

NOW INVITING  
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FOR OUR  
**28 MARCH AUCTION**

# SuttonKersh



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

**Thursday 15 February 2018**

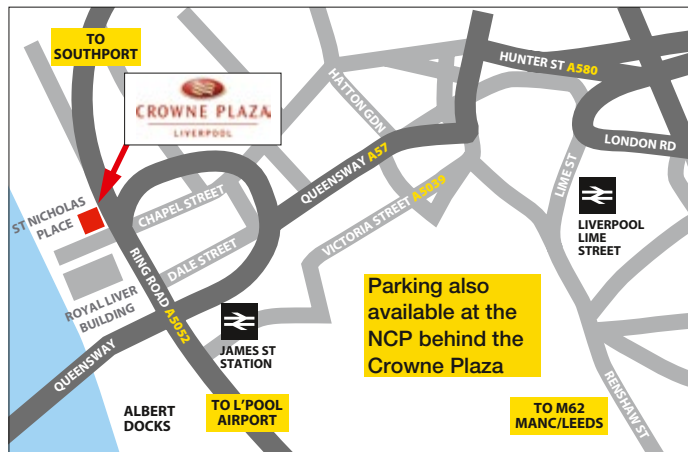
**Commencing at 12 noon prompt at**

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 2018

### AUCTION DATES

Thursday 15th February  
Wednesday 28th March  
Thursday 17th May  
Thursday 19th July  
Thursday 13th September  
Thursday 1st November  
Thursday 13th December

### CLOSING DATES

19th January  
2nd March  
27th April  
22nd June  
17th August  
5th October  
16th November

## Merseyside's leading auction team...



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



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



**Andrew Binstock BSc (Hons)**  
Auctioneer



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

### CONTACT

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

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



for free advice or to arrange a free valuation

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



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

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

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

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

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

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

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

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

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

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

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

note that some legal packs may contain additional fees (such as the requirement for the seller to pay the vendor's legal fees).

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 14 December

LOT	PROPERTY	RESULT	PRICE
1	9 Zetland Road, Allerton, Liverpool L18 1HF	Sold	£100,000
2	61a Linaker Street, Southport, Merseyside PR8 5DQ	Sold	£48,000
3	28 Markby Road, Birmingham B18 4PW	Sold Prior	
4	58 Yew Tree Road, Walton, Liverpool L9 1AL	Postponed	
5	8 Kipling Street, Bootle, Merseyside L20 4QE	Sold After	
6	82 Cannock Road, Cannock, Staffordshire WS11 5BY	Withdrawn	
7	16 Luxmore Road, Liverpool L4 5TQ	Sold	£65,000
8	The Cottage, Rhiw, Pwllheli, Gwynedd LL53 8AE	Sold	£40,000
9	2 Ruscombe Road, Liverpool L14 4AU	Sold After	
10	357 Walton Lane, Liverpool L4 5RL	Available At	£61,500
11	75 Preston Road, Hockley, Birmingham B18 4PL	Sold Prior	
12	26 Grasmere Street, Liverpool L5 6RH	Sold	£45,000
13	Land At 2 Dorset Road, Tuebrook, Liverpool L6 4DX	Available At	£15,000
14	43 Wolfenden Avenue, Bootle, Merseyside L20 0AY	Withdrawn	
15	43 Guernsey Road, Old Swan, Liverpool L13 6RN	Postponed	
16	8 Heald Street, Garston, Liverpool L19 2LY	Sold	£100,000
17	25 Harebell Street, Liverpool L5 7RL	Sold	£44,500
18	231a Lower House Lane, Liverpool L11 2SF	Available At	£25,000
19	48 Adswood Road, Huyton, Liverpool L36 7XP	Available At	£75,000
20	2 Bracken Walk, Kirkby, Liverpool L32 5SR	Sold Prior	
21	Land To The Rear Of 2 Hall Lane, Huyton, Liverpool L36 6AZ	Withdrawn	
22	34 Litherland Road, Bootle, Merseyside L20 3HZ	Available At	£60,000
23	12 Ullet Road, Liverpool L8 3SR	Available At	£950,000
24	62 Cowley Street, St. Helens, Merseyside WA10 2SW	Sold	£40,000
25	21 Laburnum Road, Fairfield, Liverpool L7 0HT	Sold	£85,000
26	14/14a Rock Lane West, Birkenhead, Merseyside CH42 1RF	Sold	£91,000
27	12 Ovolo Road, Old Swan, Liverpool L13 3DR	Sold Prior	
28	2 Prospect Vale, Fairfield, Liverpool L6 8PG	Sold	£200,000
29	92-94 Hale Road, Walton, Liverpool L4 3RW	Sold	£73,000
30	4 Priory Road, Liverpool L4 2RY	Sold After	
31	3 Shelley Street, Bootle, Merseyside L20 4LG	Sold	£43,000
32	25 Chapel Road, Garston, Liverpool L19 2LE	Available At	£77,000
33	64 Black Bull Lane, Fulwood, Preston PR2 3JX	Sold Prior	
34	15 Victoria Court & Garage 4, 5-7 Parkfield Road, Aigburth L17 8UL	Sold	£71,000
35	16 Frodsham Street, Liverpool L4 5XA	Sold	£43,500
36	94 Gloucester Road North, Liverpool L6 4DT	Sold	£38,500
37	48 Henrietta Street, Leigh, Lancashire WN7 1LJ	Sold	£40,000
38	26 Aigburth Hall Road, Liverpool L19 9EE	Sold	£120,000
39	275/275a Hawthorne Road, Bootle, Merseyside L20 3AP	Available At	£55,000
40	54 Thirlmere Road, Everton, Liverpool L5 6PP	Available At	£46,000
41	23a Hardshaw Street, Eccleston, St. Helens, Merseyside WA10 1RT	Sold	£166,000
42	209 Lower House Lane, Liverpool L11 2SF	Sold	£68,000
43	619 And 619a Prescott Road, Old Swan, Liverpool L13 5XA	Withdrawn	
44	26 Bartlett Street, Liverpool L15 0HW	Sold	£59,000
45	14 Nutgrove Avenue, St. Helens, Merseyside WA9 5LT	Sold	£57,000
46	38 Long Lane, Wavertree, Liverpool L15 4HF	Withdrawn	
47	45 Handfield Street, Liverpool L5 6PE	Sold	£36,500
48	36 Mildmay Road, Bootle, Merseyside L20 5EN	Available At	£50,000
49	374 Prescott Road, Old Swan, Liverpool L13 3AP	Sold	£46,000
50	30 Emery Street, Liverpool L4 5UZ	Sold	£36,000
51	14 Orange Grove, Liverpool L8 0TD	Sold	£50,000
52	27 Rydal Street, Liverpool L5 6QP	Sold	£40,000
53	The Beresford Arms, 158 Beresford Road, Liverpool L8 4SQ	Postponed	
54	18 Pansy Street, Liverpool L5 7RS	Sold	£35,000
55	Flat 1 & 2, 112 Hawthorne Road, Bootle, Merseyside L20 9JY	Sold	£65,000
56	19 Washway Lane, St. Helens, Merseyside WA11 9LL	Available At	£70,000
57	39 Elmfield, Shevington, Wigan, Lancashire WN6 8dl	Sold	£152,000
58	Flat 1a, 40-42 Sydenham Avenue, Liverpool L17 3AX	Withdrawn	
59	Flat 1b, 40-42 Sydenham Avenue, Liverpool L17 3AX	Withdrawn	



60	98 Fieldton Road, Liverpool L11 9AQ	Sold	£49,000
61	111 Beatrice Street, Bootle, Merseyside L20 2EG	Sold	£48,000
62	51 Holbeck Street, Liverpool L4 2UR	Sold	£30,000
63	14 Redcar Street, Liverpool L6 0AJ	Sold	£38,500
64	50 Grasmere Street, Liverpool L5 6RJ	Sold	£47,500
65	Flat 2 Princes Court, 6 Croxteth Road, Liverpool, L8 3UJ	Sold Prior	
66	27 Sunningdale Road, Liverpool L15 4HJ	Sold	£62,000
67	31 Wendell Street, Liverpool L8 0RG	Sold After	
68	114 Bridge Road, Litherland, Liverpool L21 8NT	Sold Prior	
69	15 Derwent Street, Stoke-On-Trent ST1 5EN	Sold Prior	
70	Flat 2, 16 Alexandra Drive, Liverpool L17 8TD	Available At	£55,000
71	13 Station Road, Haydock, St. Helens, Merseyside WA11 0JJ	Sold	£50,000
72	36 Bannerman Street, Liverpool L7 6jp	Sold	£55,000
73	Coach Houses 9 & 10, Hollystead House, 14 Old Mill Lane, L15 8LN	Postponed	
74	45 Creswell Street, St. Helens, Merseyside WA10 2PN	Available At	£35,000
75	45 Raglan Street, Ashton-On-Ribble, Preston PR2 2AX	Sold	£48,000
76	77 Fieldton Road, Liverpool L11 9AF	Sold	£51,500
77	38 Butterfield Street, Liverpool L4 4HT	Sold Prior	
78	26 Mill Lane, Old Swan, Liverpool L13 5TF	Available At	£70,000
79	20 Stockbridge Street, Liverpool L5 6PB	Sold	£40,000
80	34 Elm Grove, Birkenhead, Merseyside CH42 0LA	Sold	£120,000
81	110 Alwyn Street, Aigburth, Liverpool L17 7DY	Withdrawn	
82	Ruthlyn, 21 Woodfield Road, Blackpool FY1 6AX	Available At	£82,500
83	60 Ripon Street, Liverpool L4 5UQ	Sold	£35,500
84	77 September Road, Liverpool L6 4DG	Available At	£57,000
85	95 Tiverton Street, Wavertree, Liverpool L15 4LR	Sold After	
86	52 Holmes Street, Liverpool L8 0RJ	Sold After	
87	76 Gladstone Street, St. Helens, Merseyside WA10 4NR	Sold	£51,500
88	96 Newcombe Road, Birmingham B21 8BY	Sold Prior	
89	39 Ellesmere Road, Blackpool FY4 3DH	Sold After	
90	2 The Parade, Northway, Wavertree, Liverpool L15 7JU	Sold	£120,000
91	34 Alfonso Road, Liverpool L4 1UH	Sold	£40,000
92	20 Gladstone Street, St. Helens, Merseyside WA10 4NT	Sold	£49,000
93	10 Warton Street, Bootle, Merseyside L20 4PX	Sold	£42,000
94	22 Woolrich Street, Stoke-On-Trent ST6 3PQ	Withdrawn	
95	72 Gleave Road, Selly Oak, Birmingham B29 6jn	Sold Prior	
96	31 Botanic Road, Liverpool L7 5PX	Sold Prior	
97	97 Botanic Road, Liverpool L7 5PY	Sold Prior	
98	115 Botanic Road, Liverpool L7 5PY	Sold Prior	
99	125 Botanic Road, Liverpool L7 5PZ	Sold Prior	
100	8 Huntley Road, Liverpool L6 3AJ	Sold Prior	
101	10 Huntley Road, Liverpool L6 3AJ	Sold Prior	
102	63/69 Mason St, 31/33 Grinfield St And 70/72 Highgate St, Liverpool L7	Sold Prior	
103	21 Garages To The Rear Of 116-164 Woolton Road, Allerton L19 5NH	Sold	£145,500
104	31 Newenham Crescent, Liverpool L14 7PR	Sold	£92,000
105	Flat 3, 39 Rossett Road, Liverpool L23 3AN	Sold Prior	
106	12 Denton Grove, Liverpool L6 4AJ	Available At	£57,000
107	62 Church Road West, Liverpool L4 5UF	Available At	£400,000
108	164 Muirhead Avenue East, Liverpool L11 1EW	Sold Prior	
109	58 Hannan Road, Kensington, Liverpool L6 6DB	Sold Prior	
110	Former Mailing Centre, Orrell Mount, Bootle, Merseyside L20 6NS	Sold Prior	
111	17 Valeway Avenue, Thornton-Cleveleys, Lancashire FY5 3ER	Withdrawn	
112	95 Snowberry Road, Liverpool L14 8XN	Sold	£47,500

Total Realisation = **£6,615,950**

# 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.

Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website [www.countrywide.co.uk/notices/PrivacyNotice.pdf](http://www.countrywide.co.uk/notices/PrivacyNotice.pdf). Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at [privacy@countrywide.co.uk](mailto:privacy@countrywide.co.uk).

## 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.

# Money Laundering Regulations

**Due to the new changes to Money Laundering regulations for buying and selling at auction, as of the 26 June we are now required by Law to ID check everyone who buys at auction.**

## **What the new regulations mean for you as a buyer at the auction:**

1. In the case of an **individual** purchasing at auction, we will require a certified copy of a passport and utility bill.
2. In the case of an **individual acting on behalf of a third party individual**, we will require a certified copy of a passport and recent utility bill from **both parties**.
3. In the case of an **individual acting on behalf of a company** we will require details about the company including ownership information on the ultimate holding company and ultimate beneficial owners of the company, including current addresses and dates of birth.
4. If you are **unable to attend in person** or will be sending us a remote bidding form, we will require certified ID that has been identified by a professionally recognised individual. This will need to be provided to us in advance of the auction date.
5. Your ID will be kept on file for 3 years and we will only require updated documents if you change address.
6. Registration on the day of the auction opens from 10:30am so please ensure you arrive early to ensure we have been able to satisfactorily fulfil the necessary requirements.

**Upon a successful purchase you must provide 2 forms of ID, one photographic and one proof of residence that is dated within the last 3 months (a list of acceptable ID documents can be seen below). In all cases we will require proof of funds.**

### **Photographic evidence of identity**

- Current signed Passport
- Current full UK/EU photo card driving licence
- Valid ID card (eg, 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 National

### **Evidence of Residence**

- Current full UK/EU photo card driving licence (if not used to prove identity)
- Utility bill issued in last three months (not mobile phone)
- Recent bank/ building society/ mortgage/ credit card statement
- Current house/ motor insurance certificate
- Revenue & Customs tax notification
- Recent council tax bill

### **ID can be approved as follows:**

- Come to any of our offices with originals and we will certify them free of charge
- Solicitors, the bank, an accountant or other professional body can certify the relevant ID
- The Post Office can verify up to 3 x forms of ID for a charge of £10.50

**All certified ID can be sent to us at [auctions@suttonkersh.co.uk](mailto:auctions@suttonkersh.co.uk)**

**The purpose of Sutton Kersh obtaining this information is in order for us to carry out customer due diligence in compliance with the regulations. There are no exceptions and Sutton Kersh takes its obligations very seriously.**

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**IF YOU HAVE ANY QUERIES PLEASE CONTACT US ON 0151 207 6315.**

**Thank you for your understanding and helping us comply with these regulations.**

# Order of sale Thursday 15 February

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

1	41 Tabley Road, Liverpool L15 0HJ	£50,000+
2	15 Trawden Way, Liverpool L21 0HX	£40,000+
3	220 Alderson Road, Liverpool L15 2HL	£60,000+
4	42 Palmerston Road, Garston, Liverpool L19 1RN	£175,000+
5	Land at 135–139 Kensington, Liverpool L7 2RE	£160,000+
6	103–107 Linacre Road, Litherland, Liverpool L21 8NS	£150,000+
7	Land at Brook Hey Drive, Kirkby, Liverpool L33 6UN	£170,000+
8	48 Adswood Road, Huyton, Liverpool L36 7XP	£60,000+
9	62 Holmes Street, Liverpool L8 0RJ	£30,000+
10	3 Westfield Avenue, Huyton With Roby, Liverpool L14 6UY	£90,000+
11	Flat 2, 16 Alexandra Drive, Liverpool L17 8TD	£50,000+
12	16 Whittier Street, Liverpool L8 0RE	£20,000–£25,000
13	9 Yale Street, Stoke-on-Trent ST6 3QX	£40,000+
14	9 Wilburn Street, Liverpool L4 4EA	£37,000+
15	73 Wendell Street, Liverpool L8 0RG	£30,000+
16	6 Bedford Road, Bootle, Liverpool L20 7DL	£30,000–£35,000
17	77 September Road, Liverpool L6 4DG	£50,000+
18	54 Thirlmere Road, Everton, Liverpool L5 6PP	£40,000+
19	66 Wendell Street, Liverpool L8 0RG	£20,000–£25,000
20	100 Grange Road West, Prenton, Merseyside CH43 4XF	£100,000+
21	275/275a Hawthorne Road, Bootle, Merseyside L20 3AP	£45,000+
22	The Lion Public House, 68 Market Street, Birkenhead CH41 5BT	£95,000+
23	81 Austin Street, Stoke-on-Trent ST1 3HT	£45,000+
24	12 Gordon Drive, Dovecot, Liverpool L14 7PY	£80,000+
25	38 Crosby Road North, Liverpool L22 4QQ	£70,000–£75,000
26	38b Crosby Road North, Liverpool L22 4QQ	£75,000–£80,000
27	20 Leslie Road, Wolverhampton WV10 0BU	£60,000+
28	3 Shaw Road, Blakenhall, Wolverhampton WV2 3EL	£60,000+
29	34 Litherland Road, Bootle, Merseyside L20 3HZ	£45,000–£50,000
30	26 Mill Lane, Old Swan, Liverpool L13 5TF	£55,000+
31	The Polaris Public House, 2a Blakehall, Skelmersdale WN8 9AZ	£135,000+
32	12 Stratton Street, Wolverhampton WV10 9AJ	£60,000+
33	13 Daisy Street, Liverpool L5 7RN	£30,000+
34	28 Handfield Street, Liverpool L5 6PF	£25,000–£30,000
35	184 Merridale Street West, Wolverhampton WV3 0RP	£55,000+
36	123 & 123a Anfield Road, Liverpool L4 0TL	£65,000+
37	19 Washway Lane, St. Helens, Merseyside WA11 9LL	£60,000+
38	215 Lower House Lane, Liverpool L11 2SF	£55,000+
39	Land at Mintor Road, Kirkby, Liverpool L33 5XQ	£30,000–£35,000
40	25 Alpass Avenue, Warrington WA5 0DH	£60,000+
41	38 Cowper Road, Liverpool L13 5SP	£60,000+
42	10 Clovelly Road, Liverpool L4 2SB	£50,000+
43	36 Hilary Road, Liverpool L4 7TW	£70,000+
44	175 Stanley Park Avenue South, Liverpool L4 7XE	£50,000+
45	52 Mauretania Road, Liverpool L4 6SS	£55,000+
46	42 Regina Road, Liverpool L9 2DA	£50,000–£60,000
47	48 Wyresdale Road, Liverpool L9 0JS	£65,000+
48	57 Renwick Road, Liverpool L9 2DE	£60,000–£65,000
49	103 Hornsey Road, Liverpool L4 2TW	£55,000+
50	11/11a Poulton Road, Wallasey, Merseyside CH44 6LB	£65,000–£75,000
51	46a Linacre Road, Liverpool L21 6NT	£35,000+
52	Apt 4, Josiah Evans Court, 77 Crow Lane East WA12 9TS	£95,000+
53	17 Newhey Avenue, Manchester M22 8LP	SOLD PRIOR

\*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.

54	21 Feltwell Road, Liverpool L4 2TE	£55,000+
55	1 Emery Street, Liverpool L4 5UY	£35,000+
56	81 Trevor Road, Liverpool L9 8DY	£65,000+
57	127 Windrows, Skelmersdale, Lancashire WN8 8NL	£50,000+
58	31 Dryden Street, Bootle, Merseyside L20 4RT	£45,000+
59	65 Rodney Street, Birkenhead, Merseyside CH41 2RQ	£50,000–£55,000
60	66 Lower Breck Road, Liverpool L6 4BZ	£75,000+
61	Land at 97–101 Soho Street, Liverpool L3 8AS	£100,000+
62	Land at 7–9 & 13–15 Fairfield Street, Liverpool L7 0JY	£85,000+
63	355 Aigburth Road, Liverpool L17 0BP	£45,000+
64	Ground Floor at Eden Square, 7 Hatton Garden, Liverpool L3 2FE	£150,000+
65	17 Viola Street, Bootle, Merseyside L20 7DP	£45,000+
66	10 Heatherleigh Close, Orrell Park, Liverpool L9 8HH	£125,000+
67	32 Briarwood Street, Houghton Le Spring, Tyne and Wear DH4 6AZ	£55,000+
68	Flats 1a, 1b, 4a & 4b, 40–42 Sydenham Avenue, Liverpool L17 3AX	£170,000+
69	45 Stanley Road, Bootle, Merseyside L20 7BY	£40,000+
70	Land on the west side of Stanley Road, Bootle L20 7DA	£15,000+
71	58 Halsbury Road, Kensington, Liverpool L6 6DQ	£70,000+
72	The Cabin Public House, 49 Marsh Street, Kirkdale L20 2BN	£50,000+
73	102 South Road, Waterloo, Liverpool L22 0ND	£110,000+
74	223 Oxhill Road, Birmingham B21 8HA	£75,000+
75	14 Roscoe Street, St. Helens, Merseyside WA10 4BW	£45,000+
76	1 Crown Mews, Crown Lane, Denbigh, Clwyd LL16 3AA	£70,000+
77	7 Homestall Road, Liverpool L11 2TU	£50,000+
78	6 Mill Close, Coventry CV2 1SH	£100,000+
79	29 County Road, Walton, Liverpool L4 3QA	£80,000+
80	219 Walton Road, Liverpool L4 4AJ	£65,000+
81	116 Macdonald Street, Liverpool L15 1EL	£50,000+
82	2 Crown Mews, Crown Lane, Denbigh, Clwyd LL16 3AA	£70,000+
83	11 Reeves Avenue, Bootle, Merseyside L20 0BJ	£65,000+
84	55 Gonville Road, Bootle, Merseyside L20 9LW	£50,000–£55,000
85	Flats 1 & 2, 156 South Road, Hockley, Birmingham B18 5LE	£90,000+
86	30 Stevenson Street, Liverpool L15 4HB	£60,000+
87	24 Derby Lane, Liverpool L13 3DL	£70,000+
88	4 Paterson Street, Birkenhead, Merseyside CH41 4BH	£40,000+
89	2 The Spinney, Prescot, Merseyside L34 3ND	£150,000+
90	10 Gosford Street, Liverpool L8 4SB	£62,500+
91	102 Rosslyn Street, Liverpool L17 7DL	£120,000+
92	22 Draycott Street, Liverpool L8 9UU	£62,500+
93	25 Dombey Street, Liverpool L8 5TJ	£65,000+
94	31 Netherby Street, Liverpool L8 4RX	£62,500+
95	321 Binns Road, Liverpool L13 1DB	£57,500+
96	45 Charlecote Street, Liverpool L8 9UX	£65,000+
97	61 Beresford Road, Liverpool L8 4TN	£65,000+
98	109 Blythswood Street, Liverpool L17 7DE	£110,000+
99	17 Netherby Street, Liverpool L8 4RX	£65,000+
100	19 Monkswell Street, Liverpool L8 9SH	£67,500+
101	3 Crown Mews, Crown Lane, Denbigh, Clwyd LL16 3AA	£80,000+
102	31 Hughes Drive, Bootle, Merseyside L20 0DR	£50,000+
103	73 Ronald Street, Liverpool L13 2AA	£20,000+
104	87 Gray Street, Bootle, Merseyside L20 4RY	£35,000+
105	22 Blake Street, Stoke-on-Trent ST6 4BE	£42,000+
106	11 Whittier Street, Liverpool L8 0RE	£20,000–£25,000
107	7 Whittier Street, Liverpool L8 0RE	£20,000–£25,000
108	78 Thornton Road, Stoke-on-Trent ST4 2BD	£60,000+
109	49 Wendell Street, Liverpool L8 0RG	£20,000–£25,000

110	7 Owen Street, St. Helens, Merseyside WA10 3DN	£40,000–£45,000
111	42 Downing Road, Bootle, Merseyside L20 9LX	£35,000–£40,000
112	4 Camellia Court, Aigburth, Liverpool L17 7HW	£100,000+
113	Flats 1–3, 12 Gordon Road, Liverpool L21 1DW	£80,000–£85,000
114	69 Scott Street, Bootle, Merseyside L20 4PE	£35,000–£40,000
115	Flats 1 & 2, 1 Hartington Road, Toxteth, Liverpool L8 0SD	£110,000+
116	71 Cambridge Road, Bootle, Merseyside L20 9LF	£45,000+
117	Flats 1–4, 163–165 Moscow Drive, Liverpool L13 7DQ	£190,000+
118	25 & 25a Peel Road, Bootle, Merseyside L20 4RL	£40,000+
119	Land at Beechwood Gardens, Aigburth, Liverpool L19 0LW	£370,000+
120	282 Anfield Road, Liverpool L4 0TJ	£60,000+
121	12 Prior Street, Bootle, Merseyside L20 4PS	£40,000+
122	9 Victoria Court & Garage No. 2, 5–7 Parkfield Road L17 8UL	£60,000+
123	65 Greenleaf Street, Liverpool L8 0RA	£35,000+
124	72 Holmes Street, Liverpool L8 0RJ	£30,000+
125	74 Laird Street, Birkenhead, Merseyside CH41 8DH	£30,000+
126	57 Holmes Street, Liverpool L8 0RJ	£30,000+
127	51 Wendell Street, Liverpool L8 0RG	£30,000+
128	17 Whittier Street, Liverpool L8 0RE	£30,000+
129	57 Queens Drive, Walton, Liverpool L4 6SF	£70,000+
130	74 Holmes Street, Liverpool L8 0RJ	£20,000–£25,000
131	103 James Turner Street, Birmingham B18 4ND	£100,000+
132	64 Holmes Street, Liverpool L8 0RJ	£30,000+
133	18 East Street, Atherton, Manchester M46 9AU	£55,000+
134	67 Makin Street, Liverpool L4 5QE	£35,000+
135	3 The Close, Walton, Liverpool L9 1EX	£70,000+
136	111 Seaforth Road, Liverpool L21 4LB	£40,000+
137	4 Chapel Road, Anfield, Liverpool L6 0AU	£50,000+
138	42 Dunluce Street, Liverpool L4 3RQ	£85,000+
139	143 Linacre Road, Litherland, Liverpool L21 8JP	£35,000+
140	1 Oxtan Street, Liverpool L4 4DG	£37,000+
141	Coach Houses 9 & 10, Hollystead House, 14 Old Mill Lane, L15 8LN	£150,000+
142	126 Stuart Road, Walton, Liverpool L4 5QY	£55,000+
143	55 Egerton Road, Blackpool FY1 2NP	£60,000+
144	15 Bala Street, Liverpool L4 2QN	£20,000–£25,000
145	24 Stonehill Street, Liverpool L4 2QB	£15,000–£20,000
146	25 Stonehill Street, Liverpool L4 2QA	£20,000–£25,000
147	55 Westcott Road, Liverpool L4 2RF	£25,000+
148	4 Stonehill Street, Liverpool L4 2QB	£30,000+
149	67 Bala Street, Liverpool L4 2QN	£10,000–£15,000
150	69 Bala Street, Liverpool L4 2QN	£10,000–£15,000
151	63 Bala Street, Liverpool L4 2QN	£20,000–£25,000



# Order of sale **by type**

## COMMERCIAL INVESTMENT

- 6 103–107 Linacre Road, Litherland, Liverpool L21 8NS
- 21 275/275a Hawthorne Road, Bootle, Merseyside L20 3AP
- 22 The Lion Public House, 68 Market Street, Birkenhead CH41 5BT
- 25 38 Crosby Road North, Liverpool L22 4QQ
- 29 34 Litherland Road, Bootle, Merseyside L20 3HZ
- 63 355 Aigburth Road, Liverpool L17 0BP
- 73 102 South Road, Waterloo, Liverpool L22 0ND
- 79 29 County Road, Walton, Liverpool L4 3QA
- 80 219 Walton Road, Liverpool L4 4AJ
- 87 24 Derby Lane, Liverpool L13 3DL
- 101 3 Crown Mews, Crown Lane, Denbigh, Clwyd LL16 3AA

## DEVELOPMENT OPPORTUNITIES

- 5 Land at 135–139 Kensington, Liverpool L7 2RE
- 7 Land at Brook Hey Drive, Kirkby, Liverpool L33 6UN
- 31 The Polaris Public House, 2a Blakehall, Skelmersdale WN8 9AZ
- 39 Land at Minter Road, Kirkby, Liverpool L33 5XQ
- 62 Land at 7–9 & 13–15 Fairfield Street, Liverpool L7 0JY
- 72 The Cabin Public House, 49 Marsh Street, Kirkdale L20 2BN
- 119 Land at Beechwood Gardens, Aigburth, Liverpool L19 0LW

## LAND

- 61 Land at 97–101 Soho Street, Liverpool L3 8AS
- 70 Land on the west side of Stanley Road, Bootle L20 7DA

## RESIDENTIAL INVESTMENT

- 3 220 Alderson Road, Liverpool L15 2HL
- 4 42 Palmerston Road, Garston, Liverpool L19 1RN
- 26 38b Crosby Road North, Liverpool L22 4QQ
- 36 123 & 123a Anfield Road, Liverpool L4 0TL
- 38 215 Lower House Lane, Liverpool L11 2SF
- 40 25 Alpass Avenue, Warrington WA5 0DH
- 41 38 Cowper Road, Liverpool L13 5SP
- 42 10 Clovelly Road, Liverpool L4 2SB
- 43 36 Hilary Road, Liverpool L4 7TW
- 44 175 Stanley Park Avenue South, Liverpool L4 7XE
- 45 52 Mauretania Road, Liverpool L4 6SS
- 46 42 Regina Road, Liverpool L9 2DA
- 47 48 Wyresdale Road, Liverpool L9 0JS
- 48 57 Renwick Road, Liverpool L9 2DE
- 54 21 Feltwell Road, Liverpool L4 2TE
- 57 127 Windrows, Skelmersdale, Lancashire WN8 8NL
- 58 31 Dryden Street, Bootle, Merseyside L20 4RT
- 59 65 Rodney Street, Birkenhead, Merseyside CH41 2RQ
- 66 10 Heatherleigh Close, Orrell Park, Liverpool L9 8HH
- 68 Flats 1a, 1b, 4a & 4b, 40–42 Sydenham Avenue, Liverpool L17 3AX
- 76 1 Crown Mews, Crown Lane, Denbigh, Clwyd LL16 3AA
- 77 7 Homestall Road, Liverpool L11 2TU
- 80 66 Bala Street, Liverpool L4 2QW
- 82 2 Crown Mews, Crown Lane, Denbigh, Clwyd LL16 3AA

- 88 4 Paterson Street, Birkenhead, Merseyside CH41 4BH
- 91 102 Rosslyn Street, Liverpool L17 7DL
- 92 22 Draycott Street, Liverpool L8 9UU
- 93 25 Dombey Street, Liverpool L8 5TJ
- 94 31 Netherby Street, Liverpool L8 4RX
- 95 321 Binns Road, Liverpool L13 1DB
- 96 45 Charlecote Street, Liverpool L8 9UX
- 97 61 Beresford Road, Liverpool L8 4TN
- 98 109 Blythwood Street, Liverpool L17 7DE
- 99 17 Netherby Street, Liverpool L8 4RX
- 100 19 Monkswell Street, Liverpool L8 9SH
- 104 87 Gray Street, Bootle, Merseyside L20 4RY
- 122 9 Victoria Court & Garage No. 2, 5–7 Parkfield Road L17 8UL
- 125 74 Laird Street, Birkenhead, Merseyside CH41 8DH
- 137 4 Chapel Road, Anfield, Liverpool L6 0AU
- 141 Coach Houses 9 & 10, Hollystead House, 14 Old Mill Lane, L15 8LN

## VACANT COMMERCIAL

- 64 Ground Floor at Eden Square, 7 Hatton Garden, Liverpool L3 2FE
- 69 45 Stanley Road, Bootle, Merseyside L20 7BY
- 139 143 Linacre Road, Litherland, Liverpool L21 8JP

## VACANT RESIDENTIAL

- 1 41 Tabley Road, Liverpool L15 0HJ
- 2 15 Trawden Way, Liverpool L21 0HX
- 8 48 Adswood Road, Huyton, Liverpool L36 7XP
- 9 62 Holmes Street, Liverpool L8 0RJ
- 10 3 Westfield Avenue, Huyton With Roby, Liverpool L14 6UY
- 11 Flat 2, 16 Alexandra Drive, Liverpool L17 8TD
- 12 16 Whittier Street, Liverpool L8 0RE
- 13 9 Yale Street, Stoke-on-Trent ST6 3QX
- 14 9 Wilburn Street, Liverpool L4 4EA
- 15 73 Wendell Street, Liverpool L8 0RG
- 16 6 Bedford Road, Bootle, Liverpool L20 7DL
- 17 77 September Road, Liverpool L6 4DG
- 18 54 Thirlmere Road, Everton, Liverpool L5 6PP
- 19 66 Wendell Street, Liverpool L8 0RG
- 20 100 Grange Road West, Prenton, Merseyside CH43 4XF
- 23 81 Austin Street, Stoke-on-Trent ST1 3HT
- 24 12 Gordon Drive, Dovecot, Liverpool L14 7PY
- 27 20 Leslie Road, Wolverhampton WV10 0BU
- 28 3 Shaw Road, Blakenhall, Wolverhampton WV2 3EL
- 30 26 Mill Lane, Old Swan, Liverpool L13 5TF
- 32 12 Stratton Street, Wolverhampton WV10 9AJ
- 33 13 Daisy Street, Liverpool L5 7RN
- 34 28 Handfield Street, Liverpool L5 6PF
- 35 184 Merridale Street West, Wolverhampton WV3 0RP
- 37 19 Washway Lane, St. Helens, Merseyside WA11 9LL
- 49 103 Hornsey Road, Liverpool L4 2TW
- 50 11/11a Poulton Road, Wallasey, Merseyside CH44 6LB
- 51 46a Linacre Road, Liverpool L21 6NT
- 52 Apt 4, Josiah Evans Court, 77 Crow Lane East WA12 9TS
- 53 17 Newhey Avenue, Manchester M22 8LP
- 55 1 Emery Street, Liverpool L4 5UY
- 56 81 Trevor Road, Liverpool L9 8DY
- 60 66 Lower Breck Road, Liverpool L6 4BZ
- 65 17 Viola Street, Bootle, Merseyside L20 7DP

- 67 32 Briarwood Street, Houghton Le Spring, Tyne and Wear DH4 6AZ
- 71 58 Halsbury Road, Kensington, Liverpool L6 6DQ
- 74 223 Oxhill Road, Birmingham B21 8HA
- 75 14 Roscoe Street, St. Helens, Merseyside WA10 4BW
- 78 6 Mill Close, Coventry CV2 1SH
- 81 116 Macdonald Street, Liverpool L15 1EL
- 83 11 Reeves Avenue, Bootle, Merseyside L20 0BJ
- 84 55 Gonville Road, Bootle, Merseyside L20 9LW
- 85 Flats 1 & 2, 156 South Road, Hockley, Birmingham B18 5LE
- 86 30 Stevenson Street, Liverpool L15 4HB
- 89 2 The Spinney, Prescot, Merseyside L34 3ND
- 90 10 Gosford Street, Liverpool L8 4SB
- 102 31 Hughes Drive, Bootle, Merseyside L20 0DR
- 103 73 Ronald Street, Liverpool L13 2AA
- 105 22 Blake Street, Stoke-on-Trent ST6 4BE
- 106 11 Whittier Street, Liverpool L8 0RE
- 107 7 Whittier Street, Liverpool L8 0RE
- 108 78 Thornton Road, Stoke-on-Trent ST4 2BD
- 109 49 Wendell Street, Liverpool L8 0RG
- 110 7 Owen Street, St. Helens, Merseyside WA10 3DN
- 111 42 Downing Road, Bootle, Merseyside L20 9LX
- 112 4 Camellia Court, Aigburth, Liverpool L17 7HW
- 113 Flats 1–3, 12 Gordon Road, Liverpool L21 1DW
- 114 69 Scott Street, Bootle, Merseyside L20 4PE
- 115 Flats 1 & 2, 1 Hartington Road, Toxteth, Liverpool L8 0SD
- 116 71 Cambridge Road, Bootle, Merseyside L20 9LF
- 117 Flats 1–4, 163–165 Moscow Drive, Liverpool L13 7DQ
- 118 25 & 25a Peel Road, Bootle, Merseyside L20 4RL
- 120 282 Anfield Road, Liverpool L4 0TJ
- 121 12 Prior Street, Bootle, Merseyside L20 4PS
- 123 65 Greenleaf Street, Liverpool L8 0RA
- 124 72 Holmes Street, Liverpool L8 0RJ
- 126 57 Holmes Street, Liverpool L8 0RJ
- 127 51 Wendell Street, Liverpool L8 0RG
- 128 17 Whittier Street, Liverpool L8 0RE
- 129 57 Queens Drive, Walton, Liverpool L4 6SF
- 130 74 Holmes Street, Liverpool L8 0RJ
- 131 103 James Turner Street, Birmingham B18 4ND
- 132 64 Holmes Street, Liverpool L8 0RJ
- 133 18 East Street, Atherton, Manchester M46 9AU
- 134 67 Makin Street, Liverpool L4 5QE
- 135 3 The Close, Walton, Liverpool L9 1EX
- 136 111 Seaforth Road, Liverpool L21 4LB
- 138 42 Dunluce Street, Liverpool L4 3RQ
- 140 1 Oxtan Street, Liverpool L4 4DG
- 142 126 Stuart Road, Walton, Liverpool L4 5QY
- 143 55 Egerton Road, Blackpool FY1 2NP
- 144 15 Bala Street, Liverpool L4 2QN
- 145 24 Stonehill Street, Liverpool L4 2QB
- 146 25 Stonehill Street, Liverpool L4 2QA
- 147 55 Westcott Road, Liverpool L4 2RF
- 148 4 Stonehill Street, Liverpool L4 2QB
- 149 67 Bala Street, Liverpool L4 2QN
- 150 69 Bala Street, Liverpool L4 2QN
- 151 63 Bala Street, Liverpool L4 2QN

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LOT

1

**41 Tabley Road, Liverpool L15 0HJ****\*GUIDE PRICE £50,000+**

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- **Two bed mid terrace. 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 occupation or investment purposes with a potential rental income in excess of £6300 per annum.

**Situated** Off Lawrence Road in a popular and well established residential location nearby to local amenities and transport links. Liverpool city centre is approximately 2.5 miles away.

**Outside** Rear yard.

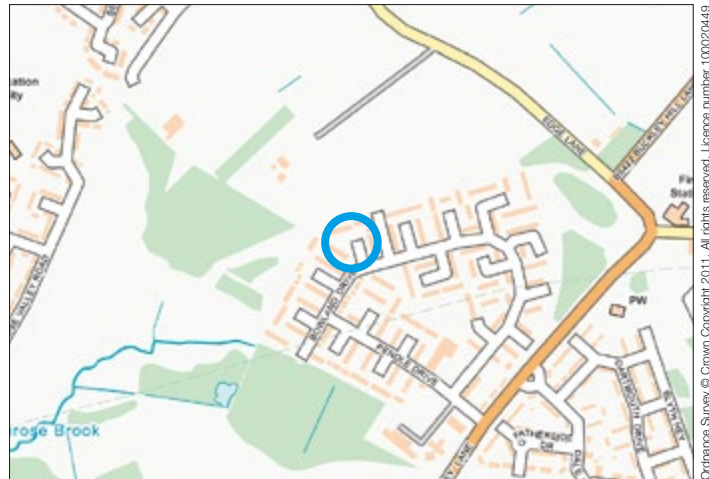
**EPC Rating** D

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

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

LOT

2

**15 Trawden Way, Liverpool L21 0HX****\*GUIDE PRICE £40,000+**

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- **Three bedroom end town house. Double glazing. Central heating. Gardens to the front and rear.**

**Description** A three bedroomed end town house benefiting from double glazing, central heating and gardens to the front and rear. The property would be suitable for investment purposes following decoration. The potential rental income is in excess of £6000.00 per annum.

**Situated** Off Bowland Drive which is in turn off Gorsey Lane within close proximity to local amenities, schooling and approximately 7 miles from Liverpool city centre.

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

**EPC Rating** E

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

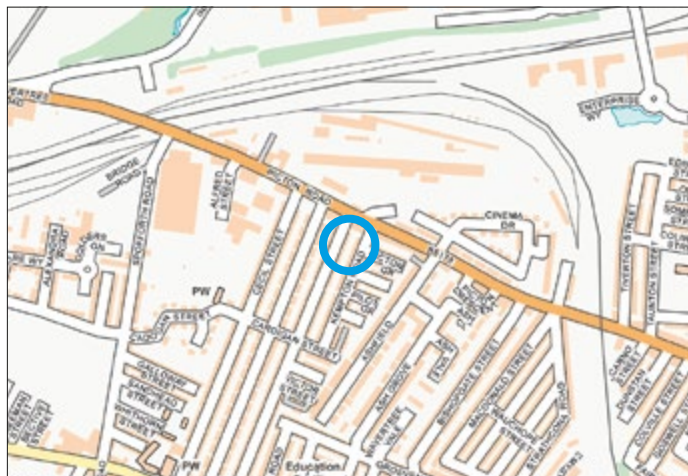
**First Floor** Three Bedrooms, Separate WC, Bathroom

LOT

3

220 Alderson Road, Liverpool L15 2HL

\*GUIDE PRICE £60,000+



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- **Residential investment producing a rental of £4,550 per annum.**

**Description** A three bedroomed end of terrace property which is currently let by way of an Assured Shorthold Tenancy producing £4,550 per annum.

**Situated** Off Smithdown Road (A562) in a popular and well established residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool city centre.

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

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

**Outside** Rear Yard.

# Auction programme 2018

## Auction Dates

15th February

28th March

17th May

19th July

13th September

1st November

13th December

## Closing Dates

19th January

2nd March

27th April

22nd June

17th August

5th October

16th November



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LOT

4

42 Palmerston Road, Garston, Liverpool L19 1RN

\*GUIDE PRICE £175,000+



- **Residential investment currently producing approximately £22,431 per annum. Double glazing. Central heating.**

**Description** A residential investment opportunity currently producing approximately £22,431 per annum. A three storey middle terraced property converted to provide two one-bedroomed self-contained flats to the ground floor and four bedsits to the first and second floors. At the time of our inspection the property was fully let by way of Assured Shorthold Tenancies. The property benefits from double glazing and central heating.

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

**Ground Floor** Main Entrance Hallway.

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

**Flat 2** Lounge, Kitchen, Bedroom, Shower Room/WC.

**First Floor** Communal Kitchen/diner and Bathroom/WC

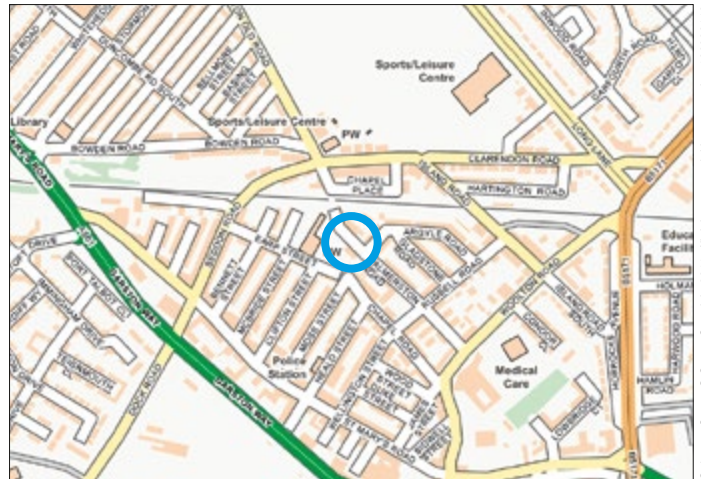
**Bedsit 1** Bedroom.

**Bedsit 2** Bedroom.  
Communal Kitchen.

**Second Floor Bedsit 3** Bedroom.

**Bedsit 4** Bedroom.  
Communal Bathroom/WC.

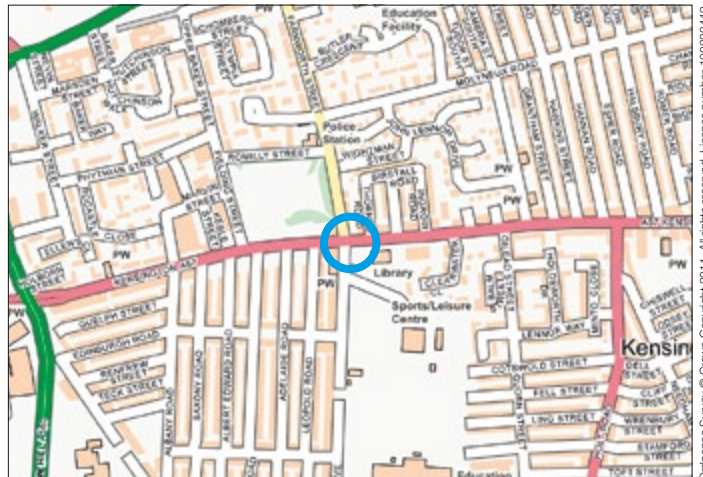
**Outside** Yard to the rear



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LOT  
**5****Land at 135–139 Kensington, Liverpool L7 2RE****\*GUIDE PRICE £160,000+**

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- **Redevelopment opportunity with planning permission to erect a 27 bed student scheme.**

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

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

**Proposed Accommodation**

Plans are available for inspection at the auctioneer's offices.

Now accepting instructions for  
our 28 March 2018 auction  
Closing date 2 March



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

LOT  
**6****103–107 Linacre Road, Litherland, Liverpool L21 8NS****\*GUIDE PRICE £150,000+**

- **Mixed use investment currently producing approximately £22,876 per annum. Electric heating. Double glazing. Roller shutters.**

**Description** A mixed use property comprising three interconnecting retail units together with seven one- bedroomed self-contained flats above accessed via a separate side entrance. The property benefits from electric heating, central heating, double glazing and roller shutters. The shop is currently vacant and could be used as 3 separate units or one large unit. Five of the flats are currently let by way of Assured Shorthold Tenancies producing approximately £22,876 per annum and the potential income when fully let would be in excess of £30,000 per annum. The total potential rental income is in excess of £35,000 per annum.

**Situated** Fronting Linacre Road on the corner of Hinton Street approximately 5 miles north of Liverpool city centre.

**Ground Floor 103/105/107 3** interconnecting shop units. Main Sales Area, 2 Kitchens, 2 WCs

**Side Entrance 107a Flat** Lounge, Kitchen, Bathroom/WC, Bedroom (tenanted)

**First Floor 107b Flat** Hall, Lounge, Shower Room/WC, Kitchen, Bedroom, Box Room (tenanted) **107c Flat** Open Plan Lounge/Kitchen, Bedroom, Shower Room/WC (vacant) **107d Flat** Lounge, Kitchen, Shower Room/WC, Bedroom (vacant)

#### **Second Floor 107e**

**Flat** Open Plan

Lounge/Kitchen, Bedroom, Bathroom/

WC (tenanted) **107f Flat** Lounge, Kitchen, Bedroom, Shower Room/WC (tenanted)

**107g** Lounge, Kitchen, Bedroom, Shower Room/WC (tenanted)

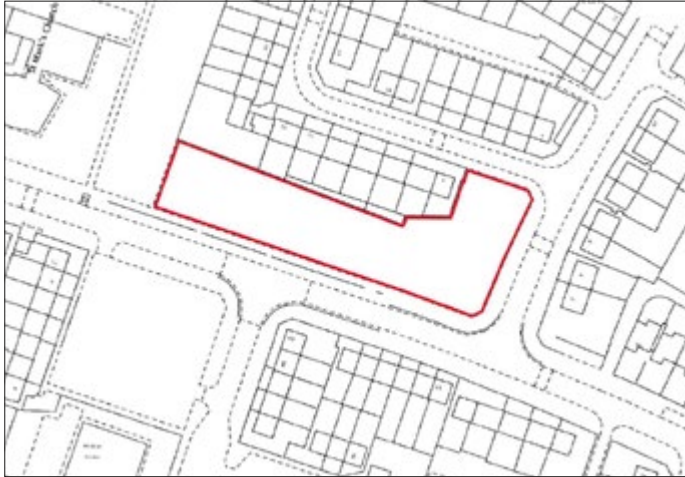
**Outside** Yard to the rear



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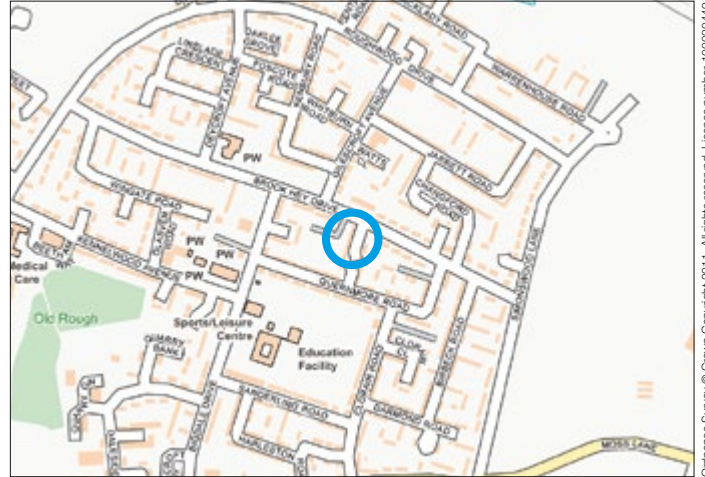
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LOT  
**7****Land at Brook Hey Drive, Kirkby, Liverpool L33 6UN****\*GUIDE PRICE £170,000+**

- **Development opportunity. A cleared site with planning permission for 10 x 3 bed dwellings.**

**Description** A cleared site offered with planning permission to erect 10 x 3 bedroom dwellings along with associated landscaping and car parking. We believe all main services are available, however potential purchasers should make their own enquiries. Planning ref: 15/00658/FUL Appeal ref: APP/V4305/W/17/3184813



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**Situated** Off Roughwood Drive in a popular residential location within a short walking distance from Kirkby town centre amenities, schooling and approximately 10 miles from Liverpool city centre.

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LOT  
**8****48 Adswood Road, Huyton, Liverpool L36 7XP****\*GUIDE PRICE £60,000+**

- **Three bedroom semi detached. Double glazing. Central heating. Gardens. Detached garage. Outhouse.**

**Description** A three bedroomed semi-detached property benefiting from double glazing, central heating, rear yard with outhouse and detached double garage. There is a large garden to the side with potential for possible redevelopment to provide a house or a bungalow, subject to any consents and potential purchasers should make their own enquiries. Following refurbishment and modernisation the property would be suitable for occupation or investment purposes.



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**Situated** Just off Huyton Lane in a popular and well established residential location within walking distance to schooling, Huyton Village amenities and approximately 8 miles from Liverpool city centre.

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

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

**Outside** Yard, Outhouse, Double Detached Garage, Gardens

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LOT

9

ON BEHALF OF A HOUSING ASSOCIATION

**62 Holmes Street, Liverpool L8 0RJ****\*GUIDE PRICE £30,000+**

Not to scale. For identification purposes only

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

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

**Situated** Off Smithdown Road in a popular residential location close to local amenities and approximately 4 miles from Liverpool city centre.

**Outside** Yard to the rear.

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

**First Floor** Two Bedrooms.

LOT

10

**3 Westfield Avenue, Huyton With Roby, Liverpool L14 6UY****\*GUIDE PRICE £90,000+**

Not to scale. For identification purposes only

- **A three bed semi detached. Double glazing. Front and rear gardens.**

**Description** A three bedroomed semi-detached property benefiting from double glazing, front and rear gardens and off road parking. Following an upgrade and scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes.

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

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

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

**EPC Rating** G

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



LOT  
**11****Flat 2, 16 Alexandra Drive, Liverpool L17 8TD****\*GUIDE PRICE £50,000+**

- **One bedroom lower ground floor flat. Double glazed sash windows. Central heating. Secure entry system. Service lift to all floors. Secure electric gated access. Communal gardens. Allocated parking space.**

**Description** A one bedroomed lower ground floor apartment within a detached Victorian property converted in 2005 suitable for investment purposes and has until recently been rented out at £6,600 per annum. The apartment benefits from double glazed sash windows, central heating. The property features secure entry system, service lift to all floors, secure electric gated access, communal gardens and an allocated parking space.

**Situated** Fronting Alexandra Drive in a popular and well established residential location within close proximity to Aigburth Road amenities and Lark Lane's cafes and bars, the property is conveniently close to train and bus links, as well as doctors, dentist and schooling. Popular Sefton Park is within walking distance, Liverpool city centre (approximately 3 miles).

**Note** The building has recently undergone upgrade works to the roof, basement, the lift and electric gates. Leasehold for 150 years from 2004. Ground rent £95 per annum.



Not to scale. For identification purposes only

**Ground Floor** Main Entrance Hallway

**Lower Ground Floor** Hall, Lounge, Kitchen, Bathroom/WC, Bedroom

**Outside** There is secure electric-gated access to the building, exterior lighting, walled communal gardens and an allocated parking space.



ON BEHALF OF A HOUSING ASSOCIATION

LOT

12

16 Whittier Street, Liverpool L8 0RE

\*GUIDE PRICE £20,000–£25,000



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Not to scale. For identification purposes only

- A two bed mid terrace.

**Description** A two bedroomed middle terraced property in need of a full upgrade and refurbishment scheme following which the property would be suitable for investment purposes.

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

**First Floor** Two Bedrooms.

**Outside** Yard to the rear.

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

LOT

13

9 Yale Street, Stoke-on-Trent ST6 3QX

\*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

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

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

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

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

**First Floor** Two Bedrooms

**Outside** Yard to rear



LOT

14

9 Wilburn Street, Liverpool L4 4EA

\*GUIDE PRICE £37,000+



- **Two bedroom mid terrace. Double glazing. Central heating. Good order throughout.**

**Description** A vacant two bedroomed middle 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 of £5,400.00 per annum.



Not to scale. For identification purposes only

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

**Outside** Rear Yard.

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

**First Floor** Two Bedrooms.

LOT

15

ON BEHALF OF A HOUSING ASSOCIATION

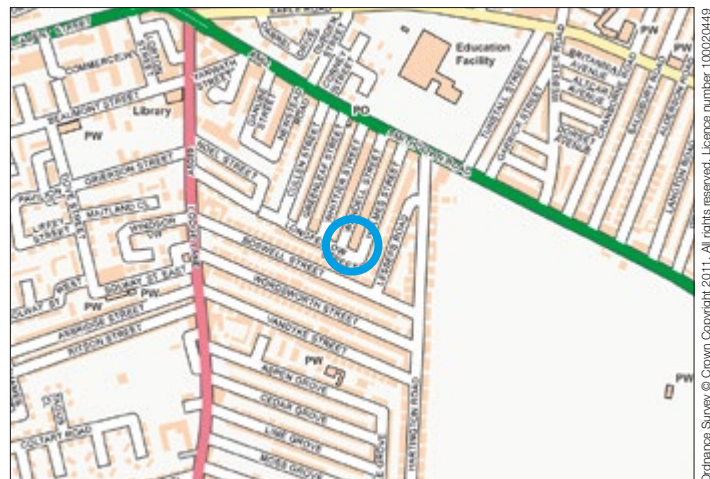
73 Wendell Street, Liverpool L8 0RG

\*GUIDE PRICE £30,000+



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

**Description** A two bedroomed middle terraced property benefiting from double glazing and central heating. Following an upgrade and scheme of refurbishment works 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.

**Outside** Yard to the rear.

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

**First Floor** Two Bedrooms.

LOT

16

## 6 Bedford Road, Bootle, Liverpool L20 7DL

\*GUIDE PRICE £30,000-£35,000



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Not to scale. For identification purposes only

- **Two bedroomed mid terrace. Majority double glazing. Central heating.**

**Description** A two bedroomed mid terraced house benefitting from majority double glazing and central heating. Following refurbishment the property would be suitable for investment purposes. The potential rental income is in excess of £6000 per annum.

**Situated** Off Stanley Road between Kings Road and Queens Road in an established and popular location approximately 1.5 miles from Liverpool city centre and within close proximity to Bootle Strand Shopping Parade.

**Basement** Not Inspected

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

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

**Outside** Yard to rear

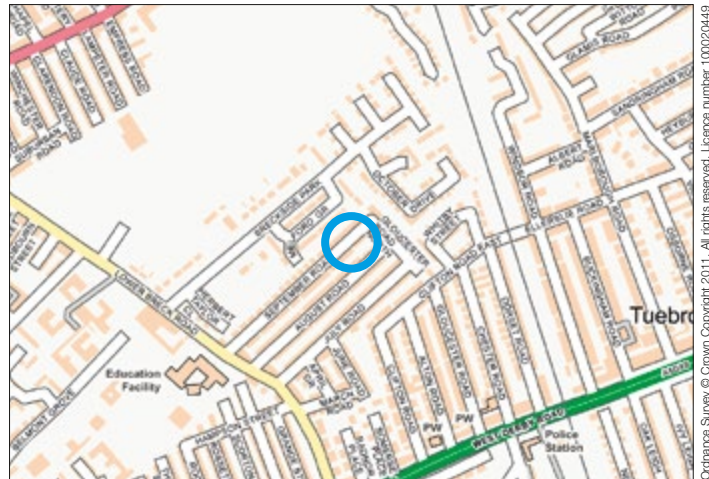
**EPC Rating** F

LOT

17

## 77 September Road, Liverpool L6 4DG

\*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

- **Three bedroomed mid terrace. Recently refurbished. Double glazing. Central heating. New carpeting throughout.**

**Description** A three bedroomed mid terrace property which has recently been refurbished and benefits from double glazing, central heating new carpeting throughout. The property is in good condition and would be suitable for immediate occupation or investment purposes. The potential rental income is in excess of £6600.00 per annum.

**Situated** Off Lower Breck Road within close proximity to Local Amenities, Schooling and Liverpool Football Club. Liverpool city centre is approximately 3 miles away.

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

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

**Outside** Yard to Rear

**EPC Rating** E



LOT  
**18****54 Thirlmere Road, Everton, Liverpool L5 6PP****\*GUIDE PRICE £40,000+**

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

**Description** A two bedroomed middle terraced property benefiting from double glazing and central heating. The property has recently been refurbished and would be suitable for investment purposes.



Not to scale. For identification purposes only

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

**Outside** Yard to the rear.

**EPC Rating** C

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

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

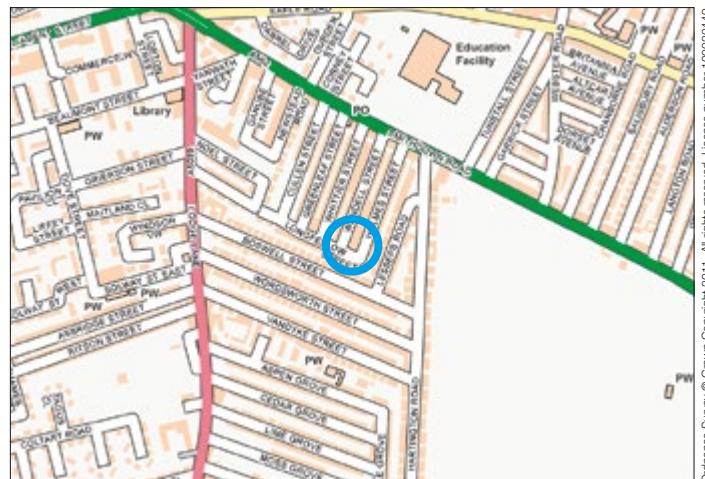
LOT  
**19**

ON BEHALF OF A HOUSING ASSOCIATION

**66 Wendell Street, Liverpool L8 0RG****\*GUIDE PRICE £20,000–£25,000**

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

**Description** A two bedroomed middle terraced property benefiting from double glazing. Following a scheme of refurbishment works 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.

**Outside** Yard to the rear.

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

**First Floor** Two Bedrooms.



LOT  
**20**

## 100 Grange Road West, Prenton, Merseyside CH43 4XF

\*GUIDE PRICE £100,000+



Not to scale. For identification purposes only

- **Four bedroomed newly refurbished mid terrace. Double glazing. Central heating. New carpets. New kitchen and bathroom fittings.**

**Description** A four bedroomed newly refurbished mid terraced property benefiting from double glazing and central heating, new carpets, new kitchen and bathroom fittings. The property is in good condition throughout and would be suitable for immediate occupation or investment purposes to include a HMO Investment, subject to any necessary consents. If let to 5 tenants at £85 pppw the potential rental income is in excess of £22,100 per annum.

**Situated** Fronting Grange Road West close to its junction with Merton Place in a popular and well established residential location close to local amenities.

**Outside** Yard to the rear.

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

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

LOT  
**21**

## 275/275a Hawthorne Road, Bootle, Merseyside L20 3AP

\*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **Mixed use property comprising a ground floor retail unit with a one bedroomed self contained flat above. Steel electric roller shutters. Suspending ceiling. Laminate to the ground floor. Double glazing. Central heating.**

**Description** A mixed use property comprising a ground floor retail unit together with a one bedroomed self-contained flat above. The property benefits from steel electric roller shutters, suspending ceiling and laminate to the ground floor. The flat benefits from double glazing and central heating. The property would be suitable for a number of uses. When fully let the potential rental income would be in excess of £11,300 per annum.

**Situated** Fronting Hawthorne Road on a prominent main road position close by to local amenities and approximately 5 miles from Liverpool city centre.

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

**Outside** Yard to the rear.

**Basement** Cellar Not Inspected.

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



LOT  
**22**

## The Lion Public House, 68 Market Street, Birkenhead CH41 5BT

\*GUIDE PRICE £95,000+



- **A commercial investment property currently producing £14,790 per annum. Recently refurbished. Central heating.**

**Description** A three storey middle terraced property currently trading as a public house by way of a 3 year FRI Lease from March 2017 producing £14,790 per annum for the whole property. The property benefits from gas central heating and was recently refurbished to a high standard throughout. The building has been a public house for over 100 years and was originally known as the Caledonia.



Not to scale. For identification purposes only

**Situated** Off Argyle Street within Birkenhead town centre close to all local amenities and approximately 5 miles from Liverpool city centre.

**Second Floor** Three Further rooms.

**Outside** Roof garden accessed via first floor.

**Ground Floor** Lounge/Bar Ladies and Gents Toilets.

**EPC Rating** D

**First Floor** Toilet Shower room ,Kitchen and Large Lounge/ function room.

LOT  
**23**

## 81 Austin Street, Stoke-on-Trent ST1 3HT

\*GUIDE PRICE £45,000+



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

**Description** Two bed mid terraced house benefitting 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 Leek Road (A52) within close proximity to local amenities and located approximately 2 miles from Stoke-on-Trent city centre

**Ground Floor** Two Reception Rooms, Kitchen, Bathroom.

**First Floor** Two Bedrooms

**Outside** Yard to the rear.



LOT

24

12 Gordon Drive, Dovecot, Liverpool L14 7PY

\*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

- **Three bedroom semi detached property. Double glazing. Central heating. Gardens. Off road parking.**

**Description** A vacant three bedroomed semi-detached property benefitting from double glazing & central heating, gardens and off road parking. The property has until recently been tenanted at a rental income in excess of £6,600 per annum and would be suitable for occupation or investment following refurbishment.

**Situated** Off Pilch Lane in a popular residential location within easy access to local amenities.

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

**First Floor** Three Bedrooms.

**Outside** Gardens and Driveway.

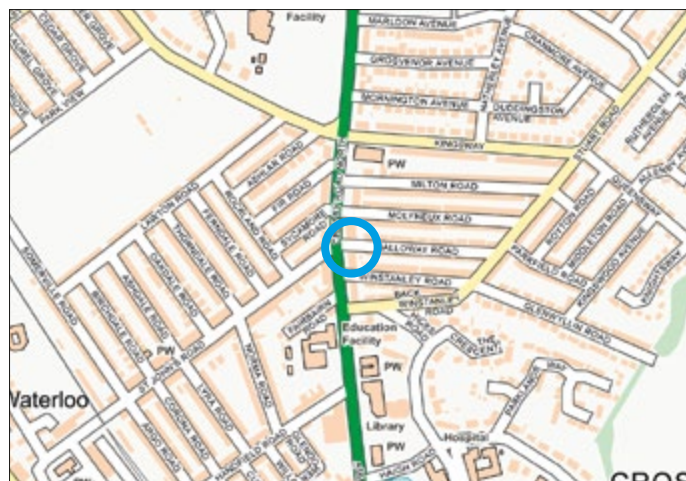
**EPC Rating** E

LOT

25

38 Crosby Road North, Liverpool L22 4QQ

\*GUIDE PRICE £70,000-£75,000



Not to scale. For identification purposes only

- **Commercial investment producing a rental income of £8599.92 per annum. Double glazing.**

**Description** A ground floor retail unit which has been refurbished to a high standard and benefits from double glazing. The property is currently let by way of a 5 year lease to 'The Bodyline Clinic Limited' commencing August 2017 at a rental income in excess of £8599.92 per annum. The top floor flat will be offered separately as the next lot.

**Situated** Fronting Crosby Road In a popular and well established residential location close to amenities and transport links approximately 4 miles from Liverpool city centre.

**Note** The middle flat has been sold off separately.

**Joint Agent**  
Clive Watkin and Abode

**Clive Watkin**  
PARTNERSHIP

**abode**  
Finding houses, delivering homes

**Ground Floor** Main entrance hallway Reception area, three treatment rooms, Kitchen, WC



LOT  
**26****38b Crosby Road North, Liverpool L22 4QQ****\*GUIDE PRICE £75,000–£80,000**

- **Residential investment producing £6000 per annum. Double glazing. Secure parking space.**

**Description** A newly refurbished second floor one bedroomed apartment currently let by way of an Assured Shorthold Tenancy at a rental of £6000.00 per annum. The property is accessed via a front entrance and benefits from double glazing, electric heating and a secure allocated parking space.



Not to scale. For identification purposes only

**Situated** Fronting Crosby Road in a popular and well established residential location close to amenities and transport links approximately 4 miles from Liverpool city centre.

room, Open plan Kitchen/Dining room, Bedroom, Bathroom/WC

**Outside** Allocated parking space.

**Joint Agent**

Clive Watkin and Abode

**Clive Watkin**  
PARTNERSHIP

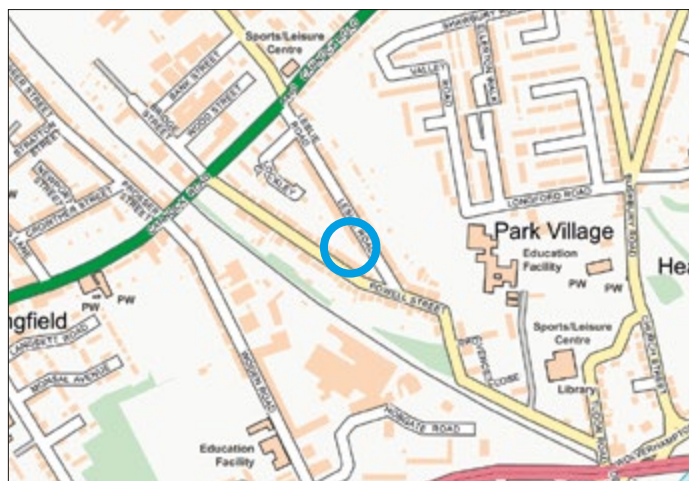
**abode**  
Finding Homes. Advancing Homes

**Second Floor Flat** Hall, Living

LOT  
**27****20 Leslie Road, Wolverhampton WV10 0BU****\*GUIDE PRICE £60,000+**

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

**Description** Two bed mid terraced house benefitting 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 Cannock Road (A460) in a popular residential location within close proximity to local amenities and within 2 miles to the centre of Wolverhampton.

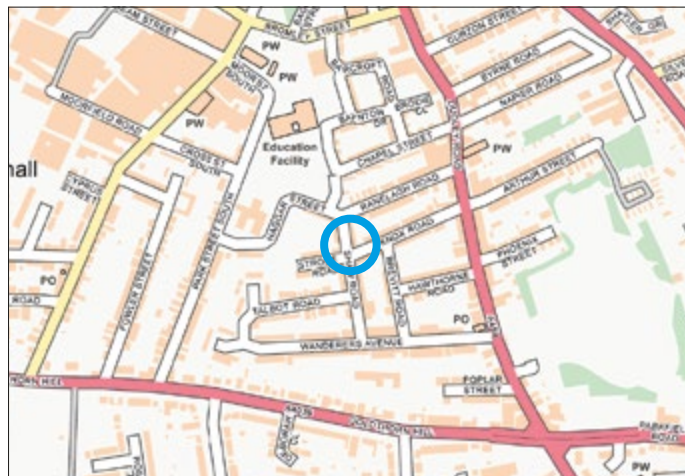
**Outside** Yard to rear

**Ground Floor** Two Reception Rooms, Kitchen

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

LOT

28

**3 Shaw Road, Blakenhall, Wolverhampton WV2 3EL****\*GUIDE PRICE £60,000+**

Not to scale. For identification purposes only

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

**Description** Two bed mid terraced house benefitting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes.

**Situated** off Wanderers Avenue in a popular residential location within close proximity to local amenities and within 2 miles to the centre of Wolverhampton.

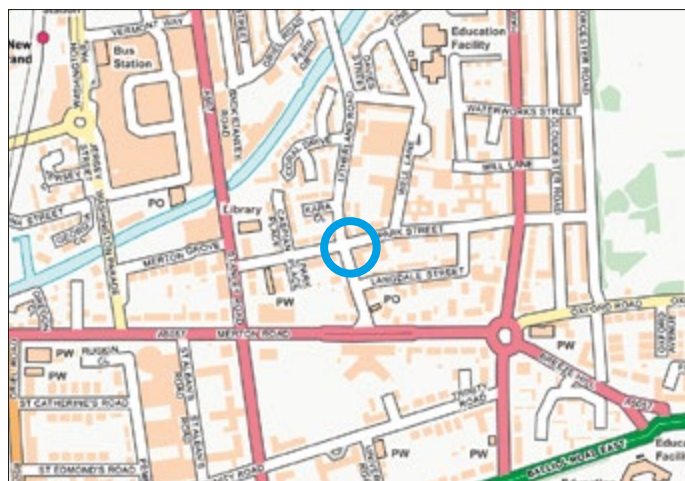
**Outside** Yard to rear

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

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

LOT

29

**34 Litherland Road, Bootle, Merseyside L20 3HZ****\*GUIDE PRICE £45,000–£50,000**

Not to scale. For identification purposes only

- **Mixed use property. Currently producing £3600 per annum. Central heating. Electric roller shutters.**

**Description** A Freehold two storey middle terraced property providing a ground floor retail unit together with a one bedroomed flat above which is currently let by way of an Assured Shorthold Tenancy at a rental of £3,600 per annum. When fully let the potential rental income being in excess of £8,000 per annum. The property benefits from Central heating, Electric roller shutters, and new electrics fitted throughout. The ground floor is in good condition and would be suitable for a number of uses to include residential conversion, subject to gaining any necessary consents.

**Situated** Fronting Litherland 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** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

**Outside** Rear yard.

**EPC Rating** D

**Ground Floor** Main entrance hallway (Access to Flat) **Shop** Main sales area, Rear room with Kitchen, WC.



LOT  
**30****26 Mill Lane, Old Swan, Liverpool L13 5TF****\*GUIDE PRICE £55,000+**

Not to scale. For identification purposes only

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- **A two bedroomed mid terrace. Double glazing. Central heating. Recently refurbished.**

**Description** A two bedroomed mid terrace property benefiting from double glazing and central heating. The property has recently been refurbished and is in very good condition. The property would be suitable for immediate investment purposes with a potential rent of £6000.00 per annum. Viewing is strongly recommended.

**Situated** Off St. Oswalds Street in the popular Old Swan district within walking distance to local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Outside** Yard to Rear.

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

**First Floor** Two Bedrooms.

# Auction programme 2018

## Auction Dates

15th February  
28th March  
17th May  
19th July  
13th September  
1st November  
13th December

## Closing Dates

19th January  
2nd March  
27th April  
22nd June  
17th August  
5th October  
16th November



0151 207 6315

auctions@suttonkersh.co.uk

LOT

31

## The Polaris Public House, 2a Blakehall, Skelmersdale WN8 9AZ

\*GUIDE PRICE £135,000+



Not to scale. For identification purposes only

- **Redevelopment opportunity. Central heating. Double glazing.**

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

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

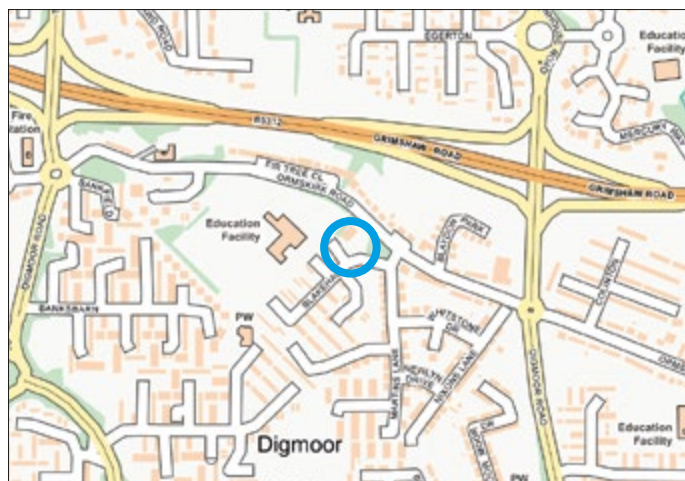
**Basement** Cellar

**Ground Floor** Bar Area/Lounge/Snooker Area, 2 Offices, Rear Room, Kitchen, Ladies & Gent's WC's

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

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

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



Not to scale. For identification purposes only



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LOT  
**32****12 Stratton Street, Wolverhampton WV10 9AJ****\*GUIDE PRICE £60,000+**

Not to scale. For identification purposes only

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

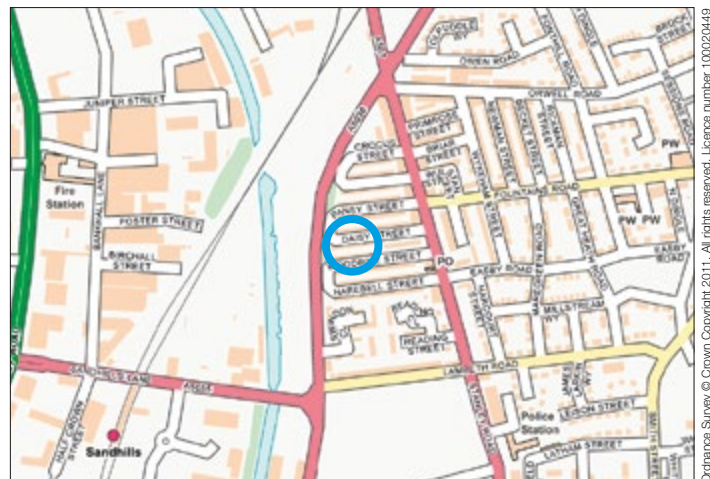
**Description** Two bed mid terraced house benefitting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes.

**Situated** off Nine Elms Lane in a popular residential location within close proximity to local amenities and within 2 miles to the centre of Wolverhampton.

**Outside** Yard to rear

**Ground Floor** Two Reception Rooms, Kitchen

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

LOT  
**33****13 Daisy Street, Liverpool L5 7RN****\*GUIDE PRICE £30,000+**

Not to scale. For identification purposes only

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

**Description** A two bedroomed middle terraced property benefitting from double glazing and central heating. Following a scheme of refurbishment and modernisation works the property would be suitable for investment purposes. The potential rental income is approximately £4,800 per annum.

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

**Outside** Yard to the rear.

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

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

LOT

34

ON BEHALF OF A HOUSING ASSOCIATION

28 Handfield Street, Liverpool L5 6PF

\*GUIDE PRICE £25,000-£30,000



Not to scale. For identification purposes only

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

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

**Situated** Off Breckfield Road North within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms.

**Outside** Yard to the rear.

LOT

35

184 Merridale Street West, Wolverhampton WV3 0RP

\*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

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

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

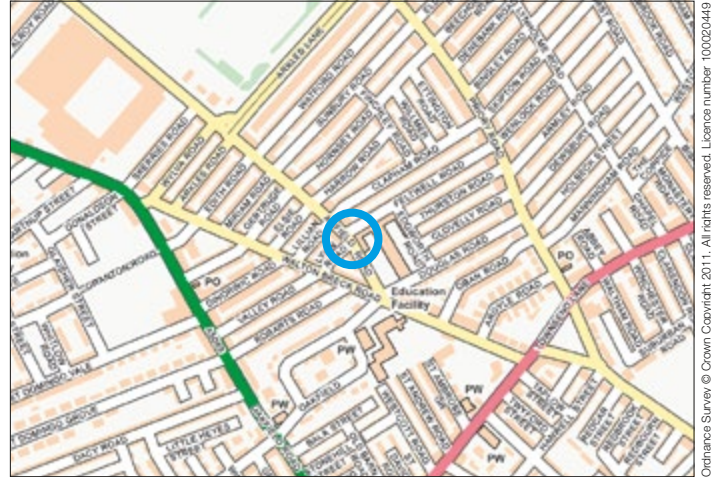
**Situated** Off Owen Road in a popular residential location within close proximity to local amenities, schooling and approximately 2 miles from Wolverhampton Centre.

**Outside** Yard to the rear.

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

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



LOT  
**36****123 & 123a Anfield Road, Liverpool L4 0TL****\*GUIDE PRICE £65,000+**

Not to scale. For identification purposes only

- Residential investment currently producing a rental £9,600 per annum. Two flats. Double glazing. Central heating.**

**Description** An end terraced property converted to provide two one-bedroomed self-contained flats each with their own separate entrance. The property benefits from double glazing and central heating. Both flats are currently let by way of long standing Assured Shorthold Tenancies at a rental income of £400.00 pcm each. The total rental income is approximately £9,600.000 per annum.

**Situated** Fronting Anfield Road on the corner of Feltwell Road in a popular residential location within close proximity to local amenities, schooling, Liverpool Football Club and approximately 4 miles from Liverpool city centre.

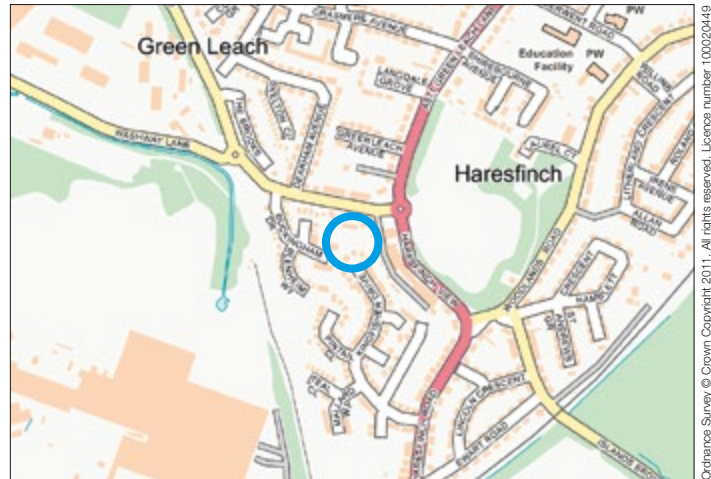
**First Floor 123a** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

**Outside** Yard to the rear.

**Ground Floor 123** Lounge, Kitchen, Bedroom, Bathroom/WC.

LOT  
**37**

ON BEHALF OF A HOUSING ASSOCIATION

**19 Washway Lane, St. Helens, Merseyside WA11 9LL****\*GUIDE PRICE £60,000+**

Not to scale. For identification purposes only

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

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

**Situated** Fronting Washway Lane within close proximity to local amenities, schooling and transport links. Approximately 3.5 miles from St. Helens town centre.

**Outside** Front and rear gardens.

**EPC Rating** D

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

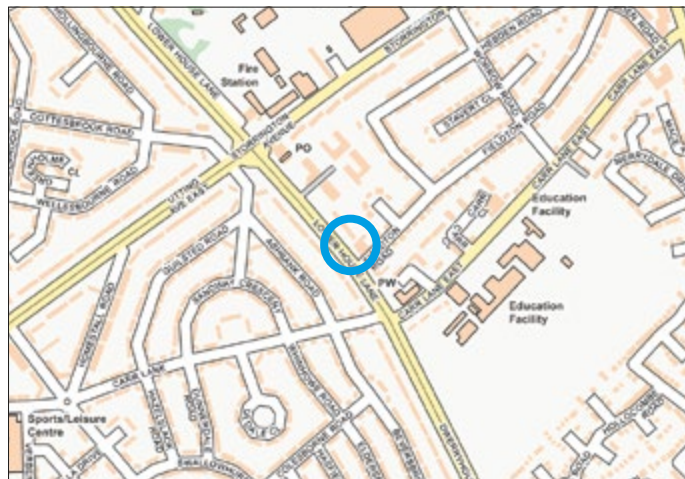
**First Floor** Three Bedrooms, Bathroom

LOT

38

## 215 Lower House Lane, Liverpool L11 2SF

\*GUIDE PRICE £55,000+



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- **Residential investment producing a rental income of £5,450 per annum. Double glazing. Central heating. Front and rear gardens.**

**Description** A three bedroomed mid-town house benefiting from double glazing, central heating and front and rear gardens. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,450 per annum.

Not to scale. For identification purposes only

**Situated** Fronting Lower House Lane in a popular and well established residential location within close proximity to local amenities, schooling and approximately 7 miles from Liverpool city centre.

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

**Outside** Gardens to the front and rear

**Ground Floor** Vestibule, Living Room, Kitchen

LOT

39

## Land at Mintor Road, Kirkby, Liverpool L33 5XQ

\*GUIDE PRICE £30,000–£35,000



Plans are for illustration purposes only



Plans are for illustration purposes only

- **Vacant plot of land with development potential.**

**Description** A vacant plot of land with development potential. The land would be suitable for a number of uses, subject to any necessary planning consents. Plans have been drawn up for the erection of four semi-detached dwellings and are available to view at the auctioneer's office. We have been advised there is possible potential for the erection of 12 units subject to gaining the necessary consents and purchasers are advised to make their own enquiries.

**Situated** Off Simonswood Lane in a popular and well established residential location within close proximity to local amenities and schooling.

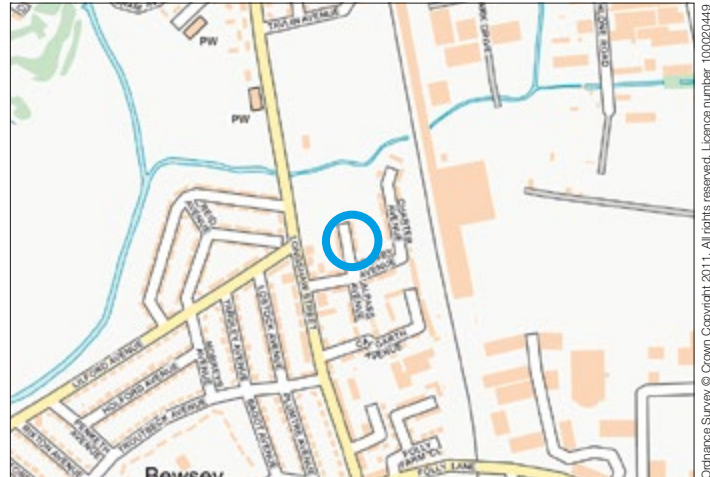
**Note** There is a small piece of land belonging to the Council to form part of the development and could be purchased separately, potential purchasers should enquire with the Council directly. We believe that all main services are available however potential purchasers should make their own further enquiries.



LOT  
**40**

**25 Alpass Avenue, Warrington WA5 0DH**

**\*GUIDE PRICE £60,000+**



Not to scale. For identification purposes only

- **Residential investment producing a rental income of £7,540 per annum. Assured periodic tenant. Double glazing. Gardens.**

**Description** A three bedroomed middle terraced property currently let by way of an Assured Periodic Tenancy producing a rental income of £7,540 per annum. The property benefits from double glazing and gardens to the front and rear. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

**Situated** Off Crosby Avenue in a popular and well established residential location close to local amenities. Warrington town centre is approximately 2 miles away.

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

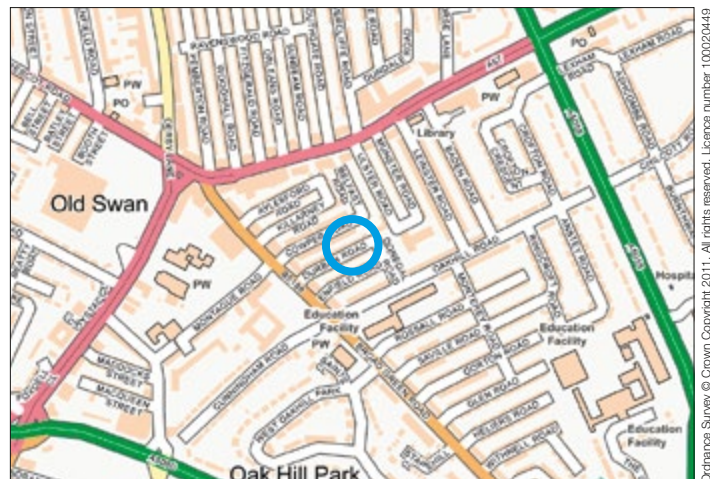
**Ground Floor** Living Room, Kitchen, Bathroom/WC

**First Floor** Three Bedrooms

LOT  
**41**

**38 Cowper Road, Liverpool L13 5SP**

**\*GUIDE PRICE £60,000+**



Not to scale. For identification purposes only

- **Residential investment producing a rental income of £5,460 per annum. Double glazing.**

**Description** A three bedroomed mid terraced property benefiting from double glazing. The property is currently let by way of a Regulated Tenancy producing a rental income of £5,460 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

**Situated** Off Broad Green Road in the Old Swan district within walking distance to local amenities and approximately 4 miles from Liverpool city centre.

**Outside** Yard to the rear.

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

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

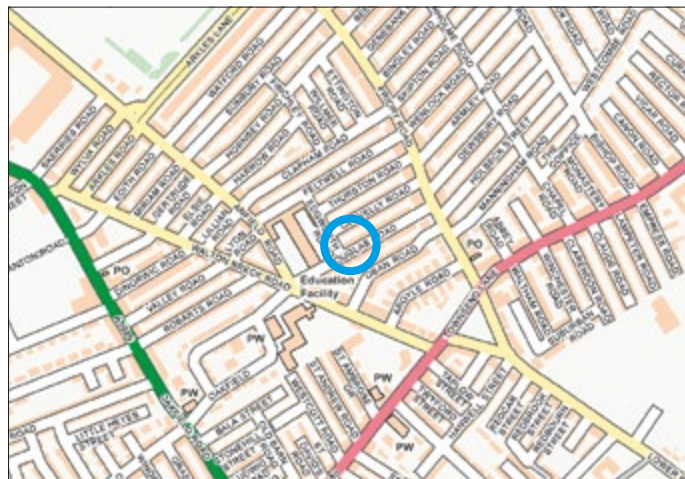


LOT

42

## 10 Clovelly Road, Liverpool L4 2SB

\*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **Residential investment producing a rental income of £4,732 per annum. Double glazing. Central heating. New roof.**

**Description** A three bedroomed mid terraced property benefiting from double glazing, central heating and a new roof. The property is currently let by way of a Regulated Tenancy producing a rental income of £4,732 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

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

**Outside** Yard to the rear.

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

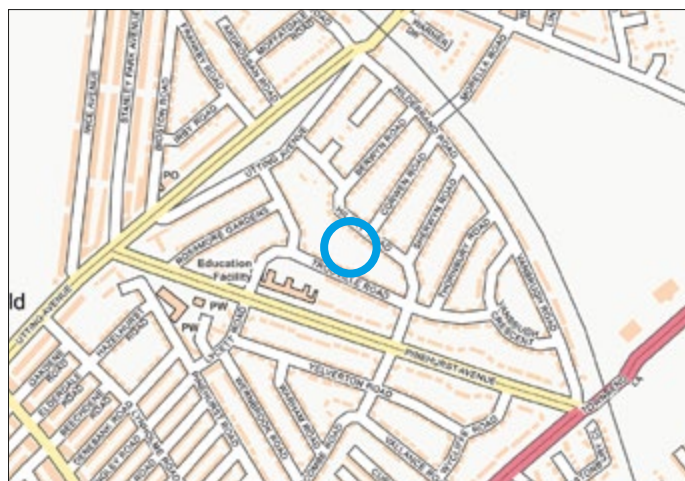
**First Floor** Three Bedrooms, Bathroom/WC

LOT

43

## 36 Hilary Road, Liverpool L4 7TW

\*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

- **Residential investment producing a rental income of £4,836 per annum. Double glazing.**

**Description** A three bedroomed semi-detached property benefiting from double glazing. The property is currently let by way of a Regulated Tenancy producing a rental income of £4,836 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

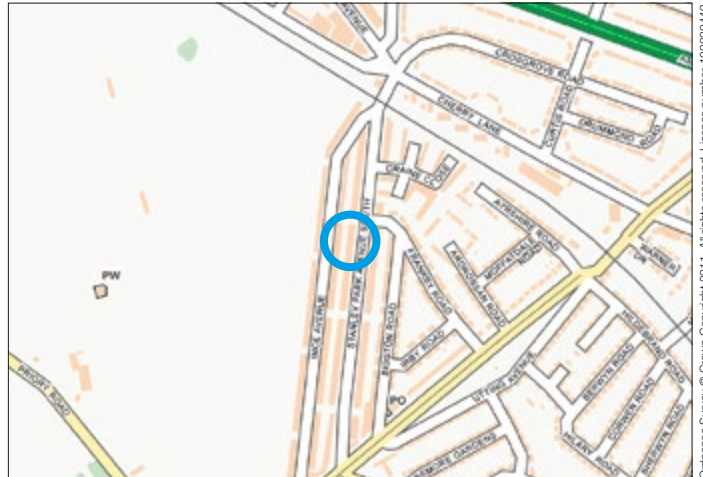
**Situated** Off Trouville Road which in turn is off Pinehurst Avenue close to local amenities and approximately 3 miles from Liverpool city centre.

**Outside** Gardens front and rear.

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

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



LOT  
**44****175 Stanley Park Avenue South, Liverpool L4 7XE****\*GUIDE PRICE £50,000+**

Not to scale. For identification purposes only

- **Residential investment producing a rental income of £5,148 per annum. Double glazing.**

**Description** A three bedroomed mid terraced property benefiting from double glazing. The property is currently let by way of a Regulated Tenancy producing a rental income of £5,148 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

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

**Outside** Yard to the rear.

**Ground Floor** Hall, Lounge, Kitchen

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

LOT  
**45****52 Mauretania Road, Liverpool L4 6SS****\*GUIDE PRICE £55,000+**

Not to scale. For identification purposes only

- **Residential investment producing a rental income of £4,992 per annum. Double glazing.**

**Description** A three bedroomed mid terraced property benefiting from double glazing. The property is let by way of an Regulated Tenancy producing a rental income of £4,992 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

**Situated** Off Haggerston Road which is in turn off Queens Drive (A5058) in a popular and well established residential location within close proximity to County Road amenities and approximately 2 miles from Liverpool city centre.

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

**Outside** Yard to the rear.

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

LOT

46

## 42 Regina Road, Liverpool L9 2DA

\*GUIDE PRICE £50,000–£60,000



Not to scale. For identification purposes only

- **Residential investment producing a rental income of £5,148 per annum. Double glazing.**

**Description** A three bedroomed end of terrace property benefiting from double glazing. The property is let by way of a Regulated Tenancy producing a rental income of £5,148 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

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

**Outside** Yard to the rear.

**Ground Floor** Hall, Lounge, Kitchen

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

LOT

47

## 48 Wyresdale Road, Liverpool L9 0JS

\*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

- **Residential investment producing a rental income of £6,084 per annum. Double glazing. Central heating.**

**Description** A four bedroomed end of terraced property benefiting from double glazing and central heating. The property is let by way of a Regulated Tenancy producing a rental income of £6,084 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

**Situated** Off Warbreck Moor in a popular and well established residential location within close proximity to Walton Vale amenities and approximately 3 miles from Liverpool city centre.

**Outside** Yard to the rear.

**Ground Floor** Hall, Lounge, Two Reception Rooms, Kitchen

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



LOT  
**48**

## 57 Renwick Road, Liverpool L9 2DE

\*GUIDE PRICE £60,000–£65,000



- **Residential investment producing a rental income of £5,824 per annum. Double glazing. Central heating.**

**Description** A two bedroomed semi-detached property benefiting from double glazing, central heating and front and rear gardens. The property is let by way of a Regulated Tenancy producing a rental income of £5,824 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.



Not to scale. For identification purposes only

**Situated** In a cul de sac off Regina Road which is in turn off Walton Vale in a popular and well established residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

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

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

**Outside** Front and rear gardens

LOT  
**49**

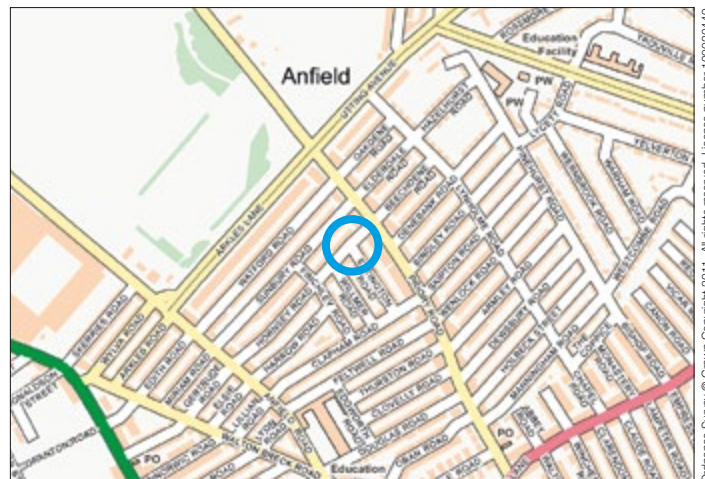
## 103 Hornsey Road, Liverpool L4 2TW

\*GUIDE PRICE £55,000+



- **Two bedroomed end of terrace. Double glazing. Central heating.**

**Description** A two bedroomed plus box room end of terrace property benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.



Not to scale. For identification purposes only

**Situated** Off Priory Road in a popular and well established location within walking distance to Liverpool Football Club, local amenities and approximately 3 miles from Liverpool city centre.

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

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

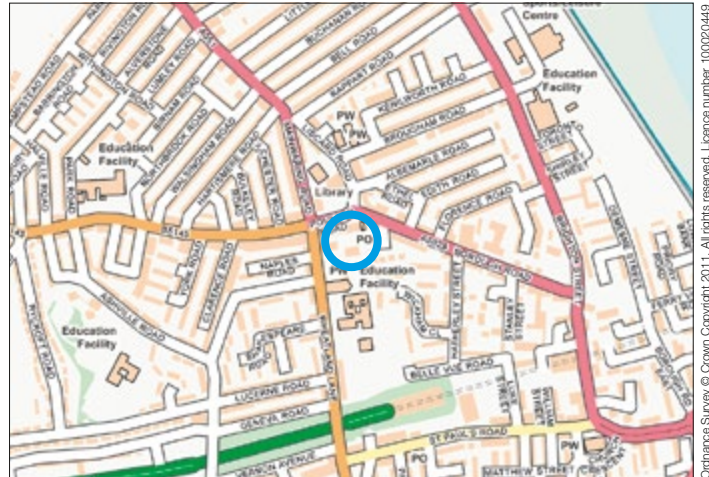
**Outside** Yard to the rear.



LOT  
**50**

**11/11a Poulton Road, Wallasey, Merseyside CH44 6LB**

**\*GUIDE PRICE £65,000–£75,000**



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Not to scale. For identification purposes only

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

**Description** A three storey mid terrace property converted to provide two self-contained flats (one two-bed and one three-bed) each with their own separate front entrance. The property benefits from double glazing and central heating and is in good order throughout. Once let the potential rental income is in excess of £11,100 per annum. Alternatively the first floor could be converted to provide a five bed HMO investment opportunity subject to any necessary consent. If let to 5 tenants at £75ppw the potential rental income is in excess of £19,500 per annum.

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

**Ground Floor Flat 11** Lounge, Kitchen, two Bedrooms, Bathroom/WC

**First Floor Flat 11a** Hall, Lounge, Kitchen/Breakfast Room, Bathroom/WC

**Second Floor** Three Bedrooms above.

**Outside** Yard to Rear.

**EPC Rating Flat 1 – E Flat 2 – D**

LOT  
**51**

**46a Linacre Road, Liverpool L21 6NT**

**\*GUIDE PRICE £35,000+**



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Not to scale. For identification purposes only

- **Two bed roomed apartment. Good size. Double glazing. Central heating. Off-road parking.**

**Description** A good sized two bed roomed apartment benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes let to an individual tenant at a rental of approximately £5100 per annum, or there is potential to let to two tenants which would provide a rental income of in excess of £7,800 per annum.

**Situated** On Linacre Road at the corner with Palmerston Road in a popular and well established residential location close to local amenities and approximately 5 miles from Liverpool city centre.

**Ground Floor** Entrance.

**First Floor Apartment** Hall, Lounge, Kitchen, two Bedrooms (one with dressing room to include ensuite shower and basin), Bathroom/WC

**Outside** Yard. Off-road parking.



LOT  
**52****Apt 4, Josiah Evans Court, 77 Crow Lane East WA12 9TS****\*GUIDE PRICE £95,000+**

Not to scale. For identification purposes only

- **Two bedroom upper floor flat set within an old church. Good order throughout. Double glazing. Allocated parking.**

**Description** A two bedroomed upper floor flat set within an old church and benefits from double glazing and allocated parking. The property is in good order throughout and would be suitable for immediate occupation or investment purposes.

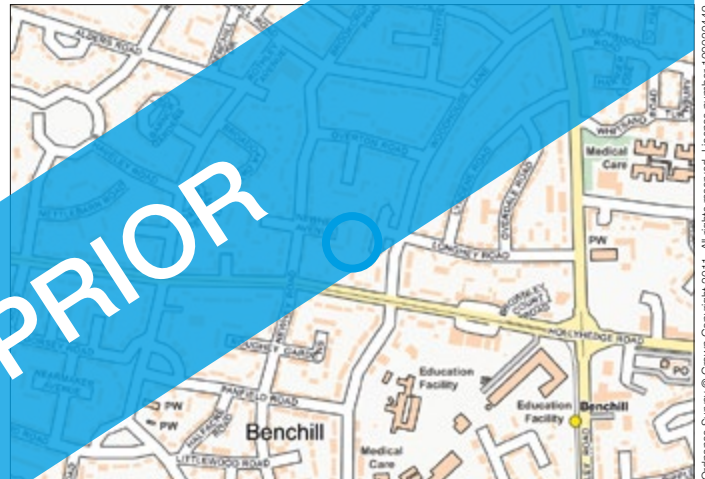
**Situated** On Crow Lane East which is off Ashton Road in a popular and well established location. The property is close to local amenities and has excellent transport links.

**Ground Floor** Entrance.

**Upper Floor Flat** Entrance Hall, Open Plan Kitchen/Lounge, two Bedrooms (master with ensuite) and Bathroom/WC.

**Outside** Allocated Parking.

**EPC Rating** C

LOT  
**53****17 Newhey Avenue, Manchester M22 8LP****\*GUIDE PRICE £115,000+**

Not to scale. For identification purposes only

- **Three bedroomed end of terrace. Parking. Gardens.**

**Description** A three bedroomed end of terrace property in need of repair and modernisation. Following a full upgrade the property would be suitable for occupation or investment purposes. The property benefits from parking and gardens.

**Situated** Off Newhey Road which is off Hollyhedge Road in a popular and well established residential location. The property is close to local amenities and transport links.

**Ground Floor** Entrance Hall, Living Room, Kitchen and Dining Room.

**First Floor** Landing, three Bedrooms, Bathroom and separate WC.

**Outside** Front Parking, Rear Garden.

**Note** The buyer must complete the purchase within 14 days of the date the Auction contract is signed and not the usual 28 days.



LOT

54

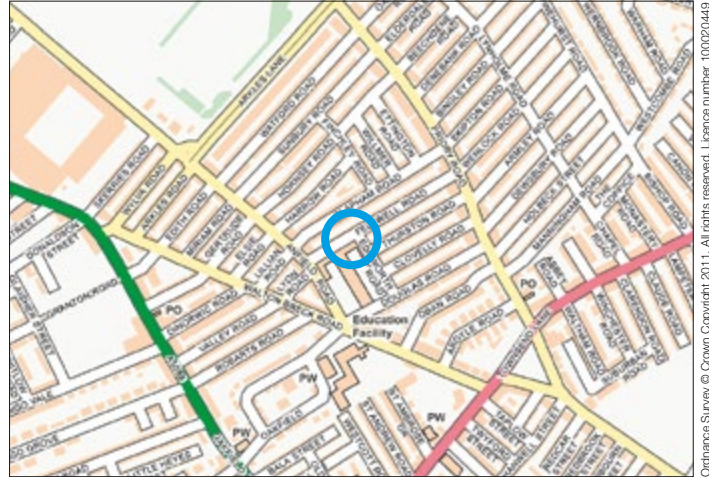
## 21 Feltwell Road, Liverpool L4 2TE

\*GUIDE PRICE £55,000+



- **Residential investment producing £6,489 per annum. Double glazing. Central heating.**

**Description** A three bedroomed end of terrace property which is currently let by way of an Assured Shorthold Tenancy producing £6,489.00 per annum. The property benefits from double glazing, central heating and a newly fitting bathroom.



Not to scale. For identification purposes only

**Situated** Off Priory Road in a popular residential location within walking distance to Liverpool Football Club, local amenities and approximately 3 miles from Liverpool city centre.

**Outside** Rear Yard.

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

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

LOT

55

## 1 Emery Street, Liverpool L4 5UY

\*GUIDE PRICE £35,000+



- **Three bedroom end of terrace. Double glazing. Central heating.**

**Description** A three bedroomed end of terrace property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes. The potential rental income is approximately £6,300.00 per annum.



Not to scale. For identification purposes only

**Situated** Off Goodison Road in a popular and well established residential location close to Everton Football Club, County Road amenities, schooling and approximately 2 miles from Liverpool city centre.

**First Floor** Three Bedrooms.

**Outside** Rear Yard.

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



LOT  
**56****81 Trevor Road, Liverpool L9 8DY****\*GUIDE PRICE £65,000+**

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

**Description** A good sized three bedroomed end of terrace property benefiting from double glazing and central heating. Following some refurbishment works the property would be suitable for occupation and would provide ideal family accommodation. Alternatively it could be let out as an investment property and the potential rental income is approximately £7200.00 per annum. The vendor has confirmed he will give a longer completion if necessary to arrange finance etc.



Not to scale. For identification purposes only

**Situated** Off Orrell Lane and Warbreck Avenue in a very popular and well established residential location within close proximity to Walton Vale amenities, Orrell Park Train Station, Schooling and approximately 5 miles from Liverpool city centre.

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

**Outside** Rear Yard.

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

LOT  
**57****127 Windrows, Skelmersdale, Lancashire WN8 8NL****\*GUIDE PRICE £50,000+**

- **Residential investment currently let to two tenants producing £9,000.00 per annum. Double glazing. Central heating. Rear garden.**

**Description** A three bedroomed mid-town house which is currently let to two tenants by way of a Company Let producing £9,000.00 per annum. The property benefits from double glazing and central heating and a rear garden.



Not to scale. For identification purposes only

**Situated** Windrows is a continuation of Wigan Road which is off Church Road in a well-established residential location within close proximity to local schooling and shopping amenities.

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

**Outside** Rear Garden.

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



LOT

58

31 Dryden Street, Bootle, Merseyside L20 4RT

\*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- Residential investment producing £6,480.00 per annum.

**Description** A three bedroomed middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £6,489.00 per annum. The property is in good condition and benefits from double glazing and central heating.

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

**Outside** Rear Yard.

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

**First Floor** Three Bedrooms.

LOT

59

65 Rodney Street, Birkenhead, Merseyside CH41 2RQ

\*GUIDE PRICE £50,000–£55,000



Not to scale. For identification purposes only

- Residential investment producing £6,779.69 per annum. Double glazing. Central heating.

**Description** A three bedroomed middle terrace property current let by way of a Periodic Tenancy at a rental of £6,779.69 per annum. The property benefits from double glazing and central heating.

**Situated** Rodney Street is a one way system through to Whetstone Lane (B5148) which in turn is off Borough Road (A552) close to local amenities including Birkenhead town centre and railway station.

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

**Outside** Yard to the rear.

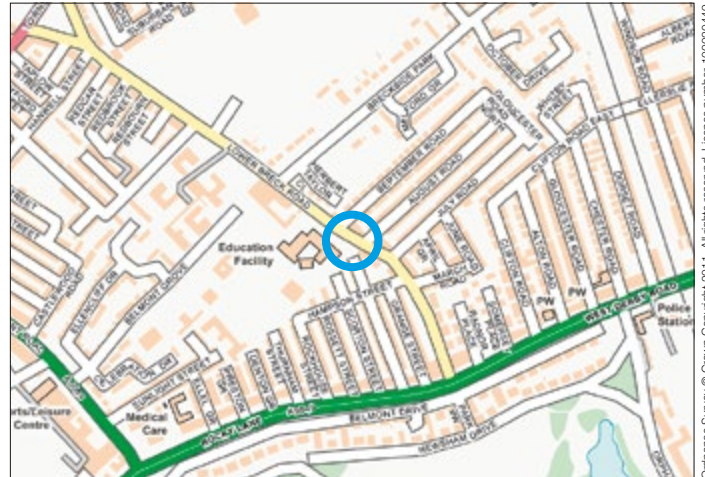
**Ground Floor** Hall, Lounge, Dining Room, Kitchen.



LOT  
**60****66 Lower Breck Road, Liverpool L6 4BZ****\*GUIDE PRICE £75,000+**

- **Good sized five bedroom mid terrace. Partial double glazing. Central heating. Fire doors. Smoke alarms.**

**Description** A good sized five-bedroomed middle terrace property benefiting from partial double glazing, central heating, fire doors and smoke alarms. The property has previously been let as a HMO Investment and would be suitable for continued use subject to a scheme of refurbishment works and the necessary consents. If let to six tenants at a rental of £75pppw the potential rental income is approximately £23,400.00 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Lower Breck Road in a popular and well established residential location within close proximity to local amenities, schooling, Liverpool Football Club and 2 miles from Liverpool city centre.

**First Floor** Three Letting Rooms, one letting Room with ensuite shower/WC, Bathroom/WC.

**Second Floor** One Letting Room

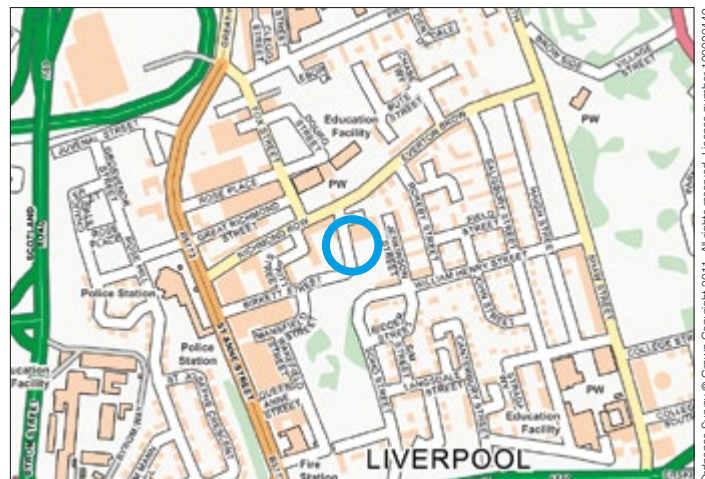
**Outside** Rear Yard.

**Ground Floor** Hall, Lounge, letting Room, Kitchen/Diner, WC, Utility Room.

LOT  
**61****Land at 97–101 Soho Street, Liverpool L3 8AS****\*GUIDE PRICE £100,000+**

- **Vacant site extending to 0.75 of an acre.**

**Description** A vacant site extending to 0.75 of an acre which would be suitable for a number of uses to include a waste transfer station, subject to any necessary planning consents.



Not to scale. For identification purposes only

**Situated** Located on the corner of Soho Street and Birkett Street less than 1 mile from Liverpool city centre within close proximity to good transport links.

LOT  
**62**

**Land at 7–9 & 13–15 Fairfield Street, Liverpool L7 0JY**  
\*GUIDE PRICE £85,000+



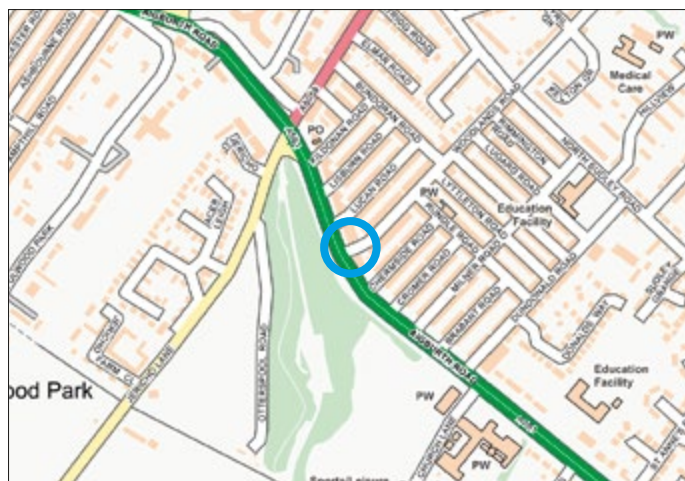
- **Freehold plot of land with potential for development.**

**Description** A Freehold plot of land which provides a cleared rectangular shaped site approximately 0.22 acres and currently bound by palisade fencing requiring access off Fairfield Street, to be obtained. There were previously residential dwellings on the site and therefore access was obtained via the highways, as can be shown from the attached plan.

**Situated** The property is located off Prescott Road (A57) in Fairfield within a predominantly residential area and benefits from a frontage onto Fairfield Street, opposite two three-storey residential houses. There is a more substantial site adjoining our land which has a new development of houses.

LOT  
**63**

**355 Aigburth Road, Liverpool L17 0BP**  
\*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **Commercial investment producing a rental income of £5760.00 per annum. Electric steel roller shutters.**

**Description** A ground floor retail unit forming part of a three storey middle terraced building. The shop benefits from electric steel roller shutters and is currently occupied as a boxing gym at a rental of £5760.00 per annum. To the first and second floors there are two apartments which have been sold off separately.

**Situated** Fronting Aigburth Road on a busy main road position at its junction with Woodland Road and Aigburth Vale. Liverpool city centre is approximately 4 miles away.

**Ground Floor Fitness Centre**  
Main Sales Area, Kitchen, WC, Changing Room with Shower

**Outside** Yard to rear.



LOT  
**64**

**Ground Floor at Eden Square, 7 Hatton Garden, Liverpool L3 2FE**  
\*GUIDE PRICE £150,000+



- **Ground floor new build office premises fully fitted to a high standard within a mixed use development. Double glazed windows. Strip lighting. Carpet/tiled flooring. Intercom system. CCTV. WC and kitchenette facilities.**

**Description** A ground floor new build office premises fully fitted to a high standard within a mixed use development. The property is in a prominent city centre location and benefits from double glazed windows, strip lighting, carpet/tiled flooring, intercom system, CCTV and WC and kitchenette facilities. The property would be suitable for a number of alternative uses subject to any necessary consents. Total area approx 989ft<sup>2</sup>

**Situated** Fronting Hatton Garden within the Eden Square development. The immediate surrounding area comprises a number of regional and national type occupiers such as Tesco and Travelodge with various Liverpool/John Moores University buildings within close proximity. The property also benefits from being in close proximity to the cities amenities including the prime retail shopping locations, restaurants and access to the public transport network such as Moorfields inner city railway station approximately 0.2 miles east.

**Accommodation** Approximate Net Internal Area: 919m<sup>2</sup> (989ft<sup>2</sup>)

**Business Rates** We understand through internet enquiries that the property has a

rateable value of £4,600.

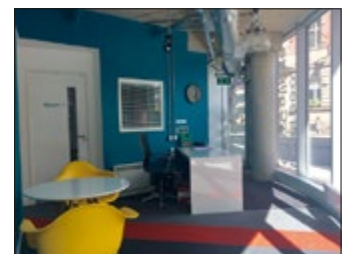
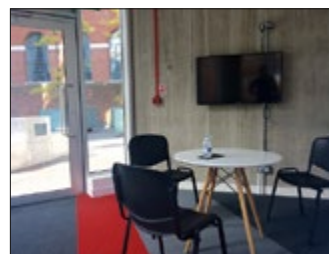
**Tenure** We understand that the property is held long Leasehold by way of a 150 year long lease at a peppercorn ground rent of 1st January 2003.

**Note** The sale does not include the car park and the sale will be subject to VAT.

**Joint Agent**  
SK Real Estate  
**SK REAL ESTATE**  
PROPERTY CONSULTANTS - CHARTERED SURVEYORS & VALUERS



Not to scale. For identification purposes only





LOT  
**65****17 Viola Street, Bootle, Merseyside L20 7DP****\*GUIDE PRICE £45,000+**

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Not to scale. For identification purposes only

- **Two bedroomed end terrace. Good order throughout. Double glazing. Central heating.**

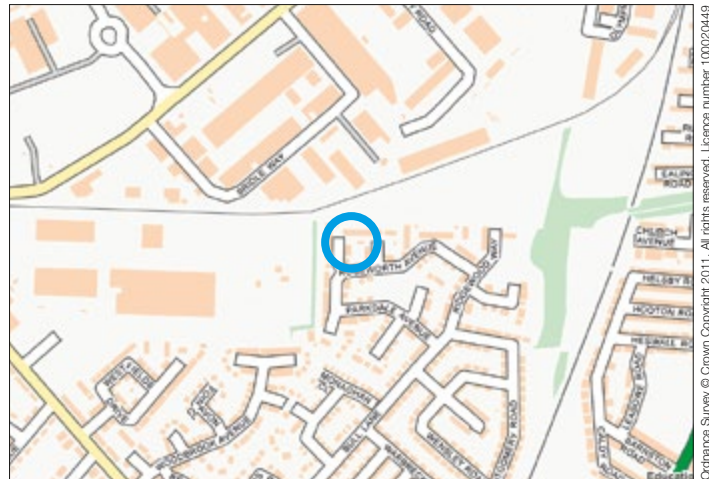
**Description** A vacant two bedroomed end terrace property benefitting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. The property has a potential income in excess of £6,000 per annum.

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

**Outside** Rear Yard.

**Ground Floor** Through Lounge, Kitchen.

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

LOT  
**66****10 Heatherleigh Close, Orrell Park, Liverpool L9 8HH****\*GUIDE PRICE £125,000+**

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Not to scale. For identification purposes only

- **Residential investment producing an income of £7,800 per annum. Double glazing. Central heating. Conservatory. Front and rear gardens. Off road parking.**

**Description** A modern three bedroomed detached property benefitting from double glazing, central heating, conservatory, front and rear gardens and off road parking. The property is currently let by way of an Assured Shorthold Tenancy producing an income of £7,800.00 per annum. The property can be sold with vacant possession if required. The property would be ideal to provide an excellent family home.

**Situated** On an estate of similar property off Roseworth Avenue which in turn is off Ridgewood Way and Bull Lane in a popular residential location within close proximity to Walton Vale Amenities, schooling and approximately 6 miles from Liverpool city centre.

**Ground Floor** Hall, WC, Lounge, Dining Room, Conservatory, Front Reception Room, Kitchen.

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

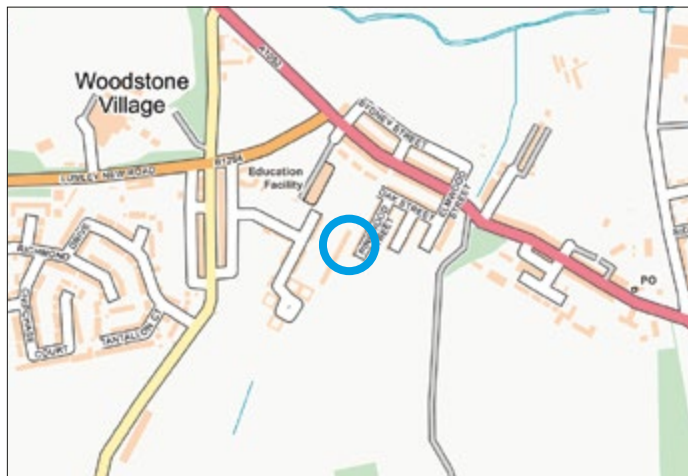
**Outside** Front and Rear Gardens, Driveway.



LOT  
**67****32 Briarwood Street, Houghton Le Spring, Tyne and Wear DH4 6AZ**  
**\*GUIDE PRICE £55,000+**

- **Two bedroomed mid terrace.**

**Description** A two bedroomed middle terrace property which following refurbishment would be suitable for occupation, re-sale or investment purposes.



Not to scale. For identification purposes only

**Situated** Off Briarwood Street which is off Gill Crescent North & South in a popular and well established residential location within close proximity to local amenities, schooling and transport links.

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

**Outside** Rear Garden.

**Ground Floor** Two Reception Rooms, Conservatory, Kitchen.

Now accepting instructions for  
our 28 March 2018 auction  
Closing date 2 March



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

LOT

68

Flats 1a, 1b, 4a &amp; 4b, 40–42 Sydenham Avenue, Liverpool L17 3AX

\*GUIDE PRICE £170,000+

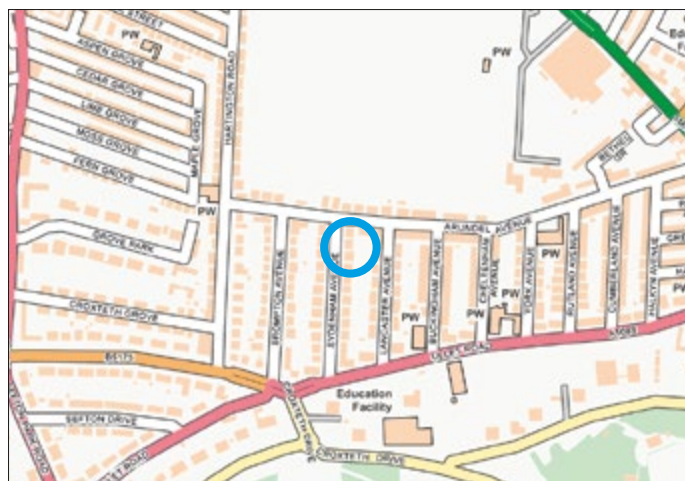


- **Residential investment producing £20,750 per annum. Secure entry system. Central heating. Communal gardens.**

**Description** A pair of three storey dormer style semi-detached properties converted to provide seven self-contained flats which are all on separate Leases by way of a 125 years with a ground rent of £190.00 per annum with 10 yearly RPI increase. We are offering four of the flats namely Flat 1A, 1B, 4A and 4B which are all currently let by way of Assured Shorthold Tenancies producing a rental income of approximately £20,750 per annum. The flats benefits from a secure entry system, central heating and communal gardens.

**Situated** Fronting Sydenham Avenue between Arundel Avenue and Ullet Road in a popular residential location within walking distance to Sefton Park and approximately 2 miles south of Liverpool city centre.

**Outside** Communal gardens. On street parking.



Not to scale. For identification purposes only

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**Ground Floor** Main Entrance Hallway

**First Floor Studio Flat 1A** Lounge/Bedroom, Kitchen, Bathroom/WC

**Flat 1B** Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC

**Second Floor Studio Flat 4A** Lounge/Bedroom, Kitchen, Bathroom/WC

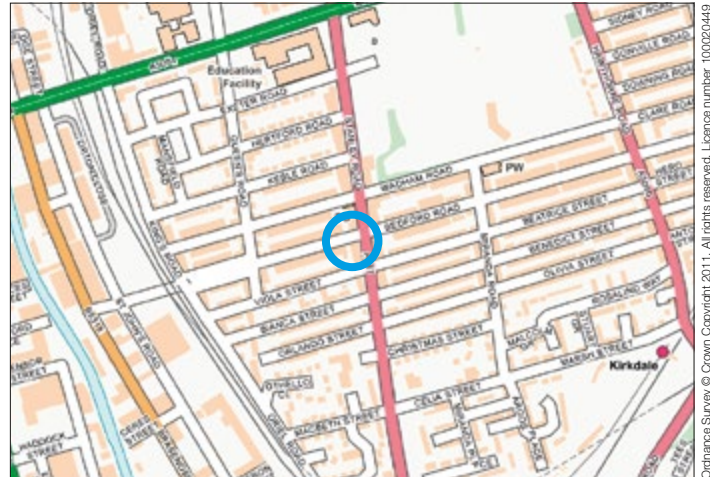
**Flat 4B** Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC



LOT  
**69****45 Stanley Road, Bootle, Merseyside L20 7BY****\*GUIDE PRICE £40,000+**

- **Substantial three storey corner property comprising a ground floor retail with 4 x 1 bedroomed flats above. Roller shutters.**

**Description** A substantial three storey corner property comprising a ground floor retail together with 4 x 1 bedroomed flats above accessed via a separate side entrance. The retail unit benefits from roller shutters. The property is in a derelict state and is in need of a full upgrade and refurbishment scheme.



Not to scale. For identification purposes only

**Situated** Fronting Stanley Road in an established and popular location approximately 1.5 miles from Liverpool city centre and within close proximity to Bootle Strand Shopping Parade.

**Second Floor Flat 3**  
Accommodation  
**Flat 4** Accommodation

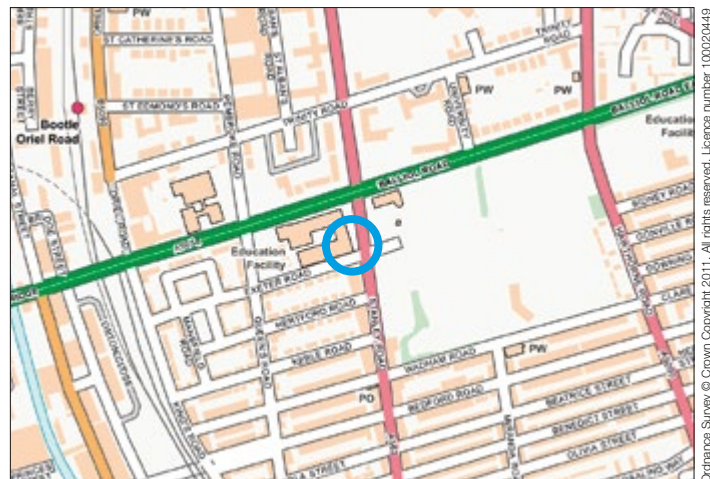
**Ground Floor** Retail Unit

**First Floor Flat 1**  
Accommodation  
**Flat 2** Accommodation

LOT  
**70****Land on the west side of Stanley Road, Bootle L20 7DA****\*GUIDE PRICE £15,000+**

- **Cleared plot of land of approximately 0.11 acres previously used as a sales suite and five parking spaces.**

**Description** A cleared plot of land of approximately 0.11 acres previously used as a sales suite and five parking spaces. The land would be suitable for a number of uses, subject to any necessary consents. We believe all main services are available, however potential purchasers should make their own enquiries.



Not to scale. For identification purposes only

**Situated** On the west side of Stanley Road close to its junction with Exeter Road in an established and popular location approximately 1.5 miles from Liverpool city centre and within close proximity to Bootle Strand Shopping Parade.



LOT  
**71****58 Halsbury Road, Kensington, Liverpool L6 6DQ****\*GUIDE PRICE £70,000+**

Not to scale. For identification purposes only

- **Three bedroom mid terrace. Refurbished. Double glazing. Central heating. New fitted kitchen.**

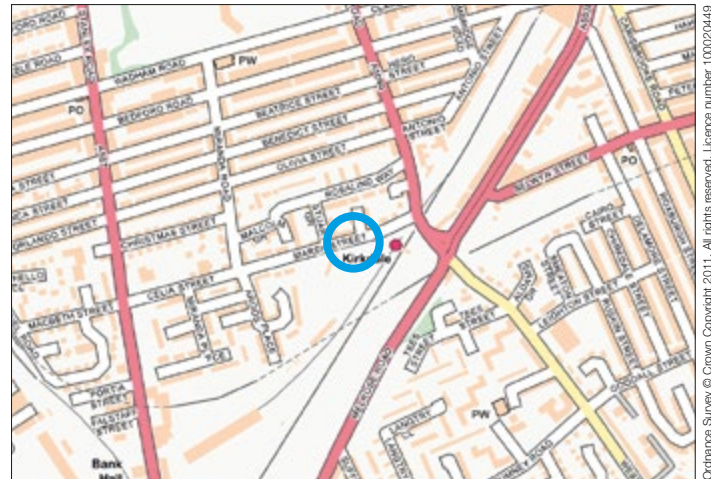
**Description** A three bedroomed mid terraced property which has been refurbished and benefits from double glazing, central heating and a new fitted kitchen. The property is ready for occupation or investment purposes. If let to 4 tenants at £75 pppw the potential rental income would be approximately £15,600 per annum.

**Situated** Off Kensington High Street and Molyneux Road in a popular and well established residential location within close proximity to local amenities, The Royal Liverpool University Hospital and Liverpool Universities. Liverpool city centre is approximately 3 miles away.

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

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

**Outside** Yard to the rear.

LOT  
**72****The Cabin Public House, 49 Marsh Street, Kirkdale L20 2BN****\*GUIDE PRICE £50,000+**

Not to scale. For identification purposes only

- **Three storey detached derelict former public house. In need of a full upgrade and refurbishment scheme.**

**Description** A re-development opportunity comprising a three storey detached derelict former public house in need of a full upgrade and refurbishment scheme. The property had planning permission to convert to provide six self-contained flats however this has now lapsed. Planning ref: 14F/1127.

**Situated** Off Westminster Road in an established location within walking distance to Kirkdale Railway Station, local amenities and approximately 3 miles from Liverpool city centre.

**Second Floor** Various Accommodation

**Outside** Yard.

**Ground Floor** Various Accommodation

**First Floor** Various Accommodation



LOT  
**73****102 South Road, Waterloo, Liverpool L22 0ND****\*GUIDE PRICE £110,000+**

Not to scale. For identification purposes only

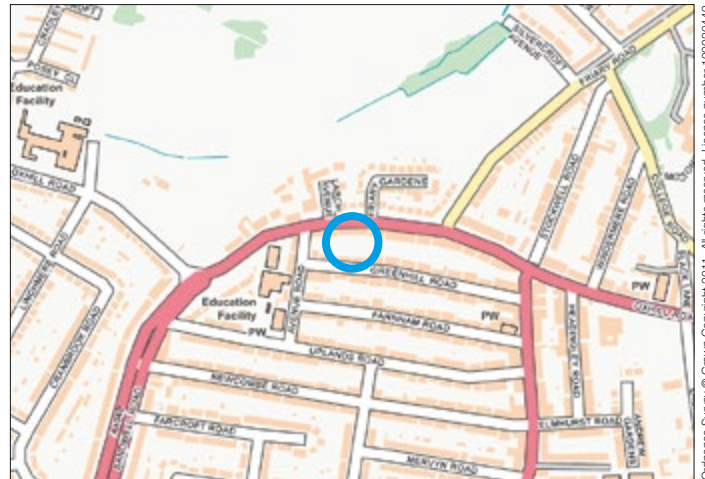
- **Commercial investment currently producing £15,000 per annum. 10 year lease from september 2016. Substantial retail accommodation.**

**Description** A commercial investment opportunity which is currently let by way of a 10 year lease from 30th September 2016 producing £15,000.00 per annum. The premises are arranged on ground floor only providing substantial retail accommodation with staff and storage areas to the rear.

**Situated** Fronting South Road Off the A565 which runs between Liverpool and Southport and is approximately 4 miles North of Liverpool city centre. The premises are situated in the prime area of South Road which is the main shopping area in Waterloo.

**Ground Floor**

Gross Frontage 6.35m  
Internal Width 5.54m  
Shop Depth 13.04m  
Ground Floor (exclusive of WC accommodation) 67.20m<sup>2</sup>

LOT  
**74****223 Oxhill Road, Birmingham B21 8HA****\*GUIDE PRICE £75,000+**

Not to scale. For identification purposes only

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

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

**Situated** Fronting Oxhill Road in a popular residential location within close proximity to local amenities and approximately 4 miles from Birmingham city centre.

**Outside** Yard to the rear.

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

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

LOT

75

14 Roscoe Street, St. Helens, Merseyside WA10 4BW

\*GUIDE PRICE £45,000+



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

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



Not to scale. For identification purposes only

**Situated** Off St Georges Road which in turn is off Boundary Road in a popular residential location within close proximity to local amenities, schooling and approximately 1 mile from St. Helens town centre.

**First Floor** Two Bedrooms.

**Outside** Yard to the rear.

**EPC Rating** D

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

LOT

76

1 Crown Mews, Crown Lane, Denbigh, Clwyd LL16 3AA

\*GUIDE PRICE £70,000+



- **Residential investment producing a rental income of £7,200 per annum. Double glazing. Central heating. Driveway. Roof terraced garden.**

**Description** A three storey four bedroomed modern town house property benefiting from double glazing, central heating, allocated parking and a decked roof terrace garden. The property is currently let by way of an Assured Shorthold Tenancy producing £7,200 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Crown Lane which is accessed via High Street (A543) within Denbigh town centre with stunning views across the Vale of Clwyd. Denbigh is a picturesque, bustling market town steeped in history with excellent schools and facilities.

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

**Second Floor** Two Bedrooms (shared en-suite Shower Room/WC)

**Outside** Allocated Parking, Decked Roof terrace Garden.

**Ground Floor** Entrance Hall, Breakfast Room/Kitchen, WC, Stairs to Lounge, Study.

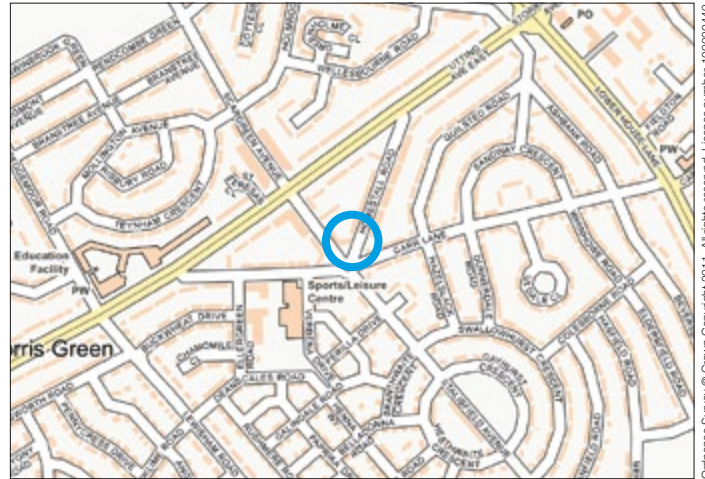


LOT

77

## 7 Homestall Road, Liverpool L11 2TU

\*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

- **Residential investment producing a rental of £5,800 per annum. Double glazing. Central heating. Gardens. Off road parking.**

**Description** A two bedroomed mid-town house benefiting from double glazing, central heating, gardens and off road parking. The property is currently let by way of an Assured Shorthold Tenancy producing £5,800 per annum.

**Situated** Off Carr Lane and Utting Avenue East in a popular and well established residential location within close proximity to local amenities, schooling and approximately 7 miles from Liverpool city centre.

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

**Outside** Gardens to the front and rear

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

LOT

78

## 6 Mill Close, Coventry CV2 1SH

\*GUIDE PRICE £100,000+



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Not to scale. For identification purposes only

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

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

**Situated** Off Aldermans Green Road in a popular residential location within close proximity to local amenities, schooling and approximately 4 miles from Coventry city centre.

**Outside** Yard to the rear.

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

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



LOT

79

29 County Road, Walton, Liverpool L4 3QA

\*GUIDE PRICE £80,000+

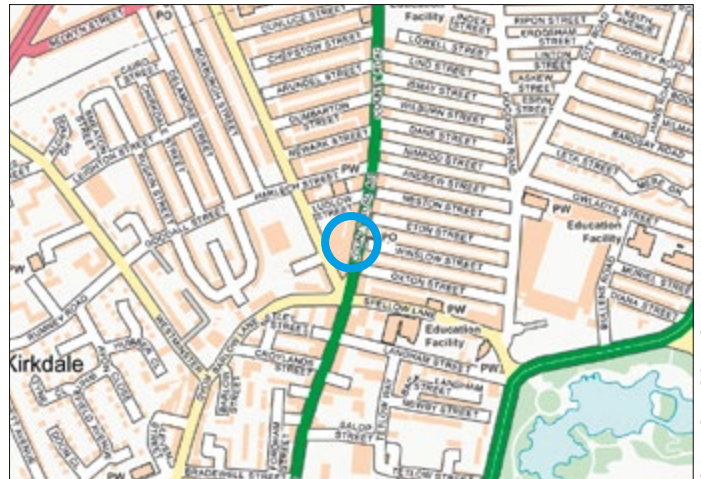


- **Commercial investment producing a rental income of £12,000 per annum. Suspended ceilings incorporating recessed lighting. Carpeted floors. Alarm system. Upvc double glazed frontage. External roller shutters.**

**Description** A mixed use investment opportunity currently producing £12,000 per annum currently trading as The Card Factory. A three storey mid terraced property comprising a ground floor retail unit together with storage accommodation to the upper floors. The property benefits from suspended ceilings incorporating recessed lighting, carpeted floors, alarm system, UPVC double glazed frontage and external roller shutters. The ground floor is currently let by way of a 4 Year lease producing a rental income of £12,000 per annum. The upper floors provide storage accommodation are in a shell condition which benefits from electric strip lighting.

**Situated** Fronting County Road in a prominent position nearby to local amenities and retailers such as Barclays Bank, Home Bargains, The Cheque Centre, Subway, Greggs, Ladbroke's, William Hill and Heron Foods. Liverpool city centre is approximately 2 miles away.

**Outside** Yard to the rear



Not to scale. For identification purposes only

**Ground Floor** Sales Area 65.9m<sup>2</sup> (710ft<sup>2</sup>)

**First Floor** Front Room 20.4m<sup>2</sup> (220ft<sup>2</sup>)  
Rear Room 10.1m<sup>2</sup> (109ft<sup>2</sup>)  
Storage Room 15.0m<sup>2</sup> (161ft<sup>2</sup>) WC

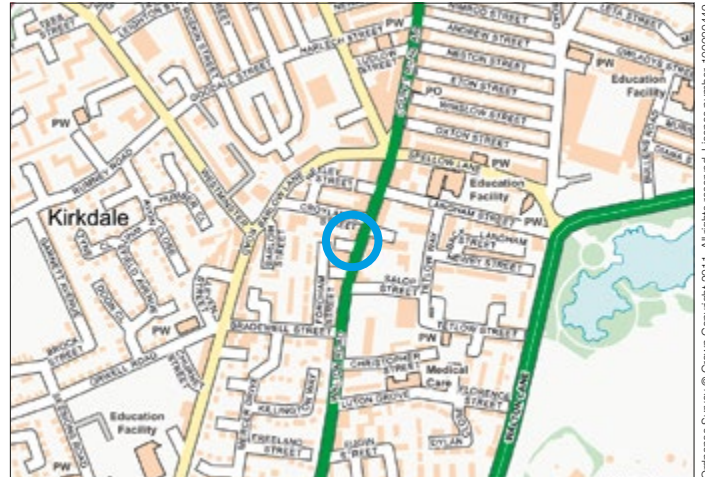
**Second Floor** Front Room 20.2m<sup>2</sup> (217ft<sup>2</sup>)  
Rear Room 16.1m<sup>2</sup> (173ft<sup>2</sup>)



LOT  
**80****219 Walton Road, Liverpool L4 4AJ****\*GUIDE PRICE £65,000+**

- **Commercial investment producing approximately £11,000.00 per annum.**

**Description** A mixed use investment opportunity currently producing approximately £11,000 per annum. A three storey mixed use middle terraced property comprising a ground floor retail unit together with 2 x 1 bedrooomed self-contained flats to the first and second floors. The property benefits from double glazing and central heating. The ground floor is currently let by way of a 3 year lease from July 2017 at a rental of £3600 per annum. The flats are let by way of Assured Shorthold Tenancies at a rental income of £300.00 pcm each.



Not to scale. For identification purposes only

**Situated** Fronting Walton Road one of the main arteries into Liverpool city centre in a popular residential approximately 3 miles from Liverpool city centre.

**Ground Floor Shop** Main sales area, Kitchen, WC. Stairs down to basement which is used for storage.

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

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

**Outside** Yard to the rear. Access to flats.

LOT  
**81****116 Macdonald Street, Liverpool L15 1EL****\*GUIDE PRICE £50,000+**

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

**Description** A two bedrooomed mid terraced property benefiting from double glazing and central heating. Following upgrade and modernisation the property would be suitable for investment purposes with a potential rental in excess of £5,400 per annum.



Not to scale. For identification purposes only

**Situated** Off Picton Road in a popular and well established residential location close to amenities and transport links approximately 4 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms one with Dressing Room.

**Outside** Rear Yard.



LOT  
**82**

## 2 Crown Mews, Crown Lane, Denbigh, Clwyd LL16 3AA

\*GUIDE PRICE £70,000+



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- **Residential investment producing an income of approximately £7,200 per annum. Double glazing. Central heating. Roof terraced garden.**

**Description** A three storey four bedroomed modern town house property benefiting from double glazing, central heating, allocated parking and a decked roof terrace. The property is currently let by way of an Assured Shorthold Tenancy producing £7,200 per annum.

**Situated** Fronting Crown Lane which is accessed via High Street (A543) within Denbigh town centre with stunning views across the Vale of Clwyd. Denbigh is a picturesque, bustling market town steeped in history with excellent schools and facilities.

**First Floor** Two Bedrooms, (one with en-suite)

**Second Floor** Lounge, Kitchen/ Diner, Cloakroom/WC.

**Outside** Allocated Parking, Decked Roof Terrace Garden

**Ground Floor** Entrance Hall, two Bedrooms, Bathroom/WC

LOT  
**83**

## 11 Reeves Avenue, Bootle, Merseyside L20 0BJ

\*GUIDE PRICE £65,000+



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

**Description** A vacant three bedroomed semi-detached property benefiting from double glazing, central heating, parking, and gardens. The property would be suitable for immediate occupation or investment purposes with a potential annual income in excess of £6000 per annum.

**Situated** Off Rogers Avenue which is turn is off Southport Road close to local amenities and approximately 4 miles from Liverpool city centre.

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

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

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



LOT  
**84****55 Gonville Road, Bootle, Merseyside L20 9LW**  
\*GUIDE PRICE £50,000–£55,000

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

**Description** A vacant three bedroomed mid terrace property benefiting from double glazing and central heating. The property has been modernised and would be suitable for investment purposes, with a potential rental income in excess of £5,400 per annum.



Not to scale. For identification purposes only

**Situated** Off Hawthorne Road in a popular and well established residential location approximately 2 miles from Liverpool city centre.

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

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

**Outside** Rear Yard.

LOT  
**85****Flats 1 & 2, 156 South Road, Hockley, Birmingham B18 5LE**  
\*GUIDE PRICE £90,000+

- **One one-bedroomed and one two-bedroomed self contained flats. Double glazing. Central heating.**

**Description** An end terraced property converted to provide one one-bedroomed and one two-bedroomed self-contained flats benefiting from double glazing and central heating. Following a full upgrade and refurbishment scheme the flats would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Park Avenue which in turn is off Soho Hill in a popular residential location within close proximity to local amenities and approximately 2 miles from Birmingham city centre.

**Ground Floor** Main entrance, Hallway.

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

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

**EPC Rating Flat 1 – D Flat 2 – D**



LOT

86

## 30 Stevenson Street, Liverpool L15 4HB

\*GUIDE PRICE £60,000+



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

**Description** A three bedroomed mid terraced property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for occupation, resale or investment purposes. If let to 4 tenants at £75 pppw the potential rental income would be approximately £15,600 per annum.



Not to scale. For identification purposes only

**Situated** Off Picton Road and Long Lane in a popular and well established residential location within close proximity to local amenities, schooling, Picton Sports Centre and approximately 2 miles from Liverpool city centre.

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

**First Floor** Three Bedrooms

**Outside** Yard to the rear.

LOT

87

## 24 Derby Lane, Liverpool L13 3DL

\*GUIDE PRICE £70,000+



- **Commercial investment producing £9,000pa.**

**Description** An end of terrace two storey commercial property currently trading as "Donnas hair Salon by way of a rolling full insuring and repairing commercial Lease which commenced in June 2006. The rental income is approximately £9,000 per annum. The property benefits from tiled flooring, electric strip lighting, timber-framed single glazed frontage, electric roller shutters and a part-raised floor to the rear. There is potential to convert the first floor to provide a one bedroomed flat with its own separate front entrance, subject to any necessary consents.



Not to scale. For identification purposes only

**Situated** Fronting Derby Lane in the Old Swan area close to local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor Shop** Area 26.8m<sup>2</sup> (188.45ft<sup>2</sup>)  
Rear Storage 10.68m<sup>2</sup> (114.9ft<sup>2</sup>)  
Kitchenette 5.02m<sup>2</sup> (54.03ft<sup>2</sup>)

**First Floor** Front Room 32.9m<sup>2</sup>  
Rear Room 11m<sup>2</sup> WC

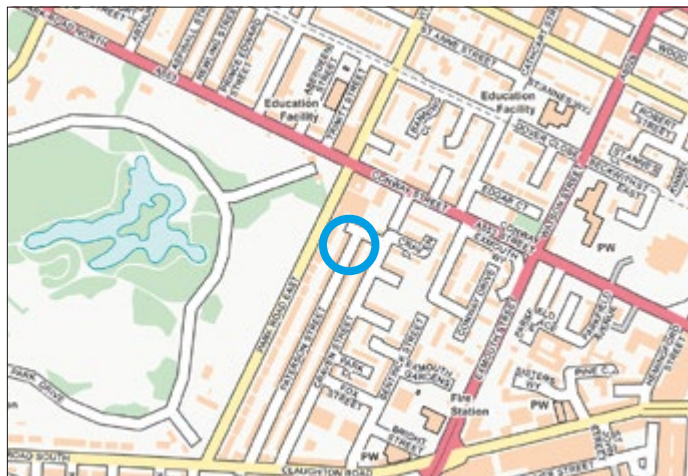
Total NIA 86.4m<sup>2</sup> (930ft<sup>2</sup>)

**Outside** Yard to the rear

**Joint Agent**  
SK Real Estate

**SK REAL ESTATE**  
PROPERTY CONSULTANTS - CHARTERED SURVEYORS & VALUERS



LOT  
**88****4 Paterson Street, Birkenhead, Merseyside CH41 4BH****\*GUIDE PRICE £40,000+**

Not to scale. For identification purposes only

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

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

**Situated** Off Cloughton Road in a popular residential location close to local amenities approximately 1 miles from Birkenhead town centre and 5 miles from Liverpool city centre.

**Outside** Yard to the rear.

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

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

# Auction programme 2018

## Auction Dates

15th February  
28th March  
17th May  
19th July  
13th September  
1st November  
13th December

## Closing Dates

19th January  
2nd March  
27th April  
22nd June  
17th August  
5th October  
16th November



0151 207 6315

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



LOT

89

**2 The Spinney, Prescot, Merseyside L34 3ND****\*GUIDE PRICE £150,000+**

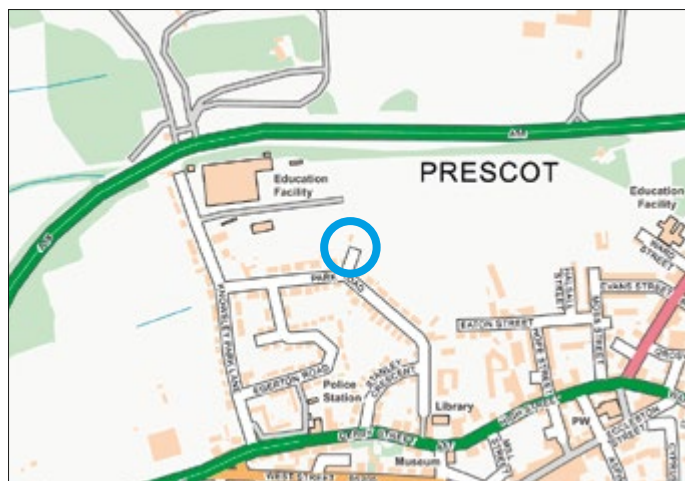
- **A three bedroomed detached bungalow. Double glazing. Central heating. Gardens. Driveway.**

**Description** A vacant three bedroomed detached bungalow which is in good order throughout and benefits from double glazing, central heating, driveway and gardens. The property would be suitable for occupation, investment or resale purposes. The property is suitable for cash purchasers only.

**Situated** Off Park Road in a popular and well established residential location close to local amenities, schooling and transport links and within walking distance of Prescot town centre.

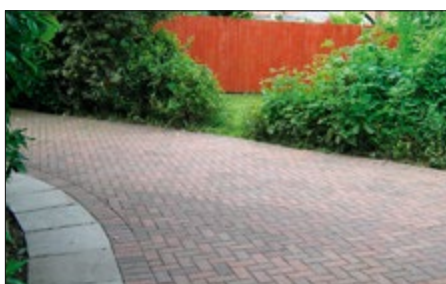
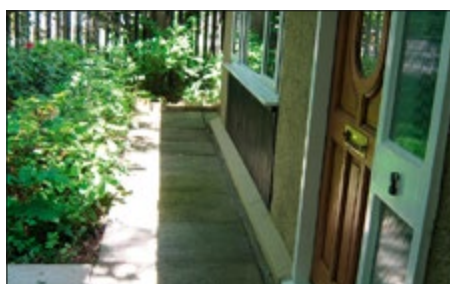
**Ground Floor** Hall, Kitchen, Lounge, three Bedrooms, Bathroom/WC.

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



Not to scale. For identification purposes only

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LOT

90

## 10 Gosford Street, Liverpool L8 4SB

\*GUIDE PRICE £62,500+



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

**Description** TO BE OFFERED WITH LOTS 90–100 AS A PORTFOLIO OR AS INDIVIDUAL LOTS. A vacant 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 Grafton Street in a popular and well established residential location close to local amenities and approximately 3.5 miles away from Liverpool city centre.

**Outside** Yard to the rear.

**Ground Floor** Vestibule, Through lounge/Dining room, Kitchen.

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

LOT

91

## 102 Rosslyn Street, Liverpool L17 7DL

\*GUIDE PRICE £120,000+



- **Residential investment producing a rental income of £8,400 per annum. Double glazing. Central heating.**

**Description** TO BE OFFERED WITH LOTS 90–100 AS A PORTFOLIO OR AS INDIVIDUAL LOTS. A three bedroomed mid terraced property benefiting from double glazing and central heating. The property is let by way of an Assured Shorthold Tenancy producing a rental income of £8400 per annum.



Not to scale. For identification purposes only

**Situated** Off Aigburth Road in an established and popular residential location within easy access to local amenities, Lark Lane, Sefton Park and approximately 3 miles from Liverpool city centre.

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

**Outside** Rear Yard

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

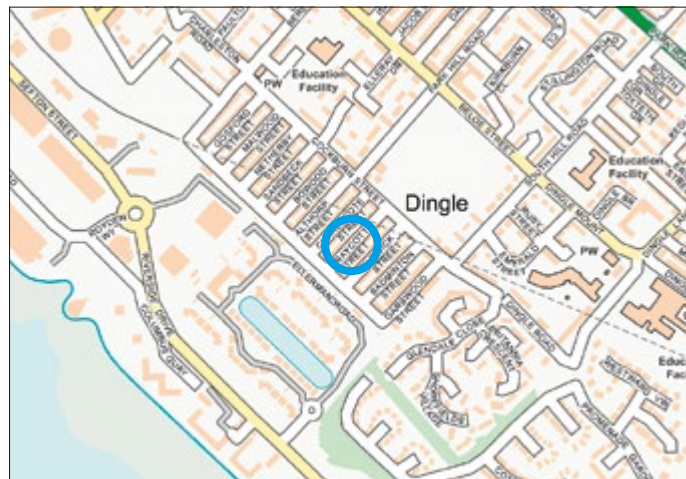


LOT

92

22 Draycott Street, Liverpool L8 9UU

\*GUIDE PRICE £62,500+



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- Residential investment producing a rental income of £6000 per annum. Double glazing. Central heating.

**Description** TO BE OFFERED WITH LOTS 90-100 AS A PORTFOLIO OR AS INDIVIDUAL LOTS. A two bedroomed mid terraced property benefiting from double glazing and central heating. The property is let by way of an Assured Shorthold Tenancy producing a rental income of £6000 per annum.

Not to scale. For identification purposes only

**Situated** Off Grafton Street in a popular and well established residential location within close proximity to local amenities. Liverpool city centre is approximately 3.5 miles away.

**Outside** Yard to the rear.

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

**First Floor** Two Bedrooms.

LOT

93

25 Dombey Street, Liverpool L8 5TJ

\*GUIDE PRICE £65,000+



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- Residential investment producing a rental income of £6600 per annum. Double glazing. Central heating.

**Description** TO BE OFFERED WITH LOTS 90-100 AS A PORTFOLIO OR AS INDIVIDUAL LOTS. A three bedroomed mid terraced property benefiting from double glazing and central heating. The property is let by way of an Assured Shorthold Tenancy producing a rental income of £6600 per annum.

Not to scale. For identification purposes only

**Situated** Off Park Road (the A561) in a popular and well established residential location within close proximity to Park Road amenities, schooling and approximately 1 mile from Liverpool city centre.

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

**Outside** Yard to the rear.

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



LOT  
**94****31 Netherby Street, Liverpool L8 4RX****\*GUIDE PRICE £62,500+**

- **Residential investment producing a rental income of £6300 per annum. Double glazing.**

**Description** TO BE OFFERED WITH LOTS 90–100 AS A **PORTFOLIO OR AS INDIVIDUAL LOTS.** A two bedroomed mid terraced property benefiting from double glazing. The property is let by way of an Assured Shorthold Tenancy producing a rental income of £6300 per annum.



Not to scale. For identification purposes only

**Situated** Off Grafton Street in a popular and well established residential location close to local amenities and approximately 3.5 miles away from Liverpool city centre.

**Outside** Yard to the rear.

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

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

LOT  
**95****321 Binns Road, Liverpool L13 1DB****\*GUIDE PRICE £57,500+**

- **Residential investment producing £4,200pa. Three bedroomed semi-detached property benefiting from double glazing, central heating and gardens.**

**Description** TO BE OFFERED WITH LOTS 90–100 AS A **PORTFOLIO OR AS INDIVIDUAL LOTS.** A three bedroomed semi-detached property benefiting from double glazing, central heating and gardens to the front and rear. The property is let by way of an Assured Shorthold Tenancy producing a rental income of £4,200 per annum.



Not to scale. For identification purposes only

**Situated** Off Edge Lane in a popular and well established residential location within close proximity to local amenities, schooling and the new Edge Lane retail park. Liverpool city centre is approximately 4 miles away.

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

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

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



LOT

96

## 45 Charlecote Street, Liverpool L8 9UX

\*GUIDE PRICE £65,000+



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

**Description** TO BE OFFERED WITH LOTS 90-100 AS A PORTFOLIO OR AS INDIVIDUAL LOTS. A two bedroomed mid terraced property benefiting from double glazing and central heating. The property is let by way of an Assured Shorthold Tenancy.

Not to scale. For identification purposes only

**Situated** Off Grafton Street in a popular and well established residential location close to local amenities and approximately 3.5 miles away from Liverpool city centre.

**Outside** Yard to the rear.

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

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

LOT

97

## 61 Beresford Road, Liverpool L8 4TN

\*GUIDE PRICE £65,000+



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- **Residential investment producing a rental income of £7200 per annum. Double glazing. Central heating.**

**Description** TO BE OFFERED WITH LOTS 90-100 AS A PORTFOLIO OR AS INDIVIDUAL LOTS. A three bedroomed mid terraced property benefiting from double glazing and central heating. The property is let by way of an Assured Shorthold Tenancy producing a rental income of £7200 per annum.

Not to scale. For identification purposes only

**Situated** Off Park Road (the A561) in a popular and well established residential location within close proximity to Park Road amenities, schooling and approximately 1 mile from Liverpool city centre.

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

**Outside** Yard to the rear.

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



LOT  
**98****109 Blythwood Street, Liverpool L17 7DE****\*GUIDE PRICE £110,000+**

Not to scale. For identification purposes only

- **Residential investment producing a rental income of £7200 per annum. Double glazing. Central heating.**

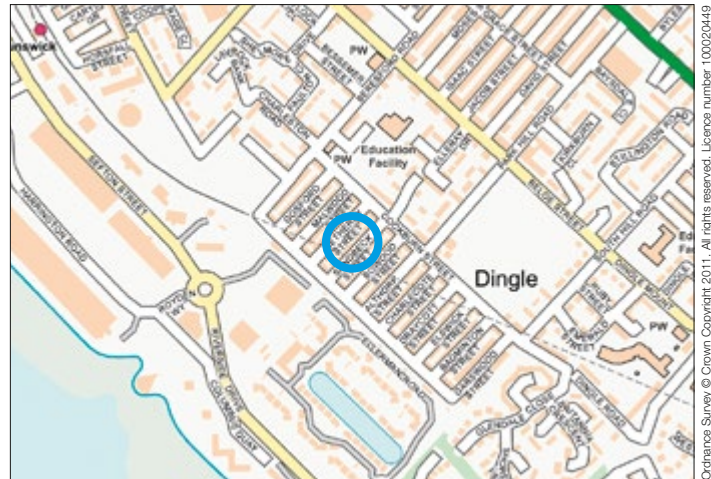
**Description** TO BE OFFERED WITH LOTS 90-100 AS A PORTFOLIO OR AS INDIVIDUAL LOTS. A three bedroomed mid terraced property benefiting from double glazing and central heating. The property is let by way of an Assured Shorthold Tenancy producing a rental income of £7200 per annum.

**Situated** Off Aigburth Road in an established and popular residential location within easy access to local amenities, Lark Lane, Sefton Park and approximately 3 miles from Liverpool city centre.

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

**Outside** Yard to the rear.

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

LOT  
**99****17 Netherby Street, Liverpool L8 4RX****\*GUIDE PRICE £65,000+**

Not to scale. For identification purposes only

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

**Description** TO BE OFFERED WITH LOTS 90-100 AS A PORTFOLIO OR AS INDIVIDUAL LOTS. A two bedroomed mid terraced property benefiting from double glazing and central heating. The property is let by way of an Assured Shorthold Tenancy producing a rental income of £6,300 per annum.

**Situated** Off Grafton Street in a popular and well established residential location close to local amenities and approximately 3.5 miles away from Liverpool city centre.

**Outside** Yard to the rear.

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

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



LOT

100

19 Monkswell Street, Liverpool L8 9SH

\*GUIDE PRICE £67,500+



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

**Description** TO BE OFFERED WITH LOTS 90-100 AS A PORTFOLIO OR AS INDIVIDUAL LOTS. A two bedroomed mid terraced property benefiting from double glazing and central heating. The property is let by way of an Assured Shorthold Tenancy.

Not to scale. For identification purposes only

**Situated** Off Dingle Lane in a popular and well established residential location within close proximity to local amenities and approximately 3.5 miles away from Liverpool city centre.

**Outside** Yard to the rear.

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

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

LOT

101

3 Crown Mews, Crown Lane, Denbigh, Clwyd LL16 3AA

\*GUIDE PRICE £80,000+



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- **Commercial investment producing an income of approximately £9,668.00 per annum.**

**Description** A four bedroomed modern town house property benefiting from double glazing, central heating, security alarm, allocated parking and an integral garage. The property is currently used as offices and let by way of a 3 year lease from October 2014 producing a rental income of approximately £9,668 per annum.

Not to scale. For identification purposes only

**Situated** Fronting Crown Lane which is accessed via High Street (A543) within Denbigh town centre with stunning views across the Vale of Clwyd. Denbigh is a picturesque, bustling market town steeped in history with excellent schools and facilities.

**First Floor** Four Rooms, Bathroom/WC, Storeroom. Bathroom with walk in shower/WC

**Outside** Garage, Allocated parking.

**Ground Floor** Hallway, Office, Kitchen/Dining Room, WC.



LOT

102

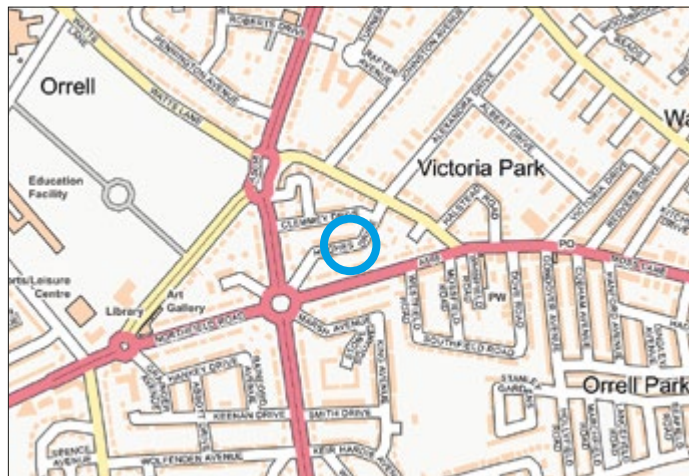
31 Hughes Drive, Bootle, Merseyside L20 0DR

\*GUIDE PRICE £50,000+



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

**Description** A three bedroomed middle terrace property benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. If let the potential rental income is in excess of £6600.00 per annum, alternatively it would provide a good sized family home.



Not to scale. For identification purposes only

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

**Outside** Rear Yard.

**Ground Floor** Lounge, Kitchen/ Diner, Utility Room.

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

LOT

103

73 Ronald Street, Liverpool L13 2AA

\*GUIDE PRICE £20,000+



- **Two bedroom mid terrace. In need of a full upgrade and refurbishment scheme.**

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



Not to scale. For identification purposes only

**Situated** Off Prescott Road (the A57) in a popular and well established residential location close to local amenities, Old Swan and Tuebrook amenities, schooling and approximately 4 miles from Liverpool city centre.

**Outside** Yard to the rear. WC

**Joint Agents**  
Entwistle Green



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

**First Floor** Two Bedrooms



LOT

104

87 Gray Street, Bootle, Merseyside L20 4RY

\*GUIDE PRICE £35,000+



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- **Residential investment producing a rental of £6,000 per annum. Double glazing. Central heating. Good order throughout.**

**Description** A two bedroomed middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £6,000.00 per annum. The property benefits from double glazing, central heating and is in good order throughout.

Not to scale. For identification purposes only

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

**Outside** Rear Yard.

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

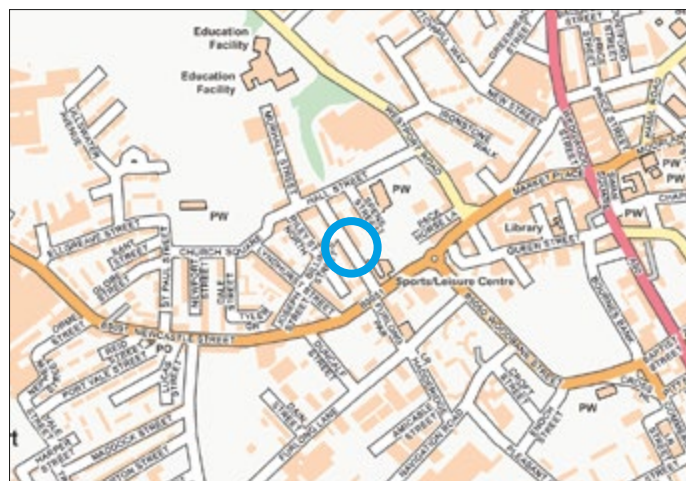
**First Floor** Two Bedrooms, Bathroom/WC.

LOT

105

22 Blake Street, Stoke-on-Trent ST6 4BE

\*GUIDE PRICE £42,000+



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

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

Not to scale. For identification purposes only

**Situated** Off Newcastle Street (the B5051) in a popular and well established residential location approximately 4 miles away from Stoke-on-Trent city centre.

**Outside** Yard to the rear.

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

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



LOT

106

ON BEHALF OF A HOUSING ASSOCIATION

11 Whittier Street, Liverpool L8 0RE

\*GUIDE PRICE £20,000–£25,000



- A two bed mid terrace. Double glazing.

**Description** A two bedroomed middle terraced property benefitting from double glazing. Following a scheme of refurbishment works 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** Two Bedrooms.

**Outside** Yard to the rear.

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

LOT

107

ON BEHALF OF A HOUSING ASSOCIATION

7 Whittier Street, Liverpool L8 0RE

\*GUIDE PRICE £20,000–£25,000



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

**Description** A two bedroomed middle terraced property benefitting from double glazing and central heating. Following an upgrade and scheme of refurbishment works 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.

**Outside** Yard to the rear.

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

**First Floor** Two Bedrooms.

LOT

108

78 Thornton Road, Stoke-on-Trent ST4 2BD

\*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

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

**Description** Two bed end terraced house benefitting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes.

**Situated** off Boughey Road within close proximity to local amenities and located approximately 2 miles from Stoke-on-Trent city centre

**Outside** Yard to rear

**Ground Floor** Two Reception Rooms, Kitchen

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

LOT

109

ON BEHALF OF A HOUSING ASSOCIATION

49 Wendell Street, Liverpool L8 0RG

\*GUIDE PRICE £20,000–£25,000



Not to scale. For identification purposes only

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

**Description** A two bedroomed middle terraced property benefitting from double glazing. Following a scheme of refurbishment works the property would be suitable for investment purposes.

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

**Outside** Yard to the rear.

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

**First Floor** Two Bedrooms.



LOT

110

ON BEHALF OF A HOUSING ASSOCIATION

7 Owen Street, St. Helens, Merseyside WA10 3DN

\*GUIDE PRICE £40,000–£45,000



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

**Description** A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is in need of modernisation and once updated would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Close to the junction with West Street off Lugsmore Lane leading to St Helens town centre, within close proximity to local amenities.

**Outside** Yard to the rear.

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

**First Floor** Two Bedrooms

LOT

111

ON BEHALF OF A HOUSING ASSOCIATION

42 Downing Road, Bootle, Merseyside L20 9LX

\*GUIDE PRICE £35,000–£40,000



- **Three bed terrace. Double glazing. Central heating (no boiler).**

**Description** A three bedroomed mid terrace property benefiting from double glazing and central heating (no boiler). Following upgrade and modernisation the property would be suitable for investment purposes.



Not to scale. For identification purposes only

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

**Outside** Yard to the rear.

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

**First Floor** Three Bedrooms.



LOT

112

ON BEHALF OF LIVERPOOL CITY COUNCIL

4 Camellia Court, Aigburth, Liverpool L17 7HW

\*GUIDE PRICE £100,000+



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Not to scale. For identification purposes only

- **One bedroomed semi detached bungalow. Partial double glazing. Rear garden.**

**Description** A one bedroomed semi-detached bungalow benefiting from part double glazing and a rear garden. Once refurbished the property would be suitable for occupation or investment purposes.

**Situated** Located off Promenade Gardens which in turn is off Riverside Drive in a popular and well established location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

**Ground Floor** Porch entrance, Living Room, WC, Kitchen, Rear Bedroom, Bathroom/WC

**Outside** Rear Garden.

**Note** Please note that the property is restricted to those aged 50 or above and the front garden is not included in the sale. If there is an intention to rent the property out then proof that the

tenant is over the age of 45 will also be required. Upon exchange the purchaser will be required to provide proof of identity including Date of Birth, and a birth certificate will be required before completion.

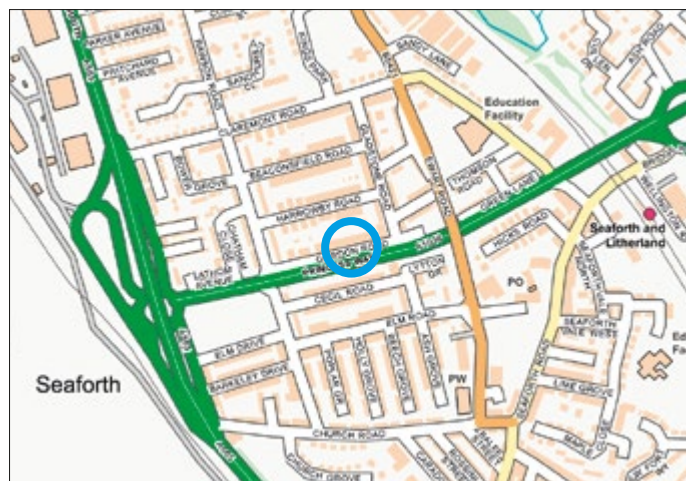
LOT

113

ON BEHALF OF A HOUSING ASSOCIATION

Flats 1-3, 12 Gordon Road, Liverpool L21 1DW

\*GUIDE PRICE £80,000-£85,000



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Not to scale. For identification purposes only

- **Three storey mid terraced house converted to provide three self contained flats. Double glazing. Central heating.**

**Description** A three storey middle terraced house converted to provide three self-contained flats (two one-bedroomed and one two-bedroomed) benefiting from double glazing and central heating. The flats are in need of modernisation and refurbishment and once upgraded would be suitable for investment purposes.

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

**Ground Floor** Communal Entrance Hall

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

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

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

**Outside** Rear Garden



LOT

114

ON BEHALF OF A HOUSING ASSOCIATION

69 Scott Street, Bootle, Merseyside L20 4PE

\*GUIDE PRICE £35,000-£40,000



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

**Description** A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is in need of modernisation and once updated would be suitable for investment purposes.



Not to scale. For identification purposes only

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

**Outside** Yard to the rear.

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

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

LOT

115

ON BEHALF OF HOUSING ASSOCIATION

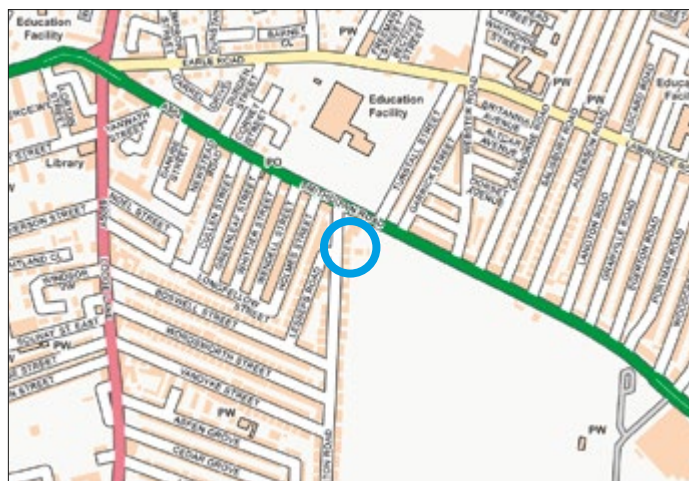
Flats 1 &amp; 2, 1 Hartington Road, Toxteth, Liverpool L8 0SD

\*GUIDE PRICE £110,000+



- **Three storey semi detached house converted to two self contained flats. Double glazing. Central heating.**

**Description** A three storey semi-detached house converted to provide two self-contained flats (one one-bedroomed and one three-bedroomed) The property benefits from double glazing and central heating and is in need of modernisation.



Not to scale. For identification purposes only

**Situated** Fronting Hartington Road off Smithdown Road in an established and popular residential location within easy access to local amenities and a short distance from Liverpool city centre and the Universities.

**First Floor Flat 2** (front entrance) Staircase leading to first floor. Living Room, Kitchen, Two Bedrooms, Bathroom/WC

**Second Floor** One Further Bedroom

**Ground Floor Flat 1** (side entrance) Living Room, bedroom, Kitchen, Bathroom/WC

**Outside** Forecourt to front, gardens to the side and rear.



LOT

116

71 Cambridge Road, Bootle, Merseyside L20 9LF

\*GUIDE PRICE £45,000+



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

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



Not to scale. For identification purposes only

**Situated** Off Gonville Road which in turn is off Hawthorne Road within close proximity to local amenities and Kirkdale train station. Approximately 2 miles from Liverpool city centre.

**Outside** Yard to the rear.

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

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

LOT

117

ON BEHALF OF A HOUSING ASSOCIATION

Flats 1–4, 163–165 Moscow Drive, Liverpool L13 7DQ

\*GUIDE PRICE £190,000+

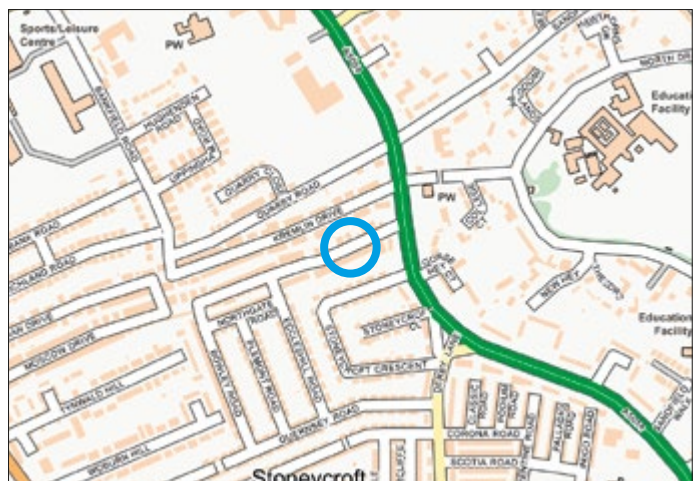


- **Pair of semi detached houses converted to provide four self contained flats. Double glazing. Central heating.**

**Description** A pair of semi detached houses which has been converted to provide four self-contained flats, three two-bedroomed and one three-bedroomed, benefiting from double glazing and central heating. The property is in need of refurbishment and once upgraded would be suitable for investment purposes.

**Situated** Off Queens Drive in a popular and well established residential location within close

proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.



Not to scale. For identification purposes only

**Ground Floor 163 Moscow Drive Flat 1** (private entrance to front) Vestibule, Hall, Living Room, Two Bedrooms, Bathroom/WC

**165 Moscow Drive** Communal Entrance Hall  
**Flat 2** Hall, Living Room, Two Bedrooms, Bathroom/WC

**First Floor Flat 3** Hall, Living Room, Two Bedrooms, Bathroom/WC

**Flat 4** Hall, Living Room, Three Bedrooms, Bathroom/WC

**Outside** Forecourt, Garden area with parking space for two cars



LOT

118

ON BEHALF OF A HOUSING ASSOCIATION

25 &amp; 25a Peel Road, Bootle, Merseyside L20 4RL

\*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- 2 x 2 bedroomed flats. Double glazing. Central heating.

**Description** A converted property providing 2 x 2 bedroomed self-contained flats. The property benefits from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes.

**Situated** Fronting Peel Road in a popular residential location within close proximity to local amenities and approximately 6 miles from Liverpool city centre.

**First Floor 25A** Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

**Outside** Yard to the rear.

**Ground Floor 25** Hall, Lounge, Kitchen, two Bedrooms, Wetroom/WC.

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LOT

119

## Land at Beechwood Gardens, Aigburth, Liverpool L19 0LW

\*GUIDE PRICE £370,000+



- **Cleared site offered with the benefit of planning permission to erect 14 two-bedroomed apartments with associated carparking and landscaping.**

**Description** A cleared site offered with the benefit of planning permission to erect 14 two-bedroomed apartments with associated carparking and landscaping. There is potential to possibly provide further apartments and purchasers should make their own enquiries. Planning Reference No: 16F/2071/ Plans are available for inspection at the auctioneer's offices.

**Situated** Fronting Beechwood Gardens and Broadleaf Road in a sought after location just off Aigburth Road and within easy reach of local amenities, Cressington and Aigburth Railway Station, schooling, and approximately 5 miles south from Liverpool city centre.

**Services** We believe all main services are available, however potential purchasers should make their own enquiries.



Not to scale. For identification purposes only

UNIT	FLOOR	CONFIGURATION	AREA M <sup>2</sup>	AREA FT <sup>2</sup>
1	Ground	Two bedroom apartment	60.14	647.34
2	Ground	Two bedroom apartment	81.41	876.29
3	Ground	Two bedroom apartment	79.83	859.28
4	Ground	Two bedroom apartment	79.83	859.28
5	Ground	Two bedroom apartment	81.66	878.98
6	First	Two bedroom apartment	60.14	647.34
7	First	Two bedroom apartment	81.41	876.29
8	First	Two bedroom apartment	79.83	859.28

UNIT	FLOOR	CONFIGURATION	AREA M <sup>2</sup>	AREA FT <sup>2</sup>
9	First	Two bedroom apartment	79.83	859.28
10	Second	Two bedroom apartment	81.66	878.98
11	Second	Two bedroom apartment	83.61	899.97
12	Second	Two bedroom apartment	79.83	859.28
13	Second	Two bedroom apartment	79.83	859.28
14	Second	Two bedroom apartment	81.66	878.98
<b>TOTAL</b>			<b>1,090.67</b>	<b>11,739.86</b>



LOT

120

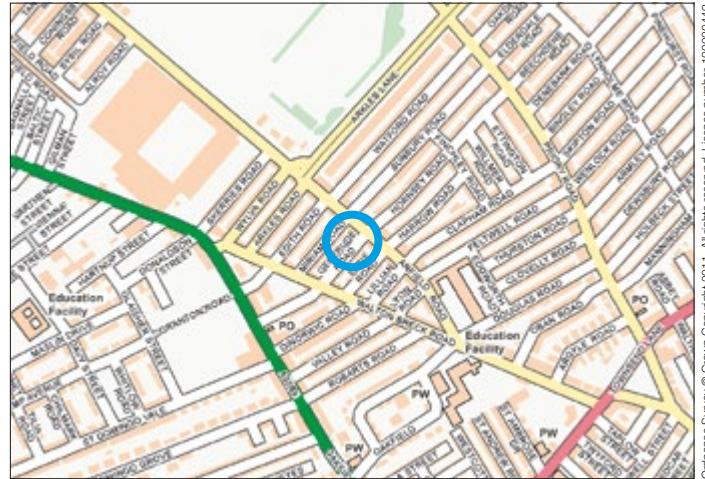
282 Anfield Road, Liverpool L4 0TJ

\*GUIDE PRICE £60,000+



- **Substantial six bedrooomed middle terrace. Double glazing. Central heating.**

**Description** A substantial six bedrooomed middle terraced property benefiting from double glazing and central heating. Following an upgrade and modernisation the property would be suitable for HMO or possible conversion into flats subject to any necessary consents.



Not to scale. For identification purposes only

**Situated** Fronting Anfield Road within close proximity to local amenities and Liverpool Football Club and approximately 2 miles from Liverpool city centre.

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

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

**Second Floor** Two further rooms above.

**Outside** Yard to the rear.

**Joint Agents**

Core Property



LOT

121

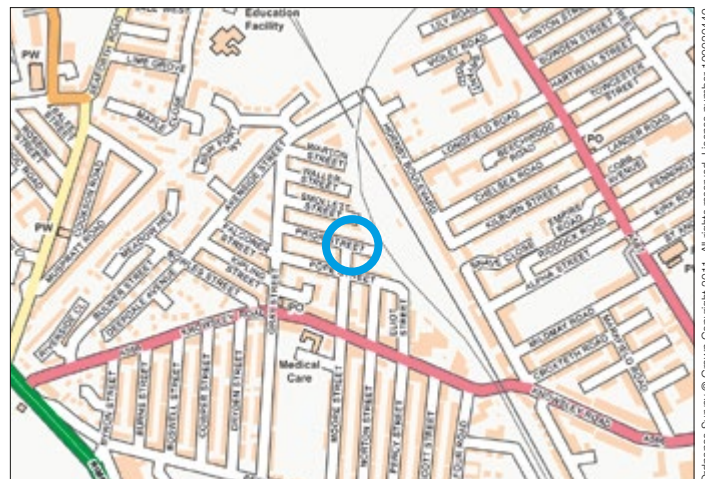
12 Prior Street, Bootle, Merseyside L20 4PS

\*GUIDE PRICE £40,000+



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

**Description** A two bedrooomed terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off 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.

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

**Outside** Yard to Rear.

**EPC Rating** E

**Joint Agents**

Lyons Estates



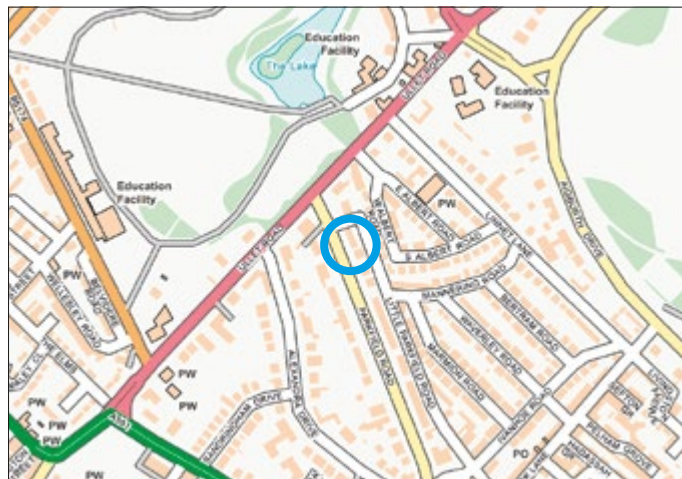


LOT

122

9 Victoria Court &amp; Garage No. 2, 5-7 Parkfield Road L17 8UL

\*GUIDE PRICE £60,000+



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- **Two bedroomed first floor purpose built flat currently producing £4,470.00 per annum.**

**Description** A two bedroomed first floor purpose built flat which is currently let by way of a Regulated Tenancy producing £4,470.00 per annum with the last rental update being in 2014. The property benefits from double glazing, communal parking and gardens. There is also a garage included in the sale which does not form part of the regulated tenancy and could be let with a potential income in excess of £720 per annum.

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

**Outside** Communal Gardens, Communal Parking and Garage No. 2.

**Ground Floor** Main Entrance Hallway.

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

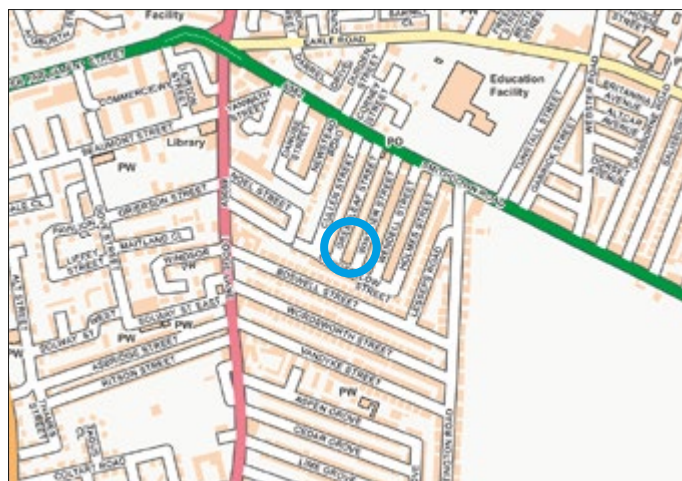
LOT

123

ON BEHALF OF A HOUSING ASSOCIATION

65 Greenleaf Street, Liverpool L8 0RA

\*GUIDE PRICE £35,000+



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

**Description** A two bedroomed middle terraced property benefiting from double glazing and central heating. Following 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.

**Outside** Yard to the rear.

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

**First Floor** Two Bedrooms



LOT

124

ON BEHALF OF A HOUSING ASSOCIATION

72 Holmes Street, Liverpool L8 0RJ

\*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

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

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

**Situated** Off Smithdown Road in a popular residential location close to local amenities and approximately 4 miles from Liverpool city centre.

**Outside** Yard to the rear.

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

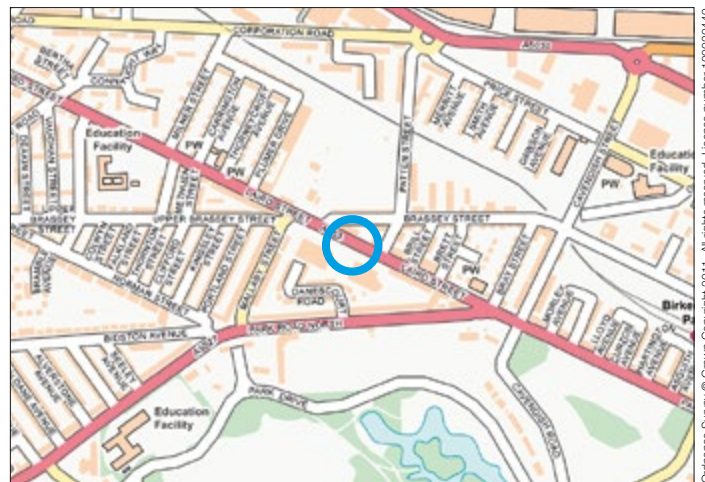
**First Floor** Two Bedrooms.

LOT

125

74 Laird Street, Birkenhead, Merseyside CH41 8DH

\*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

- Residential investment producing £3,224.00 per annum. Double glazing.

**Description** A two bedroomed middle terraced property benefiting from double glazing. The property is currently let by way of a regulated tenancy producing £3224.00 per annum.

**Situated** Fronting Laird Street in a popular and well established residential location within close proximity to local amenities, schooling and a short walk from Birkenhead town centre.

**Outside** Yard to the rear, Outhouse.

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

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

LOT

126

ON BEHALF OF A HOUSING ASSOCIATION

57 Holmes Street, Liverpool L8 0RJ

\*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

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

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

**Situated** Off Smithdown Road in a popular residential location close to local amenities and approximately 4 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms.

**Outside** Yard to the rear.

LOT

127

ON BEHALF OF A HOUSING ASSOCIATION

51 Wendell Street, Liverpool L8 0RG

\*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

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

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

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

**Outside** Yard to the rear.

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

**First Floor** Two Bedrooms.



ON BEHALF OF A HOUSING ASSOCIATION

LOT

128

17 Whittier Street, Liverpool L8 0RE

\*GUIDE PRICE £30,000+



- A two bed mid terrace. Double glazing.

**Description** A two bedroomed middle terraced property benefiting from double glazing. Following a scheme of refurbishment works 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** Two Bedrooms.

**Outside** Yard to the rear.

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

LOT

129

57 Queens Drive, Walton, Liverpool L4 6SF

\*GUIDE PRICE £70,000+



- A 4/5 bed semi detached in need of a full upgrade and refurb. Benefits from a rear garden and parking.

**Description** A good sized four, potentially five bedroomed semi-detached property in need of a full upgrade and scheme of refurbishment works. The property benefits from a rear garden and off road parking to the rear. Following completion of the works the property would be suitable for occupation to provide a good sized family home, resale or investment purposes.



Not to scale. For identification purposes only

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

**First Floor** Four Bedrooms, Bathroom/WC, Shower Room with a corner bath, Separate WC.

**Outside** Rear Garden, off road parking to the rear.

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

LOT

130

ON BEHALF OF A HOUSING ASSOCIATION

74 Holmes Street, Liverpool L8 0RJ

\*GUIDE PRICE £20,000-£25,000



Not to scale. For identification purposes only

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

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

**Situated** Off Smithdown Road in a popular residential location close to local amenities and approximately 4 miles from Liverpool city centre.

**Outside** Yard to the rear.

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

**First Floor** Two Bedrooms.

LOT

131

103 James Turner Street, Birmingham B18 4ND

\*GUIDE PRICE £100,000+



Not to scale. For identification purposes only

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

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

**Situated** Off Foundry Road which in turn is off Winson Green Road in a popular residential location within close proximity to local amenities, schooling and approximately 2 miles from Birmingham city centre.

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

**Outside** Yard to the rear.

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



LOT

132

ON BEHALF OF A HOUSING ASSOCIATION

64 Holmes Street, Liverpool L8 0RJ

\*GUIDE PRICE £30,000+



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

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



Not to scale. For identification purposes only

**Situated** Off Smithdown Road in a popular residential location close to local amenities and approximately 4 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms.

**Outside** Yard to the rear.

LOT

133

18 East Street, Atherton, Manchester M46 9AU

\*GUIDE PRICE £55,000+



- Two bedroomed mid terrace property. Double glazing and central heating.

**Description** A two bedroomed middle terrace property benefiting from double glazing and central heating. Following some refurbishment works the property would be suitable for occupation, re-sale or investment purposes.



Not to scale. For identification purposes only

**Situated** Off Samuel Street which is close to Tyldesley Road in a popular and well established residential location within close proximity to local amenities.

**Outside** Rear Yard.

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

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

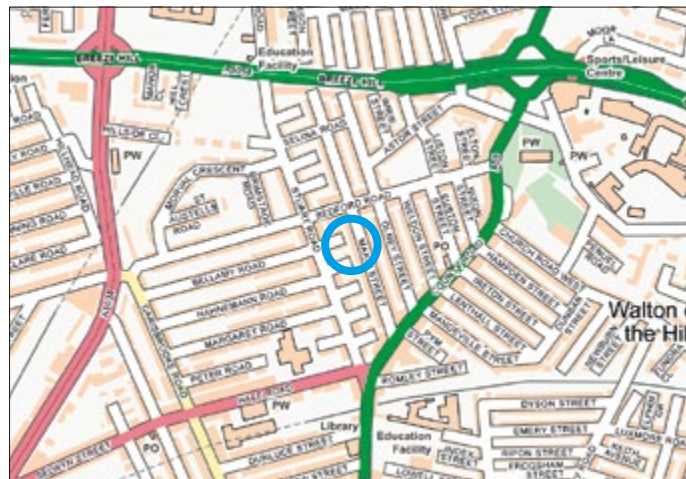


LOT

134

67 Makin Street, Liverpool L4 5QE

\*GUIDE PRICE £35,000+



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- **Three bed mid terrace in need of a full upgrade and refurbishment scheme.**

**Description** A three bedroomed middle terraced property in need of a full upgrade and refurbishment scheme. Following completion of the works the property would be suitable for resale or investment purposes.

Not to scale. For identification purposes only

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

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

**Outside** Yard to the rear.

**Basement** Cellar Not inspected.

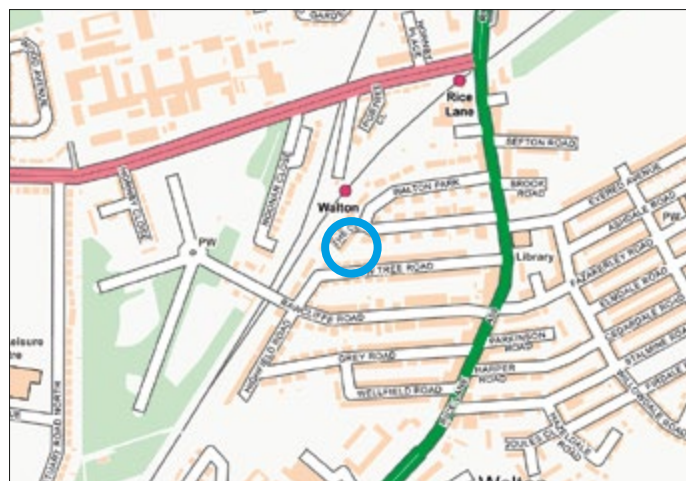
**Ground Floor** Hall, Lounge, Dining Room, Kitchen

LOT

135

3 The Close, Walton, Liverpool L9 1EX

\*GUIDE PRICE £70,000+



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- **Six bedroomed semi detached. Good sized. In need of a full upgrade.**

**Description** A good sized six bedroomed semi-detached property in need of a full upgrade and refurbishment. There is also potential for a loft conversion, subject to gaining the necessary consents. Once the works have been completed the property would make a fantastic family home or it could be let as an investment opportunity. The property is sold as seen.

Not to scale. For identification purposes only

**Situated** Off Walton Park which is in turn off Rice Lane in a very popular residential location close to local amenities, within walking distance to local schooling, Walton Train Station and approximately 4 miles from Liverpool city centre.

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

**Second Floor** Two Further Bedrooms

**Outside** Gardens to the front and rear

**Ground Floor** Hall, Two Reception Rooms, Kitchen, Utility Room, Cloak Room



LOT

136

111 Seaforth Road, Liverpool L21 4LB

\*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

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

**Description** A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £5400 per annum.

**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.

**Outside** Yard to the rear.

**Ground Floor** Lounge, Kitchen.

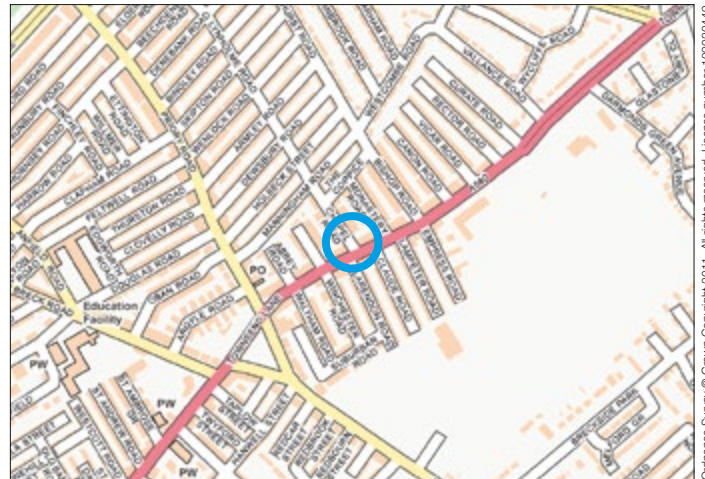
**First Floor** Two Bedrooms, Bathroom/W.C.

LOT

137

4 Chapel Road, Anfield, Liverpool L6 0AU

\*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **Residential investment producing £6,300.00 per annum. Double glazing. Central heating.**

**Description** A three bedroomed end terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £6,300 per annum.

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

**Outside** Yard to the rear.

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

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



LOT

138

42 Dunluce Street, Liverpool L4 3RQ

\*GUIDE PRICE £85,000+



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Not to scale. For identification purposes only

- **HMO investment opportunity with a potential income of over £19,000 per annum. Double glazing, central heating. Good condition. Newly refurbished.**

**Description** A five bed end of terrace property which has been fully refurbished to include double glazing, central heating, new kitchen and new bathroom fittings. The property is fully HMO-compliant and ready for immediate investment. If let to 5 tenants at £75ppw the potential rental income is approximately £19,500 per annum. Viewing is highly recommended.

**Situated** Off County Road and Carisbrooke Road in a popular and well established residential location within walking distance to local amenities, schooling and approximately 3 miles north of Liverpool city centre.

**First Floor** Four Letting rooms.

**Outside** Rear yard.

**Ground Floor** Hall, Communal Lounge, Kitchen, Letting room 1, Bathroom/WC.

LOT

139

143 Linacre Road, Litherland, Liverpool L21 8JP

\*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

- **A three storey commercial unit benefiting from steel roller shutters.**

**Description** A three storey middle terraced property providing a ground floor retail unit together with accommodation to the first and second floors. The property benefits from steel roller shutters. The property would be suitable for a number of uses, subject to any necessary planning consents.

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

**Second Floor** Two Further Rooms.

**Outside** Yard to the rear.

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

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



LOT

140

1 Oxton Street, Liverpool L4 4DG

\*GUIDE PRICE £37,000+



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

**Description** A three bedrooomed end terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes. The potential rental income is approximately £6000.00 per annum.



Not to scale. For identification purposes only

**Situated** Off Goodison Road and County 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** Hall, Through Living Room/Dining Room, Kitchen, Bathroom/WC

**First Floor** Three Bedrooms

**Outside** Yard to the rear.

**Basement** Cellar. Not inspected.

**Joint Agents**

C&D Properties



LOT

141

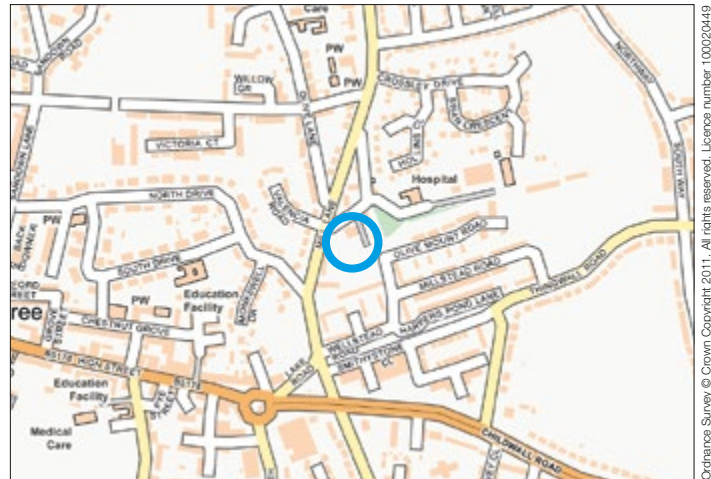
Coach Houses 9 &amp; 10, Hollystead House, 14 Old Mill Lane, L15 8LN

\*GUIDE PRICE £150,000+



- **Residential investment producing £15,300 per annum.**

**Description** A pair of attached former coach house/outbuildings converted to provide a single storey one-bedroomed and a two storey two-bedroomed dwelling situated within the ground of a large Victorian flat conversion. Both properties are currently let by way of Assured Shorthold Tenancies producing a total rental income of £15,300 per annum.



Not to scale. For identification purposes only

**Situated** Off Mill Lane in a popular and well established residential location within the heart of Wavertree served by an excellent range of local amenities.

**Ground Floor Coach House 9** Entrance Vestibule, Living Room/Kitchen/Dining Area, Shower Room/WC, Bedroom

**Coach House 10** Entrance Hall,

Living Room/Bedroom, Living Room/Dining Room/Kitchenette

**First Floor Coach House 10** Bedroom, Bathroom/WC

**Outside** Shared parking.



LOT

142

126 Stuart Road, Walton, Liverpool L4 5QY

\*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

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

**Description** A three storey three bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes. The property would provide a good family home or alternatively, if let to 3 tenants at £75 pppw the potential rental income would be in excess of £11,700.

**Situated** Off Queens Drive in a popular and well established 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, Extended Kitchen

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

**Second Floor** One Further Bedroom

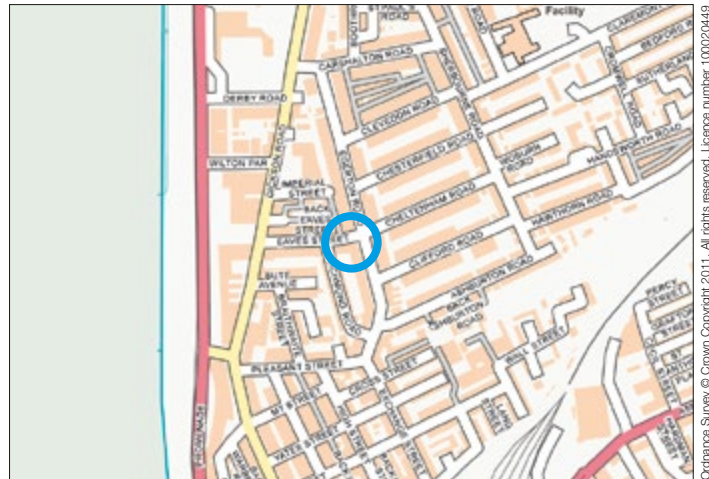
**Outside** Yard to the rear.

LOT

143

55 Egerton Road, Blackpool FY1 2NP

\*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- **Two bedroomed end terrace. Double glazing and central heating.**

**Description** A two bedroomed end of terrace property benefiting from double glazing and central heating. The property is in very good order throughout and has a new boiler which is less than 12 months old. The property would be suitable for immediate occupation or investment purposes with a potential rental income of approximately £6,000.00 per annum.

**Situated** Between Dickson Road and Devonshire Road, within walking distance of the sea front, the promenade and town centre amenities. The property is close to schooling and Blackpool North Train Station.

**Basement** Cellar Two Rooms.

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

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

**Outside** Front Yard.

**Joint Agents**  
Entwistle Green





LOT

144

ON BEHALF OF A HOUSING ASSOCIATION

15 Bala Street, Liverpool L4 2QN

\*GUIDE PRICE £20,000–£25,000



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

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



Not to scale. For identification purposes only

**Situated** Off Oakfield Road in a popular residential location within close proximity to local amenities and Liverpool Football Club. Liverpool city centre is approximately 2 miles.

**Outside** Yard to the rear.

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

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

LOT

145

ON BEHALF OF A HOUSING ASSOCIATION

24 Stonehill Street, Liverpool L4 2QB

\*GUIDE PRICE £15,000–£20,000



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

**Description** A two bedroomed middle terraced property benefiting from double glazing. The property is in need of refurbishment and once upgraded would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Oakfield Road in a popular residential location within close proximity to local amenities and Liverpool Football Club. Liverpool city centre is approximately 2 miles.

**Outside** Rear yard.

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

**First Floor** Two Bedrooms.



LOT

146

ON BEHALF OF A HOUSING ASSOCIATION

25 Stonehill Street, Liverpool L4 2QA

\*GUIDE PRICE £20,000-£25,000



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Not to scale. For identification purposes only

- A two bed mid terrace. Central heating.

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

**Situated** Off Oakfield Road in a popular residential location within close proximity to local amenities and Liverpool Football Club. Liverpool city centre is approximately 2 miles.

**Outside** Yard to the rear.

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

**First Floor** Two Bedrooms.

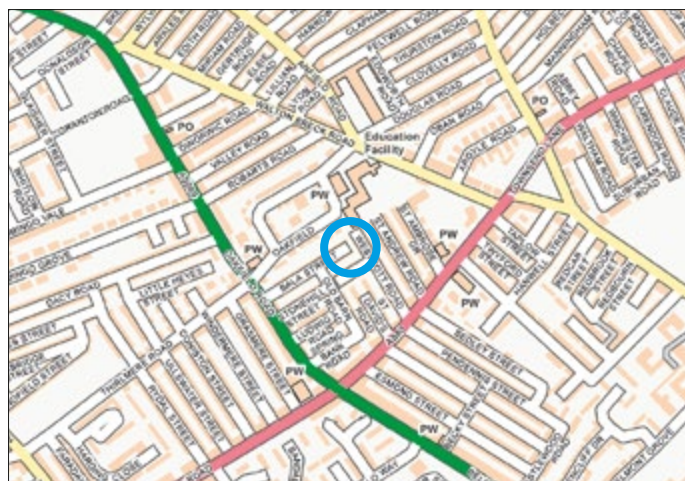
LOT

147

ON BEHALF OF A HOUSING ASSOCIATION

55 Westcott Road, Liverpool L4 2RF

\*GUIDE PRICE £25,000+



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Not to scale. For identification purposes only

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

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

**Situated** Off Oakfield Road in a popular residential location within close proximity to local amenities and Liverpool Football Club. Liverpool city centre is approximately 2 miles.

**Outside** Rear yard.

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

**First Floor** Two Bedrooms.



LOT

148

ON BEHALF OF A HOUSING ASSOCIATION

4 Stonehill Street, Liverpool L4 2QB

\*GUIDE PRICE £30,000+



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

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



Not to scale. For identification purposes only

**Situated** Off Oakfield Road in a popular residential location within close proximity to local amenities and Liverpool Football Club. Liverpool city centre is approximately 2 miles.

**First Floor** Rear yard.

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

**First Floor** Two Bedrooms.

LOT

149

ON BEHALF OF A HOUSING ASSOCIATION

67 Bala Street, Liverpool L4 2QN

\*GUIDE PRICE £10,000-£15,000



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

**Description** A two bedroomed middle terraced property benefiting from double glazing. The property is in need of a full upgrade and refurbishment scheme and once upgraded would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Oakfield Road in a popular residential location within close proximity to local amenities and Liverpool Football Club. Liverpool city centre is approximately 2 miles.

**Outside** Yard to the rear.

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

**First Floor** Two Bedrooms



LOT

150

ON BEHALF OF A HOUSING ASSOCIATION

69 Bala Street, Liverpool L4 2QN

\*GUIDE PRICE £10,000-£15,000



- **Two bedroom end of terrace. Double glazing.**

**Description** A two bedroomed end of terraced property benefiting from double glazing. The property is in need of a full upgrade and refurbishment scheme and once upgraded would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Oakfield Road in a popular residential location within close proximity to local amenities and Liverpool Football Club. Liverpool city centre is approximately 2 miles.

**Outside** Yard to the rear.

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

**First Floor** Two Bedrooms

LOT

151

ON BEHALF OF A HOUSING ASSOCIATION

63 Bala Street, Liverpool L4 2QN

\*GUIDE PRICE £20,000-£25,000



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

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



Not to scale. For identification purposes only

**Situated** Off Oakfield Road in a popular residential location within close proximity to local amenities and Liverpool Football Club. Liverpool city centre is approximately 2 miles.

**Outside** Yard to the rear.

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

**First Floor** Two Bedrooms.





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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. Proof of funds for a 10% deposit must also be provided. **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 card. Please note we do not accept cash.  
  
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 In the case of unsuccessful bidders deposits, received by us into our clients' account, we will use best endeavours to return these to the originating bank account within 48 hours of the conclusion of the Sale. As part of this process our accounts team will contact you to ensure the funds are returned securely.
- 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, Addendum 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 certified 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 card for 10% deposit (£3,000 minimum) £ ..... enclosed herewith (made payable to Sutton Kersh). **Please see Note 3 regarding cleared funds overleaf.** If the deposit has been transferred by bank transfer please provide the sort code and account number from where the money has been sent:

Sort Code ..... Account Number .....

**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 .....

**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 .....

Please note we must hold 2 forms of certified ID prior to auction: 1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement)

Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website [www.countrywide.co.uk/notices/PrivacyNotice.pdf](http://www.countrywide.co.uk/notices/PrivacyNotice.pdf). Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at [privacy@countrywide.co.uk](mailto:privacy@countrywide.co.uk).

## 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

# 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 card for 10% deposit (£3,000 minimum) £ ..... enclosed herewith (made payable to Sutton Kersh). **Please see Note 3 regarding cleared funds overleaf.** If the deposit has been transferred by bank transfer please provide the sort code and account number from where the money has been sent:

Sort Code ..... Account Number .....

**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 certified ID prior to auction: 1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement)

Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website [www.countrywide.co.uk/notices/PrivacyNotice.pdf](http://www.countrywide.co.uk/notices/PrivacyNotice.pdf). Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at [privacy@countrywide.co.uk](mailto:privacy@countrywide.co.uk).

**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	
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	Firearm or shotgun certificate	
	Resident permit issued by the Home Office to EU Nationals	

## List B – Evidence of Residence

Tick	Item	Ref No
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	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



# 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. The PRACTITIONER has been duly appointed and is empowered to sell the LOT.

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

G19.4 The LOT is sold:

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

G19.5 Where relevant:

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

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

**G20. TUPE**

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

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

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

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

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

**G21. Environmental**

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

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

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

**G22. Service Charge**

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

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

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

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

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

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

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

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

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

**G23. Rent reviews**

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

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

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

G23.4 The SELLER must promptly:

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

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

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

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

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

**G24. Tenancy renewals**

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

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

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

G24.4 Following COMPLETION the BUYER must:

- (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
- (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
- (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.

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

**G25. Warranties**

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

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

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

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

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

**G26. No assignment**

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

**G27. Registration at the Land Registry**

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

- (a) procure that it becomes registered at Land Registry as proprietor of the LOT;
- (b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected titles; and
- (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor.

G27.2 This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:

- (a) apply for registration of the TRANSFER;
- (b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and
- (c) join in any representations the SELLER may properly make to Land Registry relating to the application.

**G28. Notices and other communications**

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

G28.2 A communication may be relied on if:

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

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

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

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

**G29. Contracts (Rights of Third Parties) Act 1999**

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

## Extra General Conditions

Applicable for all lots where the Common Auction Conditions apply.

**1. The Deposit**

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

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

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

**2. Buyer's Administration Charge**

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

**3. Extra Auction Conduct Conditions**

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

**4. Searches**

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

## Commercial Property and Professional Services

### Auctions – Liverpool

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

### Commercial Property

2 Cotton Street  
Liverpool L3 7DY  
Tel: 0151 207 9339  
commercial@suttonkersh.co.uk

### Surveys & Valuations

2 Cotton Street  
Liverpool L3 7DY  
Tel: 0151 207 9966  
exchange@suttonkersh.co.uk

### Auctions – London

3 Belgrave Gardens  
St Johns Wood  
London NW8 0QY  
Tel: +44(0)20 7625 9007  
info@auctionhouselondon.co.uk

### Building Surveying

Tel: 0151 207 9966  
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### Block Management

6 Cotton Street  
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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  
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### Residential

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40–42 Allerton Road  
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### West Derby & Central Liverpool

18 West Derby Village  
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Tel: 0151 256 7837  
Fax: 0151 226 1349  
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### Residential Lettings City Centre

30–32 Exchange Street East  
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### City Centre

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### Allerton & South Liverpool Lettings

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