

NOW INVITING  
INSTRUCTIONS  
FOR OUR  
**17 MAY AUCTION**

# SuttonKersh



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

**Wednesday 28 March 2018**

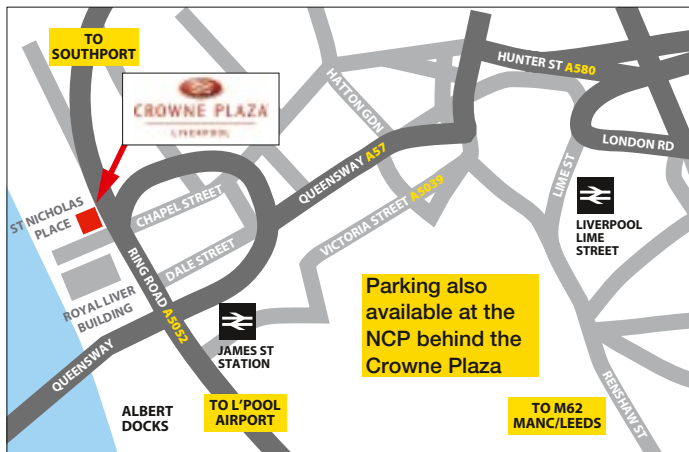
**Commencing at 12 noon prompt at**

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

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

### CLOSING DATES

2nd March  
20th April  
22nd June  
17th August  
5th October  
16th November

## Merseyside's leading auction team...



**James Kersh Bsc (Hons) MRICS**  
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**Cathy Holt MNAEA MNAVA**  
Associate Director  
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**Andrew Binstock Bsc (Hons)**  
Auctioneer



**Katie Donohue Bsc (Hons) MNAVA**  
Auction Valuer  
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CONTACT  
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**James Kersh BSc Hons MRICS**  
[james@suttonkersh.co.uk](mailto:james@suttonkersh.co.uk)



for free advice or to arrange a free valuation

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# Auctioneer's pre-sale announcements

This catalogue contains details about properties being sold at auction. Those details are subject to change up to and including the day of the auction. Please check our website regularly at [suttonkersh.co.uk](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.

# Fantastic start to the year for Merseyside's leading property auction house



15 Trawden Way, Liverpool L21 0HX  
Guide Price £40,000+\*



66 Wendell Street, Liverpool L8 0RG  
Guide Price £20,000–£25,000\*



73 Ronald Street, Liverpool L13 2AA  
Guide Price £20,000+\*

## Liverpool is fast becoming a property hot spot, predicts Cathy Holt, after the first auction of the year for Sutton Kersh.

The Liverpool property auction house began 2018 with a successful first auction – with over 115 lots sold.

“That’s 90% of the catalogue – and rising,” said Cathy, associate director of Sutton Kersh.

“We realised £8.5 million, which is a fantastic start to the year.”

Cathy added: “February is always a good auction, but the turnout was even better than expected.

“Many properties went for prices much higher than their guide price, and there were sales across the UK, not just Merseyside.

“We are clearly getting interest from further afield now we cover a wider area including cities like Manchester and Birmingham.”

One of the properties, Lot 130, sold for more than double its guide price.

The two-bed mid terrace property in Holmes Street, Liverpool 8, had a guide price of £20,000, but with a lot of early bids it quickly rose to £36,000 – and eventually sold for £41,500.

“The fact that it doubled its guide price was unexpected but shows that Liverpool is becoming a hot spot,” continued Cathy. “Investors are coming here to buy – and that’s great news for the city and its prosperity.”

It proves the city is increasingly

imposing itself on being part of the Northern Powerhouse.

Other successful sales included:

Lot 2: A three-bedroom end townhouse in Trawden Way, Litherland – it started bidding at £40,000 but sold for £67,000, an increase of 67%. Lot 135: The six-bedroom property in The Close, Walton, which needs complete refurbishment, had a guide price of £70,000 but sold for £109,000.

“Last year was our best year with a total sales figure close to £50 million, but it looks like this year could top that,” said Cathy. “I would like to think that such a good auction at the start of the year is a sign of another very good year to come, which is very exciting.”



42 Downing Road, Bootle, L20 9LX  
Guide Price £35,000–£40,000\*



74 Laird Street, Birkenhead, CH41 8DH  
Guide Price £30,000+\*



3 The Close, Walton, Liverpool L9 1EX  
Guide Price £70,000+\*

## Auction results Thursday 15 February

LOT	PROPERTY	RESULT	PRICE
1	41 Tabley Road, Liverpool L15 0HJ	Sold Prior	
2	15 Trawden Way, Liverpool L21 0HX	Sold	£67,000
3	220 Alderson Road, Liverpool L15 2HL	Sold	£72,500
4	42 Palmerston Road, Garston, Liverpool L19 1RN	Sold	£180,000
5	Land At 135-139 Kensington, Liverpool L7 2RE	Sold	£221,000
6	103-107 Linacre Road, Litherland, Liverpool L21 8NS	Sold Prior	
7	Land At Brook Hey Drive, Kirkby, Liverpool L33 6UN	Available At	£160,000
8	48 Adswood Road, Huyton, Liverpool L36 7XP	Sold Prior	
9	62 Holmes Street, Liverpool L8 0RJ	Sold	£48,500
10	3 Westfield Avenue, Huyton With Roby, Liverpool L14 6UY	Sold	£106,500
11	Flat 2, 16 Alexandra Drive, Liverpool L17 8TD	Sold	£57,000
12	16 Whittier Street, Liverpool L8 0RE	Sold	£43,500
13	9 Yale Street, Stoke-On-Trent ST6 3QX	Sold	£45,000
14	9 Wilburn Street, Liverpool L4 4EA	Sold	£49,000
15	73 Wendell Street, Liverpool L8 0RG	Sold	£44,500
16	6 Bedford Road, Bootle, Liverpool L20 7DL	Sold	£43,000
17	77 September Road, Liverpool L6 4DG	Sold	£55,000
18	54 Thirlmere Road, Everton, Liverpool L5 6PP	Sold	£45,000
19	66 Wendell Street, Liverpool L8 0RG	Sold	£40,500
20	100 Grange Road West, Prenton, Merseyside CH43 4xf	Sold	£100,000
21	275/275a Hawthorne Road, Bootle, Merseyside L20 3AP	Available At	£45,000
22	The Lion Public House, 68 Market Street, Birkenhead, Merseyside CH41 5BT	Sold Prior	
23	81 Austin Street, Stoke-On-Trent ST1 3HT	Sold	£50,000
24	12 Gordon Drive, Dovecot, Liverpool L14 7PY	Sold	£95,500
25	38 Crosby Road North, Liverpool L22 4QQ	Sold Prior	
26	38b Crosby Road North, Liverpool L22 4QQ	Sold Prior	
27	20 Leslie Road, Wolverhampton WV10 0BU	Withdrawn	
28	3 Shaw Road, Blakenhall, Wolverhampton WV2 3EL	Sold Prior	
29	34 Litherland Road, Bootle, Merseyside L20 3HZ	Sold Prior	
30	26 Mill Lane, Old Swan, Liverpool L13 5TF	Sold	£68,000
31	The Polaris Public House, 2a Blakehall, Skelmersdale, Lancashire WN8 9AZ	Withdrawn	
32	12 Stratton Street, Wolverhampton WV10 9AJ	Withdrawn	
33	13 Daisy Street, Liverpool L5 7RN	Sold	£37,500
34	28 Handfield Street, Liverpool L5 6PF	Sold Prior	
35	184 Merridale Street West, Wolverhampton WV3 0RP	Sold	£62,500
36	123 & 123a Anfield Road, Liverpool L4 0TL	Sold	£84,000
37	19 Washway Lane, St. Helens, Merseyside WA11 9LL	Sold	£72,000
38	215 Lower House Lane, Liverpool L11 2SF	Sold	£58,000
39	Land At Mintor Road, Kirkby, Liverpool L33 5XQ	Available At	£35,000
40	25 Alpass Avenue, Warrington WA5 0DH	Sold After	
41	38 Cowper Road, Liverpool L13 5SP	Sold After	
42	10 Clovelly Road, Liverpool L4 2SB	Sold	£53,500
43	36 Hilary Road, Liverpool L4 7TW	Sold After	
44	175 Stanley Park Avenue South, Liverpool L4 7XE	Sold	£51,000
45	52 Mauretania Road, Liverpool L4 6SS	Sold	£65,000
46	42 Regina Road, Liverpool L9 2DA	Sold After	
47	48 Wyresdale Road, Liverpool L9 0JS	Sold	£71,500
48	57 Renwick Road, Liverpool L9 2DE	Sold After	
49	103 Hornsey Road, Liverpool L4 2TW	Sold	£55,000
50	11/11a Poulton Road, Wallasey, Merseyside CH44 6LB	Available At	£75,000
51	46a Linacre Road, Liverpool L21 6NT	Available At	£37,000
52	Apt 4, Josiah Evans Court, 77 Crow Lane East, Newton-Le-Willows, WA12 9TS	Sold Prior	
53	17 Newhey Avenue, Manchester M22 8LP	Sold Prior	
54	21 Feltwell Road, Liverpool L4 2TE	Sold Prior	

26 LOTS OFFERED



55	1 Emery Street, Liverpool L4 5UY	Sold	£42,500
56	81 Trevor Road, Liverpool L9 8DY	Sold	£84,500
57	127 Windrows, Skelmersdale, Lancashire WN8 8NL	Available At	£55,000
58	31 Dryden Street, Bootle, Merseyside L20 4RT	Sold	£55,000
59	65 Rodney Street, Birkenhead, Merseyside CH41 2RQ	Available At	£55,000
60	66 Lower Breck Road, Liverpool L6 4BZ	Available At	£80,000
61	Land At 97-101 Soho Street, Liverpool L3 8AS	Sold Prior	
62	Land At 7-9, & 13-15 Fairfield Street, Liverpool L7 0JY	Sold Prior	
63	355 Aigburth Road, Liverpool L17 0BP	Sold Prior	
64	Ground Floor At Eden Square, 7 Hatton Garden, Liverpool L3 2FE	Postponed	
65	17 Viola Street, Bootle, Merseyside L20 7DP	Sold	£50,000
66	10 Heatherleigh Close, Orrell Park, Liverpool L9 8HH	Postponed	
67	32 Briarwood Street, Houghton Le Spring, Tyne And Wear DH4 6AZ	Withdrawn	
68	Flats 1a, 1b, 4a & 4b, 40-42 Sydenham Avenue, Liverpool L17 3AX	Withdrawn	
69	45 Stanley Road, Bootle, Merseyside L20 7BY	Sold	£36,000
70	Land On The West Side Of Stanley Road, Bootle, Merseyside L20 7DA	Sold Prior	
71	58 Halsbury Road, Kensington, Liverpool L6 6DQ	Sold Prior	
72	The Cabin Public House, 49 Marsh Street, Kirkdale, Liverpool L20 2BN	Sold	£55,000
73	102 South Road, Waterloo, Liverpool L22 0ND	Sold	£110,000
74	223 Oxhill Road, Birmingham B21 8HA	Sold	£87,000
75	14 Roscoe Street, St. Helens, Merseyside WA10 4BW	Sold	£56,000
76	1 Crown Mews, Crown Lane, Denbigh, Clwyd LI16 3AA	Postponed	
77	7 Homestall Road, Liverpool L11 2TU	Sold	£56,000
78	6 Mill Close, Coventry CV2 1SH	Withdrawn	
79	29 County Road, Walton, Liverpool L4 3QA	Sold	£81,000
80	219 Walton Road, Liverpool L4 4AJ	Available At	£75,000
81	116 Macdonald Street, Liverpool L15 1EL	Sold Prior	
82	2 Crown Mews, Crown Lane, Denbigh, Clwyd LL16 3AA	Postponed	
83	11 Reeves Avenue, Bootle, Merseyside L20 0BJ	Sold Prior	
84	55 Gonville Road, Bootle, Merseyside L20 9LW	Sold	£60,000
85	Flats 1 & 2, 156 South Road, Hockley, Birmingham B18 5LE	Sold	£155,000
86	30 Stevenson Street, Liverpool L15 4HB	Sold	£69,000
87	24 Derby Lane, Liverpool L13 3dl	Available At	£80,000
88	4 Paterson Street, Birkenhead, Merseyside CH41 4BH	Sold After	
89	2 The Spinney, Prescot, Merseyside L34 3ND	Withdrawn	
90	10 Gosford Street, Liverpool L8 4SB	Sold After	
91	102 Rosslyn Street, Liverpool L17 7DL	Sold After	
92	22 Draycott Street, Liverpool L8 9UU	Sold After	
93	25 Dombey Street, Liverpool L8 5TJ	Sold Prior	
94	31 Netherby Street, Liverpool L8 4RX	Sold Prior	
95	321 Binns Road, Liverpool L13 1DB	Sold After	
96	45 Charlecote Street, Liverpool L8 9UX	Sold After	
97	61 Beresford Road, Liverpool L8 4TN	Sold	£75,000
98	109 Blythwood Street, Liverpool L17 7DE	Sold After	
99	17 Netherby Street, Liverpool L8 4RX	Sold Prior	
100	19 Monkswell Street, Liverpool L8 9SH	Sold After	
101	3 Crown Mews, Crown Lane, Denbigh, Clwyd LL16 3AA	Postponed	
102	31 Hughes Drive, Bootle, Merseyside L20 0DR	Available At	£55,000
103	73 Ronald Street, Liverpool L13 2AA	Sold	£42,500
104	87 Gray Street, Bootle, Merseyside L20 4RY	Sold	£47,000
105	22 Blake Street, Stoke-On-Trent ST6 4BE	Withdrawn	
106	11 Whittier Street, Liverpool L8 0RE	Sold Prior	
107	7 Whittier Street, Liverpool L8 0RE	Sold	£45,000
108	78 Thornton Road, Stoke-On-Trent ST4 2BD	Sold Prior	
109	49 Wendell Street, Liverpool L8 0RG	Sold	£40,500
110	7 Owen Street, St. Helens, Merseyside WA10 3DN	Sold Prior	

111	42 Downing Road, Bootle, Merseyside L20 9LX	Sold	£52,500
112	4 Camellia Court, Aigburth, Liverpool L17 7HW	Sold	£109,000
113	Flats 1-3, 12 Gordon Road, Liverpool L21 1DW	Sold Prior	
114	69 Scott Street, Bootle, Merseyside L20 4PE	Sold Prior	
115	Flats 1 & 2, 1 Hartington Road, Toxteth, Liverpool L8 OSD	Sold	£120,000
116	71 Cambridge Road, Bootle, Merseyside L20 9LF	Sold After	
117	Flats 1-4, 163-165 Moscow Drive, Liverpool L13 7DQ	Sold	£226,000
118	25 & 25a Peel Road, Bootle, Merseyside L20 4RL	Sold Prior	
119	Land At Beechwood Gardens, Aigburth, Liverpool L19 0LW	Sold Prior	
120	282 Anfield Road, Liverpool L4 0TJ	Sold	£85,000
121	12 Prior Street, Bootle, Merseyside L20 4PS	Sold	£43,000
122	9 Victoria Court & Garage No. 2, 5-7 Parkfield Road, L17 8UL	Sold	£64,000
123	65 Greenleaf Street, Liverpool L8 0RA	Sold	£49,000
124	72 Holmes Street, Liverpool L8 0RJ	Sold	£45,000
125	74 Laird Street, Birkenhead, Merseyside CH41 8DH	Sold	£42,500
126	57 Holmes Street, Liverpool L8 0RJ	Sold	£45,000
127	51 Wendell Street, Liverpool L8 0RG	Sold	£42,500
128	17 Whittier Street, Liverpool L8 0RE	Sold	£45,500
129	57 Queens Drive, Walton, Liverpool L4 6SF	Sold	£107,500
130	74 Holmes Street, Liverpool L8 0RJ	Sold	£41,500
131	103 James Turner Street, Birmingham B18 4ND	Withdrawn	
132	64 Holmes Street, Liverpool L8 0RJ	Sold	£48,000
133	18 East Street, Atherton, Manchester M46 9AU	Sold Prior	
134	67 Makin Street, Liverpool L4 5QE	Sold	£45,500
135	3 The Close, Walton, Liverpool L9 1EX	Sold	£109,000
136	111 Seaforth Road, Liverpool L21 4LB	Sold	£48,000
137	4 Chapel Road, Anfield, Liverpool L6 0AU	Available At	£51,000
138	42 Dunluce Street, Liverpool L4 3RQ	Withdrawn	
139	143 Linacre Road, Litherland, Liverpool L21 8JP	Sold	£35,000
140	1 Oxtton Street, Liverpool L4 4DG	Sold Prior	
141	Coach Houses 9 & 10, Hollystead House, 14 Old Mill Lane, L15 8LN	Postponed	
142	126 Stuart Road, Walton, Liverpool L4 5QY	Available At	£57,000
143	55 Egerton Road, Blackpool Fy1 2NP	Withdrawn	
144	15 Bala Street, Liverpool L4 2QN	Postponed	
145	24 Stonehill Street, Liverpool L4 2QB	Postponed	
146	25 Stonehill Street, Liverpool L4 2QA	Postponed	
147	55 Westcott Road, Liverpool L4 2RF	Postponed	
148	4 Stonehill Street, Liverpool L4 2QB	Postponed	
149	67 Bala Street, Liverpool L4 2QN	Postponed	
150	69 Bala Street, Liverpool L4 2QN	Postponed	
151	63 Bala Street, Liverpool L4 2QN	Postponed	

Total Realisation = **£8,548,600**

# 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**

**List B – Evidence of Residence**

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	

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 will 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 satisfactory 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 **Wednesday 28 March**

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

1	7 Molineux Avenue, Knotty Ash, Liverpool L14 3LT	£100,000+
2	19 Scott Street, Bootle, Merseyside L20 4PE	£25,000+
3	53 Merebank Court, Greenbank Lane, Aigburth, Liverpool L17 1AE	£65,000–£75,000
4	92 Membury Road, Birmingham B8 1QL	£80,000+
5	6 Cypress Road, Southport, Merseyside PR8 6HE	£95,000+
6	33 Sapphire Street, Liverpool L13 1DJ	£50,000+
7	1 Oxton Road, Birkenhead, Merseyside CH41 2QQ	£300,000+
8	50 Faraday Street, Liverpool L5 6PL	£30,000+
9	20 Weymouth Close, Coventry CV3 3ET	£85,000+
10	4 Rowson Street, Wallasey, Merseyside CH45 5AT	£80,000+
11	82 Cannock Road, Cannock, Staffordshire WS11 5BY	£72,000+
12	17 Leicester Street, Wolverhampton WV6 0PR	<b>SOLD PRIOR</b>
13	231a Lower House Lane, Liverpool L11 2SF	£20,000+
14	12 Basing Street, Garston, Liverpool L19 1QS	£75,000+
15	46a Linacre Road, Liverpool L21 6NT	£27,000+
16	1 Crown Mews, Crown Lane, Denbigh, Clwyd LL16 3AA	£70,000+
17	12 Silverdale Avenue, Liverpool L13 7EY	£50,000+
18	2 Edington Street, Liverpool L15 4NB	£60,000+
19	126 Stuart Road, Walton, Liverpool L4 5QY	£50,000+
20	2 Crown Mews, Crown Lane, Denbigh, Clwyd LL16 3AA	£70,000+
21	113 James Turner Street, Birmingham B18 4ND	£75,000+
22	31 Hughes Drive, Bootle, Merseyside L20 0DR	£50,000+
23	Flat 4 Denver Park, Denver Road, Liverpool L32 4RZ	£40,000+
24	248 East Prescot Road, Liverpool L14 5NG	£65,000+
25	3 Crown Mews, Crown Lane, Denbigh, Clwyd LL16 3AA	£80,000+
26	64 Kirk Road, Liverpool L21 8HX	£40,000+
27	127 Windrows, Skelmersdale, Lancashire WN8 8NL	£50,000+
28	125 Makin Street, Liverpool L4 5QF	£50,000–£55,000
29	12 Denton Grove, Liverpool L6 4AJ	£50,000+
30	32 Morecambe Street, Liverpool L6 4AX	£35,000+
31	Flats 1, 4, 6 and 7, 88 Euston Road, Morecambe, Lancashire LA4 5LD	£60,000+
32	66 Lower Breck Road, Liverpool L6 4BZ	£65,000–£75,000
33	79 Coral Avenue, Liverpool L36 2PY	£65,000–£75,000
34	12 Ullet Road, Liverpool L8 3SR	£850,000+
35	51 Peter Road, Liverpool L4 3RT	£65,000+
36	48 Macdonald Street, Liverpool L15 1EL	£45,000+
37	Apt 55, 6 Mill View, Rutter Street, Liverpool L8 6AG	£35,000+
38	65 Rodney Street, Birkenhead, Merseyside CH41 2RQ	£50,000+
39	1 Cavan Drive, Haydock, St. Helens, Merseyside WA11 0GN	£65,000+
40	5/7 Woodend Avenue, Hunts Cross, Liverpool L25 0NY	£110,000+
41	Land at Brook Hey Drive, Kirkby, Liverpool L33 6UN	£150,000+
42	4 Primrose Court, Morecambe, Lancashire LA4 5NS	£55,000+
43	172–178 Prescot Road & 2 Stanley Road, Fairfield, Liverpool L7 0JD	£150,000+
44	Flat 192 Greenhill Road, Mossley Hill, Liverpool L18 7HW	£70,000+
45	181a Westminster Road, Liverpool L4 4LR	£15,000+
46	343 Walton Breck Road, Liverpool L4 0SY	£35,000+
47	10 Marnwood Walk, Kirkby, Liverpool L32 5TS	£30,000+
48	297 Warrington Road, Abram, Wigan, Lancashire WN2 5RQ	£185,000+
49	54 Southey Street, Bootle, Merseyside L20 4LL	£45,000+
50	109 Rhodesia Road, Liverpool L9 9BT	£50,000+
51	21 Merton Road, Bootle, Merseyside L20 3BJ	£150,000+
52	39 Sunningdale Road, Liverpool L15 4HJ	£37,500+
53	10 Worcester Drive, Tuebrook, Liverpool L13 9AX	£175,000+

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

54	3 Mainland House, 395 Stanley Road, Bootle, Merseyside L20 3EF	£50,000+
55	37 Melwood Drive, Liverpool L12 8RL	£80,000+
56	3 Bowley Road, Liverpool L13 6RR	£60,000+
57	7 Hooton Road, Liverpool L9 4SF	£82,500+
58	3 Welcroft Street, Stockport, Cheshire SK1 3DF	£65,000+
59	5 Welcroft Street, Stockport, Cheshire SK1 3DF	£65,000+
60	39 Colwell Road, Liverpool L14 8XZ	£45,000+
61	21 Kingfisher House, Pighue Lane, Liverpool L13 1DQ	£50,000+
62	89 Makin Street, Liverpool L4 5QF	£45,000+
63	8 Whitelodge Avenue, Liverpool L36 2PU	£52,000+
64	62 Church Road West, Liverpool L4 5UF	£345,000+
65	65 Bellamy Road, Liverpool L4 3SB	£45,000+
66	1 Welcroft Street, Stockport, Cheshire SK1 3DF	£57,000+
67	The Roundabout at the end of Fieldway, Wavertree, Liverpool L15 7LU	£5,000+
68	Land at 1 Henry Street, Birkenhead, Merseyside CH41 5BS	£350,000+
69	23 Regency, Temple Lane, Liverpool L2 5BB	£80,000+
70	324 Rice Lane, Liverpool L9 2BL	£80,000+
71	166 Walton Village, Liverpool L4 6TN	£175,000+
72	47A & B Owen Street, St. Helens, Merseyside WA10 3DN	£65,000+
73	151-155 County Road, Walton, Liverpool L4 5PB	£125,000+
74	49 Olivia Street, Bootle, Merseyside L20 2EP	£40,000+
75	47 Dorset Road, Anfield, Liverpool L6 4DU	£30,000+
76	43 Buchanan Road, Liverpool. L9 1EN	£45,000+
77	246 County Road, Walton, Liverpool L4 5PW	£85,000+
78	214-218 Rice Lane and 2D & E Parkinson Road, Liverpool L9 1DJ	£135,000+
79	Ground Rents 214-218 Rice Lane and 2 D&E Parkinson Road L9 1DJ	£15,000+
80	73 Grasmere Street, Liverpool L5 6RH	£30,000+
81	75 Bellamy Road, Liverpool L4 3SB	£45,000+
82	85 Saville Road, Old Swan, Liverpool L13 4DJ	£65,000+
83	19 City Road, Liverpool L4 5UN	£40,000+
84	173 Bedford Road, Bootle, Merseyside L20 2DR	£80,000+
85	126A & B Roxburgh Street, Liverpool L4 3TA	£65,000+
86	14 Dinas Lane, Huyton, Liverpool L36 2NP	£45,000+
87	10 Manton Road, Kensington, Liverpool L6 6BL	£65,000+
88	462 Stanley Road, Bootle, Merseyside L20 5AF	£75,000+
89	464 Stanley Road, Bootle, Merseyside L20 5AF	£75,000+
90	466 Stanley Road, Bootle, Merseyside L20 5AF	£75,000+
91	468 Stanley Road, Bootle, Merseyside L20 5AF	£75,000+
92	83 Albany Road, Kensington, Liverpool L7 8RQ	£100,000+
93	8 The Coppice, Liverpool L4 2XA	£45,000+
94	114/116 Queens Drive, West Derby, Liverpool L13 0AJ	£70,000+
95	53 Oakfield Road, Walton, Liverpool L4 0UE	£60,000-£70,000
96	23 Sovereign Chambers, Temple Lane, Liverpool L2 5BA	£105,000+
97	19 Selkirk Road, Liverpool L13 2AP	£55,000+
98	107 Roxburgh Street, Liverpool L4 3SZ	£45,000+
99	119 Moscow Drive, Liverpool L13 7DG	£180,000+
100	3 Colwell Close, Liverpool L14 8YE	£35,000-£40,000
101	111 Silverdale Avenue, Liverpool L13 7EZ	£60,000+
102	12 Wilburn Street, Liverpool L4 4EB	£37,000+
103	24 Stonehill Street, Liverpool L4 2QB	£15,000-£20,000
104	25 Stonehill Street, Liverpool L4 2QA	£20,000-£25,000
105	55 Westcott Road, Liverpool L4 2RF	£25,000+
106	4 Stonehill Street, Liverpool L4 2QB	£30,000+
107	69 Bala Street, Liverpool L4 2QN	£10,000-£15,000
108	63 Bala Street, Liverpool L4 2QN	£20,000-£25,000
109	67 Bala Street, Liverpool L4 2QN	£10,000-£15,000

110	72 Dane Street, Liverpool L4 4DZ	£40,000+
111	15 Bala Street, Liverpool L4 2QN	£20,000-£25,000
112	508 Stanley Road, Bootle, Merseyside L20 5AF	£70,000+
113	24 Branstree Avenue, Liverpool L11 3BY	£55,000+
114	30 Pennsylvania Road, Tuebrook Liverpool L13 9BA	£65,000+
115	Land at 1 Halstead Road, Wallasey, Merseyside CH44 4BH	£25,000-£35,000
116	99 Chorley Road, Standish, Wigan, Lancashire WN1 2SX	£120,000+
117	12 Mainland House, 395 Stanley Road, Bootle, Merseyside L20 3EF	£55,000+
118	Flat 4, 17 Rocky Lane, Anfield, Liverpool L6 4BA	£15,000+
119	3 Broadbelt Street, Liverpool L4 5QL	£30,000+
120	Fulwood Lodge, Fulwood Park, Liverpool L17 5AD	SOLD PRIOR
121	357 Walton Lane, Liverpool L4 5RL	£50,000+
122	25 Chapel Road, Garston, Liverpool L19 2LE	£65,000+
123	Flats 1 & 2, 48 South Road, Hockley, Birmingham B18 5LD	SOLD PRIOR
124	Heatherleigh, Whitehill Lane, Bolton BL1 7DJ	£250,000+
125	Flats A & B, 122 Thornhill Road, Handsworth, Birmingham B21 9BU	£90,000+
126	2 The Spinney, Prescott, Merseyside L34 3ND	£130,000+
127	220-230 Rice Lane, Liverpool L9 1DJ	£125,000+
128	18 & 18a George Arthur Road, Birmingham B8 1LW	SOLD PRIOR
129	25 Bala Street, Liverpool L4 2QN	£30,000+

Now accepting instructions for  
our 17 May 2018 auction  
Closing date 20 April



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

0151 207 6315

# Order of sale by type

## COMMERCIAL INVESTMENT

- 1 7 Molineux Avenue, Knotty Ash, Liverpool L14 3LT
- 40 5/7 Woodend Avenue, Hunts Cross, Liverpool L25 ONY
- 43 172–178 Prescott Road & 2 Stanley Road, Fairfield, Liverpool L7 0JD
- 73 151–155 County Road, Walton, Liverpool L4 5PB
- 77 246 County Road, Walton, Liverpool L4 5PW
- 78 214–218 Rice Lane and 2D & E Parkinson Road, Liverpool L9 1DJ
- 94 114/116 Queens Drive, West Derby, Liverpool L13 0AJ
- 127 220–230 Rice Lane, Liverpool L9 1DJ

## DEVELOPMENT OPPORTUNITIES

- 41 Land at Brook Hey Drive, Kirkby, Liverpool L33 6UN
- 68 Land at 1 Henry Street, Birkenhead, Merseyside CH41 5BS
- 115 Land at 1 Halstead Road, Wallasey, Merseyside CH44 4BH
- 120 Fulwood Lodge, Fulwood Park, Liverpool L17 5AD

## GROUND RENTS

- 79 Ground Rents 214–218 Rice Lane and 2 D&E Parkinson Road L9 1DJ

## LAND

- 67 The Roundabout at the end of Fieldway, Wavertree, Liverpool L15 7LU

## RESIDENTIAL INVESTMENT

- 3 53 Merebank Court, Greenbank Lane, Aigburth, Liverpool L17 1AE
- 16 1 Crown Mews, Crown Lane, Denbigh, Clwyd LL16 3AA
- 20 2 Crown Mews, Crown Lane, Denbigh, Clwyd LL16 3AA
- 23 Flat 4 Denver Park, Denver Road, Liverpool L32 4RZ
- 27 127 Windrows, Skelmersdale, Lancashire WN8 8NL
- 29 12 Denton Grove, Liverpool L6 4AJ
- 31 Flats 1, 4, 6 and 7, 88 Euston Road, Morecambe, Lancashire LA4 5LD
- 34 12 Ullet Road, Liverpool L8 3SR
- 35 51 Peter Road, Liverpool L4 3RT
- 36 48 Macdonald Street, Liverpool L15 1EL
- 37 Apt 55, 6 Mill View, Rutter Street, Liverpool L8 6AG
- 38 65 Rodney Street, Birkenhead, Merseyside CH41 2RQ
- 47 10 Marnwood Walk, Kirkby, Liverpool L32 5TS
- 49 54 Southey Street, Bootle, Merseyside L20 4LL
- 50 109 Rhodesia Road, Liverpool L9 9BT
- 52 39 Sunningdale Road, Liverpool L15 4HJ
- 53 10 Worcester Drive, Tuebrook, Liverpool L13 9AX
- 54 3 Mainland House, 395 Stanley Road, Bootle, Merseyside L20 3EF
- 55 37 Melwood Drive, Liverpool L12 8RL
- 56 3 Bowley Road, Liverpool L13 6RR
- 57 7 Hooton Road, Liverpool L9 4SF

- 63 8 Whitelodge Avenue, Liverpool L36 2PU
- 64 62 Church Road West, Liverpool L4 5UF
- 65 65 Bellamy Road, Liverpool L4 3SB
- 72 47A & B Owen Street, St. Helens, Merseyside WA10 3DN
- 74 49 Olivia Street, Bootle, Merseyside L20 2EP
- 81 75 Bellamy Road, Liverpool L4 3SB
- 82 85 Saville Road, Old Swan, Liverpool L13 4DJ
- 83 19 City Road, Liverpool L4 5UN
- 84 173 Bedford Road, Bootle, Merseyside L20 2DR
- 85 126A & B Roxburgh Street, Liverpool L4 3TA
- 88 462 Stanley Road, Bootle, Merseyside L20 5AF
- 89 464 Stanley Road, Bootle, Merseyside L20 5AF
- 90 466 Stanley Road, Bootle, Merseyside L20 5AF
- 91 468 Stanley Road, Bootle, Merseyside L20 5AF
- 92 83 Albany Road, Kensington, Liverpool L7 8RQ
- 93 8 The Coppice, Liverpool L4 2XA
- 97 19 Selkirk Road, Liverpool L13 2AP
- 98 107 Roxburgh Street, Liverpool L4 3SZ
- 113 24 Branstree Avenue, Liverpool L11 3BY
- 117 12 Mainland House, 395 Stanley Road, Bootle, Merseyside L20 3EF
- 121 357 Walton Lane, Liverpool L4 5RL
- 122 25 Chapel Road, Garston, Liverpool L19 2LE

## VACANT COMMERCIAL

- 7 1 Oxtan Road, Birkenhead, Merseyside CH41 2QQ
- 10 4 Rowson Street, Wallasey, Merseyside CH45 5AT
- 24 248 East Prescott Road, Liverpool L14 5NG
- 25 3 Crown Mews, Crown Lane, Denbigh, Clwyd LL16 3AA
- 112 508 Stanley Road, Bootle, Merseyside L20 5AF

## VACANT RESIDENTIAL

- 2 19 Scott Street, Bootle, Merseyside L20 4PE
- 4 92 Membury Road, Birmingham B8 1QL
- 5 6 Cypress Road, Southport, Merseyside PR8 6HE
- 6 33 Sapphire Street, Liverpool L13 1DJ
- 8 50 Faraday Street, Liverpool L5 6PL
- 9 20 Weymouth Close, Coventry CV3 3ET
- 11 82 Cannock Road, Cannock, Staffordshire WS11 5BY
- 12 17 Leicester Street, Wolverhampton WV6 0PR
- 13 231a Lower House Lane, Liverpool L11 2SF
- 14 12 Basing Street, Garston, Liverpool L19 1QS
- 15 46a Linacre Road, Liverpool L21 6NT
- 17 12 Silverdale Avenue, Liverpool L13 7EY
- 18 2 Edington Street, Liverpool L15 4NB
- 19 126 Stuart Road, Walton, Liverpool L4 5QY
- 21 113 James Turner Street, Birmingham B18 4ND
- 22 31 Hughes Drive, Bootle, Merseyside L20 0DR
- 26 64 Kirk Road, Liverpool L21 8HX
- 28 125 Makin Street, Liverpool L4 5QF
- 30 32 Morecambe Street, Liverpool L6 4AX
- 32 66 Lower Breck Road, Liverpool L6 4BZ
- 33 79 Coral Avenue, Liverpool L36 2PY
- 39 1 Cavan Drive, Haydock, St. Helens, Merseyside WA11 0GN
- 42 4 Primrose Court, Morecambe, Lancashire LA4 5NS
- 44 Flat 192 Greenhill Road, Mossley Hill, Liverpool L18 7HW
- 45 181a Westminster Road, Liverpool L4 4LR
- 46 343 Walton Breck Road, Liverpool L4 0SY
- 48 297 Warrington Road, Abram, Wigan, Lancashire WN2 5RQ
- 51 21 Merton Road, Bootle, Merseyside L20 3BJ
- 58 3 Welcroft Street, Stockport, Cheshire SK1 3DF
- 59 5 Welcroft Street, Stockport, Cheshire SK1 3DF
- 60 39 Colwell Road, Liverpool L14 8XZ
- 61 21 Kingfisher House, Pighue Lane, Liverpool L13 1DQ
- 62 89 Makin Street, Liverpool L4 5QF
- 66 1 Welcroft Street, Stockport, Cheshire SK1 3DF
- 69 23 Regency, Temple Lane, Liverpool L2 5BB
- 70 324 Rice Lane, Liverpool L9 2BL
- 71 166 Walton Village, Liverpool L4 6TN
- 75 47 Dorset Road, Anfield, Liverpool L6 4DU
- 76 43 Buchanan Road, Liverpool L9 1EN
- 80 73 Grasmere Street, Liverpool L5 6RH
- 86 14 Dinas Lane, Huyton, Liverpool L36 2NP
- 87 10 Manton Road, Kensington, Liverpool L6 6BL
- 95 53 Oakfield Road, Walton, Liverpool L4 0UE
- 96 23 Sovereign Chambers, Temple Lane, Liverpool L2 5BA
- 99 119 Moscow Drive, Liverpool L13 7DG
- 100 3 Colwell Close, Liverpool L14 8YE
- 101 111 Silverdale Avenue, Liverpool L13 7EZ
- 102 12 Wilburn Street, Liverpool L4 4EB
- 103 24 Stonehill Street, Liverpool L4 2QB
- 104 25 Stonehill Street, Liverpool L4 2QA
- 105 55 Westcott Road, Liverpool L4 2RF
- 106 4 Stonehill Street, Liverpool L4 2QB
- 107 69 Bala Street, Liverpool L4 2QN
- 108 63 Bala Street, Liverpool L4 2QN
- 109 67 Bala Street, Liverpool L4 2QN
- 110 72 Dane Street, Liverpool L4 4DZ
- 111 15 Bala Street, Liverpool L4 2QN
- 114 30 Pennsylvania Road, Tuebrook Liverpool L13 9BA
- 116 99 Chorley Road, Standish, Wigan, Lancashire WN1 2SX
- 118 Flat 4, 17 Rocky Lane, Anfield, Liverpool L6 4BA
- 119 3 Broadbelt Street, Liverpool L4 5QL
- 123 Flats 1 & 2, 48 South Road, Hockley, Birmingham B18 5LD
- 124 Heatherleigh, Whitehill Lane, Bolton BL1 7DJ
- 125 Flats A & B, 122 Thornhill Road, Handsworth, Birmingham B21 9BU
- 126 2 The Spinney, Prescott, Merseyside L34 3ND
- 128 18 & 18a George Arthur Road, Birmingham B8 1LW
- 129 25 Bala Street, Liverpool L4 2QN



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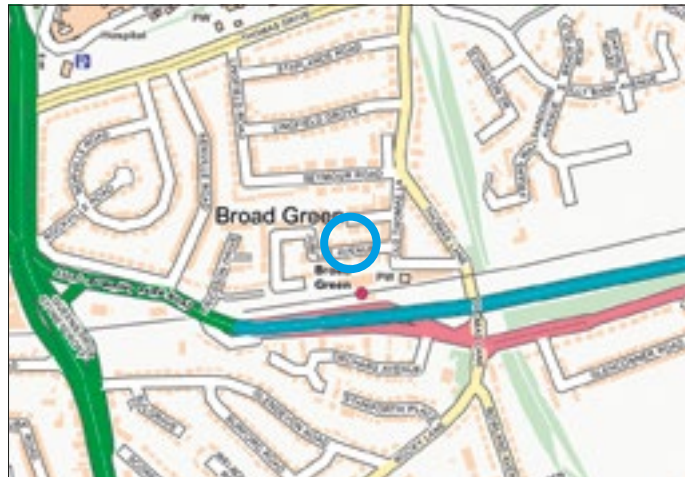
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LOT

1

## 7 Molineux Avenue, Knotty Ash, Liverpool L14 3LT

\*GUIDE PRICE £100,000+



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- **Commercial investment producing £12,500.00 per annum.**

**Description** A double fronted semi-detached property which has been converted to provide a Nursery trading as "Happy From Home". The property is currently let by way of a renewed 10 year FRI lease with 4 years remaining producing a rental income of approximately £12,500.00 per annum, with a rent review due in 2021 increasing to £14,234. The property benefits from gardens, a secure entry system, central heating and partial double glazing. The property also has the potential to convert back to provide a 4 bedroomed residential dwelling or alternatively conversion to provide two self-contained flats, which has been approved in the past.

**Situated** Off Old Thomas Lane in a very popular and well established residential location within close proximity to local amenities, transport links, schooling and approximately 4 miles of Liverpool city centre.

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

**Outside** Gardens, Garage/Storage.

**EPC Rating** E

**Ground Floor** Hall, two Front Rooms, Kitchenette, Utility Room, WC.

LOT

2

## 19 Scott Street, Bootle, Merseyside L20 4PE

\*GUIDE PRICE £25,000+



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

**Description** A three bedroomed middle terraced property benefiting from central heating. Following a full upgrade and scheme of refurbishment works the property would be suitable for investment purposes. The potential rental income is approximately £6,000.00 per annum.

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

**Outside** Yard to the rear.

**Ground Floor** Vestibule, Hall, Lounge, Dining Room, Kitchen (no fittings), Bathroom/WC.

**First Floor** Three Bedrooms.



LOT  
3

## 53 Merebank Court, Greenbank Lane, Aigburth, Liverpool L17 1AE

\*GUIDE PRICE £65,000–£75,000



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- **Residential investment producing £7,800.00 per annum.**

**Description** A two bedroomed 12th floor apartment benefiting from double glazing, electric heating, secure intercom entry system, gated car parking, lift facility and a balcony. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £7,800 per annum. This property is suitable for cash buyers only as Merebank Court is a converted ex local authority block.

**Situated** On Greenbank Drive in a popular well established residential location overlooking

Sefton Park within close proximity to local amenities and schooling.

**Ground Floor** Main entrance hallway.

**12th Floor Apartment** Hall, Open plan Lounge/Dining room/Kitchen, two Bedrooms, Bathroom/WC

**Outside** Balcony, Secure gated car park.

**Note** We are advised that Atlas

Estate Agents are fully managing the current tenancy at a fee of 8% inc. VAT

**Joint Agent**  
Atlas Estates

LOT  
4

## 92 Membury Road, Birmingham B8 1QL

\*GUIDE PRICE £80,000+



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- **Three bed mid terrace. Double glazing and central heating.**

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

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

**Ground Floor** Living Room, Sitting Room, Kitchen, Vented Lobby, Bathroom/WC.

**First Floor** Three Bedrooms.

LOT  
5

UPON THE INSTRUCTIONS OF PWC

## 6 Cypress Road, Southport, Merseyside PR8 6HE

\*GUIDE PRICE £95,000+



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- **Two bed semi detached. Double glazing and central heating. Gardens front and rear.**

**Description** A two bedroomed semi-detached property benefiting from double glazing, central heating gardens to the front and rear and off road parking. Following an upgrade and refurbishment scheme the property would be suitable for occupation, re-sale or investment purposes.

**Situated** Off Norwood Road (B5276) in a popular and well established residential location within close proximity to local amenities and transport links.

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

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

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

LOT  
6

## 33 Sapphire Street, Liverpool L13 1DJ

\*GUIDE PRICE £50,000+



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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. Following modernisation the property would be suitable for investment purposes with a potential rental income of £6,000 per annum.

**Situated** Off Rathborne Road (B5179) in a popular residential location within easy access to Wavertree High Street amenities and schooling. Liverpool city centre is approximately 4 miles away.

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

**Outside** Yard to the rear.

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



LOT  
7

# 1 Oxton Road, Birkenhead, Merseyside CH41 2QQ

\*GUIDE PRICE £300,000+



- **Three storey property comprising two ground floor retail units with 14 rooms to the first and second floor. Planning for a 12 bed HMO. Potential rental approx £65,000 per annum.**

**Description** A substantial three storey corner property comprising 2 ground floor retail units together with 14 rooms to the first and second floor. Planning has been approved for a 12 bed HMO and the property is HMO Compliant. There is also planning permission for change of use of public bar into 2 separate ground floor units consisting of a restaurant and a Massage & Beauty Treatment clinic, with 5 treatment rooms at first floor and a 2 bedroom managers flat and the conversion of the second floor into 5 bedrooms for "live in" staff together with lounge/kitchen, WC and Bathroom (planning reference number APP/17/01213). The property has recently been refurbished to include replastering throughout, double glazing, central heating and newly fitted kitchen and bathrooms. The ground floor has been converted to provide 2 good sized separate retail units with separate entrances suitable for a number of uses, subject to any relevant consents. When the property is fully let the potential rental income is approximately £65,000 per annum.



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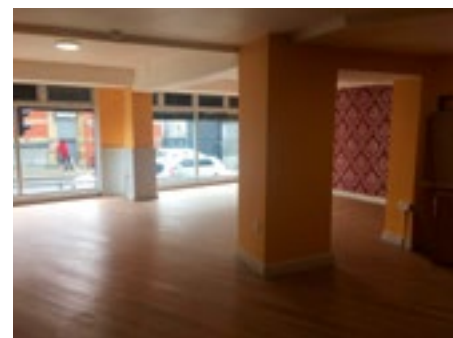
**Situated** Fronting Oxton Road on the corner of Charing Cross, this is a main road position close to local amenities, schooling and within walking distance to The Pyramid Shopping Precinct and Birkenhead town centre.

**Second Floor** Seven Rooms, Bathroom, Separate WC. Lounge/Kitchen

**Outside** Rear Yard

**Ground Floor Unit 1** Main sales area, WC.  
**Unit 2** Former Restaurant

**First Floor** Seven Rooms, Bathroom/WC, Communal Lounge, Kitchen



LOT

8

## 50 Faraday Street, Liverpool L5 6PL

\*GUIDE PRICE £30,000+



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Not to scale. For identification purposes only

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

**Description** A two bedroomed mid terraced property in need of refurbishment and modernisation benefiting from central heating. Once updated the property would be suitable for investment purposes.

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

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

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

Lower **Ground Floor** Cellar (no stairs)

**Outside** Yard to the rear.

LOT

9

## 20 Weymouth Close, Coventry CV3 3ET

\*GUIDE PRICE £85,000+



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Not to scale. For identification purposes only

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

**Description** A three bedroomed middle town house property which would be suitable for investment purposes.

**Situated** On an estate of similar property off Yarningdale Road within close proximity to local amenities and schooling.

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

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

**Outside** Yard.



LOT  
**10****4 Rowson Street, Wallasey, Merseyside CH45 5AT**

\*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

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- **Mixed use property. Double glazing and central heating. Potential income £12,000 per annum,**

**Description** A three storey mixed use property comprising a ground floor retail unit together with a three bedroomed flat above. The shop was until recently trading as a record/music store and would be suitable for a number of uses, subject to any relevant consents. The flat benefits from double glazing and central heating and is ready for immediate occupation. The property can be let as a whole or to two individual tenants. Once fully let the property would have a potential income of approximately £12,000 per annum.

**Situated** Fronting Rowson Street (B5143) which is off Seabank Road (A554) in a popular and well established location in New Brighton close to local amenities.

**Lower Ground Floor Basement**  
One room

**Ground Floor** Main Sales Area, two Rooms, WC,

**First Floor Flat** Hall, Lounge, Kitchen/Diner, Shower Room/WC

**Second Floor** Three Bedrooms

**Outside** Decked Rear Garden

LOT  
**11****82 Cannock Road, Cannock, Staffordshire WS11 5BY**

\*GUIDE PRICE £72,000+



Not to scale. For identification purposes only

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

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

**Situated** Fronting Cannock Road in a popular residential location within close proximity to local amenities and within walking distance to Cannock town centre.

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

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

**Outside** Yard to the rear.

**EPC Rating** E

LOT

12

17 Leicester Street, Wolverhampton WV6 0PR

\*GUIDE PRICE £55,000+



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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 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 New Hampton Road East in a popular and well established residential location close to local amenities.

**EPC Rating** C

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

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

**Outside** Yard to the rear.

LOT

13

231a Lower House Lane, Liverpool L11 2SF

\*GUIDE PRICE £20,000+



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- **Two bedroomed first floor flat. Good sized. Needs full refurbishment scheme.**

**Description** A good sized two bedroomed first floor flat accessed via a front entrance. The property is in need of a full upgrade and refurbishment scheme following which would be suitable for investment purposes with a potential income in excess of £3,600 per annum.

Not to scale. For identification purposes only

**Situated** Fronting Lower House Lane in an established residential location close to local amenities and approximately 5 miles from Liverpool city centre.

**Outside** Rear yard.

**Ground Floor** Main entrance hallway.

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



LOT  
**14****12 Basing Street, Garston, Liverpool L19 1QS**

\*GUIDE PRICE £75,000+



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

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



Not to scale. For identification purposes only

**Situated** Off Garston Old Road in a popular and well established residential location opposite Long Lane Recreation Ground and a short distance to local amenities, schooling and Liverpool South Parkway Train Station. Liverpool city centre is approximately 5 miles.

**First Floor** Two Bedrooms, Shower Room/WC.

**Outside** Yard to the rear.

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

LOT  
**15****46a Linacre Road, Liverpool L21 6NT**

\*GUIDE PRICE £27,000+



- **Two bedroomed apartment. Good size. Double glazing. Central heating.**

**Description** A good sized two bedroomed 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 £5,100 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.



Not to scale. For identification purposes only

**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.

include ensuite shower and basin), Bathroom/WC

**Outside** Yard and Off Road Parking.

**Ground Floor** Entrance.

**First Floor Apartment** Hall, Lounge, Kitchen, two Bedrooms (one with dressing room to



ON BEHALF OF LPA RECEIVERS

LOT

16

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

\*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

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

**Description** A three storey four bed roomed 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.

**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.

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

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

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

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

LOT

17

## 12 Silverdale Avenue, Liverpool L13 7EY

\*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **A three bed roomed mid terrace property. Double glazing.**

**Description** A three bed roomed mid terraced property benefiting from double glazing. Following an upgrade and scheme of refurbishment works the property would be suitable for occupation, resale or investment. Please note this property would be suitable for cash buyers only.

**Situated** Just off West Derby Road (A5049) in a popular Tuebrook district within close proximity to local amenities,

schooling, Newsham Park and approximately 4 miles from Liverpool city centre.

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

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

**Outside** Yard to the rear.

**Note** We have been advised by the vendor that the property benefits from a new roof and

rewire approximately 5 years ago. A damp course with a 30 year guarantee was completed 10 years ago. There is a new bathroom suite and boiler included in the sale but they are not fitted.

**Joint Agent**  
Entwistle Green



LOT  
**18****2 Edington Street, Liverpool L15 4NB**

\*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

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

**Description** A vacant two bedroomed end of terrace property which was formerly a three bedroomed house and has the potential to be converted back. At the moment the property is arranged as three separate letting rooms and benefits from double glazing and central heating. Following repair and modernisation the property would be suitable for occupation, re-sale or investment purposes. The potential income if let to an individual would be approximately £6,600.00 per annum, alternatively it could be let on a per room basis (to three/four individuals) with a potential rental income in excess of £10,800.00 per annum.

**Situated** On the corner of Tiverton Street 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, Kitchen, one Letting Room.

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

**Outside** Rear Yard.

LOT  
**19****126 Stuart Road, Walton, Liverpool L4 5QY**

\*GUIDE PRICE £50,000+



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 three 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  
**20**

ON BEHALF OF LPA RECEIVERS

**2 Crown Mews, Crown Lane, Denbigh, Clwyd LL16 3AA****\*GUIDE PRICE £70,000+**

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Not to scale. For identification purposes only

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

**Description** A three storey four bed roomed 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  
**21****113 James Turner Street, Birmingham B18 4ND****\*GUIDE PRICE £75,000+**

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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 and modernisation works 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** Two Bedrooms, Bathroom/WC.

**Outside** Yard to the rear.

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

LOT  
**22****31 Hughes Drive, Bootle, Merseyside L20 0DR**  
\*GUIDE PRICE £50,000+

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

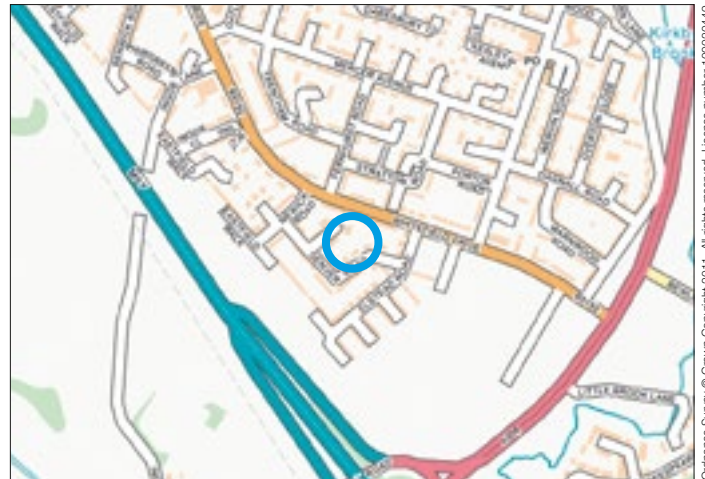
**Description** A three bedroomed middle terrace property benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. If let the potential rental income is in excess of £6,600.00 per annum, alternatively it would provide a good sized family home.

**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  
**23****Flat 4 Denver Park, Denver Road, Liverpool L32 4RZ**  
\*GUIDE PRICE £40,000+

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

**Description** A modern two bedroom first floor apartment currently let by way of an Assured Shorthold Tenancy at a rental of £5,100 per annum. The property benefits from double glazing, central heating, communal gardens and parking.

**Situated** Off Eastfield Walk within close proximity to local amenities, schooling and transport links. Approximately 7.5 miles from Liverpool city centre.

**Outside** Communal parking and gardens.

**Ground Floor** Main entrance Hallway

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



LOT

24

248 East Prescott Road, Liverpool L14 5NG

\*GUIDE PRICE £65,000+



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Not to scale. For identification purposes only

- **Two storey mixed use property comprising a ground floor retail unit with one bed flat above, accessed via a separate side entrance. Double glazing. Roller shutters.**

**Description** A two storey mixed use property comprising a ground floor retail unit together with a one bed flat above, accessed via a separate side entrance. The property is in good condition and benefits from double glazing and roller shutters. The shop is fitted out as a Hairdressers and will be sold as seen for continued use or alternatively it could be used for a number of uses, to include conversion to a flat, subject to any consents When the shop and flat are both let the potential rental income is approximately £10,000 per annum.

**Situated** Fronting East Prescott Road (A57) opposite the new Alder Hey hospital in a busy prominent position close to local amenities. Liverpool city centre is approximately 4 miles away.

**First Floor Flat** Hall, Open Plan Lounge/Kitchen, Bedroom, Cloakroom, Bathroom/WC

**Outside** Yard, WC

**EPC Rating** C

**Ground Floor Retail Unit** Salon, Rear Room

ON BEHALF OF LPA RECEIVERS

LOT

25

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

\*GUIDE PRICE £80,000+



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Not to scale. For identification purposes only

- **A four bedroomed modern town house property benefiting from double glazing, central heating, security alarm, allocated parking and an integral garage.**

**Description** A four bedroomed modern town house property benefiting from double glazing, central heating, security alarm, allocated parking and an integral garage. The property has previously been used as offices, and would be suitable for continued use, or conversion back to provide a four bedroomed family home.

**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/ Lounge, Kitchen/Dining Room, WC.



LOT  
**26****64 Kirk Road, Liverpool L21 8HX**  
\*GUIDE PRICE £40,000+

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

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



Not to scale. For identification purposes only

**Situated** Between Stanley Road and Braby Road within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

**Outside** Rear yard with double gate access to side.

**Joint Agent**  
Entwistle Green



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

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

LOT  
**27****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  
**28****125 Makin Street, Liverpool L4 5QF****\*GUIDE PRICE £50,000–£55,000**

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Not to scale. For identification purposes only

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

**Description** A two bedroomed middle terraced property which is currently let on a contract dated until 30/9/19 with a guaranteed income of £5,100 per annum. The property benefits from central heating. The tenancy agreement is in place with the government and has been for the last 4/5 years. As part of the agreement they also provide up to £5,000 worth of refurbishment works per year. Please note that there will not be any viewings prior to auction so as to not disturb the tenant.

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

**Second Floor** One further loft room with Velux window.

**Outside** Yard to the rear with side access.

**Note** Please note we have not internally inspected the property, all information has been provided by the vendor.

**Ground Floor** Hall, Lounge/ Dining Room, Kitchen, Entrance to Cellar.

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

LOT  
**29****12 Denton Grove, Liverpool L6 4AJ****\*GUIDE PRICE £50,000+**

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Not to scale. For identification purposes only

- **Two bed mid terrace producing £5,100 per annum. Central heating.**

**Description** A two bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £5,100 per annum. The property benefits from central heating.

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

**Outside** Rear yard.

**Ground Floor** Hall, Front Living room, Rear Living room, Kitchen.

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



LOT  
**30****32 Morecambe Street, Liverpool L6 4AX**  
\*GUIDE PRICE £35,000+

Not to scale. For identification purposes only

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

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

**Situated** Off Rocky Lane in a popular and well established residential location nearby to local amenities, schooling, Newsham Park and approximately 3 miles from Liverpool city centre.

**Outside** Yard to the rear.

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

**First Floor** Two Bedrooms

LOT  
**31****Flats 1, 4, 6 and 7, 88 Euston Road, Morecambe, Lancashire LA4 5LD**  
\*GUIDE PRICE £60,000+

Not to scale. For identification purposes only

- **End terraced town centre investment opportunity consisting of 4 x 1 bedroomed self contained flats.**

**Description** A town centre residential investment opportunity incorporating four self-contained one bedroomed flats of which three are vacant and one is let to a Housing Benefit tenant under an Assured Shorthold Tenancy for 6 months with effect from 15/12/2015. The tenant is currently holding over at a rental of £4,320.16pa. The flats are situated above a ground floor retail unit which is not included in the sale. The property benefits from partial double glazing and part central heating and is in need of refurbishment and modernisation.

**Situated** In central Morecambe within easy walking distance of local amenities with views to the Lake District fells

**First Floor Flat 4** Living Room, Kitchen, Bedroom with En Suite Bathroom/WC

**Ground Floor Flat 1** Not internally inspected but understood to comprise: living room, kitchen, bedroom and bathroom/WC. **Flat 7** open plan living room/kitchen/bedroom, bathroom/WC. Double glazing and central heating

**Second Floor Flat 6** Kitchen, Living Room, Bedroom with en suite shower room/WC. Double glazing

**Joint Agent**  
Entwistle Green

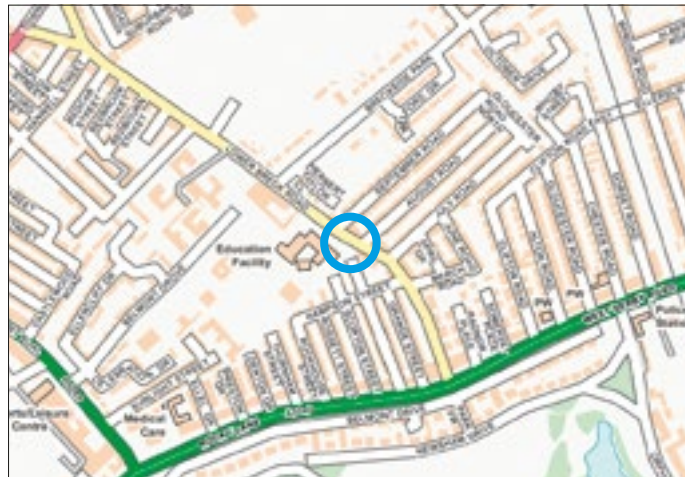


LOT

32

## 66 Lower Breck Road, Liverpool L6 4BZ

\*GUIDE PRICE £65,000–£75,000



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Not to scale. For identification purposes only

- **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.

**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.

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

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

**Second Floor** One further Letting Room

**Outside** Rear Yard.

LOT

33

## 79 Coral Avenue, Liverpool L36 2PY

\*GUIDE PRICE £65,000–£75,000



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Not to scale. For identification purposes only

- **Three bedroomed end town house with double glazing, central heating and front and side gardens.**

**Description** A three bedroomed end town house benefiting from double glazing, central heating and front and side gardens. Following modernisation the property would be suitable for occupation or investment purposes. There is potential to extend the property to the side subject to any necessary consents.

**Situated** Off White Lodge Avenue in a popular and well established residential location within close proximity to schooling and approximately 7 miles from Liverpool city centre.

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

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

**Outside** Front and Side Gardens.



LOT  
**34****12 Ullet Road, Liverpool L8 3SR**  
\*GUIDE PRICE £850,000+

- **Residential investment producing £102,000.00 per annum.**

**Description** A residential investment currently producing £102,000 per annum. A substantial four storey detached property providing 25 student letting rooms which is currently fully let by way of Assured Shorthold Tenancies. The property is in good condition and benefits from double glazing, central heating, fire exits and a gym room. To the rear there is a good sized garden together with off road parking for several cars to the front forecourt.

**Situated** Fronting Ullet Road close to its junction with Aigburth Road in a popular and well established residential location within close proximity to Princes Park and Sefton Park and local amenities.

**Basement** Store Room, Gym Room

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

**Ground Floor** Main Entrance Hallway, Laundry Room

**Flat 1** Open Plan Lounge/Kitchen, 12 Letting Rooms, Laundry Room, Kitchen, Two Bathrooms/WCs, Shower Room

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

**Flat 3** Lounge/Bedroom/Kitchen, Separate Shower Room/WC

#### **First Floor Flat 4**

Communal Lounge/Kitchen, one letting Room with En Suite WC, Bathroom/WC, three letting rooms, Separate WC

**Second Floor Flat 5** Hall, Communal Lounge/Kitchen, Bathroom/WC, Shower Room/WC, four Letting Rooms, one spare Bedroom

**Outside** Large Rear Garden and off road parking for several cars.



Not to scale. For identification purposes only

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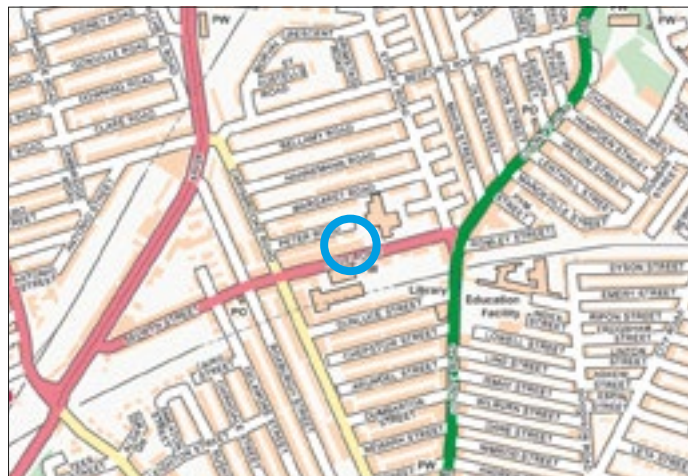


LOT

35

## 51 Peter Road, Liverpool L4 3RT

\*GUIDE PRICE £65,000+



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Not to scale. For identification purposes only

- Residential investment producing £7,200.00 per annum.

**Description** A two storey middle terrace property which has been converted to provide two one-bedroomed self-contained flats. Both flats are currently let by way of Assured Shorthold Tenancies producing £7,200.00 per annum. The property benefits from double glazing and electric heating.

**Situated** Off Carisbrooke Road in a popular and well established residential location close to County Road amenities, schooling and 3 miles from Liverpool city centre.

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

**Outside** Rear Yard.

**Ground Floor** Main Entrance Hallway.

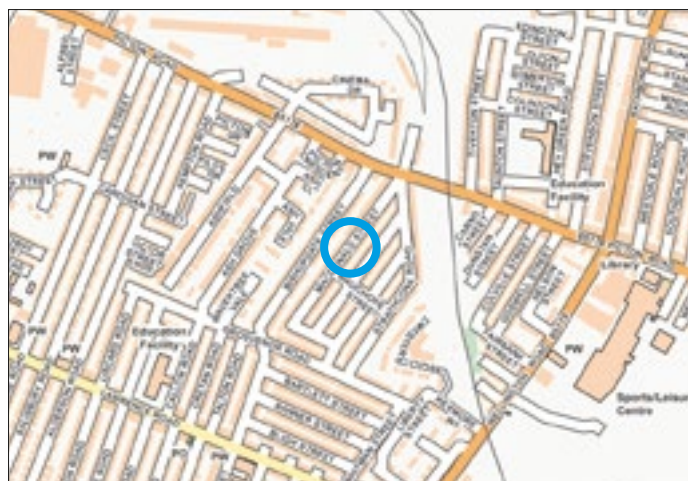
**Flat 1** Lounge, Bedroom, Kitchen, Shower/WC.

LOT

36

## 48 Macdonald Street, Liverpool L15 1EL

\*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

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

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

**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.

**Outside** Yard to the rear.

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

**First Floor** Two Bedrooms

LOT  
**37****Apt 55, 6 Mill View, Rutter Street, Liverpool L8 6AG**  
\*GUIDE PRICE £35,000+

Not to scale. For identification purposes only

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- Residential investment producing £5,400 per annum.

**Description** A two bedroomed 14th floor high rise apartment. The property benefits from open views across the Estuary, secure intercom system, lift service to all floors, communal parking, double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement with a rental income of £5,400 per annum.

**Situated** Off Southwell Street fronting Mill Street in a well established residential location close to local amenities and approximately 2 miles from Liverpool city centre.

**14th Floor** Hall, Lounge, Kitchen, two Bedrooms, Bathroom, Separate WC.

**Outside** Communal Parking.

**Ground Floor** Main Entrance, Hallway.

LOT  
**38****65 Rodney Street, Birkenhead, Merseyside CH41 2RQ**  
\*GUIDE PRICE £50,000+

Not to scale. For identification purposes only

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- Residential investment producing £6,582 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 £6,582.00 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.

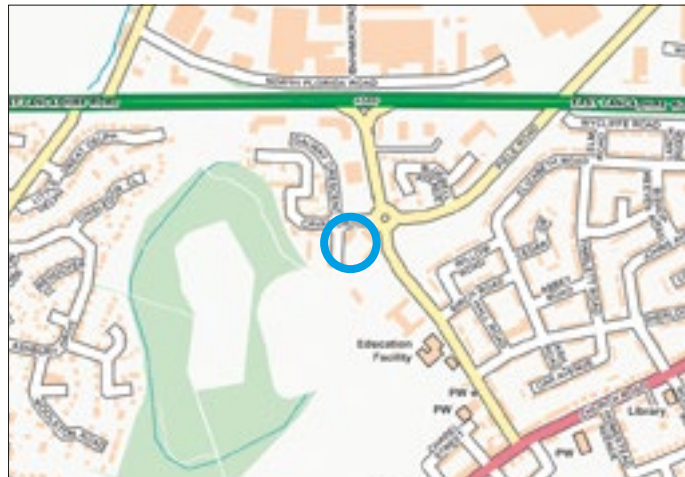


LOT

39

1 Cavan Drive, Haydock, St. Helens, Merseyside WA11 0GN

\*GUIDE PRICE £65,000+



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Not to scale. For identification purposes only

- **Ground floor two bedroom flat. Double glazing and electric heating.**

**Description** A two bedroomed ground floor flat benefiting from double glazing, electric heating and pass code door access. The property is in good order throughout and would be suitable for immediate occupation or investment purposes with a potential rental income in the region of £5,400.00 per annum.

**Situated** Off Piele Road which is close to the East Lancashire Road in a popular and well established residential location within close proximity to all local amenities.

with en-suite Shower Room/WC, Bathroom/WC.

**Outside** Communal parking.

**Ground Floor** Main Entrance Hallway.

**Flat** Hall, Open Plan Lounge/Kitchen, Two Bedrooms (One

LOT

40

5/7 Woodend Avenue, Hunts Cross, Liverpool L25 0NY

\*GUIDE PRICE £110,000+



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Not to scale. For identification purposes only

- **Mixed use investment producing a total of £12,800 per annum.**

**Description** A mixed use investment opportunity currently producing £12,800 per annum. A two storey middle terraced property comprising a ground floor retail unit currently trading as "Booze Busters" together with a 2 bedroomed flat above accessed via its own separate front entrance. The retail unit is currently holding over on an annual tenancy producing £8,000 per annum and the flat is currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,800 per annum. The property benefits from double glazing and electric roller shutters.

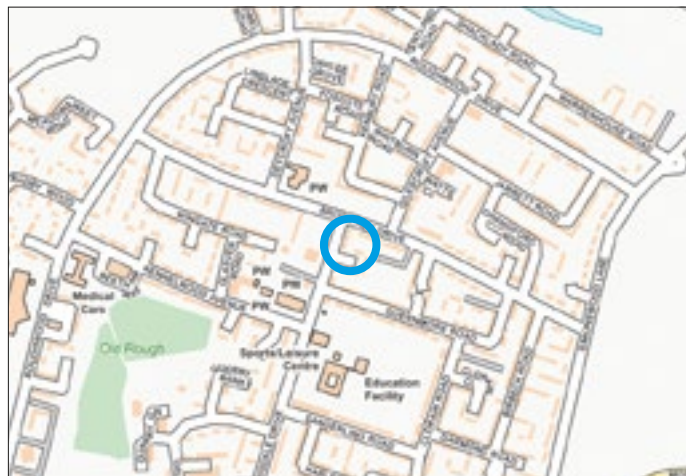
**Situated** Off Hillfoot Avenue (A562) close to local Hunts Cross amenities and train station and approximately 9 miles from Liverpool city centre.

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

**Outside** Rear Yard.

**Ground Floor Shop** Main Sales Area, two Rear Rooms, two Store Rooms, Kitchen/WC.



LOT  
**41****Land at Brook Hey Drive, Kirkby, Liverpool L33 6UN****\*GUIDE PRICE £150,000+**

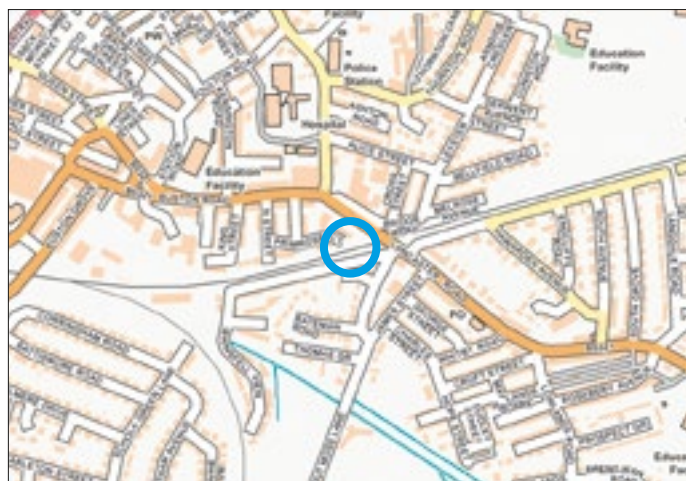
Not to scale. For identification purposes only

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

**Description** A cleared site offered with planning permission to erect ten three-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

**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  
**42****4 Primrose Court, Morecambe, Lancashire LA4 5NS****\*GUIDE PRICE £55,000+**

Not to scale. For identification purposes only

- **Two bedroomed first floor flat. Electric heating. Double glazing.**

**Description** A two bedroomed first floor flat benefiting from electric heating and double glazing. The property would be suitable for occupation or investment purposes.

**Situated** In a popular and well established residential location close to the town of Morecambe which is in close proximity to all local amenities.

**Outside** Communal Gardens, Allocated Garage.

**EPC Rating** D

**Ground Floor** Entrance Hallway.

**First Floor Flat** Hallway, Kitchen/Diner, Lounge, Two Bedrooms, Bathroom/WC.

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LOT  
**43**

**172–178 Prescot Road & 2 Stanley Road, Fairfield, Liverpool L7 0JD**

**\*GUIDE PRICE £150,000+**



- **A block of three storey commercial properties. Part let producing £13,340 per annum. Planning permission to provide 9 apartments.**

**Description** The property comprises a number of adjoining terraced buildings including 172 Prescot Road providing a two storey building and 174–178 Prescot Road/2 Stanley Road comprising three three storey interconnecting terraced buildings. The premises also benefit from an open land area which can be found adjacent to 172 Prescot Road. The accommodation is partly occupied by three users at present which are currently holding over producing a collective income of £13,340 per annum. The remainder of the accommodation consists of office accommodation to the upper floors of 174–178 and a maisonette/flat to the upper floors of 2 Stanley Road. The property benefits from planning permission to alter and convert the premises to provide 1 studio and 8 x 1 bed apartments including alterations to the shop front of 174–178 Prescot Road and to retain 172 Prescot Road as a commercial premises under application number 16F/1434. Full plans are available on request.



Not to scale. For identification purposes only

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**Situated** Fronting Prescot Road (A57) on the corner of Stanley Road on a very busy main road being one of the main arteries into Liverpool city centre.



**Joint Agent**  
SK Real Estate





LOT  
**44****Flat 192 Greenhill Road, Mossley Hill, Liverpool L18 7HW****\*GUIDE PRICE £70,000+**

Not to scale. For identification purposes only

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- **Two bed self contained flat, partial double glazing, electric heating.**

**Description** A two bedroomed self-contained flat situated above a retail unit currently let to William Hill (not included in the sale). The flat is accessed via its own separate side entrance and benefits from electric heating and partial double glazing. Once upgraded the flat would be suitable for occupation or investment purposes. The potential rental income is approximately £7,800.00 per annum.

**Situated** Fronting Greenhill Road just off Booker Avenue in a very popular and well established residential location close to Allerton Road and all local amenities. Liverpool city centre is approximately 6 miles.

**Outside** Driveway, Shared rear garden.

**First Floor Flat** Hallway, Kitchen/Breakfast Room, Lounge, Two Bedrooms, Bathroom/WC

LOT  
**45****181a Westminster Road, Liverpool L4 4LR****\*GUIDE PRICE £15,000+**

Not to scale. For identification purposes only

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- **Mixed use three storey property comprising a ground floor retail unit with rooms to the first and second floors.**

**Description** A three storey mixed use property comprising a ground floor retail unit with rooms to the first and second floors. The property is in a derelict state of repair and requires a full upgrade and scheme of refurbishment works. The property benefits from steel roller shutters.

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

**First & Second Floors** Various Rooms

**Outside** Yard to the rear.

**Note** Please note there will be external viewings only.

**Ground Floor Retail Unit** Main Sales Area, Rear Room



LOT

46

343 Walton Breck Road, Liverpool L4 0SY

\*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

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

**Description** A vacant two bedroomed middle terrace property which benefits from double glazing. Following refurbishment and modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £5,400.00 per annum.

**Situated** Fronting Walton Breck Road in a popular and well established residential location within close proximity to local amenities, schooling, Liverpool Football Club and approximately 2.5 miles from Liverpool city centre.

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

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

**Outside** Rear Yard.

**Joint Agent**  
Core Property Management

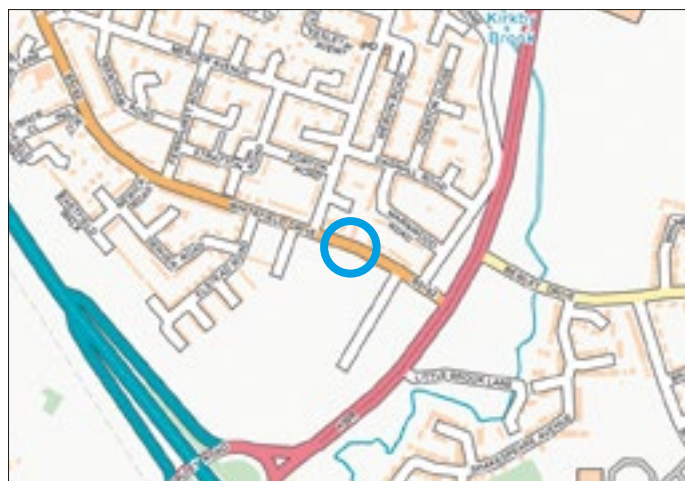


LOT

47

10 Marnwood Walk, Kirkby, Liverpool L32 5TS

\*GUIDE PRICE £30,000+



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Not to scale. For identification purposes only

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

**Description** A two bedroomed ground floor modern purpose built apartment benefiting from double glazing, central heating and communal car parking. The property is currently let by way of an Assured Shorthold Tenancy producing £4,800 per annum.

**Situated** Off Whitefield Drive which is in turn off Valley Road in a well established location close to local amenities and schooling. Liverpool city centre is approximately 8 miles away.

**Ground Floor** Communal Hallway

**Flat** Two Bedrooms, Bathroom/WC, Open Plan Living Room/Kitchen

**Outside** Communal Car Park

LOT  
**48****297 Warrington Road, Abram, Wigan, Lancashire WN2 5RQ****\*GUIDE PRICE £185,000+**

- **Spacious four bedroom detached property. Double glazing. Central heating. Front and rear gardens. Driveway.**

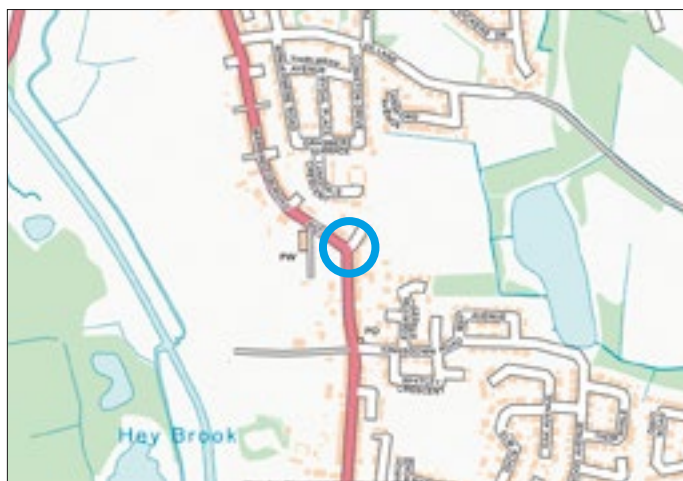
**Description** A spacious four bedroom detached property, ideal for investment buyers or for a large family home. Benefitting from double glazing, and central heating. Spacious front driveway area with extensive parking for several vehicles. Large rear garden with development potential over 0.34 acres, plans have been drawn for 5 or 7 town houses. Following refurbishment, the property would be suitable for occupation or investment purposes with a potential rental income of £8,100 per annum.

**Situated** Fronting Warrington Road in a popular residential location close to local amenities and approximately 3 miles from Wigan town centre.

**Ground Floor** Porch, Hall, Large Open Plan Lounge/Dining Area (potential for extension/redevelopment), Kitchen Diner. Downstairs bedroom with adjoining shower room/WC

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

**Outside** Front and Rear Gardens (Rear garden is 0.34 of an acre), Driveway, two Large Detached Timber Garages to Rear.



Not to scale. For identification purposes only



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LOT

49

## 54 Southey Street, Bootle, Merseyside L20 4LL

\*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

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

**Description** A three bedroomed end terraced property benefiting from double glazing and central heating. The property is in good order throughout and currently let by way of an Assured Shorthold tenancy at a rental income in excess of £6,300 per annum.

**Situated** Off Peel Road close to local amenities and approximately 3 miles from Liverpool city centre.

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

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

**Outside** Rear yard.

LOT

50

## 109 Rhodesia Road, Liverpool L9 9BT

\*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

- Residential investment producing a rental income of £4,784 per annum. Double glazing.

**Description** A three bedroomed end of terraced property let by way of a Regulated Tenancy producing a rental income of £4,784 per annum. The property benefits from double glazing. 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 Sandy Lane which is in turn off Longmoor Lane in a popular and well established residential location within easy reach of Walton Vale amenities, schooling and approximately 5 miles away from Liverpool city centre.

**First Floor** Three Bedrooms

**Outside** Yard to the rear.

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



LOT  
**51****21 Merton Road, Bootle, Merseyside L20 3BJ****\*GUIDE PRICE £150,000+**

- **Double fronted 3 storey detached property, suitable for continued use as offices or HMO potential/residential use.**

**Description** A substantial double fronted three storey detached corner property, previously used as office accommodation, with secure rear parking for several cars. There are eight offices, a kitchen and ladies & gents WCs. The property benefits from central heating, alarm system and secure parking. The property would be suitable for continued use as offices or alternatively would be suitable for residential conversion to provide self-contained flats or HMO investment opportunity, subject to any relevant consents. There is also potential to extend the property to the rear, subject to consents.

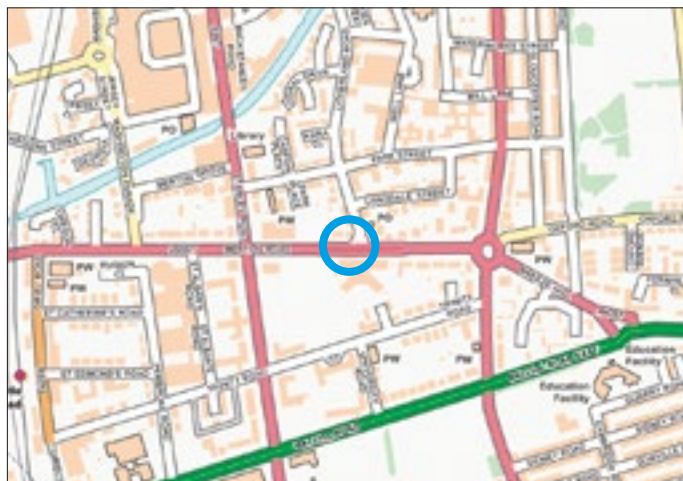
**Situated** Fronting Merton Road on the corner of Litherland Road in a popular and well established location within close proximity local amenities, Strand Shopping Centre, Hugh Baird College and approximately 5 miles from Liverpool city centre.

**Ground Floor** Vestibule, Hallway, four Offices, Kitchen, Ladies WC.

**First Floor** Four Offices, Gentlemen's WC.

**Second Floor** Three Further Rooms.

**Outside** Private secure rear parking and front gardens.



Not to scale. For identification purposes only

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LOT

52

39 Sunningdale Road, Liverpool L15 4HJ

\*GUIDE PRICE £37,500+



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Not to scale. For identification purposes only

- **Residential investment producing a rental income of £2,236 per annum. Double glazing.**

**Description** A two bedroom mid terraced property let by way of a Regulated Tenancy producing a rental income of £2,236 per annum. The property benefits from double glazing. 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 Rathbone Road in a popular and well established residential location within walking distance to Picton Road amenities and Picton Sports Centre, and approximately 3 miles from Liverpool city centre.

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

**Outside** Yard to the rear.

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

Now accepting instructions for  
our 17 May 2018 auction  
Closing date 20 April



**James Kersh** MRICS james@suttonkersh.co.uk

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

0151 207 6315



LOT  
**53****10 Worcester Drive, Tuebrook, Liverpool L13 9AX****\*GUIDE PRICE £175,000+**

- **Residential investment producing £27,000.00 per annum. Six flats. Double glazing. Central heating.**

**Description** A residential investment opportunity currently producing approximately £27,000 per annum. A three storey plus basement semi-detached property converted to provide 6 self-contained flats. The property benefits from double glazing and gas central heating and rear garden. All the flats are currently fully let by way of Assured Shorthold Tenancies.

**Situated** Off Maiden Lane which in turn is off Knoclaid Road in a popular residential location within close proximity to Tuebrook amenities, schooling and approximately 5 miles from Liverpool city centre.

**Basement Flat 10** Hall, two Bedrooms, Lounge, Kitchen, Bathroom/WC

**Ground Floor Flat 1** Lounge/Bedroom, Kitchen, Bathroom/WC

**Flat 2** Open plan Lounge/Kitchen, Bedroom, Bathroom/WC

**First Floor Flat 3** Lounge/Bedroom, Kitchen, Bathroom/WC

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

**Second Floor Flat 5** Lounge/Bedroom, Kitchen, Bathroom/WC

**Flat 6** Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC

**Outside** Front forecourt, rear yard



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LOT

54

## 3 Mainland House, 395 Stanley Road, Bootle, Merseyside L20 3EF

\*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **Ground floor apartment currently producing £5,940.00 per annum.**

**Description** A two bedroomed ground floor apartment in a new development which is currently let by way of an Assured Shorthold Tenancy producing £5,940.00 per annum. The property is in good order throughout and benefits from double glazing, electric wall heaters, modern kitchen and secure intercom system.

**Situated** In a prominent position at the junction of Stanley Road and Marsh Lane, within walking distance of Bootle New Strand shopping centre, transport links and New Strand Train Station.

**Ground Floor** Entrance Hallway.

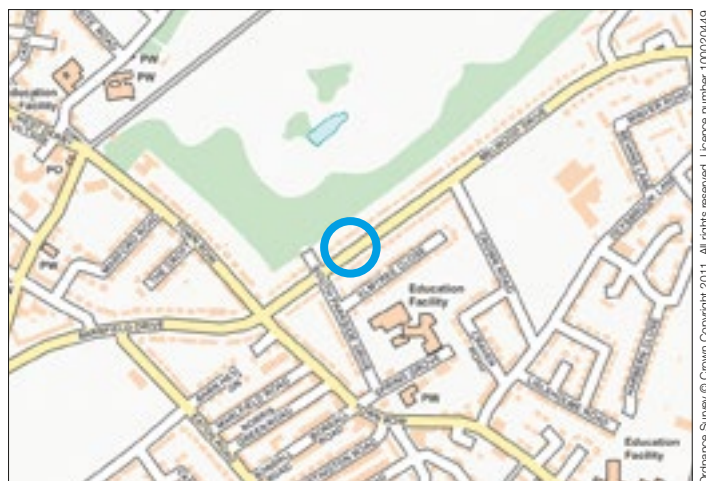
**Apartment 3** Hall, Open Plan Lounge/Kitchen, two Bedrooms, Cloakroom, Bathroom/WC.

LOT

55

## 37 Melwood Drive, Liverpool L12 8RL

\*GUIDE PRICE £80,000+



Not to scale. For identification purposes only

- **Residential investment producing £4,656 per annum. Gardens front and rear. Driveway.**

**Description** A three bedroomed semi-detached property currently let by way of a Regulated Tenancy at a rental of £4,656.00 per annum. The property benefits from double glazing, front and rear gardens and off road parking.

**Situated** Fronting Melwood Drive which is a continuation of Deysbrook Lane in a popular residential location within close proximity to West Derby Village amenities.

**Outside** Gardens front and rear, Driveway.

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

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



LOT  
**56****3 Bowley Road, Liverpool L13 6RR**

\*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

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- **Residential investment producing a rental of £5,356 per annum. Double glazing. Central heating.**

**Description** A three bedroomed mid terraced property let by way of a Regulated Tenancy producing a rental income of £5,356 per annum. The property benefits from double glazing and central heating. 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 Moscow Drive which is in turn 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** Living Room, Dining Room, Kitchen

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

**Outside** Yard to the rear.

LOT  
**57****7 Hooton Road, Liverpool L9 4SF**

\*GUIDE PRICE £82,500+



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- **Residential investment producing a rental income of £5,640 per annum. Double glazing. Central heating.**

**Description** A four bedroomed end of terraced property let by way of a Regulated Tenancy producing £5,640 per annum. The property benefits from double glazing and central heating. 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 very popular and well established residential location within easy access to local amenities, schooling and approximately 5 miles north of Liverpool city centre.

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

**First Floor** Four Bedrooms

**Outside** Yard to the rear.

LOT

58

## 3 Welcroft Street, Stockport, Cheshire SK1 3DF

\*GUIDE PRICE £65,000+



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Not to scale. For identification purposes only

- A two bed ground floor flat. Double glazing. Central heating.

**Description** A ground floor two bedroomed self-contained flat benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes.

**Situated** Off Middle Hillgate in a popular location within walking distance to local amenities and Stockport city centre.

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

**EPC Rating** C

LOT

59

## 5 Welcroft Street, Stockport, Cheshire SK1 3DF

\*GUIDE PRICE £65,000+



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Not to scale. For identification purposes only

- A two bed first floor flat. Double glazing. Central heating.

**Description** A first floor two bedroomed self-contained flat benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes.

**Situated** Off Middle Hillgate in a popular location within walking distance to local amenities and Stockport city centre.

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

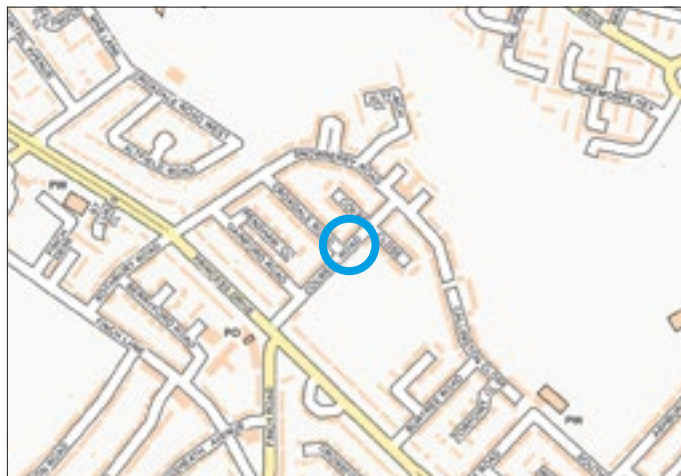
**EPC Rating** B



LOT  
**60****39 Colwell Road, Liverpool L14 8XZ****\*GUIDE PRICE £45,000+**

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

**Description** A three bedroomed mid-town house benefiting from double glazing, central heating, front and rear gardens and off road parking. The property would be suitable for occupation or investment purposes. The potential rental income is approximately £6,000.00 per annum.



Not to scale. For identification purposes only

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

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

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

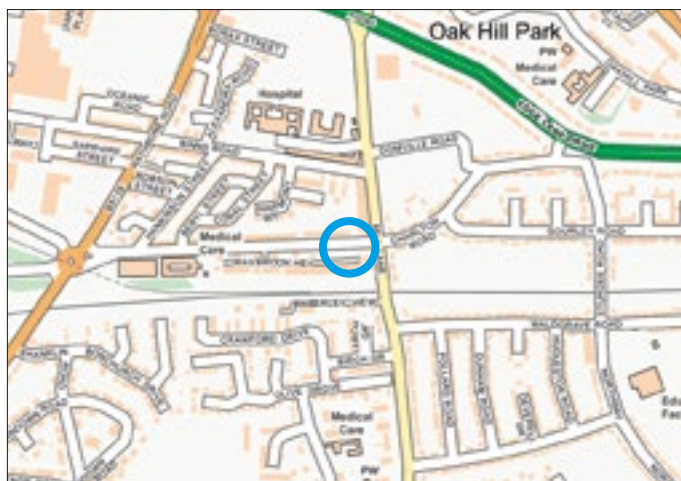
**First Floor** Three Bedrooms.

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LOT  
**61****21 Kingfisher House, Pighue Lane, Liverpool L13 1DQ****\*GUIDE PRICE £50,000+**

- **A two bedroomed first floor apartment. Double glazing and electric heating.**

**Description** A two bedroomed purpose built first floor apartment benefiting from double glazing, electric heating, secure entry system, communal gardens and parking. The property is in good order and would be suitable for immediate occupation or investment purposes with a potential rental income of approximately £6,000.00 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Pighue Lane which is off Mill Lane in a popular and well established residential location within close proximity to local amenities, schooling and the new Edge lane retail park.

**Outside** Communal gardens and parking.

**Ground Floor** Main Entrance Hallway.

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

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LOT

62

89 Makin Street, Liverpool L4 5QF

\*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

- **A three bed middle terrace property. Double glazing and central heating.**

**Description** A vacant three bedroomed middle terrace property benefiting from double glazing and central heating. Following upgrade and refurbishment the property would be suitable for investment purposes with a potential rental income in excess of £5,400.00 per annum.

**Situated** Off Bedford 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.

**Joint Agent**  
Atlas Estates



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

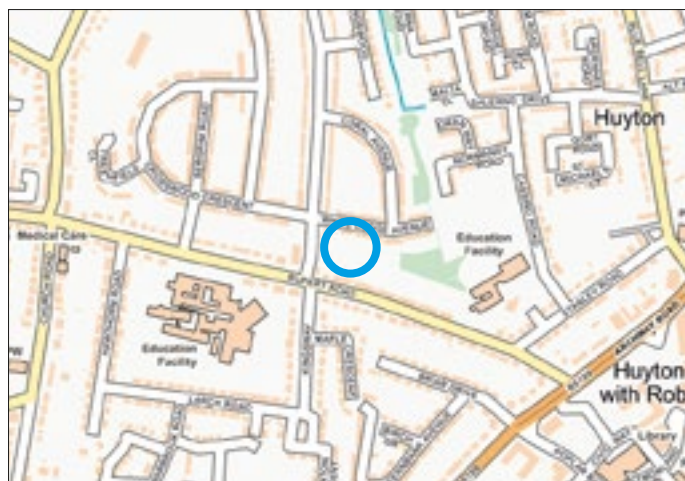
**First Floor** Three Bedrooms.

LOT

63

8 Whitelodge Avenue, Liverpool L36 2PU

\*GUIDE PRICE £52,000+



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Not to scale. For identification purposes only

- **Residential investment producing a rental income of £4,758 per annum. Double glazing.**

**Description** A three bedroomed end of terraced property let by way of a Regulated Tenancy producing a rental income of £4,758 per annum. The property benefits from double glazing. 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 Kingsway which in turn is off Liverpool Road within easy reach of local amenities, schooling and approximately 5 miles from Liverpool city centre.

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

**Outside** Yard to the rear.

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



LOT  
**64****62 Church Road West, Liverpool L4 5UF****\*GUIDE PRICE £345,000+**

- **A mixed use investment opportunity currently producing £42,000 per annum. Double glazing, central heating and a fire exit.**

**Description** A mixed use investment opportunity currently producing £42,000 per annum. A three storey converted church providing a nursery, five self-contained flats and a lock up currently let as a Karate Studio. The property is currently fully let producing a total rental income of £42,000 per annum. The property benefits from double glazing, central heating and a fire exit.

**Situated** Fronting Church Road West on the corner of Dunbar Street which is off County Road (A59) in a popular and established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

#### **Nursery**

**Ground Floor** Main Entrance Hallway/ Cloakroom, Office, Main Playroom, Two Further Playrooms, Kitchen, Children's WCs, Laundry Room, Kitchen, WC, Parent's Room, Staff Room

**First Floor** Two Further Rooms, Two Further WCs

**Flats** Main Entrance Hallway

**First Floor Flat 1** Lounge, Kitchen, Two Bedrooms, Bathroom/WC,

**Flat 2** Lounge, Kitchen, Bathroom/ WC, Bedroom

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

**Flat 4** Lounge, Kitchen, Bedroom, Bathroom/ WC

**Flat 5** Lounge/Diner, Two Bedrooms, Stairs to Kitchen, Bathroom/WC

**Outside Karate Studio** Main Training Room, 5 Rooms, WC



Not to scale. For identification purposes only

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LOT

65

## 65 Bellamy Road, Liverpool L4 3SB

\*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **Residential investment producing £4,316 per annum. Double glazing.**

**Description** A three bedroomed mid terraced property let by way of a Regulated Tenancy producing a rental income of £4,316 per annum. The property benefits from double glazing. 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 Carisbrooke Road and Stuart Road in a popular and well established residential location within close proximity to County Road amenities, schooling and approximately 3 miles north of Liverpool city centre.

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

**Outside** Yard to the rear.

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

LOT

66

## 1 Welcroft Street, Stockport, Cheshire SK1 3DF

\*GUIDE PRICE £57,000+



Not to scale. For identification purposes only

- **A one bed first floor flat. Double glazing. Central heating.**

**Description** A first floor one bedroomed self-contained flat benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes.

**Situated** Off Middle Hillgate in a popular location within walking distance to local amenities and Stockport city centre.

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

**EPC Rating** B



LOT  
**67****The Roundabout at the end of Fieldway, Wavertree, Liverpool L15 7LU****\*GUIDE PRICE £5,000+**

- A substantial circular piece of green space approximately 1,936m<sup>2</sup> (21,130 sq ft).

**Description** A substantial circular piece of green space approximately 1,936m<sup>2</sup> (21,130 sq ft).



Not to scale. For identification purposes only

**Situated** Fieldway is located off Thingwall Road within Wavertree Gardens suburb conservation area in a very popular residential area.

LOT  
**68****Land at 1 Henry Street, Birkenhead, Merseyside CH41 5BS****\*GUIDE PRICE £350,000+**

- A cleared site with planning permission to erect a block of 38 apartments with office development and associated parking.

**Description** A cleared site offered with the benefit of planning permission to erect a block of 38 apartments with office development and associated parking. Planning reference: OUT/13/01426



Not to scale. For identification purposes only

**Situated** Off Market Street in a popular location within close proximity to local amenities and with easy access to the Birkenhead Tunnel approximately 4 miles from Liverpool city centre.

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LOT

69

## 23 Regency, Temple Lane, Liverpool L2 5BB

\*GUIDE PRICE £80,000+



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Not to scale. For identification purposes only

- **Studio apartment. Electric heating.**

**Description** A third floor studio apartment. The property benefits from electric heating, feature sash windows and exposed wooden beams. Potential income in excess of £6,900 per annum.

**Situated** Fronting Temple Lane in the heart of Liverpool city centre within walking distance to town centre amenities, bars, restaurants and universities.

**Third Floor** Entrance Hall, Open Plan Living/Kitchen/Bedroom Area, Bathroom/WC

**Note** The service charge is £393.65 per quarter (subject to verification) and the property is Leasehold for a term of 150 years from 21st August 2008 expiring on 20th August 2158 with a ground rent of £86.43 per half year, subject to verification.

**Ground Floor** Communal Entrance Hall with stairs and lifts to upper floors

LOT

70

## 324 Rice Lane, Liverpool L9 2BL

\*GUIDE PRICE £80,000+



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Not to scale. For identification purposes only

- **3 x 1 bed self contained flats. Potential income in excess of £15,300 per annum. Double glazing. Central heating.**

**Description** A semi-detached property converted to provide three one-bedroomed self-contained flats. Once fully let the potential rental income is £15,300 per annum. The property benefits from electric storage heaters and double glazing.

**Situated** The property is situated fronting Rice Lane (A59) close to its junction with Orrell Lane within close proximity to Walton Village amenities, Rice Lane and Orrell Park Train Stations, schooling and approximately 4 miles from Liverpool city centre.

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

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

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

**Outside** Rear Yard.

**Ground Floor** Main entrance, Hallway.



LOT  
**71****166 Walton Village, Liverpool L4 6TN**  
\*GUIDE PRICE £175,000+

- **A residential investment producing £13,080.00 per annum. Six studio flats.**

**Description** A double fronted middle terraced property converted to provide six studio flats. Three flats are currently let by way of Assured Shorthold Tenancies producing a rental income of £13,080 per annum. The property benefits from gas fires, electric storage heaters and double glazing. When fully let the potential rental income would be approximately £26,160 per annum.

**Situated** Fronting Walton Village just off Walton Lane (A580) in a popular and well established location within easy reach of local amenities, schooling and approximately 4 miles from Liverpool city centre.

**Outside** Rear Yard

**Ground Floor** Main entrance, Hallway.

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

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

**First Floor Flat 3** Lounge, Kitchen, Bedroom, Shower Room/WC.

**Flat 4** Lounge, Kitchen, Bedroom, Shower Room/WC.

**Second Floor Flat 5** Lounge, Kitchen, Bedroom, Shower Room/WC.

**Flat 6** Lounge, Kitchen, Bedroom, Shower Room/WC.



Not to scale. For identification purposes only

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LOT  
**72****47A & B Owen Street, St. Helens, Merseyside WA10 3DN****\*GUIDE PRICE £65,000+**

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Not to scale. For identification purposes only

- **A residential investment producing £8,400.00 per annum. Double glazing. Central heating.**

**Description** A semi-detached property converted to provide two one-bedroomed self-contained flats. Both flats are currently let producing a rental income of £8,400.00 per annum. The property benefits from central heating and double glazing.

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

**Ground Floor** Main entrance, Hallway.

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

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

**Outside** Front Driveway and Rear Yard.

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LOT  
**73****151-155 County Road, Walton, Liverpool L4 5PB****\*GUIDE PRICE £125,000+**

- **A mixed use investment with a potential income when fully let in excess of £23,000 per annum.**

**Description** A mixed use investment with a potential income when fully let in excess of £23,000 per annum. The property comprises a 3 storey double fronted mixed use property currently arranged as a ground floor retail unit together with 4 flats above (3x1 bed and 1x1 bed). The ground floor is currently occupied by 'Angel Nails' who have been in situ for over 10 years and have just signed a new 7 year lease dated November 2017 with a rental income in excess of £9,000 per annum. The property benefits from steel roller shutters and a newly tiled roof in 2017. The flats are currently vacant however once refurbished they would be suitable for investment purposes with a potential rental income in excess of £14,750 per annum.

**Situated** Fronting County Road on the corner of Stuart Road in a popular and well established location close to local amenities and schooling and approximately 3 miles from Liverpool city centre.

#### Ground Floor

**Shop** Main Sales area, Rear office, Kitchen, WC.

**Ground Floor** Accessed via Knowsley Street

**Flat 1** Vestibule, Kitchen/Dining Room, Shower, Separate WC, Bedroom

#### First Floor

**Flat 2** Lounge, Kitchen, Bathroom/WC.

**Second Floor** Two Bedrooms

**Flat 3** Lounge, Kitchen, Bathroom/WC.

**Second Floor** Two Bedrooms

**Flat 4** Lounge, Kitchen, Bathroom/WC.

**Second Floor** Two Bedrooms.

**Outside** Enclosed Rear Yard



Not to scale. For identification purposes only

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LOT  
74

## 49 Olivia Street, Bootle, Merseyside L20 2EP

\*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- A residential investment producing £4,750.00 per annum.

**Description** A two bedroomed mid terraced property currently let by way of Assured Shorthold Tenancies producing a rental income of £4,750.00 per annum. The property benefits from double glazing and central heating.

**Situated** off Stanley Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 1.5 miles from Liverpool city centre.

**Outside** Rear Yard

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

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

LOT  
75

## 47 Dorset Road, Anfield, Liverpool L6 4DU

\*GUIDE PRICE £30,000+



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Not to scale. For identification purposes only

- A two bedroomed semi detached property.

**Description** A vacant two bedroomed semi-detached property which following a full upgrade and modernisation would be suitable for occupation, investment or re-sale purposes. The property benefits from partial double glazing and central heating.

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

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

**Outside** Rear Garden.



LOT  
**76****43 Buchanan Road, Liverpool. L9 1EN****\*GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

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

**Description** A two bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income in excess of £5,400.00 per annum.

**Situated** Off Stuart Road which in turn is off Breeze Hill (A5058) close to local amenities, schooling and approximately 4 miles from Liverpool city centre.

**Outside** Yard to the rear.

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

**First Floor** Two Bedrooms.

LOT  
**77****246 County Road, Walton, Liverpool L4 5PW****\*GUIDE PRICE £85,000+**

Not to scale. For identification purposes only

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- **A commercial investment producing £12,840.00 per annum. Steel roller shutters.**

**Description** An investment opportunity currently producing £12,840 per annum. A three storey mixed use middle terraced property comprising a ground floor retail unit currently trading as "Animal Aid" and two two-bedroomed self-contained flats accessed via their own separate entrance benefiting from central heating. The whole property is let by way of a rolling contract at a rental income of £12,840 per annum. The property benefits from steel roller shutters.

**Situated** Fronting County Road in an established location approximately 2 miles from Liverpool city centre.

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

**Outside** Yard to the rear

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

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

LOT  
**78**

ON BEHALF OF RECEIVERS

**214-218 Rice Lane and 2D & E Parkinson Road, Liverpool L9 1DJ****\*GUIDE PRICE £135,000+**

- **Commercial investment producing in excess of £21,600 per annum.**

**Description** Commercial investment currently producing in excess of £21,600 per annum. A Freehold four storey parade comprising four ground floor retail units which are all currently let producing circa £21,600 per annum. The property benefits from double glazing and roller shutters. The upper floors have been sold off separately by way of long leaseholds but still receive a ground rent income of £900 per annum, being offered as a separate lot.

**Situated** Fronting Rice Lane in a popular and well established location close to local amenities and approximately 3.5 miles from Liverpool city centre.

**Ground Floor** Unit 2D & E (Triptrans Ltd)  
Main trading room, three rear rooms, two WCs

**218 (Hair Studio 7)**  
Main sales area, WC

**216 (Orchid Spa & Massage)**  
Main sales area, Kitchen, WC, two massage rooms.

**214A (Bronze Tanning and Beauty)**  
Main sales area, four Beauty/Tanning Rooms, WC



Not to scale. For identification purposes only

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UNIT	TENANT	RENT P/A
2d & 2e Parkinson Street	Triptrans Ltd	£6,300
218 Rice Lane	Hair Studio 7	£4,500
216 Rice Lane	Orchid Spa and Massage	£5,400
214 Rice Lane	Bronze Tanning and beauty	£5,400
<b>Total per annum</b>		<b>£21,600</b>



LOT  
**79**

ON BEHALF OF RECEIVERS

**Ground Rents 214–218 Rice Lane and 2 D&E Parkinson Road L9 1DJ****\*GUIDE PRICE £15,000+**

Not to scale. For identification purposes only

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- **Freehold ground rents currently producing £900 per annum.**

**Description** Freehold ground rents for the 9 flats at 214–218 Rice lane and 2D & E Parkinson Street producing an income in excess of £900 per annum.

**Situated** Fronting Rice Lane in a popular and well established location close to local amenities and approximately 3.5 miles from Liverpool city centre.

LOT  
**80****73 Grasmere Street, Liverpool L5 6RH****\*GUIDE PRICE £30,000+**

Not to scale. For identification purposes only

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- **A three bedroomed end terrace property. Double glazing. Central heating.**

**Description** An end terrace property which has most recently been used as office accommodation. The property benefits from double glazing and central heating and would be suitable for continued use or for re-conversion back to a residential property suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.

**Situated Ground Floor** One Room, Kitchen, Shower/WC.

**First Floor** Three Rooms.

**Outside** Rear Yard.

LOT

81

## 75 Bellamy Road, Liverpool L4 3SB

\*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

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

**Description** A three bedroomed mid terraced property let by way of a Regulated Tenancy producing a rental income of £4,524 per annum. The property benefits from double glazing. 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 Carisbrooke Road and Stuart Road in a popular and well established residential location within close proximity to County Road amenities, schooling and approximately 3 miles north of Liverpool city centre.

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

**Outside** Yard to the rear.

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

LOT

82

## 85 Saville Road, Old Swan, Liverpool L13 4DJ

\*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

- Residential investment producing a rental income of £5,356 per annum. Double glazing.

**Description** A three bedroomed end of terraced property let by way of a Regulated Tenancy producing a rental income of £5,356 per annum. The property benefits from double glazing. 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 Oakhill Road which is in turn off Queens Drive (A5058) in an established and popular residential location within walking distance to the popular Old Swan Shopping Parade, Schooling and approximately 3 miles from Liverpool city centre.

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

**Outside** Yard to the rear.

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



LOT  
**83****19 City Road, Liverpool L4 5UN**  
\*GUIDE PRICE £40,000+

Not to scale. For identification purposes only

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- **A residential investment producing £5,400.00 per annum. Double glazing. Central heating.**

**Description** A two bedroomed mid terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,400.00 per annum. The property benefits from double glazing and central heating.

**Situated** Fronting City Road in an established and popular residential location within easy reach of local amenities, schooling, Everton Football Club and approximately 2.5 miles from Liverpool city centre.

**First Floor** Two Bedrooms

**Outside** Yard to the rear

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

LOT  
**84****173 Bedford Road, Bootle, Merseyside L20 2DR**  
\*GUIDE PRICE £80,000+

Not to scale. For identification purposes only

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- **A residential investment producing £8,940.00 per annum. 3 x 1 bed flats. Double glazing. Central heating.**

**Description** A mid terraced property which has been converted to provide three one-bedroomed flats. All flats are currently let by way of Assured Shorthold Tenancies producing a rental income of £13,680 per annum. The property benefits from double glazing and electric storage heaters.

**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.

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

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

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

**Ground Floor** Main Entrance Hallway

**Outside** Rear Yard

LOT

85

## 126A &amp; B Roxburgh Street, Liverpool L4 3TA

\*GUIDE PRICE £65,000+



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Not to scale. For identification purposes only

- **A residential investment producing £8,352.00 per annum. Two flats. Double glazing. Central heating.**

**Description** A two storey corner property converted to provide two self-contained flats. Both flats are currently let by way of Assured Shorthold Tenancies producing a rental income of approximately £8,352.00 per annum. The property benefits from double glazing and central heating. If let to four tenants at a rental of £75pp pw, the potential rental is in excess of £15,600pa.

**Situated** Fronting Roxburgh Street on the corner of Hale Road in a popular and well established residential location within easy reach of local amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor** Main Entrance Hallway

**Flat 1** Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC

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

**Outside** Yard to the rear

LOT

86

## 14 Dinas Lane, Huyton, Liverpool L36 2NP

\*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

- **Two bed end town house property. Double glazing, central heating. Front and rear gardens.**

**Description** A two bed end town house property benefitting from double glazing, central heating and front and rear gardens. Following modernisation the property would be suitable for investment purposes.

**Situated** Off Liverpool Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 5 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms, Shower Room/WC.

**Outside** Front garden, Large rear garden.



LOT  
**87****10 Manton Road, Kensington, Liverpool L6 6BL**

\*GUIDE PRICE £65,000+



- **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 and modernisation the property would be suitable for investment purposes.



Not to scale. For identification purposes only

**Situated** Off Molyneux Road which in turn is off Sheil Road in a popular and well established residential location within close proximity to local amenities, schooling and 2.5 miles Liverpool city centre.

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

**Outside** Yard to the rear.

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

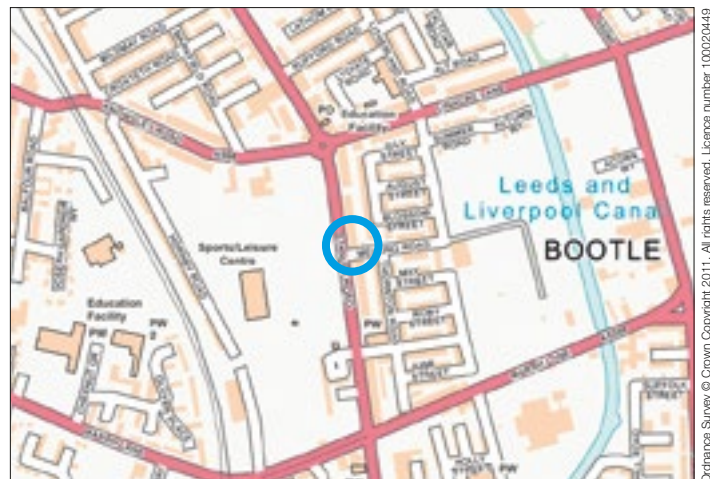
LOT  
**88****462 Stanley Road, Bootle, Merseyside L20 5AF**

\*GUIDE PRICE £75,000+



- **A mid terraced property converted to provide three self-contained flats (two one-bedroomed and one two-bedroomed) producing £14,640 per annum. Central heating, double glazing.**

**Description** A mid terraced property converted to provide three self-contained flats (two one-bedroomed and one two-bedroomed). Flats are currently let producing a rental income of £14,640 per annum. The property benefits from central heating and double glazing.



Not to scale. For identification purposes only

**Situated** Fronting Stanley Road in a popular residential location within easy reach of local amenities, schooling, public transports and approximately 1.5 miles from Liverpool city centre.

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

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

**Ground Floor** Main entrance, Hallway.

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

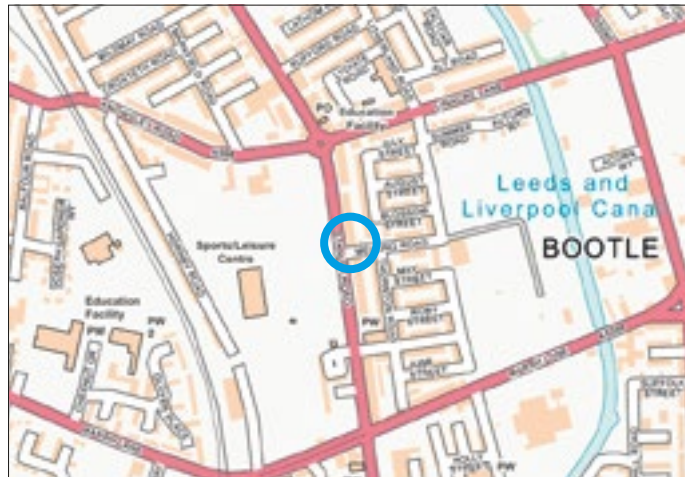
**Outside** Rear Yard

LOT

89

## 464 Stanley Road, Bootle, Merseyside L20 5AF

\*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

- A mid terrace converted to provide two one- bed and one two-bed self-contained flats. Producing £13,800 per annum. Central heating.

**Description** A mid terraced property converted to provide two one-bedroomed self-contained flats and one two-bedroomed self-contained flat. Flats are currently let producing a rental income of £13,800 per annum. The property benefits from central heating.

**Situated** Fronting Stanley Road in a popular residential location within easy reach of local amenities, schooling, public transports and approximately 1.5 miles from Liverpool city centre.

**Ground Floor** Main entrance, Hallway.

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

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

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

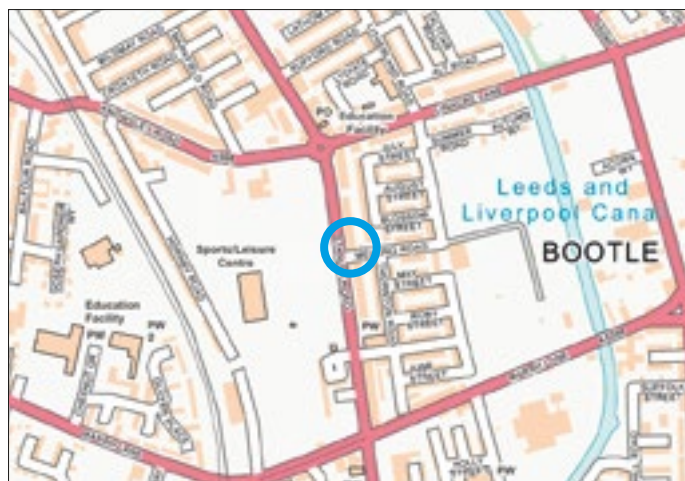
**Outside** Rear Yard.

LOT

90

## 466 Stanley Road, Bootle, Merseyside L20 5AF

\*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

- A mid terraced property converted to provide two one-bed and one two-bed self-contained flats producing £12,000 per annum. Part central heating, double glazing.

**Description** A mid terraced property converted to provide two one-bedroomed self-contained flats and one two-bedroomed self-contained flat. Flats are currently let producing a rental income of £12,000 per annum. The property benefits from part central heating and double glazing.

**Situated** Fronting Stanley Road in a popular residential location within easy reach of local amenities, schooling, public transports and approximately 1.5 miles from Liverpool city centre.

**Ground Floor** Main entrance, Hallway.

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

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

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

**Outside** Rear Yard



LOT  
**91****468 Stanley Road, Bootle, Merseyside L20 5AF**  
\*GUIDE PRICE £75,000+

Not to scale. For identification purposes only

- **A three storey mid terraced property converted to provide three one-bed self-contained flats. Producing £7,500 per annum with potential of £12,600. Double glazing.**

**Description** A three storey mid terraced property converted to provide three one-bed self-contained flats. Flats 1 and 3 are currently let producing a rental income of £7,500 per annum. The property benefits from double glazing. Once fully let the potential rental income is £12,600.

**Situated** Fronting Stanley Road in a popular residential location within easy reach of local amenities, schooling, public transports and approximately 1.5 miles from Liverpool city centre.

**Ground Floor** Main entrance, Hallway.

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

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

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

**Outside** Rear Yard

LOT  
**92****83 Albany Road, Kensington, Liverpool L7 8RQ**  
\*GUIDE PRICE £100,000+

Not to scale. For identification purposes only

- **Residential investment producing £11,700.00 per annum. Double glazing. Central heating.**

**Description** A three bedroomed middle terrace property benefiting from double glazing and central heating. The property is currently let by way of a 12 month lease producing £11,700 per annum which expires in June 2018.

**Situated** Off Kensington High Street in a popular and well established residential location within close proximity to local amenities, schooling, Royal Liverpool Hospital and Liverpool city centre.

**Basement** Cellar Not Inspected.

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

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

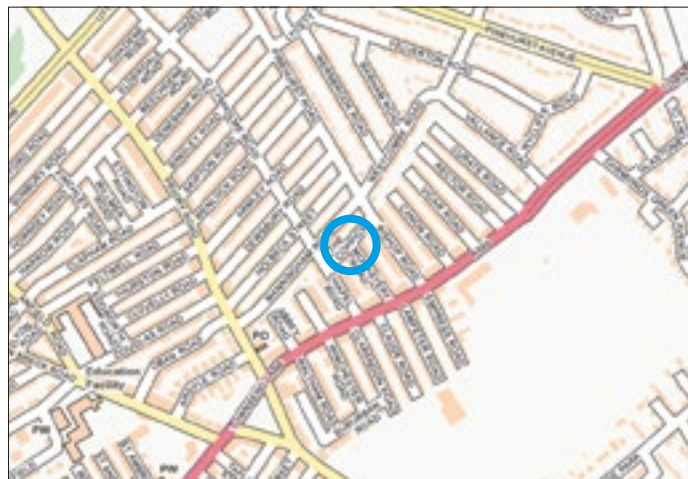
**Outside** Rear Yard.

LOT

93

## 8 The Coppice, Liverpool L4 2XA

\*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

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

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

**Situated** Off Bishop Road which in turn is 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, Bathroom/WC.

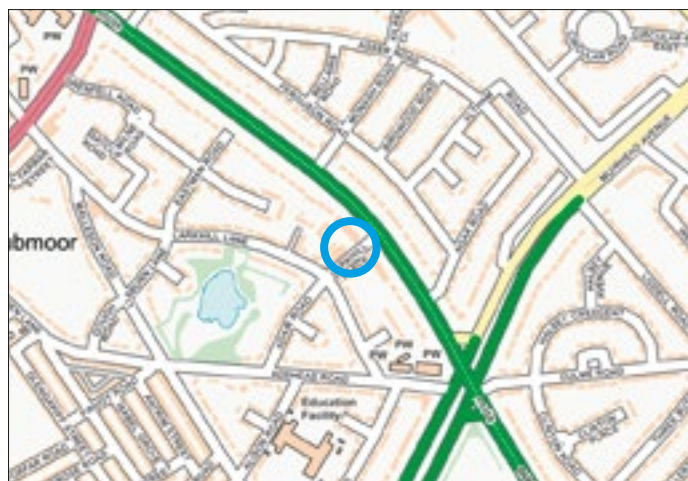
**First Floor** Three Bedrooms.

LOT

94

## 114/116 Queens Drive, West Derby, Liverpool L13 0AJ

\*GUIDE PRICE £70,000+



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Not to scale. For identification purposes only

- Mixed use property comprising ground floor retail unit with a self-contained flat producing approx £10,200 per annum.

**Description** A mixed use property comprising a ground floor retail unit trading as an off licence, together with a self-contained flat to the first floor accessed via its own separate front entrance. The property benefits from double glazing and central heating. The whole property is currently let by way of a rolling contract producing a rental income of approximately £10,200 per annum.

**Situated** Fronting Queens Drive 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 Shop** Main Sales Area, WC.

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



LOT  
**95****53 Oakfield Road, Walton, Liverpool L4 0UE**  
\*GUIDE PRICE £60,000–£70,000

- **A three storey middle terraced property converted to provide three self contained flats. Double glazing. Central heating. Part let producing £4,940 per annum.**

**Description** A three storey middle terraced property converted to provide three self contained flats (two one-bed and one two-bed). The property benefits from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £14,000. One of the flats is currently let by way of an Assured Shorthold Tenancy at a rental of £4,940.00 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Oakfield Road at its junction with Thirlmere Road within close proximity to Anfield Football Club and Stanley Park with good transport links and shopping facilities.

**Ground Floor** Main Entrance Hallway

**Flat 1** Hall, Open Plan Lounge/Kitchen, bedroom, bathroom/WC.

**First Floor Flat 2** Hall, Lounge, bedroom, kitchen, bathroom/WC.

**Second Floor Flat 3** Hall, Lounge, kitchen, two bedrooms, bathroom/WC

**Outside** Yard to the rear.

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LOT  
**96****23 Sovereign Chambers, Temple Lane, Liverpool L2 5BA**  
\*GUIDE PRICE £105,000+

- **Fourth floor two bedroomed apartment. Double glazing. Electric heating.**

**Description** A fourth floor two bedroomed apartment benefiting from double glazing and electric heating. The property is in good order throughout and would be suitable for occupation or investment purposes.



Not to scale. For identification purposes only

**Situated** Fronting Temple Lane in the heart of Liverpool city centre within walking distance to town centre amenities, bars, restaurants and universities.

**Ground Floor** Stairs and lifts to upper floors

**Fourth Floor** Hall, Open Plan Living Room/Kitchen, Two Bedrooms, Bathroom/WC

**Note** The service charge is £369.65 per quarter and the property is Leasehold for a term of 150 years from 21st August 2008 with a ground rent of £173 per annum. Please note there is a subletting fee payable of £108 per annum.

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LOT

97

## 19 Selkirk Road, Liverpool L13 2AP

\*GUIDE PRICE £55,000+



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Not to scale. For identification purposes only

- A residential investment producing £6,600.00 per annum. Double glazing. Central heating.

**Description** A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an assured shorthold Tenancy producing £6,600.00 per annum.

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

**Outside** Rear yard.

**Joint Agent**  
Atlas Estates



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

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

LOT

98

## 107 Roxburgh Street, Liverpool L4 3SZ

\*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

- A residential investment producing £6,000.00 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 £6,000 per annum.

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

**Outside** Yard to the rear.

**Joint Agent**  
Atlas Estates



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

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



LOT  
**99**

ON BEHALF OF A HOUSING ASSOCIATION

**119 Moscow Drive, Liverpool L13 7DG****\*GUIDE PRICE £180,000+**

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

**Description** A pair of semi-detached houses which has been converted to provide five two-bedroomed self-contained flats 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.

**Ground Floor** Communal Entrance Hall

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

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

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

**Flat 4** Hall, Living Room, Kitchen, Two Bedrooms, Bathroom/WC

**Second Floor Flat 5** Hall, Living Room, Kitchen, Two Bedrooms, Bathroom/WC

**Outside** Rear yard.



Not to scale. For identification purposes only

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LOT

100

ON BEHALF OF A HOUSING ASSOCIATION

3 Colwell Close, Liverpool L14 8YE

\*GUIDE PRICE £35,000-£40,000



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Not to scale. For identification purposes only

- **Three bedroom mid terrace. Double glazing. Central heating. Off-road parking.**

**Description** A three bedroomed mid-town house property benefiting from double glazing and central heating. Driveway and garden. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes.

**Situated** Off Colwell Road just off Princess Drive within close proximity to local amenities, schooling and approximately 4 miles away from Liverpool city centre.

**Outside** Gardens front and rear. Driveway.

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

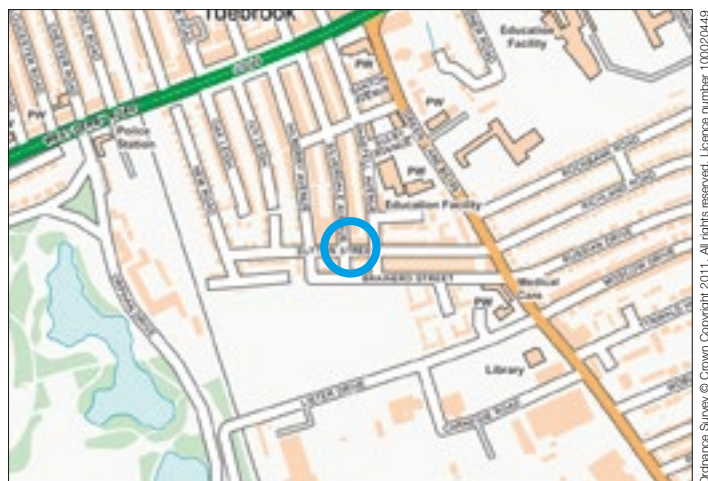
**First Floor** Three Bedrooms

LOT

101

111 Silverdale Avenue, Liverpool L13 7EZ

\*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

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

**Description** A three bedroomed end terraced property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate investment purposes with a potential rental income of £6,720.00 per annum.

**Situated** Off West Derby Road in a popular residential location close to Tuebrook amenities, Newsham Park, schooling and approximately 3 miles from Liverpool city centre.

**Outside** Yard to the rear.

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

**First Floor** Three Bedrooms, Shower Room/WC.



LOT

102

12 Wilburn Street, Liverpool L4 4EB

\*GUIDE PRICE £37,000+



Not to scale. For identification purposes only

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

**Description** A two bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of £4,500.00 per annum.

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

**Outside** Yard to the rear.

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

**First Floor** Two Bedrooms.

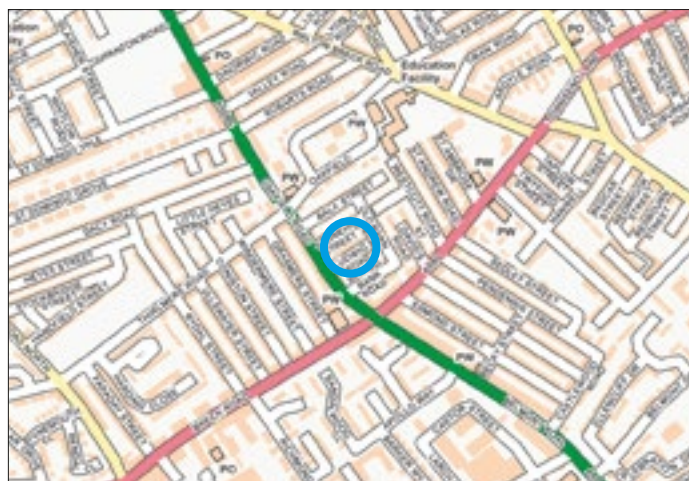
LOT

103

ON BEHALF OF A HOUSING ASSOCIATION

24 Stonehill Street, Liverpool L4 2QB

\*GUIDE PRICE £15,000–£20,000



Not to scale. For identification purposes only

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

**Description** A two bedroomed middle terraced property benefiting from double glazing. The property is in need of refurbishment and once upgraded 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** Vestibule, Lounge, Kitchen, Bathroom/WC

**First Floor** Two Bedrooms.

LOT

104

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

105

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

106

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.

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LOT

107

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

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ON BEHALF OF A HOUSING ASSOCIATION

LOT

108

63 Bala Street, Liverpool L4 2QN

\*GUIDE PRICE £20,000-£25,000



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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 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** Yard to the rear.

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

**First Floor** Two Bedrooms.

LOT

109

67 Bala Street, Liverpool L4 2QN

\*GUIDE PRICE £10,000-£15,000



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Not to scale. For identification purposes only

- 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.

**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

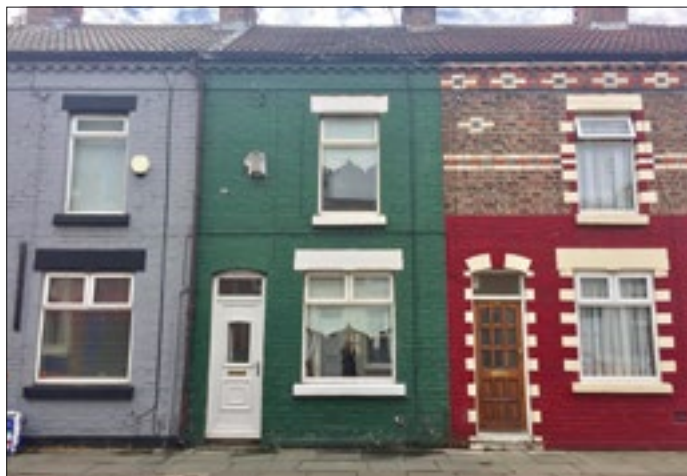


LOT

110

72 Dane Street, Liverpool L4 4DZ

\*GUIDE PRICE £40,000+



- **Three bedroom mid terraced property. Double glazing. Alarm. Central heating.**

**Description** A three bedroomed middle terraced property benefiting from double glazing, alarm 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 County Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool city centre.

**Second Floor** Further Bedroom

**Outside** yard to the rear.

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

**First Floor** Two Bedrooms

LOT

111

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

112

508 Stanley Road, Bootle, Merseyside L20 5AF

\*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

- **Ground floor office accommodation, with a vault to the lower ground level. Suitable for immediate occupation or investment with potential rental of £10,000 per annum.**

**Description** The property comprises ground floor office accommodation, which was in a bank many years ago, together with a Vault to the lower ground level. The property would be suitable for immediate occupation or investment purposes with a potential rental income of approximately £10,000 per annum. The offices provide spacious and bright accommodation with ladies and gents WCs, kitchen/diner and lower ground level with rooms and a rare opportunity to acquire a vault which could be used for personal storage. The property benefits from central heating.

**Situated** In a Prominent position on the Corner of Stanley Road and Linacre Road in an established location approximately 5 miles north of Liverpool city centre.

**Lower Ground Floor** Various Rooms, Vault.

**Ground Floor** Main Entrance Vestibule, Hallway, Main Front

Office, Separate Front Office, Kitchen/Diner, two Rear Rooms, Store Room, WC and Gent's WC.

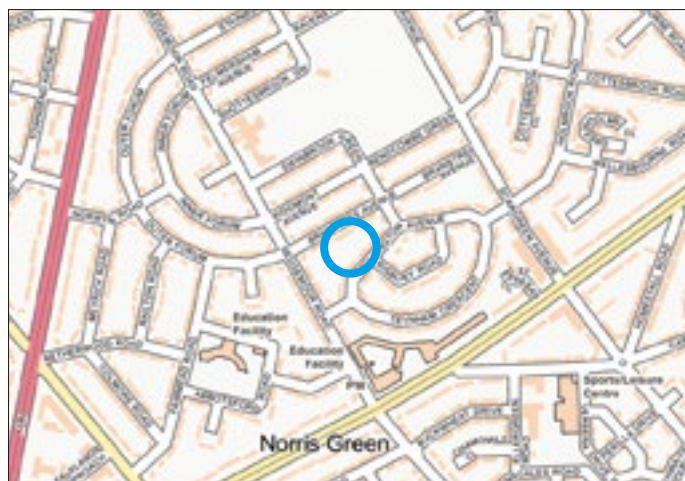
**Outside** Rear Yard.

LOT

113

24 Branstree Avenue, Liverpool L11 3BY

\*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

- **Residential investment producing £6,000.00 per annum. Double glazing. Central heating. Garden.**

**Description** A three 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, gardens and driveway.

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

**Ground Floor** Porch Entrance, Hallway, Lounge, Kitchen, Bathroom/WC.

**First Floor** Three Bedrooms.

**Outside** Driveway, Gardens.



LOT

114

30 Pennsylvania Road, Tuebrook Liverpool L13 9BA

\*GUIDE PRICE £65,000+



- A three bedroomed semi detached property. Double glazing and central heating.

**Description** A double fronted three bedroomed semi-detached property benefiting from double glazing, central heating and a rear garden. Following refurbishment the property would be suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

**Situated** Off Worcester Drive which in turn is off Maiden Lane in a popular residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool city centre.

**First Floor** Three Bedrooms, Shower Room/WC.

**Outside** Garden to the rear.

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

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LOT

115

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

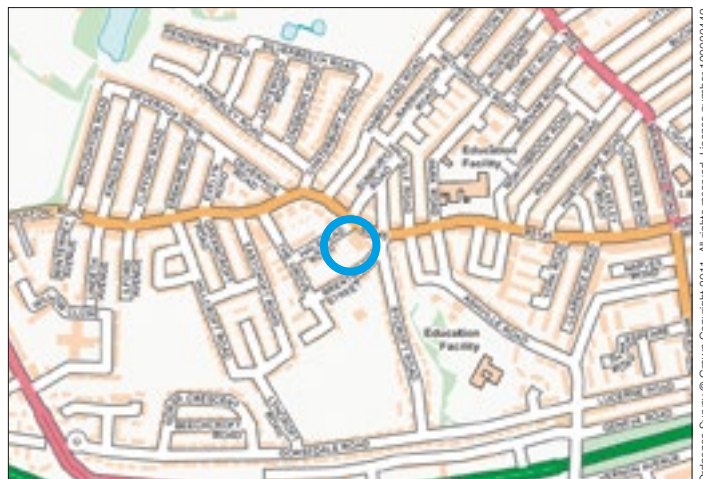
\*GUIDE PRICE £25,000–£35,000



Not to scale. For identification purposes only

- Land with planning permission.

**Description** A small parcel of land benefiting from planning permission for one two-bedroomed and one three-bedroomed flats. Planning reference number APP/17/01560.



Not to scale. For identification purposes only

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

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

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LOT

116

99 Chorley Road, Standish, Wigan, Lancashire WN1 2SX

\*GUIDE PRICE £120,000+



Not to scale. For identification purposes only

- **A three bedroomed semi detached property in need of refurbishment.**

**Description** A three bedroomed semi-detached property which following some refurbishment would be suitable for occupation or investment purposes.

**Situated** Fronting Chorley Road in a popular and well established sought after location within close proximity to local amenities.

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

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

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

LOT

117

12 Mainland House, 395 Stanley Road, Bootle, Merseyside L20 3EF

\*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

- **Third floor apartment currently producing £6,300.00 per annum.**

**Description** A two bedroomed third floor apartment which is currently let by way of an Assured Shorthold Tenancy producing £6,300.00 per annum. The property is in good order throughout and benefits from double glazing, electric wall heaters, modern kitchen and secure intercom system.

**Situated** In a prominent position at the junction of Stanley Road and Marsh Lane, within walking distance of Bootle New Strand shopping centre, transport links and New Strand Train Station.

Kitchen/Lounge/Diner, 2 Bedrooms, Bathroom/WC.

**Ground Floor** Entrance Hallway.

**Third Floor Apartment 12**  
Entrance Hallway, Open Plan



LOT

**118****Flat 4, 17 Rocky Lane, Anfield, Liverpool L6 4BA****\*GUIDE PRICE £15,000+**

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- **One bedroomed top floor flat. Double glazing and electric heating.**

**Description** A one bedroomed flat benefiting from double glazing and electric heating. The property would be suitable for investment purposes with a potential rental income in the region of £3,600.00 per annum.

**Situated** Fronting Rocky Lane close to its junction with Sheil Road and Oakfield Road in a popular and well established residential location within close proximity to local amenities.

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

**Ground Floor** Main Entrance Hallway.

Not to scale. For identification purposes only

LOT

**119****3 Broadbelt Street, Liverpool L4 5QL****\*GUIDE PRICE £30,000+**

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

**Description** A three bedroomed middle terraced property in need of a full upgrade and scheme of refurbishment works. The property benefits from partial double glazing. Following refurbishment the property would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £6000.00 per annum.

**Situated** Off Stuart Road which in turn is off County Road in the district of Walton within close proximity to local amenities, schooling and approximately 3 miles from Liverpool city centre.

**Outside** Rear Yard

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

**First Floor** Three Bedrooms

Not to scale. For identification purposes only



LOT

120

Fulwood Lodge, Fulwood Park, Liverpool L17 5AD

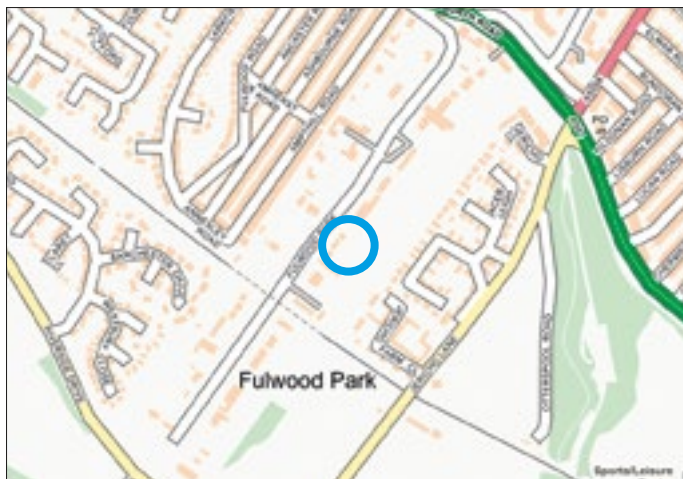
\*GUIDE PRICE £450,000+



- **Redevelopment opportunity. One acre of land.**

**Description** An L shaped plot of land extending to approximately 1 acre. There is currently a single storey dwelling which requires a full upgrade and scheme of refurbishment works. The property however is suitable for demolition and re-development purposes, subject to gaining the necessary consents.

**Situated** On Fulwood Park which is off Aigburth Road (A561), in Fulwood Park Conservation Area, in a popular and well established residential location close to local amenities and Sefton Park. Liverpool city centre is approximately 4 miles away.



Not to scale. For identification purposes only

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LOT

121

357 Walton Lane, Liverpool L4 5RL

\*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

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- **Three bed mid terrace producing £4,800 per annum. Central heating.**

**Description** A three bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing £4,800 per annum. The property benefits from central heating.

**Situated** Fronting Walton Lane which is off Queens Drive in a popular and well established residential location within close proximity to amenities and approximately 3 miles from Liverpool city centre.

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

**Outside** Rear yard.

**Ground Floor** Vestibule, Hall, Through Living room/Dining room, Kitchen

LOT

122

25 Chapel Road, Garston, Liverpool L19 2LE

\*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

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- **Two bed end terrace producing £6,600pa. Double glazing. Central heating.**

**Description** A two bedroomed end terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £6,600 per annum. The property benefit from double glazing and central heating.

**Situated** Off Woolton Road in a popular and well established residential location close to local amenities and approximately 7 miles from Liverpool city centre.

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

**First Floor** Two Bedrooms.

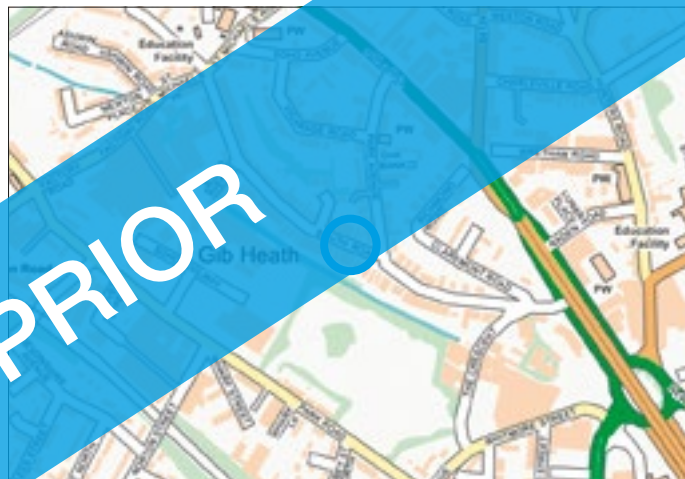
**Outside** Rear yard.

LOT

123

Flats 1 & 2, 48 South Road, Hockley, Birmingham B18 5LD

\*GUIDE PRICE £95,000+



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**SOLD PRIOR**

- Middle terrace property converted to provide two one bed roomed flats.

**Description** A middle terrace property which has been converted to provide two self-contained flats. The property benefits from double glazing and central heating and following repair and modernisation would be suitable for investment purposes.

Not to scale. For identification purposes only

**Situated** Off St Michael's Hill in a popular and well established residential location within close proximity to local amenities.

**Ground Floor** Shared Entrance Hallway.

**Ground Floor Flat** Living Room, Bedroom, Kitchen, Bathroom/WC.

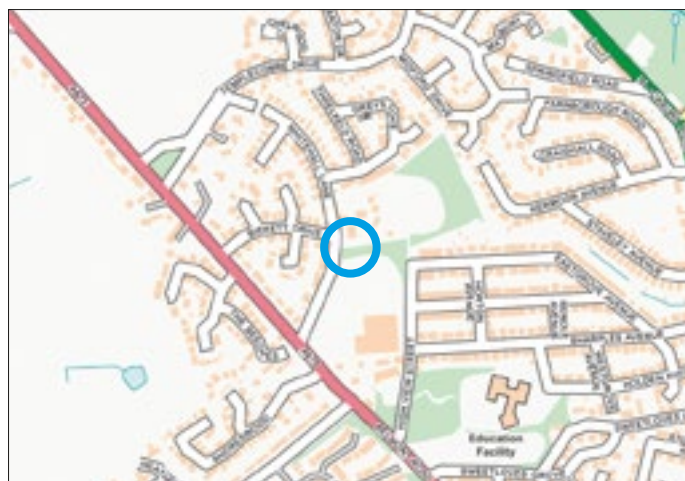
**First Floor Flat** (Accessed via shared entrance hallway and a staircase to the rear) Landing, Living Room, Kitchen, Bedroom, Bathroom/WC.

LOT

124

Heatherleigh, Whitehill Lane, Bolton BL1 7DJ

\*GUIDE PRICE £250,000+



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- A five bed roomed semi detached property. central heating and partial double glazing.

**Description** A five bed roomed Victorian semi detached property benefiting from central heating and majority double glazing. Following refurbishment the property would be suitable for occupation, re-sale or investment purposes.

Not to scale. For identification purposes only

**Situated** Within the popular area of Sharples, just off Belmont Road within close proximity to local amenities and countryside.

**Ground Floor** Entrance Hallway, two Reception Rooms, Kitchen/Breakfast Room, Utility, Cloakroom/WC.

**First Floor** Three Bedrooms, Family Bathroom, Jack n Jill Bathroom Suite.

**Second Floor** Two Bedrooms, Study.

**Outside** Driveway Parking.

**EPC Rating** E



LOT

125

Flats A &amp; B, 122 Thornhill Road, Handsworth, Birmingham B21 9BU

\*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

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- A three storey mid terrace converted to provide two self contained flats. Double glazing. Central heating.

**Description** A three storey middle terraced property converted to provide one one-bedroomed and one two-bedroomed self-contained flats benefiting from double glazing and central heating. Following refurbishment and modernisation the properties would be suitable for investment purposes.

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

**Ground Floor** Main Entrance, Hallway.

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

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

**Second Floor** One further Bedroom.

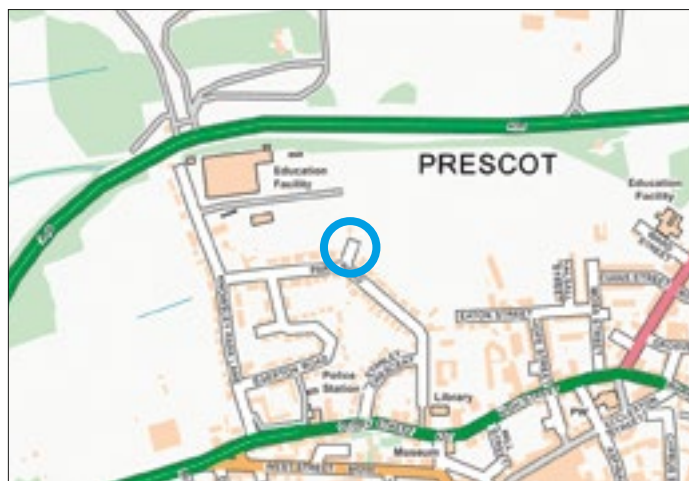
**Outside** Yard to the rear.

LOT

126

2 The Spinney, Prescott, Merseyside L34 3ND

\*GUIDE PRICE £130,000+



Not to scale. For identification purposes only

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- 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, Transport links and the new Shakespeare Playhouse. The property is also within walking distance of Prescott town centre.

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

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

LOT

127

220–230 Rice Lane, Liverpool L9 1DJ

\*GUIDE PRICE £125,000+



- **Block of 5 retail units with office/storage space to the first floors. Part let producing £5,200 per annum. Potential income in excess of £26,000 per annum.**

**Description** A two storey block comprising 5 retail units together with storage/office space to the first floors. One of the units is currently let producing a rental income of approximately £5200 per annum. Four units are vacant. The first floor accommodation would be suitable for residential conversion, subject to any necessary planning consents. The properties benefit from steel roller shutters.

**Situated** Fronting Rice Lane on the corner of Fazakerley Road and Stalmine Road in an established residential location within close proximity to Walton Vale amenities, Rice Lane Train station, transport links and approximately 3.5 miles from Liverpool city centre.

#### Ground Floor 220–222

Main Sales area, Two Rear rooms, Kitchen area, W.C.

**First Floor** Three office rooms, W.C.

#### Ground Floor 224

Main Sales area, Kitchen, W.C.

**First Floor** Accommodation

#### Ground Floor 226 Kelsi Beauty Training

Main Sales area, Kitchen, W.C.

#### First Floor

Accommodation

#### Ground Floor 228 – Barrett Book Keeping

Main Sales area, Kitchen, W.C.

**First Floor** Accommodation

#### Ground Floor 230 – You're Gorgeous Hair

Main Sales area, Kitchen, W.C.

**First Floor** Accommodation

**Note** Please note that we have not internally inspected all of the units.



Not to scale. For identification purposes only

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LOT

128

18 &amp; 18a George Arthur Road, Birmingham B8 1LW

\*GUIDE PRICE £80,000+



SOLD PRIOR

- **Two one-bed self contained flats. Double glazing. Central heating.**

**Description** A middle terraced property converted to provide two one-bedroomed self-contained flats benefiting from double glazing and central heating. Following a scheme of refurbishment and modernisation works the property would be suitable for investment purposes.

Not to scale. For identification purposes only

**Situated** Off Alum Rock Road in a popular residential area within close proximity to local amenities and approximately 5 mile from Birmingham city centre.

**Ground Floor** Main Entrance, Hallway.

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

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

**Outside** Yard to the rear.

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LOT

129

25 Bala Street, Liverpool L4 2QN

\*GUIDE PRICE £30,000+



- **A two bed 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 with a potential rental income of £5,400 per annum.

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 away.

**Ground Floor** Living Room, Kitchen

**First Floor** Two Bedrooms Bathroom/WC

**Outside** Yard to the rear.

**Joint Agent**  
J&D Estate Agents



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# Notes

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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	
	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



# 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 leave the AUCTION:

- (a) as agent for the SELLER 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) 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) outgoing 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 enquires 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:

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



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

## Extra General Conditions

Applicable for all lots where the Common Auction Conditions apply.

- The Deposit**
  - General Conditions A5.5a shall be deemed to be deleted and replaced by the following:  
A5.5a. The Deposit: a) must be paid to the AUCTIONEERS by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)  
b) is to be held as stakeholder save to the extent of the AUCTIONEERS' fees and expenses which part of the deposit shall be held as agents for the SELLER
- Buyer's Administration Charge**
  - Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £750+VAT (£900 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.
- Extra Auction Conduct Conditions**
  - Despite any special CONDITION to the contrary the minimum deposit we accept is £3,000 (or the total price, if less). A special CONDITION may, however, require a higher minimum deposit.
- Searches**

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

## Commercial Property and Professional Services

### Auctions – Liverpool

2 Cotton Street  
Liverpool L3 7DY  
Tel: 0151 207 6315  
auctions@suttonkersh.co.uk

### Auctions – London

3 Belgrave Gardens  
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London NW8 0QY  
Tel: +44(0)20 7625 9007  
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### Commercial Property

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### Building Surveying

Tel: 0151 207 9966  
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### Mortgages

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Tel: 0151 280 0407  
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### Surveys & Valuations

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### Block Management

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## Residential Lettings & Estate Agency Services

### Residential Lettings Head Office

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Liverpool L2 3PQ  
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### Residential

#### Allerton & South Liverpool

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### West Derby & Central Liverpool

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