

LOT

62

1a Burleigh Road North, Liverpool L5 1TX

*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

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

Description A two bedroomed end of terrace property currently let by way of an Assured Shorthold Tenancy producing £4,800 per annum. This property benefits from double glazing and central heating.

Situated Fronting Burleigh Road South on the corner of Robson Street in an established and popular residential location, within close proximity to Liverpool and Everton Football Clubs and approximately 2 miles from Liverpool city centre.

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to rear

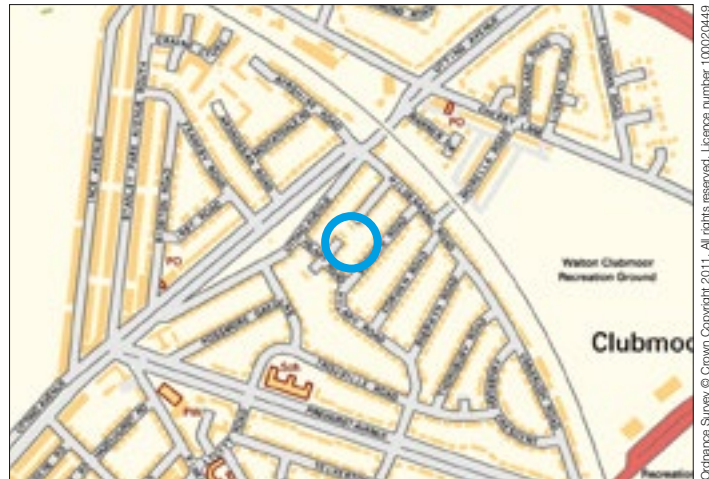
Ground Floor Lounge, Dining Room, Kitchen

LOT

63

9 Hildebrand Close, Liverpool L4 7TH

*GUIDE PRICE £70,000+



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Not to scale. For identification purposes only

- **Three bed semi detached house. Double glazing. Gardens to the front and rear.**

Description An extended three bedroomed semi-detached property benefiting from gardens to the front and rear and a detached garage. Following repair and modernisation the property would be suitable for occupation, resale or investment purposes.

Situated Off Hildebrand Road which is in turn off Utting Avenue in a popular and well established residential location within easy reach of local amenities, schooling. Liverpool city centre is approximately 3 miles away.

First Floor Three Bedrooms, Bathroom/WC

Outside Gardens front and rear, detached garage.

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

LOT
64**1 Paterson Street, Birkenhead, Merseyside CH41 4BG*****GUIDE PRICE £45,000–£55,000**

- **A three bed end terrace. Double glazing. Central heating.**

Description A three bedroomed end terraced property benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes. The potential rental income when let is in excess of £6600.00 per annum.



Not to scale. For identification purposes only

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

Outside Yard to the rear.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

LOT
65**Rose Cottage, Llanerch-y-mor, Holywell, Clwyd CH8 9DX*****GUIDE PRICE £30,000+**

- **Plot of land with re-development potential.**

Description A unique plot of land incorporating the remains of a former cottage forming a sizeable plot. The land would be suitable for potential re-development or renovation subject to gaining the necessary consents. Please direct planning enquiries to Flintshire County Council, Tel: 01352 703 228.



Not to scale. For identification purposes only

Situated The land is located on the main A548 coast road at Mostyn between the towns of Prestatyn and Holywell which offer shops, leisure facilities and services.

Joint Agent

Beresford Adams

**Beresford
Adams**

Note Viewing by external on-site inspection with extreme caution.

LOT

66

86 County Road, Walton, Liverpool L4 3QN

*GUIDE PRICE £65,000+



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Not to scale. For identification purposes only

- **A three storey mid-terraced property, ground floor retail unit with storage/accommodation to upper floors. Central heating, double glazing, security grills to the rear window, intercom entry system and electric roller shutters.**

Description A three storey mid-terraced property currently arranged as a ground floor retail unit together with storage/accommodation to the first and second floors. The property benefits from central heating, double glazing, security grills to the rear window, intercom entry system and electric roller shutters. The property would be suitable for a number of uses, to include residential conversion, subject to any relevant consents.

Situated Fronting County Road in an established and popular residential location approximately 3 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Reception, Offices, Kitchenette, WC Net internal area – 76.6 sq.m

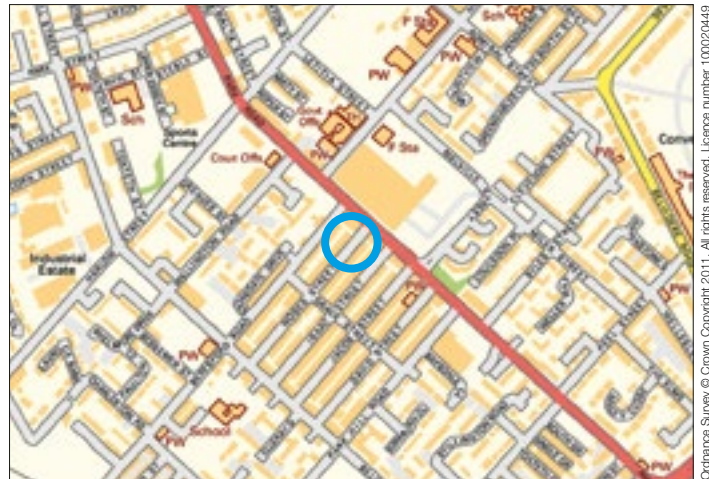
First and Second Floors Office accommodation.

LOT

67

256 Park Road, Toxteth, Liverpool L8 4UE

*GUIDE PRICE £75,000+



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Not to scale. For identification purposes only

- **Mixed use investment producing £12,000 per annum. Electric roller shutters.**

Description A three storey plus basement mid terrace property comprising a ground floor shop together with two floors of accommodation above. The whole property is currently let to Martin & Kaye Opticians, who have traded for over 25 years, by way of a new 3 year lease with no break clauses producing £12,000 per annum. The property benefits from electric roller shutters.

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

Second Floor Three Rooms

Outside Yard to the rear.

Basement Not inspected

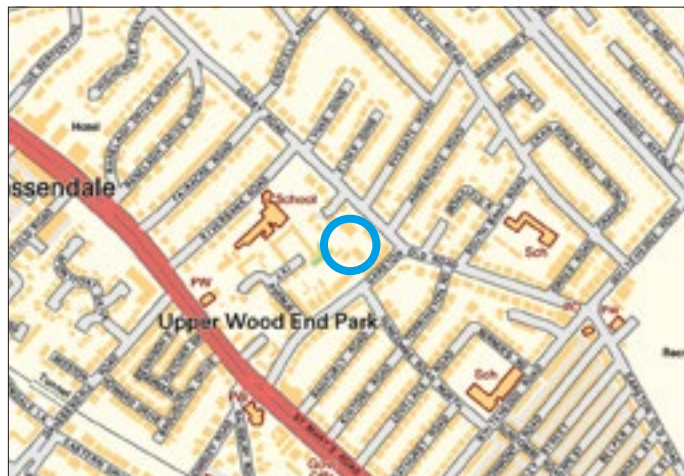
Ground Floor Shop Main Reception Area, Rear Room, Storeroom, Kitchen, WC

First Floor Three Rooms

LOT
68**The Penthouse, Flat 6, 80 Darby Road, Liverpool L19 9AW*****GUIDE PRICE £45,000+**

- **A top floor two bed mezzanine penthouse. Double glazing, central heating, intercom system, off road parking and rear garden.**

Description A top floor two bed roomed mezzanine modern penthouse flat benefiting from double glazing, central heating, intercom system, Communal off road parking and rear garden. The flat is in good condition throughout and would be suitable for immediate occupation or investment purposes with a potential rental income of in excess of £6,000 per annum.



Not to scale. For identification purposes only

Situated Off Garston Old Road which in turn is off Aigburth Road (A561) in a popular and well established residential location within close proximity to local amenities and schooling.

Ground Floor Main entrance hallway.

Second Floor Flat 6 Open plan lounge/kitchen, bathroom/

WC, two mezzanine bedrooms, cloakroom.

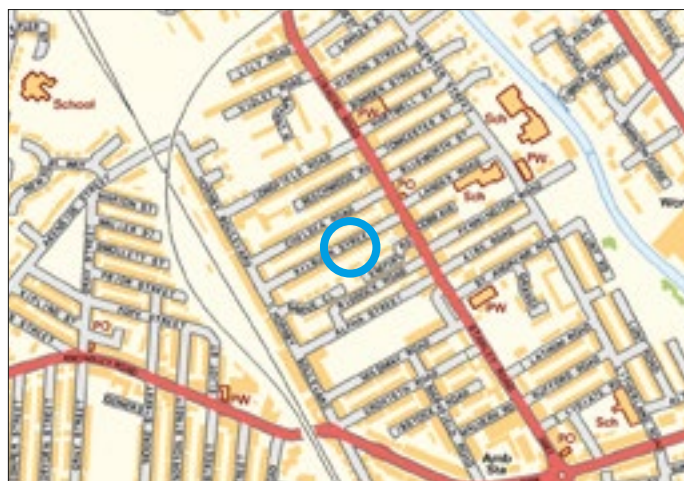
Outside Communal gardens to the front and rear, parking.

Lease Held on a Long Leasehold for a term of 999 years from 1st January 2002 at a peppercorn ground rent.

LOT
69**28 Kilburn Street, Litherland, Liverpool L21 8HW*****GUIDE PRICE £30,000+**

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

Description A two bedroomed mid terrace property benefiting from double glazing. Following refurbishment, the property would be suitable for investment purposes with a potential rental income of in excess of £4,800 per annum.



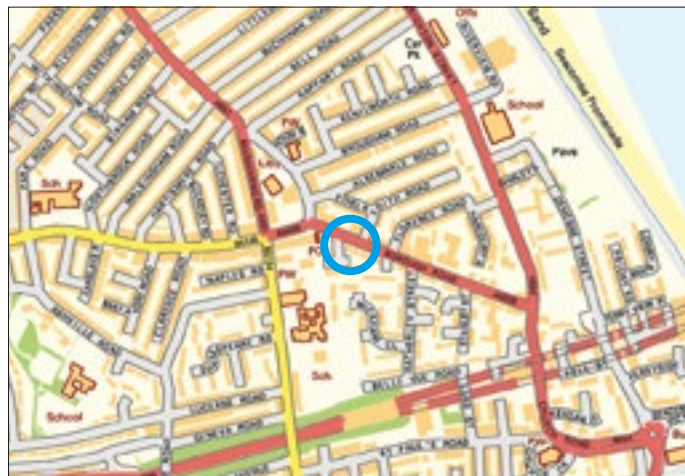
Not to scale. For identification purposes only

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

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

First Floor Two Bedrooms, Bathroom/WC

Outside Rear Yard.

LOT
70**Land at 174 Borough Road, Wallasey, Merseyside CH44 6NJ*****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 Fronting Borough Road in a busy position within close proximity to local amenities and the Kingsway Tunnel.

LOT
71**61–65 Park Green, Macclesfield, Cheshire SK11 7NH*****GUIDE PRICE £185,000+**

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Not to scale. For identification purposes only

- **Double fronted property comprising a former restaurant with retail shop to the ground floor.**

Description A double fronted corner property comprising a former restaurant with adjoining retail shop to the ground floor. The property would be suitable for a number of uses, subject to any relevant planning consents. The first floor would be suitable to convert to provide two three-bedroomed flats, subject to any necessary consents.

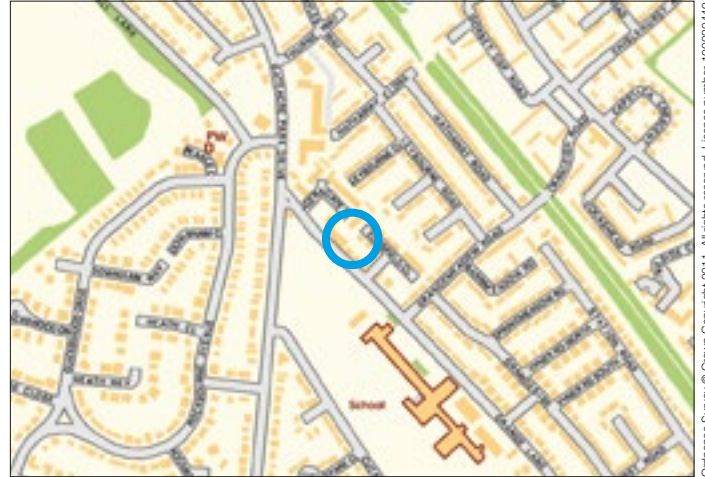
Situated Located on Park Green on the edge of Macclesfield town centre overlooking the cenotaph and gardens. Close to all local amenities including the retail centre of Macclesfield, shops, restaurants, bars and rail station.

First Floor Various rooms ready for conversion into two three-bedroom apartments.

Joint Agent
Bridgfords

[bridgfords](http://bridgfords.co.uk)

Ground Floor A former restaurant and adjoining retail shop premises

LOT
72**56 Acresgate Court, Gateacre, Liverpool L25 4UF*****GUIDE PRICE £60,000+**

Not to scale. For identification purposes only

- **Ground floor two bed apartment. Double glazing, central heating, intercom system, off road parking, communal gardens and a garage.**

Description A ground floor two bedroomed apartment benefiting from double glazing, central heating, intercom system, off road parking, communal gardens and a garage. The property would be suitable for occupation or investment purposes. When let the potential income would be in excess of £7,200 per annum.

Situated Off Grange Lane in a popular and well established residential location within close proximity to local amenities, Schooling and transport links.

Outside Communal gardens, Parking and Garage.

Ground Floor Main Entrance hallway.

Apartment Hall, Lounge, Kitchen, Two Bedrooms, Bathroom/WC

LOT
73**79 Dowry Street, Oldham, Manchester OL8 2LP*****GUIDE PRICE £45,000-£55,000**

Not to scale. For identification purposes only

- **Three bed semi-detached. Front and rear gardens.**

Description A three bedroomed semi-detached property benefiting from front and rear gardens. Following a scheme of refurbishment 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
74

ON BEHALF OF A HOUSING ASSOCIATION

10 Norgate Street, Liverpool L4 0RH***GUIDE PRICE £25,000+**

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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 refurbishment and modernisation the property would be suitable for investment purposes. The potential rental income is in excess of £5400.00 per annum.

Situated Between Sleepers Hill and Blessington Road in a popular and well established residential location. Liverpool city centre is approximately 2.5 miles away.

Outside Rear Yard

Ground Floor Vestibule, Lounge, Kitchen/Breakfast room.

First Floor Two Bedrooms, Bathroom/WC

LOT
75**Trueman Court, Trueman Street, Liverpool L3 2BA*****GUIDE PRICE £450,000+**

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Not to scale. For identification purposes only

- **Character freehold Grade II listed self-contained three storey plus basement office building with car parking.**

Description A Character freehold Grade II listed self-contained three storey plus basement office building with car parking. Trueman Court is a three storey self-contained property currently utilised for office purposes, which provides a mix of open plan and private offices. The premises are traditionally constructed and were formerly part of the administration offices of the Threlfalls Brewery. The accommodation is laid out over basement, ground, first and second floors. Internally the floors are accessed by way of an internal staircase.

Situated By way of a shared courtyard situated off Trueman Street which runs off Dale Street in Liverpool city centre.

Outside Three car parking spaces

LOT
76**40 Silverdale Avenue, Tuebrook, Liverpool L13 7EY*****GUIDE PRICE £55,000–£65,000**

Not to scale. For identification purposes only

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

Description A three bedroomed middle terraced property benefiting from double glazing, central heating, newly fitted kitchen and WC, a new bathroom and a full rewire. Following decoration and carpets the property would be suitable for occupation, resale of investment purposes. The potential rental income when let is in excess of £7200.00 per annum.

Situated Fronting West Derby Road (A5049) 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, Bathroom/WC

Outside Yard to Rear.

Ground Floor Hall, Front Living Room, Dining Room, Kitchen/Diner, WC

LOT
77

ON BEHALF OF A HOUSING ASSOCIATION

57 Edgeworth Street, St. Helens, Merseyside WA9 3PT***GUIDE PRICE £35,000+**

Not to scale. For identification purposes only

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

Description A two bedroomed mid terraced property benefiting from double glazing and central heating. Following upgrade and refurbishment the property would be suitable for investment purposes with a potential annual income of in excess of £4,200 per annum.

Situated Off Robins Lane in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from St Helens town centre.

Outside Rear yard.

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

First Floor Two Bedrooms

LOT
78**11 Windsor Street, Liverpool L8 1XE*****GUIDE PRICE £200,000+**

- **A ten bedroomed HMO investment opportunity currently producing in excess of £45,000 per annum**

Description A 10 bedroomed HMO investment opportunity currently producing in excess of £45,000 per annum. A three storey semi-detached property converted to provide 10 letting rooms. The property is fully let to 10 students on Assured Shorthold Tenancies until June 2017 at a rental of £95.00 pp/pw including bills. The property is fully HMO compliant and benefits from double glazing, central heating, two kitchens and four bathrooms. The property will be sold fully furnished. Internal inspection is highly recommended.

Situated Fronting Windsor Street at its junction with Upper Stanhope Street within walking distance to the Anglican Cathedral, Hope Street amenities and Liverpool city centre.

Ground Floor Main Entrance Vestibule, two Communal Lounges/kitchens, Store Room.

First Floor Five Letting Rooms, two Shower Room/WCs

Second Floor Five Lettings Rooms, two Shower Room/WCs



Not to scale. For identification purposes only

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LOT
79

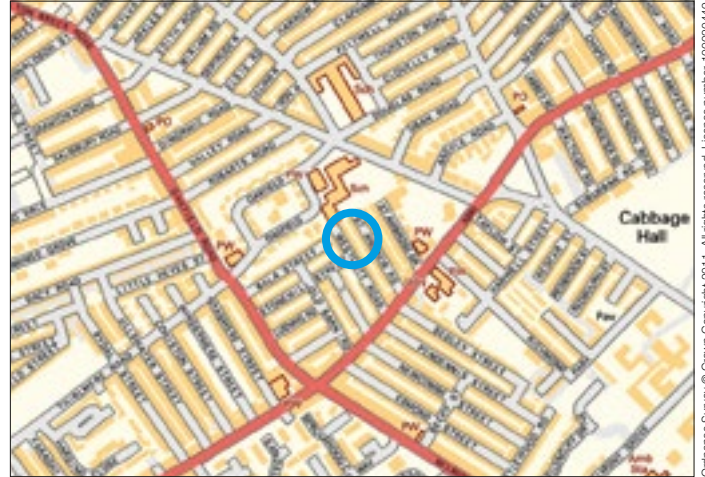
35 St. Andrew Road, Liverpool L4 2RJ

***GUIDE PRICE £40,000–£50,000**



- **Three bedroomed mid terrace property. Double glazing and central heating**

Description A good sized three bedroomed middle terraced property benefiting from double glazing and central heating. Following decoration and carpeting the property would be suitable for investment purposes with a potential rental income of £6,600 per annum.



Not to scale. For identification purposes only

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

First Floor Three Bedrooms, Bathroom/WC.

Outside Yard to the rear.

Cellar Not inspected.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

LOT
80

83 Gwendoline Street, Liverpool L8 8EZ

***GUIDE PRICE £50,000+**



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

Description A two bedroomed mid terraced property currently let by way of an Assured Shorthold Tenancy producing an annual rental income of £3,900 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

Situated Off Windsor Street which in turn is off Upper Warwick Street in an established residential location within close proximity of local amenities and approximately 2.5 miles from Liverpool city centre.

First Floor Two Bedrooms, Box Room

Outside Yard to the rear.

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

LOT

81

ON BEHALF OF A HOUSING ASSOCIATION

43 Station Road, St. Helens, Merseyside WA9 3JH

*GUIDE PRICE £30,000–£35,000



Not to scale. For identification purposes only

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

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

Situated On Station Road close to its junction with Wilbur Street in a popular residential location approximately 2 miles from St. Helens town centre.

Outside Rear yard.

Ground Floor Through Lounge/ Dining room, Kitchen, Ante Space, Bathroom/WC

First Floor Two Bedrooms

LOT

82

16 Warrenhouse Road, Kirkby, Liverpool L33 9XQ

*GUIDE PRICE £35,000–£40,000



Not to scale. For identification purposes only

- **Three bedroom town house. Partial double glazing. Central heating. Gardens front and rear.**

Description A three bedroomed mid-town house benefiting from partial double glazing, central heating and gardens. The property would be suitable for investment purposes following decoration. The potential rental income when let is in excess of £5700.00 per annum.

Situated In a cul de sac Off Simonswood Lane in the Northwood Area within close proximity to local amenities and schooling.

Outside Gardens front and rear.

EPC Rating C

Ground Floor Hall, Living Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

LOT
83

22 Hollins Grove Street, Darwen, Lancashire BB3 1HG

***GUIDE PRICE £40,000+**



- **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.



Not to scale. For identification purposes only

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
84

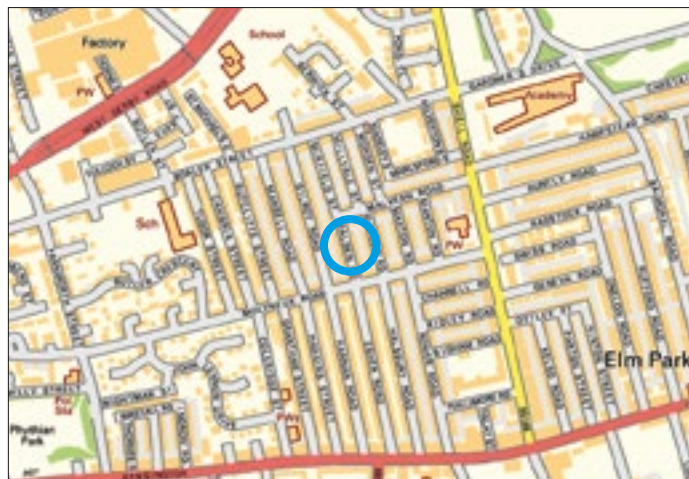
26 Malden Road, Kensington, Liverpool L6 6BE

***GUIDE PRICE £60,000+**



- **A residential investment producing £6,300 per annum. Central heating.**

Description A three bedroomed end terraced property benefiting from central heating. The property is currently let by way of an Assured Shorthold Tenancy, holding over producing £6,300 per annum. The tenant has been in situ for over 10 years.



Not to scale. For identification purposes only

Situated Off Molyneux Road in a popular and well established residential location within close proximity to local amenities and walking distance to Liverpool University, Liverpool Royal Hospital and Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to Rear.

Ground Floor Hall, Through Lounge/Dining Room, Kitchen

LOT

85

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

86

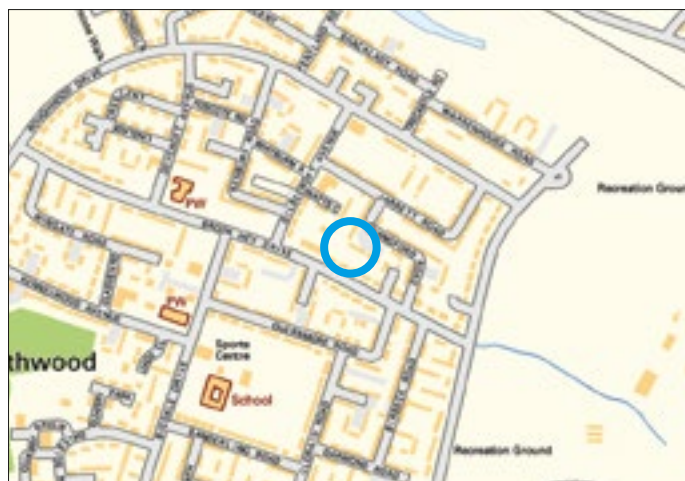
25 Changford Green, Kirkby, Liverpool L33 9UH

*GUIDE PRICE £40,000+



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

Description A three bedroomed mid-town house benefiting from newly fitted double glazing and central heating. The property would be suitable for occupation or investment purposes. The potential rental income would be approximately £6,000 per annum.



Not to scale. For identification purposes only

Situated Off Brook Hey Drive which in turn is off Simonswood Lane in a popular and established residential location within close proximity to local amenities, schooling, LFC Youth Academy and approximately 10 miles from Liverpool city centre.

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

Outside Front and Rear Gardens.

Ground Floor Porch Entrance, Hall, Lounge, Kitchen.

LOT

87

85 Spring Street, Rishton, Blackburn BB1 4LP

*GUIDE PRICE £35,000-£40,000



- **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.



Not to scale. For identification purposes only

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

88

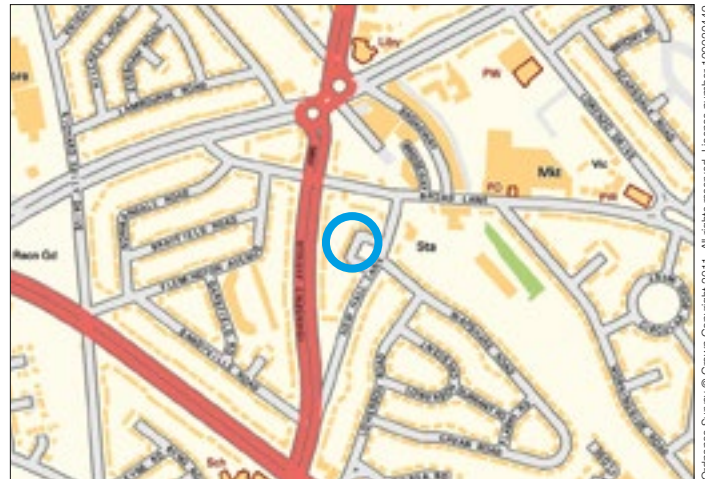
55 New Hall Lane, Liverpool L11 8LT

*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.

Situated Three Bedrooms, Bathroom, Separate WC

Outside Front and Rear Gardens, Driveway.

Ground Floor Hall, Lounge/ Dining Room, Kitchen.

LOT

89

16 Portland Street, Accrington, Lancashire BB5 1RH

*GUIDE PRICE £30,000–£35,000



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

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

Ground Floor Living Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

LOT

90

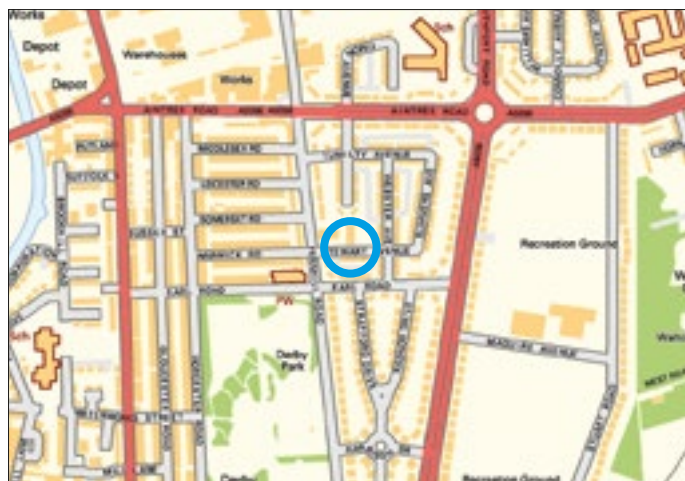
Land at Stewart Avenue, Sefton L20 9JD

*GUIDE PRICE £125,000+



- **Cleared site offered with full planning permission to erect 13 one-bedroomed self-contained apartments.**

Description A cleared site offered with the benefit of full planning permission granted March 2016 to erect 13 one-bedroomed self-contained apartments with layout of a new access road and associated car parking. The site extends to 1,113m² (0.275acres) We assume all services are available, however potential purchasers should make their own enquiries. Planning Ref No: DC/2015/01679



Not to scale. For identification purposes only

Situated adjacent to St Monica's Parochial Club on Stewart Avenue, Off Fernhill Road which in turn is off Southport Road and Aintree Road within a popular and established residential area.

Proposed Accommodation

Plans are available for inspection at the Auctioneer's Offices.

LOT
91**38 Ivy Leigh, Tuebrook, Liverpool L13 7EP*****GUIDE PRICE £40,000–£45,000**

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

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



Not to scale. For identification purposes only

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

First Floor Two Bedrooms, Bathroom/WC.

Outside Yard to the rear.

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

LOT
92**34 Fallowfield Road, Liverpool L15 5BW*****GUIDE PRICE £85,000–£95,000**

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

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



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

93

9 Alexandra Mount, Litherland, Liverpool L21 7PN

*GUIDE PRICE £170,000+



- **Six bed semi detached. Good order. Double glazing. Central heating. Front and rear gardens. Garage which has expired planning permission for conversion.**

Description A three storey plus cellar well-presented and spacious six bed roomed semi-detached property benefiting from double glazing, central heating, smoke alarms, fire doors and three bathrooms. There are front and rear garden, off road parking and a detached double garage to the side. The property is in good condition throughout and would be suitable as a good-sized family house or investment purposes. If let as an HMO Investment to provide 10 letting rooms, subject to any consents. The potential rental income if let at £75 pppw would be in excess of £39,000 per annum. We are advised the garage had planning permission which has now expired to provide a two bedroomed dwelling, however, potential purchasers should make their own enquiries.

Situated Off Sefton Road in a popular and well established location close by to local amenities, shopping in the Strand and transport services. Liverpool city centre is approximately 5 miles away.

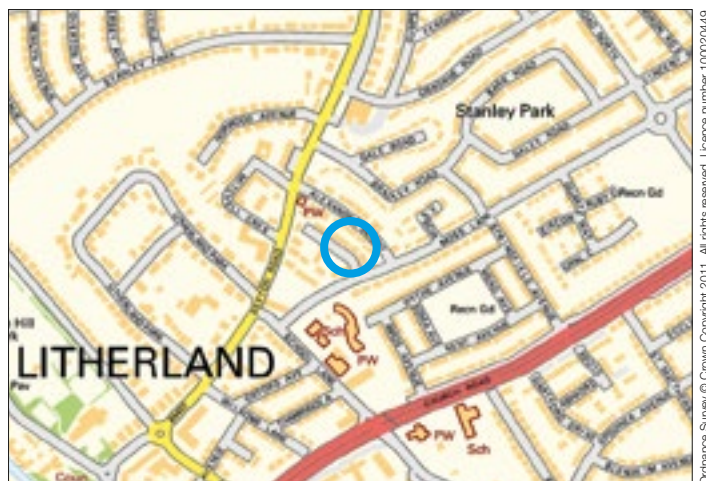
Basement Cellar Games Room, Store Room

Ground Floor Porch Entrance, Hall, Lounge, Dining Room, Shower Room/WC, Cloak Room, Kitchen, Utility Room

First Floor Three Bedrooms, Store Room, Bathroom/WC with Walk in Shower

Second Floor Three Bedrooms, Shower Room/WC, Store Room

Outside Front and rear gardens, driveway, outhouse, double garage with expired planning permission to convert into a two bedroom dwelling.



Not to scale. For identification purposes only



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LOT
94**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, central heating, new carpets, wooden flooring and a hardwire fire alarm system. The property is in very good order throughout and would be suitable for occupation or investment purposes if let to four 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.

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

First Floor Three Bedrooms.

Second Floor Further room.

Outside Yard to the rear.

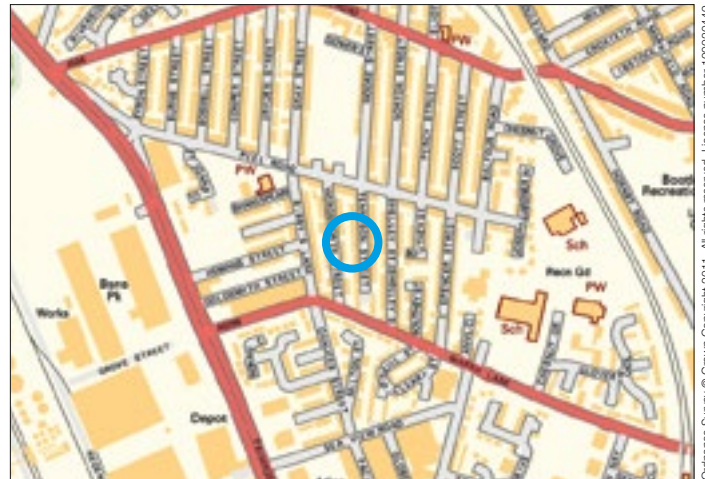
LOT
95

ON BEHALF OF A HOUSING ASSOCIATION

45 Tennyson Street, Bootle, Merseyside L20 4LE
*GUIDE PRICE £30,000-£35,000

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

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



Not to scale. For identification purposes only

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

Ground Floor Hall, Lounge, Dining Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear

EPC Rating D

LOT

96

41 Marsh Avenue, Bootle, Merseyside L20 0DJ

*GUIDE PRICE £25,000–£30,000



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- **A two bed town house. Driveway. In need of a full upgrade.**

Description A vacant two bedroomed end town house in need of a full upgrade and refurbishment scheme. Following which, would be suitable for investment purposes with a potential income in excess of £5,100 per annum

Not to scale. For identification purposes only

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

Outside Driveway, Rear yard.

Ground Floor Hall, Lounge, Kitchen, Dining Room

First Floor Two Bedrooms, Bathroom/WC

Now accepting instructions
for our 25 May auction
Closing date 28 April



James Kersh MRICS james@suttonkersh.co.uk

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

0151 207 6315

LOT
97**100 Darnton Road, Ashton-under-Lyne, Lancashire OL6 9RJ**
***GUIDE PRICE £380,000+**

- **Residential investment producing £34,980 per annum. Double glazing. Electric wall heaters. Off road parking.**

Description A freehold detached double fronted property comprising seven self-contained apartments, three one-bedroomed and four two-bedroomed. The property benefits from double glazing and electric wall heaters. The property is currently fully let and produces a rental income of £34,980 per annum.

Situated In a prominent position opposite the Ashton Sixth Form College and close to Tameside Hospital providing a unique source of potential tenants and convenient for access into the town centre, shops and local amenities.

Outside Off road parking to the front and rear.

Joint Agent
Bridgfords



Ground Floor

Communal Entrance Hall for Flats 4, 5, 6 and 7 only External individual side entrances to ground floor Flats 1, 2 and 3

Flat 1 Hall, Bedroom, Bathroom/WC, Living Room/Kitchen **Flat 2** Hall, Bedroom, Bathroom/WC, Living Room/Kitchen **Flat 3** Hall, Two Bedrooms, Bathroom/WC, Living Room/Kitchen

First Floor Flat 4 Hall, Bedroom, Bathroom/WC, Living Room/Kitchen **Flat 5** Hall, Two Bedrooms, Bathroom/WC, Living Room/Kitchen **Flat 6** Hall, Two Bedrooms, Bathroom/WC, Living Room/Kitchen **Flat 7** Hall, Two Bedrooms, Bathroom/WC, Living Room/Kitchen



Not to scale. For identification purposes only

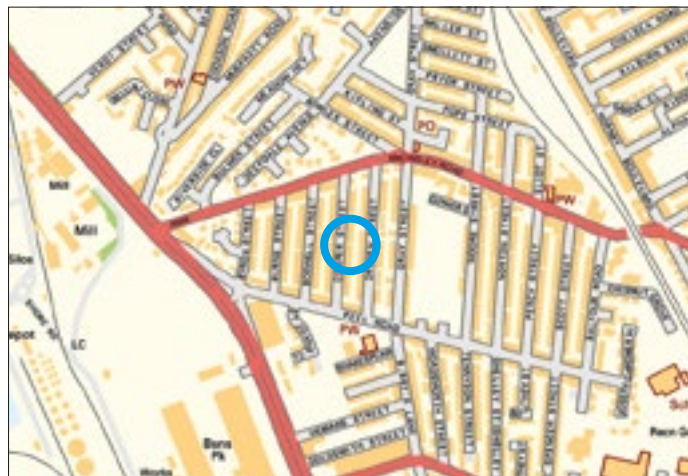
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LOT

98

42 Cowper Street, Bootle, Merseyside L20 4RS

*GUIDE PRICE £35,000–£40,000



Not to scale. For identification purposes only

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- **A 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. When let, the potential rental income would be approximately £5400.00 per annum.

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

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

Outside Yard to the rear.

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

Auction programme 2017

Auction Dates

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

Closing Dates

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



0151 207 6315
auctions@suttonkersh.co.uk

LOT
99**273 County Road, Walton, Liverpool L4 5PQ*****GUIDE PRICE £50,000+**

- **Three storey mid terrace mixed use property. Ground floor retail unit, one-bedroomed flat above producing £3,600 per annum. Potential income of £9,600 per annum.**

Description A three storey middle terraced mixed use property arranged as a ground floor retail unit together with a good sized one-bedroomed flat above situated over two floors and accessed via a separate entrance. The flat is currently let by way of an Assured Shorthold Tenancy at a rental of £3,600 per annum. The property benefits from partial double glazing, central heating, electric roller shutters and a new roof. The Flat has also been refurbished and has laminate flooring throughout. The ground floor has previously been occupied as a convenience shop and would be suitable for a number of uses, subject to any relevant consents. When fully let, the potential income being in excess of £9,600 per annum.

Situated Fronting County Road in a prominent position close to all local amenities, schooling and transport links. Approximately 2 miles from Liverpool city centre and approximately 1.5 miles from Bootle and Sefton.

Outside Yard to the rear

Note Please note we have not internally inspected the flat.

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

First Floor Flat Hall, Living Room, Kitchen/Diner

Second Floor Bedroom, Bathroom/WC



Not to scale. For identification purposes only

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LOT

100

78 Spofforth Road, Liverpool L7 6JY

*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

- **A residential investment property producing £5,400 per annum. Partial double glazing. Central heating.**

Description A two bedroomed mid terrace property benefiting from partial double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum. We are advised the property has recently had a new roof and laminate flooring throughout.

Situated Fronting Spofforth Road off Picton Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre.

Outside Yard to Rear.

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

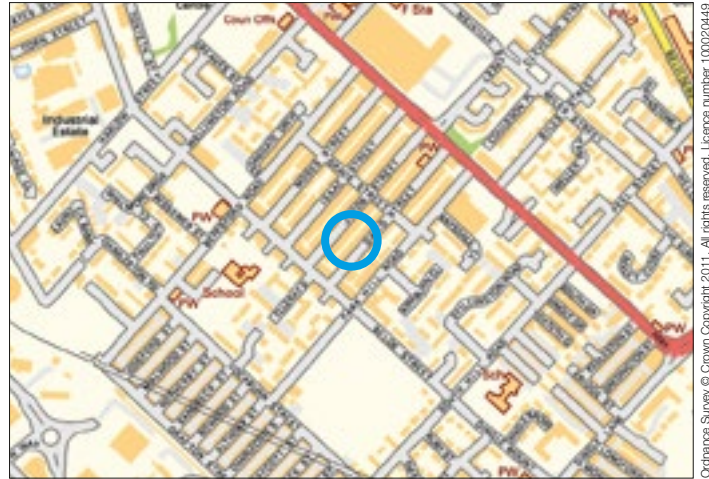
First Floor Two Bedrooms

LOT

101

69 Jacob Street, Liverpool L8 4TG

*GUIDE PRICE £55,000+



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Not to scale. For identification purposes only

- **Two bed mid terrace. Double glazed, 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 occupation, resale or investment purposes. The potential rental income when let is in excess of £6000.00 per annum.

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

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear.

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

LOT

102

Flat 5, 46 Marine Road, Pensarn, Abergele, Clwyd LL22 7PR

*GUIDE PRICE £25,000+



Not to scale. For identification purposes only

- **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.

Joint Agent

Beresford Adams

**Beresford
Adams**

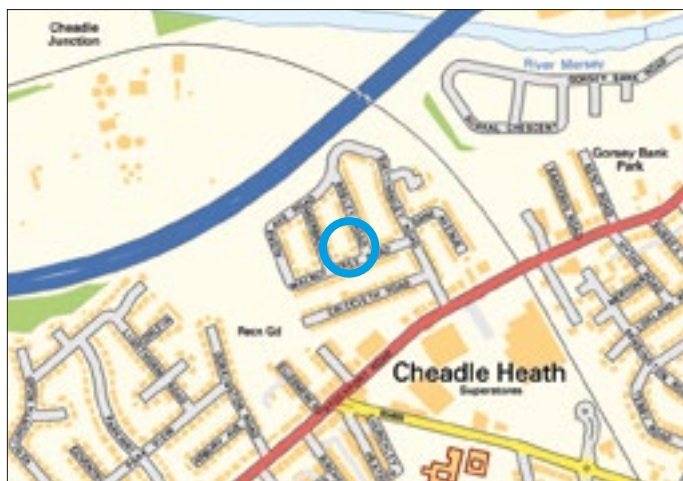
Ground Floor Main Entrance Hallway.

LOT

103

5 Bosley Road, Stockport, Cheshire SK3 0NQ

*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

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

Description A three bedroomed inner town house in need of modernisation. The property benefits from double glazing and central heating, flagged front garden and rear garden. Once updated the property would be suitable for resale, occupation or investment purposes.

Situated Off Walnut Tree Road which is in turn off Swythamley Road and on to Stockport Road (the A560), approximately 1 mile from Stockport town centre and local amenities.

Outside Flagged front garden and car parking space, lawned rear garden.

Joint Agent

Bridgfords

bridgfords

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

First Floor Three Bedrooms, Bathroom, Separate WC

LOT

104

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

*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

- **Mid terraced house which has been converted into two flats. Double glazing. Central heating.**

Description A mid terraced house which has been converted into two flats, one one-bedroom and one two-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.

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

First Floor Flat 2 Two

Bedrooms, Kitchen, Reception Room, Bathroom/WC

Outside Yard to the rear.

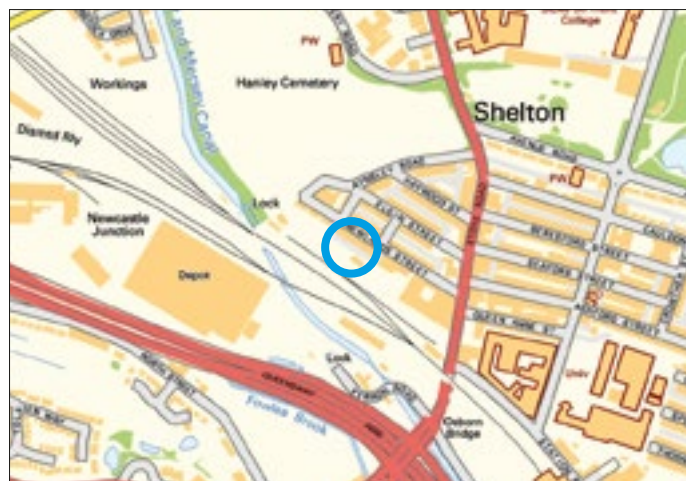
Note This property is marketed subject to HCA and local authority consent prior to completion, details can be found within the legal pack.

LOT

105

95 Newlands Street, Stoke-on-Trent ST4 2RG

*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- **A two bed terrace in need of modernisation. Double glazing.**

Description A two bed mid terrace property benefiting from double glazing and permitted parking to the front. Following modernisation this property would be suitable for investment purposes.

Situated Off A5006 within close proximity to local amenities and approximately less than 1 mile from Stoke-on-Trent town centre.

First Floor Two Reception Rooms, Kitchen,

First Floor Two Bedrooms, bathroom/WC.

Outside Forecourt to the front and Garden to the Rear.

EPC Rating D

Note This property is marketed subject to HCA and local authority consent prior to completion, details can be found within the legal pack.

LOT

106

442 Waterloo Road, Stoke-on-Trent ST1 5DL

*GUIDE PRICE £50,000+



- **Three bed mid terrace property. Double glazing. Central heating. In need of modernisation.**

Description A three storey three bedroomed town house benefiting from double glazing, central heating and a rear garden. Following refurbishment, the property would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated Fronting Waterloo Road within close proximity to local amenities and Stoke-on-Trent city centre.

Basement Not inspected.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

Second Floor Not inspected.

Outside Rear garden.

EPC Rating E

Note This property is marketed subject to HCA and local authority consent prior to completion, details can be found within the legal pack.

LOT

107

Flats 1 & 2, 188 Beeches Road, West Bromwich, West Midlands B70 6HG

*GUIDE PRICE £120,000+



- **A mid terrace property converted to two self contained flats. Central heating. Double glazing.**

Description A three storey dormer style middle terraced property that has been converted to provide two self contained flats (one two-bedroomed and one one-bedroomed). The property benefits from central heating and double glazing. Following refurbishment, the property would be suitable for investment purposes. The potential rental income when let is in excess of £11,400 per annum.



Not to scale. For identification purposes only

Situated Off Birmingham Road within close proximity to local and city centre amenities.

Ground Floor Main Entrance, Hallway.

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

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

Outside Yard to the rear

EPC Rating Flat 1 C Flat 2 D

Note This property is marketed subject to HCA and local authority consent prior to completion, details can be found within the legal pack.

LOT

108

ON BEHALF OF LPA RECEIVERS

20 Balliol Road, Bootle, Merseyside L20 3AB

*GUIDE PRICE £135,000+



- A three storey plus basement semi-detached, converted to three self-contained apartments. Double glazing, central heating, secure entry system and parking.

Description A three storey plus basement semi-detached property converted to provide three self-contained apartments (two two-bedroomed and one three-bedroomed). The property benefits from double glazing, central heating, secure entry system and shared ample parking to the front and rear. The property has a potential rental income of in excess of £18,000 per annum.

Situated Fronting Balliol Road in a popular and well established location within close proximity to local amenities, Hugh Baird College and approximately 2 miles from Liverpool city centre.

Ground Floor Main entrance hallway.

Flat C Hall, Lounge, Dining room, Bedroom, Kitchen

Lower Ground Floor

Bathroom/WC, two further Bedrooms one with en suite shower room/WC

First Floor

Flat B Hall, Open Plan Lounge/Kitchen, Two Bedrooms, Bathroom/WC

Second Floor

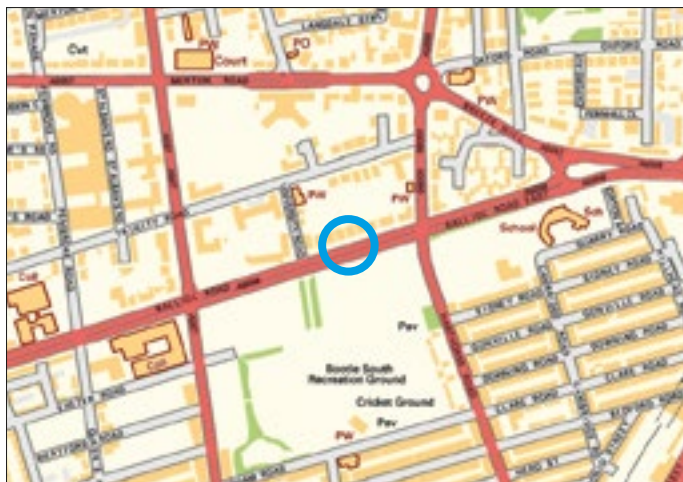
Flat A Hall, Open Plan Lounge/Kitchen, Two Bedrooms, Bathroom/WC Stairs to Mezzanine.

Outside Communal Yard, Shared ample Front and Rear Parking.

Joint Agent

Lyons Estates

LYONS ESTATES



Not to scale. For identification purposes only

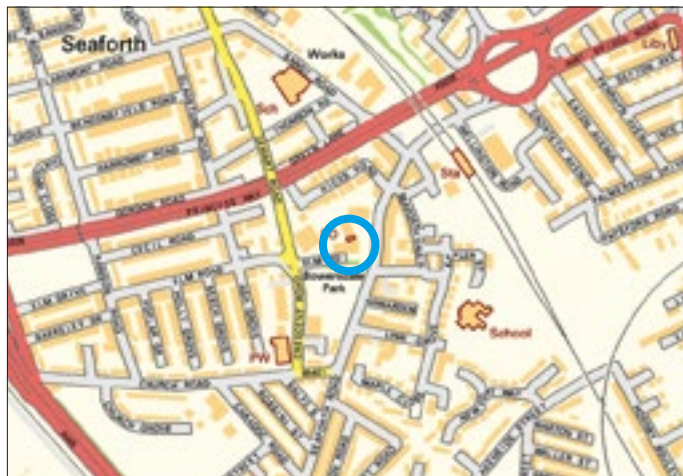
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LOT

109

17 Seaforth Road, Seaforth, Liverpool L21 3TB

*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

- **Three storey mid terraced mixed use property. Ground floor retail unit with two flats above. Double glazing.**

Description A three storey middle terraced mixed use property providing a ground floor retail unit together with two flats (one two-bed and one one-bed). The property benefits from double glazing. Following refurbishment the property would be suitable for a number of uses subject to any necessary planning consents.

Situated Fronting Seaforth Road in a popular main road position within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Note Please note we have not internally inspected the property.

Ground Floor Shop Main sales area, Rear room, WC

First & Second Floor Flats

Outside Yard to the rear.

Now accepting instructions
for our 25 May auction
Closing date 28 April



James Kersh MRICS james@suttonkersh.co.uk

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

0151 207 6315

LOT

110

14 Upton Road, Wirral, Merseyside CH46 0PA

*GUIDE PRICE £150,000+



- **Double fronted part two/part single storey property.**
Currently producing £19,600 per annum.

Description A mixed use Investment Property currently producing a rental income of £19,600 per annum. A detached double fronted part two/part single storey property comprising a ground floor restaurant holding 75 covers, together with a one bedroomed 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 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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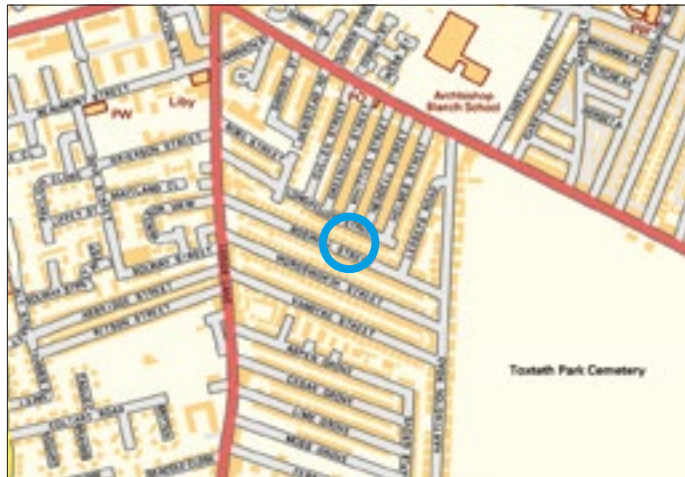


LOT

111

70 Longfellow Street, Liverpool L8 0QX

*GUIDE PRICE £40,000-£50,000



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- **Residential investment producing £5,200 per annum. Double glazing. Central heating.**

Description A two bedroomed mid terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold tenancy producing £5,200 per annum

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

Outside Yard to Rear.

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

First Floor Two Bedrooms

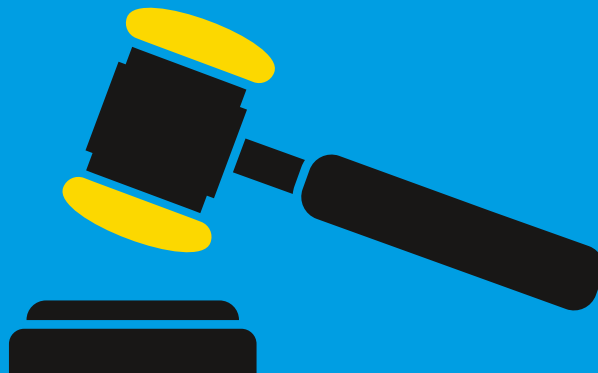
Auction programme 2017

Auction Dates

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

Closing Dates

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



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auctions@suttonkersh.co.uk

LOT

112

ON BEHALF OF A HOUSING ASSOCIATION

Flats 1–4, 5 Marine Terrace, Wallasey, Merseyside CH45 7RE

*GUIDE PRICE £175,000+



- **Three storey mid terrace comprising four self contained flats. Double glazing. Central heating.**

Description A three story middle terraced property comprising four self-contained flats, two one-bedroomed and two two-bedroomed which in need of refurbishment. The property benefits from double glazing, Intercom system, central heating, front and rear gardens. Once upgraded the property would be suitable for investment purposes.

Situated Off Holland Road in a popular and well established location with direct access onto the promenade and views towards the River Mersey. Within close proximity to local amenities, schooling and approximately 7 miles from Liverpool city centre.

First Floor Living Room, Kitchen

Outside Front and rear gardens.

Ground Floor Communal Entrance

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

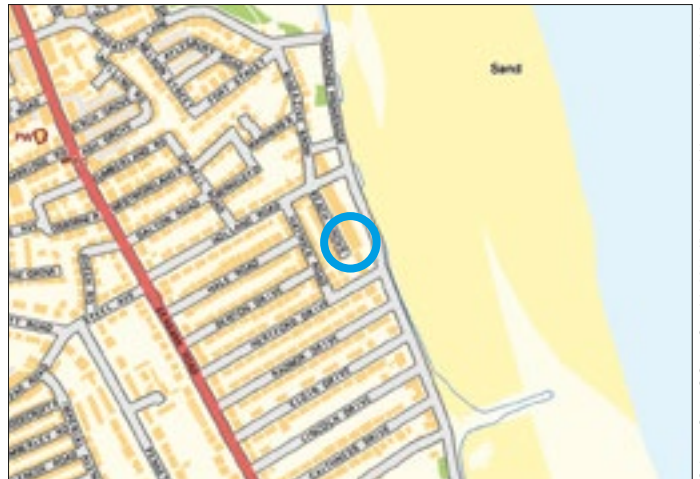
First Floor Flat 2 Hall, Living Room, Kitchen, Two Bedrooms, Bathroom/WC

Second Floor Flat 3 Hall, Living Room, Kitchen, Two Bedrooms, Bathroom/WC

Flat 4

Ground Floor

Flat 4 (can be accessed via Beach Street rear entrance) Hall, Bedroom, Bathroom/WC



Not to scale. For identification purposes only

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LOT

113

229 Walton Village, Liverpool L4 6TH

*GUIDE PRICE £25,000-£30,000



- A ground floor lock-up shop producing £5,750.00 per annum. Newly refurbished. Double glazing and steel roller shutters.

Description A ground floor lock-up shop currently let by way of a renewed three year lease from July 2016 producing £5,750.00 per annum. The property has been newly refurbished and is trading as a Hairdressing Salon. The property benefits from double glazing and steel roller shutters.



Not to scale. For identification purposes only

Situated Fronting Walton Village just off Walton Lane (A580) in a popular and well established location.

Ground Floor Main Salon Area, Rear Area, WC, Storeroom. Net internal area; 43sq m (462sq ft)

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LOT

114

Land adjacent to 88 Laffak Road, St. Helens, Merseyside WA11 9EH

*GUIDE PRICE £40,000+



- A plot of land with planning for a four bed house.

Description A plot of land with a total site area of approximately 333.13sq m (398 sq yds) with planning permission to erect a 4 bedroomed detached residential property. Planning Ref: P/2012/0722



Not to scale. For identification purposes only

Situated Via Carr Mill Road which is in turn off the East Lancashire Road (A580) in a well established and popular residential area. St Helens town centre is approximately 1.5 miles away.

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LOT

115

16 Bellamy Road, Liverpool L4 3SD

*GUIDE PRICE £35,000+



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- **Three bed mid terrace, majority double glazing, central heating. Requires refurbishment.**

Description A three bedroomed mid terrace property benefiting from majority double glazing and central heating. Following refurbishment and decoration the property would be suitable for occupation, re-sale or investment purposes. The potential rental income is in excess of £6000.00 per annum

Not to scale. For identification purposes only

Situated Off Carisbrooke Road and Stuart Road in a popular and well established residential location within close proximity to County Road amenities, schooling and approximately 3 miles north of Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to Rear.

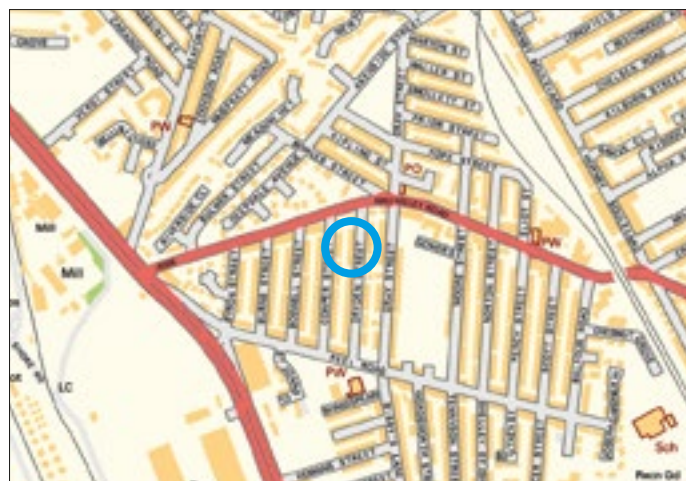
Ground Floor Hall, Front Living Room, Rear Dining Room, Kitchen.

LOT

116

75 Dryden Street, Bootle, Merseyside L20 4RT

*GUIDE PRICE £35,000+



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- **A two/three-bedroomed mid terraced. Double glazing. Central heating.**

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

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 4 miles from Liverpool city centre.

Outside Rear yard.

Ground Floor Hall, Through Lounge, Kitchen.

First Floor Two Bedrooms, Box room, Bathroom/WC

LOT

117

44 Warrenhouse Road, Kirkby, Liverpool L33 9XQ

*GUIDE PRICE £35,000-£40,000



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SOLD PRIOR

- **Two bedroom end town house. Double glazing. Central heating. Gardens front and rear.**

Description A two bedroomed end town house benefiting from double glazing, central heating and gardens. The property would be suitable for investment purposes. The potential rental income when let is in excess of £5,700.00 per annum.

Not to scale. For identification purposes only

Situated In a cul de sac Off Simonswood Lane in the Northwood Area within close proximity to local amenities and schooling.

Outside Gardens front and rear.

EPC Rating G

Ground Floor Lounge, Kitchen/ Diner

First Floor Two Bedrooms, Bathroom/WC

Now accepting instructions
for our 25 May auction
Closing date 28 April



James Kersh MRICS james@suttonkersh.co.uk

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

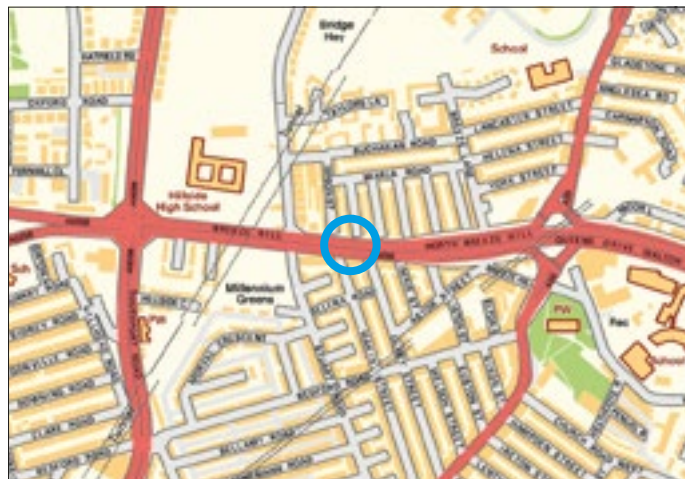
0151 207 6315

LOT

118

1 Weaver Street, Liverpool L9 1EH

*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- **A two bedroomed end terrace. Double glazing. Central heating.**

Description A two bedroom end of terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £4,200 per annum.

Situated Off Maria Road which is just off Breeze Hill (A5058) in a popular and well established residential location within close proximity to local amenities.

Ground Floor Lounge, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

Outside Rear Yard.

LOT

119

58 Queensway, Wallasey, Merseyside CH45 4QB

*GUIDE PRICE £110,000+



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Not to scale. For identification purposes only

- **Semi detached property arranged as two self contained flats. Requires a full upgrade and refurbishment.**

Description A semi detached property which has been converted to provide two self contained flats (one one-bedroomed and one two-bedroomed). The property is in need of a full upgrade and refurbishment scheme. Once upgraded the flats would be suitable for resale, occupation or investment purposes. Alternatively the property could be converted to provide a good sized four bedroomed family dwelling, subject to any necessary consents. The potential rental income when let is in excess of £12,500 per annum.

Situated In a very popular residential location just off Belvidere Road and Seaview Road within easy reach of local amenities, schooling and approximately 3 miles to New Brighton.

Ground Floor Main Entrance Hallway

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

First Floor

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

Outside Yard to the rear

Joint Agents

Robert Edwards & Worrall



LOT

120

37 Hope Street, Liverpool L1 9DZ

*GUIDE PRICE £250,000-£275,000



- **Substantial Grade II Listed five storey Georgian mid terraced property suitable for a number of uses.**

Description A substantial Grade II Listed five storey Georgian mid terraced property suitable for a number of uses, to include conversion to provide five/six self-contained flats, a boutique B&B Hotel, HMO Student Investment opportunity or back to an impressive dwelling, subject to any relevant planning consents. The property benefits from original features and has been renovated in the past and benefits from central heating. To the rear there is a single storey workshop which would be suitable for demolition to provide off road parking or possibly a two storey dwelling, subject to any relevant consents.

Situated Fronting Hope Street at its junction with Upper Duke Street occupying a much sought after position in the Heart of Liverpool's University Quarter. The Everyman Theatre, Anglican Cathedral and Philharmonic Hall are within walking distance.

Lower Ground Floor Hall, two Rooms, Kitchen, WC, Shower

Ground Floor Vestibule, Main Entrance Hallway, two Large Rooms, Office, WC.

First Floor Three Rooms, Kitchen, WC, Shower Room/WC

Second Floor One room with ensuite shower/WC, Open Plan Lounge/Kitchen, two

Rooms, Bathroom/WC. Stairs to provide one further room.

Third Floor Two Rooms, Shower/WC

Outside Rear Courtyard/Garden/Warehouse with access via Hope Way

Note We are advised the property is held by way of a Leasehold interest for a term of 99 years from 14th July 1983 and the current rent passing is £16,700 per annum. Interested parties should make their own enquiries to Liverpool City Council regarding the lease or purchase of the Freehold.



Not to scale. For identification purposes only

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LOT

121

The Klub, 62 Digmoor Road, Skelmersdale WN8 9HP***GUIDE PRICE £50,000+**

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Not to scale. For identification purposes only

- **Freehold single storey building GIA approx. 492sq m (5296sq ft). Requires full upgrade and refurbishment. Redevelopment potential, subject to consents.**

Description A freehold single storey commercial property previously occupied by a nightclub with a gross internal area of approximately 492sq m (5296sq ft). Following a full upgrade and refurbishment scheme the property would be suitable for a number of uses to include redevelopment, subject to any necessary planning consents.

Situated The subject property forms of part of a small local shopping parade within the Digmoor Area of Skelmersdale fronting onto the common green off Birleywood, close to its junction with Digmoor Road, within close proximity to local amenities.

Ground Floor Gross internal area of approximately 492sq.m (5296sq.ft)

LOT

122

14 Yew Tree Road, Walton, Liverpool L9 1AL***GUIDE PRICE £75,000+**

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Not to scale. For identification purposes only

- **Four bed mid terrace. Double glazing. Requires full refurbishment.**

Description A good sized four bedroomed middle terraced property benefiting from double glazing. Following a full refurbishment scheme the property would be suitable for occupation, resale or investment purposes with a potential income of £7,800 per annum. The property would also be suitable for a HMO conversion subject to any necessary consents with a potential rental income of in excess of £26,000 per annum.

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

First Floor Four Bedrooms (one with Dressing Room), Shower Room/W.C

Outside Rear Yard, Brick Outhouse, WC

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

LOT

123

90 Bedford Road, Liverpool L4 5PZ

*GUIDE PRICE £60,000+



- **Three bed middle terrace. Double Glazing. Central heating.**

Description A three bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for immediate investment purposes with a potential rental income in excess of £6,500 per annum.



Not to scale. For identification purposes only

Situated Off Southport Road (A5038) within close proximity to local amenities and transport links, approximately 2.5 miles from Liverpool city centre.

Outside Rear Garden.

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

First Floor Three Bedrooms, Bathroom/WC.

LOT

124

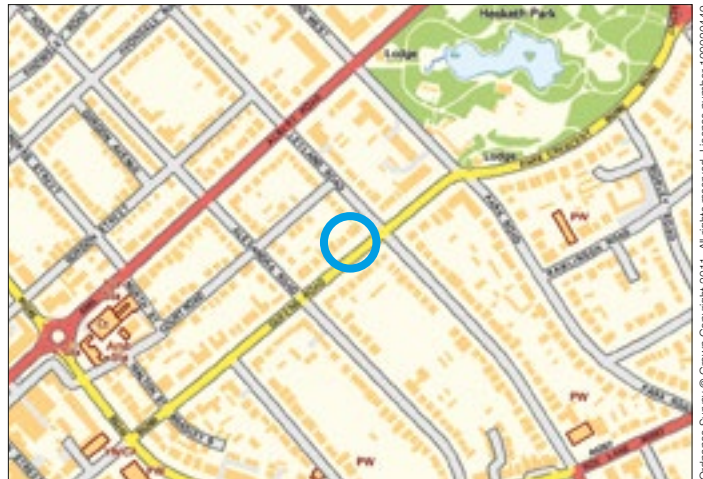
Flat 5, 59–61 Queens Road, Southport, Merseyside PR9 9HB

*GUIDE PRICE £60,000+



- **Two bed ground floor flat. Double glazing. central heating. Private garden. Off road parking.**

Description A two bedroomed ground floor flat benefiting from double glazing, central heating, communal off road parking and private garden. The property would be suitable for occupation or investment purposes.



Not to scale. For identification purposes only

Situated Fronting Queens Road (B5280) close to its junction with Leyland Road in a popular and well established residential location. Hesketh Park is within walking distance and Southport town centre is nearby.

Outside Private garden, communal off road parking

Joint Agent
Entwistle Green



Ground Floor Private Entrance, Living Room/Kitchen, two Bedrooms, Bathroom/WC

LOT

125

182 Firs Lane, Leigh, Lancashire WN7 4TT

*GUIDE PRICE £35,000+



- **Two bed end terrace. In need of a full upgrade and refurbishment scheme.**

Description A two bedroomed end of terrace property in need of refurbishment. Once upgraded the property would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated Off Atherleigh Way (A579) in a popular and well established residential location approximately 1 mile away from Leigh town centre.

Ground Floor Reception room, Kitchen

First Floor Two bedrooms, bathroom/WC

Second Floor Potential to convert loft into a third bedroom

Outside Rear Yard

Note Please note that Sutton Kersh has not inspected the property internally and cannot confirm the accommodation is correct.

LOT

126

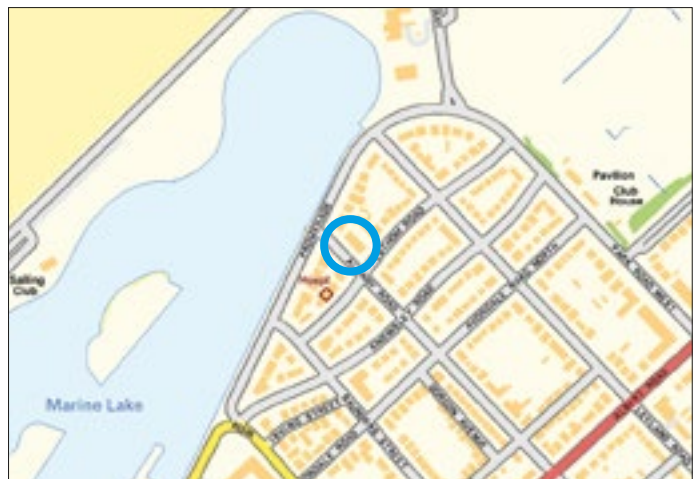
Flat 1, 1 Albany Road, Southport, Merseyside PR9 0JD

*GUIDE PRICE £40,000+



- **Ground floor purpose built apartment. Double glazing. Central heating.**

Description A ground floor purpose built apartment benefiting from double glazing and central heating. The flat is in good condition and would be suitable for occupation or investment purposes. The potential rental income when let is in excess of £5400.00 per annum.



Not to scale. For identification purposes only

Situated Fronting Albany Road within walking distance to the promenade, local amenities and shopping facilities. Southport centre is approximately 1 mile away.

Ground Floor Main entrance hallway

Apt Lounge, Kitchen, Bedroom, Bathroom/WC

Outside Communal forecourt.

Joint Agent
Entwistle Green





11 Allerton Road, Liverpool L18 1LG

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Terms & conditions for proxy or telephone bidders

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

- 1 For those who are unable to attend the auction the proxy bidding form should be used in order to submit a maximum bid to the Auctioneer. This bid will not be called upon prior to the time of offering the particular lot for which the bid has been made.

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

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

G15. Transfer as a going concern

G15.1 Where the SPECIAL CONDITIONS so state:

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

G15.2 The SELLER confirms that the SELLER

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

G15.3 The BUYER confirms that:

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

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

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

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

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

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

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

G16. Capital allowances

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

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

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

G16.4 The SELLER and BUYER agree:

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

G17. Maintenance agreements

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

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

G18. Landlord and Tenant Act 1987

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

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

G19. Sale by practitioner

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

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

G19.4 The LOT is sold:

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

G19.5 Where relevant:

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

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

G20. TUPE

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

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

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

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

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

G21. Environmental

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

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

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

G22. Service Charge

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

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

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

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

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

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

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

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

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

G23. Rent reviews

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

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

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

G23.4 The SELLER must promptly:

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

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

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

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

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

G24. Tenancy renewals

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

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

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

G24.4 Following COMPLETION the BUYER must:

- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
- (b) 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
- (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.

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

G25. Warranties

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

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

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

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

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

G26. No assignment

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

G27. Registration at the Land Registry

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

- (a) procure that it becomes registered at Land Registry as proprietor of the LOT;
 - (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
 - (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.
- G27.2 This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:
- (a) apply for registration of the TRANSFER;
 - (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and
 - (c) join in any representations the SELLER may properly make to Land Registry relating to the application.

G28. Notices and other communications

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

G28.2 A communication may be relied on if:

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

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

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

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

G29. Contracts (Rights of Third Parties) Act 1999

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

Extra General Conditions

Applicable for all lots where the Common Auction Conditions apply.

1. The Deposit

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

A5.5a. The Deposit: a) must be paid to the AUCTIONEERS by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)

b) is to be held as stakeholder save to the extent of the AUCTIONEERS' fees and expenses which part of the deposit shall be held as agents for the SELLER

2. Buyer's Administration Charge

2.1 Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £750+VAT (£900 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.

3. Extra Auction Conduct Conditions

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

4. Searches

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

Commercial Property and Professional Services

Auctions – Liverpool

2 Cotton Street
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