

NOW INVITING  
INSTRUCTIONS  
FOR OUR  
**14 SEPTEMBER AUCTION**

# SuttonKersh



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

**Wednesday 12 July 2017**

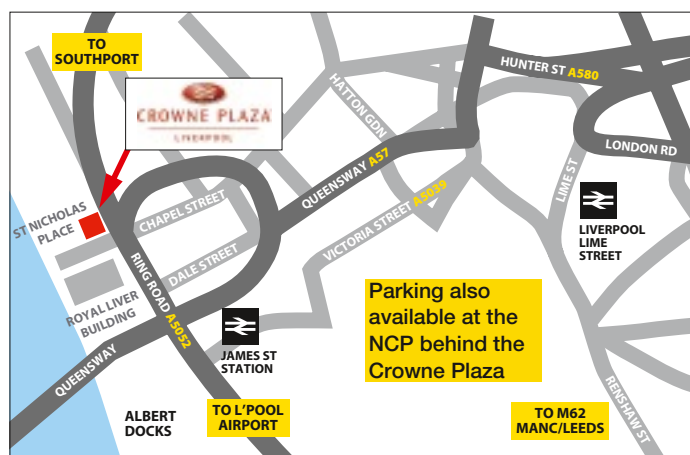
**Commencing at 12 noon prompt at**

Crowne Plaza 2 St Nicholas Place

Pier Head Liverpool L3 1QW

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

# Location



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

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

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

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

## Auction programme 2017

### AUCTION DATES

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

### CLOSING DATES

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

## Merseyside's leading auction team...



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



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



**Andrew Binstock BSc (Hons)**  
Auctioneer



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

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

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



for free advice or to arrange a free valuation

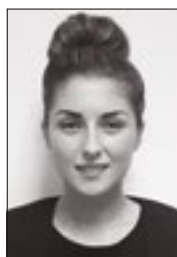
**0151 207 6315**  
[auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk)



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



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



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



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

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# Auctioneer's pre-sale announcements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

14 Please bid clearly and do not delay.

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

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

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

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

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

17 A successful purchaser will also be required to pay a Buyer's Administration charge of £750+VAT (£900 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) by cheque made payable to Sutton Kersh.

18 Completion of the sale and payment of the balance of the purchase money is 28 days after the auction unless the conditions of sale provide otherwise.

19 Unless otherwise stated all property is sold subject to a reserve price whether declared or not. (see definition of Reserve Prices below)

20 Please note that purchasers will not be entitled to keys or access to properties until completion of the sale. If access is required it may be arranged through the auctioneers with the express permission of the vendor.

21 Sutton Kersh hold regular property auctions throughout the year.

22 Sutton Kersh operate a substantial dedicated mailing list free of charge to applicants. If you wish to be placed on the mailing list, please give your details to one of our representatives.

## \* Guide Prices, Reserve Prices and Buyer's Fees

### Guide Price

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of

a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

### Reserve Price

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price

is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

### Buyer's Fees

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

# Auction results Thursday 25 May

LOT	PROPERTY	RESULT	PRICE
1	2 Dovedale Road, Mossley Hill, Liverpool L18 1DW	Sold	£181,000
2	51 Ormskirk Street, St. Helens, Merseyside WA10 2SY	Withdrawn	
3	88 Bardsay Road, Liverpool L4 5SQ	Sold	£40,500
4	24 Liscard Road, Liverpool L15 0HH	Available At	£70,000
5	32 Naples Road, Wallasey, Merseyside CH44 7HL	Sold	£32,000
6	Unit 2a Paula Works, Charnock Road, Liverpool L9 7ET	Sold	£28,000
7	36 Boswell Street, Bootle, Merseyside L20 4RP	Sold After	
8	90 Bedford Road, Liverpool L4 5PZ	Sold	£61,000
9	407/407a Poulton Road/1&1a Sherlock Lane, Wallasey, Merseyside CH44 4DF	Withdrawn	
10	49 Newnham Drive, Ellesmere Port CH65 5AW	Sold	£60,000
11	93 Edgeworth Street, St. Helens, Merseyside WA9 3PP	Sold	£43,000
12	The Old Slaughter House, 26 Snowdon Street, Y Felinheli, Gwynedd LL56 4HQ	Sold	£77,000
13	36 Feltwell Road, Liverpool L4 2TF	Sold	£60,500
14	83 Webster Road, Liverpool L7 4LG	Sold	£35,500
15	54 Arnot Street, Liverpool L4 4ED	Sold	£40,000
16	25 Wykeham Street, Liverpool L4 1QY	Sold	£40,000
17	5 Brunswick Street, Garston, Liverpool L19 8LH	Sold Prior	
18	Land At Greenfield Road, Greenfield, Holywell, Clwyd CH8 7QU	Withdrawn	
19	19 Catford Green, Liverpool L24 7RT	Sold	£53,500
20	89 Bartlett Street, Liverpool L15 0HN	Sold	£47,000
21	70 Longfellow Street, Liverpool L8 0QX	Available At	£47,000
22	55 Leinster Road, Liverpool L13 5SU	Sold After	
23	42 Cowper Street, Bootle, Merseyside L20 4RS	Sold	£40,000
24	340 Brodie Avenue, Liverpool L19 7NQ	Sold	£200,000
25	54 Curate Road, Liverpool L6 0BZ	Available At	£50,000
26	3 Teilo Street, Liverpool L8 8BS	Sold	£67,000
27	10 Meadow Avenue, Clock Face, St. Helens, Merseyside WA9 4QR	Withdrawn	
28	33 Wolverton Street, Liverpool L6 5AH	Sold	£55,000
29	Flat 5, 59-61 Queens Road, Southport, Merseyside PR9 9HB	Available At	£60,000
30	Land At 6 Boswell Street, Liverpool L8 0RW	Withdrawn	
31	Kingdom Hall, 4/6 Park Street, Bootle, Merseyside L20 3DG	Sold Prior	
32	57 Holmes Street, Liverpool L8 0RH	Postponed	
33	Flat 1, 457 Old Chester Road, Birkenhead, Merseyside CH42 2DU	Sold Prior	
34	8 Kipling Street, Bootle, Merseyside L20 4QE	Sold	£31,000
35	2 Dorset Avenue, Liverpool L15 2JA	Sold	£39,000
36	37 Spofforth Road, Liverpool L7 6JS	Sold	£47,500
37	39 Springhill Terrace, Rugeley, Staffordshire WS15 1BT	Withdrawn	
38	49a Arundel Avenue, Liverpool L17 3BY	Sold	£90,000
39	77 Wendell Street, Liverpool L8 0RG	Sold	£39,500
40	48 Frodsham Street, Birkenhead, Merseyside CH41 9DW	Sold	£43,000
41	1 Riley Street North, Stoke-On-Trent ST6 4BJ	Sold Prior	
42	75 Gray Street, Bootle, Merseyside L20 4RY	Sold After	
43	145 Goodison Road, Liverpool L4 4EW	Sold	£49,000
44	111 Preston Road, Hockley, Birmingham B18 4PL	Sold Prior	
45	21 Wendell Street, Liverpool L8 0RG	Sold	£39,000
46	18 Treborth Street, Liverpool L8 3TL	Sold	£49,000
47	8 Edge Street, Stoke-On-Trent ST6 4HJ	Withdrawn	
48	135 Priory Road, Liverpool L4 2SG	Sold	£95,000
49	70 Knowsley Road, Bootle, Merseyside L20 4NP	Sold	£43,000
50	105 Elm Street, Stoke-On-Trent St6 2HL	Sold	£47,000
51	6 Charing Cross, Birkenhead, Merseyside CH41 6EJ	Available At	£60,000



52	15/17 St. John Street, Stoke-On-Trent St1 2HP	Sold	£76,000
53	31 Douglas Road, Liverpool L4 2RG	Sold	£44,500
54	19 Elphinstone Road, Stoke-On-Trent ST4 5PB	Withdrawn	
55	47 Freehold Street, Liverpool L7 0JH	Sold	£101,000
56	89 Cambria Street, Liverpool L6 6AP	Sold	£42,500
57	6 Fowlers Building, 7 Victoria Street, Liverpool L2 5QA	Sold	£66,000
58	62 Lucerne Road, Wallasey, Merseyside CH44 7HA	Sold	£52,500
59	250 Newcastle Street, Stoke-On-Trent ST6 3RQ	Sold	£45,000
60	583-585 Prescot Road, Old Swan, Liverpool L13 5UX	Sold	£85,000
61	77 Stonefield Road, Liverpool L14 0NX	Sold	£48,000
62	54 Madison Street, Stoke-On-Trent ST6 5HT	Sold Prior	
63	98 Peel Road, Bootle, Merseyside L20 4LA	Sold	£38,000
64	66 Priory Road, Liverpool L4 2RZ	Sold	£67,500
65	7 Brick Street, Newton-Le-Willows, Merseyside WA12 9PN	Sold	£41,500
66	69 Alverstone Road, Liverpool L18 1HB	Sold	£87,000
67	64 Winifred Street, Stoke-On-Trent St1 5DN	Sold	£48,000
68	58 Queensway, Wallasey, Merseyside CH45 4QB	Sold	£110,000
69	51 Sandhead Street, Liverpool L7 6PB	Sold	£38,750
70	33 Colwell Road, Liverpool L14 8XY	Sold	£53,000
71	Land Off Foley Street And Westminster Road, Liverpool L4 4BN	Withdrawn	
72	55 Newsham Drive, Liverpool L6 7UQ	Sold	£165,000
73	6 Richmond Terrace, Liverpool L6 5EA	Sold	£150,000
74	43 Galloway Street, Liverpool L7 6PD	Sold	£40,500
75	52 Burns Street, Bootle, Merseyside L20 4RJ	Sold After	
76	18 Radnor Close, Halewood, Liverpool L26 1UJ	Withdrawn	
77	Units 5&6, 67 Bankhall Street, Bootle, Merseyside L20 8DJ	Sold After	
78	20 Briar Street, Liverpool L4 1RB	Sold	£42,500
79	High Ash, Sandon Bank, Stafford ST18 9TB	Available At	£330,000
80	20 Tudor Street, Liverpool L6 6AQ	Sold	£47,000
81	72 Percy Street, Bootle, Merseyside L20 4PQ	Sold	£40,000
82	Trueman Court, Trueman Street, Liverpool L3 2BA	Sold Prior	
83	78 Longfellow Street, Liverpool L8 0QX	Sold	£30,500
84	49 Alverstone Road, Liverpool L18 1HB	Sold	£86,000
85	14 Belhaven Road, Allerton, Liverpool L18 1HH	Sold	£118,500
86	16 Longfellow Street, Bootle, Merseyside L20 4JR	Sold	£30,000
87	39 St. Andrew Road, Liverpool L4 2RJ	Sold	£40,000
88	Flat 11, Hale Court, Halebank Road, Widnes, Cheshire WA8 8ND	Sold Prior	
89	42 Dunluce Street, Liverpool L4 3RQ	Sold Prior	
90	10 Orange Grove, Liverpool L8 0TD	Sold After	
91	16 Queens Drive, Walton, Liverpool L4 6sh	Available At	£100,000
92	58 Sunlight Street, Liverpool L6 4AQ	Sold	£41,250
93	Royden House, 83 Park Road North, Birkenhead, Merseyside CH41 4HD	Sold Prior	
94	1 Max Road, Liverpool L14 4BG	Sold Prior	
95	23 Seaforth Road, Liverpool L21 3TX	Sold	£36,000
96	73 Alverstone Road, Liverpool L18 1HB	Sold	£85,000
97	11 St. Agnes Road, Kirkdale, Liverpool L4 1RS	Sold	£40,500
98	12 Shelley Street, Bootle, Merseyside L20 4LQ	Sold After	
99	22 Liversidge Road, Birkenhead, Merseyside CH42 0LS	Available At	£85,000
100	58 Connaught Road, Kensington, Liverpool L7 8RP	Sold	£122,000
101	31 Dryden Street, Bootle, Merseyside L20 4RT	Sold After	
102	202 Stanley Road, Bootle, Merseyside L20 3EP	Available At	£225,000
103	44 Orwell Road, Liverpool L4 1RQ	Sold	£35,500
104	18 Orleans Road, Old Swan, Liverpool L13 5XP	Sold	£68,000

105	4 Frederick Street, Widnes, Cheshire WA8 6PG	Sold	£58,000
106	40 Smithdown Road, Liverpool L7 4JG	Postponed	
107	4 Shelley Street, Bootle, Merseyside L20 4LQ	Sold	£31,000
108	Apartment 11, Forbes House, Score Lane, Liverpool L16 6AN	Sold	£115,000
109	5 Bosley Road, Stockport, Cheshire SK3 0NQ	Sold Prior	
110	The Strand Tavern, 245 Strand Road, Bootle, Merseyside L20 3HJ	Sold	£100,000
111	203-205 Eaton Road, West Derby, Liverpool L12 2AG	Postponed	
112	Land At Halliwell Street, Chorley, Lancashire PR7 2AL	Available At	£90,000
113	9 Long Lane, Garston, Liverpool L19 6PE	Postponed	
114	First Floor Flat, 123 Lower Hall Street, St. Helens, Merseyside WA10 1GF	Sold	£43,000
115	15a & 15b New Road, Earby, Barnoldswick, Lancashire BB18 6UY	Available At	£62,500
116	4 Merton Crescent, Huyton, Liverpool L36 4LE	Sold	£114,000
117	60 Banner Street, Liverpool L15 0HQ	Available At	£50,000
118	75 Bartlett Street, Liverpool L15 0HN	Available At	£60,000
119	4 Waltham Road, Liverpool L6 0BL	Sold Prior	
120	54 Plumer Street, Liverpool L15 1EF	Available At	£50,000
121	68 Longfellow Street, Liverpool L8 0QX	Sold	£22,000
122	13 Briar Street, Liverpool L4 1RB	Sold	£43,000
123	3 Whittington House, Beach Road, Litherland, Liverpool L21 2NE	Available At	£50,000
124	Apt 29, The Reach, 39 Leeds Street, Liverpool L3 2DA	Sold	£90,000

Total Realisation = £6,272,750

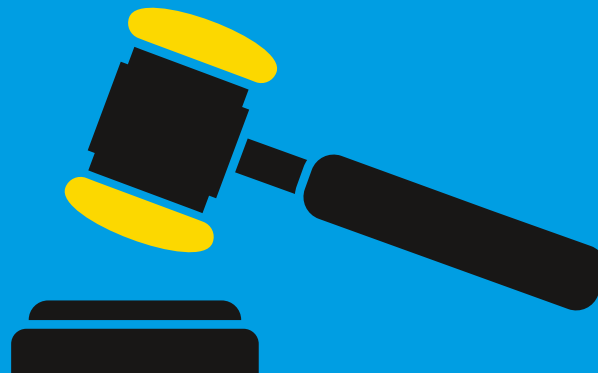
# Auction programme 2017

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## Closing Dates

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6th October  
17th November



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

# Bidder's registration and identification form

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

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

## Bidder:

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

Address .....

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

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

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

## Bidder's solicitor:

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

Address .....

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

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

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

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

### List A – Photographic evidence of Identity

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

### List B – Evidence of Residence

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

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

on behalf of Sutton Kersh

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

# Order of sale Wednesday 12 July

For sale by public auction unless sold prior or withdrawn

1	2 Belhaven Road, Allerton, Liverpool L18 1HH	£75,000+
2	100 Salisbury Street, Liverpool L3 8BU	£60,000+
3	27 Eton Street, Liverpool L4 4DN	£30,000+
4	85 Whittier Street, Liverpool L8 ORE	£35,000-£40,000
5	83 Thornton Road, Bootle, Merseyside L20 5AW	£10,000+
6	48 Orleans Road, Liverpool L13 5XW	£50,000+
7	11 Alfonso Road, Liverpool L4 1UH	£35,000-£40,000
8	10 Belhaven Road, Allerton, Liverpool L18 1HH	£80,000+
9	203-205 Eaton Road, West Derby, Liverpool L12 2AG	£60,000+
10	143 Picton Road, Wavertree, Liverpool L15 4LG	£65,000+
11	149 Picton Road, Wavertree, Liverpool L15 4LG	£50,000+
12	20 Wellfield Road, Liverpool L9 1AT	£85,000+
13	33 Eton Street, Liverpool L4 4DN	£35,000+
14	6 St. Paul Street, St. Helens, Merseyside WA10 2ET	£35,000-£40,000
15	59 Wendell Street, Liverpool L8 0RG	£35,000-£40,000
16	43 Kenyon Road, Liverpool L15 5BD	£90,000+
17	77 Stockbridge Street, Liverpool L5 6PA	£25,000-£30,000
18	197 Stanley Park Avenue South, Liverpool L4 7XE	£35,000+
19	302 Smithdown Road, Liverpool L15 5AJ	£140,000+
20	28 Orleans Road, Liverpool L13 5XP	£45,000+
21	10 Murhall Street, Stoke-on-Trent ST6 4BL	£45,000+
22	62 Blantyre Road, Liverpool L15 3HT	£55,000+
23	43 Rossett Street, Liverpool L6 4AN	£35,000-£40,000
24	6 Hahnemann Road, Liverpool L4 3SA	£40,000+
25	558 Prescot Road, Old Swan, Liverpool L13 3DE	£70,000+
26	863 Corporation Road, Birkenhead, Merseyside CH41 8JL	£35,000-£40,000
27	87 Creswell Street, St. Helens, Merseyside WA10 2PN	£35,000-£40,000
28	39 Second Avenue, Fazakerley, Liverpool L9 9DP	£65,000+
29	35 Cedardale Road, Liverpool L9 2BG	£45,000+
30	83 Webster Road, Liverpool L7 4LG	£25,000+
31	23 Highfield Road, Old Swan, Liverpool L13 3BR	£70,000+
32	45 Ullswater Street, Liverpool L5 6QT	£35,000-£40,000
33	37 Highfield Road, Old Swan, Liverpool L13 3BR	£70,000+
34	28 Holmes Street, Liverpool L8 0RJ	£35,000-£40,000
35	86 Grosvenor Road, Wavertree, Liverpool L15 0HB	£45,000+
36	19 Buttercup Way, Liverpool L9 1JQ	£50,000+
37	21 Kenyon Road, Liverpool L15 5BD	£90,000+
38	56 Gray Street, Bootle, Merseyside L20 4RZ	£35,000-£40,000
39	9 Morley Road, Wallasey, Merseyside CH44 5SL	£40,000+
40	Pennant, Upper Downing Road, Whitford, Holywell, Clwyd CH8 9AJ	£140,000+
41	2 Bentley Road And 1-5 Croxteth Road, Liverpool L8 0SZ	£1,000,000+
42	52 Wordsworth Street, Bootle, Merseyside L20 4JW	£25,000+
43	6 Wesley Street, Southport, Merseyside PR8 1BN	£40,000+
44	60 Wilburn Street, Liverpool L4 4EB	£35,000+
45	113 Moore Street, Bootle, Merseyside L20 4PL	£40,000+
46	8, 8a, 8b, 8c, 8d Oriel Street L3 6DU	£290,000+
47	75 Bartlett Street, Liverpool L15 0HN	£45,000+
48	60 Banner Street, Liverpool L15 0HQ	£40,000+
49	4 Factory Row, St. Helens, Merseyside WA10 3LX	£45,000-£50,000
50	37 Nimrod Street, Liverpool L4 4DU	£34,000+
51	16 Queens Drive, Walton, Liverpool L4 6SH	£85,000+
52	24 Liscard Road, Liverpool L15 0HH	£60,000+
53	104 County Road, Walton, Liverpool L4 3QF	£40,000-£45,000
54	109 Delamore Street, Liverpool L4 3ST	£35,000+
55	41 St. Marys Road, Garston, Liverpool L19 2JD	£100,000+
56	65 Eccleston Street, Prescot, Merseyside L34 5QH	£40,000+
57	69 Sedley Street, Liverpool L6 5AE	£30,000-£35,000
58	7 Nicholas Street, Stoke-on-Trent ST6 1AA	£45,000+
59	22 Preston Road, Hockley, Birmingham B18 4PJ	£85,000+
60	Land Opposite Post Office, Clwt-y-bont, Caernarfon LL55 3DH	£67,000+
61	54 Curate Road, Liverpool L6 0BZ	£43,000+
62	97 Rocky Lane, Anfield, Liverpool L6 4BB	£30,000-£40,000
63	21 Sandringham Road, Tuebrook, Liverpool L13 8BX	£160,000+
64	25 Grove Street, Stoke-on-Trent ST6 2HZ	£40,000+
65	6 Charing Cross, Birkenhead, Merseyside CH41 6EJ	£50,000+
66	54 Plumer Street, Liverpool L15 1EF	£45,000+
67	Land At 1 Halstead Road, Wallasey, Merseyside CH44 4BH	£3,000+
68	25 Highfield Road, Old Swan, Liverpool L13 3BR	£70,000+
69	11 Antonio Street, Bootle, Merseyside L20 2EY	£45,000+
70	30 Orleans Road, Liverpool L13 5XP	£50,000+
71	8 Dentwood Street, Liverpool L8 9SR	£40,000+
72	541 Price Street, Birkenhead, Merseyside CH41 8DU	£47,000+
73	48 Burns Street, Bootle, Merseyside L20 4RJ	£35,000+
74	21 Highfield Road, Old Swan, Liverpool L13 3BR	£70,000+
75	26 Union Street, Wallasey, Merseyside CH44 0BN	£40,000+



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

T: 0161 834 5464

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76	53 Faraday Street, Liverpool L5 6PL	£35,000–£40,000
77	37 Ullswater Street, Liverpool L5 6QT	£35,000–£40,000
78	4 Hahnemann Road, Liverpool L4 3SA	£40,000+
79	31 Kingsley Street, Birkenhead, Merseyside CH41 0BQ	£50,000+
80	8 Belhaven Road, Allerton, Liverpool L18 1HH	£80,000+
81	24 Emery Street, Liverpool L4 5UZ	£25,000–£30,000
82	60 Whittier Street, Liverpool L8 0RF	£35,000–£40,000
83	31 Highfield Road, Old Swan, Liverpool L13 3BR	£70,000+
84	32 Reginald Road, St. Helens, Merseyside WA9 4JB	£35,000–£40,000
85	71 Silkstone Street, St. Helens, Merseyside WA10 4PB	£35,000–£40,000
86	44 Fir Street, St. Helens, Merseyside WA10 3RA	£35,000–£40,000
87	2a Juddfield Street, Haydock, St. Helens, Merseyside WA11 0BB	£40,000+
88	25 Eton Street, Liverpool L4 4DN	£35,000+
89	22 Carr Close, Liverpool L11 4UA	£45,000–£50,000
90	30 Second Avenue, Fazakerley, Liverpool L9 9DP	£65,000+
91	18 Grasmere Street, Liverpool L5 6RJ	£40,000+
92	9 Freeport Grove, Liverpool L9 0JP	£35,000–£40,000
93	15 Whitby Street, Liverpool L6 4DH	£30,000–£35,000
94	20 Marquis Street, Birkenhead, Merseyside CH41 9DU	£35,000–£40,000
95	42 Ripon Street, Liverpool L4 5UQ	£30,000–£35,000
96	66 Blantyre Road, Liverpool L15 3HT	£65,000+
97	27 Graham Street, St. Helens, Merseyside WA9 1LX	£30,000–£35,000
98	34 Longfellow Street, Bootle, Merseyside L20 4JR	£30,000–£35,000
99	7 Greenleaf Street, Liverpool L8 0RA	£35,000–£40,000
100	17 Kenyon Road, Liverpool L15 5BD	£90,000+
101	78 Handfield Street, Liverpool L5 6PF	£25,000–£30,000
102	15 Prior Street, Bootle, Merseyside L20 4PS	£30,000+
103	165 Smithdown Road, Liverpool L15 2HD	£75,000+
104	4 Grange Street, Liverpool L6 4AZ	£30,000+
105	26 Orleans Road, Liverpool L13 5XP	£50,000+
106	Studio 603, The Cube, 87-93 Bradshawgate, Bolton BL1 1QD	£33,500+
107	62 Doulton Street, St. Helens, Merseyside WA10 4NU	£60,000+
108	101 Woodhall Road, Old Swan, Liverpool L13 3EF	£65,000+
109	19 Earl Road, Bootle, Merseyside L20 9BU	£70,000–£80,000
110	2 Viola Street, Bootle, Merseyside L20 7DP	£35,000+
111	3 Wadham Road, Bootle, Merseyside L20 7DG	£45,000–£55,000
112	111 Seaforth Road, Liverpool L21 4LB	£35,000–£40,000
113	110 Gray Street, Bootle, Merseyside L20 4PR	£30,000–£35,000
114	1 Longfellow Street, Bootle, Merseyside L20 4JR	£30,000–£35,000
115	7 Gainford Road, Liverpool L14 8XU	£35,000–£40,000
116	36 Milman Road, Liverpool L4 5SH	£45,000+
117	4 Longfellow Street, Bootle, Merseyside L20 4JR	£30,000–£35,000
118	29 Longfellow Street, Bootle, Merseyside L20 4JR	£30,000–£35,000
119	24 Claude Road, Liverpool L6 0BT	£30,000+
120	9 Thurston Road, Liverpool L4 2SD	£40,000–£50,000
121	1 Weaver Street, Liverpool L9 1EH	£40,000+
122	29 Wykeham Street, Liverpool L4 1QY	£30,000–£40,000
123	20 Portelet Road, Liverpool L13 6SE	£60,000+
124	46 Redcar Street, Liverpool L6 0AJ	£40,000+
125	22 Cemetery Road, Southport, Merseyside PR8 6RD	£100,000+
126	Tan Y Wal And Land, Bryn Gwynt Lane, Penrhynside, Llandudno LL30 3DA	£100,000+
127	308 Rice Lane, Liverpool L9 2BL	£100,000–£120,000
128	48 Parbrook Road, Huyton, Liverpool L36 3XE	£35,000–£40,000
129	Land At 56-60 Oakfield Road, Walton, Liverpool L4 2QF	£50,000+
130	Apt 35, Knightsbridge Court, Rawlins Street, Liverpool L7 0JE	£35,000–£40,000
131	41 Gray Street, Bootle, Merseyside L20 4RY	£45,000+
132	37 Gorton Road, Old Swan, Liverpool L13 4DG	£80,000+
133	81 Fincham Road, Liverpool L14 9NH	£45,000+
134	103 Weaver Street, Winsford, Cheshire CW7 4AA	£60,000–£70,000
135	Flat 3, 10 Queens Road, Southport, Merseyside PR9 9HN	£85,000+
136	8 Charles Street, Morecambe, Lancashire LA4 5SX	£45,000+
137	69-71 Sefton Street, Toxteth, Liverpool L8 6UD	£65,000–£75,000
138	3 Mather Street, Kearsley, Bolton BL4 8AT	£50,000+
139	50 Moor Lane, Thornton, Liverpool L23 4TW	£150,000+
140	70 Longfellow Street, Liverpool L8 0QX	£40,000+
141	Ups And Downs, Bank Place, Y Groes, Nefyn, Pwllheli, Gwynedd LL53 6HH	£45,000+
142	Flat 2, 643 Borough Road, Birkenhead, Merseyside CH42 9QA	£50,000+
143	Flat 3, 1 Wellington Street, Garston, Liverpool L19 2LX	£40,000+
144	Flat 12, 1 Wellington Street, Garston, Liverpool L19 2LX	£40,000+
145	2 Eagle Grove, Halewood, Liverpool L26 9AB	£90,000+
146	60 Edinburgh Road Kensington, Liverpool L7 8RF	£80,000+
147	42 Faraday Street, Liverpool L5 6PL	£35,000–£40,000
148	131 Caxton Place, Wrexham, Clwyd LL11 1PA	£70,000+
149	Flat 1, 457 Old Chester Road, Birkenhead, Merseyside CH42 2DU	£30,000–£35,000
150	24 Albany Road, Kensington, Liverpool L7 8RH	£70,000+
151	Apt 35, The Quays, Burscough, Ormskirk, Lancashire L40 5TW	£85,000+
152	13 Priory Road, Liverpool L4 2Rt	£50,000+
153	13 Furnival Street, Stoke-on-Trent ST6 2PD	£38,000+
154	53 Woolrich Street, Stoke-on-Trent ST6 3PQ	£46,000+
155	35 Preston Road, Hockley, Birmingham B18 4PJ	£75,000+
156	86 North Road, Stoke-on-Trent ST6 2DB	£35,000+
157	35 St. Pauls Street, Stoke-on-Trent ST6 4BZ	£46,000+
158	6 Slack Lane, Birmingham B20 2JL	£65,000+

\*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

- 9 203-205 Eaton Road, West Derby, Liverpool L12 2AG
- 10 143 Picton Road, Wavertree, Liverpool L15 4LG
- 19 302 Smithdown Road, Liverpool L15 5AJ
- 25 558 Prescott Road, Old Swan, Liverpool L13 3DE
- 55 41 St. Marys Road, Garston, Liverpool L19 2JD
- 56 65 Eccleston Street, Prescott, Merseyside L34 5QH
- 137 69-71 Sefton Street, Toxteth, Liverpool L8 6UD
- 141 Ups And Downs, Bank Place, Y Groes, Nefyn, Pwllheli, Gwynedd LL53 6HH

## DEVELOPMENT OPPORTUNITIES

- 41 2 Bentley Road And 1-5 Croxteth Road, Liverpool L8 0SZ
- 129 Land At 56-60 Oakfield Road, Walton, Liverpool L4 2QF

## LAND

- 60 Land Opposite Post Office, Clwt-y-bont, Caernarfon LL55 3DH
- 67 Land At 1 Halstead Road, Wallasey, Merseyside CH44 4BH

## RESIDENTIAL INVESTMENT

- 3 27 Eton Street, Liverpool L4 4DN
- 6 48 Orleans Road, Liverpool L13 5XW
- 8 10 Belhaven Road, Allerton, Liverpool L18 1HH
- 13 33 Eton Street, Liverpool L4 4DN
- 16 43 Kenyon Road, Liverpool L15 5BD
- 18 197 Stanley Park Avenue South, Liverpool L4 7XE
- 20 28 Orleans Road, Liverpool L13 5XP
- 22 62 Blantyre Road, Liverpool L15 3HT
- 24 6 Hahnemann Road, Liverpool L4 3SA
- 29 35 Cedardale Road, Liverpool L9 2BG
- 31 23 Highfield Road, Old Swan, Liverpool L13 3BR
- 33 37 Highfield Road, Old Swan, Liverpool L13 3BR
- 39 9 Morley Road, Wallasey, Merseyside CH44 5SL
- 45 113 Moore Street, Bootle, Merseyside L20 4PL
- 47 75 Bartlett Street, Liverpool L15 0HN
- 49 4 Factory Row, St. Helens, Merseyside WA10 3LX
- 68 25 Highfield Road, Old Swan, Liverpool L13 3BR
- 70 30 Orleans Road, Liverpool L13 5XP
- 74 21 Highfield Road, Old Swan, Liverpool L13 3BR
- 78 4 Hahnemann Road, Liverpool L4 3SA
- 83 31 Highfield Road, Old Swan, Liverpool L13 3BR
- 88 25 Eton Street, Liverpool L4 4DN
- 90 30 Second Avenue, Fazakerley, Liverpool L9 9DP
- 96 66 Blantyre Road, Liverpool L15 3HT
- 100 17 Kenyon Road, Liverpool L15 5BD
- 103 165 Smithdown Road, Liverpool L15 2HD
- 105 26 Orleans Road, Liverpool L13 5XP
- 106 Studio 603, The Cube, 87-93 Bradshawgate, Bolton BL1 1QD
- 116 36 Milman Road, Liverpool L4 5SH
- 123 20 Portelet Road, Liverpool L13 6SE
- 124 46 Redcar Street, Liverpool L6 0AJ
- 127 308 Rice Lane, Liverpool L9 2BL
- 140 70 Longfellow Street, Liverpool L8 0QX
- 143 Flat 3, 1 Wellington Street, Garston, Liverpool L19 2LX
- 144 Flat 12, 1 Wellington Street, Garston, Liverpool L19 2LX
- 145 2 Eagle Grove, Halewood, Liverpool L26 9AB
- 149 Flat 1, 457 Old Chester Road, Birkenhead, Merseyside CH42 2DU

## VACANT COMMERCIAL

- 11 149 Picton Road, Wavertree, Liverpool L15 4LG
- 43 6 Wesley Street, Southport, Merseyside PR8 1BN
- 46 8, 8a, 8b, 8c, 8d Oriel Street L3 6DU
- 53 104 County Road, Walton, Liverpool L4 3QF
- 54 109 Delamore Street, Liverpool L4 3ST
- 62 97 Rocky Lane, Anfield, Liverpool L6 4BB
- 65 6 Charing Cross, Birkenhead, Merseyside CH41 6EJ
- 122 29 Wykeham Street, Liverpool L4 1QY

## VACANT RESIDENTIAL

- 1 2 Belhaven Road, Allerton, Liverpool L18 1HH
- 2 100 Salisbury Street, Liverpool L3 8BU
- 4 85 Whittier Street, Liverpool L8 0RE
- 5 83 Thornton Road, Bootle, Merseyside L20 5AW
- 7 11 Alfonso Road, Liverpool L4 1UH
- 12 20 Wellfield Road, Liverpool L9 1AT
- 14 6 St. Paul Street, St. Helens, Merseyside WA10 2ET
- 15 59 Wendell Street, Liverpool L8 0RG
- 17 77 Stockbridge Street, Liverpool L5 6PA
- 21 10 Murhall Street, Stoke-on-Trent ST6 4BL
- 23 43 Rossett Street, Liverpool L6 4AN
- 26 863 Corporation Road, Birkenhead, Merseyside CH41 8JL
- 27 87 Creswell Street, St. Helens, Merseyside WA10 2PN
- 28 39 Second Avenue, Fazakerley, Liverpool L9 9DP
- 30 83 Webster Road, Liverpool L7 4LG
- 32 45 Ullswater Street, Liverpool L5 6QU
- 34 28 Holmes Street, Liverpool L8 0RJ
- 35 86 Grosvenor Road, Wavertree, Liverpool L15 0HB
- 36 19 Buttercup Way, Liverpool L9 1JQ
- 37 21 Kenyon Road, Liverpool L15 5BD
- 38 56 Gray Street, Bootle, Merseyside L20 4RZ
- 40 Pennant, Upper Downing Road, Whitford, Holywell, Clwyd CH8 9AJ
- 42 52 Wordsworth Street, Bootle, Merseyside L20 4JW
- 44 60 Wilburn Street, Liverpool L4 4EB
- 48 60 Banner Street, Liverpool L15 0HQ
- 50 37 Nimrod Street, Liverpool L4 4DU
- 51 16 Queens Drive, Walton, Liverpool L4 6SH
- 52 24 Liscard Road, Liverpool L15 0HH
- 57 69 Sedley Street, Liverpool L6 5AE
- 58 7 Nicholas Street, Stoke-on-Trent ST6 1AA
- 59 22 Preston Road, Hockley, Birmingham B18 4PJ
- 61 54 Curate Road, Liverpool L6 0BZ
- 64 25 Grove Street, Stoke-on-Trent ST6 2HZ
- 63 21 Sandringham Road, Tuebrook, Liverpool L13 8BX
- 66 54 Plumer Street, Liverpool L15 1EF
- 69 11 Antonio Street, Bootle, Merseyside L20 2EY
- 71 8 Dentwood Street, Liverpool L8 9SR
- 72 541 Price Street, Birkenhead, Merseyside CH41 8DU
- 73 48 Burns Street, Bootle, Merseyside L20 4RJ
- 75 26 Union Street, Wallasey, Merseyside CH44 0BN
- 76 53 Faraday Street, Liverpool L5 6PL
- 77 37 Ullswater Street, Liverpool L5 6QT
- 79 31 Kingsley Street, Birkenhead, Merseyside CH41 0BQ
- 80 8 Belhaven Road, Allerton, Liverpool L18 1HH
- 81 24 Emery Street, Liverpool L4 5UJZ
- 82 60 Whittier Street, Liverpool L8 0RF
- 84 32 Reginald Road, St. Helens, Merseyside WA9 4JB
- 85 71 Silkstone Street, St. Helens, Merseyside WA10 4PB

- 86 44 Fir Street, St. Helens, Merseyside WA10 3RA
- 87 2a Juddfield Street, Haydock, St. Helens, Merseyside WA11 0BB
- 89 22 Carr Close, Liverpool L11 4UA
- 91 18 Grasmere Street, Liverpool L5 6RJ
- 92 9 Freeport Grove, Liverpool L9 0JP
- 93 15 Whitby Street, Liverpool L6 4DH
- 94 20 Marquis Street, Birkenhead, Merseyside CH41 9DU
- 95 42 Ripon Street, Liverpool L4 5UQ
- 97 27 Graham Street, St. Helens, Merseyside WA9 1LX
- 98 34 Longfellow Street, Bootle, Merseyside L20 4JR
- 99 7 Greenleaf Street, Liverpool L8 0RA
- 101 78 Handfield Street, Liverpool L5 6PF
- 102 15 Prior Street, Bootle, Merseyside L20 4PS
- 104 4 Grange Street, Liverpool L6 4AZ
- 107 62 Doulton Street, St. Helens, Merseyside WA10 4NU
- 108 101 Woodhall Road, Old Swan, Liverpool L13 3EF
- 109 19 Earl Road, Bootle, Merseyside L20 9BU
- 110 2 Viola Street, Bootle, Merseyside L20 7DP
- 111 3 Wadham Road, Bootle, Merseyside L20 7DG
- 112 111 Seaforth Road, Liverpool L21 4LB
- 113 110 Gray Street, Bootle, Merseyside L20 4PR
- 114 1 Longfellow Street, Bootle, Merseyside L20 4JR
- 115 7 Gainford Road, Liverpool L14 8XU
- 117 4 Longfellow Street, Bootle, Merseyside L20 4JR
- 118 29 Longfellow Street, Bootle, Merseyside L20 4JR
- 119 24 Claude Road, Liverpool L6 0BT
- 120 9 Thurston Road, Liverpool L4 2SD
- 121 1 Weaver Street, Liverpool L9 1EH
- 125 22 Cemetery Road, Southport, Merseyside PR8 6RD
- 126 Tan Y Wal And Land, Bryn Gwynt Lane, Penrhynside, Llandudno LL30 3DA
- 128 48 Parbrook Road, Huyton, Liverpool L36 3XE
- 130 Apt 35, Knightsbridge Court, Rawlins Street, Liverpool L7 0JE
- 131 41 Gray Street, Bootle, Merseyside L20 4RY
- 132 37 Gorton Road, Old Swan, Liverpool L13 4DG
- 133 81 Fincham Road, Liverpool L14 9NH
- 134 103 Weaver Street, Winsford, Cheshire CW7 4AA
- 135 Flat 3, 10 Queens Road, Southport, Merseyside PR9 9HN
- 136 8 Charles Street, Morecambe, Lancashire LA4 5SX
- 138 3 Mather Street, Kearsley, Bolton BL4 8AT
- 139 50 Moor Lane, Thornton, Liverpool L23 4TW
- 142 Flat 2, 643 Borough Road, Birkenhead, Merseyside CH42 9QA
- 146 60 Edinburgh Road Kensington, Liverpool L7 8RF
- 147 42 Faraday Street, Liverpool L5 6PL
- 148 131 Caxton Place, Wrexham, Clwyd LL11 1PA
- 150 24 Albany Road, Kensington, Liverpool L7 8RH
- 151 Apt 35, The Quays, Burscough, Ormskirk, Lancashire L40 5TW
- 152 13 Priory Road, Liverpool L4 2RT
- 153 13 Furnival Street, Stoke-on-Trent ST6 2PD
- 154 53 Woolrich Street, Stoke-on-Trent ST6 3PQ
- 155 35 Preston Road, Hockley, Birmingham B18 4PJ
- 156 86 North Road, Stoke-on-Trent ST6 2DB
- 157 35 St. Pauls Street, Stoke-on-Trent ST6 4BZ
- 158 6 Slack Lane, Birmingham B20 2JL





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LOT

1

## 2 Belhaven Road, Allerton, Liverpool L18 1HH

\*GUIDE PRICE £75,000+



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Not to scale. For identification purposes only

- **Vacant 2 bed end terrace. Central heating.**

**Description** A two bedroomed end terraced property benefitting from central heating. Following refurbishment the property would be suitable for occupation, resale or investment purposes.

**Situated** Off Alverstone Road in a popular and well established residential location within close proximity to Penny Lane and Allerton Road amenities and Schooling approximately 5 miles from Liverpool City Centre.

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

**Outside** Yard to the rear.

**EPC Rating** E

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

LOT

2

## 100 Salisbury Street, Liverpool L3 8BU

\*GUIDE PRICE £60,000+



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- **4 Bedroom mid town house. In need of a refurbishment.**

**Description** A four bedroomed mid-town house property in need of a full upgrade and refurbishment scheme. Once upgraded the property would be suitable for occupation, resale or investment purposes.

**Situated** Set back off Salisbury Street which in turn is off Everton Brow and William Henry Street in a popular and well established residential location within walking distance to Liverpool City Centre.

**First Floor** 4 Bedrooms, Wetroom, Separate WC

**Outside** Garden to the rear.

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



LOT  
**3****27 Eton Street, Liverpool L4 4DN****\*GUIDE PRICE £30,000+**

- **Residential investment producing £4,160 per annum. Regulated tenant.**

**Description** A two bedroomed mid terraced property let by way of a Regulated Tenancy producing a rental income of £4,160 per annum.



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**Situated** Off County Road and Goodison Road within walking distance to Everton Football Club and within close proximity to local amenities approximately 2 miles from Liverpool City Centre.

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

**Outside** Yard to the rear.

**Ground Floor** Hall, 2 Reception Rooms, Kitchen

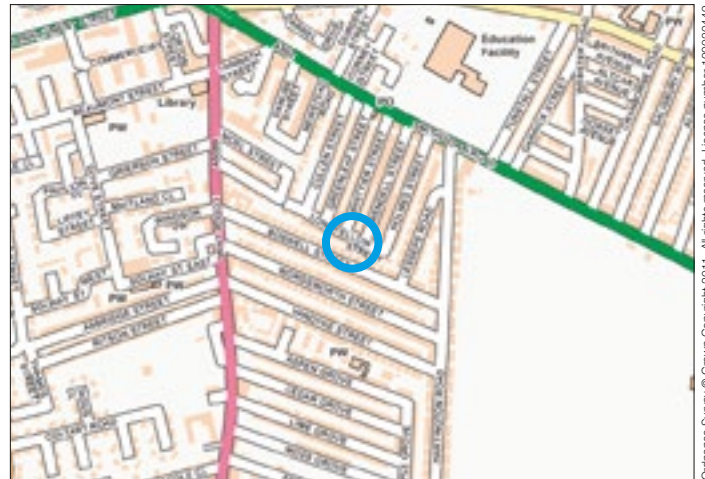
LOT  
**4**

ON BEHALF OF A HOUSING ASSOCIATION

**85 Whittier Street, Liverpool L8 0RE****\*GUIDE PRICE £35,000–£40,000**

- **A 2 bed end terrace. Double glazing. Central heating.**

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



Not to scale. For identification purposes only

**Situated** Off 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** 2 Bedrooms.

**Outside** Yard to the rear.

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

LOT  
**5****83 Thornton Road, Bootle, Merseyside L20 5AW****\*GUIDE PRICE £10,000+**

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- **3 Bed end terrace. In need of full upgrade and refurbishment scheme.**

**Description** A 3 bedroomed end terrace property in need of a full upgrade and refurbishment scheme having suffered from fire and Smoke damage throughout.

**Situated** Off Litherland Road which in turn is off Linacre lane in a popular residential location and approximately 5 miles from Liverpool City Centre.

**First Floor** 3 Bedrooms, Bathrooms/W.C

**Outside** Yard to Rear.

**Ground Floor** Hall, 2 Reception Rooms, Kitchen.

LOT  
**6****48 Orleans Road, Liverpool L13 5XW****\*GUIDE PRICE £50,000+**

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Not to scale. For identification purposes only

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

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

**Situated** Off Prescot Road in the Heart of Old Swan and within walking distance to local amenities and Schooling and approximately 5 miles from Liverpool City Centre.

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

**Outside** Yard to the rear.

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



LOT  
7

ON BEHALF OF A HOUSING ASSOCIATION

**11 Alfonso Road, Liverpool L4 1UH****\*GUIDE PRICE £35,000–£40,000**

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

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



Not to scale. For identification purposes only

**Situated** Off Melrose Road (A5038) in a popular residential location within easy access to local amenities and approximately 3 miles from Liverpool City Centre.

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

**Outside** Yard to the rear.

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

LOT  
8**10 Belhaven Road, Allerton, Liverpool L18 1HH****\*GUIDE PRICE £80,000+**

- **Residential investment producing £6,300 per annum. Double glazing. Central heating.**

**Description** A two bedroomed mid terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,300 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Off Alverstone Road in a popular and well established residential location within close proximity to Penny Lane and Allerton Road amenities and Schooling approximately 5 miles from Liverpool City Centre.

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

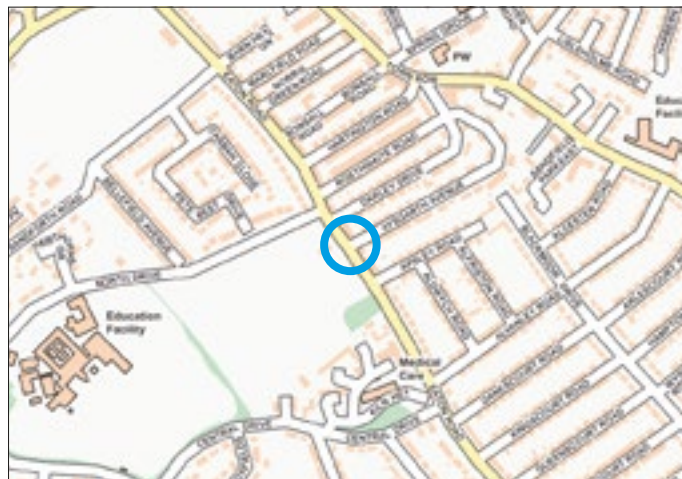
**Outside** Yard to the rear

**EPC Rating** D

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

LOT

9

**203-205 Eaton Road, West Derby, Liverpool L12 2AG****\*GUIDE PRICE £60,000+**

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Not to scale. For identification purposes only

- **Commercial investment producing £7,500 per annum. Steel roller shutters. Double glazing to first floor.**

**Description** A two storey middle terrace property which is currently fully let producing £7,500.00 per annum. The ground floor is trading as a Pizza Takeaway and the first floor is trading as a Beauty Spa. The property benefits from steel roller shutters and double glazing to the first floor.

**Situated** Fronting Eaton Road in a popular and well-established location within easy reach of West Derby amenities and approximately 4 miles from Liverpool City Centre.

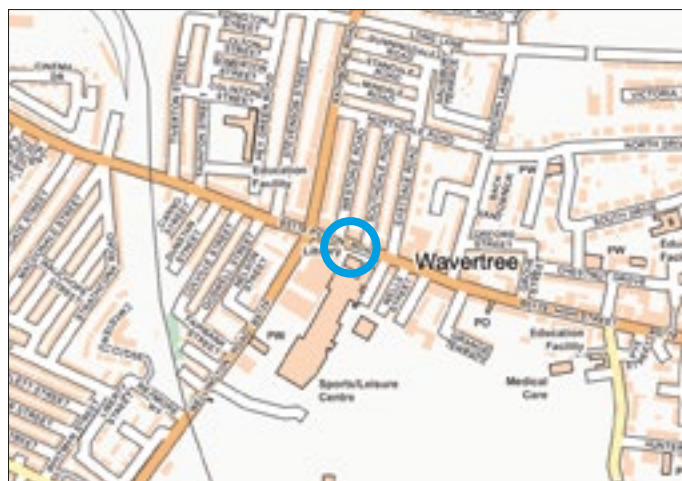
**First Floor** (Beauty Spa) Front Room, Rear Room, Kitchen, WC.

**Outside** Rear yard.

**Ground Floor** (Takeaway) Main Sales Area, Preparation Room, Rear Kitchen, WC.

LOT

10

**143 Picton Road, Wavertree, Liverpool L15 4LG****\*GUIDE PRICE £65,000+**

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Not to scale. For identification purposes only

- **Mixed use commercial investment producing £5,750.16 Per annum. Electric shutters. CCTV. Alarm. Secure entry system.**

**Description** A three storey mid terraced mixed-use property comprising of a ground floor retail unit currently let producing a rental income of £5,750.16 per annum for the whole property. To the upper floors there are rooms/accommodation. The property benefits from electric shutters, CCTV, alarm and secure entry system.

**Situated** Fronting Picton Road close to its junction with Westdale Road in a busy main road position within close proximity to local amenities, Schooling and transport links and approximately 4 miles into Liverpool City Centre.

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

**First Floor** WC, 2 Rooms

**Second Floor** 2 Rooms

**Outside** Yard to the rear.



LOT  
**11****149 Picton Road, Wavertree, Liverpool L15 4LG**  
\*GUIDE PRICE £50,000+

Not to scale. For identification purposes only

- **Three storey mixed use property comprising of a ground floor retail unit and two further floors.**

**Description** A three storey mid terraced property comprising of a ground floor retail unit together with 6 rooms above situated over the first and second floor. The first and second floor are not in use and are in need of repair and modernisation. The property would be suitable for a number of uses, subject to any relevant planning consents.

**Situated** Fronting Picton Road close to its junction with Westdale Road in a busy main road position within close proximity to local amenities, Schooling and transport links and approximately 4 miles into Liverpool City Centre.

**Ground Floor** Main Sales Area, Rear room with Kitchen, W.C

**First Floor** 4 Rooms

**Second Floor** 2 Rooms

**Outside** Yard to Rear.

LOT  
**12****20 Wellfield Road, Liverpool L9 1AT**  
\*GUIDE PRICE £85,000+

Not to scale. For identification purposes only

- **A 7 bedroomed mid terrace. Partial double glazing. Central heating. Gardens.**

**Description** A substantial 7 bedroomed mid terraced property benefiting from partial double glazing, central heating and gardens. Following a scheme of refurbishment works and decoration the property would be suitable to provide a good-sized family home or a HMO investment property subject to any necessary consents. If let to 6 tenants at £85pppw the potential income would be in excess of £26,520 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.

Shower/W.C, Morning Room, Kitchen

**First Floor** 5 Rooms, Bathroom/W.C

**Second Floor** 2 Rooms

**Outside** Rear Garden, Front Paved Garden.

**Cellar** 2 Rooms

**Ground Floor** Hall, Front Living Room, Rear Dining Room,

**EPC Rating** E

LOT

13

33 Eton Street, Liverpool L4 4DN

\*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

- **Residential investment producing £4,200 per annum. Double glazing. Central heating.**

**Description** A two bedroom mid terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,200 per annum. The property is in good order and benefits from double glazing and central heating.

**Situated** Off County Road and Goodison Road within walking distance to Everton Football Club and within close proximity to local amenities approximately 2 miles from Liverpool City Centre.

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

**Outside** Yard to the rear

**EPC Rating** E

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

LOT

14

ON BEHALF OF A HOUSING ASSOCIATION

6 St. Paul Street, St. Helens, Merseyside WA10 2ET

\*GUIDE PRICE £35,000–£40,000



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Not to scale. For identification purposes only

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

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

**Situated** Off Pigot Street which in turn is off Boundary Road in a popular residential location within close proximity to local amenities and approximately 1 mile from St. Helens Town Centre.

**First Floor** 2 Bedrooms.

**Outside** Yard to the rear.

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



LOT  
**15**

ON BEHALF OF A HOUSING ASSOCIATION

**59 Wendell Street, Liverpool L8 0RG****\*GUIDE PRICE £35,000–£40,000**

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

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



Not to scale. For identification purposes only

**Situated** Off Smithdown Road in a popular and well established residential area within easy reach of local amenities and approximately 2 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms.

**Outside** Yard to the rear.

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

LOT  
**16****43 Kenyon Road, Liverpool L15 5BD****\*GUIDE PRICE £90,000+**

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

**Description** A three bedroomed mid terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,800 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** The property is situated intersecting Allerton Road and Church Road in the heart of Penny Lane in South Liverpool. There are numerous bars, shops, schools within walking distance.

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

**Outside** Yard to the rear.

**EPC Rating** E

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

LOT  
**17**

ON BEHALF OF A HOUSING ASSOCIATION

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

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Not to scale. For identification purposes only

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

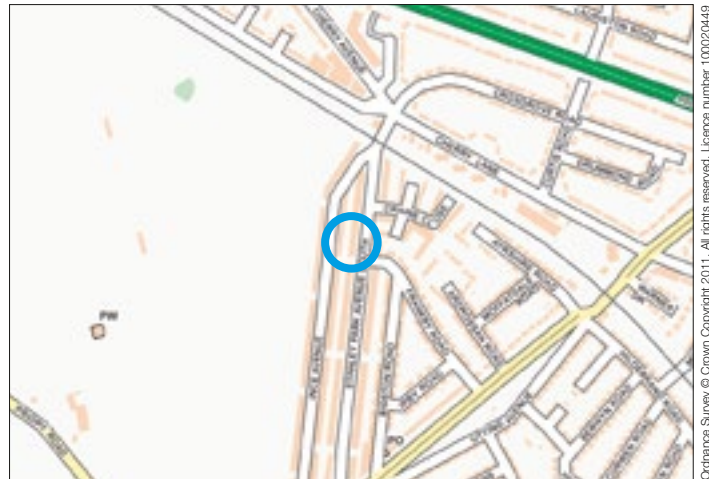
**Description** A 2 bedroomed mid terrace property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes.

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

**First Floor** 2 Bedrooms

**Outside** Yard to Rear.

**Ground Floor** Vestibule, Lounge, Kitchen/Breakfast Room, Bathroom/W.C

LOT  
**18****197 Stanley Park Avenue South, Liverpool L4 7XE****\*GUIDE PRICE £35,000+**

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Not to scale. For identification purposes only

- **Residential investment producing £3,900 per annum. Electric heating.**

**Description** A three bedroomed mid terraced property currently let by way of a Assured Tenancy producing a rental income of £3,900 per annum. The property benefits from electric heating.

**Situated** Off Utting Avenue in a popular residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre

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

**Outside** Yard to the rear.

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



LOT  
**19****302 Smithdown Road, Liverpool L15 5AJ****\*GUIDE PRICE £140,000+**

Not to scale. For identification purposes only

- **A mixed use property producing a rental in excess of £30,000 per annum.**

**Description** A mixed use investment opportunity currently producing in excess of £30,000 per annum. A three storey mixed use middle terraced property comprising of a ground floor retail unit together with 6 letting rooms across the first and second floors accessed via a separate front entrance. The property benefits from double glazing, central heating and electric roller shutters. The retail unit is currently let by way of a 2 year Lease commencing August 2006 producing £9600.00 per annum. The 6 rooms are all currently let by way of Assured Shorthold Tenancies producing £21,000 per annum inclusive of bills.

**Situated** Fronting Smithdown Road in a popular and well established residential location, within walking distance to Allerton Road and approximately 4 miles from Liverpool City Centre.

**Ground Floor** Shop- Main Sales area, rear room, W.C, Kitchen

**First Floor** 302a- Hall, 3 Letting rooms, Bathroom/wc, Shower Room.

**Second Floor** 2 Lettings rooms, shower/wc, 1 Letting room with ensuite bathroom/WC Stairs to Communal Kitchen and Lounge.

**Outside** Yard to the rear

LOT  
**20****28 Orleans Road, Liverpool L13 5XP****\*GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

- **Residential investment producing £4,200 per annum. Double glazing. Central heating.**

**Description** A two bedroomed mid terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,200 per annum. The property is let to a longstanding tenant and benefits from double glazing and central heating.

**Situated** Off Prescott Road in the Heart of Old Swan and within walking distance to local amenities and Schooling and approximately 5 miles from Liverpool City Centre.

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

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

**Outside** Yard to the rear.

LOT

21

## 10 Murhall Street, Stoke-on-Trent ST6 4BL

\*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

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

**Description** A two bedroomed mid terrace property in need of modernisation. The property benefits from double glazing and central heating and once updated would be suitable for investment purposes with a potential rental income of approximately £5,100 per annum.

**Situated** Off Hall Street which in turn is off Westport Road in the suburb of Burslem in a popular and well established residential location close to local amenities and schooling.

**First Floor** 2 Bedrooms, Bathroom/W.C

**Outside** Rear Garden.

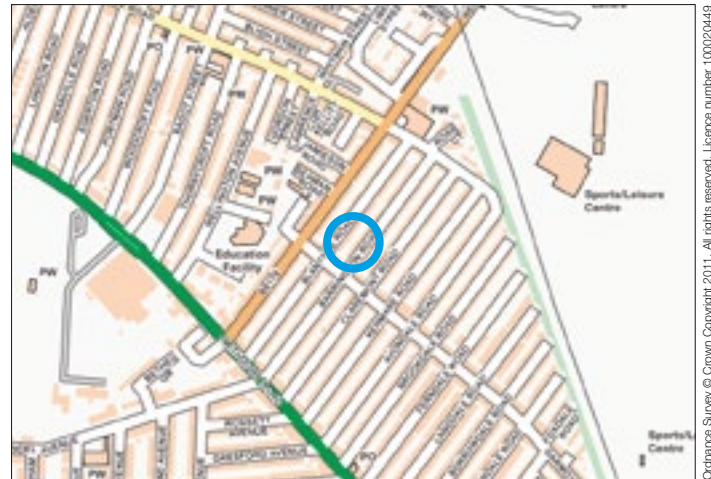
**Ground Floor** Two Reception Rooms, Kitchen

LOT

22

## 62 Blantyre Road, Liverpool L15 3HT

\*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

- **Residential investment producing a rental income of £4,524 per annum. Double glazing.**

**Description** A four bedroomed mid terraced property currently let by way of an Regulated Tenancy producing a rental income of £4,524 per annum. The property benefits from double glazing.

**Situated** Fronting Blantyre Road which is off Garmoyle Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

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

**Outside** Yard to the rear.

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



LOT  
**23**

ON BEHALF OF A HOUSING ASSOCIATION

**43 Rossett Street, Liverpool L6 4AN****\*GUIDE PRICE £35,000–£40,000**

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

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



Not to scale. For identification purposes only

**Situated** Off Rocky Lane within close proximity to West Derby amenities, Newsham Park and approximately 5 Miles from Liverpool City Centre.

**First Floor** 3 Bedrooms.

**Outside** Yard to Rear.

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

LOT  
**24****6 Hahnemann Road, Liverpool L4 3SA****\*GUIDE PRICE £40,000+**

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

**Description** A three bedroomed mid terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,400 per annum. The property benefits from majority double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Off Stuart Road which in turn is 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** 3 Bedrooms, Bathroom/WC.

**Outside** Yard to the rear.

**EPC Rating** D

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

LOT  
**25****558 Prescott Road, Old Swan, Liverpool L13 3DE****\*GUIDE PRICE £70,000+**

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Not to scale. For identification purposes only

- **Commercial investment producing £8,000 per annum. Roller shutters.**

**Description** A three storey end terraced mixed use property comprising of a ground floor retail unit with rooms above. The whole property has been let to JJR Computers producing £8,000 per annum for 15 years on a renewable 3 year lease. The property benefits from roller shutters.

**Situated** Situated within a busy shopping area fronting Prescott Road on the corner of Booth Street in the Old Swan district. Nearby occupiers include Ladbrokes, Home Bargains, HSBC and a whole host of local traders.

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

**Second Floor** 3 Rooms

**Outside** Yard to the rear.

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

LOT  
**26****863 Corporation Road, Birkenhead, Merseyside CH41 8JL****\*GUIDE PRICE £35,000–£40,000**

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Not to scale. For identification purposes only

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

**Description** A two bedroomed 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.

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

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

**Outside** Yard to the rear and side.

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

**EPC Rating** E



LOT  
**27**

ON BEHALF OF A HOUSING ASSOCIATION

**87 Creswell Street, St. Helens, Merseyside WA10 2PN****\*GUIDE PRICE £35,000-£40,000**

- **A 2 bed end terrace. Double glazing. Central heating.**

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



Not to scale. For identification purposes only

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

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

**Outside** Yard to the rear.

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

LOT  
**28****39 Second Avenue, Fazakerley, Liverpool L9 9DP****\*GUIDE PRICE £65,000+**

- **Vacant 3 bed semi detached. Majority double glazing. Central heating. Rear garden.**

**Description** A three bedroomed semi-detached property in need of modernisation. The property benefits from double glazing, central heating and rear garden and once updated would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Between Park Avenue and Longmoor Lane (A506) in a popular and well established residential location within close proximity to local amenities, Walton Vale amenities, schooling and approximately 5 miles from Liverpool City Centre.

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

**Outside** Decked garden to the rear with shed

**EPC Rating** E

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

LOT

29

**35 Cedardale Road, Liverpool L9 2BG****\*GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

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

**Description** A two bedroomed mid terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,800 per annum. The property benefits from double glazing.

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

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

**Outside** Yard to the rear

**EPC Rating** F

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

LOT

30

**83 Webster Road, Liverpool L7 4LG****\*GUIDE PRICE £25,000+**

Not to scale. For identification purposes only

- **2 Bed mid terrace. In need of a full upgrade and refurbishment scheme.**

**Description** A 2 bedroomed middle terraced property in need of a full upgrade and a scheme of refurbishment works.

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

**First Floor** 2 Bedrooms

**Outside** Yard to the rear

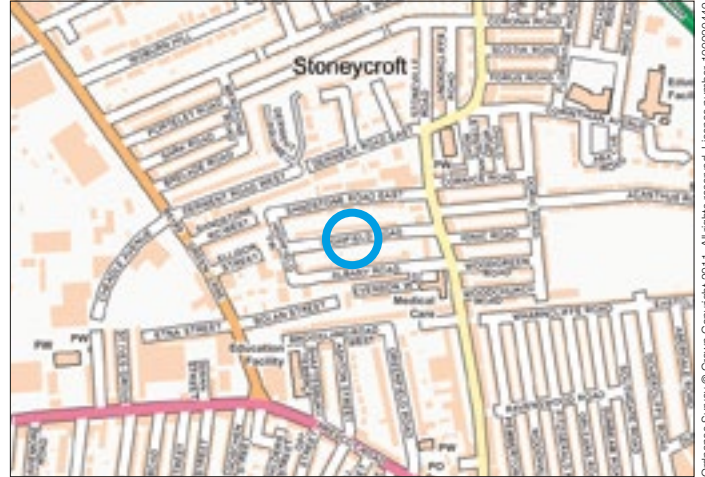
**Ground Floor** Through Lounge/dining Room, Kitchen, Bathroom/WC



LOT  
**31****23 Highfield Road, Old Swan, Liverpool L13 3BR****\*GUIDE PRICE £70,000+**

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

**Description** A three bedroomed double fronted mid-town house property currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,100 per annum. The property is let to a longstanding tenant and benefits from double glazing, central heating and front and rear gardens.



Not to scale. For identification purposes only

**Situated** Off Derby Road in a popular and well established residential location within easy access to the Old Swan amenities and schooling.

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

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

**Ground Floor** 2 Reception Rooms, Kitchen, WC

LOT  
**32**

ON BEHALF OF A HOUSING ASSOCIATION

**45 Ullswater Street, Liverpool L5 6QT****\*GUIDE PRICE £35,000–£40,000**

- **3 Bedroom mid terrace. Double glazing. Central heating.**

**Description** A three bedroomed mid terraced benefiting from double glazing and central heating. Once updated and modernised the property would be suitable for investment purposes. The potential rental income being in excess of £5700.00 per annum.



Not to scale. For identification purposes only

**Situated** Off Thirlmere Road which in turn is off Oakfield Road in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

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

**Outside** Rear yard.

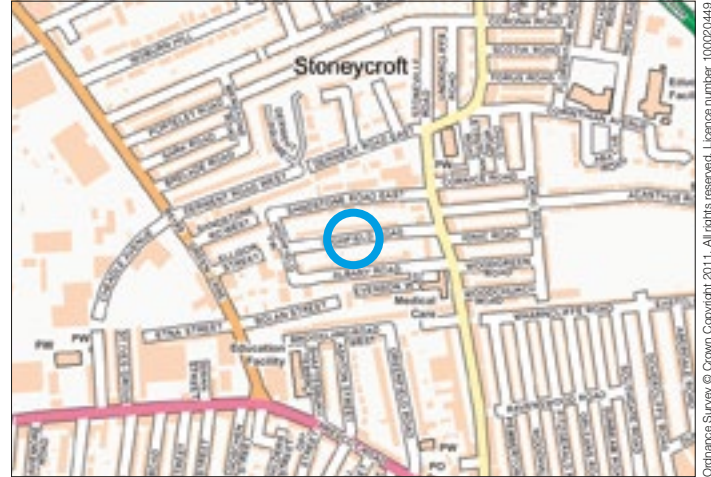
**Ground Floor** Hall, Through Lounge/Dining Room, Kitchen

LOT

33

## 37 Highfield Road, Old Swan, Liverpool L13 3BR

\*GUIDE PRICE £70,000+



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Not to scale. For identification purposes only

- **Residential investment producing £5,940 per annum. Double glazing. Gardens to the front and rear.**

**Description** A three bedroomed double fronted mid-town house currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,940 per annum. The property benefits from double glazing and gardens to the front and rear.

**Situated** Off Derby Road in a popular and well established residential location within easy access to the Old Swan amenities and schooling.

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

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

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

**EPC Rating** F

LOT

34

ON BEHALF OF A HOUSING ASSOCIATION

## 28 Holmes Street, Liverpool L8 0RJ

\*GUIDE PRICE £35,000-£40,000



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Not to scale. For identification purposes only

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

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

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

**First Floor** 2 Bedrooms.

**Outside** Yard to the rear.

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



LOT  
**35**

**86 Grosvenor Road, Wavertree, Liverpool L15 0HB**

**\*GUIDE PRICE £45,000+**



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

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



Not to scale. For identification purposes only

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

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

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

**Outside** Yard to the rear

LOT  
**36**

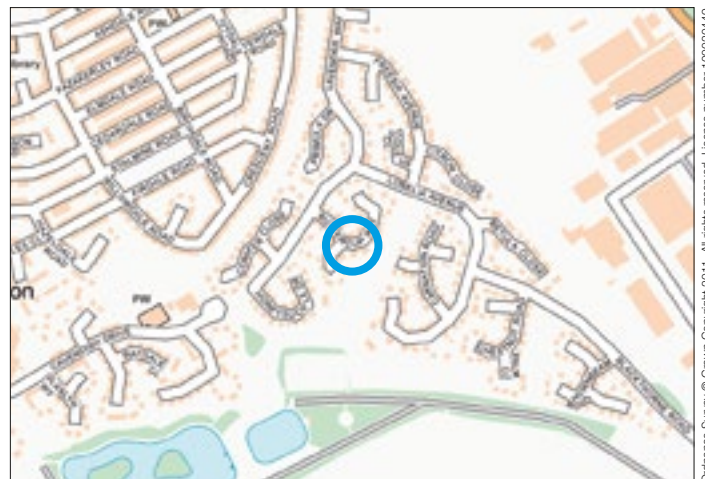
**19 Buttercup Way, Liverpool L9 1JQ**

**\*GUIDE PRICE £50,000+**



- **Modern 2 bed semi-detached. Double glazing. Front and rear gardens.**

**Description** A Modern 2 bedroomed semi-detached property benefiting from double glazing, gardens to the front & rear and a driveway. Following a scheme of refurbishment works and modernisation the property would be suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

**Situated** On an Estate of similar property off Lavender Way in a popular and well established residential location.

**First Floor** 2 Bedrooms, Bathroom/W.C

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

**Ground Floor** Lounge, Kitchen



LOT

37

21 Kenyon Road, Liverpool L15 5BD

\*GUIDE PRICE £90,000+



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Not to scale. For identification purposes only

- **3 Bedroom mid terrace. Double glazing. Central heating.**

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

**Situated** The property is situated intersecting Allerton Road and Church Road in the heart of Penny Lane in South Liverpool. There are numerous bars, shops, schools within walking distance.

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

**Outside** Yard to the rear.

**EPC Rating** D

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

LOT

38

ON BEHALF OF A HOUSING ASSOCIATION

56 Gray Street, Bootle, Merseyside L20 4RZ

\*GUIDE PRICE £35,000–£40,000



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Not to scale. For identification purposes only

- **3 Bed plus box room mid terrace. Double glazing. Central heating.**

**Description** A three storey 3 bedroomed plus box room mid terrace property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes.

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

**First Floor** 2 Bedrooms, Box Room, Bathroom/W.C

**Second Floor** Attic Bedroom.

**Outside** Yard to Rear.

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

LOT  
**39****9 Morley Road, Wallasey, Merseyside CH44 5SL****\*GUIDE PRICE £40,000+**

- **Residential investment producing £4,200 per annum. Partial double glazing.**

**Description** A 2 bedroomed semi-detached property currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,200 per annum. The property benefits from partial double glazing.



Not to scale. For identification purposes only

**Situated** Off Poulton Road/ B5145 approximately 3 miles from Birkenhead Town Centre.

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

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

**Outside** Garden to the rear.

LOT  
**40****Pennant, Upper Downing Road, Whitford, Holywell, Clwyd CH8 9AJ****\*GUIDE PRICE £140,000+**

- **3 Bedroomed detached. Double glazing. Central heating. Shared private driveway. Front and rear gardens.**

**Description** A three bedroom detached property in need of modernisation. The property benefits from double glazing, central heating, open country views to the front and rear. There is water meter and mains drainage. There is also a shared private driveway.



Not to scale. For identification purposes only

**Situated** The property is situated in the sought after village of Whitford nearby to shops, schooling and local amenities. Holywell town centre is approximately 3 miles away.

**Ground Floor** Front Porch, Lounge, Hall with WC and Wash Basin, Kitchen

**First Floor** 3 Bedrooms, Bathroom/WC. Access to boarded loft space.

**Outside** Gardens to the front and rear, Garage/Workshop. Shared Private Driveway.

**Joint Agents**  
Beresford Adams

**Beresford  
Adams**



LOT

41

2 Bentley Road And 1-5 Croxteth Road, Liverpool L8 0SZ

\*GUIDE PRICE £1,000,000+



- **Redevelopment opportunity comprising three interconnecting four storey period buildings sat on approximately 0.85 Acres**

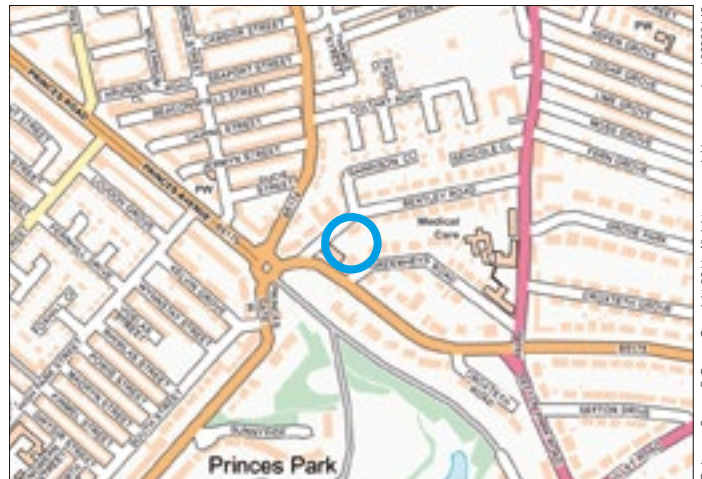
**Description** A unique and rare opportunity to acquire a substantial Re development opportunity comprising of three detached interconnecting four storey period buildings sat on approximately 0.85 acres. The property has until recently been used as a 54 bedroomed nursing home benefitting from approximately 16 car parking spaces and landscape gardens. The site has potential to re-develop for HMO purposes, student accommodation, conversion to provide self-contained flats or as individual dwelling houses. There is also potential to create new build opportunities within the grounds, subject to any necessary consents.

**Situated** Fronting Croxteth Road on the corner of Bentley Road and Greenheys Road in a popular and well established location within walking distance to Princes and Sefton Park and approximately 1 mile from Liverpool City Centre.

#### Accommodation

Approximately 0.85 Acres (2,444 m<sup>2</sup>) Floor Plans available at the auctioneers office.

**Outside** Well Established tree and landscape gardens surrounding the entire buildings and approximately 16 car parking spaces.



Not to scale. For identification purposes only

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LOT  
**42****52 Wordsworth Street, Bootle, Merseyside L20 4JW****\*GUIDE PRICE £25,000+**

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Not to scale. For identification purposes only

- **2 Bedroomed terrace. In need of repair and modernisation.**

**Description** A 2 bedroomed terraced property which following repair and modernisation would be suitable for investment purposes. There is double glazing, however some windows have been smashed.

**Situated** Off Peel Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 4 miles from Liverpool City Centre.

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

**Outside** Yard to the rear

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

LOT  
**43****6 Wesley Street, Southport, Merseyside PR8 1BN****\*GUIDE PRICE £40,000+**

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Not to scale. For identification purposes only

- **A ground floor unit previously used as a cafe.**

**Description** A self-contained ground floor commercial unit within a mid terrace three storey building. The property benefits from a roller shutter and central heating. The premises is currently fitted out for the use of a Cafe and would be suitable for investment purposes with a potential rental income of in excess of £5,200 per annum.

**Situated** Off Eastbank Street (A570) in Southport Town Centre in a popular and well established residential and commercial location within walking distance to local amenities, Cafe'/ Restaurant premises and transport links.

#### **Tenure**

It is understood that the property is held on a long lease for a term of 999 years commencing November 1993 at a ground rent of £25 per annum.

**Ground Floor** Net Internal Area Approximately 37.1m<sup>2</sup> (399 sq.ft) Front Sales Area, Rear Kitchen, W.C

LOT  
**44****60 Wilburn Street, Liverpool L4 4EB****\*GUIDE PRICE £35,000+**

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

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



Not to scale. For identification purposes only

**Situated** Off County Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 2 miles from Liverpool City Centre.

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

**First Floor** 2 Bedrooms

**Outside** Yard to the rear

**EPC Rating** D

**Joint Agents**

Atlas Estate Agents

LOT  
**45****113 Moore Street, Bootle, Merseyside L20 4PL****\*GUIDE PRICE £40,000+**

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

**Description** A 3 bedroomed middle terraced property benefitting from double glazing and central heating. The property is in good order throughout and is currently let by way of an Assured Shorthold tenancy at a rental of £5,400 per annum.



Not to scale. For identification purposes only

**Situated** Off Knowsley Road within close proximity to local amenities, schooling and approximately 3 miles from Liverpool City centre.

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

**First Floor** 3 Bedrooms, Bathroom/W.C.

**First Floor** Yard to the rear.



LOT

46

8, 8a, 8b, 8c, 8d Oriel Street, Liverpool L3 6DU

\*GUIDE PRICE £290,000+



#### • Warehouse and office accommodation

**Description** Two adjoining warehouse and office buildings suitable for variety of uses subject to the necessary planning consents. The property comprises ground and first floor warehouse premises and self-contained ground and first floor offices.

**Situated** The property is situated with frontage on Oriel Street which both run directly off Vauxhall Road.

#### 8 Oriel Street

**Ground Floor Offices** (not measured).

**First Floor Offices** (not measured).

#### 8a, 8b, 8c, & 8d Oriel Street

**Warehouse Ground Floor** 410m<sup>2</sup>

**First Floor** 22m<sup>2</sup>

**Outside** Side Yard/Car Parking.



Not to scale. For identification purposes only

LOT  
**47****75 Bartlett Street, Liverpool L15 0HN****\*GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

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

**Description** A two bedroomed middle terraced property benefiting from double glazing and central heating. The property has a recently refitted and retiled bathroom, a refitted kitchen with some appliances and has been re-plastered throughout. The property is currently let by way of an Assured Shorthold Tenancy producing £5,700 per annum.

**Situated** Off Bagot Street just off Lawrence Road in a well established and popular residential location within easy access to local Amenities and approximately 3 miles from Liverpool City Centre.

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

**First Floor** Two Bedrooms.

**Outside** Yard to the rear.

LOT  
**48****60 Banner Street, Liverpool L15 0HQ****\*GUIDE PRICE £40,000+**

Not to scale. For identification purposes only

- **2 Bedroom mid terraced. Double glazing. Central heating.**

**Description** A two bedroom mid terrace property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of £6,000 per annum.

**Situated** Off Bagot Street which is off Lawrence Road within close proximity to local amenities, schooling approximately 3 miles from Liverpool city centre.

**First Floor** 2 Bedrooms.

**Outside** Yard to the rear.

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



LOT

49

## 4 Factory Row, St. Helens, Merseyside WA10 3LX

\*GUIDE PRICE £45,000–£50,000



Not to scale. For identification purposes only

- **Residential investment producing £2,600 per annum. Regulated tenant.**

**Description** A 2 bed end terraced property benefiting from partial double glazing currently let by way of a Regulated Tenancy producing £2,600 per annum.

**Situated** Fronting Factory Row off Stafford Road off Prescott Road (A58).

**First Floor** 2 Bedrooms.

**Outside** Rear garden.

**Ground Floor** 2 Reception Rooms, Kitchen, Bathroom/WC.

LOT

50

## 37 Nimrod Street, Liverpool L4 4DU

\*GUIDE PRICE £34,000+



Not to scale. For identification purposes only

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

**Description** A 2 bedroomed middle terraced property benefitting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.

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

**First Floor** 2 Bedrooms

**Outside** Yard to the rear

**Ground Floor** Lounge, Kitchen/Diner, Bathroom/W.C



LOT  
**51**

## 16 Queens Drive, Walton, Liverpool L4 6SH

\*GUIDE PRICE £85,000+



- **5 Bedroomed semi-detached. Double glazing. Central heating.**

**Description** A spacious 5 bedroomed semi-detached property which has undergone some refurbishment works to include a rewire, new plumbing, new central heating system, double glazing, and it has re-plastered throughout. Following completion of the current works the property would be suitable for occupation to provide a family home, re-sale or investment purposes. The potential rental income if let to 6 tenants at £74pppw is in excess of £23,500 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Queens Drive at its junction with Rice Lane Flyover in a popular and well established residential location within close proximity to County Road amenities and approximately 2 miles from Liverpool city centre.

**Ground Floor** Hall, 3 Reception Rooms, Kitchen.

**First Floor** Bathroom/W.C, 4 Bedrooms (One with En-Suite – No fittings)

**Second Floor** 1 Further Bedroom

**Outside** Parking and Garden to Rear.

LOT  
**52**

## 24 Liscard Road, Liverpool L15 0HH

\*GUIDE PRICE £60,000+



- **3 Bed mid terrace. Double glazing.**

**Description** A 3 bedroomed mid terrace property benefiting from double glazing. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. If let to 4 students at £85pppw the potential rental income would be in excess of £17,680 per annum.



Not to scale. For identification purposes only

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

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

**First Floor** 3 Bedrooms, Bathroom/W.C

**Outside** Yard to rear.

LOT  
**53**

**104 County Road, Walton, Liverpool L4 3QF**

**\*GUIDE PRICE £40,000–£45,000**



Not to scale. For identification purposes only

- **3 Storey mixed use property. In need of full upgrade and refurbishment scheme.**

**Description** A 3 Storey plus cellar end terraced mixed use property comprising of a ground floor retail unit together with 3 x 1 bed flats above accessed via a separate side entrance. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes with a potential income of in excess of £15,600 per annum when fully let.

**Situated** Fronting County Road on the corner of Ismay Street in a prominent main road position close to all local amenities, schooling and transport links and approximately 2 miles from Liverpool city centre and 1.5 miles from Bootle and Sefton.

**Cellar**

**Ground Floor** Main Sales Area, Kitchen, W.C.

**First Floor Flat 1** Open Plan Lounge/Kitchen (No Fittings), Bedroom, Shower room/W.C (No Fittings)

**Second Floor Flat 2** Open Plan Lounge/Kitchen (No Fittings), Shower room/W.C

**Flat 3** Open Plan Lounge/Kitchen (No Fittings), Shower room/W.C

**Outside** Covered Rear Yard.

LOT  
**54**

**109 Delamore Street, Liverpool L4 3ST**

**\*GUIDE PRICE £35,000+**



Not to scale. For identification purposes only

- **3 Bed mid terrace. Partial double glazing.**

**Description** An extended 3 bedroomed middle terrace property benefiting from partial double glazing. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes with a potential income of £5,400 per annum.

**Situated** Off Goodall Street which in turn is off Westminster Road in a popular and well established residential location within close proximity to County Road amenities, Schooling and approximately 3 miles from Liverpool City Centre.

**Cellar**

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

**First Floor** 3 Bedrooms, Shower Room/W.C

**Second Floor** Loft Storage Space.

**Outside** Yard to Rear.



LOT  
**55**

## 41 St. Marys Road, Garston, Liverpool L19 2JD

\*GUIDE PRICE £100,000+



Not to scale. For identification purposes only

- **Commercial investment producing £13,680 per annum. Steel roller shutters.**

**Description** A commercial investment producing £13,680 per annum. The property comprises of a ground retail unit currently let by way of a 5 year lease until 2021 producing £10,440 per annum together with 1 x 4 bed apartment and 1 x 2 bedrooomed apartment above accessed via a separate entrance. The 2 bedroom apartment is let by way of an Assured Shorthold tenancy at a rental of £3240 per annum. The property benefits from Steel roller shutters. The potential when fully let being in excess of £21,000 per annum.

**Situated** Fronting St Marys Road which is off Garston Way A561 in a popular and well established residential location within close proximity to local amenities and approximately 7 miles from Liverpool City Centre.

**Ground Floor** Office/Storage accommodation.

**First Floor** 41 Hall, Lounge, Kitchen, Bedrooms, Bathroom/ W.C. 41a (Vacant) – Hall, Kitchen, Lounge, Bedrooms, Bathroom/ W.C.

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

LOT  
**56**

## 65 Eccleston Street, Prescot, Merseyside L34 5QH

\*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **Commercial investment producing £5,520. Electric roller shutters.**

**Description** A single storey ground floor lock up unit currently let to a barber shop 'Razors 2' until 2020 at a rental of £5,520 per annum. The property benefits from electric roller shutters.

**Situated** Off Atherton Street which in turn is off High Street A57 within close proximity to local amenities and within walking distance to Prescot Town Centre.

**Ground Floor** Main sales area, Rear room, W.C. Approximately 26.9m<sup>2</sup> (289 sq ft)



LOT

57

69 Sedley Street, Liverpool L6 5AE

\*GUIDE PRICE £30,000-£35,000



Not to scale. For identification purposes only

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

**Description** A 2 bedroomed middle terraced property benefiting from double glazing and has recently had new plumbing and electrics fitted. Following modernisation the property would be suitable for rental purposes with a potential rental income of in excess of £4,800 per annum.

**Situated** Off Breck Road in an established and popular residential location within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

**Ground Floor** Through Lounge/ Dining room, Kitchen, Bathroom/ W.C.

**First Floor** 2 Bedrooms.

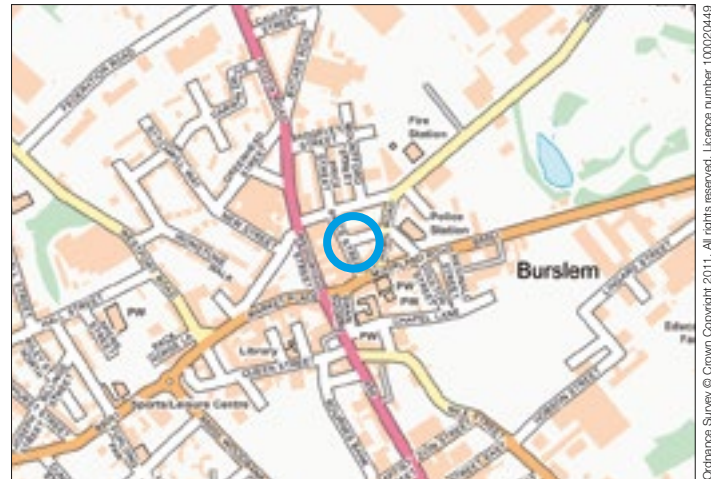
**Outside** Yard to the rear.

LOT

58

7 Nicholas Street, Stoke-on-Trent ST6 1AA

\*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **2 Bed mid terrace in need of modernisation.**

**Description** A two bedroomed mid terrace property in need of modernisation. The property benefits from gas central heating. Once updated the property would be suitable for investment purposes with a potential rental income of approximately £5400.00 per annum.

**Situated** Off Price Street which in turn is off Moorland Road in the suburb of Burslem in a popular and well established residential location close to local amenities and schooling.

**Ground Floor** 2 Living Rooms, Kitchen, Bathroom/w.c

**First Floor** 2 Bedrooms

**Outside** Rear yard.

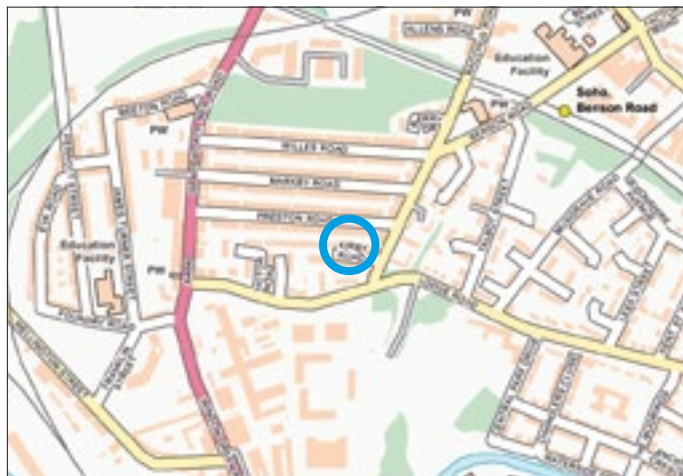
**Joint Agents**  
Bridgfords



LOT  
**59****22 Preston Road, Hockley, Birmingham B18 4PJ****\*GUIDE PRICE £85,000+**

- **2 Bed mid terrace. Gas central heating. Double glazing.**

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



Not to scale. For identification purposes only

**Situated** Off A4040 within close proximity to local amenities, schooling and transport links.

**First Floor** 2 Bedrooms, Bathroom/W.C

**Outside** Rear garden

**Ground Floor** 2 Reception Rooms, Kitchen

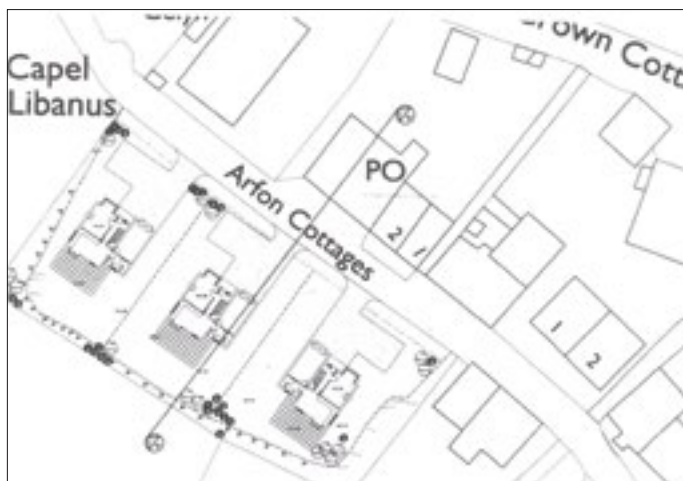
LOT  
**60****Land Opposite Post Office, Clwt-y-bont, Caernarfon LL55 3DH****\*GUIDE PRICE £67,000+**

- **Vacant plot of land with planning permission for 3 x 3 bed detached houses.**

**Description** A residential building plot offered with the benefit of detailed planning consent to erect three x large 3 bedroomed detached houses with associated off-road parking, front and rear gardens and garage. Planning application reference number: C16/0329/18/LL – Gwynedd Council Planning Department.

**Situated** The site is located in a popular residential area within Clwt-y-Bont village, on the edge

of Snowdonia National Park within equal distance between Bangor and Caernarfon which



Not to scale. For identification purposes only

offer a wide range of shops and leisure facilities. It has excellent uninterrupted views of the historic landscape, and the area has become popular for holiday homes and luxury holiday lets.

garage, parking and good sized rear garden. Please contact the auctioneers for copies of the layout and elevations, design and access statement and 3D images.

#### Services

Prospective bidders must make their own enquiries.

#### Joint Agents

Beresford Adams

**Beresford  
Adams**

**Note** The designs show each property to have an attached

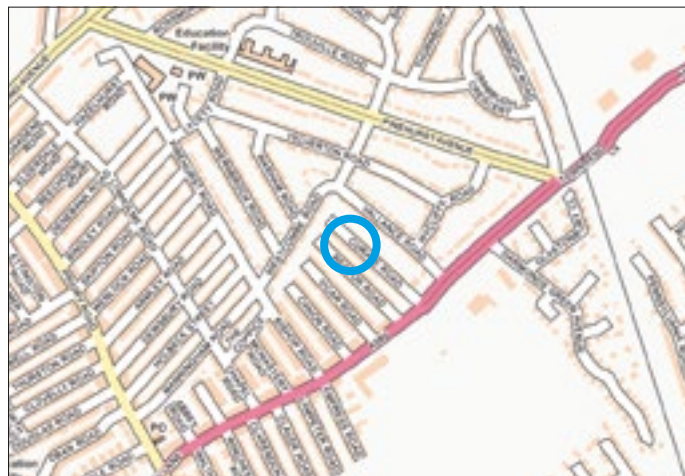


LOT

61

54 Curate Road, Liverpool L6 0BZ

\*GUIDE PRICE £43,000+



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- **2 Bed double fronted semi-detached. Double glazing. Central heating. Rear garden.**

**Description** A 2 bedroomed double fronted semi-detached property benefitting from double glazing, central heating and a rear garden. The property would be suitable for occupation or investment purposes. The potential rental income when let is in excess of £5400.00 per annum.

**Situated** Off Townsend Lane in an established and popular residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool City Centre.

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

**Outside** Rear Garden

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

Now accepting instructions for  
our 14 September 2017 auction  
Closing date 18 August



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

LOT  
**62**

ON BEHALF OF LPA RECEIVERS

**97 Rocky Lane, Anfield, Liverpool L6 4BB****\*GUIDE PRICE £30,000-£40,000**

- **Mixed use investment property. Roller shutters. Double glazing. Central heating**

**Description** The property comprises a three storey end terrace building providing a ground floor retail unit together with 2 x 2 bedroomed flats to the upper floors which are accessed via a separate side entrance on Morecambe Street. The property benefits from UPVC double glazed windows and roller shutters. We understand that the property is connected to mains services to include gas, electricity, water and drainage, but none have been tested. The property is in need of complete refurbishment and may also require partial reconstruction of the gable wall due to historic structural movement.

**Situated** The subject property is located fronting Rocky Lane at its junction with Morecambe Street within the inner city suburb of West Derby, approximately 3 miles from the City Centre. Rocky Lane forms part of the A5049 which is a dual carriage way providing access to Liverpool City Centre to the west and the (A5080) Queens Drive ring road to the east. The surrounding properties are predominantly traditional shops with residential accommodation above, whilst the surrounding streets and the opposite side of Rocky Lane are predominantly residential in nature. Rocky Lane has a predominantly local trader profile, with some national multiples.

**Ground Floor Shop**  
57.55m<sup>2</sup> (619 sq ft)

**First Floor Flat 1**  
Hall, Lounge, Dining room, Kitchen, 2 Bedrooms, Bathroom/W.C.  
51.48m<sup>2</sup> (554sq ft)

**Second Floor Flat 2** Hall, Lounge, Dining room, Kitchen, 2 Bedrooms, Bathroom/W.C.  
43.37m<sup>2</sup> (467sq ft)



Not to scale. For identification purposes only

**Outside** Rear yard.

**Joint Agents**  
Lambert Smith Hampton

**Lambert  
Smith  
Hampton**



LOT

63

21 Sandringham Road, Tuebrook, Liverpool L13 8BX

\*GUIDE PRICE £160,000+



- 4 Bed semi detached plus 1 x 1 bed flat. Double glazing. Central heating. Gardens. Off road parking.

**Description** A substantial two storey plus basement semi-detached property benefiting from double glazing and central heating, gardens and off-road parking. The property has recently been modernised and has been used as a one bedroomed flat to ground floor together with 4 letting rooms above. The basement is currently vacant and provides a 1 bedroomed self-contained unit. The property would be suitable for a number of uses to include conversion to provide 3 self-contained flats, or a possible HMO student investment property, subject to any necessary consents.

**Situated** Off Knoclaidd Road in a popular and well established residential location within close proximity to local amenities, Tuebrook and approximately 4 miles from Liverpool City Centre.

**Ground Floor** Hall, 2 Front Rooms, Kitchen, Shower/WC, Rear Room.

**First Floor** Bathroom/WC, Separate WC, Kitchen, 4 Rooms.

**Basement** Accessed via separate rear entrance. Hall, Lounge, 2 Bedrooms, Kitchen, Bathroom/WC.



Not to scale. For identification purposes only

**Outside** Large rear garden, Conservatory and parking for several cars.





LOT  
**64****25 Grove Street, Stoke-on-Trent ST6 2HZ****\*GUIDE PRICE £40,000+**

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

**Description** A two bedroomed mid terrace property in need of modernisation. The property benefits from double glazing and gas central heating. Once updated the property would be suitable for investment purposes with a potential rental income of approximately £5400.00 per annum.



Not to scale. For identification purposes only

**Situated** Off Waterloo Road within close proximity to local amenities and Stoke-on-Trent City Centre.

**Ground Floor** Lounge, Dining Room, Kitchen, Bathroom/w.c

**First Floor** 2 Bedrooms

**Outside** Rear yard

**Joint Agents**

Bridgforde

bridgforde

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LOT  
**65****6 Charing Cross, Birkenhead, Merseyside CH41 6EJ****\*GUIDE PRICE £50,000+**

- **3 Storey commercial property with planning permission to trade as a hot food takeaway.**

**Description** A vacant 3 storey commercial property arranged as a ground floor retail unit together with basement workshop and store room to the first floor. The property has the benefit of full planning permission to trade as a hot food takeaway premises or alternatively could be used for a variety of other uses subject to any necessary consents. The potential income when let being in excess of £7,800 per annum.



Not to scale. For identification purposes only

**Situated** Off Grange Road West on the bend of Charing Cross in a prominent main road position within walking distance to Birkenhead town centre amenities, schooling and transport links.

**Basement** Work Bench, WC and Sink (4.75m x 4.04m)

**Ground Floor** Main Sales Area (4.34m x 2.08m), Rear Trading Area (4.09m x 2.01m)

**First Floor** Store Room (4.75m x 4.65m)

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LOT

66

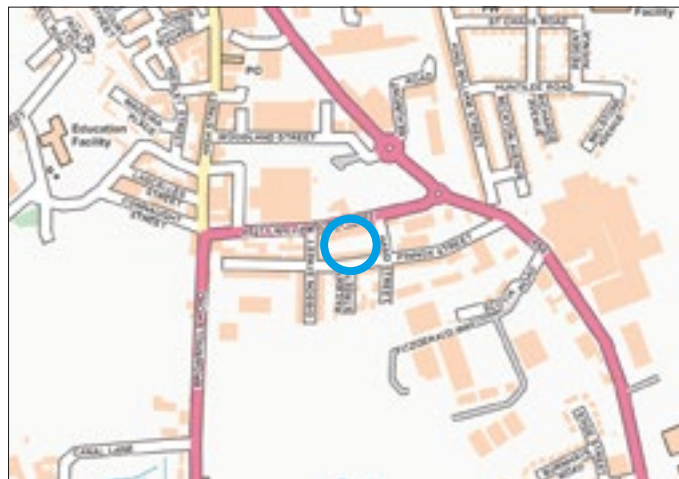
54 Plumer Street, Liverpool L15 1EF

\*GUIDE PRICE £45,000+



- **2 Bedroom terrace. Central heating. Double glazing.**

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



Not to scale. For identification purposes only

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

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

**First Floor** 2 Bedrooms, Bathroom/W.C.

**Outside** Yard to the rear.

**Joint Agents**  
C&D Properties



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LOT

67

ON BEHALF OF THE LIQUIDATORS

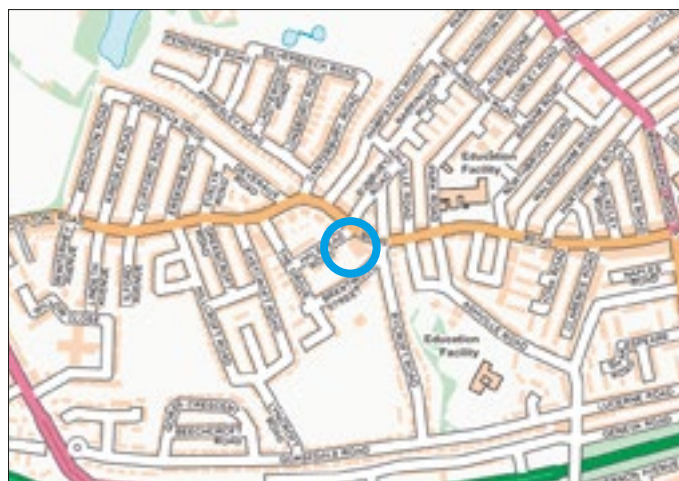
Land At 1 Halstead Road, Wallasey, Merseyside CH44 4BH

\*GUIDE PRICE £3,000+



- **Small parcel of land extending to approximately 0.01 Hectares (0.02 Acres)**

**Description** A small parcel of land extending to approximately 0.01 hectares (0.02 acres). The property would be suitable for a number of uses to include the erection of a garage or small building, subject to gaining any necessary consents.



Not to scale. For identification purposes only

**Situated** Close to the corner of Poulton Road (B5145) in a popular and well established location within easy reach of local amenities.

**Joint Agents**  
Lambert Smith Hampton



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LOT

68

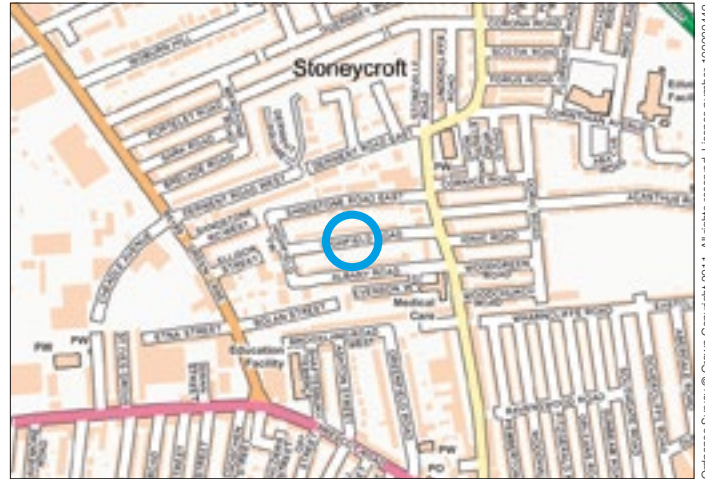
25 Highfield Road, Old Swan, Liverpool L13 3BR

\*GUIDE PRICE £70,000+



- **Residential investment producing £5,400 per annum. Double glazing. Central heating. Gardens to the front and rear.**

**Description** A three bed roomed double fronted mid-town house property currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,400 per annum. The property benefits from double glazing, central heating and gardens to the front and rear.



Not to scale. For identification purposes only

**Situated** Off Derby Road in a popular and well established residential location within easy access to the Old Swan amenities and schooling.

**Ground Floor** 2 Reception Rooms, Kitchen, WC

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

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

**EPC Rating** D

LOT

69

11 Antonio Street, Bootle, Merseyside L20 2EY

\*GUIDE PRICE £45,000+



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

**Description** A three bed roomed mid terrace property benefitting from double glazing and central heating. The property would be suitable for investment purposes. The potential rental income is in excess of £5,700 per annum.



Not to scale. For identification purposes only

**Situated** Off Hawthorne Road in an established and popular residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

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

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

**Outside** Yard to rear.



LOT  
**70****30 Orleans Road, Liverpool L13 5XP****\*GUIDE PRICE £50,000+**

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Not to scale. For identification purposes only

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

**Description** A two bedroomed end terraced property currently let by way of Assured Shorthold Tenancy producing a rental income of £5,400 per annum. The property is in good condition and benefits from double glazing and central heating.

**Situated** Off Prescott Road in the Heart of Old Swan and within walking distance to local amenities and Schooling and approximately 5 miles from Liverpool City Centre.

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

**Outside** Yard to the rear.

**EPC Rating** D

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

LOT  
**71****8 Dentwood Street, Liverpool L8 9SR****\*GUIDE PRICE £40,000+**

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Not to scale. For identification purposes only

- **2 Bed mid terrace. Double glazing. Central heating. Good order throughout.**

**Description** A 2 bedroomed mid terrace property benefiting from double glazing and central heating. The property is in good order throughout and has recently been internally repainted and re-carpeted throughout, together with a new kitchen. The property is suitable for immediate investment purposes with a potential rental income of in excess of £5,400 per annum.

**Situated** Off Southhill Road which in turn is off Park Road in a popular residential location within walking distance to local amenities to include Tesco supermarket and local schooling. Approximately 3.5 miles from Liverpool City Centre.

**Ground Floor** Through Living Room, Kitchen, Bathroom/W.C

**First Floor** 2 Bedrooms

LOT  
**72****541 Price Street, Birkenhead, Merseyside CH41 8DU****\*GUIDE PRICE £47,000+**

- **3 Bedroom semi detached. Double glazing. Central heating.**

**Description** A three bedroomed semi-detached property benefiting from double glazing and central heating. The property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Cavendish Street which is in turn off Corporation Road (A5030) in a popular and well established residential location within close proximity to Birkenhead Town Centre and amenities.

**First Floor** 3 Bedrooms, Shower Room/WC

**Outside** Detached garage, off street parking and a yard to the rear.

**Ground Floor** Reception Room, Open Plan Kitchen/Dining Room

LOT  
**73**

ON BEHALF OF A HOUSING ASSOCIATION

**48 Burns Street, Bootle, Merseyside L20 4RJ****\*GUIDE PRICE £35,000+**

- **3 Bedroom mid terrace. Double glazing. Central heating (boiler removed).**

**Description** A three bedroomed mid terraced property benefiting from double glazing and central heating (boiler removed) Following modernisation the property would be suitable for investment purposes. The potential rental income being in excess of £6000.00 per annum.



Not to scale. For identification purposes only

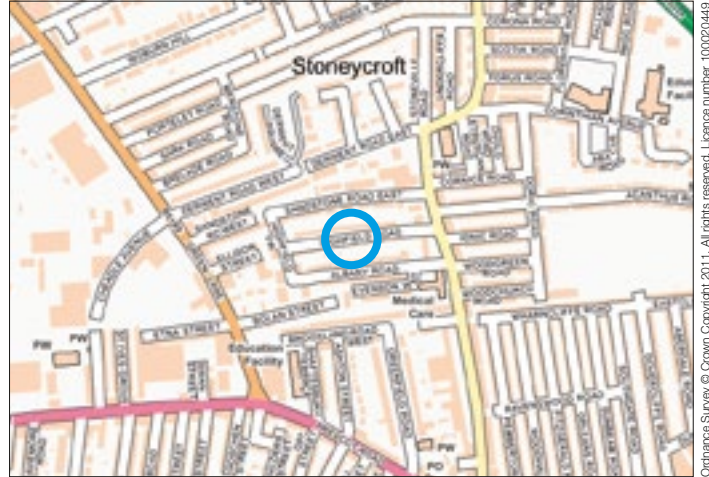
**Situated** Off Knowsley Road in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool City Centre.

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

**Outside** Yard to the rear.

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



LOT  
**74****21 Highfield Road, Old Swan, Liverpool L13 3BR****\*GUIDE PRICE £70,000+**

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Not to scale. For identification purposes only

- **Residential investment producing £4,560 per annum. Double glazing. Central heating. Gardens to the front and rear.**

**Description** A three bed roomed double fronted mid-town house currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,560 per annum. The property benefits from double glazing, central heating and gardens to the front and rear.

**Situated** Off Derby Road in a popular and well established residential location within easy access to the Old Swan amenities and schooling.

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

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

**Ground Floor** 2 Reception Rooms, Kitchen

LOT  
**75**

ON BEHALF OF A HOUSING ASSOCIATION

**26 Union Street, Wallasey, Merseyside CH44 0BN****\*GUIDE PRICE £40,000+**

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Not to scale. For identification purposes only

- **A 3 bed mid terrace. Double glazing. Central heating.**

**Description** A three bed roomed middle terraced property benefiting from majority double glazing and central heating. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes.

**Situated** Off Brighton Street in a popular and well established residential location within close proximity to Wallasey's Town Centre.

**First Floor** 3 Bedrooms, Bathroom/W.C.

**Outside** Yard to the rear.

**Ground Floor** Hall, Lounge, Dining Room, Kitchen, Cloakroom/ W.C.

LOT  
**76**

ON BEHALF OF A HOUSING ASSOCIATION

**53 Faraday Street, Liverpool L5 6PL****\*GUIDE PRICE £35,000–£40,000**

- **A 3 bed mid terrace. Double glazing. Central heating.**

**Description** A three storey plus basement three bed roomed middle terraced property benefiting from double glazing and central heating. Following a full upgrade and refurbishment the property would be suitable for investment purposes. The property would be suitable for cash purchases only.



Not to scale. For identification purposes only

**Situated** Off Thirlmere Road which in turn is off Oakfield Road (A5089) within close proximity to Breck Road amenities and approximately 3 miles from Liverpool city centre.

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

**Second Floor** 1 further Bedroom.

**Outside** Yard to the rear.

**Cellar** Not inspected.

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

LOT  
**77**

ON BEHALF OF A HOUSING ASSOCIATION

**37 Ullswater Street, Liverpool L5 6QT****\*GUIDE PRICE £35,000–£40,000**

- **3 Bed mid terrace. Double glazing, central heating.**

**Description** A 3 Bedroomed middle terrace property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Thirlmere Road which is off Oakfield Road (A5089) in a popular and well established residential location within close proximity to local amenities. Approximately 4 miles from Liverpool City Centre.

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

**First Floor** 3 Bedrooms, Bathroom/W.C

**Outside** Yard to Rear.



LOT  
**78**

## 4 Hahnemann Road, Liverpool L4 3SA

\*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- **Residential investment producing £4,740 per annum. Double glazing. Central heating.**

**Description** A three bedroomed mid terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,740 per annum. The property benefits from double glazing and central heating.

**Situated** Off Stuart Road which in turn is 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** 3 Bedrooms, Bathroom/WC

**Outside** Yard to the rear.

**EPC Rating** E

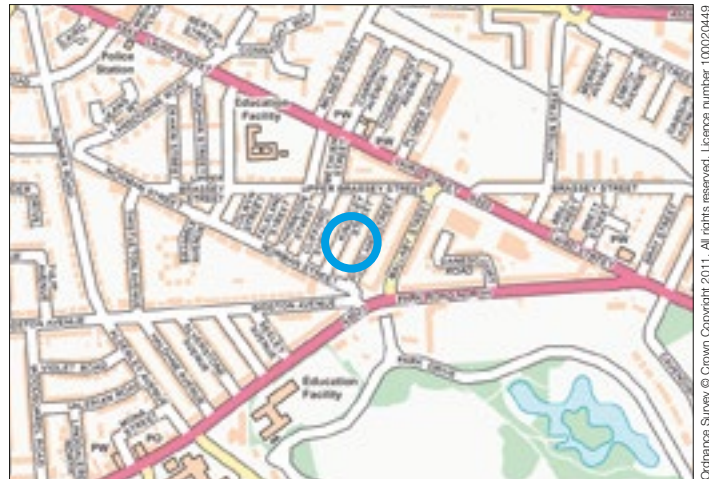
**Ground Floor** Hall, Through Living Room/Dining Room, Kitchen

LOT  
**79**

ON BEHALF OF A HOUSING ASSOCIATION

## 31 Kingsley Street, Birkenhead, Merseyside CH41 0BQ

\*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

- **2 Bed mid terrace. Double glazing, central heating.**

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

**Situated** Off Upper Brassey Street in a popular and well established residential area close to Birkenhead Town Centre and on the outskirts of Birkenhead Park, within close proximity to local amenities and transport links.

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

**First Floor** 2 Bedrooms, One with Dressing Room.

**Outside** Yard to Rear.

LOT  
**80****8 Belhaven Road, Allerton, Liverpool L18 1HH****\*GUIDE PRICE £80,000+**

- **3 Bedroom mid terrace. Majority double glazing. Central heating.**

**Description** A three bedroomed mid terraced property in need of refurbishment. The property benefits from central heating and majority double glazing. Once upgraded the property would be suitable for occupation, re-sale or investment purposes.



Not to scale. For identification purposes only

**Situated** Off Alverstone Road in a popular and well established residential location within close proximity to Penny Lane and Allerton Road amenities and Schooling approximately 5 miles from Liverpool City Centre.

**First Floor** 3 Bedrooms

**Outside** Yard to the rear.

**EPC Rating** D

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

LOT  
**81**

ON BEHALF OF A HOUSING ASSOCIATION

**24 Emery Street, Liverpool L4 5UZ****\*GUIDE PRICE £25,000-£30,000**

- **A 2 bed mid terraced. Double glazing. Central heating.**

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



Not to scale. For identification purposes only

**Situated** Off Goodison Road within close proximity to County Road shopping facilities and approximately 4 miles from Liverpool City Centre.

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

**Outside** Yard to the rear.

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



LOT

82

ON BEHALF OF A HOUSING ASSOCIATION

60 Whittier Street, Liverpool L8 0RF

\*GUIDE PRICE £35,000–£40,000



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Not to scale. For identification purposes only

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

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

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

**First Floor** 2 Bedrooms.

**Outside** Yard to the rear.

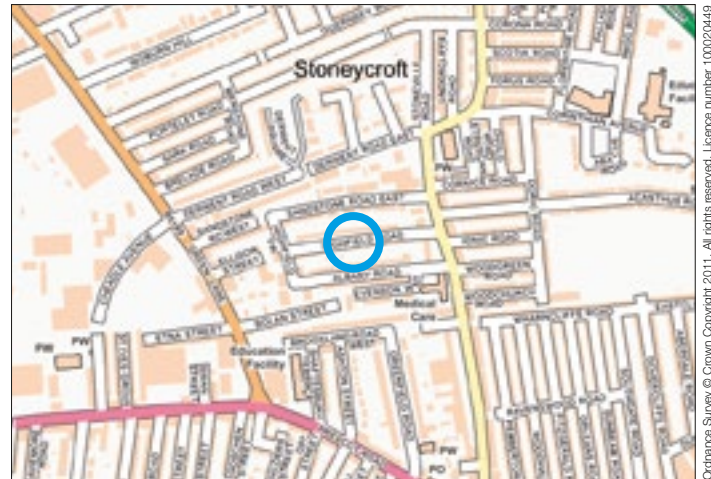
**Ground Floor** Lounge, Kitchen/ Dining Room, Bathroom/WC.

LOT

83

31 Highfield Road, Old Swan, Liverpool L13 3BR

\*GUIDE PRICE £70,000+



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Not to scale. For identification purposes only

- Residential investment producing £5,400 per annum. Double glazing. Central heating. Gardens front and rear.

**Description** A three bed roomed double fronted mid-town house currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,400 per annum. The property is let to a longstanding tenant, is in good order and benefits from double glazing, central heating and gardens front and rear.

**Situated** Off Derby Road in a popular and well established residential location within easy access to the Old Swan amenities and schooling.

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

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

**Ground Floor** 2 Reception Rooms, Kitchen

LOT  
**84**

ON BEHALF OF A HOUSING ASSOCIATION

**32 Reginald Road, St. Helens, Merseyside WA9 4JB****\*GUIDE PRICE £35,000–£40,000**

Not to scale. For identification purposes only

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- **A 2 bed mid terrace. Double glazing. Central heating (boiler removed).**

**Description** A two bedroomed middle terraced property benefiting from double glazing and central heating (boiler removed). Following an upgrade and refurbishment scheme the property would be suitable for investment purposes.

**Situated** Fronting Reginald Road (B5204) within close proximity to local amenities and approximately 3 miles from St. Helens Town Centre.

**First Floor** 2 Bedrooms.

**Outside** Yard to the rear.

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

LOT  
**85**

ON BEHALF OF A HOUSING ASSOCIATION

**71 Silkstone Street, St. Helens, Merseyside WA10 4PB****\*GUIDE PRICE £35,000–£40,000**

Not to scale. For identification purposes only

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

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

**Situated** Off Roscoe Street in a popular and well established residential location within close proximity to local amenities and approximately 1.5 miles from St Helens Town Centre.

**First Floor** 2 Bedrooms

**Outside** Rear yard

**Ground Floor** Lounge, Kitchen/ Dining room, Bathroom/w.c



LOT

86

ON BEHALF OF A HOUSING ASSOCIATION

44 Fir Street, St. Helens, Merseyside WA10 3RA

\*GUIDE PRICE £35,000-£40,000



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Not to scale. For identification purposes only

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

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

**Situated** Off Thatto Heath Road in a popular residential location within close proximity to local amenities and approximately 2 miles from St. Helens Town Centre.

**First Floor** 2 Bedrooms.

**Outside** Yard to Rear.

**Ground Floor** Living Room, Kitchen/Dining room, Bathroom/W.C

LOT

87

ON BEHALF OF A HOUSING ASSOCIATION

2a Juddfield Street, Haydock, St. Helens, Merseyside WA11 0BB

\*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- 2 Bed end terrace. Double glazing. Central heating.

**Description** A 2 bedroomed end terrace property benefiting from double glazing and central heating. Following a full upgrade and refurbishment scheme this property would be suitable for investment purposes.

**Situated** Off Sumner Street which in turn is off West End Road in a popular and well established residential location within walking distance of Haydock amenities.

**First Floor** 2 Bedrooms

**Outside** Front Garden and Rear Yard.

**Ground Floor** Living Room, Dining Room, Kitchen, Bathroom/W.C

LOT  
**88****25 Eton Street, Liverpool L4 4DN****\*GUIDE PRICE £35,000+**

Not to scale. For identification purposes only

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

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

**Situated** Off County Road and Goodison Road within walking distance to Everton Football Club and within close proximity to local amenities approximately 2 miles from Liverpool City Centre.

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

**Outside** Yard to the rear.

**Ground Floor** Hall, 2 Reception Rooms, Kitchen

LOT  
**89**

ON BEHALF OF A HOUSING ASSOCIATION

**22 Carr Close, Liverpool L11 4UA****\*GUIDE PRICE £45,000-£50,000**

Not to scale. For identification purposes only

- **A 3 bed end town house. Double glazing and central heating. Front and rear gardens.**

**Description** A three bedroomed end town house benefiting from double glazing, central heating, front and rear gardens. Following modernisation the property would be suitable for investment purposes. The potential rental income being in excess of £6,000 per annum.

**Situated** Off Carr Lane East within close proximity to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

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

**Outside** Front and Rear Gardens.

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



LOT

90

30 Second Avenue, Fazakerley, Liverpool L9 9DP

\*GUIDE PRICE £65,000+



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Not to scale. For identification purposes only

- **Vacant 3 bed semi detached. Double glazing. Central heating.**

**Description** A 3 bedroomed semi-detached property benefiting from double glazing, central heating and rear garden. The property would be suitable for occupation or investment purposes with potential rental income of £7,200pa.

**Situated** Between Park Avenue and Longmoor Lane (A506) in a popular and well established residential location within close proximity to local amenities, Walton Vale amenities, schooling and approximately 5 miles from Liverpool City Centre.

**Ground Floor** Hall, Lounge, Open Plan Kitchen/Diner

**First Floor** 3 Bedrooms, Bathroom, Separate W.C.

**Outside** Garden to the rear.

**EPC Rating** E

LOT

91

ON BEHALF OF A HOUSING ASSOCIATION

18 Grasmere Street, Liverpool L5 6RJ

\*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- **A 3 bed mid terrace. Double glazing. Central heating.**

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

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

**First Floor** 3 Bedrooms.

**Outside** Yard to the rear.

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

LOT  
**92**

ON BEHALF OF A HOUSING ASSOCIATION

**9 Freeport Grove, Liverpool L9 0JP****\*GUIDE PRICE £35,000–£40,000**

- **A 2 bed end terrace. Double glazing. Central heating.**

**Description** A two bedroomed end 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 Kingswood Avenue which in turn off Greenwich Road in a popular and well established residential location within close proximity to Walton Vale amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor** Vestibule, Lounge, Kitchen/Breakfast room, Bathroom/W.C.

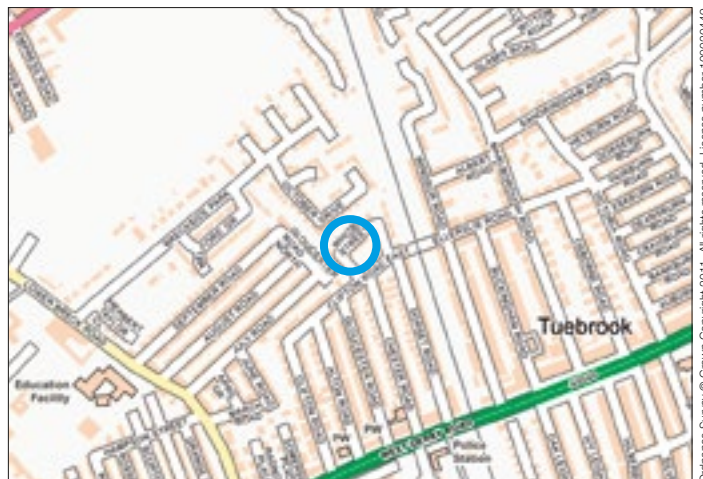
**First Floor** 2 Bedrooms.

**Outside** Yard to the rear.

LOT  
**93****15 Whitby Street, Liverpool L6 4DH****\*GUIDE PRICE £30,000–£35,000**

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

**Description** A 2 Bedroomed mid terrace property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes. The potential rental income is in excess of £5000.00 per annum.



Not to scale. For identification purposes only

**Situated** Off Clifton Road East which in turn is off West Derby Road within close proximity to Tuebrook amenities, Newham Park, schooling and approximately 3 Miles from Liverpool City Centre.

**First Floor** 2 Bedrooms

**Outside** Yard to Rear.

**Ground Floor** Through Living Room, Kitchen, Bathroom/W.C



LOT  
**94**

ON BEHALF OF A HOUSING ASSOCIATION

**20 Marquis Street, Birkenhead, Merseyside CH41 9DU**

**\*GUIDE PRICE £35,000–£40,000**



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Not to scale. For identification purposes only

- **A 2 bed end town house. Double glazing and central heating. Front and rear gardens.**

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

**Situated** Off Church Road in a popular residential location within close proximity to Birkenhead Central.

**First Floor** 2 Bedrooms.

**Outside** Front and Rear Gardens.

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

LOT  
**95**

ON BEHALF OF A HOUSING ASSOCIATION

**42 Ripon Street, Liverpool L4 5UQ**

**\*GUIDE PRICE £30,000–£35,000**



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Not to scale. For identification purposes only

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

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

**Situated** Off City Road in a popular residential location within easy reach of local amenities, schooling, Everton Football Club and approximately 4 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms.

**Outside** Yard to the rear.

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

LOT  
**96****66 Blantyre Road, Liverpool L15 3HT****\*GUIDE PRICE £65,000+**

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

**Description** A four bedroomed mid terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,800 per annum. The property is let to a longstanding tenant and benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Fronting Blantyre Road which is off Garmoye Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

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

**Outside** Yard to the rear.

**EPC Rating** E

**Ground Floor** Hall, 2 Reception Rooms, Kitchen, Utility Room

LOT  
**97**

ON BEHALF OF A HOUSING ASSOCIATION

**27 Graham Street, St. Helens, Merseyside WA9 1LX****\*GUIDE PRICE £30,000-£35,000**

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

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



Not to scale. For identification purposes only

**Situated** Off Pocket Nook Street in a popular residential location within close proximity to local amenities and approximately 1 mile from St. Helens Town Centre.

**First Floor** 2 Bedrooms.

**Outside** Yard to the rear.

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



LOT

98

ON BEHALF OF A HOUSING ASSOCIATION

34 Longfellow Street, Bootle, Merseyside L20 4JR

\*GUIDE PRICE £30,000–£35,000



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Not to scale. For identification purposes only

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

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

**Situated** Off Bibby's Lane which in turn is off Peel Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool City Centre.

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

**Outside** Yard to the rear.

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

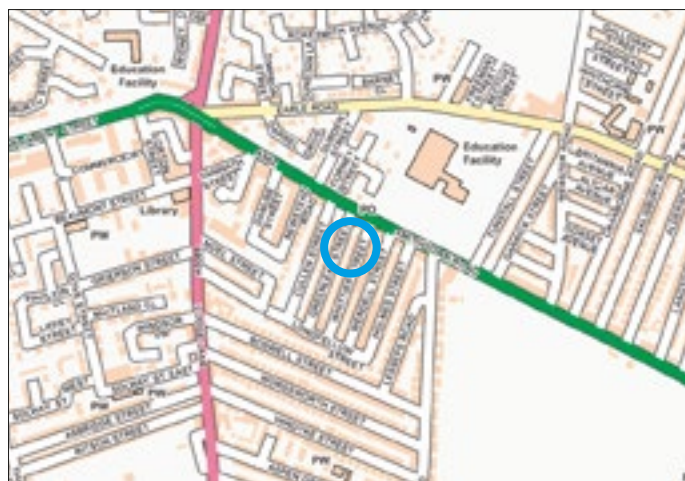
LOT

99

ON BEHALF OF A HOUSING ASSOCIATION

7 Greenleaf Street, Liverpool L8 0RA

\*GUIDE PRICE £35,000–£40,000



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Not to scale. For identification purposes only

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

**Description** A 2 bed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes.

**Situated** Off Smithdown Road in a popular and well established residential location within close proximity to local amenities and approximately 2 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms

**Outside** Rear yard.

**Ground Floor** Lounge, Kitchen/Dining room, Bathroom/W.C.

LOT

100

17 Kenyon Road, Liverpool L15 5BD

\*GUIDE PRICE £90,000+



- **Residential investment producing £4,740 per annum. Double glazing. Central heating.**

**Description** A three bedroomed mid terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,740 per annum. The property is let to a longstanding tenant and benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Off Church Road in a popular and well established residential location within walking distance to Allerton Road amenities.

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

**Outside** Yard to the rear.

**EPC Rating** E

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

LOT

101

ON BEHALF OF A HOUSING ASSOCIATION

78 Handfield Street, Liverpool L5 6PF

\*GUIDE PRICE £25,000–£30,000



- **2 Bed mid terrace. Double glazing and central heating. Rear garden.**

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



Not to scale. For identification purposes only

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

**First Floor** 2 Bedrooms.

**Outside** Rear garden.

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



LOT

102

ON BEHALF OF A HOUSING ASSOCIATION

15 Prior Street, Bootle, Merseyside L20 4PS

\*GUIDE PRICE £30,000+



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Not to scale. For identification purposes only

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

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

**Situated** Off Gray Street which in turn is off Knowlsey Road in a popular and established residential location within close proximity to local amenities and approximately 5 miles from Liverpool City Centre.

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

**First Floor** 2 Bedrooms.

**Outside** Yard to Rear.

LOT

103

165 Smithdown Road, Liverpool L15 2HD

\*GUIDE PRICE £75,000+



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Not to scale. For identification purposes only

- **Residential investment producing £12,000 per annum. Double glazing. Electric heating.**

**Description** A three storey mid terrace converted to provide 3 self-contained units. All the flats are currently let by way of Assured Shorthold Tenancies producing £12,000 per annum. Two of the tenants have been in situ for over 5 years. The property benefits from double glazing and electric heating.

**Situated** Fronting Smithdown Road at its junction with Webster Road in a popular and well established residential location within easy reach of local amenities and approximately 2 miles from Liverpool City Centre.

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

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

**Outside** Yard to the rear.

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

LOT

104

ON BEHALF OF A HOUSING ASSOCIATION

4 Grange Street, Liverpool L6 4AZ

\*GUIDE PRICE £30,000+



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

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



Not to scale. For identification purposes only

**Situated** Off Rocky Lane in a popular and established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms.

**Outside** Rear yard.

**Ground Floor** Vestibule, Through Lounge/Diner, Kitchen, Bathroom/W.C.

LOT

105

26 Orleans Road, Liverpool L13 5XP

\*GUIDE PRICE £50,000+



- Residential investment producing £3,660 per annum. Double glazing. Central heating.

**Description** A two bedroomed mid terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of £3,660 per annum. The property is let to a longstanding tenant and benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Off Prescott Road in the Heart of Old Swan and within walking distance to local amenities and Schooling and approximately 5 miles from Liverpool City Centre.

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

**Outside** Yard to the rear.

**EPC Rating** D

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



LOT

106

## Studio 603, The Cube, 87-93 Bradshawgate, Bolton BL1 1QD

\*GUIDE PRICE £33,500+



Not to scale. For identification purposes only

- **Residential investment producing £4,840 per annum. Double glazing. Electric heating.**

**Description** A sixth floor studio flat currently let to students until July 2017 producing a rental income of £4,840 per annum. The property benefits from double glazing and electric heating.

**Situated** On Bradshawgate in Bolton town centre nearby to the university buildings and all town centre amenities.

**Note** Management fees apply to the block. Please refer to information within the auction legal pack.

**Ground Floor** Communal Entrance

**Joint Agents**  
Bridgfords

**Sixth Floor**  
**Flat** Living Room/Bedroom/  
Kitchen, Shower Room/WC



LOT

107

ON BEHALF OF A HOUSING ASSOCIATION

## 62 Doulton Street, St. Helens, Merseyside WA10 4NU

\*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- **3 Bedroom town house. Double glazing. Central heating. Driveway. Gardens front and rear.**

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

**Situated** Off Rosecoe Street within close proximity to local amenities and approximately 1.5 miles from St Helens Town Centre.

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

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

**Ground Floor** Hall, Kitchen, WC,  
Lounge

LOT

108

101 Woodhall Road, Old Swan, Liverpool L13 3EF

\*GUIDE PRICE £65,000+



- 3 Bed end terrace. Double glazing. Central heating.

**Description** A 3 bedroomed end terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation, resale or investment purposes. When let the potential rental income would be in excess of £7,200 per annum.



Not to scale. For identification purposes only

**Situated** Off Prescott Road in the Heart of Old Swan and within walking distance to local amenities and Schooling and approximately 5 miles from Liverpool City Centre.

**Outside** Yard to Rear.

**Joint Agents**  
Entwistle Green



**Ground Floor** Hall, 2 Reception Rooms, Kitchen.

**First Floor** 3 Bedrooms, Bathroom/W.C.

LOT

109

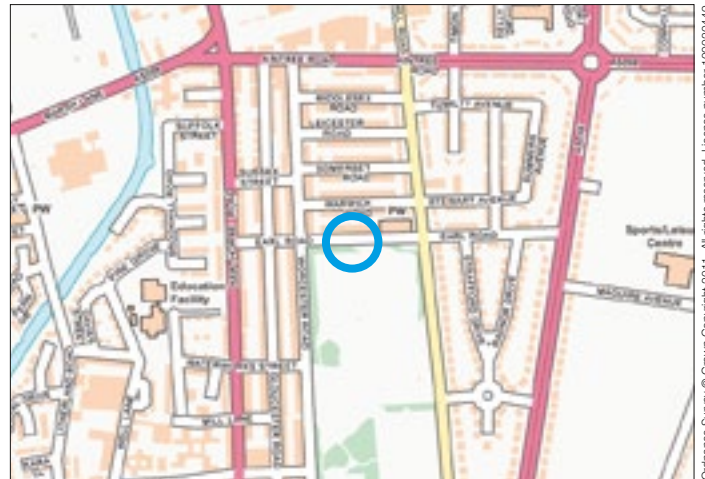
19 Earl Road, Bootle, Merseyside L20 9BU

\*GUIDE PRICE £70,000-£80,000



- 4 Bed mid terrace. Central heating (not tested). In need of full upgrade and refurbishment scheme.

**Description** A good sized 4 bedroomed middle terraced property which benefits from central heating (not tested). 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** 4 Bedrooms, Bathroom/W.C.

**Outside** Yard to the rear.

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



LOT

110

ON BEHALF OF A HOUSING ASSOCIATION

2 Viola Street, Bootle, Merseyside L20 7DP

\*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

- A 2 bed end terrace. Double glazing. Central heating.

**Description** A 2 bedroomed end terrace property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes. The potential income when let being in excess of £4800 per annum.

**Situated** Off Stanley Road in an established residential area within close proximity to local amenities, schooling and approximately 2 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms, Bathroom/W.C

**Outside** Rear Yard.

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

LOT

111

ON BEHALF OF A HOUSING ASSOCIATION

3 Wadham Road, Bootle, Merseyside L20 7DG

\*GUIDE PRICE £45,000–£55,000



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Not to scale. For identification purposes only

- A 3 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.

**Situated** Between Stanley Road and Queens Road in a popular and well established residential location approximately 3 miles from Liverpool City Centre.

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

**Outside** Yard to the rear.

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

LOT

112

ON BEHALF OF A HOUSING ASSOCIATION

111 Seaforth Road, Liverpool L21 4LB

\*GUIDE PRICE £35,000-£40,000



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

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



Not to scale. For identification purposes only

**Situated** Fronting Seaforth Road in a popular and well established residential location within close proximity to local amenities and approximately 6 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms, Bathroom/W.C.

**Outside** Yard to the rear.

**Ground Floor** Lounge, Kitchen.

LOT

113

ON BEHALF OF A HOUSING ASSOCIATION

110 Gray Street, Bootle, Merseyside L20 4PR

\*GUIDE PRICE £30,000-£35,000



- A 2 bed end terrace. Double glazing. Central heating.

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



Not to scale. For identification purposes only

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

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

**Outside** Yard to the rear.

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



LOT

114

ON BEHALF OF A HOUSING ASSOCIATION

1 Longfellow Street, Bootle, Merseyside L20 4JR

\*GUIDE PRICE £30,000-£35,000



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- A 2 bed end terrace. Double glazing. Central heating.

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

**Situated** Off Bibby's Lane which in turn is off Peel Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool City Centre.

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

**Outside** Yard to the rear.

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

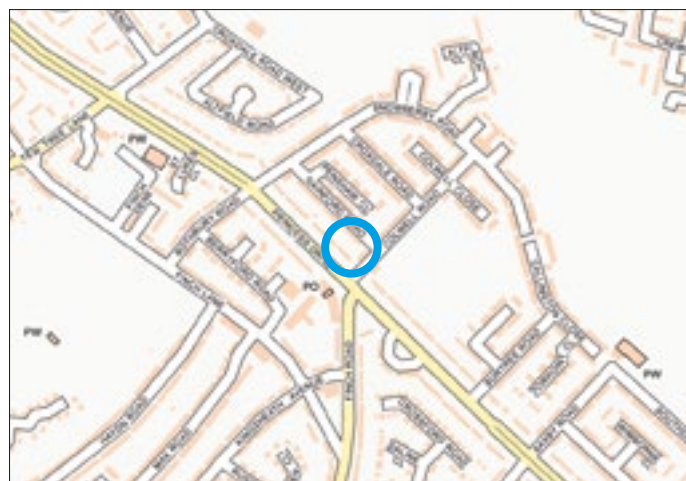
LOT

115

ON BEHALF OF A HOUSING ASSOCIATION

7 Gainford Road, Liverpool L14 8XU

\*GUIDE PRICE £35,000-£40,000



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- 3 Bed town house. Double glazing. Central heating. Rear garden. Driveway.

**Description** A 3 storey 3 bedroomed middle town house benefiting from double glazing, central heating, driveway, Front and rear gardens. Following modernisation the property would be suitable for investment purposes. The property has suffered smoke damage.

**Situated** Off Snowberry Road which in turn is off Princess Drive within close proximity to local amenities and approximately 7 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms, Bathroom/W.C.

**Second Floor** Bedroom.

**First Floor** Front and rear Gardens, Driveway.

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

LOT

116

36 Milman Road, Liverpool L4 5SH

\*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **Residential investment producing £4,740 per annum. Double glazing. Central heating.**

**Description** A two bedroomed mid terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,740 per annum. The property benefits from double glazing and central heating.

**Situated** Off Walton Lane (A580) in an established and popular residential location within close proximity to County Road amenities, schooling and approximately 3 miles from Liverpool City Centre.

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

**Outside** Yard to the rear.

**EPC Rating** G

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

LOT

117

ON BEHALF OF A HOUSING ASSOCIATION

4 Longfellow Street, Bootle, Merseyside L20 4JR

\*GUIDE PRICE £30,000-£35,000



Not to scale. For identification purposes only

- **A 2 bed end terrace. Double glazing. Central heating.**

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

**Situated** Off Bibby's Lane which in turn is off Peel Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool City Centre.

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

**Outside** Yard to the rear.

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



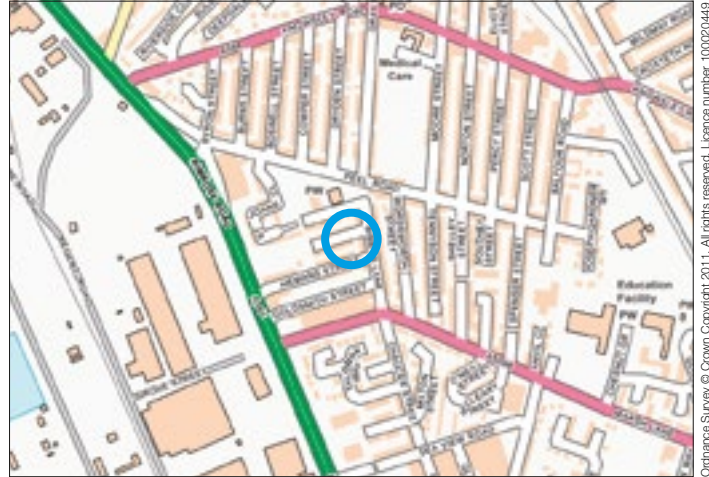
LOT

118

ON BEHALF OF A HOUSING ASSOCIATION

29 Longfellow Street, Bootle, Merseyside L20 4JR

\*GUIDE PRICE £30,000–£35,000



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Not to scale. For identification purposes only

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

**Description** A 2 bedroomed mid terrace property benefiting from central heating. Following modernisation the property would be suitable for investment purposes. The potential rental income being in excess of £4,800 per annum.

**Situated** Just off Bibby's Lane which in turn is off Peel Road within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

**First Floor** 2 Bedrooms, Shower Room/W.C

**Outside** Yard to Rear.

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

LOT

119

24 Claude Road, Liverpool L6 0BT

\*GUIDE PRICE £30,000+



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Not to scale. For identification purposes only

• **A 2 bed mid terrace. Double glazing central heating.**

**Description** A 2 bedroomed middle terraced property benefitting 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** Off Townsend Lane in an established and popular residential location within easy reach of local amenities, schools and approximately 3 miles from Liverpool City Centre.

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

**Outside** Yard to the rear.

**Joint Agents**  
Entwistle Green



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

LOT

120

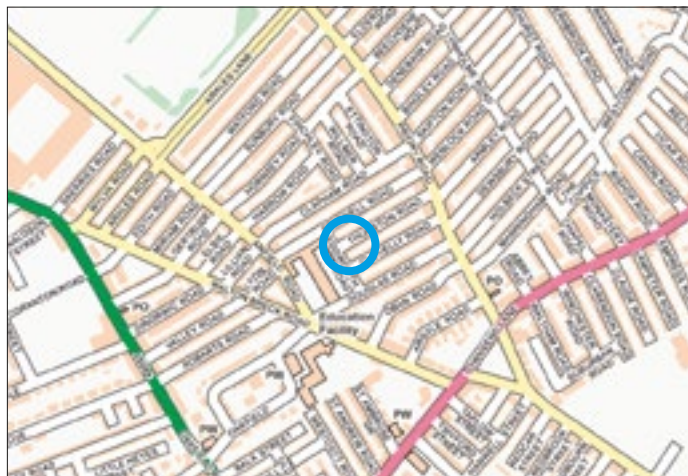
9 Thurston Road, Liverpool L4 2SD

\*GUIDE PRICE £40,000-£50,000



- **3 Bedroom mid terrace. Double glazing. Central heating.**

**Description** A three bedroomed mid terraced property in need of refurbishment. The property benefits from double glazing and central heating and once upgraded would be suitable for investment purposes.



Not to scale. For identification purposes only

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

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

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

**Outside** Yard to the rear.

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LOT

121

1 Weaver Street, Liverpool L9 1EH

\*GUIDE PRICE £40,000+



- **A 2 bed end terrace. Double glazing. Central heating.**

**Description** A 2 bedroom end of terrace property benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income in excess of £4,200 per annum.



Not to scale. For identification purposes only

**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.

**First Floor** 2 Bedrooms

**Outside** Yard to the rear.

**Ground Floor** Through Lounge, Kitchen, Shower Room/WC

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LOT

122

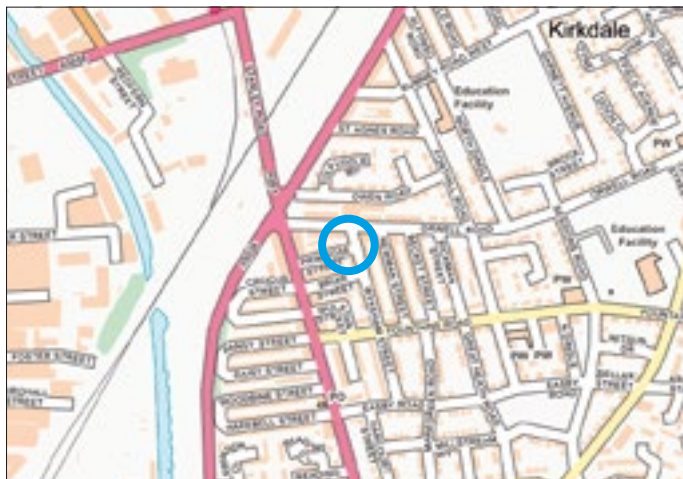
29 Wykeham Street, Liverpool L4 1QY

\*GUIDE PRICE £30,000-£40,000



- A lock up shop together with a 3 bed house to the side. In need of refurbishment.

**Description** A two storey corner property comprising of a lock up shop together with a three bedroomed house to the side benefiting from double glazing. Following refurbishment and modernisation the property would be suitable for investment purposes. The shop unit could be let on a separate Lease or alternatively converted and used as part of the house or for storage purposes.



Not to scale. For identification purposes only

**Situated** Fronting Wykeham Street on the corner of Orwell Road which in turn is off Stanley Road within close proximity to Local amenities and approximately 2 miles from Liverpool City Centre.

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

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

**Outside** Yard to the rear.

**Lock Up Shop**  
1 Room

LOT

123

20 Portelet Road, Liverpool L13 6SE

\*GUIDE PRICE £60,000+



- Residential investment producing £4,560 per annum. Central heating. Double glazing.

**Description** A four bedroomed mid terraced property currently let by way of an Assured Tenancy producing a rental income of £4,560 per annum. The property benefits from central heating and double glazing.



Not to scale. For identification purposes only

**Situated** Off Green Lane (B5189) in a popular and well established residential location within close proximity to Old Swan and Tuebrook amenities, schooling and approximately 3 miles from Liverpool City Centre.

**Ground Floor** Hall, Lounge, Kitchen, Rear Room, Wet Room/ WC

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

**Outside** Yard to the rear.

LOT

124

46 Redcar Street, Liverpool L6 0AJ

\*GUIDE PRICE £40,000+



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

**Description** A two bedroomed mid terraced property currently let by way of an Assured Shorthold Tenancy producing £4,500 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Off Lower Breck Road within easy reach of Breck Road Amenities and approximately 3 miles from Liverpool City Centre.

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

**First Floor** Two Bedrooms

**Outside** Yard to the rear

**EPC Rating** C

LOT

125

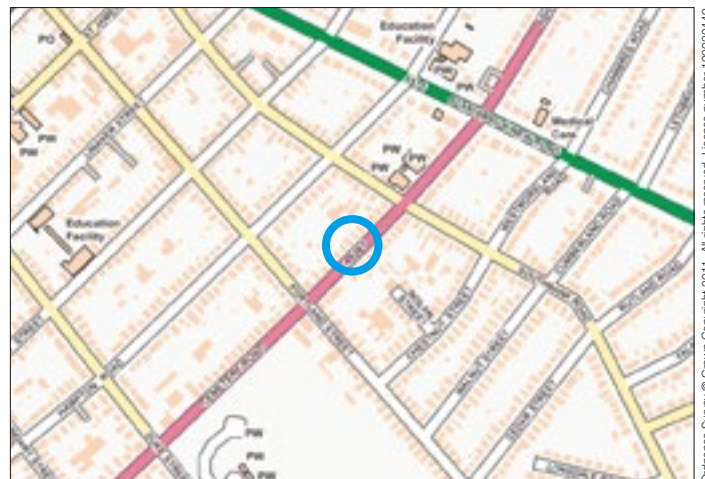
22 Cemetery Road, Southport, Merseyside PR8 6RD

\*GUIDE PRICE £100,000+



- **3 Bed semi detached. Shared drive. Front and rear gardens.**

**Description** A 3 bedroomed semi detached property benefiting from front and rear gardens, driveway. Following a full upgrade and a scheme of refurbishment works the property would be suitable for occupation or re-sale.



Not to scale. For identification purposes only

**Situated** Fronting Cemetery Road which in turn is off Scarisbrick New Road in a popular and well established residential location and approximately 1.5 miles from Southport Town Centre.

**Ground Floor** Hall, Front Living Room, Rear Dining Room, Kitchen, Bathroom, Separate WC.

**First Floor** 3 Bedrooms

**Outside** Shared front drive and large rear garden.

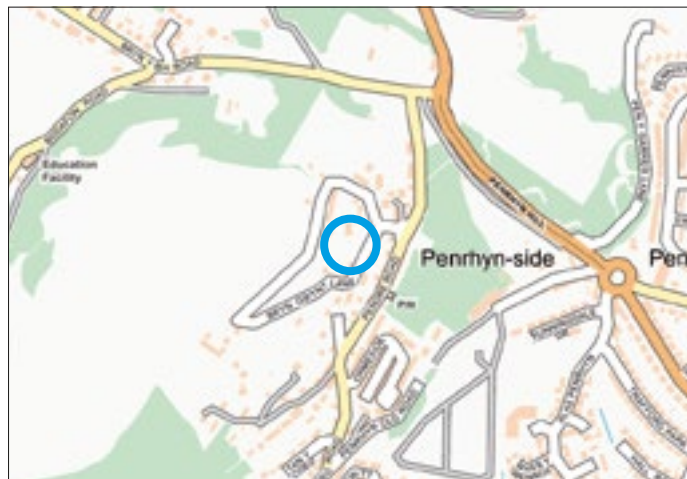


LOT

126

Tan Y Wal And Land, Bryn Gwynt Lane, Penrhynside, Llandudno LL30 3DA

\*GUIDE PRICE £100,000+



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**Description** A Grade II listed one bedroomed croft loft cottage in need of improvement benefiting from central heating, patio area and panoramic views. Also included in the sale is the land adjoining offered with the benefit of planning consent for a single three bedroom, two bathroom dwelling. Planning Ref Number: 0/43726 Conwy County Borough Council. Date of decision 13th April 2017. A copy of planning consent and architect's drawings will be available within the legal pack.

**Situated** The cottage is elevated with panoramic sea and countryside views. Penrhynside village is approximately half a mile from Penrhyn Bay and two miles from the centre of the seaside Victorian town of Llandudno.

**Ground Floor Cottage** Dining Room, Snug, Lounge, Inner Hall, Cloakroom, Kitchen, Porch and Bathroom/WC

**First Floor Cottage** Croft Loft Bedroom, Additional Second Loft Bedroom Approximate internal floor area of the new build dwelling – 154m<sup>2</sup> (1,655 sq ft)

**Outside** Patio area with sea and countryside views.

**Joint Agents**  
Beresford Adams

**Beresford  
Adams**

Now accepting instructions for  
our 14 September 2017 auction  
Closing date 18 August



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

LOT

127

308 Rice Lane, Liverpool L9 2BL

\*GUIDE PRICE £100,000-£120,000



- **Residential investment currently producing £17,500 per annum. Electric heating. Gardens front and rear. Car parking.**

**Description** A residential investment opportunity currently producing in excess of £17,500 per annum. The property comprises of a double fronted three storey dormer style mid town house property converted to provide 4 self contained units. The flats are currently fully let producing a total rental income of approximately £17,500 Per annum. The property benefits from electric heating, gardens to the front and rear and off road parking.

**Situated** Fronting Rice Lane at its junction with Hornby Road in an established residential location within close proximity to Walton Vale amenities, Rice Lane Train station, transport links and approximately 3.5 miles from Liverpool City Centre.

**Lower Ground Floor** Cellar

**Ground Floor** Main Entrance Hallway, Storeroom/WC

**Flat 1** Open Plan Lounge/Kitchen, Shower Room/WC, Bedroom

**Flat 1A** Open Plan Lounge/Kitchen/Bedroom, Shower Room/WC

**First Floor Flat 2**

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

**Second Floor Flat 3** Living Room, Bedroom, Kitchen/Diner, Shower Room/WC

**Outside** Gardens Front and Rear, Parking for 2/3 cars



Not to scale. For identification purposes only

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LOT

128

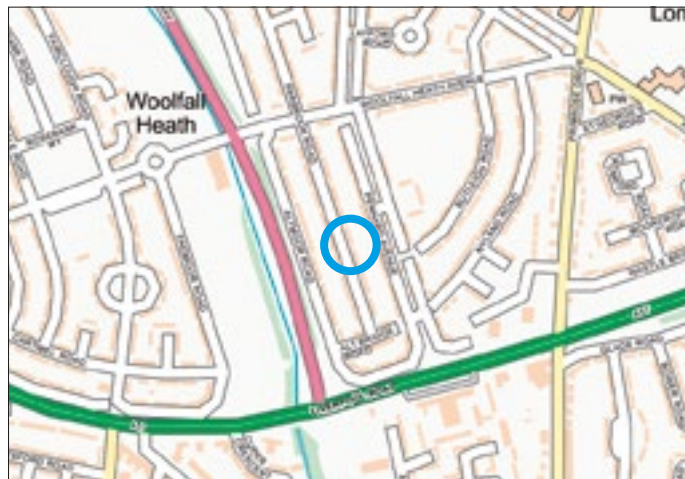
48 Parbrook Road, Huyton, Liverpool L36 3XE

\*GUIDE PRICE £35,000-£40,000



- **2 Bed mid town house. Double glazing. Central heating (no boiler)**

**Description** A 2 bedroomed mid town house benefiting from double glazing and central heating (boiler has been removed). Following refurbishment the property would be suitable for investment purposes with a potential income of £5,400 per annum.



Not to scale. For identification purposes only

**Situated** Off Woolfall Heath Avenue within close proximity to Local amenities, schooling and Transport Links. Approximately 7 Miles from Liverpool City Centre.

**Ground Floor** Lounge, Kitchen/ Diner, Utility Room, Bathroom/ W.C

**First Floor** 2 Bedrooms

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

LOT

129

Land At 56-60 Oakfield Road, Walton, Liverpool L4 2QF

\*GUIDE PRICE £50,000+



- **Development opportunity to erect 2 shops together with 3 self contained flats above**

**Description** A cleared site which previously had permission to erect 2 shops together with 3 self contained flats above and has since expired. The land would be suitable for a number of uses, subject to any necessary planning consents. We believe all main services are available, however potential purchasers should make their own enquiries. Planning Reference: 08F/1354



Not to scale. For identification purposes only

**Situated** Fronting Oakfield Road on the corner of Bala Street in an established and popular residential location within easy reach of local amenities, schooling, Liverpool Football Club and approximately 3 miles from Liverpool City Centre.

**Proposed Accommodation**

Plans are available for inspection at the Auctioneers Offices.

LOT

130

Apt 35, Knightsbridge Court, Rawlins Street, Liverpool L7 0JE

\*GUIDE PRICE £35,000-£40,000



- **2 Bed ground floor flat. Double glazing. Communal gardens and parking.**

**Description** A ground floor two bedroomed apartment within a purpose built block of flats benefiting from double glazing, secure entry system, communal gardens and parking. Following modernisation the property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Prescott Road in a popular and well established location close to local amenities and approximately 4 miles from Liverpool City Centre.

**Outside** Communal Gardens, Allocated Parking.

**Joint Agents**  
Entwistle Green



**Ground Floor** Main Entrance, Hallway. Apartment – Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC.

LOT

131

41 Gray Street, Bootle, Merseyside L20 4RY

\*GUIDE PRICE £45,000+



- **3 Bed terrace. Double glazing. Central heating. Modern kitchen and bathroom.**

**Description** A 3 bedroomed mid terrace property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate investment purposes with a potential rental income in excess of £5,400 per annum.



Not to scale. For identification purposes only

**Situated** Off Knowsley Road in a popular and well established residential location within easy access to local amenities and approximately 2 miles from Liverpool City Centre.

**First Floor** 3 Bedrooms, W.C.

**Outside** Yard to Rear.

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



LOT

132

37 Gorton Road, Old Swan, Liverpool L13 4DG

\*GUIDE PRICE £80,000+



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Not to scale. For identification purposes only

- **3 Bed mid town house. Double glazing. Central heating. Front and rear gardens.**

**Description** A 3 bedroomed mid town house benefitting from double glazing, central heating and gardens to the front and rear. Following refurbishment the property would be suitable for occupation, re-sale or investment purposes.

**Situated** Off Broadgreen Road in an established and popular residential location within walking distance to the popular Old Swan Shopping Parade, Schooling and approximately 3 miles from Liverpool City Centre.

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

**Outside** Gardens front and rear.

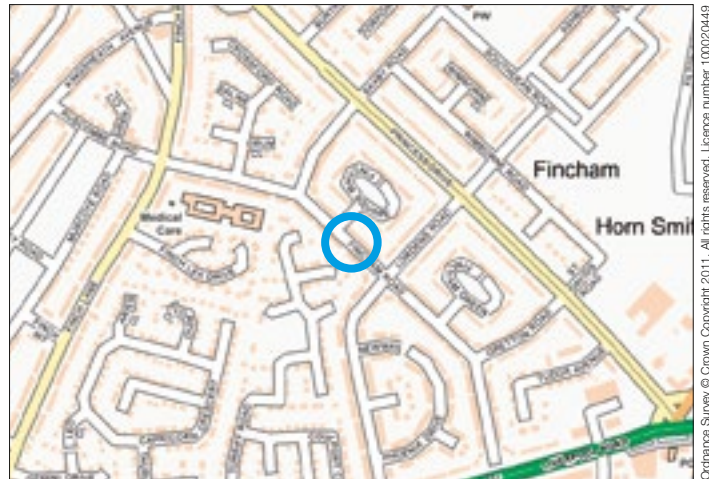
**Ground Floor** Hall, Lounge, Dining Room, Kitchen

LOT

133

81 Fincham Road, Liverpool L14 9NH

\*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

- **3 Bedroom town house. Good condition. Double glazing. Central heating. Gardens front and rear. Driveway.**

**Description** A three bedroomed mid town benefiting from double glazing, central heating, gardens to the front and rear and off road parking. The property is in good condition throughout and would be suitable for immediate occupation or investment. Also included in the sale are the integrated fridge freezer, washing machine and tumble dryer. The potential rental income is in excess of £6,000 per annum.

**Situated** Off Finch Lane in a popular and well established residential location close to local amenities and approximately 4.5 miles from Liverpool city centre

**First Floor** 3 Bedrooms

**Outside** Gardens front and rear, Driveway

**Ground Floor** Lounge, Kitchen/Diner, Shower Room/WC



LOT

134

103 Weaver Street, Winsford, Cheshire CW7 4AA

\*GUIDE PRICE £60,000-£70,000



- A 2 bed semi detached. Double glazing and central heating. Rear garden.

**Description** A two bedroomed semi-detached property benefiting from double glazing, central heating and a rear garden. The property is in good order throughout and would be suitable for occupation or investment purposes.



Not to scale. For identification purposes only

**Situated** Fronting Weaver Street in a popular residential location within easy reach to the Town Centre, local amenities, the lifestyle centre and schooling.

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

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

**Outside** Garden to the rear.

**Joint Agents**  
Bridgfords

bridgfords

LOT

135

Flat 3, 10 Queens Road, Southport, Merseyside PR9 9HN

\*GUIDE PRICE £85,000+



- 4 Bed ground floor apartment. Double glazing. Central heating. Off road parking. Communal gardens.

**Description** A modern duplex 4 bedroomed ground floor apartment benefiting from double glazing, central heating, off road parking and communal gardens. The property has recently been refurbished and would be suitable for immediate occupation or investment purposes. The potential annual income when let being in excess of £7,800 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Queens Road within walking distance to Southport town centre amenities, including shops, bars and restaurants.

**Ground Floor** Main entrance hallway. Apartment – Hall, Lounge, Kitchen, 2 Bedrooms, W.C.

**First Floor** 2 Bedrooms, Bathroom/W.C.

**Outside** Communal gardens and parking.

**Joint Agents**  
Entwistle Green



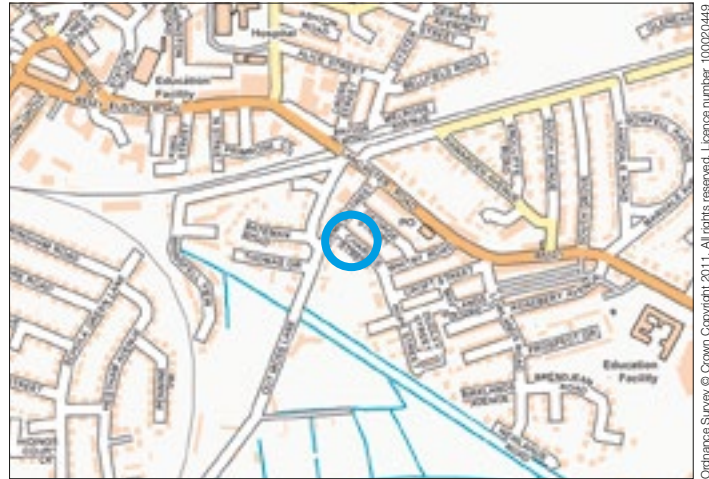


LOT

136

8 Charles Street, Morecambe, Lancashire LA4 5SX

\*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

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

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

**Situated** Off James Street which is in turn off Lancaster Road in a popular and well established residential location within easy reach of Morecambe town centre amenities, transport links, schooling and the Promenade.

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

**First Floor** 2 Bedrooms, Shower Room/WC

**Outside** Yard to the rear with outside WC

**Joint Agents**  
Entwistle Green

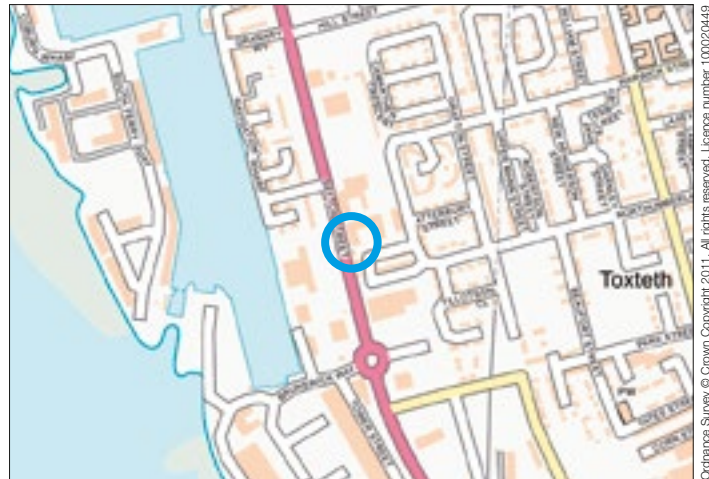


LOT

137

69-71 Sefton Street, Toxteth, Liverpool L8 6UD

\*GUIDE PRICE £65,000-£75,000



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Not to scale. For identification purposes only

- **A commercial investment opportunity producing £9,000 per annum.**

**Description** The property comprises of a ground floor retail unit which has recently been refurbished and trading as Brunswick Brunch Bar/Cafe. The property is currently let by way of a 5 year lease producing a rental income of £9,000 per annum. The property benefits from electric roller shutters and electric heating. Also included in the sale are 2 car parking spaces to the rear which could be let out at a rental of £1000.00 per annum.

**Situated** in Liverpool Docklands on Sefton Street within a new parade of retail outlets and within walking distance to Liverpool City Centre.

**Ground Floor Cafe** Main area with 17 covers, Kitchen, Store room, WC, Staff Kitchen.

**Outside** 2 Car parking Spaces to the rear.

LOT

138

3 Mather Street, Kearsley, Bolton BL4 8AT

\*GUIDE PRICE £50,000+



- **Two bedroom detached house. Double glazing. Central heating.**

**Description** A two bedroomed detached house in need of refurbishment and modernisation. The property benefits from double glazing and central heating and once upgraded would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Higher Market Street in a popular and well established residential location close to local amenities, motorway and transport links and Farnworth and Bolton town centres.

**First Floor** Two Bedrooms

**Outside** Yard to the rear.

**Joint Agents**

Bridgfords

bridgfords

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

LOT

139

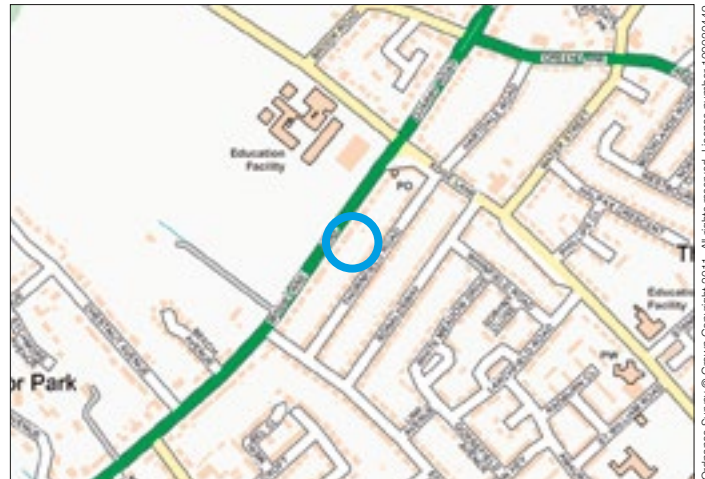
50 Moor Lane, Thornton, Liverpool L23 4TW

\*GUIDE PRICE £150,000+



- **3 Bed semi detached. Double glazing. Central heating. Gardens. Driveway and garage.**

**Description** A 3 Bedroomed semi-detached property benefiting from double glazing, central heating, front and rear gardens and a driveway. Following modernisation the property would be suitable for occupation re-sale or investment purposes.



Not to scale. For identification purposes only

**Situated** Fronting Moor Lane in a popular and well established residential location within close proximity to local amenities, schooling and transport links. Approximately 7 Miles from Liverpool City Centre.

**First Floor** 3 Bedrooms, Bathroom/W.C

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

**Ground Floor** Porch Entrance, Hallway, 2 Reception Rooms, Kitchen/ Dining Room



LOT

140

70 Longfellow Street, Liverpool L8 0QX

\*GUIDE PRICE £40,000+



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

**Description** A 2 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

Not to scale. For identification purposes only

**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.

**First Floor** 2 Bedrooms.

**Outside** Yard to Rear.

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

LOT

141

Ups And Downs, Bank Place, Y Groes, Nefyn, Pwllheli, Gwynedd LL53 6HH

\*GUIDE PRICE £45,000+



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- **Part let mixed use investment producing £3,900 per annum. Electric heating. Partial double glazing.**

**Description** A mixed use village centre commercial/residential investment consisting of a ground floor double fronted retail unit together with a flat split over the first and second floors. The flat is currently let by way of an Assured Shorthold Tenancy producing £3,900 per annum. The property benefits from electric wall heaters and partial double glazing. The potential rent when fully let is in excess of £6,500 per annum.

Not to scale. For identification purposes only

**Situated** Located on a prominent site in the heart of the village centre close to local amenities.

**First Floor** Separate Entrance Flat Dining/Kitchen, WC, Living Room/Bedroom, Shower Room

**Lower Ground Floor** Storage Room, WC

**Second Floor** Two Bedrooms

**Ground Floor** Retail unit – 17.33m<sup>2</sup> (186.56 sq ft), Store Room – 7.55m<sup>2</sup> (81.37 sq ft)

**Joint Agents**  
Beresford Adams

**Beresford Adams**

LOT

142

Flat 2, 643 Borough Road, Birkenhead, Merseyside CH42 9QA

\*GUIDE PRICE £50,000 +



- A first floor 2 bed flat. Double glazing and central heating. Communal gardens.

**Description** A first floor two bedroomed first floor flat benefiting from double glazing, central heating and communal gardens. Following modernisation the property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Fronting Borough Road in a popular location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool City Centre.

**Ground Floor** Main Entrance, Hallway.

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

**Outside** Communal Gardens to the rear.

**EPC Rating** D

LOT

143

Flat 3, 1 Wellington Street, Garston, Liverpool L19 2LX

\*GUIDE PRICE £40,000+



- A 1 bed ground floor apartment property benefiting from double glazing and electric heating.

**Description** A 1 bedroomed ground floor apartment within a 3 storey detached block which is currently let by way of an Assured Shorthold tenancy at a rental of £4,800 per annum. The property benefits from double glazing, electric heating and a secure intercom system.



Not to scale. For identification purposes only

**Situated** Off St Marys Road in a popular and well established residential location within close proximity to local amenities and the transport links. Approximately 7 miles from Liverpool city centre.

**Ground Floor** Main entrance, Hallway, Hall, Lounge, Kitchen, Bedroom, Bathroom/WC



LOT

144

## Flat 12, 1 Wellington Street, Garston, Liverpool L19 2LX

\*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- A 1 bed second floor apartment property benefiting from double glazing and electric heating.

**Description** A 1 bedroomed second floor apartment within a 3 storey detached block which is currently let by way of an Assured Shorthold tenancy at a rental of £4,800 per annum. The property benefits from double glazing, electric heating and a secure intercom system.

**Situated** Off St Marys Road in a popular and well established residential location within close proximity to local amenities and the transport links. Approximately 7 miles from Liverpool city centre.

**Ground Floor** Main entrance, Hallway

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

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LOT

145

## 2 Eagle Grove, Halewood, Liverpool L26 9AB

\*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

- A 3 bed middle terraced property benefiting from double glazing and central heating.

**Description** A three bedroomed mid town house benefiting from double glazing, central heating, gardens and a driveway. The property is currently let by way of an Shorthold Tenancy producing £4,800 per annum.

**Situated** Off Barncroft Road in a popular residential location within close proximity to local amenities and approximately 8 miles from Liverpool city centre.

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

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

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

**Joint Agents**  
Strettons



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LOT

146

ON BEHALF OF A HOUSING ASSOCIATION

60 Edinburgh Road Kensington, Liverpool L7 8RF

\*GUIDE PRICE £80,000+



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

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



Not to scale. For identification purposes only

**Situated** Off Albany Road which in turn is off Kensington (A57) in a popular and well established residential location within close proximity to local amenities.

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

**Outside** Yard to the rear.

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

LOT

147

ON BEHALF OF A HOUSING ASSOCIATION

42 Faraday Street, Liverpool L5 6PL

\*GUIDE PRICE £35,000–£40,000



- 3 bed mid terrace. Double glazing. Central heating.

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



Not to scale. For identification purposes only

**Situated** Off Thirlmere Road which in turn is off Oakfield Road (A5089) within close proximity to Breck Road amenities and approximately 3 miles from Liverpool city centre.

**First Floor** 3 Bedrooms.

**Outside** Rear yard.

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



LOT

148

131 Caxton Place, Wrexham, Clwyd LL11 1PA

\*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

- **A third floor one bed apartment. Double glazing and electric heating. Secure intercom system.**

**Description** A modern one bed roomed apartment within a purpose built block of apartments benefiting from double glazing, electric heating, allocated parking and a secure intercom system. The property would be suitable for investment purposes.

**Situated** Off Regent Street in Wrexham Town Centre close to Wrexham Maelor Hospital and railway links to Chester and Liverpool.

**Third Floor Flat** Lounge, Kitchen, Bedroom, Bathroom/WC.

**Outside** Allocated parking.

**Ground Floor** Main Entrance, Hallway.

LOT

149

Flat 1, 457 Old Chester Road, Birkenhead, Merseyside CH42 2DU

\*GUIDE PRICE £30,000–£35,000



Not to scale. For identification purposes only

- **Residential investment. Producing £5,880 pa. Double glazing. Central heating.**

**Description** A two bed roomed 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 on assured shorthold tenancy producing £5,880 per annum. Viewing is highly recommended.

**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.

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

**First Floor** Bedroom, Shower Room/WC

**Outside** Shared Yard.

**Basement** Not Inspected.

LOT

150

ON BEHALF OF A HOUSING ASSOCIATION

24 Albany Road, Kensington, Liverpool L7 8RH

\*GUIDE PRICE £70,000+



- **3 Bed end terrace. Double glazing. Central heating**

**Description** A 3 bedroomed end terraced property benefiting from double glazing and central heating. Following upgrade and modernisation the property would be suitable for investment purposes. This property would be suitable for cash purchase only.



Not to scale. For identification purposes only

**Situated** Off Kensington (A57) at the junction with Edinburgh Road in a popular and well established residential location within close proximity to local amenities, Universities and approximately 2.5 miles from Liverpool City Centre.

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

**First Floor** 3 Bedrooms, Bathroom/W.C.

**Outside** Rear yard.

LOT

151

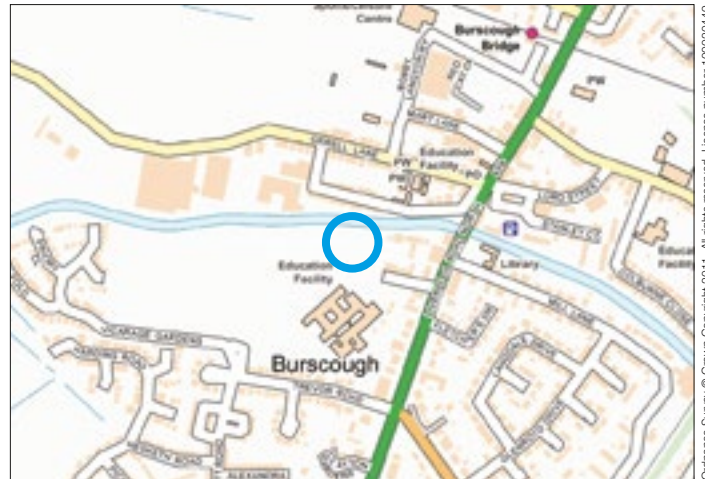
Apt 35, The Quays, Burscough, Ormskirk, Lancashire L40 5TW

\*GUIDE PRICE £85,000+



- **2 Bed ground floor apartment. Double glazing. Electric heating. Communal gardens**

**Description** A modern two bedroomed ground floor purpose built apartment. The property benefits from double glazing, electric heating and communal gardens and would be suitable for immediate occupation or investment purposes.



Not to scale. For identification purposes only

**Situated** Off Liverpool Road North (A59) within close proximity to both Ormskirk and Southport Town Centres and within walking distance to local amenities, schooling and transport links.s from Liverpool City Centre.

**Ground Floor** Hallway, Lounge/ Kitchen, Bathroom/WC, 2 Bedrooms

**Outside** Communal Gardens, Off Road Parking



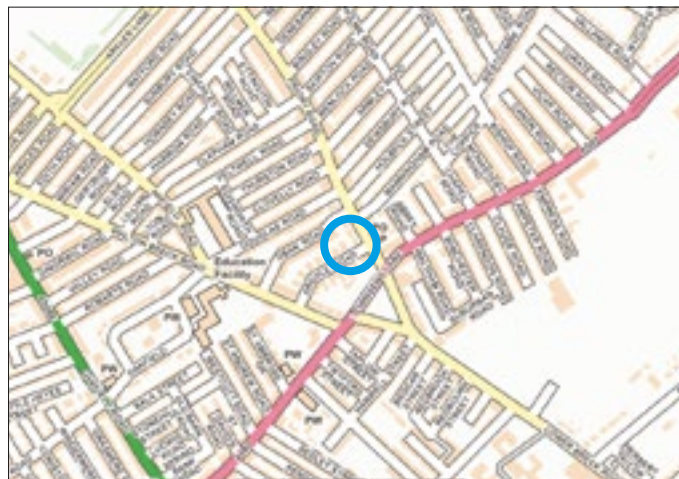
LOT

152

ON BEHALF OF LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

13 Priory Road, Liverpool L4 2RT

GUIDE PRICE - £50,000+



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Not to scale. For identification purposes only

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

**Description** A vacant 3 storey plus basement semi detached property benefitting from front and rear gardens. The property is boarded up and is in need of a full upgrade and a scheme of refurbishment works. Once upgraded the property would be suitable for investment purposes or possible conversion into flats, subject to the necessary planning consents.

**Situated** Fronting Priory Road in a popular and well established residential location within easy access to Stanley Park and Liverpool Football Club and approximately 4 miles from Liverpool City Centre.

**Basement** 1 Bedroomed Self Contained flat

**Ground Floor** Main Entrance Hallway, 3 Rooms.

**First Floor** 4 Rooms.

**Second Floor** 4 Rooms.

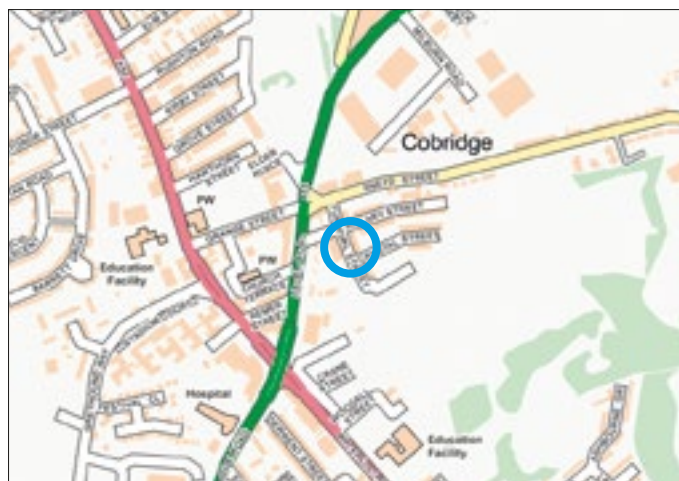
**Outside** Gardens Front and Rear.

LOT

153

13 Furnival Street, Stoke-on-Trent ST6 2PD

\*GUIDE PRICE £38,000+



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Not to scale. For identification purposes only

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

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

**Situated** off Sneyd Street which in turn is off King Street (A53) in a popular residential location within easy reach of local amenities and Cobridge Park.

**Outside** Yard to the rear

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

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

LOT

154

53 Woolrich Street, Stoke-on-Trent ST6 3PQ

\*GUIDE PRICE £46,000+



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

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



Not to scale. For identification purposes only

**Situated** Off Newport Lane which in turn is off Newcastle Street (B5051) in a popular residential location within easy reach of local amenities.

**Outside** Yard to the rear

**Ground Floor** Two Reception Rooms, Kitchen

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

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LOT

155

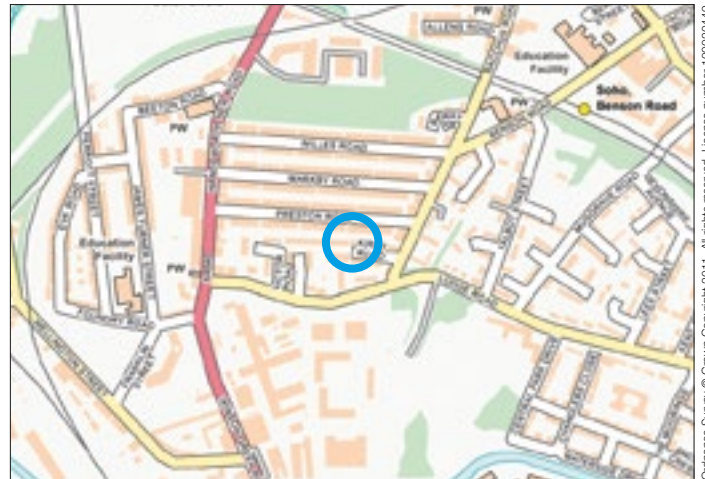
35 Preston Road, Hockley, Birmingham B18 4PJ

\*GUIDE PRICE £75,000+



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

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



Not to scale. For identification purposes only

**Situated** Off Bacchus Road and Handsworth New Road in an established and popular residential location in Winson Green.

**Outside** Yard to the rear

**Ground Floor** Two Reception Rooms, Kitchen

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

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LOT

156

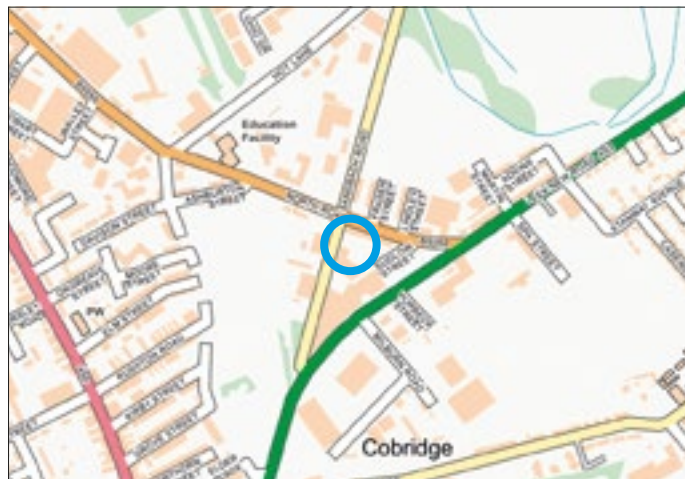
86 North Road, Stoke-on-Trent ST6 2DB

\*GUIDE PRICE £35,000+



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

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



Not to scale. For identification purposes only

**Situated** Fronting North Road which in turn is off Leek New Road in a popular residential location within close proximity to local amenities and Stoke-on-Trent city centre.

**Outside** Yard to the rear.

**Ground Floor** Two Reception Rooms, Kitchen.

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

LOT

157

35 St. Pauls Street, Stoke-on-Trent ST6 4BZ

\*GUIDE PRICE £46,000+



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

**Description** A two bedroomed mid terrace property in need of modernisation. The property benefits from double glazing and central heating. Once updated the property would be suitable for investment purposes with a potential rental income of approximately £5400.00 per annum.



Not to scale. For identification purposes only

**Situated** Off Newcastle Street in a popular and well established residential location. Stoke-on-Trent city centre is approximately 3.5 miles away.

**Outside** Yard to rear

**Ground Floor** Two Living Rooms, Kitchen

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

LOT

158

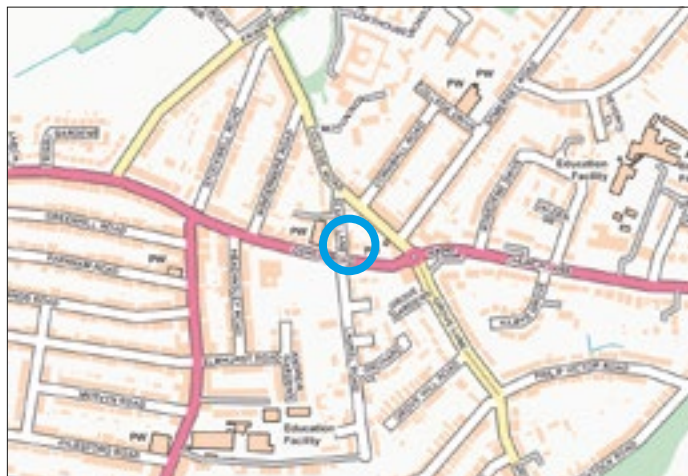
6 Slack Lane, Birmingham B20 2JL

\*GUIDE PRICE £65,000+



- One bed end terrace. Double glazing. Central heating.

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



Not to scale. For identification purposes only

**Situated** Off Oxhill Road in an established and popular residential location in Handsworth Wood

**Ground Floor** Living Room, Kitchen

**First Floor** 1 Bedroom, Bathroom/w.c

**Outside** Garden

Now accepting instructions for  
our 14 September 2017 auction  
Closing date 18 August



**James Kersh** MRICS james@suttonkersh.co.uk

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

0151 207 6315



# Notes

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11 Allerton Road, Liverpool L18 1LG

0151 482 2594

lettings@suttonkersh.co.uk

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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 Please note we must hold 2 forms of ID prior to auction:  
1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement)
- 17 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 .....

Please note we must hold 2 forms of ID prior to auction:

1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement)



# 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**

Please note we must hold 2 forms of ID prior to auction:

1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement)

# Common Auction Conditions

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

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

## INTRODUCTION

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

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

## Important notice

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

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

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

## GLOSSARY

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

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

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

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

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

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

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

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

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

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

**Auctioneers** The AUCTIONEERS at the AUCTION.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**VAT option** An option to tax.

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

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

## AUCTION CONDUCT CONDITIONS

### A1 Introduction

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

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

### A2 Our role

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

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

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

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

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

### A3 Bidding and reserve prices

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

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

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

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

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

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

### A4 The particulars and other information

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

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

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

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

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

### A5 The contract

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

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

A5.3 YOU must before leaving the AUCTION:

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

A5.4 If you do not we may either:

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

A5.5 The deposit:

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

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

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

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

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

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

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

### G1. The lot

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

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

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

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

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

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

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

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

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

G1.9 The BUYER buys with full knowledge of:



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

- G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.
- G15. Transfer as a going concern**
- G15.1 Where the SPECIAL CONDITIONS so state:
- (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and
  - (b) this CONDITION G15 applies.
- G15.2 The SELLER confirms that the SELLER
- (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and
  - (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.
- G15.3 The BUYER confirms that:
- (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
  - (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION;
  - (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
  - (d) it is not buying the LOT as a nominee for another person.
- G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:
- (a) of the BUYER'S VAT registration;
  - (b) that the BUYER has made a VAT OPTION; and
  - (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION.
- G15.5 The BUYER confirms that after COMPLETION the BUYER intends to:
- (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and
  - (b) collect the rents payable under the TENANCIES and charge VAT on them
- G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:
- (a) the SELLER'S conveyancer is to notify the BUYER'S conveyancer of that finding and provide a VAT invoice in respect of the sale of the LOT;
  - (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and
  - (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.
- G16. Capital allowances**
- G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.
- G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.
- G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
- G16.4 The SELLER and BUYER agree:
- (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION G16; and
  - (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.
- G17. Maintenance agreements**
- G17.1 The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.
- G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.
- G18. Landlord and Tenant Act 1987**
- G18.1 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.
- G18.2 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.
- G19. Sale by practitioner**
- G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.
- G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.
- G19.3 Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER'S obligations. The TRANSFER is to include a declaration excluding that personal liability.
- G19.4 The LOT is sold:
- (a) in its condition at COMPLETION;
  - (b) for such title as the SELLER may have; and
  - (c) with no title guarantee; and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing.
- G19.5 Where relevant:
- (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the document of appointment and the PRACTITIONER'S acceptance of appointment; and
  - (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925.
- G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.
- G20. TUPE**
- G20.1 If the SPECIAL CONDITIONS state "There are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.
- G20.2 If the SPECIAL CONDITIONS do not state "There are no employees to which TUPE applies" the following paragraphs apply:
- (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the

- BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
- (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees.
  - (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the Transferring Employees and the SELLER will TRANSFER to the BUYER on COMPLETION.
  - (d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION.
- G21. Environmental**
- G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.
- G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT.
- G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.
- G22. Service Charge**
- G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.
- G22.2 No apportionment is to be made at COMPLETION in respect of service charges.
- G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:
- (a) service charge expenditure attributable to each TENANCY;
  - (b) payments on account of service charge received from each tenant;
  - (c) any amounts due from a tenant that have not been received;
  - (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.
- G22.4 In respect of each TENANCY, if the service charge account shows that:
- (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to the excess when it provides the service charge account;
  - (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the BUYER must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the SELLER within five BUSINESS DAYS of receipt in cleared funds; but in respect of payments on account that are still due from a tenant CONDITION G11 (arrears) applies.
- G22.5 In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.
- G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:
- (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and
  - (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so.
- G23. Rent reviews**
- G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.
- G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.
- G23.3 Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.
- G23.4 The SELLER must promptly:
- (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and
  - (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.
- G23.5 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.
- G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as arrears.
- G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.
- G24. Tenancy renewals**
- G24.1 This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.
- G24.2 Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.
- G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER reasonably directs in relation to it.

- G24.4 Following COMPLETION the BUYER must:
- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
  - (b) 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.

- The Deposit**
  - General Conditions A5.5a shall be deemed to be deleted and replaced by the following:  
A5.5a. The Deposit: a) must be paid to the AUCTIONEERS by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)  
b) is to be held as stakeholder save to the extent of the AUCTIONEERS' fees and expenses which part of the deposit shall be held as agents for the SELLER
- Buyer's Administration Charge**
  - Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £750+VAT (£900 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.
- Extra Auction Conduct Conditions**
  - Despite any special CONDITION to the contrary the minimum deposit we accept is £3,000 (or the total price, if less). A special CONDITION may, however, require a higher minimum deposit.
- Searches**
  - On completion the Buyer shall pay to the Seller, in addition to the purchase price, the cost incurred by the Seller in obtaining the Searches included in the Auction Pack.



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

### Commercial Property

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

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

### Auctions – London

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

### Building Surveying

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

### Block Management

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

### Mortgages

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

## Residential Lettings & Estate Agency Services

### Residential Lettings Head Office

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

### Residential

#### Allerton & South Liverpool

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

#### West Derby & Central Liverpool

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

### Residential Lettings City Centre

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Liverpool L2 3PQ  
Tel: 0151 207 5923  
lettings@suttonkersh.co.uk  
Fax: 0151 236 3755

### City Centre

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

### Allerton & South Liverpool Lettings

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

**SuttonKersh**

2 Cotton Street  
Liverpool L3 7DY

