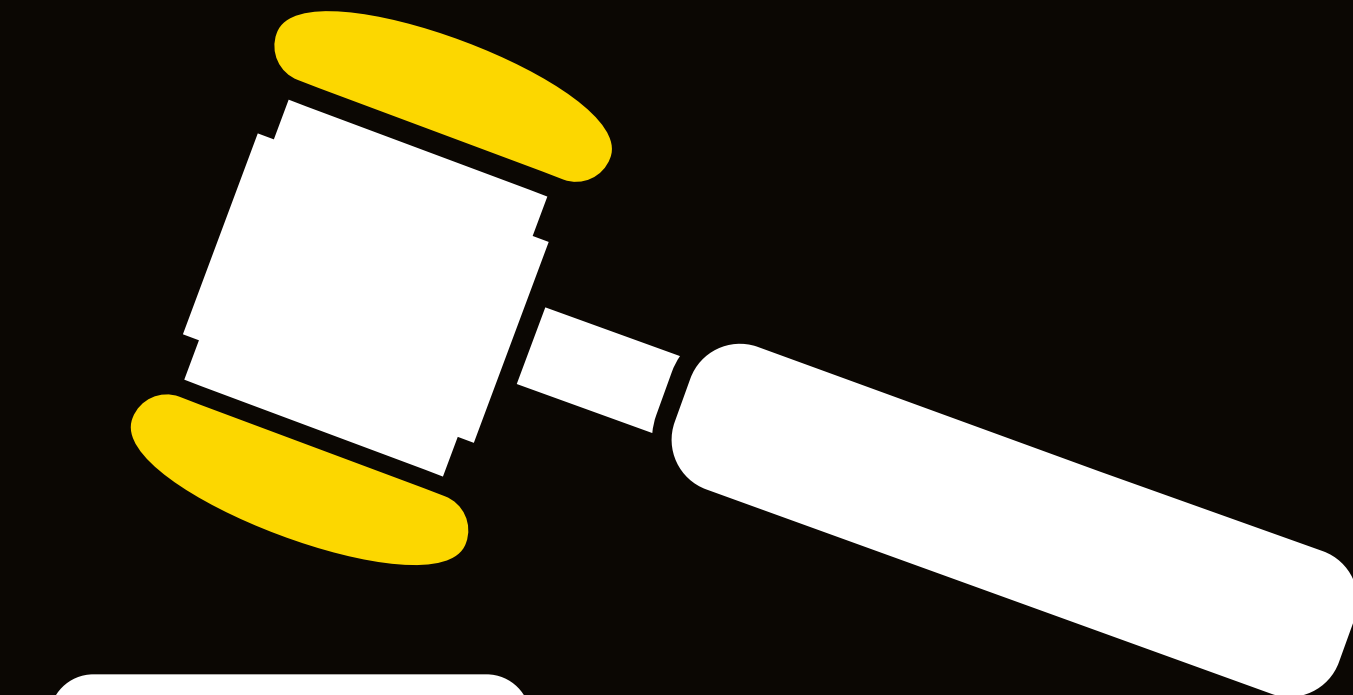


NOW INVITING
INSTRUCTIONS
FOR OUR
13TH SEPTEMBER AUCTION
AT THE MARRIOTT HOTEL

SuttonKersh



1ST FOR AUCTIONS

Thursday 19th July 2018

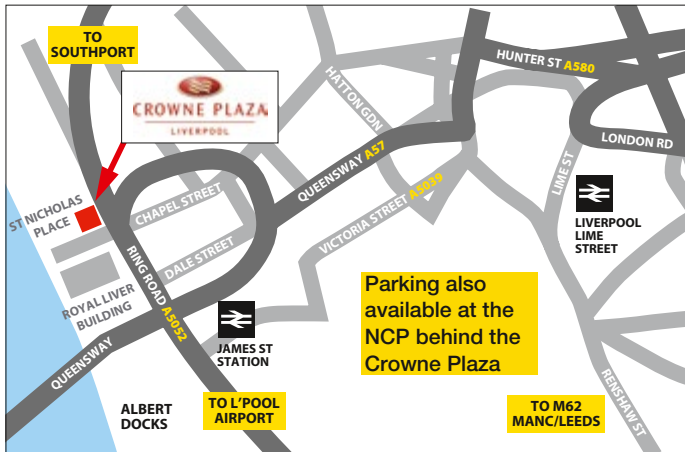
Commencing at 12 noon prompt at

Crowne Plaza 2 St Nicholas Place

Pier Head Liverpool L3 1QW

www.suttonkersh.co.uk

Location



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

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

Please speak to Cathy Holt on
0151 207 6315

Or email cathy.holt@suttonkersh.co.uk

Auction programme 2018

AUCTION DATES

Thursday 19th July
Thursday 13th September
Thursday 1st November
Thursday 13th December

CLOSING DATES

22nd June
17th August
5th October
16th November

Merseyside's leading auction team...



James Kersh BSc (Hons) MRICS
Director
james@suttonkersh.co.uk



Cathy Holt MNAEA MNAVA
Associate Director
cathy.holt@suttonkersh.co.uk



Andrew Binstock BSc (Hons)
Auctioneer



Katie Donohue BSc (Hons) MNAVA
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for free advice or to arrange a free valuation

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Auctioneer's pre-sale announcements

You are required to pre-register if you are intending to bid on any lot at auction to comply with money laundering regulations. You can pre-register by completing the Bidders Registration and Identification Form – full details of which can be found on our website.

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

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

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

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

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

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

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

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

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

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

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 £850+VAT (£1,020 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 £850+VAT (£1,020 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.

FOR SALE BY PRIVATE TREATY

21 Grove Park, Liverpool L8 0TL

*GUIDE PRICE £500,000+



A fantastic opportunity to acquire a Freehold three storey double fronted semi-detached property converted to provide 4 good sized self-contained flats (2x2 bed duplex, 1x1 bed and 1x2 bed). The property benefits from most of its original features to include the ground floor shutters and ornate plaster coving to most rooms and each flat has central heating. There is a large rear garden and a front forecourt with parking for 7/8 cars. The ground floor duplex flat has 2 bedrooms, 2 bathrooms and a large rear lounge with French doors overlooking the garden. The first floor flat also has 2 bedrooms and 2 bathrooms and a large rear living room with French doors leading to the balcony overlooking the garden. Two of the flats are currently let by way of Assured Shorthold Tenancies producing a rental income of approximately £13,560. The 2 vacant flats are suitable for occupation or investment purposes and when fully let the potential rental income is approximately £35,000 per annum.

The property has bags of potential and would be suitable for conversion back to provide excellent family accommodation or alternatively it could be converted to provide 6/7 flats subject to any relevant consents.

Situated Just off Sefton Park Road in a Conservation Area and in a very popular and well established residential location within close proximity to local amenities, Sefton Park, Princes Park and approximately 2 miles from Liverpool City Centre.

Cellar With potential to convert to provide residential accommodation

Ground Floor Main entrance Vestibule, Hallway.

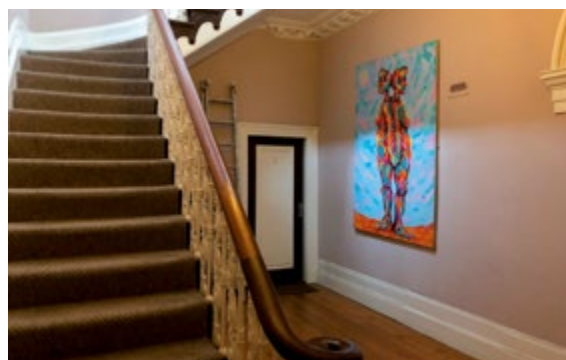
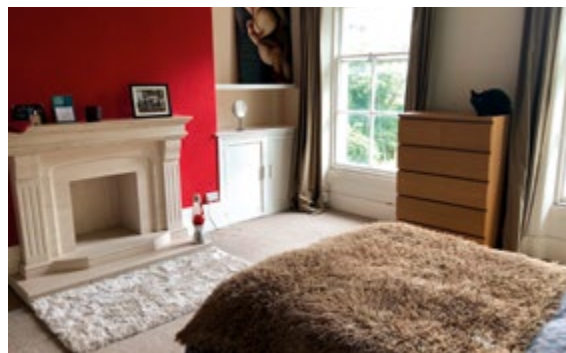
Flat 1 Lounge (5.0 x 4.1 metres), Kitchen/Diner (5.0 x 2.9 metres), Bathroom/WC (2.4 x 1.6 metres), Landing/Office space (4.4 x 2.4 metres) with stairs to the lower ground level providing 2 bedrooms, (Bedroom 1 4.7 x 3.3 metres with walk-in wardrobe 2.5 x 1.1 metres), (Bedroom 2 4.7 x 3.4 metres) and WC (1.1 x 0.9 metres). Bedrooms benefit from underfloor heating.

Flat 2 Lounge (7.6 x 4.9 metres) with French doors overlooking the rear garden, Kitchen (4.0 x 3.6 metres with utility Room off at 3.3 x 2.9 metres), Dining Room (5.0 x 4.6 metres), Shower Room/WC (1.7 x 1.7 metres), Office (3.0 x 2.5 metres). Spiral staircase leading to the first floor providing 2 Bedrooms (Bedroom 1 4.6 x 4.4 metres) (Bedroom 2 4.6 x 3.6 metres) with a balcony, Bathroom/WC (2.4 x 3 metres).

First Floor Flat 5 - Hall, Large Lounge (5.9 x 4.8 metres) with balcony, Kitchen (3.0 x 2.5 metres), 2 Bedrooms (Bedroom 1 5.0 x 4.2 metres) (Bedroom 2 5.0 x 4.1 metres), Shower Room/WC, Bathroom/WC (3.7 x 2 metres estimate).

Second Floor Flat 6 - Open plan lounge/kitchen (5.0 x 4.9 metres), Bedroom (5.0 x 4.3 metres) with balcony, Bathroom/WC (2.2 x 1.8 metres), Utility/Cloakroom.

Outside Garden to the rear, Large driveway with space for several cars.



For further details please contact

Cathy Holt MNAEA MNAV

Associate Director, Sutton Kersh Auctions

0151 207 6315 | cathy.holt@suttonkersh.co.uk

Auction results Thursday 17th May

LOT	PROPERTY	RESULT	PRICE
1	52 Gloucester Road, Tuebrook, Liverpool L6 4DS	Sold Prior	
2	229/229a Warbreck Moor, Liverpool L9 0HU	Sold	£47,000
3	Flats 1-3, 171 Westminster Road, Liverpool L4 4LR	Sold After	
4	57 Morecambe Street, Liverpool L6 4AU	Sold Prior	
5	1 Rosalind Way, Liverpool L20 2HU	Postponed	
6	24 Derby Lane, Old Swan, Liverpool L13 3DL	Available At	£70,000
7	89 Rhodesia Road, Liverpool L9 9BT	Sold	£54,000
8	Caeau Llyfnion, Ty Nant, Corwen, Clwyd LI21 0PS	Sold	£55,000
9	129 Chirkdale Street, Liverpool L4 3sg	Sold	£48,000
10	41 Elgar Road, Liverpool L14 4BE	Sold	£50,500
11	1 Oxtan Road, Birkenhead, Merseyside CH41 2QQ	Withdrawn	
12	Land At 2 Dorset Road, Tuebrook, Liverpool L6 4DX	Sold	£12,000
13	4 Rowson Street, New Brighton, Merseyside CH45 5AT	Sold	£76,000
14	43a-45 City Road, Liverpool L4 5UN	Available At	£110,000
15	31a & 31b Priory Road, Liverpool L4 2RT	Sold After	
16	33 Sapphire Street, Liverpool L13 1DJ	Sold	£48,000
17	477 West Derby Road, Liverpool L6 4BN	Sold Prior	
18	23 Ealing Road, Aintree, Liverpool L9 0LR	Sold	£45,500
19	Land At 53 Kremlin Drive, Liverpool L13 7BX	Sold	£92,000
20	4 Boswell Street, Bootle, Merseyside L20 4RP	Sold	£48,000
21	Apt 44, 6 Mill View, Rutter Street, Liverpool L8 6AG	Sold	£30,000
22	25 Sefton Road, Walton, Liverpool L9 2BP	Sold	£95,000
23	44/46 Stanley Road, Bootle, Merseyside L20 2AA	Sold	£125,000
24	125 Makin Street, Liverpool L4 5QF	Available At	£55,000
25	11 Prospect Court, Liverpool L6 8PD	Available At	£47,000
26	22 Kipling Street, Bootle, Merseyside L20 4QE	Sold	£41,500
27	66 Carisbrooke Road, Liverpool L4 3RA	Postponed	
28	55 Dewsbury Road, Liverpool L4 2XE	Sold	£48,500
29	91 Southgate Road, Liverpool L13 5XZ	Sold	£53,500
30	24 Gentwood Road, Liverpool L36 2QN	Sold	£67,000
31	163-165 Kensington, Liverpool L7 2RF	Available At	£325,000
32	272 Walton Breck Road, Liverpool L4 0SZ	Withdrawn	
33	59 Rhodesia Road, Liverpool L9 9BS	Sold	£56,500
34	Castle View, Castle Road, Halton, Runcorn, Cheshire WA7 2BE	Postponed	
35	146 Olivia Street, Bootle, Merseyside L20 2ET	Sold Prior	
36	Land At 1 Henry Street, Birkenhead, Merseyside CH41 5BS	Postponed	
37	2 Selkirk Road, Liverpool L13 2AP	Sold	£55,000
38	55 Saville Road, Old Swan, Liverpool L13 4DJ	Sold	£74,000
39	Hambledon View, Clerk Hill Road, Whalley, Clitheroe, Lancashire BB7 9DR	Sold Prior	
40	23 Crowther Street, St. Helens, Merseyside WA10 4NH	Sold	£49,000
41	300b Foleshill Road, Coventry CV6 5AH	Withdrawn	
42	Apt 55, 6 Mill View, Rutter Street, Liverpool L8 6AG	Sold	£27,000
43	4 & 6 Stand Avenue, Whitefield, Manchester M45 7NW	Sold	£256,000
44	105 Lawrence Road, Liverpool L15 0EF	Sold	£102,000
45	116 Breckfield Road North, Liverpool L5 4QZ	Sold	£30,000
46	99b Church Road, Formby, Liverpool L37 3ND	Available At	£70,000
47	Apt 60, 6 Mill View, Rutter Street, Liverpool L8 6AG	Sold	£29,750
48	51 Peter Road, Liverpool L4 3RT	Sold	£55,000
49	Apartment 7, The Blue Bell, 12 Shaw Heath, Stockport, Cheshire SK3 9DY	Sold	£30,000
50	127 Windrows, Skelmersdale, Lancashire WN8 8NL	Sold Prior	
51	Unit 1, L1 Building, 21 Jamaica Street, Liverpool L1 0AA	Sold Prior	
52	Unit 19, L1 Building, 21 Jamaica Street, Liverpool L1 0AA	Sold Prior	
53	144 Lawrence Road, Liverpool L15 0EQ	Withdrawn	
54	27/27a Warbreck Moor, Liverpool L9 4RW	Available At	£80,000

55	Flat 5, 10 Central House, 50-58 Jamaica Street, Glasgow G1 4QG	Sold	£40,000
56	6 Cypress Road, Southport, Merseyside PR8 6HE	Sold	£75,000
57	86 Oakhouse Park, Walton, Liverpool L9 1EP	Available At	£42,000
58	31 Bibbys Lane, Bootle, Merseyside L20 4JJ	Sold	£53,000
59	55 Hoylake Road, Birkenhead, Merseyside CH41 7BU	Withdrawn	
60	29 Wykeham Street, Liverpool L4 1QY	Withdrawn	
61	69 Stockbridge Street, Liverpool L5 6PA	Sold	£39,500
62	Flats 14-28 Aspen Close, Kirkby, Liverpool L33 4DX	Sold	£320,000
63	107 Roxburgh Street, Liverpool L4 3SZ	Sold	£48,000
64	8 Syddall Street, St. Helens, Merseyside WA10 6NT	Available At	£50,000
65	Flat 16, Libertas, 48 St. James Street, Liverpool L1 0AB	Sold	£66,000
66	486 Prescot Road, Old Swan, Liverpool L13 3DB	Sold	£33,000
67	23/23a Walton Vale, Liverpool L9 4RE	Sold	£80,000
68	3 William Henry Street, Liverpool L3 8BB	Sold	£97,500
69	Bryn, Bwlchtocyn, Pwllheli, Gwynedd LL53 7BN	Sold	£236,000
70	36 Swinbrook Green, Liverpool L11 3BX	Available At	£75,000
71	22 Rockhouse Street, Liverpool L6 4AP	Sold Prior	
72	23 Holt Road, Kensington, Liverpool L7 2PL	Available At	£60,000
73	31 Somerset Road, Bootle, Merseyside L20 9BS	Sold	£61,500
74	Land At 176 Boaler Street, Liverpool L6 6AD	Sold After	
75	97-99 High Street, Wavertree, Liverpool L15 8HF	Withdrawn	
76	Belle Vue Forge, Fall Ings Road, Wakefield, West Yorkshire WF1 5EB	Sold	£135,000
77	214 - 218 Rice Lane And 2 D&E Parkinson Road, Liverpool L9 1DJ	Postponed	
78	Ground Rents 214 - 218 Rice Lane And 2 D&E Parkinson Road L9 1DJ	Postponed	
79	111 Beatrice Street, Bootle, Merseyside L20 2EG	Sold Prior	
80	1 Grange Road West, Birkenhead, Merseyside CH41 4BY	Postponed	
81	Beach Hut 2, Porth Mawr, Main Beach, Abersoch, Pwllheli, Gwynedd LL53 7EY	Postponed	
82	182 Litherland Road, Bootle, Merseyside L20 5EQ	Sold Prior	
83	7 Fifth Avenue, Liverpool L9 9DT	Sold After	
84	Land At 183-185 Duke Street, Liverpool L1 4JS	Available At	£415,000
85	53 Roby Street, St. Helens, Merseyside WA10 3JE	Sold Prior	
86	71 Cambridge Road, Bootle, Merseyside L20 9LF	Sold	£56,500
87	4 Stowe Street, Lichfield, Staffordshire WS13 6AQ	Withdrawn	
88	11 Heathbank Avenue, Wallasey, Merseyside CH44 3AS	Sold Prior	
89	2 Primrose Court, Huyton, Liverpool L36 8DH	Available At	£75,000
90	1 Denman Drive, Liverpool L6 7UE	Sold Prior	
91	336 Wigan Road, Westhoughton, Bolton BL5 2AR	Sold	£79,000
92	26 Haseley Road, Birmingham B21 0QU	Sold	£100,000
93	14 Grafton Street, Blackpool FY1 3RE	Withdrawn	
94	38 Orwell Road, Liverpool L4 1RQ	Sold After	
95	Ground Rents 93a, 95b, 97a And 97c Eastbank Street, Southport, PR8 1DG	Available At	£3,000
96	30 Lynwood Avenue, Aughton, Ormskirk, Lancashire L39 5BB	Unavailable	
97	23 Webster Road, Liverpool L7 6NY	Sold	£68,000
98	551 Southport Road, Bootle, Merseyside L20 0DE	Sold	£58,000
99	4 Danescroft, Widnes, Cheshire WA8 4NS	Sold	£65,000
100	99-101 Linacre Road, Liverpool L21 8NS	Postponed	
101	12 Northfield Road, Bootle, Merseyside L20 0AF	Sold	£47,500
102	8 Buckingham Close, Bootle, Merseyside L30 2PL	Available At	£70,000
103	27 Gentwood Road, Liverpool L36 2QH	Sold	£66,500
104	24 Chapel Road, Anfield, Liverpool L6 0AU	Sold	£48,000
105	19 Selkirk Road, Liverpool L13 2AP	Sold	£60,000
106	Land At Mintor Road, Kirkby, Liverpool L33 5XQ	Sold	£28,000
107	10 Northfield Road, Bootle, Merseyside L20 0AF	Sold	£56,000
108	59 Handfield Street, Liverpool L5 6PE	Sold	£43,000
109	372 Prescot Road, Old Swan, Liverpool L13 3AP	Sold	£75,000
110	545 Southport Road, Bootle, Merseyside L20 0DE	Sold	£53,500

111	16 & 16a George Arthur Road, Birmingham B8 1LW	Sold Prior	
112	21 Cumberland Avenue, Sefton Park, Liverpool L17 2AQ	Sold	£249,000
113	Land At Abbeystead, Skelmersdale, Lancashire WN8 9LP	Postponed	
114	36 Randall Drive, Bootle, Merseyside L30 2PD	Sold	£68,000
115	22 Ronaldsway Close, Bacup, Lancashire OL13 9PY	Withdrawn	
116	141 Dingle Lane, Winsford, Cheshire CW7 1AA	Available At	£95,000
117	64 Kirk Road, Litherland, Liverpool L21 8HX	Unavailable	
118	Former Yates Wine Lodge, Oliver Street, Birkenhead CH41 6EJ	Available At	£330,000
119	53 Dewsbury Road, Liverpool L4 2XE	Sold	£38,000
120	Flats 31-37 Warbreck Moor, Liverpool L9 4RW	Sold	£200,000
121	7 Frederick Grove, Wavetree, Liverpool L15 8HW	Postponed	
122	Apt 107, Skyline Central, 50 Goulden Street, Manchester M4 5EH	Sold	£130,000
123	Flats 1 & 3, 442 Stanley Road, Bootle, Merseyside L20 5AE	Postponed	

Total Realisation = **£6,551,900**

Now accepting instructions
for our 13th September auction
Closing date 17th August
To be held at The Marriott Hotel



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

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. 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.

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

List A – Photographic evidence of Identity

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

List B – Evidence of Residence

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

Signed Date

on behalf of Sutton Kersh

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

Money Laundering Regulations

Due to the new changes to Money Laundering regulations for buying and selling at auction, we are now required by Law to ID check everyone who intends to bid at auction.

What the new regulations mean for you as a bidder at the auction:

1. In the case of an **individual** bidding at auction, we will require a certified copy of a passport and utility bill.
2. In the case of an **individual acting on behalf of a third party individual**, we will require a certified copy of a passport and recent utility bill from **both parties**.
3. In the case of an **individual acting on behalf of a company** we will require details about the company including ownership information on the ultimate holding company and ultimate beneficial owners of the company, including current addresses and dates of birth.
4. If you are **unable to attend in person** or will be sending us a remote bidding form, we will require certified ID that has been identified by a professionally recognised individual. This will need to be provided to us in advance of the auction date.
5. Your ID will be kept on file for 3 years and we will only require updated documents if you change address. Any documents provided to us will be recorded and copied for audit purposes as part of our Anti Money Laundering obligations. We will also electronically verify your identity, Lexis Nexis OR ETSOS will undertake a search with Experian for the purposes of verifying your identity. To do so, Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. Experian may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
6. Registration on the day of the auction opens from 10:30am so please ensure you arrive early to ensure we have been able to satisfactorily fulfil the necessary requirements.

Prior to bidding 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

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.

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

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

Order of sale Thursday 19th July

For sale by public auction unless sold prior or withdrawn

1	14 Phillimore Road, Liverpool L6 6DL	£40,000+
2	28 Bardsay Road, Liverpool L4 5SG	£30,000+
3	Flat 4, 543 Old Chester Road, Birkenhead, Merseyside CH42 4NQ	£55,000+
4	19 Marlsford Street, Liverpool L6 6AX	£45,000+
5	Suite 86, Artesian Studios, Jamaica Street, Liverpool L1 0AF	£45,000+
6	11 Saxon Hey, Fulwood, Preston PR2 3SR	£125,000+
7	7 Frederick Grove, Wavetree, Liverpool L15 8HW	£68,000+
8	56 Holbeck Street, Liverpool L4 2UT	£35,000+
9	22 Ronaldsway Close, Bacup, Lancashire OL13 9PY	£134,000+
10	92 Sedley Street, Liverpool L6 5AF	£35,000+
11	Former Healthcare Centre, 152 Station Road, Haydock, St. Helens WA11 0JN	£250,000+
12	42 Hero Street, Bootle, Merseyside L20 2HA	£45,000+
13	60 Prescott Road, Fairfield, Liverpool L7 0JA	£60,000+
14	31 Hanwell Street, Liverpool L6 0AN	£35,000+
15	86 Dryden Street, Bootle, Merseyside L20 4RU	£40,000+
16	Suite 64, Artesian Studios, Jamaica Street, Liverpool L1 0AF	£45,000+
17	Ground Rents 93a, 95b, 97a And 97c Eastbank Street, Southport PR8 1DG	£2,000+
18	8 Syddall Street, St. Helens, Merseyside WA10 6NT	£45,000+
19	7 Hero Street, Bootle, Merseyside L20 2HA	£45,000+
20	49 Wordsworth Street, Bootle, Merseyside L20 4JN	£45,000+
21	166 Stafford Road, Wolverhampton WV10 6JT	£95,000+
22	Beach Hut 2, Porth Mawr, Main Beach, Abersoch, Pwllheli, Gwynedd LL53 7EY	£110,000+
23	27 Hinton Street, Litherland, Liverpool L21 8LS	£40,000+
24	Suite 63, Artesian Studios, Jamaica Street, Liverpool L1 0AF	£45,000+
25	86 Dewsbury Road, Liverpool L4 2XF	£35,000+
26	254 Park Road, Toxteth, Liverpool L8 4UE	£65,000+
27	9a Marl Road, Knowsley Industrial Park, Liverpool L33 7UH	£125,000+
28	39 Libertas Studios, 48 St James Street, Liverpool L1 0AB	£55,000+
29	59 Morningside Road, Liverpool L11 1AS	£65,000+
30	204 Princess Drive, West Derby, Liverpool L12 6QQ	£70,000+
31	35 Libertas Studios, 48 St James Street, Liverpool L1 0AB	£55,000+
32	4 Factory Row, St. Helens, Merseyside WA10 3LX	£35,000+
33	76 Pendennis Street, Liverpool L6 5AQ	£40,000+
34	24 Derby Lane, Old Swan, Liverpool L13 3DL	£60,000+
35	Flat 5, 158 Earle Road, Liverpool L7 6HH	£34,000+
36	2 & 4 Duncan Street, St. Helens, Merseyside WA10 3TE	£137,500+
37	141 Dingle Lane, Winsford, Cheshire CW7 1AA	£82,500+
38	124, 124a & 124b Paynes Lane, Coventry CV1 5LJ	£205,000+
39	24 Libertas Studios, 48 St James Street, Liverpool L1 0AB	£55,000+
40	106 Chirkdale Street, Liverpool L4 3SQ	£35,000+
41	Flat 6, 80 Darby Road, Liverpool L19 9AW	£35,000-£40,000
42	104 Errol Street, Liverpool L17 7DJ	£125,000+
43	24 Bentley Road, Liverpool L8 0SZ	£240,000+
44	1 Rosalind Way, Liverpool L20 2HU	£35,000+
45	25 Drake Way, Liverpool L10 7LL	£45,000+
46	Flat 6, Beech Rise, Roughwood Drive, Liverpool L33 8WY	£30,000+
47	377 Church Road, Haydock, St. Helens, Merseyside WA11 0LT	£50,000+
48	99b Church Road, Formby, Liverpool L37 3ND	£75,000+
49	37 Southdale Road, Birkenhead, Merseyside CH42 3XN	£50,000+
50	The Whitehouse, Ince Lane, Ince Blundell L23 4UJ	£750,000+
51	14 Acres Of Greenbelt Land, Ince Lane, Ince Blundell L23 4UJ	£90,000+
52	34 Garnett Avenue, Liverpool L4 1TS	£40,000+
53	163-165 Kensington, Liverpool L7 2RF	£270,000+
54	10 Arnold Grove, Liverpool L15 8HP	£75,000+
55	27 Scott Avenue, Sutton Manor, St. Helens, Merseyside WA9 4AN	£60,000-£65,000
56	70 Sedley Street, Liverpool L6 5AF	£50,000+
57	11 Prospect Court, Liverpool L6 8PD	£40,000+

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

58	Unit 30, Bridgewater Building, Watkinson Street, Liverpool L1 0AR	£55,000+
59	107 Makin Street, Liverpool L4 5QF	£35,000+
60	26 Coningsby Road, Liverpool L4 0RS	£80,000+
61	102 Downing Road, Bootle, Merseyside L20 9LX	£40,000+
62	77 Bower Street, Carlisle CA2 7DF	£30,000+
63	18 Buchanan Place, Carlisle CA2 4QF	£30,000+
64	78 & 79 Norton Street, Birmingham B18 5RB	£108,000+
65	100 Gravelly Hill, Birmingham B23 7PF	£126,000+
66	19 Gentwood Road, Liverpool L36 2QH	£50,000+
67	170 Gentwood Road, Liverpool L36 2QP	£52,500+
68	19 Cuper Crescent, Liverpool L36 3RP	£50,000+
69	15 Bankburn Road, Liverpool L13 8BL	£50,000+
70	27 Abergele Road, Liverpool L13 2BL	£55,000+
71	119 Lark Lane, Liverpool L17 8UR	£175,000+
72	Flats 1 & 2, 39 Hope Street, West Bromwich, West Midlands B70 6PL	£117,000+
73	148 Peel Road, Bootle, Merseyside L20 4LB	£38,000+
74	125 Makin Street, Liverpool L4 5QF	£45,000+
75	27a Egremont Promenade, Wallasey, Merseyside CH44 8BG	£45,000+
76	71 & 71a Trafalgar Road, Wallasey, Merseyside CH44 0DZ	£75,000+
77	65 Wapshare Road, Liverpool L11 8LR	£65,000+
78	8 Kinglake Road, Wallasey, Merseyside CH44 8BS	£55,000+
79	52 Hampstead Road, Wallasey, Merseyside CH44 9BL	£70,000+
80	24 Lorne Street, Fairfield, Liverpool L7 0JR	£110,000+
81	7 Milverton Street, Liverpool L6 6AU	£30,000+
82	59 Windsor Road, Tuebrook, Liverpool L13 8BA	£50,000+
83	8 & 8a Lower Breck Road, Liverpool L6 4BY	£80,000-£90,000
84	53 Kremlin Drive, Liverpool L13 7BX	£275,000+
85	271 Hawthorne Road, Bootle, Merseyside L20 3AP	£45,000+
86	The Elms, New Road, Brynteg, Wrexham, Clwyd LL11 6PD	£120,000+
87	Land At Singleton Avenue, Birkenhead, Merseyside CH42 9JH	£65,000+
88	14 Buttercup Way, Liverpool L9 1JQ	£80,000+
89	52 Peter Road, Liverpool L4 3RU	£35,000+
90	Land Adjacent To 123 Westminster Road, Liverpool L4 4LW	£10,000+
91	48 Antonio Street, Bootle, Merseyside L20 2EY	£30,000+
92	60 Hawthorne Road, Bootle, Merseyside L20 9JX	£50,000+
93	47 Phethean Street, Farnworth, Bolton BL4 7LJ	£55,000+
94	78 Scorton Street, Liverpool L6 4AT	£35,000+
95	47 Ivy Street, Runcorn, Cheshire WA7 5NU	£60,000+
96	139 Beatrice Street, Bootle, Merseyside L20 2EG	£30,000+
97	20 Whittier Street, Liverpool L8 0RE	£40,000+
98	1 Upper Hampton Street, Liverpool L8 1TL	£150,000+
99	23 Pilkington Road, Southport, Merseyside PR8 6PD	£225,000+
100	64 Kirk Road, Litherland, Liverpool L21 8HX	£38,000+
101	Flats 1 & 3, 442 Stanley Road, Bootle, Merseyside L20 5AE	£55,000+
102	5 Albert Street, Leeswood, Mold, Clwyd CH7 4SG	£70,000+
103	Land At 196 Longmeanygate, Midge Hall, Leyland PR5 3TB	£15,000-£18,000
104	26 Riddock Road, Litherland, Liverpool L21 8HT	£40,000+
105	44 Shelley Street, Bootle, Merseyside L20 4LQ	£35,000+
106	14 Wakefield Grove, Water Orton, Birmingham B46 1NR	£189,000+
107	Flats A & B, 59 Lodge Road, West Bromwich, West Midlands B70 8NZ	£110,000+
108	30 Lynwood Avenue, Aughton, Ormskirk, Lancashire L39 5BB	£472,500+
109	78 St Marys Road, Garston, Liverpool L19 2JD	£125,000+
110	109 Oakfield Road, Walton, Liverpool L4 0UE	£50,000+
111	4 Dugdale Road, Burnley, Lancashire BB12 6DW	£70,000+
112	77 Wilburn Street, Liverpool L4 4EB	£40,000+
113	32 Canon Road, Liverpool L6 0BN	£40,000+
114	48 Goodman Way, Coventry CV4 9UG	£95,000+
115	9 Long Lane, Garston, Liverpool L19 6PE	£40,000-£50,000
116	46 Castle Street, Caergwrle, Wrexham, Clwyd LL12 9DS	£70,000+
117	1 Bentley Road, Liverpool L8 0SY	£275,000+

118	54 Mount Street, Stoke-on-Trent ST1 2NP	£46,000+
119	Highfield, The Mount, Heswall, Wirral, Merseyside CH60 4RD	£600,000-£650,000
120	23 Morecambe Street, Liverpool L6 4AU	£30,000+
121	32 Gonville Road, Bootle, Merseyside L20 9LP	£40,000+
122	53 Astor Street, Liverpool L4 5RR	£45,000+
123	215 Stanley Road, Kirkdale, Liverpool L5 7QB	£35,000+
124	Flat 139 Queensland Place, 15-17 Chatham Place, Liverpool L7 3HD	£55,000-£60,000
125	48 Mildmay Road, Bootle, Merseyside L20 5EN	£40,000+
126	Apt 29 Woodholme Court, Gateacre, Liverpool L25 2BA	£70,000+
127	Salem Methodist Church, Ffordd Talargoch, Prestatyn, Clwyd LL19 8NP	£60,000+
128	94 & 96 Victoria Road, Widnes, Cheshire WA8 7RA	£125,000+
129	Flat 6, 14 Victoria Road West, Crosby, Liverpool L23 8UQ	£60,000+
130	The Weighing Machine, 7/9 Wavertree Road, Liverpool L7 1PE	£195,000+
131	60, 60a & 60b Moss Lane, Orrell Park, Liverpool L9 8AN	£110,000-£120,000
132	60 Milman Road, Liverpool L4 5SH	£40,000+
133	29 Parton Street, Liverpool L6 3AN	£50,000+
134	275 Cherry Lane, Liverpool L4 6UH	£15,000-£20,000
135	2 Tregaron Grove, Hindley Green, Wigan, Lancashire WN2 4RY	£80,000+
136	88 Buckingham Road, Cheadle Hulme, Cheadle, Cheshire SK8 5NA	£200,000+
137	28 Station Road, Queensferry, Deeside, Clwyd CH5 1SX	£80,000-£90,000
138	Apartment 7, The Blue Bell, 12 Shaw Heath, Stockport, Cheshire SK3 9DY	£28,000+
139	Land at Abbeystead, Skelmersdale, Lancashire WN8 9LP	£120,000+
140	Apt 70 Townfield Gardens, Townfield Road, Altrincham WA14 4DT	£100,000+
141	43-45 Duke Street, St. Helens, Merseyside WA10 2JE	£100,000+
142	4 Woodbine Street, Liverpool L5 7RR	£40,000+
143	1 Westcombe Road, Liverpool, L4 2UB	£60,000+
144	40 Violet Road, Liverpool L21 6NZ	£40,000+

Auction programme 2018

Auction Dates

13th September

1st November

13th December

Closing Dates

17th August

5th October

16th November



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Order of sale **by type**

COMMERCIAL INVESTMENT

- 13 60 Prescott Road, Fairfield, Liverpool L7 0JA
- 26 254 Park Road, Toxteth, Liverpool L8 4UE
- 34 24 Derby Lane, Old Swan, Liverpool L13 3DL
- 85 271 Hawthorne Road, Bootle, Merseyside L20 3AP
- 115 9 Long Lane, Garston, Liverpool L19 6PE
- 131 60, 60a & 60b Moss Lane, Orrell Park, Liverpool L9 8AN

DEVELOPMENT OPPORTUNITIES

- 90 Land Adjacent To 123 Westminster Road, Liverpool L4 4LW
- 119 Highfield, The Mount, Heswall, Wirral, Merseyside CH60 4RD
- 138 Apartment 7, The Blue Bell, 12 Shaw Heath, Stockport, Cheshire SK3 9DY
- 139 Land at Abbeystead, Skelmersdale, Lancashire WN8 9LP

GROUND RENTS

- 17 Ground Rents 93a, 95b, 97a And 97c Eastbank Street, Southport PR8 1DG

LAND

- 51 14 Acres Of Greenbelt Land, Ince Lane, Ince Blundell L23 4UJ
- 87 Land At Singleton Avenue, Birkenhead, Merseyside CH42 9JH
- 103 Land At 196 Longmeanygate, Midge Hall, Leyland PR5 3TB

RESIDENTIAL INVESTMENT

- 4 19 Marlsford Street, Liverpool L6 6AX
- 8 56 Holbeck Street, Liverpool L4 2UT
- 10 92 Sedley Street, Liverpool L6 5AF
- 12 42 Hero Street, Bootle, Merseyside L20 2HA
- 14 31 Hanwell Street, Liverpool L6 0AN
- 15 86 Dryden Street, Bootle, Merseyside L20 4RU
- 19 7 Hero Street, Bootle, Merseyside L20 2HA
- 20 49 Wordsworth Street, Bootle, Merseyside L20 4JN
- 23 27 Hinton Street, Litherland, Liverpool L21 8LS
- 28 39 Libertas Studios, 48 St James Street, Liverpool L1 0AB
- 31 35 Libertas Studios, 48 St James Street, Liverpool L1 0AB
- 32 4 Factory Row, St. Helens, Merseyside WA10 3LX
- 39 24 Libertas Studios, 48 St James Street, Liverpool L1 0AB
- 40 106 Chirkdale Street, Liverpool L4 3SQ
- 43 24 Bentley Road, Liverpool L8 0SZ
- 48 99b Church Road, Formby, Liverpool L37 3ND
- 53 163-165 Kensington, Liverpool L7 2RF
- 55 27 Scott Avenue, Sutton Manor, St. Helens, Merseyside WA9 4AN
- 56 70 Sedley Street, Liverpool L6 5AF
- 58 Unit 30, Bridgewater Building, Watkinson Street, Liverpool L1 0AR
- 59 107 Makin Street, Liverpool L4 5QF
- 60 26 Coningsby Road, Liverpool L4 0RS
- 61 102 Downing Road, Bootle, Merseyside L20 9LX
- 66 19 Gentwood Road, Liverpool L36 2QH
- 67 170 Gentwood Road, Liverpool L36 2QP
- 68 19 Cuper Crescent, Liverpool L36 3RP
- 69 15 Bankburn Road, Liverpool L13 8BL
- 70 27 Abergele Road, Liverpool L13 2BL

- 73 148 Peel Road, Bootle, Merseyside L20 4LB
- 76 71 & 71a Trafalgar Road, Wallasey, Merseyside CH44 0DZ
- 79 52 Hampstead Road, Wallasey, Merseyside CH44 9BL
- 82 59 Windsor Road, Tuebrook, Liverpool L13 8BA
- 83 8 & 8a Lower Breck Road, Liverpool L6 4BY
- 101 Flats 1 & 3, 442 Stanley Road, Bootle, Merseyside L20 5AE
- 112 77 Wilburn Street, Liverpool L4 4EB
- 124 Flat 139 Queensland Place, 15-17 Chatham Place, Liverpool L7 3HD
- 126 Apt 29 Woodholme Court, Gateacre, Liverpool L25 2BA

VACANT COMMERCIAL

- 11 Former Healthcare Centre, 152 Station Road, Haydock, St. Helens WA11 0JN
- 22 Beach Hut 2, Porth Mawr, Main Beach, Abersoch, Pwllheli, Gwynedd LL53 7EY
- 27 9a Marl Road, Knowsley Industrial Park, Liverpool L33 7UH
- 36 2 & 4 Duncan Street, St. Helens, Merseyside WA10 3TE
- 109 78 St Marys Road, Garston, Liverpool L19 2JD
- 123 215 Stanley Road, Kirkdale, Liverpool L5 7QB
- 127 Salem Methodist Church, Ffordd Talargoch, Prestatyn, Clwyd LL19 8NP
- 128 94 & 96 Victoria Road, Widnes, Cheshire WA8 7RA
- 130 The Weighing Machine, 7/9 Wavertree Road, Liverpool L7 1PE
- 141 43-45 Duke Street, St. Helens, Merseyside WA10 2JE

VACANT RESIDENTIAL

- 1 14 Phillimore Road, Liverpool L6 6DL
- 2 28 Bardsay Road, Liverpool L4 5SG
- 3 Flat 4, 543 Old Chester Road, Birkenhead, Merseyside CH42 4NQ
- 5 Suite 86, Artesian Studios, Jamaica Street, Liverpool L1 0AF
- 6 11 Saxon Hey, Fulwood, Preston PR2 3SR
- 7 7 Frederick Grove, Wavertree, Liverpool L15 8HW
- 9 22 Ronaldsway Close, Bacup, Lancashire OL13 9PY
- 16 Suite 64, Artesian Studios, Jamaica Street, Liverpool L1 0AF
- 18 8 Syddall Street, St. Helens, Merseyside WA10 6NT
- 21 166 Stafford Road, Wolverhampton WV10 6JT
- 24 Suite 63, Artesian Studios, Jamaica Street, Liverpool L1 0AF
- 25 86 Dewsbury Road, Liverpool L4 2XF
- 29 59 Morningside Road, Liverpool L11 1AS
- 30 204 Princess Drive, West Derby, Liverpool L12 6QQ
- 33 76 Pendennis Street, Liverpool L6 5AQ
- 35 Flat 5, 158 Earle Road, Liverpool L7 6HH
- 37 141 Dingle Lane, Winsford, Cheshire CW7 1AA
- 38 124, 124a & 124b Paynes Lane, Coventry CV1 5LJ
- 41 Flat 6, 80 Darby Road, Liverpool L19 9AW
- 42 104 Errol Street, Liverpool L17 7DJ
- 44 1 Rosalind Way, Liverpool L20 2HU
- 45 25 Drake Way, Liverpool L10 7LL
- 46 Flat 6, Beech Rise, Roughwood Drive, Liverpool L33 8WY

- 47 377 Church Road, Haydock, St. Helens, Merseyside WA11 0LT
- 49 37 Southdale Road, Birkenhead, Merseyside CH42 3XN
- 50 The Whitehouse, Ince Lane, Ince Blundell L23 4UJ
- 52 34 Garnett Avenue, Liverpool L4 1TS
- 54 10 Arnold Grove, Liverpool L15 8HP
- 57 11 Prospect Court, Liverpool L6 8PD
- 62 77 Bower Street, Carlisle CA2 7DF
- 63 18 Buchanan Place, Carlisle CA2 4QF
- 64 78 & 79 Norton Street, Birmingham B18 5RB
- 65 100 Gravelly Hill, Birmingham B23 7PF
- 71 119 Lark Lane, Liverpool L17 8UR
- 72 Flats 1 & 2, 39 Hope Street, West Bromwich, West Midlands B70 6PL
- 74 125 Makin Street, Liverpool L4 5QF
- 75 27a Egremont Promenade, Wallasey, Merseyside CH44 8BG
- 77 65 Wapshare Road, Liverpool L11 8LR
- 78 8 Kinglake Road, Wallasey, Merseyside CH44 8BS
- 80 24 Lorne Street, Fairfield, Liverpool L7 0JR
- 81 7 Milverton Street, Liverpool L6 6AU
- 84 53 Kremlin Drive, Liverpool L13 7BX
- 86 The Elms, New Road, Brynteg, Wrexham, Clwyd LL11 6PD
- 88 14 Buttercup Way, Liverpool L9 1JQ
- 89 52 Peter Road, Liverpool L4 3RU
- 91 48 Antonio Street, Bootle, Merseyside L20 2EY
- 92 60 Hawthorne Road, Bootle, Merseyside L20 9JX
- 93 47 Phethean Street, Farnworth, Bolton BL4 7LJ
- 94 78 Scorton Street, Liverpool L6 4AT
- 95 47 Ivy Street, Runcorn, Cheshire WA7 5NU
- 96 139 Beatrice Street, Bootle, Merseyside L20 2EG
- 97 20 Whittier Street, Liverpool L8 0RE
- 98 1 Upper Hampton Street, Liverpool L8 1TL
- 99 23 Pilkington Road, Southport, Merseyside PR8 6PD
- 100 64 Kirk Road, Litherland, Liverpool L21 8HX
- 102 5 Albert Street, Leeswood, Mold, Clwyd CH7 4SG
- 104 26 Riddock Road, Litherland, Liverpool L21 8HT
- 105 44 Shelley Street, Bootle, Merseyside L20 4LQ
- 106 14 Wakefield Grove, Water Orton, Birmingham B46 1NR
- 107 Flats A & B, 59 Lodge Road, West Bromwich, West Midlands B70 8NZ
- 108 30 Lynwood Avenue, Aughton, Ormskirk, Lancashire L39 5BB
- 110 109 Oakfield Road, Walton, Liverpool L4 0UE
- 111 4 Dugdale Road, Burnley, Lancashire BB12 6DW
- 113 32 Canon Road, Liverpool L6 0BN
- 114 48 Goodman Way, Coventry CV4 9UG
- 116 46 Castle Street, Caergwrle, Wrexham, Clwyd LL12 9DS
- 117 1 Bentley Road, Liverpool L8 0SY
- 118 54 Mount Street, Stoke-on-Trent ST1 2NP
- 120 23 Morecambe Street, Liverpool L6 4AU
- 121 32 Gonville Road, Bootle, Merseyside L20 9LP
- 122 53 Astor Street, Liverpool L4 5RR
- 125 48 Midmay Road, Bootle, Merseyside L20 5EN
- 129 Flat 6, 14 Victoria Road West, Crosby, Liverpool L23 8UQ
- 140 Apt 70 Townfield Gardens, Townfield Road, Altrincham WA14 4DT
- 142 4 Woodbine Street, Liverpool L5 7RR
- 143 1 Westcombe Road, Liverpool, L4 2UB
- 144 40 Violet Road, Liverpool L21 6NZ

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LOT

1

14 Phillimore Road, Liverpool L6 6DL***GUIDE PRICE £40,000+**

Not to scale. For identification purposes only

- **A three bed end terraced property in need of a full upgrade.**

Description A vacant three bedroomed end of terrace property in need of a full upgrade and scheme of refurbishment works. Once completed the property would be suitable for occupation, resale or investment purposes with a potential rental income if let to 4 tenants at £80ppw of £15,360 per annum.

Situated Off Kensington High Street and Sheil Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

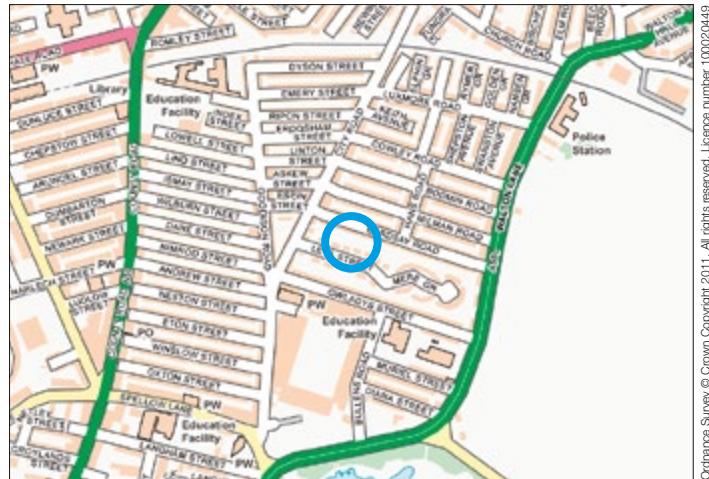
First Floor 3 Bedrooms, Bathroom/WC with Walk In Shower.

Outside Rear Yard.

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

LOT

2

28 Bardsay Road, Liverpool L4 5SG***GUIDE PRICE £30,000+**

Not to scale. For identification purposes only

- **A 2 bedroomed middle terrace in need of repair and modernisation**

Description A 2 bedroomed mid terrace property in need of a full upgrade and scheme of refurbishment works. Once the works have been completed the property would be suitable for occupation, resale or investment purposes with a potential income of in excess of £5,400.00 per annum.

Situated Off Walton Lane within close proximity to local amenities, local transport links and walking distance to Everton Football Club. Approximately 2.5 miles from Liverpool City Centre.

First Floor 2 Bedrooms

Outside Yard to Rear

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

LOT
3**Flat 4, 543 Old Chester Road, Birkenhead, Merseyside CH42 4NQ**
***GUIDE PRICE £55,000+**

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- **Two bedroom second floor flat. Double glazing. Central heating. Communal gardens. Off road parking.**

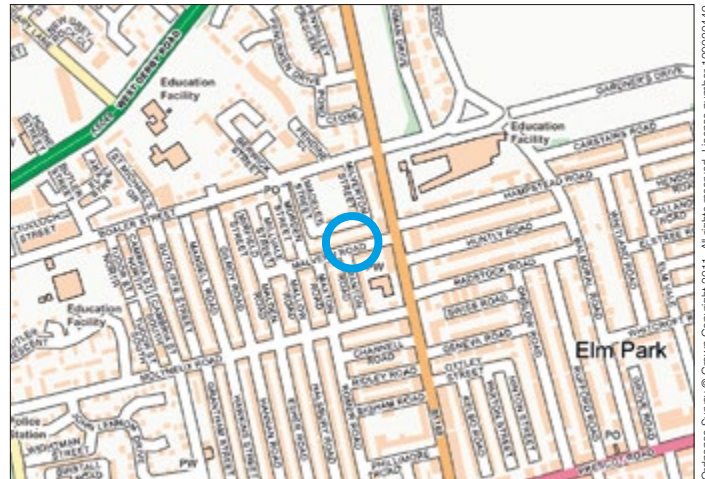
Description A two bedroomed second floor flat benefiting from double glazing, central heating, communal garden and parking. The property is in need of modernisation and once upgraded would be suitable for investment purposes with a potential rental income in excess of £5,700 per annum.

Situated Fronting Old Chester Road close to its junction with Bankside Road in a well-established location within easy reach of local amenities and approximately 2 miles from Birkenhead Town Centre.

Second Floor Hall, Living Room, Kitchen/Diner, Two Bedrooms, Bathroom/WC.

Outside Communal Garden, Off Road Parking.

Ground Floor Communal Entrance Hall.

LOT
4**19 Marlsford Street, Liverpool L6 6AX**
***GUIDE PRICE £45,000+**

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- **Residential investment producing £5,253.00 per annum. Double glazing, central heating.**

Description A 2 bedroomed middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £5,253.00 per annum. The property benefits from double glazing and central heating.

Situated Off Boaler Street which in turn is off Sheil Road in a popular and well established residential location within close proximity to local amenities, Newsham Park, schooling and approximately 3 miles from Liverpool City Centre.

First Floor 2 Bedrooms, Bathroom/WC.

Outside Rear Yard.

EPC Rating G

Ground Floor Lounge, Dining Room, Kitchen.

LOT
5

Suite 86, Artesian Studios, Jamaica Street, Liverpool L1 0AF

*GUIDE PRICE £45,000+



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- **A fourth floor studio apartment. Double glazing. Electric heating.**

Description A fully furnished fourth floor studio apartment currently let by way of an Assured Shorthold Tenancy producing approximately £5,000.00 per annum. The property benefits from double glazing, electric heating, a secure intercom system and CCTV.

Situated Fronting Jamaica Street on the corner of Kitchen Street in a popular location within walking distance to Liverpool City Centre amenities.

Fourth Floor Studio Open plan lounge/kitchen/bedroom, Shower Room/WC.

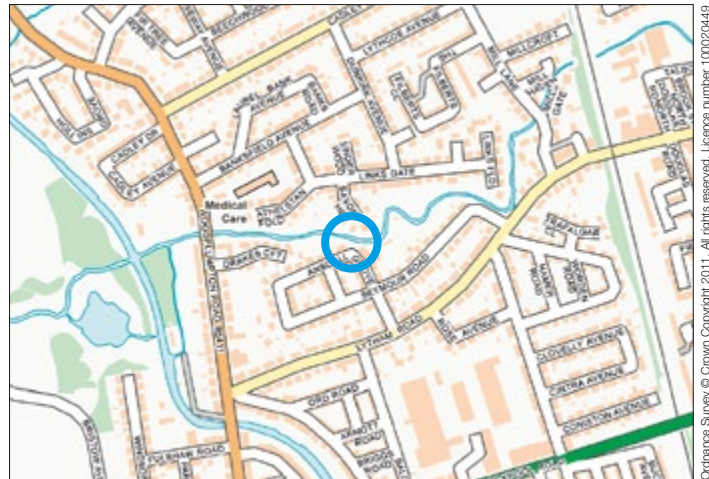
EPC Rating B

Ground Floor Main Entrance, Hallway, WC, Cinema Room, Gym, Laundry Room, Communal Lounge.

LOT
6

11 Saxon Hey, Fulwood, Preston PR2 3SR

*GUIDE PRICE £125,000+



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- **A 3 bed detached property. Double glazing. Central heating.**

Description A three bedroomed detached property benefiting from double glazing and central heating. Following some refurbishment work the property would be suitable for occupation, re-sale or investment purposes.

Situated Off Links Gate Close close to amenities and approximately 2 miles from Preston Town centre.

First Floor 2 Bedrooms, Shower Room/WC.

Outside Driveway, Garage, Rear Garden.

Ground Floor Porch Entrance, Hall, Lounge, Kitchen, Conservatory, Bedroom, WC.

LOT
7**7 Frederick Grove, Wavetree, Liverpool L15 8HW*****GUIDE PRICE £68,000+**

- **A 1 bed mid terrace. Good condition. Double glazing. Central heating.**

Description A one bedroomed middle terraced property benefiting from double glazing, central heating and a private rooftop terrace. The property is in good order throughout and would be suitable for investment purposes with a potential rental income of £6,000.00 per annum.



Not to scale. For identification purposes only

Situated Off the High Street in a popular and well established residential location within close proximity to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

First Floor 1 Bedroom, Four Piece Bathroom/WC.

Outside Private Rooftop Terrace.

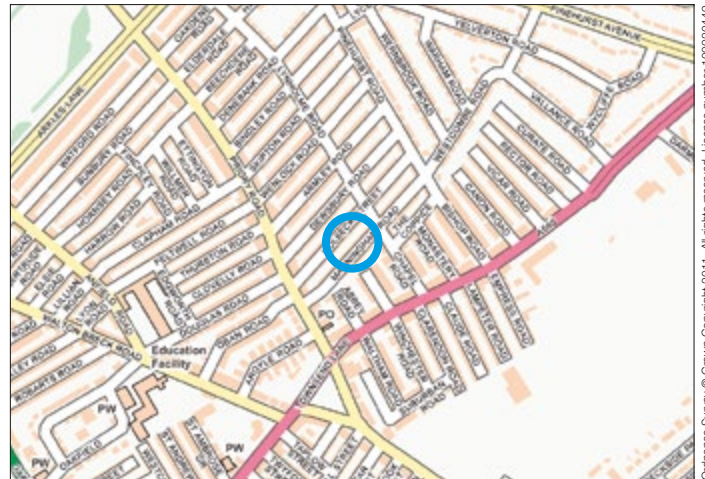
EPC Rating D

Ground Floor Lounge, Kitchen/ Diner.

LOT
8**56 Holbeck Street, Liverpool L4 2UT*****GUIDE PRICE £35,000+**

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

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



Not to scale. For identification purposes only

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

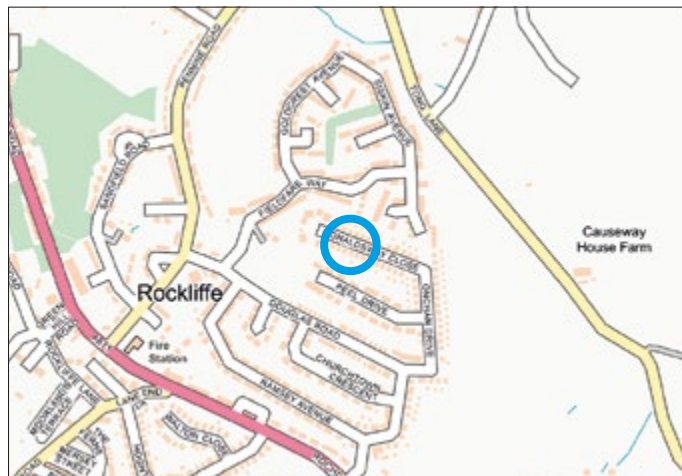
First Floor 2 Bedrooms, Bathroom/W.C

Outside Yard to the rear

Ground Floor Through Lounge/ Dining Room, Kitchen

LOT

9

22 Ronaldsway Close, Bacup, Lancashire OL13 9PY***GUIDE PRICE £134,000+**

Not to scale. For identification purposes only

- **4 Bed detached property. Double glazing. Central heating.**

Description A four bedroomed detached property benefiting from double glazing, central heating, conservatory, double garage, rear garden and driveway. The property is in good order throughout and would be suitable for immediate occupation or investment purposes.

Situated Off Onchan Drive which in turn is off Douglas Road in a popular residential location approximately 1 mile from Bacup Town Centre.

Ground Floor Hall, Lounge, Kitchen/Breakfast Room, Dining Room, Cloakroom/WC.

First Floor Master Bedroom with en-suite, 3 Bedrooms, Bathroom/WC.

Outside Driveway, Rear Garden, Double Garage.

EPC Rating D

LOT

10

92 Sedley Street, Liverpool L6 5AF***GUIDE PRICE £35,000+**

Not to scale. For identification purposes only

- **Residential investment producing £5,400.00 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 £5,400 per annum.

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

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

First Floor 2 Bedrooms.

Outside Yard to the rear.

LOT
11**Former Healthcare Centre, 152 Station Road, Haydock, St. Helens WA11 0JN**
***GUIDE PRICE £250,000+**

Artist Impression



Artist Impression

- **Former medical centre suitable for redevelopment purposes.**

Description A Freehold Re-Development Opportunity comprising of a detached purpose built former health centre (D1 Use) together with a purpose built extension with an approximate site area of 0.56 acres. The property benefits from central heating and partial comfort cooling, however there is some fire damage and vandalism. The accommodation has been sub-divided to provide a variety of private consulting rooms, waiting rooms, offices and ancillary areas. The property is accessed via a driveway leading from Station Road to the rear car park which provides off street car parking for approximately 27 cars. The property would be suitable for a variety of alternative uses, subject to the relevant necessary consents. Outline planning consent has previously been obtained for the demolition of the existing building and the erection of two apartment blocks providing 16 apartments including access and car parking (APP P/2016/0605/OUP). Potential purchasers should make their own enquiries.

Situated Fronting Station Road which is off Clipsley Lane in a popular and well established location within close proximity to local amenities and transport links.

Ground Floor 741.8 sq.m (7,985 sq.ft).

First Floor 91.5 sq.m (985 sq.ft).
Total Area – 833.3 sq.m (8,970 sq.ft).

Outside Parking for approximately 27 cars.

Planning <https://publicaccess.sthelens.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OBPOJUPE00A00>

VAT We are advised VAT is not applicable to the sale however purchasers should make their own enquiries.



Not to scale. For identification purposes only



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property consultants

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LOT

12

42 Hero Street, Bootle, Merseyside L20 2HA

*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

- **Residential investment producing £6,180 per annum. Double glazing. Central heating.**

Description A 3 bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £6,180.00 per annum. The property is in good order throughout and benefits from double glazing and central heating.

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

Ground Floor Vestibule, Hall, Through Living room/Dining room, Kitchen, Bathroom/W.C.

First Floor 3 Bedrooms.

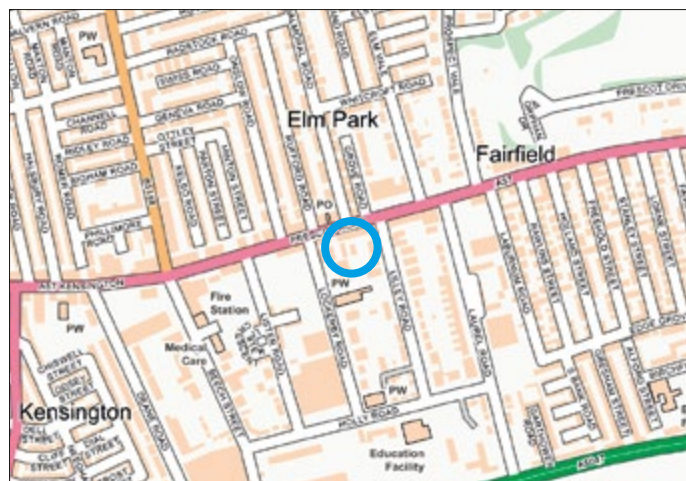
Outside Yard to the rear.

LOT

13

60 Prescott Road, Fairfield, Liverpool L7 0JA

*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

- **Part let commercial investment producing £4,800.00 per annum. Potential rent of £15,000 per annum.**

Description A three storey mixed use property comprising of a ground floor retail unit together with a 3 bedroomed flat, accessed via a separate rear entrance. The property benefits from double glazing and central heating and is suitable for investment purposes. The retail unit is currently let by way of a 5 year Lease from 2017 producing a rental income of £4,800.00 per annum. If the flat was let to 3 tenants at £75ppw the potential rental income would be in excess of £11,700.00 per annum. When fully let the potential rental income is approximately £15,000 per annum.

Situated Fronting Prescott Road on a busy main road position and one of the main arteries into Liverpool City Centre.

Cellar Not Inspected.

Ground Floor Shop Main Sales Area, Rear Room, WC.

Flat (Accessed via separate rear entrance) Kitchen, Lounge, Bathroom/WC with walk in shower.

Second Floor 3 Bedrooms.

Outside Rear Yard/Access to Flat.

LOT

14

31 Hanwell Street, Liverpool L6 0AN

*GUIDE PRICE £35,000+



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

Description A two bedroomed middle terraced property benefiting from central heating. The property is currently let by way an Assured Shorthold tenancy producing £4,500 per annum.



Not to scale. For identification purposes only

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

First Floor 2 Bedrooms

Outside Yard to the rear

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

LOT

15

86 Dryden Street, Bootle, Merseyside L20 4RU

*GUIDE PRICE £40,000+



- **Residential investment producing £5,400.00 Per annum. Double glazing. Central heating.**

Description A 2 bedroomed end terrace property which is currently let by way of an Assured Shorthold Tenancy producing £5,400.00 per annum. The property is in good order throughout and benefits from double glazing and central heating.



Not to scale. For identification purposes only

Situated Off Knowsley Road in a popular and well established residential location close to local amenities, schooling and approximately 5 miles North of Liverpool City Centre.

First Floor 2 Bedrooms, Bathroom/WC.

Outside Rear Yard.

Ground Floor Lounge, Dining Room, Kitchen.

LOT

16

Suite 64, Artesian Studios, Jamaica Street, Liverpool L1 0AF

*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

- **A third floor studio apartment. Double glazing. Electric heating.**

Description A fully furnished third floor studio apartment currently let by way of an Assured Shorthold Tenancy producing approximately £5,000.00 per annum. The property benefits from double glazing, electric heating, a secure intercom system and CCTV.

Situated Fronting Jamaica Street on the corner of Kitchen Street in a popular location within walking distance to Liverpool City Centre amenities.

Third Floor Studio Open plan lounge/kitchen/bedroom, Shower Room/WC.

EPC Rating B

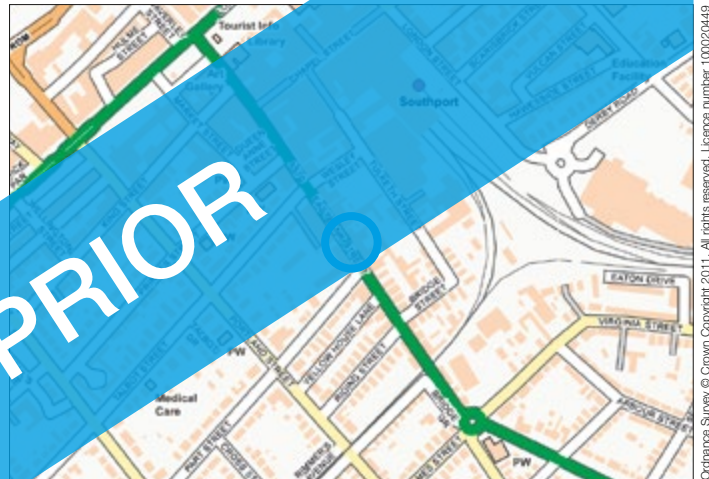
Ground Floor Main Entrance, Hallway, WC, Cinema Room, Gym, Laundry Room, Communal Lounge.

LOT

17

Ground Rents 93a, 95b, 97a And 97c Eastbank Street, Southport PR8 1DG

*GUIDE PRICE £2,000+



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Not to scale. For identification purposes only

- **Freehold ground rents at 93a, 95b, 97a and 97c eastbank street, southport, which are all let for 999 years from 1st january 2006 and produce a ground rent of £100 per annum.**

Description Freehold ground rents at 93a, 95b, 97a and 97c Eastbank Street, Southport, which are all let for 999 years from 1st January 2006 and produce a ground rent of £400.00 per annum. VAT is payable on top of the purchase price.

Situated Fronting Eastbank Street in a popular and well established location in Southport town centre close to local amenities.

LOT
18**8 Syddall Street, St. Helens, Merseyside WA10 6NT**
***GUIDE PRICE £45,000+**

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

Description A two bedroomed end terraced property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for investment purposes. The potential rental income is approximately £5,400 per annum.



Not to scale. For identification purposes only

Situated Just off Hard Lane in a popular residential location close to local amenities, Victoria Park and St. Helens Town Centre.

First Floor 2 Bedrooms, Bathroom/WC.

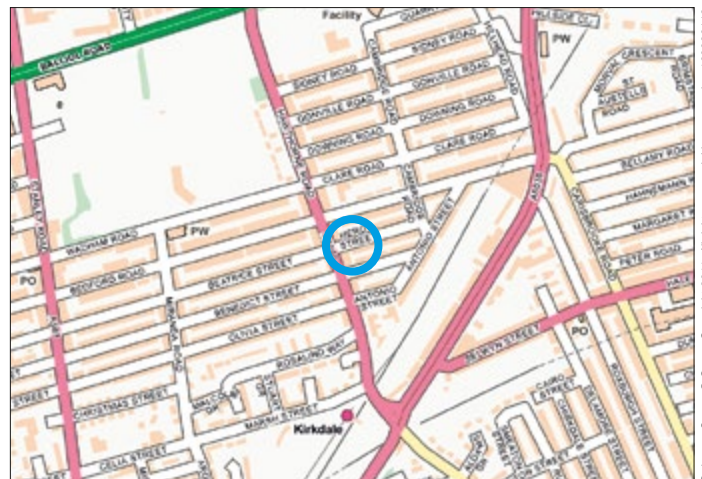
Outside Yard to the rear.

Ground Floor Lounge, Dining Room, Kitchen.

LOT
19**7 Hero Street, Bootle, Merseyside L20 2HA**
***GUIDE PRICE £45,000+**

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

Description A three bedroomed middle terraced benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold tenancy producing £5,400.00 per annum.



Not to scale. For identification purposes only

Situated Off Hawthorne Road in a popular and well established residential location within easy reach of local amenities, schooling and approximately 4 miles north of Liverpool City Centre.

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

First Floor 3 Bedrooms, WC

Outside Yard to Rear.

LOT
20**49 Wordsworth Street, Bootle, Merseyside L20 4JN*****GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

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

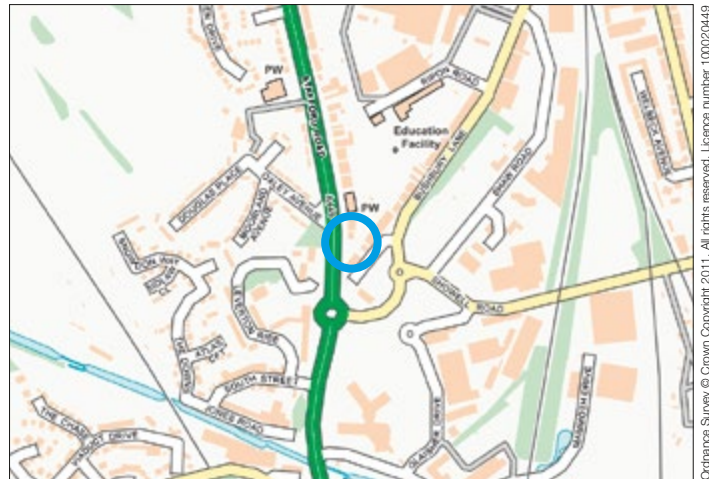
Description A three bedroomed middle terraced benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,400.00 per annum.

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

First Floor 3 Bedrooms.

Outside Yard to Rear.

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

LOT
21**166 Stafford Road, Wolverhampton WV10 6JT*****GUIDE PRICE £95,000+**

Not to scale. For identification purposes only

- **A 3 bed semi detached property in need of full upgrade.**

Description A three bedroomed semi-detached property benefiting from double glazing, central heating, a driveway, front and a rear garden. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes.

Situated Fronting Stafford Road (A449) in a popular residential location close to local amenities and approximately 2 miles from Wolverhampton City Centre.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Driveway, Front and Rear Garden.

Ground Floor Hall, Lounge, Sitting Room, Kitchen.

LOT
22

Beach Hut 2, Porth Mawr, Main Beach, Abersoch, Pwllheli, Gwynedd LL53 7EY
*GUIDE PRICE £110,000+



Not to scale. For identification purposes only

- **A freehold beach hut on abersoch's main beach.**

Description An ideal opportunity to acquire an iconic freehold beach hut on the Abersoch main beach. The hut measures 9ft x 8ft 2" and benefits from corrugated sheeting, double wooden doors and wooden steps to door entry. The hut is serviceable but may need renewing in the near future. Prospective bidders should note that local planning policies prohibit the connection of any main services including water, drainage or electricity. The beach hut cannot be slept in overnight and is purely for leisure purposes only.

Situated The hut is No 2 and is the second hut along to the left of the main launching slipway if approaching from the direction of the golf club car park.

Note Viewing is by external inspection.

**Beresford
Adams**

LOT
23

27 Hinton Street, Litherland, Liverpool L21 8LS
*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

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

Description A 2 bedroomed middle terrace property currently let by way of an Assured Shorthold Tenancy producing £4,200 per annum. The property benefits from central heating.

Situated Just off Sheil Road and Prescott Road in an established and popular residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool City Centre.

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

First Floor 2 Bedrooms

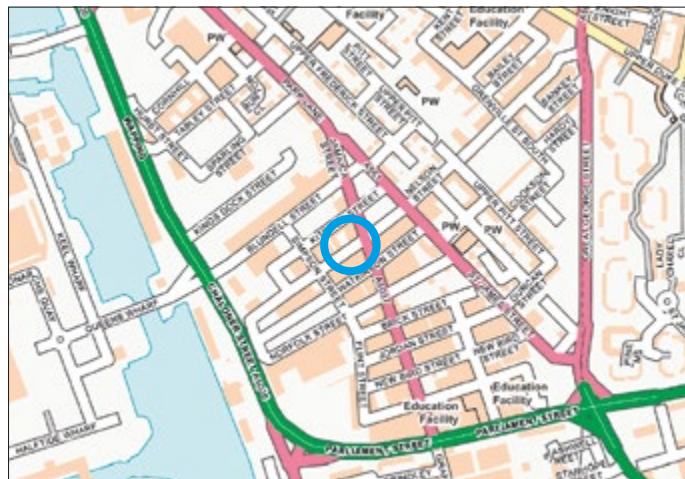
Outside Yard to Rear

LOT

24

Suite 63, Artesian Studios, Jamaica Street, Liverpool L1 0AF

*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

- **A third floor studio apartment. Double glazing. Electric heating.**

Description A fully furnished third floor studio apartment currently let by way of an Assured Shorthold Tenancy producing approximately £5,000.00 per annum. The property benefits from double glazing, electric heating, a secure intercom system and CCTV.

Situated Fronting Jamaica Street on the corner of Kitchen Street in a popular location within walking distance to Liverpool City Centre amenities.

Third Floor Studio Open plan lounge/kitchen/bedroom, Shower Room/WC.

EPC Rating B

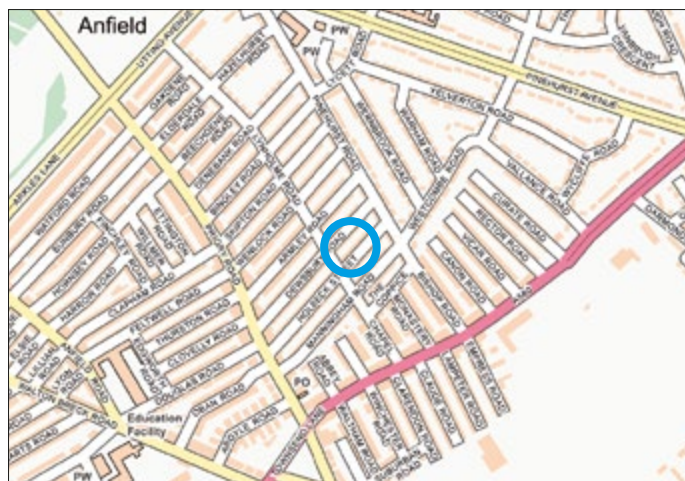
Ground Floor Main Entrance, Hallway, WC, Cinema Room, Gym, Laundry Room, Communal Lounge.

LOT

25

86 Dewsbury Road, Liverpool L4 2XF

*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

- **2 Bed terrace in need of modernisation. Central heating.**

Description A two bedroomed middle terraced property benefiting from central heating. Following modernisation the property would be suitable for investment purposes. The potential rental income is approximately £5400.00 per annum.

Situated Off Priory Road in a popular and well established residential location within close proximity to local amenities, Schooling and approximately 2.5 miles from Liverpool City Centre.

First Floor 2 Bedrooms, Bathroom/WC

Outside Yard to Rear.

Ground Floor Through Lounge/ Dining Room, Kitchen

LOT
26**254 Park Road, Toxteth, Liverpool L8 4UE*****GUIDE PRICE £65,000+**

Not to scale. For identification purposes only

- **A commercial investment property producing £4,800.00 per annum.**

Description A three storey mixed use property comprising of a ground floor retail unit together with two floors of accommodation above. The property is currently trading as "Boudoir Hair & Beauty" and the whole building is let by way of a rolling contract at a rental income of approximately £4800.00 per annum.

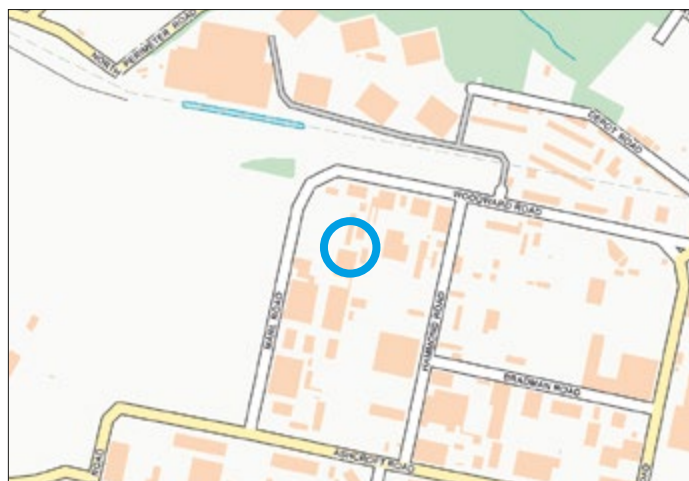
Situated Fronting Park Road in a popular and well established residential location adjacent to Tesco Supermarket and within close proximity to local amenities and approximately 1 mile from Liverpool City Centre.

First Floor 6 Beauty Rooms, WC.

Second Floor Various rooms – Not inspected.

Outside Yard to the rear.

Ground Floor Hair Salon, Kitchen/Dining room.

LOT
27**9a Marl Road, Knowsley Industrial Park, Liverpool L33 7UH*****GUIDE PRICE £125,000+**

Not to scale. For identification purposes only

- **Vacant commercial unit.**

Description A vacant industrial property which is set back from a large concrete slab yard area, within an enclosed site. The property comprises of a rectangular shaped warehouse with two offices and a toilet situated at the end of the property. The unit has access to three phase power, sodium lighting, CCTV and two electric roller shutter doors. The property is of breeze block construction with full external over-clad and also benefits from a new roof.

Situated Within Knowsley Industrial Estate within close proximity to all transport links including motorways.

**mason
owen...**
property consultants

Warehouse 236 sq.m (2,541 sq.ft).

Yard 448.90 sq.m (4,832 sq.ft).
Total site area 0.16 acres (709.04 sq.m. / 7,632 sq.ft).

LOT
28

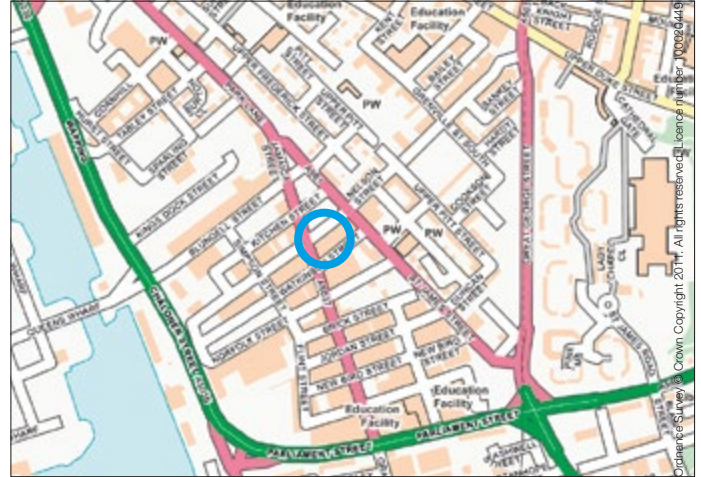
39 Libertas Studios, 48 St James Street, Liverpool L1 0AB

*GUIDE PRICE £55,000+



- **A residential investment producing £6,192.00 per annum. Double glazing. Electric heating.**

Description A fully furnished fifth floor studio apartment currently let by way of an Assured Shorthold Tenancy producing approximately £6,192.00 per annum. The property benefits from double glazing, electric heating and a secure intercom entry system.



Not to scale. For identification purposes only

Situated Fronting St. James Street in the popular Baltic Triangle area of Liverpool and within walking distance to Liverpool City Centre amenities.

Ground Floor Main Entrance, Hallway, Stairs & Lift.

Fifth Floor Studio Open Plan Lounge/Kitchen/Bedroom/Study Area, Shower Room/WC.

Basement Communal lounge, Games Room, Mini Gym, Laundry Room, Bike space.

LOT
29

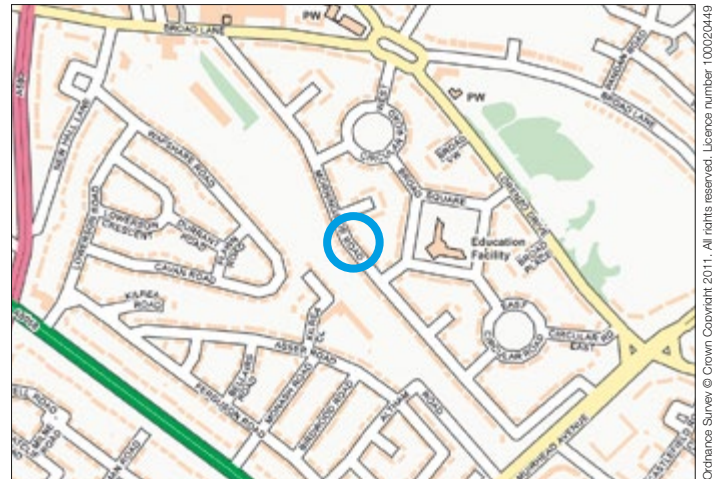
59 Morningside Road, Liverpool L11 1AS

*GUIDE PRICE £65,000+



- **A 3 bedroomed semi-detached property. Double glazing. Central heating. In need of refurbishment.**

Description A 3 bedroomed semi-detached property benefiting from double glazing, central heating, gardens to the front and rear and a driveway. Following modernisation the property would be suitable for occupation, re-sale or investment purposes. The potential rental income is approximately £7800.00 per annum.



Not to scale. For identification purposes only

Situated Fronting Morningside Road which in turn is off Muirhead Avenue in a popular and well established residential location within close proximity to schooling, local amenities and approximately 4 miles from Liverpool city centre.

First Floor 3 Bedrooms, Bathroom/W.C.

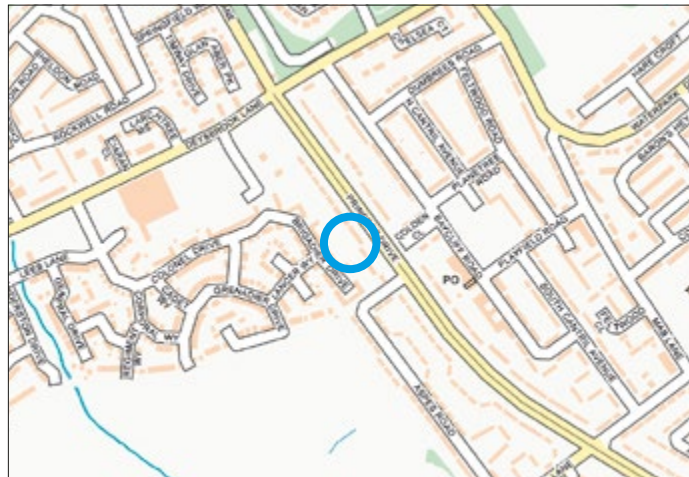
Outside Driveway, Gardens to the Front and Rear.

Ground Floor Hall, Through Lounge/Dining Room, Kitchen

LOT
30**204 Princess Drive, West Derby, Liverpool L12 6QQ*****GUIDE PRICE £70,000+**

- **A 3 bed semi detached property. Double glazing. Central heating.**

Description A vacant three bedroomed semi-detached property benefiting from double glazing, central heating and front and rear gardens. The property is in good order and would be suitable for immediate occupation or investment purposes with a potential rental income of approximately £6,600.00 per annum.



Not to scale. For identification purposes only

Situated Fronting Princess Drive in a popular and well established location within close proximity to West Derby amenities, schooling and approximately 6 miles from Liverpool City Centre.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Front and Rear Gardens.

Ground Floor Hall, Lounge, Dining Room/Kitchen.

LOT
31**35 Libertas Studios, 48 St James Street, Liverpool L1 0AB*****GUIDE PRICE £55,000+**

- **A residential investment producing £6,448.00 per annum. Double glazing. Electric heating.**

Description A fully furnished fourth floor studio apartment currently let by way of an Assured Shorthold Tenancy producing approximately £6,448 per annum. The property benefits from double glazing, electric heating and a secure intercom entry system.



Not to scale. For identification purposes only

Situated Fronting St. James Street in the popular Baltic Triangle area of Liverpool and within walking distance to Liverpool City Centre amenities.

Fourth Floor Studio Open Plan Lounge/Kitchen/Bedroom/Study Area, Shower Room/WC.

Basement Communal lounge, Games Room, Mini Gym, Laundry Room, Bike space.

Note We have been advised that there will be a rent increase in September to £129 per week (£6,708 per annum).

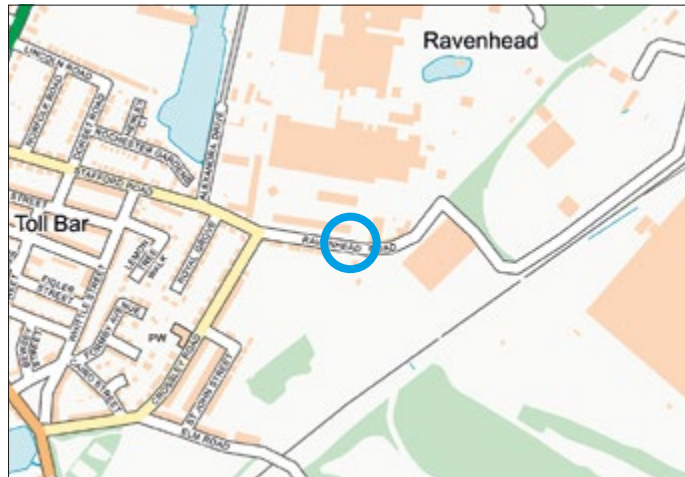
Ground Floor Main Entrance, Hallway, Stairs & Lift.

LOT

32

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

*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

- A 2 bedrooomed end terraced property in need of full upgrade.

Description A two bedrooomed end terraced property benefiting from partial double glazing. The property requires a full upgrade and scheme of refurbishment works. Following which the property would be suitable for investment purposes with a potential rental income of £5,400 per annum.

Situated Fronting Factory Row off Stafford Road which in turn is off Prescott Road (A58) within close proximity to local amenities and transport links. Approximately less than 2 miles from St Helens Town Centre.

First Floor 2 Bedrooms.

Outside Rear garden.

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

LOT

33

76 Pendennis Street, Liverpool L6 5AQ

*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- A 2 bed middle terrace property. Central heating. In need of refurbishment.

Description A 2 bedrooomed middle terraced property benefiting from central heating. Once refurbished the property would be suitable for investment purposes with a potential income of £11,700 per annum if let to 3 tenants at £75pppw.

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

First Floor 2 Bedrooms, Bathroom/WC

Outside Yard to the rear

Ground Floor Vestibule, Hall, 2 Reception Rooms, Kitchen

LOT
34**24 Derby Lane, Old Swan, Liverpool L13 3DL*****GUIDE PRICE £60,000+**

Not to scale. For identification purposes only

- **A commercial investment producneg £9,000.00 per annum.**

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

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

First Floor Front Room – 32.9 sq m Rear Room – 11 sqm WC, Total NIA – 86.4 sq m (930 sq ft)

Outside Yard to the rear

Ground Floor Shop Area – 26.8 sq m (188.45 sq ft) Rear Storage – 10.68 sq m (114.9 sq ft) Kitchenette – 5.02 sq m (54.03 sq ft)

LOT
35**Flat 5, 158 Earle Road, Liverpool L7 6HH*****GUIDE PRICE £34,000+**

Not to scale. For identification purposes only

- **A self contained 1 bed duplex flat. Double glazing. Central heating.**

Description A one bedroomed self-contained duplex studio apartment within a converted public house arranged over the ground and first floor benefiting from double glazing and electric heating. The property is in good order throughout and would be suitable for investment purposes.

Situated Fronting Earle Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 1 mile from Liverpool City Centre.

Ground Floor Flat Open plan lounge/Kitchen, Shower room/WC. Mezzanine Bedroom

EPC Rating D

LOT

36

ON BEHALF OF A HOUSING ASSOCIATION

2 & 4 Duncan Street, St. Helens, Merseyside WA10 3TE

*GUIDE PRICE £137,500+



- **Two single storey bungalow style buildings offering a redevelopment opportunity.**

Description Two separate single storey bungalow style buildings which have most recently been used as a respite and rehabilitation centre providing 12 beds in total. Both properties have been vacant for a number of years and have suffered vandalism to both the interior and exterior. The site benefits from 8 car parking spaces to the front, with garden areas to the side and rear. The site would be suitable for re-development subject to any necessary consents. Total site area including the building footprint is 0.47 acres.

Situated Fronting Duncan Street which is a quiet one-way road which links Borough Road to Prescot Road. Both of these are main routes in and out of St Helens Town Centre which is approximately 500 metres away.

No. 2 12 Rooms, Kitchen, Boiler Room, Utility Room, Office, 2 WC's, Shower Room, 2 Bathrooms. 374 sq.m

No. 4 4 Bedrooms, Lounge, Dining Room, Kitchen, Utility Room, Bathroom, WC, Office. 213 sq.m

Outside 8 Car Parking Spaces, Gardens to Side & Rear.

Note The vendor has requested all private treaty offers are to be made by 20th June.



Not to scale. For identification purposes only



Not to scale. For identification purposes only

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LOT
37**141 Dingle Lane, Winsford, Cheshire CW7 1AA*****GUIDE PRICE £82,500+**

Not to scale. For identification purposes only

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

Description A three bed roomed mid terraced property benefiting from double glazing, central heating and rear garden. The property is in good order throughout and would be suitable for occupation or investment purposes.

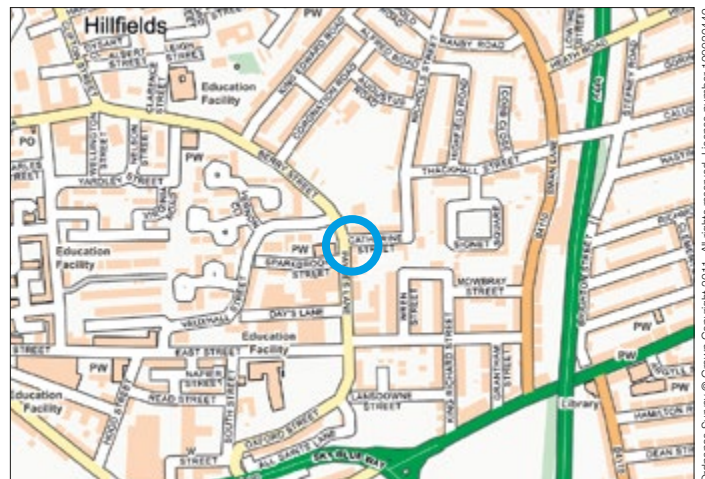
Situated Off High Street (A54) in a popular residential location a short walk from Winsford Town Centre.

Outside Yard to rear. Off street parking is available.

EPC Rating E

Ground Floor Lounge, Kitchen

First Floor 3 Bedrooms, Bathroom/W.C

LOT
38**124, 124a & 124b Paynes Lane, Coventry CV1 5LJ*****GUIDE PRICE £205,000+**

Not to scale. For identification purposes only

- **An end terraced property converted to provide 3 flats. Double glazing. Central heating. Rear garden.**

Description An end of terrace property which has been converted to provide three self-contained flats (1 x studio, 1 x 1 bed, 1 x 2 bed). The property benefits from double glazing, central heating and a rear garden and following modernisation would be suitable for investment purposes or possible conversion to HMO subject to gaining the necessary consents.

Situated Fronting Paynes Lane in a popular and well established location within close proximity to local shopping amenities, schooling, universities and transport links.

First Floor Flat Living Room/ Kitchen, Bedroom, Bathroom/ WC. **Studio** Living Area/Kitchen/ Bedroom, Bathroom/WC.

Outside Rear Garden.

Ground Floor Entrance Hall.
Flat Living Room, Kitchen, 2 Bedrooms, Bathroom/WC.

Tenure Freehold.

LOT
39**24 Libertas Studios, 48 St James Street, Liverpool L1 0AB*****GUIDE PRICE £55,000+**

Not to scale. For identification purposes only

- **Residential investment producing £6,448.00 per annum. Double glazing. Electric heating.**

Description A fully furnished third floor studio apartment which is currently let by way of a periodic tenancy agreement producing £6,448.00 per annum. The property benefits from double glazing, electric heating, communal areas, laundry room and gym.

Lower Ground Floor Laundry Room, Communal Area/Lounge, Gym, Bike Storage.

Ground Floor Main entrance hallway. Stairway and lift.

Third Floor Apartment Open Plan Lounge/Kitchen, Bedroom, Shower Room/WC.

LOT
40**106 Chirkdale Street, Liverpool L4 3SQ*****GUIDE PRICE £35,000+**

Not to scale. For identification purposes only

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

Description A 2 bedroomed middle terraced property benefiting from central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £4,800 per annum.

Situated Just Off County Road in a popular and well established residential location within close proximity of local amenities, schooling and approximately 3 miles from Liverpool City Centre.

First Floor 2 Bedrooms

Outside Yard to the rear

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

LOT
41**Flat 6, 80 Darby Road, Liverpool L19 9AW*****GUIDE PRICE £35,000–£40,000**

- **A 2 bed top floor mezzanine penthouse flat. Double glazing. Central heating. Intercom system. Off road parking. Rear garden.**

Description A top floor 2 bedroomed mezzanine modern flat benefiting from double glazing, central heating, intercom system, Communal off road parking. The flat is in good condition throughout and would be suitable for immediate occupation or investment purposes with a potential rental income of in excess of £6,000 per annum.



Not to scale. For identification purposes only

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

Second Floor Flat 6 Open Plan lounge/Kitchen, Bathroom/W.C, 2 Mezzanine Bedrooms, Cloak room.

Outside Communal Gardens to the Front, Parking.

Ground Floor Main Entrance Hallway.

LOT
42**104 Errol Street, Liverpool L17 7DJ*****GUIDE PRICE £125,000+**

- **A 3 bed mid terraced property. Double glazing. Central heating.**

Description A fully furnished three bedroomed middle terraced property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate occupation or investment purposes with a potential income of in excess of £7,800 per annum.



Not to scale. For identification purposes only

Situated Off Aigburth road in a popular and well established residential location within close proximity to local amenities, schooling, Sefton park and local transport links. Approximately 3 miles from Liverpool City Centre.

First Floor 3 Bedrooms, Shower Room/W.C

Outside Yard to Rear.

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

LOT

43

24 Bentley Road, Liverpool L8 0SZ

*GUIDE PRICE £240,000+



- **Residential investment currently producing £19,726.60 per annum. Benefiting from planning permission.**

Description A substantial semi-detached property which has been converted to provide four flats (2x2 bed, 1x1 bed and 1 x studio). The flats are all let by way of Assured Shorthold Tenancies producing £19,726.60 per annum. The property is in need of upgrade and refurbishment work however it does benefit from central heating, partial double glazing, communal parking and gardens. The property also comes with the benefit of planning permission to erect a two storey side extension, and convert to 5 flats which would provide further accommodation and use the basement area. Once works have been carried out and the property is fully let the potential rental income would be in excess of £25,000 per annum. Planning Ref No: 06F/2290. Plans and planning details are available from the auctioneer's office.

Situated Fronting Bentley Road which runs between Croxteth Road (B517) and Lodge Lane in a popular and well established residential location within close proximity to local amenities including Sefton Park and Princes Park along with the amenities of Lark Lane and approximately 2.5 miles from Liverpool City Centre.

Basement Not inspected.

Ground Floor Entrance Hallway

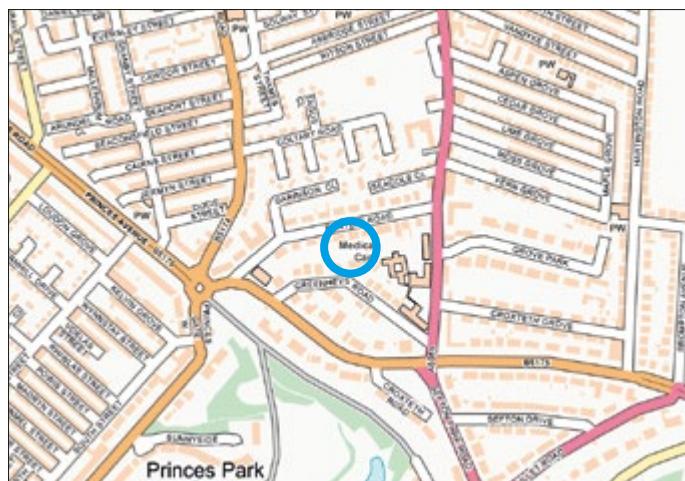
Flat 1 Hall, Kitchen, Storeroom, Lounge, 2 Bedrooms, Bathroom/WC.

First Floor Flat

2 Hall, Kitchen/ Living Area, Bedroom, Bathroom/WC. **Flat 3** Hall, Kitchen, Open Plan Lounge/Bedroom, Bathroom/WC.

Second Floor Flat 4 Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom, Separate WC.

Outside Communal parking and gardens to the front and rear.



Not to scale. For identification purposes only



Not to scale. For identification purposes only

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LOT
44**1 Rosalind Way, Liverpool L20 2HU*****GUIDE PRICE £35,000+**

- **A 1 bed self contained flat. Double glazing. Central heating.**

Description A one bedroomed ground floor self-contained flat benefiting from double glazing and central heating. The property is in good order and would be suitable for investment purposes with a potential rental income in excess of £4,800.00 per annum. The property has a rental age restriction of 45 years and over, purchasers should make their own further enquiries.



Not to scale. For identification purposes only

Situated Off Westminster Road in a popular residential location close to local amenities and approximately 4 miles from Liverpool City Centre.

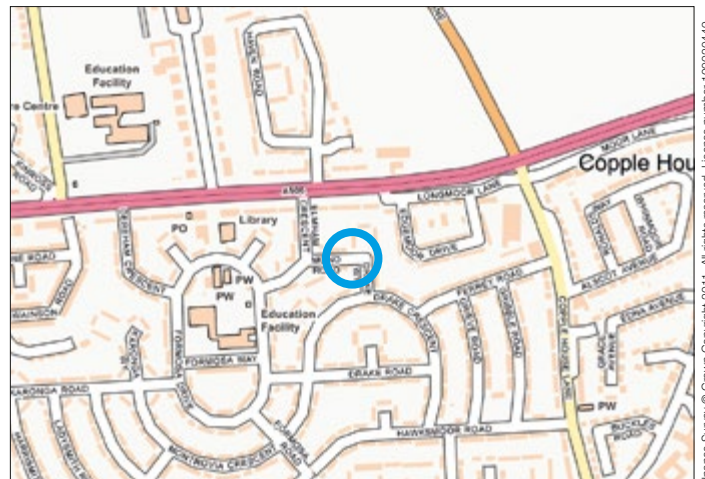
Ground Floor Flat Hall, Lounge, Kitchen, Bedroom, Storage Cupboard, Bathroom/WC.

Outside Communal parking.

LOT
45**25 Drake Way, Liverpool L10 7LL*****GUIDE PRICE £45,000+**

- **A 2 bed end town house. Double glazing. Central heating. Gardens.**

Description A two bedroomed end town house benefiting from double glazing, central heating and front and rear gardens. Following modernisation the property would be suitable for investment purposes with a potential rental income of £5,7000.00 per annum.



Not to scale. For identification purposes only

Situated Off Drake Crescent in a popular and established residential location within close proximity to local amenities, schooling and approximately 8 miles from Liverpool City Centre.

Ground Floor Lounge, Kitchen.

First Floor 2 Bedrooms, Bathroom/WC.

Outside Front and Rear Gardens.

LOT
46**Flat 6, Beech Rise, Roughwood Drive, Liverpool L33 8WY*****GUIDE PRICE £30,000+**

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Not to scale. For identification purposes only

- **A 2 bed first floor flat. Double glazing. Electric heating. Secure parking and entry system.**

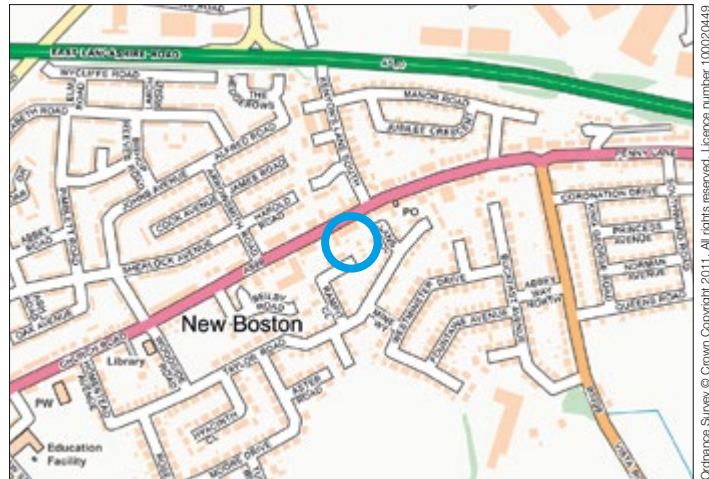
Description A two bed roomed first floor apartment within a purpose built block benefiting from double glazing, electric heating, secure allocated parking and entrance system, a balcony and gym access. The property is in good order throughout and would be suitable for immediate investment purposes with a potential rental income of approximately £5,400.00 per annum.

Situated Fronting Roughwood Drive which is off Old Rough Lane in a popular residential location close to local amenities, schooling and approximately 9 miles from Liverpool City Centre.

First Floor Flat Hallway, Open Plan Lounge/Kitchen, 2 Bedrooms, Bathroom/WC.

Outside Gated allocated Parking, Balcony.

Ground Floor Main entrance, Hallway.

LOT
47**377 Church Road, Haydock, St. Helens, Merseyside WA11 0LT*****GUIDE PRICE £50,000+**

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Not to scale. For identification purposes only

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

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

Situated On Church Road which is close to the East Lancashire Road in a popular and well established residential location within close proximity to local amenities.

First Floor 2 Bedrooms, Bathroom/WC

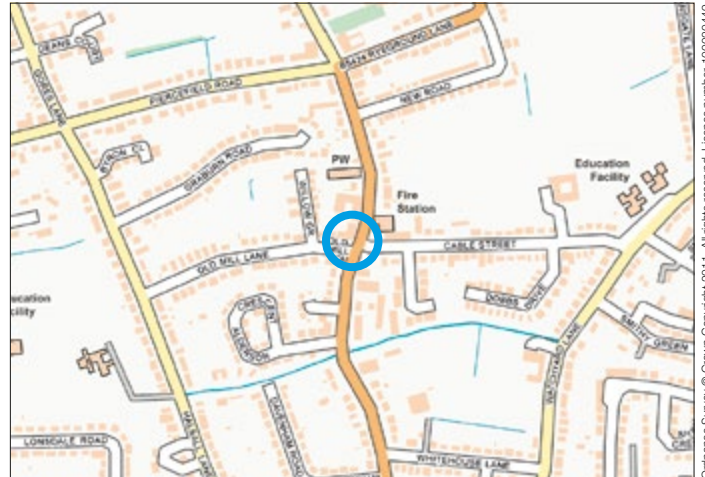
Outside Yard to the rear.

Ground Floor Porch, Lounge, Dining Room, Kitchen, Utility Room

LOT
48**99b Church Road, Formby, Liverpool L37 3ND*****GUIDE PRICE £75,000+**

- **Residential investment producing £7,800.00 per annum. Double glazing, central heating, secure entry system.**

Description A first floor two bed roomed apartment benefiting from double glazing, central heating, secure intercom entry system and an allocated parking space. The property is in good condition and is currently let by way of an Assured Shorthold Tenancy agreement producing £7,800.00 per annum.



Not to scale. For identification purposes only

Situated Fronting Church Road at its junction with Old Mill Lane in a popular and well-established residential location within walking distance to local amenities and approximately 14 miles from Liverpool City Centre.

First Floor Hall, Open Plan Lounge/Kitchen, Master Bedroom with en-suite, 2nd Bedroom, Bathroom/WC.

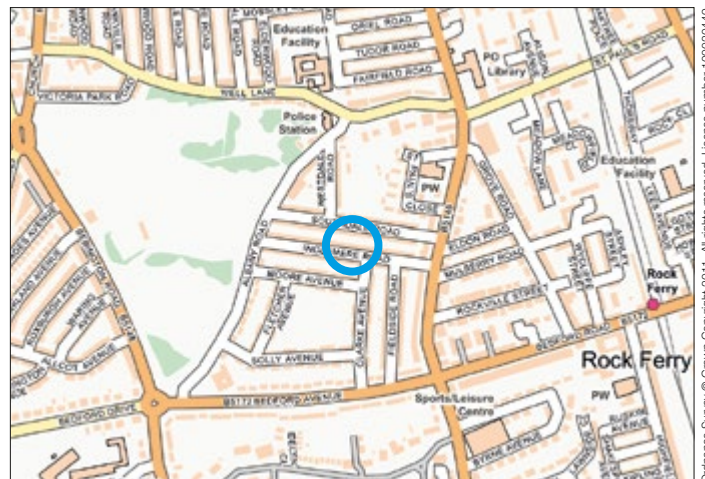
Outside Allocated parking space on Old Mill Lane side of the property.

Ground Floor Main entrance Hallway.

LOT
49**37 Southdale Road, Birkenhead, Merseyside CH42 3XN*****GUIDE PRICE £50,000+**

- **A 3 bed mid terraced property. Partial double glazing.**

Description A vacant 3 bedroomed middle terrace property benefiting from partial double glazing. The property has been vandalised and is in need of refurbishment throughout following which the property would be suitable for occupation, investment or re-sale purposes.



Not to scale. For identification purposes only

Situated Off Old Chester Road (B5149) in a popular and well established residential location within close proximity to local amenities, schooling and transport links.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Rear Yard.

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

LOT

50

The Whitehouse, Ince Lane, Ince Blundell L23 4UJ

*GUIDE PRICE £750,000+



- A 4 bed Grade II listed detached property. Set on 3 acres.

Description A rare opportunity to acquire an impressive period Grade II Listed four bedroom detached family home set in approximately 3.5 acres of land in the semi-rural area of Ince Blundell. The property is accessed via electric gates with gardens to the front and rear and driveway leading to a large garage, stable and enclosed courtyard. The property is in good condition and suitable for immediate occupation or potentially investment purposes. The sale will include all fixtures and fittings. Viewing is highly recommended.

Situated Set back off Ince Lane in a semi-rural area off Ince Blundell near to Thornton/Crosby.

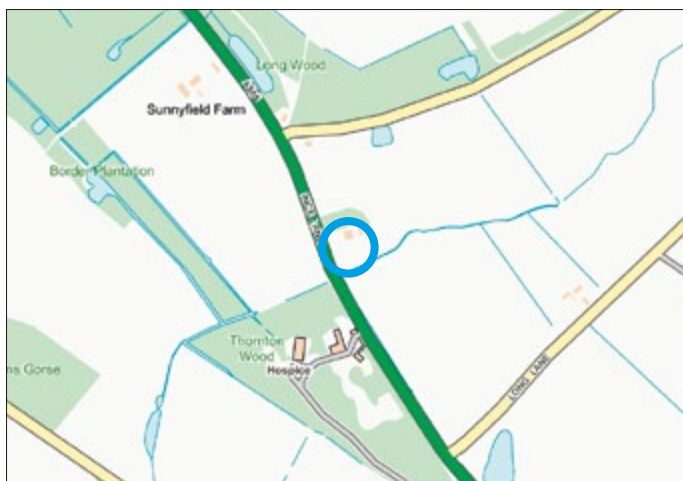
Cellar Not Inspected.

Ground Floor Entrance Porch, Entrance Hall (7.30m x 5.50m), Lounge (5.50m x 4.50m), Dining Room (5.60m x 4.50m), Morning Room (4.00m x 3.05m), Kitchen (5.26m x 5.50m), Utility Room (3.81m x 3.60m), Conservatory (7.80m x 3.21m), Study/Office (3.20m x 3.06m), WC (2.42m x 1.60m).

First Floor Bedroom 1 (5.41m x 5.30m) with En-Suite (3.81m x 3.51m), Bedroom 2 (5.40m x 4.50m) with En-Suite (2.94m x 11.80m), Bedroom 3 (5.41m x 4.50m), Bedroom 4 (4.00m x 3.06m), Family Bathroom/WC (3.20m x 3.05m).

Outside Electric Gates leading to private driveway with parking for several cars, CCTV. Very Secluded Rear Garden with mature trees, stable and approximately 3 acres. Double garage with electric door and power.

Clive Watkin
PARTNERSHIP



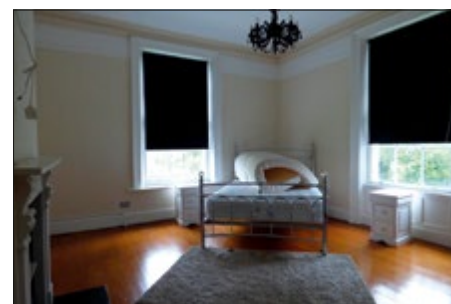
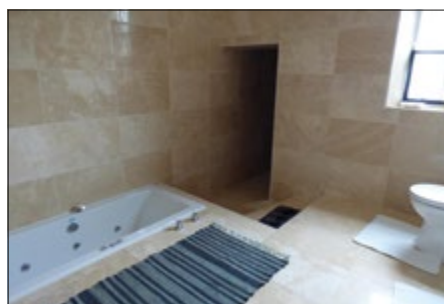
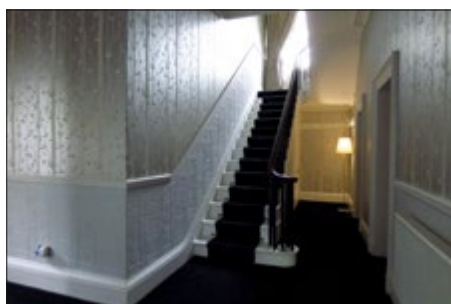
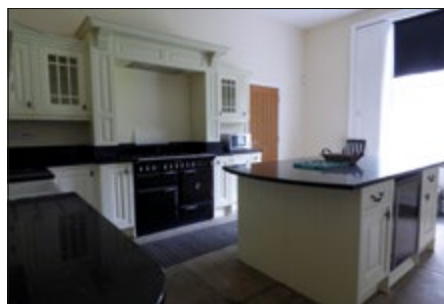
Not to scale. For identification purposes only



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LOT

51

14 Acres Of Greenbelt Land, Ince Lane, Ince Blundell L23 4UJ

*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

- 14 acres of greenbelt land

Description A Freehold parcel of Greenbelt Land extending to approximately 14 acres. The site is currently being used as farming land.

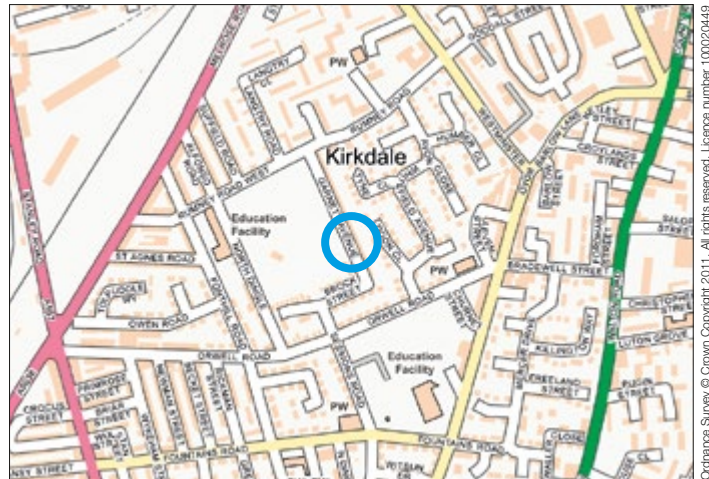
Situated Fronting Ince Lane (A565) on the corner of Long Lane in semi-rural area off Ince Blundell near to Thornton and Crosby.

LOT

52

34 Garnett Avenue, Liverpool L4 1TS

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- A 3 bed mid terraced property in need of a full upgrade.

Description A 3 bedroomed middle terraced property benefiting from double glazing. Following a full upgrade and refurbishment scheme the property would be suitable for occupation, re-sale or investment purposes with a potential rental income of in excess of £6,600 per annum.

Situated Off Rumney Road West overlooking the park in an established location within close proximity to local amenities and schooling, approximately 2 miles from Liverpool City Centre.

First Floor 3 Bedrooms, Bathroom/W.C.

Outside Yard to Rear.

Ground Floor Hall, 2 Reception Rooms, Kitchen/Dining room.

LOT
53**163-165 Kensington, Liverpool L7 2RF*****GUIDE PRICE £270,000+**

- **Mixed use part let investment property producing £24,000.00 per annum. Potential income of £42,280 per annum.**

Description A mixed use investment opportunity with a potential rental income of approximately £42,280.00 per annum (currently producing £25,200.00 per annum). A substantial corner property comprising of a ground floor retail unit and a garage/workshop together with 7 x 1 bedroomed self-contained flats to the ground, first and second floors. The property benefits from double glazing, electric heating and roller shutters.

Situated Fronting Kensington on the corner of Cottenham Street in a prominent main road position being one of the main arteries into Liverpool and within easy reach of the Royal Liverpool Hospital and Universities.

Ground Floor 2 Retail Units. Garage.

Ground Floor Main Entrance Hallway. **Flat 1** Bedroom/Lounge, Kitchen, Bathroom/WC. **Flat 2** Lounge, Bedroom, Kitchen, Shower Room/WC.

First Floor Flat 3 Lounge, Bedroom, Kitchen, Bathroom/WC. Half Landing. **Flat 6** Lounge, Bedroom, Kitchen, Shower Room/WC. **Flat 7** Lounge, Bedroom, Kitchen, Shower Room, WC.

Second Floor Flat 5 Lounge, Bedroom, Kitchen, Shower Room/WC. **Flat 4** Lounge, Kitchen, Bedroom, Bathroom/WC.



Not to scale. For identification purposes only

UNIT	INCOME
Shops	£4,800.00 per annum
Garage	£6,360.00 per annum
Flat 1	vacant
Flat 2	£4,680.00 per annum
Flat 3	£4,680.00 per annum
Flat 4	vacant
Flat 5	£4,680.00 per annum
Flat 6	vacant
Flat 7	vacant
TOTAL	£25,200.00



LOT

54

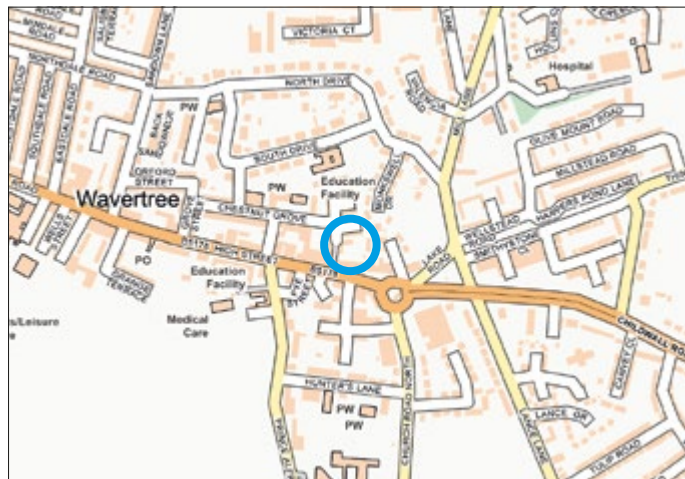
10 Arnold Grove, Liverpool L15 8HP

*GUIDE PRICE £75,000+



- A 2 bed mid terraced property. Double glazing. Central heating. Roof terrace.

Description A 2 bedroomed mid terrace property benefiting from double glazing, central heating and a roof terrace. The property is in good order throughout and would be suitable for immediate occupation or investment purposes with a potential income of £7,200 per annum.



Not to scale. For identification purposes only

Situated Off Frederick Grove which in turn is off High Street with in close proximity to local amenities, schooling, transport links and approximately 4 Miles from Liverpool City Centre.

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

First Floor 2 Bedrooms.

Outside Yard to Rear, Roof Terrace.

LOT

55

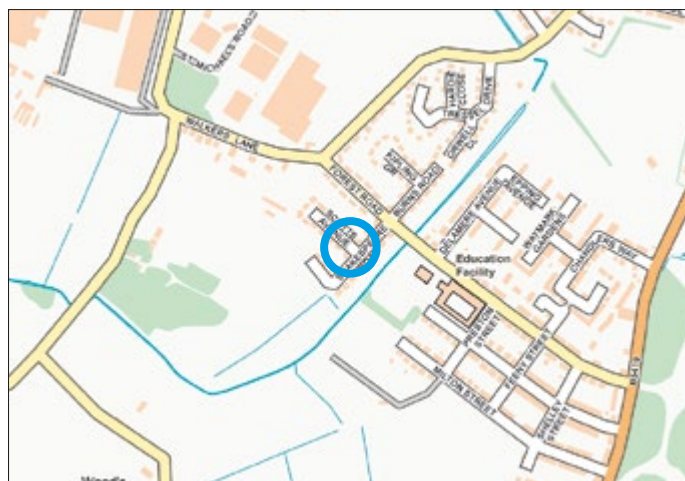
27 Scott Avenue, Sutton Manor, St. Helens, Merseyside WA9 4AN

*GUIDE PRICE £60,000-£65,000



- Residential investment producing £7,428.48 per annum. Double glazing. Central heating. Gardens.

Description A 3 bedroomed semi-detached property which is currently let by way of a Periodic Tenancy producing £7,428.48 per annum. The property benefits from double glazing, central heating and gardens. The property is let to a single tenant who has been in situ since 2014.



Not to scale. For identification purposes only

Situated Off Shakespeare Road in a popular and well established residential location within close proximity to local amenities, schooling and transport links.

Ground Floor Hallway, Lounge, Kitchen/Dining Room.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Front and Rear Gardens.

LOT
56**70 Sedley Street, Liverpool L6 5AF**
*GUIDE PRICE £50,000+

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

Description A 3 bedroomed middle terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold tenancy producing £5,400 per annum.



Not to scale. For identification purposes only

Ground Floor off Breck Road in an established and popular residential location within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

First Floor 3 Bedrooms.

Outside Yard to Rear.



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

LOT
57**11 Prospect Court, Liverpool L6 8PD**
*GUIDE PRICE £40,000+

- **A 2 bedroomed first floor flat. Double glazing. Central heating.**

Description A two bedroomed first floor flat benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for immediate occupation or investment purposes with a potential rental income in excess of £5,400 per annum.



Not to scale. For identification purposes only

Situated Off Prescot Road in a popular and well established residential location close to local amenities, schooling, Newsham Park and approximately 3 miles away from Liverpool city centre.

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

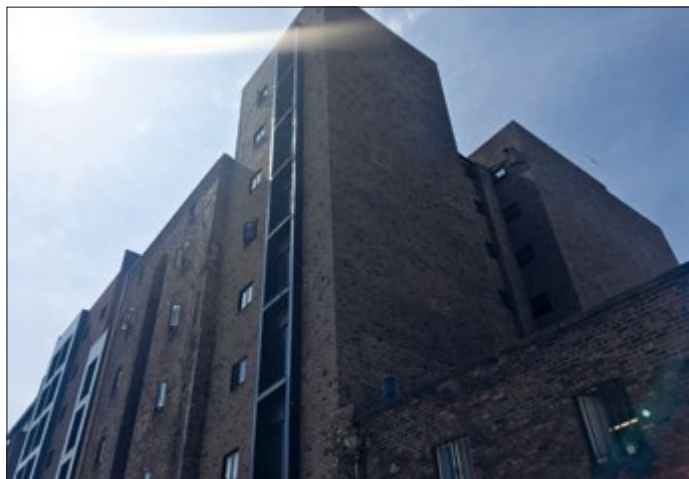
Outside Communal yard and parking.

Ground Floor Main Entrance Hallway

LOT
58

Unit 30, Bridgewater Building, Watkinson Street, Liverpool L1 0AR

*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

- **A residential investment property producing £4,998.00 per annum. Double glazing. Electric heating.**

Description A fully furnished fifth floor studio apartment currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,998 per annum. The property benefits from double glazing, electric heating, CCTV, secure entry system and is 28 square metres in area. We have been advised by the vendor this is the largest type unit by area in the building.

Situated Fronting Watkinson Street between St James Street and Bridgewater Street in a popular location within walking distance to Liverpool city centre amenities.

Ground Floor Communal Hallway, Lift Access, Bike Store, Laundrette

Fifth Floor Studio Open Plan Lounge/Kitchen/Bedroom/Study Area, Shower Room/WC.

Lower Ground Floor Basement Communal Lounge/Games Room, Mini Gym

LOT
59

107 Makin Street, Liverpool L4 5QF

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

- **Residential investment producing £3,380.00 per annum. Double glazing. Central heating.**

Description A 2 bedrooomed middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £3,380.00 per annum and the tenant has been in situ for 19 years. The property benefits from double glazing and central heating.

Situated Off County Road (A59) in a popular and well established residential location within close proximity to local amenities, Liverpool and Everton Football Clubs and approximately 4 miles from Liverpool City Centre.

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

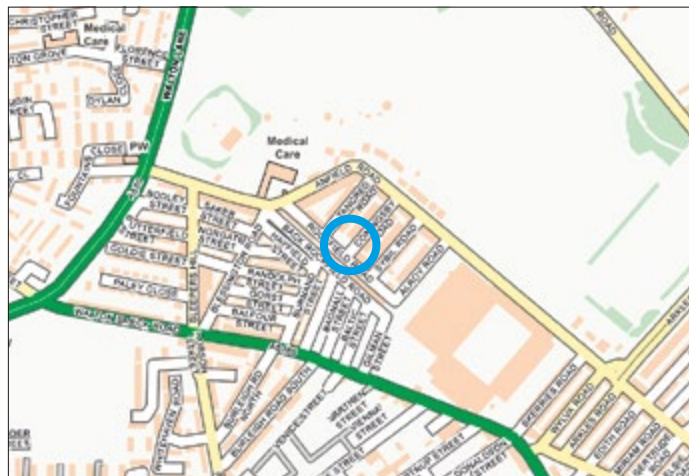
First Floor 2 Bedrooms, Bathroom/WC.

Outside Rear Yard.

LOT
60**26 Coningsby Road, Liverpool L4 0RS*****GUIDE PRICE £80,000+**

- **Residential investment producing £14,400 per annum. Double glazing. Central heating.**

Description A mid terrace property converted to provide 3 x 1 bedroomed flats situated over three floors. The property is fully let on individual Assured Shorthold Tenancies producing £14,400 per annum inclusive of bills. The property is in good order throughout and benefits from double glazing and central heating.



Not to scale. For identification purposes only

Situated Off Anfield Road within close proximity to local amenities, schooling, transport links and within walking distance to Anfield Football stadium. Approximately 3 Miles from Liverpool City Centre.

Ground Floor Flat 1 Open plan Lounge/Dining Room/Kitchen, Double Bedroom with En-suite Shower.

First Floor Flat 2 Open plan Lounge/Dining Room/Kitchen, Double Bedroom with En-suite Shower. **Flat 3** Double Bedroom with Shower Room

Attic Kitchen/Living Room, W.C.

Outside Yard to Rear.

LOT
61**102 Downing Road, Bootle, Merseyside L20 9LX*****GUIDE PRICE £40,000+**

- **Residential investment producing £4,160.00 per annum. Double glazing. Central heating.**

Description A 3 bedroomed middle terrace property which is currently let by way of an Assured Shorthold Tenancy producing £4,160.00 per annum and the tenant has been in situ for 16 years. The property benefits from majority double glazing and central heating.



Not to scale. For identification purposes only

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

Ground Floor Hall, Lounge, Dining Room, Large Kitchen/ Diner

First Floor 3 Bedrooms, Bathroom/WC.

Outside Rear Yard.

LOT

62

ON BEHALF OF A HOUSING ASSOCIATION

77 Bower Street, Carlisle CA2 7DF***GUIDE PRICE £30,000+**

Not to scale. For identification purposes only

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

Description A three bedroomed end town house benefiting from double glazing, central heating and gardens to the front and rear. The property is in need of refurbishment and modernisation and once upgraded would be suitable for investment purposes.

Situated Off Newtown Road in a popular and well established residential location close to local amenities and approximately 1.5 miles from Carlisle city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Gardens front and rear

Ground Floor Living Room, Dining/Kitchen, WC

LOT

63

ON BEHALF OF A HOUSING ASSOCIATION

18 Buchanan Place, Carlisle CA2 4QF***GUIDE PRICE £30,000+**

Not to scale. For identification purposes only

- **Three bedroom mid town house. Double glazing. Central heating. Gardens front and rear.**

Description A three bedroomed mid-town house benefiting from double glazing, central heating and gardens to the front and rear. The property is in need of refurbishment and modernisation and once upgraded would be suitable for investment purposes.

Situated Off Ridley Road which is in turn off Upperby Road in a popular and well established residential location close to local amenities and approximately 2 miles from Carlisle city centre.

First Floor Three Bedrooms, Bathroom/WC

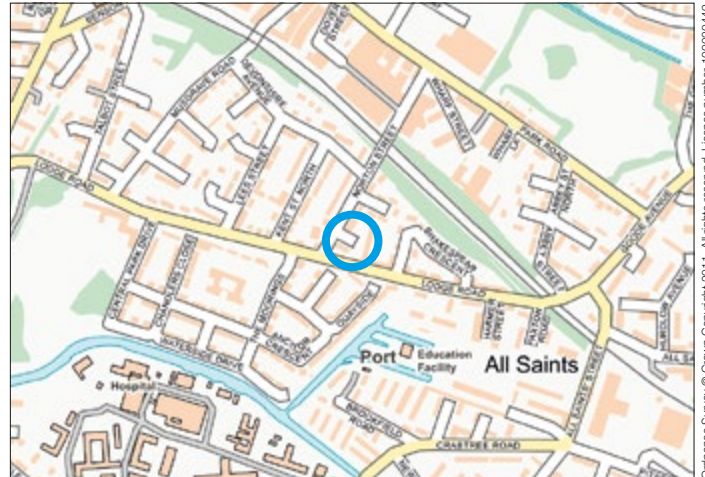
Outside Gardens front and rear.

Ground Floor Living Room, Kitchen/Diner

LOT
64**78 & 79 Norton Street, Birmingham B18 5RB*****GUIDE PRICE £108,000+**

- **An end terraced property converted to provide 2 x 1 bedroomed flats. Double glazing. Central heating. Off road parking.**

Description An end of terrace property which has been converted to provide 2 x 1 bedroomed flats and following refurbishment would be suitable for investment purposes with a potential rental income of approximately £12,000 per annum. The property benefits from double glazing, central heating, off road parking and garden.



Not to scale. For identification purposes only

Situated Off Lodge Road in a popular and well established residential location within close proximity to local shopping amenities, transport links and approximately 2 miles to Birmingham city centre.

First Floor Flat 2 Landing, Bedroom, Living Room, Kitchen, Bathroom/WC.

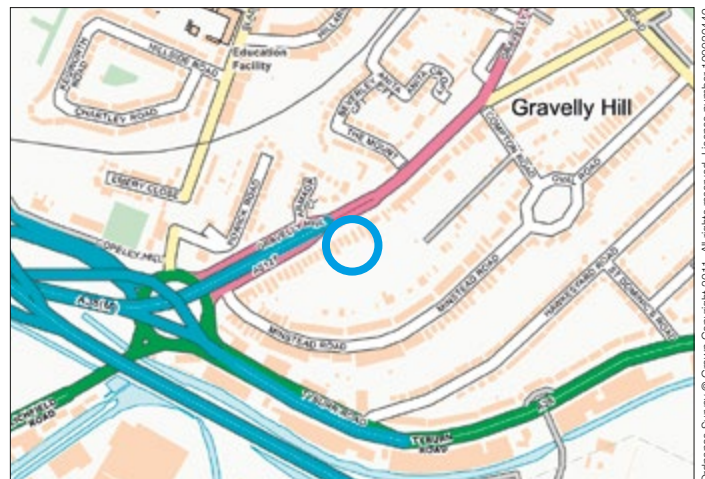
Outside Off Road Parking, Garden.

Ground Floor Flat 1 Hall, Living Room, Bedroom, Kitchen, Bathroom/WC.

LOT
65**100 Gravelly Hill, Birmingham B23 7PF*****GUIDE PRICE £126,000+**

- **A mid terraced property converted to provide two flats. Double glazing. Central heating. Rear garden.**

Description A three storey middle terrace property which has been converted to provide two self-contained flats (1 x 1 bedroom and 1 x 2 bedroom) and benefits from double glazing, central heating and a rear garden. Following refurbishment the property would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated Fronting Gravelly Hill (A5127) in a popular and well established location within close proximity to local shopping amenities, transport links and schooling.

First Floor Landing, Bedroom, Living Room, Kitchen, Bathroom/WC.

Second Floor Flat 2 Further Bedroom

Outside Rear Garden

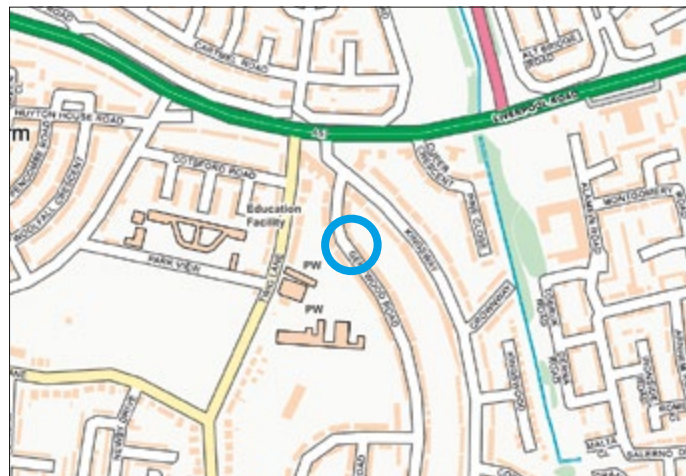
Ground Floor Communal Entrance Hall **Flat 1** Living Room, Bedroom, Kitchen, Bathroom/WC.

LOT

66

19 Gentwood Road, Liverpool L36 2QH

*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

- **A residential investment producing £5,148.00 per annum. Double glazing. Central heating.**

Description A 3 bedroomed mid-town house property let by way of a Regulated Tenancy at a rental income of £5,148 per annum and 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 Kingsway which is in turn off Liverpool Road (A57) in an established and popular residential location within easy reach of local amenities, schooling and approximately 5 miles from Liverpool City Centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Front and rear yard.

Ground Floor 2 Reception Rooms, Kitchen

LOT

67

170 Gentwood Road, Liverpool L36 2QP

*GUIDE PRICE £52,500+



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Not to scale. For identification purposes only

- **A residential investment producing £5,408.00 per annum. Double glazing. Central heating.**

Description A 3 bedroomed mid-town house property let by way of a Regulated tenancy a rental income of £5,408 per annum. The property benefits from double glazing, central heating, gardens and Driveway. 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 is in turn off Liverpool Road (A57) in an established and popular residential location within easy reach of local amenities, schooling and approximately 5 miles from Liverpool City Centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Rear garden, Driveway.

Ground Floor 2 Reception Rooms, Kitchen.

LOT

68

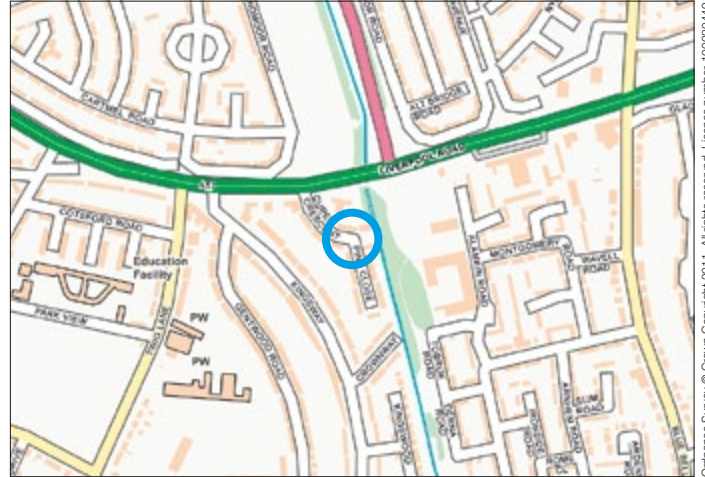
19 Cuper Crescent, Liverpool L36 3RP

*GUIDE PRICE £50,000+



- A residential investment producing £4,940.00 per annum. Double glazing. Central heating.

Description A 3 bedroomed mid-town house property currently let by way of Regulated tenancy producing £4,940 per annum. The property benefits from double glazing, central heating, gardens and Driveway. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.



Not to scale. For identification purposes only

Situated Off Liverpool Road (A57) within close proximity to local amenities, schooling and transport links. Approximately 5 miles from Liverpool City Centre.

First Floor 3 Bedrooms, Bathroom/W.C.

Outside Gardens, driveway.

Ground Floor 2 Reception Rooms, Kitchen.

LOT

69

15 Bankburn Road, Liverpool L13 8BL

*GUIDE PRICE £50,000+



- A residential investment producing £5,720.00 per annum. Double glazing.

Description A 3 Bedroomed middle terraced property currently let by way of Assured Tenancy Producing £5,720 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.



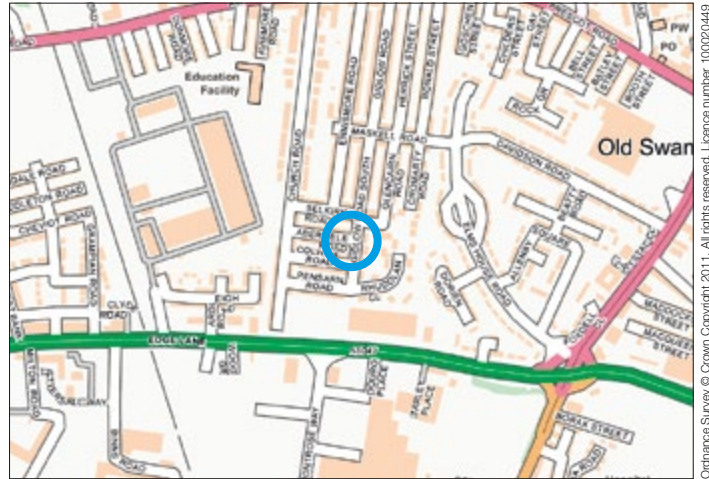
Not to scale. For identification purposes only

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

First Floor 3 Bedrooms, Bathroom/W.C.

Outside Rear yard.

Ground Floor 2 Reception Rooms, Kitchen.

LOT
70**27 Abergele Road, Liverpool L13 2BL*****GUIDE PRICE £55,000+**

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Not to scale. For identification purposes only

- **A residential investment producing £4,420.00 per annum. Double glazing. Central heating.**

Description A 3 Bedroomed end of terrace property currently let by way of and Assured tenancy Producing £4,420 Per annum. The property benefits from partial 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 Church Road within in close proximity to Edge lane amenities, schooling, transport links and approximately 4 Miles from Liverpool City Centre.

First Floor 3 Bedrooms, Bathroom/W.C.

Outside Rear yard.

Ground Floor 2 Reception Rooms, Kitchen.

LOT
71**119 Lark Lane, Liverpool L17 8UR*****GUIDE PRICE £175,000+**

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Not to scale. For identification purposes only

- **A 3 bed middle terraced property. Central heating. Good condition.**

Description A vacant 3 bedroomed middle terrace property situated in a conservation area which is in good order throughout and would be suitable for investment purposes. If let to 5 students at £95 pppw the potential rental income would be approximately £24,700.00 per annum. The property benefits from central heating.

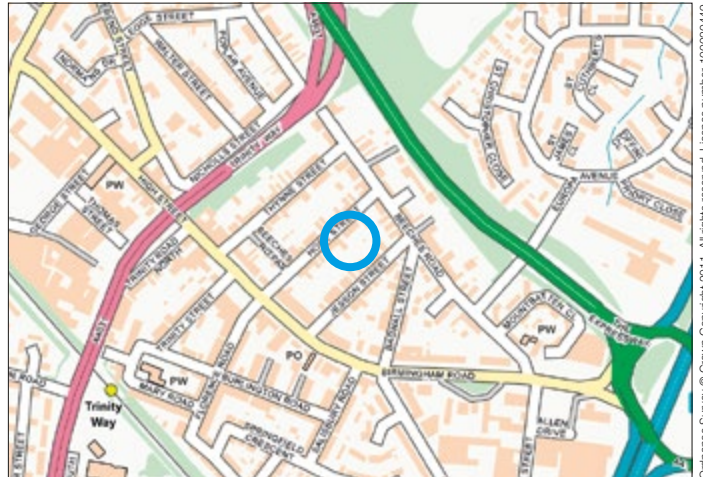
Situated Fronting Lark Lane in a sought after position within close proximity to all local amenities, Sefton Park and approximately 3 miles from Liverpool City Centre.

First Floor 3 Letting Rooms, Bathroom/WC

Outside Yard to Rear.

Ground Floor Hall, Communal Lounge, 2 Letting Rooms, Kitchen, Shower Room/WC

Orme Associates
Property Advisers

LOT
72**Flats 1 & 2, 39 Hope Street, West Bromwich, West Midlands B70 6PL**
*GUIDE PRICE £117,000+

Not to scale. For identification purposes only

- **A middle terrace property converted to provide 2 x 2 bedroomed flats. Double glazing. Central heating.**

Description A two storey middle terrace property which has been converted to provide 2 x 2 bedroomed flats and following an upgrade and modernisation would be suitable for investment purposes. The property benefits from double glazing and central heating.

Situated Off High Street which is off Trinity Way (A4031) in a popular and well established location within close proximity to local shopping amenities, transport links and approximately 1 mile to West Bromwich Town Centre.

First Floor (accessed via separate front entrance)

2 Bedrooms, Living Room, Kitchen, Bathroom/WC.

Outside Rear Garden.

Ground Floor Entrance Hall, 2 Bedrooms, Living Room, Kitchen, Bathroom/WC.

LOT
73**148 Peel Road, Bootle, Merseyside L20 4LB**
*GUIDE PRICE £38,000+

Not to scale. For identification purposes only

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

Description A 2 bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of approximately £5,400.00 per annum.

Situated Fronting Peel Road within close proximity to local amenities, Schooling and transport links approximately 5 miles from Liverpool City Centre.

First Floor 2 Bedrooms, Bathroom/WC

Outside Yard to Rear.

Ground Floor Lounge, Dining Room, Kitchen

LOT
74

125 Makin Street, Liverpool L4 5QF

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **Residential investment producing £5,100.00 per annum. Central heating.**

Description A two bed roomed middle terraced property which is currently let on a contract dated until 30th September 2019 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 £5000 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.

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

First Floor 2 Bedrooms, Bathroom/WC.

Second Floor One further loft room with Velux window.

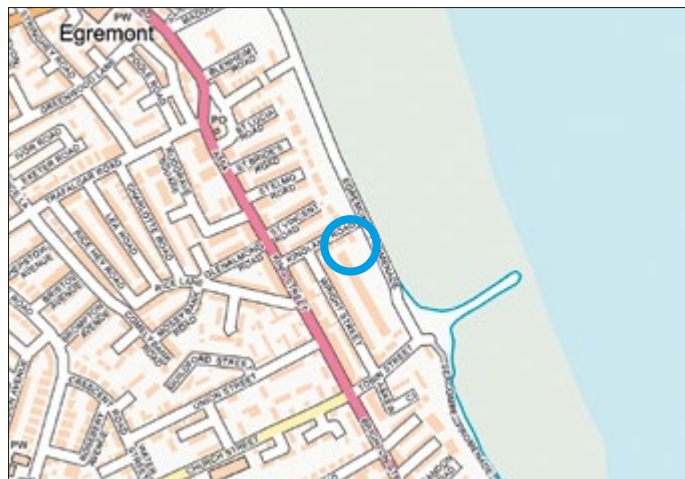
Outside Yard to the rear with side access.

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

LOT
75

27a Egremont Promenade, Wallasey, Merseyside CH44 8BG

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **A 1 bed top floor flat. Double glazing. Electric heating.**

Description A vacant one bed roomed top floor flat within a semi-detached house and would be suitable for occupation or investment purposes. The property benefits from double glazing and electric heating and has a potential rental income of approximately £5400.00 per annum.

Situated Fronting Egremont Parade and accessed via Kingslake Road in a popular and well established location with fantastic views overlooking the River Mersey and within close proximity to local shopping amenities, schooling and transport links.

Ground Floor Main Entrance Hallway

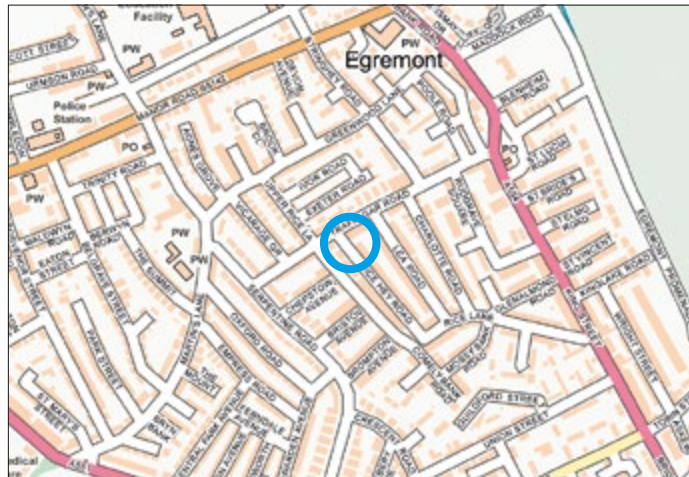
Second Floor Flat Hall, Lounge, Bedroom, Bathroom/WC, Kitchen/Diner.

Outside Communal Gardens.

LOT
76

71 & 71a Trafalgar Road, Wallasey, Merseyside CH44 0DZ

*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

- **Part let residential investment producing £4,200.00 per annum. Double glazing. Central heating. Potential income £9,300 per annum.**

Description A middle terraced property converted to provide 2 self-contained flats (1x1 and 1x2 bed). One of the flats are currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,200.00 per annum, the tenant has been in situ for over 17 years. When fully let the potential rental income is approximately £9,300.00 per annum. The first floor flat is in very good condition and has recently been refurbished to include new carpets throughout. The property benefits from double glazing and central heating.

Situated Between Rice Lane and Lea Road in a popular residential location within easy reach of local amenities and approximately 2 miles from Wallasey Town Centre.

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

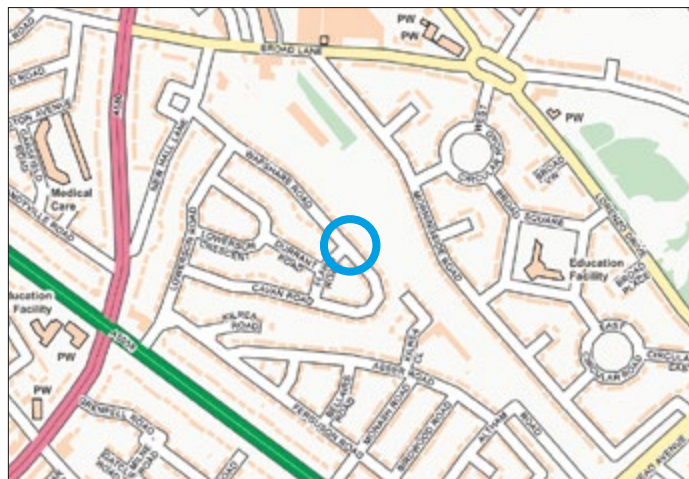
Outside Rear Yard.

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

LOT
77

65 Wapshare Road, Liverpool L11 8LR

*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

- **Residential investment producing £7,140 per annum. Double glazing. Central heating. Rear garden and off road parking.**

Description A three bedroomed semi-detached property benefiting from double glazing, central heating, a rear garden and off road parking. The property is currently let producing an income of £7,140.00 per annum.

Situated Off Queens Drive and New Hall Lane which in turn is off Townsend Avenue in a popular residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool City Centre.

First Floor 3 Bedrooms, Bathroom, Separate WC.

Outside Garden to the rear, Driveway.

EPC Rating E

Ground Floor Hall, Lounge, Dining Room, Kitchen.

LOT

78

8 Kinglake Road, Wallasey, Merseyside CH44 8BS

*GUIDE PRICE £55,000+



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Not to scale. For identification purposes only

- **A 2 bed ground floor flat. Double glazing. Central heating. Garage/workshop.**

Description A vacant two bedroomed ground floor flat within a double fronted semi-detached property suitable for occupation or investment purposes. The property benefits from double glazing, a garage/workshop and central heating. The first floor flat has been sold off separately. The potential rental income is approximately £5400.00 per annum.

Situated Off Seabank Road (A554) overlooking the River Mersey in a popular and well established location within close proximity to local shopping amenities, schooling and transport links.

Ground Floor Main Entrance Hallway **Flat 1** Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

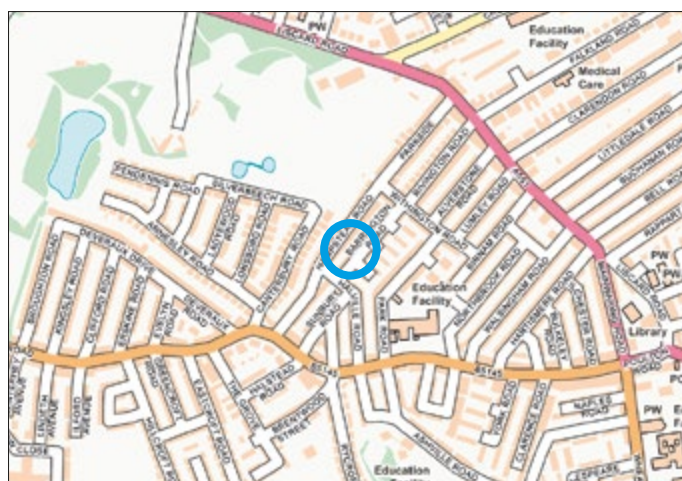
Outside Communal Gardens. Small conservatory.

LOT

79

52 Hampstead Road, Wallasey, Merseyside CH44 9BL

*GUIDE PRICE £70,000+



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Not to scale. For identification purposes only

- **Residential investment producing £4,932.00 per annum.**

Description A 4 bedroomed semi-detached property which is currently let by way of an Assured Tenancy producing £4,932.00 per annum.

Situated Off Poulton Road in a popular and well established residential location within close proximity to Central Park and within easy reach of Liscard Town Centre.

First Floor Landing, Four Bedrooms, Bathroom/WC.

Outside Rear Yard.

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

LOT
80**24 Lorne Street, Fairfield, Liverpool L7 0JR*****GUIDE PRICE £110,000+**

- **A three storey semi detached 5 bed HMO. Double glazing. Central heating. Good condition. Fully furnished.**

Description A good sized three storey semi-detached property converted to provide a 5 bed roomed HMO investment opportunity. The property has recently been fully refurbished to a good standard and is ready for immediate occupation. The property has until recently been let to 5 tenants producing a rental income of approximately £20,000 per annum. The property is fully HMO Compliant and benefits from double glazing, central heating, newly fitted kitchen, 2 bathrooms and will be sold fully furnished.



Not to scale. For identification purposes only

Situated Off Prescott Road in a popular residential location close to local amenities, Newsham Park, Liverpool Universities and approximately 2 miles from Liverpool City Centre.

Cellar Not inspected.

Ground Floor Main Entrance Hallway, Communal Kitchen/Diner, 1 Letting Room, Utility Room.

First Floor 2 Letting Rooms, 2 Shower Rooms/WC's.

Second Floor 2 Letting Rooms.

Outside Yard to the rear.

LOT
81**7 Milverton Street, Liverpool L6 6AU*****GUIDE PRICE £30,000+**

- **A 2 bed mid terraced property in need of a full upgrade.**

Description A 2 bedroomed middle terraced property in need of a full upgrade and scheme of refurbishment works. Following the work the property would be suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.



Not to scale. For identification purposes only

Situated Off Boaler Street which in turn is situated off Sheil Road in a popular residential location within close proximity to local amenities, Newsham Park, schooling and approximately 4 miles from Liverpool City Centre.

Ground Floor Through Living Room/Dining Room, Kitchen, Shower Room/w.c

First Floor 2 Bedrooms

Outside Yard to rear.

LOT

82

59 Windsor Road, Tuebrook, Liverpool L13 8BA

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **A residential investment producing £5,400 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 an Assured Shorthold Tenancy producing £5,400 per annum.

Situated Off West Derby Road in a popular residential location within close proximity to Tuebrook amenities, Newsham Park, schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor Vestibule, Hall, Living Room, Dining Room, Kitchen/Diner.

First Floor 3 Bedrooms, Bathroom/W.C.

Outside Yard to Rear.

LOT

83

8 & 8a Lower Breck Road, Liverpool L6 4BY

*GUIDE PRICE £80,000–£90,000



Not to scale. For identification purposes only

- **Residential investment producing £11,960.00 per annum. Double glazing. Partial central heating.**

Description A 3 storey plus cellar semi-detached property split into three self-contained flats (2 x 1 bedroomed and 1 x 2 bedroomed) plus a lock up garage/workshop. The property benefits from double glazing, partial central heating and garage. The property is partially let producing a rental income of £11,960 per annum. When fully let the potential rental income being in excess of £15,300 per annum.

Situated Fronting Lower Breck Road within walking distance to West Derby Road and Rocky Lane amenities, schooling and transport links. Liverpool city centre is approximately 3 miles away.

Cellar Not Inspected

Ground Floor Vestibule, Main entrance Hallway **Flat 1** Hall, Lounge, Study, Kitchen, Bedroom, Bathroom/WC (gas fires)

First Floor Flat 2 Hall, Lounge, Kitchen, Two Bedrooms, Bathroom/WC (central heating)

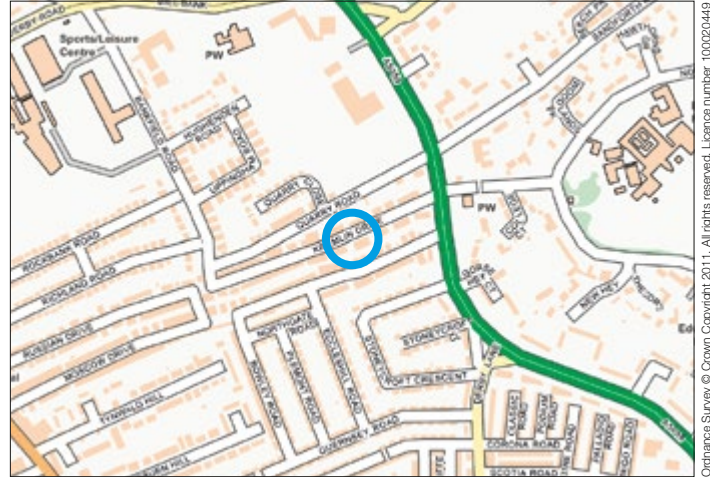
Second Floor Flat 3 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC (gas fires)

Outside Garage with WC, Rear Yard.

LOT
84**53 Kremlin Drive, Liverpool L13 7BX*****GUIDE PRICE £275,000+**

- **A residential investment producing approximately £40,000 per annum. Double glazing. Central heating. Gardens. Off road parking.**

Description A 10 bed HMO Investment Opportunity currently producing a rental income of approximately £40,000 per annum. A substantial three storey semi-detached converted to provide a 10 bed HMO. The property benefits from double glazing, central heating, gardens, off road parking, shared kitchen and shower facilities and is in good condition throughout.



Not to scale. For identification purposes only

Situated Off Queens Drive in a popular and well established residential location within close proximity to local amenities, Old Swan and Tuebrook amenities and approximately 4 miles from Liverpool City Centre.

Ground Floor Main Entrance Hallway. Communal Kitchen/ Diner, Utility Room, WC. Room 1 – Bedroom with ensuite Shower/WC. Room 2 – Bedroom.

First Floor Shower/WC, Separate WC. Room 3 – Bedroom Room 4 – Bedroom/ Shower Room 5 – Bedroom/ Shower Room 6 – Bedroom/ Shower

Second Floor Room 7 – Bedroom Room 8 – Bedroom Room 9 – Bedroom Room 10 – Bedroom

Outside Gardens Front and Rear, Driveway.

LOT
85**271 Hawthorne Road, Bootle, Merseyside L20 3AP*****GUIDE PRICE £45,000+**

- **Mixed use investment currently producing a rental of £8,940 per annum. Double glazing. Central heating. Electric roller shutters.**

Description A mixed use investment opportunity producing a rental income of £8,940 per annum. A middle terraced mixed use property comprising a ground floor retail unit together with a 1 bedroomed flat above accessed via a separate rear entrance. The shop is currently let by way of a 3 year Lease commencing May 2016 at a rental of £4,200 per annum. The flat is currently let by way of an Assured Shorthold Tenancy at a rental of £4,740 per annum. The property benefits from double glazing (flat only), central heating and steel roller shutters.



Not to scale. For identification purposes only

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

Ground Floor Shop Cafe, Rear Kitchen, wc

First Floor Flat Kitchen, Shower Room/WC, Bedroom, Lounge

Outside Yard to the rear and access to the flat

EPC Rating C

LOT

86

The Elms, New Road, Brynteg, Wrexham, Clwyd LL11 6PD

*GUIDE PRICE £120,000+



Not to scale. For identification purposes only

- **Three bedroomed detached bungalow. Good sized plot. Double glazing. Central heating. Gardens. Detached garage. Countryside views.**

Description A three bedroomed detached bungalow sat on a good sized plot. The property benefits from double glazing, central heating, gardens, a detached garage and countryside views. Once updated the property would be suitable for occupation or investment purposes and also has development potential, subject to gaining the necessary consents. Please note this property is suitable for cash buyers only.

Situated Off Quarry Road in a popular and well established residential location close to local amenities, transport links and the A483 leading to Chester. Wrexham town centre is approximately 2.5 miles away.

Ground Floor Hall, Lounge, Kitchen/Diner, Shower Room/WC, Three Bedrooms, Sun Room

Outside Gardens, Single Detached Garage

**Beresford
Adams**

LOT

87

Land At Singleton Avenue, Birkenhead, Merseyside CH42 9JH

*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

- **Land with planning for 6 x 2 bedroomed flats.**

Description A cleared plot of land extending to approximately 468sqm (5037 sq ft) which benefits from planning permission to erect 6 x 2 bedroomed apartments. We believe all main services are available however any interested parties should make their own further enquiries.

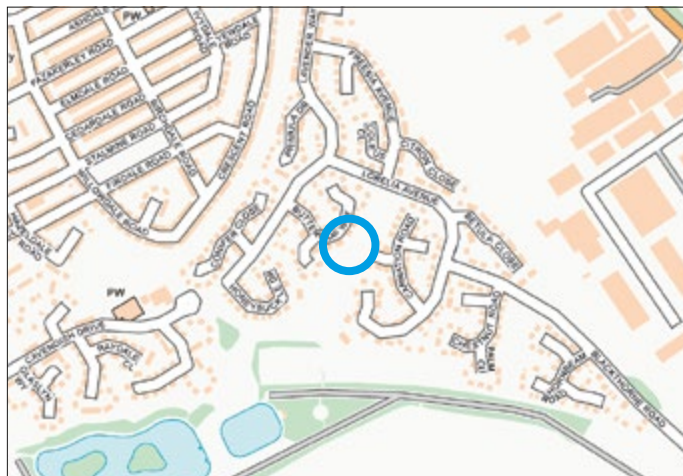
Situated On Singleton Avenue at the junction with Borough Road close to local amenities and approximately 1 mile from Birkenhead Town Centre.

Note Plans are available for inspection at the auctioneers office. Planning reference number APP/16/01406.

LOT
88**14 Buttercup Way, Liverpool L9 1JQ*****GUIDE PRICE £80,000+**

- **A 3 bed semi detached property. Double glazing. Central heating. Gardens and driveway.**

Description A modern three bedroomed semi-detached property benefiting from double glazing, central heating, front, side and rear gardens and a driveway. Following decoration the property would be suitable for occupation or investment purposes with a potential rental income of approximately £8,400.00 per annum.



Not to scale. For identification purposes only

Situated On an estate of similar property off Blackthorne Road in a popular residential location close to local amenities and approximately 6 miles from Liverpool City Centre.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor 3 Bedrooms, Shower Room/WC.

Outside Front, Side and Rear Gardens, Driveway, Summer House, Shed.

LOT
89**52 Peter Road, Liverpool L4 3RU*****GUIDE PRICE £35,000+**

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

Description A two bedroomed middle terraced property benefiting from double glazing. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes with a potential income in excess of £5,400 per annum.



Not to scale. For identification purposes only

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.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor 2 Bedrooms, Bathroom/WC.

Second Floor 1 Further room.

Outside Yard to the rear.

EPC Rating G

LOT
90**Land Adjacent To 123 Westminster Road, Liverpool L4 4LW*****GUIDE PRICE £10,000+**

Not to scale. For identification purposes only

- **Land with planning permission for 3 x flats.**

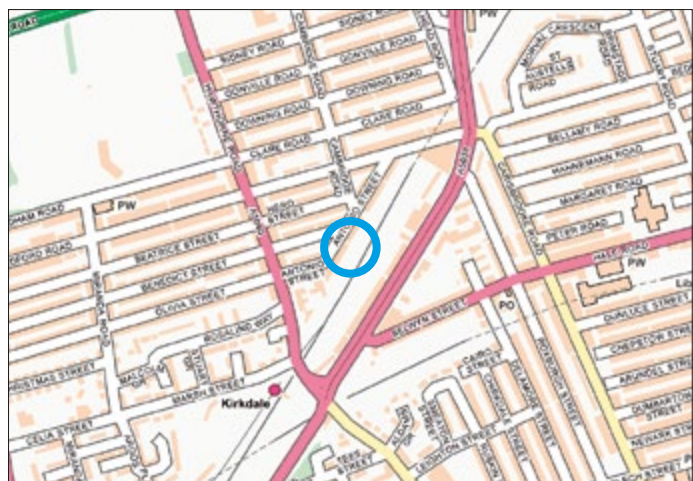
Description A plot of land benefiting from planning permission to erect a three storey property providing 3 self-contained flats (1 x 1 bed and 2 x 2 bed) Planning ref: 170/1655

Situated Fronting Westminster Road close to local amenities and approximately 2 miles from Liverpool City Centre.

Proposed Accommodation
Ground Floor Main Entrance, Hallway, **Flat 1** Lounge/Dining Room, Kitchen, Bedroom, Bathroom/WC.

First Floor Flat 2 Lounge/Dining Room, Kitchen, 2 Bedrooms, Bathroom/WC.

Second Floor Flat 3 Lounge/Dining Room, Kitchen, 2 Bedrooms, Bathroom/WC.

LOT
91**48 Antonio Street, Bootle, Merseyside L20 2EY*****GUIDE PRICE £30,000+**

Not to scale. For identification purposes only

- **A 3 bed mid terraced property. Double glazing.**

Description A 3 bedroomed middle terraced property benefiting from double glazing. Following refurbishment and modernisation the property would be suitable for investment purposes. The potential rental income is in excess of £6000 per annum.

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

Ground Floor Hall, Front Living room, Rear Living room, Kitchen (no fittings)

First Floor 3 Bedrooms, Bathroom/WC

Outside Yard to the rear.

LOT
92**60 Hawthorne Road, Bootle, Merseyside L20 9JX**
*GUIDE PRICE £50,000+

- A 4 bed mid terrace property. Double glazing. Central heating.

Description A good sized 4 bedroomed three storey middle terraced property benefiting from part double glazing and central heating. Following modernisation the property would be suitable for investment purposes. If let to 5 tenants at a rental income of £80pppw the potential rental income would be in excess of £20,800 per annum.



Not to scale. For identification purposes only

Situated Fronting Hawthorne Road in an established and popular residential location within walking distance to local amenities and approximately 4 miles from Liverpool City Centre.

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

First Floor 3 Bedrooms, Bathroom/WC.

Second Floor 1 Further Bedroom Above.

Outside Yard to the rear.

LOT
93**47 Phethean Street, Farnworth, Bolton BL4 7LJ**
*GUIDE PRICE £55,000+

- A 2 bed mid terraced property. New kitchen. Double glazing. Central heating.

Description A two bedroomed mid terraced property benefiting from a new kitchen, double glazing and central heating. The property would be suitable for investment purposes and has previously been rented out to staff from the Royal Bolton Hospital with a potential rental income of approximately £5,700 per annum.



Not to scale. For identification purposes only

Situated Off Cawdor Street which is in turn off the A575 in a popular and well established residential location close to Mose Gate railway station, the Royal Bolton Hospital and local amenities.

Ground Floor Entrance Hall, Lounge, Kitchen

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear.

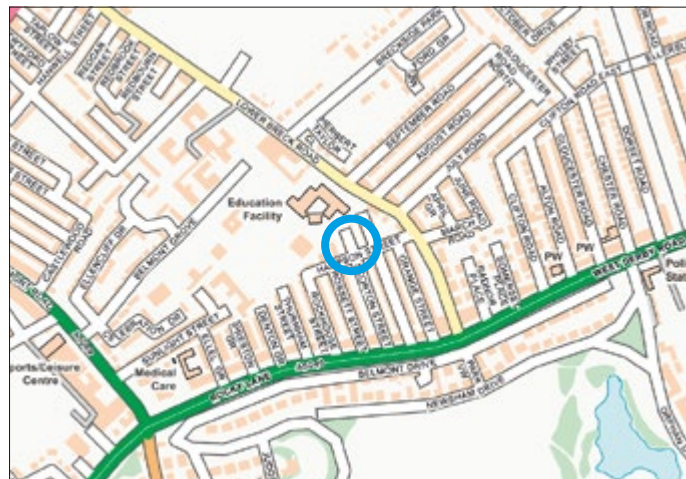


LOT

94

78 Scorton Street, Liverpool L6 4AT

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

- **A 2 bed middle terrace property. 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 approximately £5,400 per annum.

Situated Off Rocky Lane in a popular and well established residential location close to local amenities and Liverpool Football Club. Liverpool city centre is approximately 3.5 miles away.

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

First Floor Two Bedrooms

Outside Rear Yard

LOT

95

47 Ivy Street, Runcorn, Cheshire WA7 5NU

*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- **A 3 bed semi detached property. Double glazing. Central heating.**

Description A vacant 3 bedroomed semi-detached property which benefits from double glazing, central heating, high end security system and rear garden. The property has undergone a scheme of refurbishment works however is in need of further work prior to occupation, re-sale or investment. The property will be suitable for cash purchasers only.

Situated Off Norman Road in a popular and well established residential location within close proximity to local shopping amenities, schooling and transport links.

Ground Floor Hall, Kitchen (no fittings), Through Lounge.

First Floor 3 Bedrooms, Bathroom/WC (Partly fitted).

Outside Rear Garden.

LOT
96**139 Beatrice Street, Bootle, Merseyside L20 2EG**
*GUIDE PRICE £30,000+

- A 3 bed mid terraced property. Double glazing.

Description A 3 bedrooomed middle terraced property benefiting from double glazing. Following modernisation the property would be suitable for investment purposes. The potential rental income is in excess of £6000 per annum.



Not to scale. For identification purposes only

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

First Floor 3 Bedrooms.

Outside Yard to the rear.

Ground Floor Hall, Through Living room, Kitchen, Bathroom/ W.C

LOT
97**20 Whittier Street, Liverpool L8 0RE**
*GUIDE PRICE £40,000+

- A 2 bed mid terrace property in need of repair.

Description A two bedrooomed middle terraced property in need of repair and modernisation. The property benefits from double glazing. Once refurbished the property would be suitable for investment purposes with a potential rental income of approximately £5400.00 per annum.



Not to scale. For identification purposes only

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

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

First Floor 2 Bedrooms.

Outside Yard to the rear.

LOT
98**1 Upper Hampton Street, Liverpool L8 1TL*****GUIDE PRICE £150,000+**

Not to scale. For identification purposes only

- **A 3 bed modern detached property with potential income of £17,680 per annum. Double glazing. Central heating. Garage/workshop.**

Description A modern three storey 3 bedroomed detached mews property benefiting from double glazing, integrated garage/workshop, central heating, Juliet balconies, 3 bathrooms and secure gated access. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. If let to 4 tenants at £85pppw the potential rental income is approximately £17,680 per annum. There is also potential to use the workshop as a further letting room.

Situated Off Princes Road which in turn is off Upper Parliament Street with direct access to the Georgian Quarter and within close proximity to Liverpool Women's Hospital and within walking distance to the Universities and Liverpool City Centre.

Ground Floor Hall, 1 Letting Room, Shower Room

First Floor Lounge with Juliet Balcony, Kitchen/Diner, WC

Second Floor Bedroom with Juliet Balcony and En-suite Shower Room/WC, Bathroom/WC, Second Bedroom.

Outside Garage/workshop with Electric Door, off road parking

LOT
99**23 Pilkington Road, Southport, Merseyside PR8 6PD*****GUIDE PRICE £225,000+**

Not to scale. For identification purposes only

- **A 4/5 bedroomed detached house in need of a full upgrade. Gardens front and rear, driveway. Double glazing.**

Description A double fronted 4/5 bedroomed Victorian detached property benefiting from double glazing, front garden with off road parking and a large rear garden, together with a detached garage. Following a full upgrade and scheme of refurbishment works the property would be suitable for occupation, re-sale or potential investment purposes.

Situated Off Scarisbrick New Road (A570) in a popular and well established residential location within close proximity to local amenities, schooling, transport links and approximately 1.5 miles from Southport Town Centre.

Ground Floor Porch Entrance, Hallway, 2 Front Reception Rooms, Morning Room, Kitchen, Utility Room.

First Floor 4 Bedrooms, Office/Study, Bathroom, Separate WC.

Outside Large Rear Garden, Front Garden and Driveway, Detached Garage.

EPC Rating F

Note The buyers fee payable on the purchase of this lot is £750+VAT.

LOT

100

64 Kirk Road, Litherland, Liverpool L21 8HX

*GUIDE PRICE £38,000+



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- A 2 bed end terraced property. Double glazing. Central heating.

Description A 2 bedroomed end terrace property benefiting from double glazing and central heating. The property has been fully refurbished throughout and would be suitable for immediate investment purposes with a potential rental income of approximately £5,700.00 per annum.

Situated Between Stanley Road and Braby Road within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

First Floor 2 Bedrooms, Bathroom/W.C.

Outside Rear yard with double gate access to side.

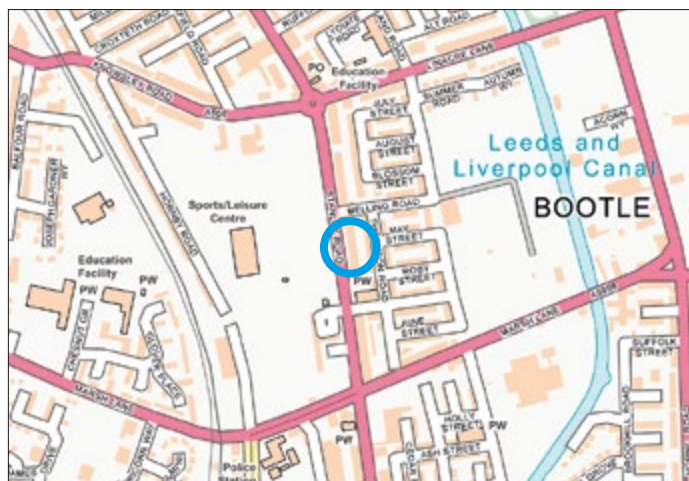
Ground Floor Vestibule, Through Lounge, Kitchen.

LOT

101

Flats 1 & 3, 442 Stanley Road, Bootle, Merseyside L20 5AE

*GUIDE PRICE £55,000+



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- 2X1 bed self contained flats currently let achieving £9,600 per annum. Partial double glazing. Electric wall heaters.

Description A three storey middle terrace property converted to provide 3x1 bedroomed self-contained flats. Flat 2 has been sold off separately. We are offering Flats 1 & 3 only which are both let on Assured Shorthold Tenancies producing £9,600 per annum. The property benefits from partial double glazing and electric wall heaters.

Situated Fronting Stanley Road opposite North Park in a popular and well established location within close proximity to Bootle Strand amenities and Hugh Baird College.

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

Outside Shared Rear Yard.

EPC Rating Flat 1 G Flat 3 – E

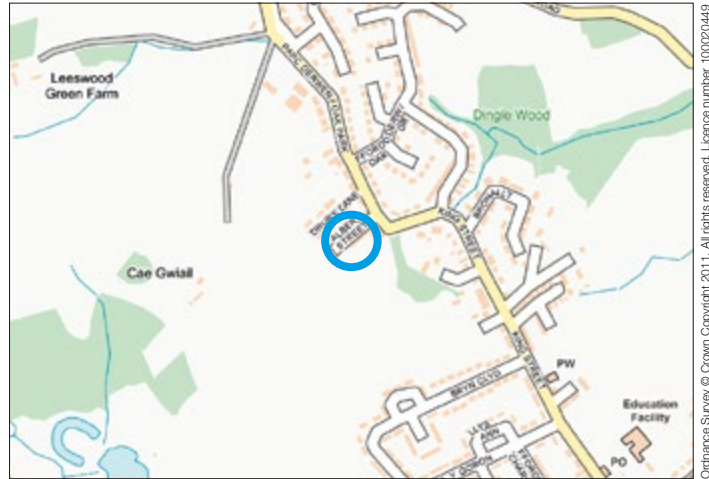
Ground Floor Main Entrance Hallway. **Flat 1** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

LOT

102

5 Albert Street, Leeswood, Mold, Clwyd CH7 4SG

*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

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

Description A two bedroomed middle terraced property benefiting from double glazing, central heating and a rear garden. Following modernisation the property would be suitable for occupation or investment purposes with a potential income in excess of £6,300 per annum.

Situated Off Oak Park in a quiet village close to local amenities, schooling and approximately 4 miles from Mold Town Centre.

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

First Floor 2 Bedrooms.

Outside Garden to the rear.

**Beresford
Adams**

LOT

103

Land At 196 Longmeanygate, Midge Hall, Leyland PR5 3TB

*GUIDE PRICE £15,000-£18,000



- Cleared land site with potential.

Description A cleared site approximately 1.59 of an acre which may be suitable for a number of uses subject to any necessary consents. We believe all main services are available however purchasers should make their own enquiries.

Situated Fronting Longmeanygate at the junction with Narrow Lane close to local amenities and good transport links.



LOT

104

26 Riddock Road, Litherland, Liverpool L21 8HT

*GUIDE PRICE £40,000+



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

Description A 3 bedroomed middle terrace property benefitting from double glazing and central heating. Previously let on an Assured Shorthold Tenancy producing £4,800.00 per annum.



Not to scale. For identification purposes only

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

First Floor 3 Bedrooms, Bathroom/WC.

Outside Rear Yard.

Ground Floor Hall, Through Lounge, Kitchen.

LOT

105

44 Shelley Street, Bootle, Merseyside L20 4LQ

*GUIDE PRICE £35,000+



- A 2 bed end terraced property. Double glazing. Central heating.

Description A two bedroomed end of terrace which benefits from double glazing and central heating. Once updated the property would be suitable for investment purposes. The potential rental income is approximately £5400.00 per annum.



Not to scale. For identification purposes only

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

First Floor 2 Bedrooms, Bathroom/WC

Outside Yard to the rear.

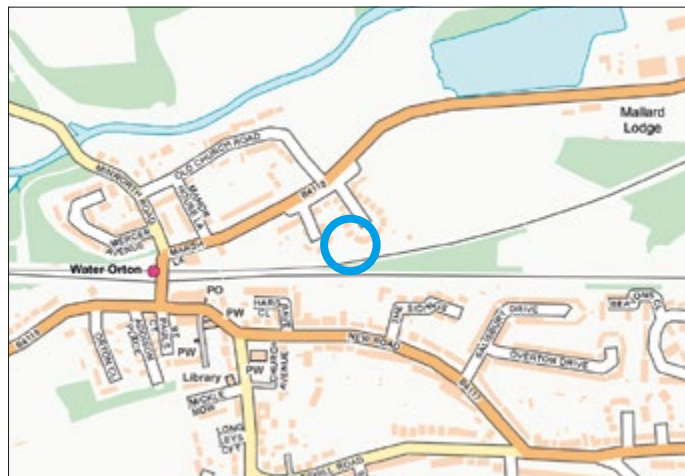
Ground Floor Hall, Through Lounge/Dining room, Kitchen.

LOT

106

14 Wakefield Grove, Water Orton, Birmingham B46 1NR

*GUIDE PRICE £189,000+



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Not to scale. For identification purposes only

- A 3 bed semi detached house in need of a full upgrade.

Description A 3 bedroomed semi-detached property which following upgrade and refurbishment would be suitable for occupation, re-sale or investment purposes. The property benefits from double glazing, electric heating, driveway and gardens.

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

First Floor Landing, 3 Bedrooms.

Outside Driveway, Rear Garden.

EPC Rating G.

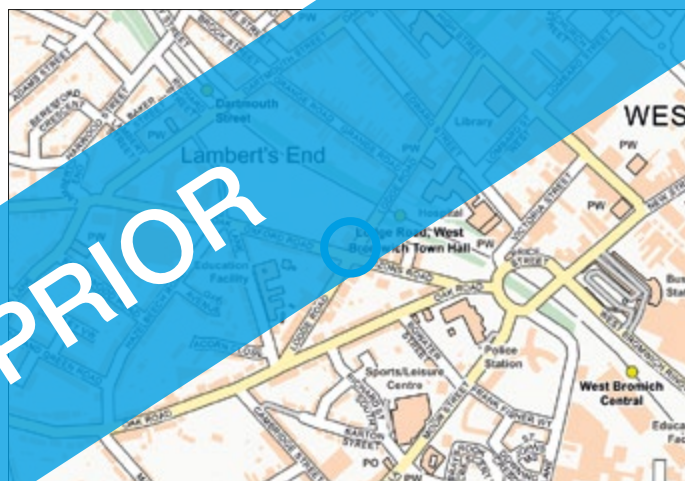
Ground Floor Entrance Hallway, Lounge, Dining Room, Kitchen, Bathroom/WC.

LOT

107

Flats A & B, 59 Lodge Road, West Bromwich, West Midlands B70 8NZ

*GUIDE PRICE £110,000+



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Not to scale. For identification purposes only

- A middle terrace property converted to provide 2 x 1 bedroomed flats.

Description A two storey middle terraced property converted to provide 2 x 1 bedroomed self-contained flats benefiting from double glazing, central heating and a rear garden. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes.

Situated Fronting Lodge Road in a popular residential location within close proximity to West Bromwich Town Centre.

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

Outside Forecourt, Rear Garden.

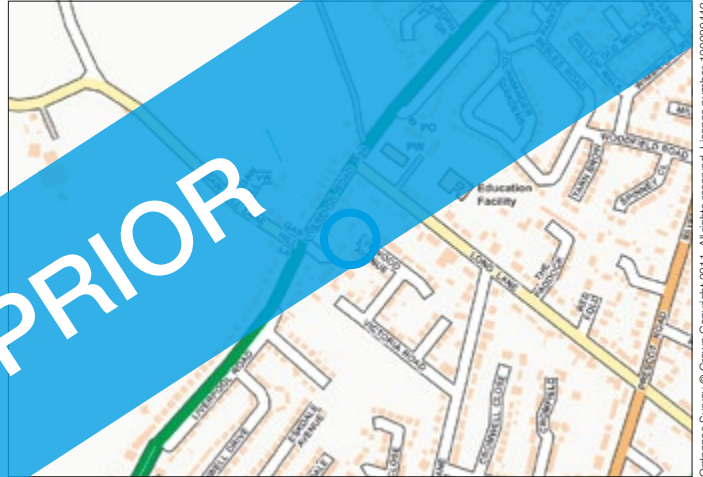
Ground Floor Main entrance, Hallway. **Flat A** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

LOT

108

30 Lynwood Avenue, Aughton, Ormskirk, Lancashire L39 5BB

*GUIDE PRICE £472,500+



SOLD PRIOR

- A 5 bedroomed detached property. Double glazing. Central heating. Driveway and gardens.

Description A substantial 5 bedroomed detached property which has been designed and modernised to the highest standard. The property is immaculately presented throughout and boasts 3,500sq ft of living space. The property benefits from double glazing, central heating, gated driveway and gardens and would make an excellent family home.

Not to scale. For identification purposes only

Situated On a secluded plot within the sought after location of Aughton, the property is close to all local amenities, public transport, schooling and Universities.

Ground Floor Porch Entrance, Reception Hallway, Lounge/ Dining Room, Play Room, Sitting Room, WC, Kitchen/Breakfast Room, Bar, Snooker Room, Utility Room, WC, and Garage

which is currently used as a Cinema Room.

First Floor Gallery Landing, Master Bedroom with En-Suite, 4 Bedrooms, Bathroom/WC, Study.

Outside Gated Driveway, Rear Gardens.

EPC Rating D.

LOT

109

78 St Marys Road, Garston, Liverpool L19 2JD

*GUIDE PRICE £125,000+



- A development opportunity suitable for residential conversion to provide 6 x one bed flats. Double glazing. Central heating.

Description A Re-Development Opportunity comprising of a substantial three storey corner property which has in the past been used as a Bank and until recently office accommodation. The property would be suitable for residential conversion to convert the property to provide 6x1 bedroomed apartments, however potential purchasers should make their own enquiries. The vendor has prepared Architect drawings which are available for inspection at the Auctioneers Offices. The property benefits from double glazing and central heating.

Not to scale. For identification purposes only

Situated Fronting St Marys Road on the corner of Heald Street in a popular and well established location within easy reach of Garston Village amenities, schooling and approximately 5 Miles from Liverpool City Centre.

Cellar Several Rooms potentially used for storage

Ground Floor Main Entrance, Reception area, Large Office, Kitchen, WC's.

First Floor 4 Offices, Kitchen/ Diner, WC's

Second Floor 3 Offices, Kitchen, WC

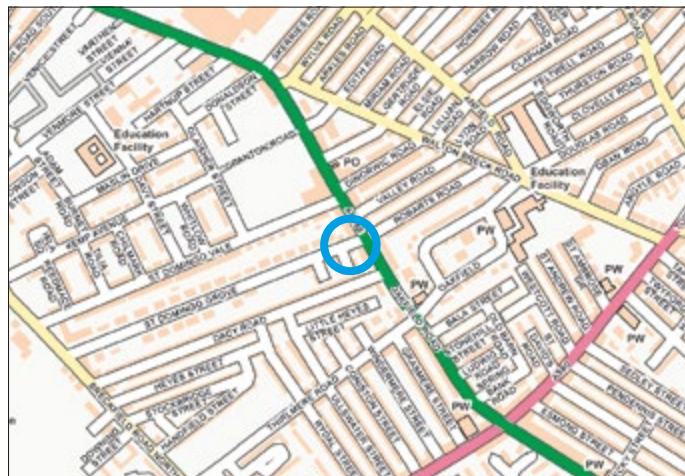
Outside Yard to Rear.

LOT

110

109 Oakfield Road, Walton, Liverpool L4 0UE

*GUIDE PRICE £50,000+



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- A middle terrace property converted to provide two self contained flats.

Description A three storey middle terrace property which has been converted to provide two self-contained flats (1 x 1 bed and 1 x 3 bed). The property benefits from double glazing and central heating and following modernisation would be suitable for investment purposes with a potential income of approximately £11,000 per annum.

Situated Fronting Oakfield Road between Walton Breck Road and Breck Road within close proximity to local amenities, Liverpool Football Club, Stanley Park and within boundary of 260m regeneration plan. Approximately 3 miles from Liverpool City Centre.

Basement Not inspected.

Ground Floor Main Entrance Hallway. **Flat 1** Hall, Lounge, Bedrooms, Kitchen/Diner, Shower/WC.

First Floor Flat 2 Lounge, Kitchen/Diner, Bedroom.

Second Floor 2 Bedrooms, Bathroom/WC.

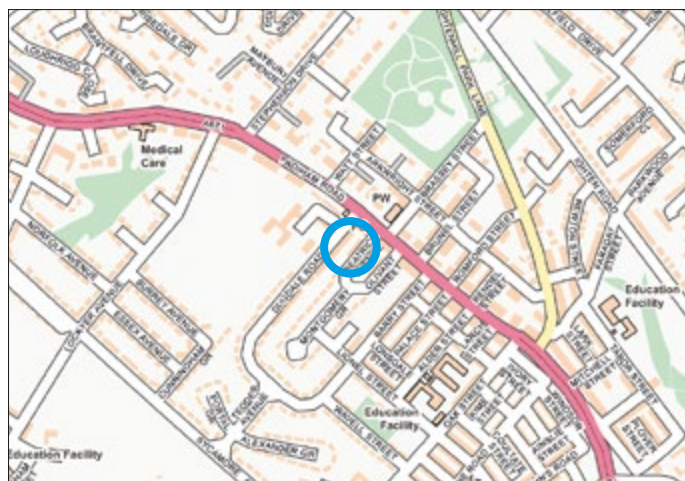
Outside Rear Yard.

LOT

111

4 Dugdale Road, Burnley, Lancashire BB12 6DW

*GUIDE PRICE £70,000+



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- A 3 bedroomed middle terrace property. Double glazing.

Description A vacant 3 bedroomed middle terrace property which would be suitable for immediate occupation or investment purposes. The property is well presented and benefits from double glazing, electric heating and a rear yard.

Situated Just off Padiham Road in a popular and well established residential location with easy access to all transport links, desirable schools and local amenities. Burnley town centre is approximately 2 miles away.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Front Forecourt and Rear Yard.



LOT

112

77 Wilburn Street, Liverpool L4 4EB

*GUIDE PRICE £40,000+



- **Residential investment producing £5400 per annum. Double glazing. Central heating.**

Description A two bedroomed end terraced property benefiting from double glazing and central heating. The property is in good order and currently let by way of an Assured Shorthold Tenancy producing a rental income of approximately £5400.00 per annum.



Not to scale. For identification purposes only

Situated Off County Road in a popular and well established residential location close to local amenities, schooling, Everton & Liverpool Football Club and approximately 3 miles from Liverpool City Centre.

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

First Floor 2 Bedrooms.

Outside Yard to the rear.

LOT

113

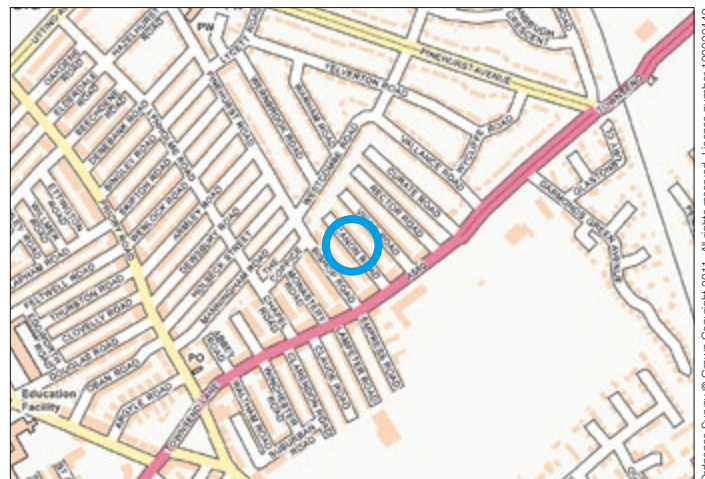
32 Canon Road, Liverpool L6 0BN

*GUIDE PRICE £40,000+



- **A 3 bed middle terraced property. Central heating.**

Description A vacant 3 bedroomed middle terrace property benefiting from central heating. The property would be suitable for occupation or investment purposes with a potential rental income of approximately £5400.00 per annum.



Not to scale. For identification purposes only

Situated Off Townsend Lane in a popular and well established residential location within easy reach of local amenities, schooling and approximately 2 miles from Liverpool city centre.

First Floor 3 Bedrooms, Bathroom/WC

Outside Yard to the rear

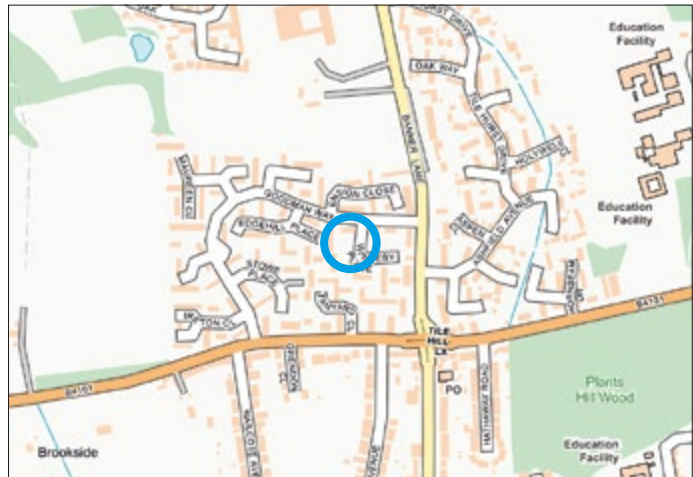
Ground Floor Hall, Through Living Room/Dining Room, Kitchen

LOT

114

48 Goodman Way, Coventry CV4 9UG

*GUIDE PRICE £95,000+



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Not to scale. For identification purposes only

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

Description A two bedroomed middle terraced property benefiting from double glazing, central heating and a rear garden. Following modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £8,100 per annum.

Situated Off Banner Lane in a popular residential location within close proximity to local amenities and approximately 5 miles from Coventry City Centre.

First Floor 2 Bedrooms, Bathroom/WC.

Outside Rear Garden.

EPC Rating C

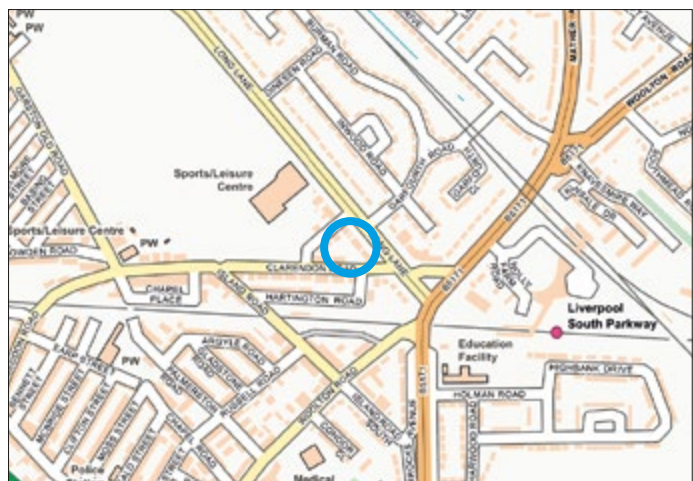
Ground Floor Hall, Lounge, Kitchen.

LOT

115

9 Long Lane, Garston, Liverpool L19 6PE

*GUIDE PRICE £40,000–£50,000



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Not to scale. For identification purposes only

- **Mixed use investment producing £7,680 per annum. Double glazing. Electric roller shutters.**

Description A Freehold 3 storey property providing a ground floor retail unit together with a 1 bedroomed flat to the rear, which is accessed via a separate side entrance. The shop benefits from a newly double glazed shop frontage and electric roller shutters. The flat is currently let by way of an Assured Shorthold Tenancy at a rental of £4680.00 per annum and benefits from double glazing and electric heating. The shop is let by way of a 2 year from May 2018 at a rental income of £3000 per annum. The potential income when fully let being in excess of £7680.00 per annum. The two flats above have

been sold off separately on long leaseholds and are not included in the sale.

Situated Fronting Long Lane within a parade of similar units approximately 6 miles from Liverpool City Centre.

Outside Rear Yard

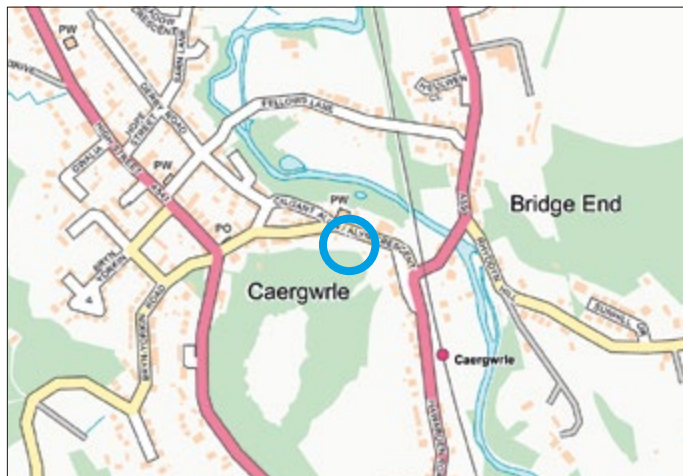
Ground Floor Shop Main Sales Area, WC **Flat** Open Plan Lounge/Kitchen, Bedroom, Shower Room/WC

LOT

116**46 Castle Street, Caergwre, Wrexham, Clwyd LL12 9DS*****GUIDE PRICE £70,000+**

- **A 3 bed detached house. Double glazing and central heating. Garden and outhouses.**

Description A three bedroomed detached property benefiting from double glazing, central heating, rear garden, driveway and outhouses. Following upgrade and modernisation the property would be suitable for occupation, investment or re-sale purposes. The property is suitable for cash buyers only.



Not to scale. For identification purposes only

Situated Off Wrexham Road (A541) in the popular village of Caergwre close to local amenities and approximately 4 miles from Wrexham Town Centre.

Ground Floor Porch, Lounge, Dining Room, Kitchen.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Driveway, Rear Garden, Outhouses.

**Beresford
Adams**

Now accepting instructions
for our 13th September auction
Closing date 17th August
To be held at The Marriott Hotel



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

LOT

117

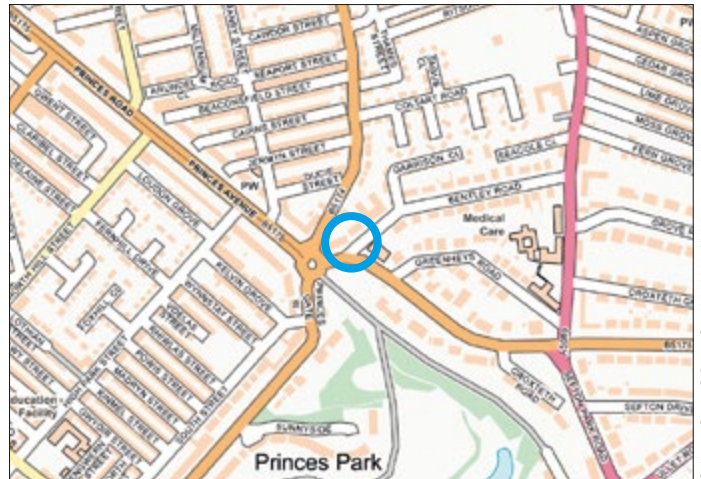
1 Bentley Road, Liverpool L8 0SY

*GUIDE PRICE £275,000+



- **Substantial semi detached property converted into 6 x 1 bedroom flats. Potential rental income £34,500 p/a**

Description A substantial double fronted three storey plus basement semi-detached property converted to provide 6 x 1 bedroomed self-contained flats. There is potential to provide further flats in the basement and a loft conversion, subject to any consents. The property benefits from a new roof, gardens and off road parking for several cars. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes with a potential rental income of in excess of £34,500. Alternatively the flats could be sold off separately or the property could be converted to provide a HMO Investment or a boutique B&B Hotel, subject to any relevant planning consents.



Not to scale. For identification purposes only

Situated Off Croxteth Road (B5175) in a very popular and well established residential location within close proximity to Sefton Park, Princes Park and approximately 1 mile from Liverpool City Centre.

Second Floor Flat 5

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

Lower Ground Floor Cellar (Not inspected)

Outside Rear Garden and Parking to the front

Ground Floor Main Entrance Hallway, Laundry Room. **Flat 1** Open Plan Lounge/ Kitchen, Bedroom, Bathroom/WC **Flat 2** Lounge, Kitchen, Bedroom, Bathroom/WC

First Floor Flat 3 Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC **Flat 4** Lounge, Kitchen, Bedroom, Bathroom/WC

LOT

118

54 Mount Street, Stoke-on-Trent ST1 2NP

*GUIDE PRICE £46,000+



- A 2 bed mid terraced property. 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 Rawlins Street in a popular residential location within close proximity to local amenities and Stoke-on-Trent City Centre.

First Floor 2 Bedrooms.

Outside Yard to the rear.

EPC Rating E

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

LOT

119

Highfield, The Mount, Heswall, Wirral, Merseyside CH60 4RD

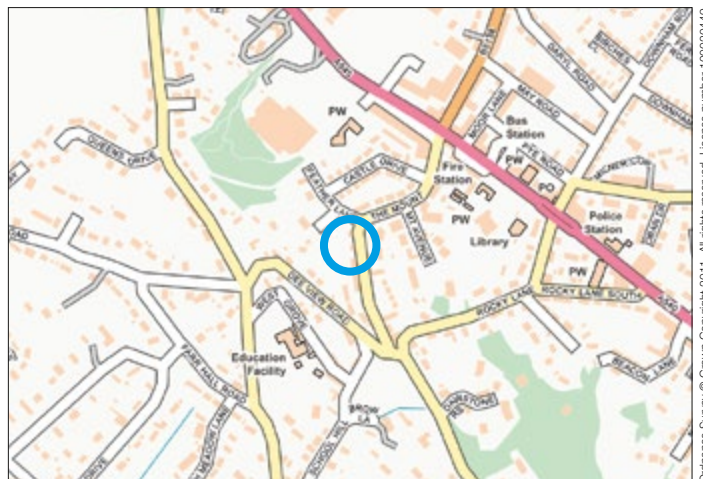
*GUIDE PRICE £600,000–£650,000



Artist Impression

- Development opportunity offered with full planning permission to erect 6 apartments

Description A Development opportunity offered with full Planning permission to erect six apartments located near to Heswall centre boasting views over the Dee Estuary to the Welsh Hills. Set over four storeys the development affords planning permission for two upper floor duplex apartments, two ground floor apartments and two lower ground floor apartments. It is proposed there would be good sized communal gardens to rear plus off road resident parking to front. Planning ref APP/17/01332.



Not to scale. For identification purposes only

Situated Heswall is an affluent town situated on the western side of the Wirral Peninsula. The land is situated off Telegraph Road (A540) within close proximity to local amenities, transport links and schooling and within walking distance to Heswall centre.

Clive Watkin
PARTNERSHIP

LOT

120

23 Morecambe Street, Liverpool L6 4AU

*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

- A 2 bed mid terraced property. Double glazing.

Description A vacant 2 bedroomed middle terrace property benefiting from double glazing. Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.

Situated Off Rocky Lane in a popular and well established residential location close to Tuebrook amenities, schooling, Newsham Park and approximately 3 miles from Liverpool City Centre.

Ground Floor Vestibule, Living Room, Kitchen, Shower Room/WC.

First Floor 2 Bedrooms.

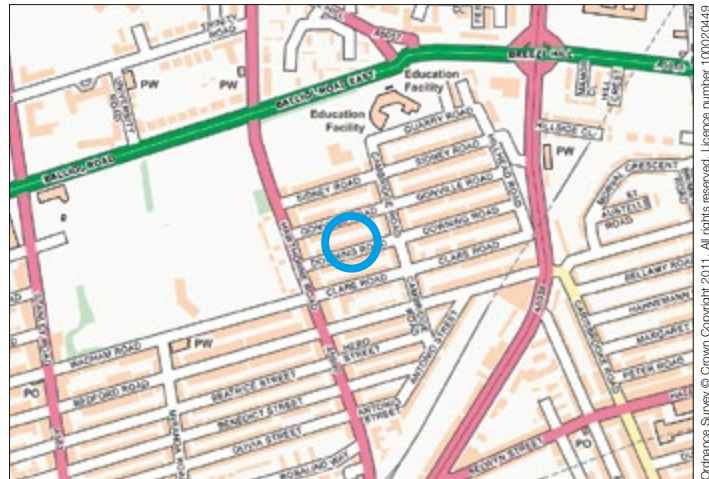
Outside Rear Yard.

LOT

121

32 Gonville Road, Bootle, Merseyside L20 9LP

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- A 3 bedroomed middle terrace property. Double glazing.

Description A vacant 3 bedroomed middle terrace property which following modernisation would be suitable for investment purposes with a potential rental income of approximately £6,000.00 per annum. The property benefits from double glazing.

Situated Off Hawthorne Road in a popular and well established residential location within close proximity to local shopping amenities, public transport and approximately 3.5 miles from Liverpool City Centre.

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

First Floor 3 Bedrooms, Bathroom/WC

Outside Rear Yard.

LOT

122

53 Astor Street, Liverpool L4 5RR

*GUIDE PRICE £45,000+



- A 2 bed middle terraced property. Central heating. Double glazing. Good condition.

Description A 2 bedroomed middle terraced property benefitting from double glazing and central heating. The property is in good order and would be suitable for occupation or investment purposes with a potential rental income of approximately £6,000.00 per annum.



Not to scale. For identification purposes only

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

First Floor 2 Bedrooms, Bathroom/WC

Outside Yard to the rear.

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

LOT

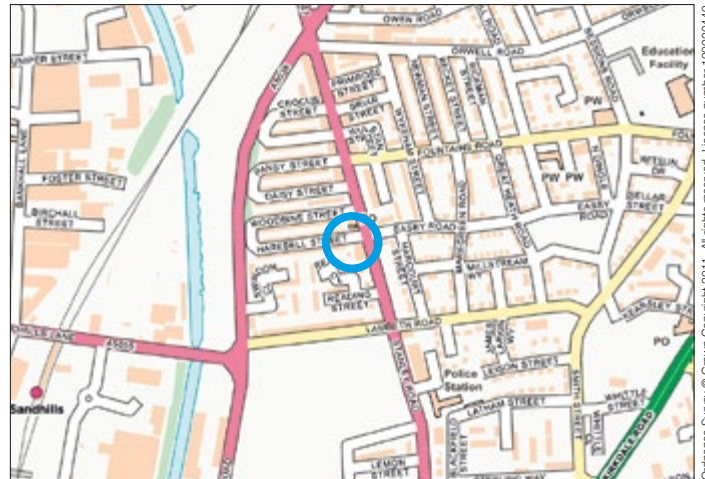
123

215 Stanley Road, Kirkdale, Liverpool L5 7QB

*GUIDE PRICE £35,000+



Description A 3 storey end of terrace comprising of a ground floor retail unit together with a 2 bedroomed flat above accessed via a separate entrance. The property benefits from double glazing and electric roller shutters to the ground floor. Following a scheme of refurbishment works the property would be suitable for investment purposes with a potential income of approximately £9,000 per annum.



Not to scale. For identification purposes only

Situated Fronting Stanley Road on the corner of Harebell Street close to local amenities. Approximately 1 mile from Liverpool city centre.

First Floor Flat Hall, Lounge, Kitchen/Diner, Bathroom/WC

Second Floor 2 Bedrooms.

Outside Yard to Rear.

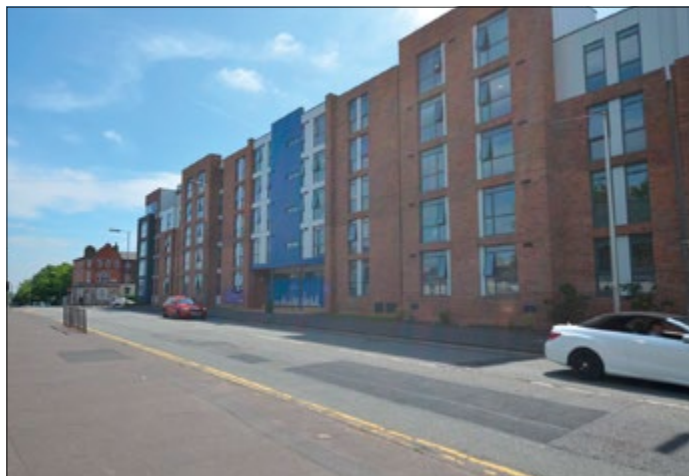
Ground Floor Shop Main Sales Area, WC's

LOT

124

Flat 139 Queensland Place, 15-17 Chatham Place, Liverpool L7 3HD

*GUIDE PRICE £55,000-£60,000



Not to scale. For identification purposes only

- **A residential investment producing £4,995.00 per annum.**

Description A fully furnished floor studio apartment currently let by way of an Assured Shorthold Tenancy producing approximately £4,995 per annum and there is a rental guarantee and the flat is fully managed with no service charges or ground rent until December 2021. The property benefits from double glazing, electric heating and a 24 hour concierge.

Situated Off Queensland Street in a popular location close to Liverpool's Universities and within walking distance to Liverpool City Centre amenities.

Ground Floor Main Entrance, Hallway, Stairs & Lift.

Fifth Floor Studio Open Plan Lounge/Kitchen/Bedroom/Study Area, Shower Room/WC.

Basement Communal lounge, Games Room, Mini Gym, Laundry Room, Bike space.

LOT

125

48 Mildmay Road, Bootle, Merseyside L20 5EN

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **A 2 bedroomed middle terrace property. Central heating.**

Description A vacant 2 bedroomed middle terrace property benefiting from central heating. Following upgrade and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.

Situated Off Hornby Boulevard within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

First Floor 2 Bedrooms, Bathroom/WC.

Outside Rear Yard.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

LOT

126

Apt 29 Woodholme Court, Gateacre, Liverpool L25 2BA

*GUIDE PRICE £70,000+



- **Residential investment producing £6,600 per annum. Double glazing. Central heating.**

Description A modern 2 bedroomed first floor purpose built apartment which is currently let by way of an Assured Shorthold Tenancy producing a rental income of approximately £6600.00 per annum. The property benefits from double glazing, central heating, secure intercom access system, communal gardens and parking.



Not to scale. For identification purposes only

Situated Off Belle Vale Road in a very popular and well established residential location within close proximity to local amenities, Gateacre Village, schooling and with pleasant views over the neighbouring fields.

First Floor Flat 29 - Hallway, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

Outside Communal Gardens and Parking

Ground Floor Main Entrance Hallway

LOT

127

Salem Methodist Church, Ffordd Talargoch, Prestatyn, Clwyd LL19 8NP

*GUIDE PRICE £60,000+



- **A traditional welsh chapel suitable for conversion subject to necessary consents.**

Description A traditional Welsh Chapel built in 1923 bounded on one side by traditional stone cottages and residential housing on the other. The property would be suitable for a number of uses to include residential conversion to a house or bungalow, subject to any necessary planning consents.



Not to scale. For identification purposes only

Situated In the village of Meliden approximately 1.6 miles south of Prestatyn on the A547.

Cellar One small room.

Ground Floor Entrance Hall, Main Chapel, Vestry, Kitchen, Rear Boiler Room.

Outside Front and rear gardens.

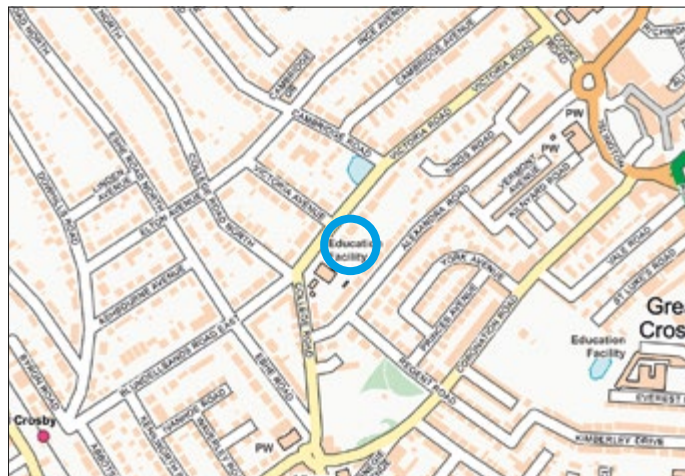
**Beresford
Adams**

LOT

128

94 & 96 Victoria Road, Widnes, Cheshire WA8 7RA

*GUIDE PRICE £125,000+



Not to scale. For identification purposes only

- **Ground floor retail unit together with office space above. In need of full upgrade and refurbishment scheme**

Description A two storey corner property comprising of a ground floor retail unit with a together with office accommodation to the first floor. The property is in a state of disrepair and in need of a full upgrade and refurbishment scheme. The property would be suitable for a number of uses, to include residential conversion subject to any necessary planning consents.

Situated Prominent corner site on Victoria Road at the junction with Eleanor Street within close proximity to Widnes Town Centre amenities to include the Hive Leisure Park and local transport links such as the New Mersey Gateway.

Ground Floor Not internally inspected, we believe the property to comprise of - Sales Area, Storage Space.

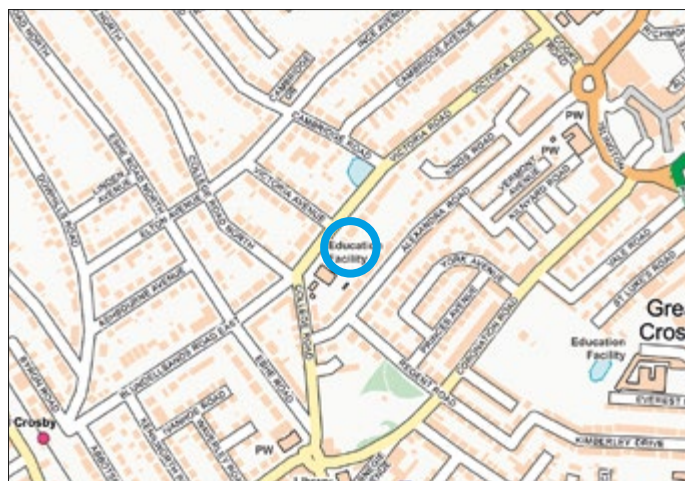
First Floor Not internally inspected, we believe the property to comprise of - Sales Area, Office Space.

LOT

129

Flat 6, 14 Victoria Road West, Crosby, Liverpool L23 8UQ

*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- **One bedroomed lower ground floor flat. Good condition throughout. Double glazing. Central heating. Communal gardens.**

Description A one bedroomed lower ground floor flat benefiting from double glazing, central heating and communal gardens. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. The potential rental income is approximately £7200.00 per annum.

Situated Fronting Victoria Road West in a popular and well established residential location within the Crosby district of Liverpool within close proximity to local amenities.

Lower Ground Floor Flat Entrance Vestibule, Lounge, Kitchen, Bedroom, Shower Room/WC

Outside Communal gardens.

LOT

130

The Weighing Machine, 7/9 Wavertree Road, Liverpool L7 1PE

*GUIDE PRICE £195,000+



- A former public house suitable for conversion to provide a HMO opportunity subject to consents.

Description A three storey corner property previously trading as a public house with accommodation to the first and second floors. The property would be suitable for a number of uses to include a 7 bed HMO Investment opportunity to the first & second floors, subject to any necessary planning consents. The public house is in good condition and ready for immediate occupation. If let to 7 tenants at £95pppw the potential rental income is approximately £34,500 per annum.



Not to scale. For identification purposes only

Situated In a Conservation area on the corner of Wavertree Road and Marmaduke Street in a popular location within walking distance to Liverpool City Centre and Liverpool's Universities.

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

Second Floor 4 Bedrooms.

Outside Yard to the rear.

Ground Floor Public House - Main Bar Area, Ladies and Gents WC's.

LOT

131

60, 60a & 60b Moss Lane, Orrell Park, Liverpool L9 8AN

*GUIDE PRICE £110,000-£120,000



- Mixed use investment producing £15,468.00 Per annum.

Description A mixed use investment opportunity currently producing £15,468 per annum. The property comprises of a two storey middle terrace which has been converted to provide a ground floor retail unit currently trading as "Cash 4 Clothes" by way of a 12 month lease, together with two self-contained flats above (1 x 1 bed, 1 x 2 bed) both let by way of Assured Shorthold Tenancies. The property is fully let producing £15,468.00 per annum. The property underwent refurbishment in 2010 to include a new aluminium shop front, UPVC windows to both flats and new kitchen/bathroom suites.



Not to scale. For identification purposes only

Situated Fronting Moss Lane (A566) in a popular and well established location within close proximity to local amenities and approximately 5 miles from Liverpool City Centre.

Ground Floor Hall, Lounge, Bedroom, Kitchen, Bathroom/ WC.

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

Ground Floor Shop/Reception, Storage/Office Area, WC.

LOT

132

60 Milman Road, Liverpool L4 5SH

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **A 3 bed middle terraced property in need of a full upgrade.**

Description A 3 bedroomed middle terraced property in need of a full upgrade and refurbishment scheme. Once upgraded the property would be suitable for occupation, resale or investment purposes with a potential rental income of £6,000.00 per annum.

Situated Off Walton Lane in a popular and well established residential location within easy reach of local amenities, schooling, Everton and Liverpool Football Club and approximately 3 miles from Liverpool City Centre.

Ground Floor Hall, 2 Reception Rooms, Kitchen.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Yard to the rear.

LOT

133

29 Parton Street, Liverpool L6 3AN

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **Residential investment producing £4320.00 Per annum. Double glazing, central heating**

Description A 2 bedroomed middle terraced property benefitting from double glazing and central heating. The property is currently tenanted by way of an Assured Shorthold Tenancy producing a rental income of £4320.00. The tenant is vacating the property and it will be sold with vacant possession. The potential rental income is approximately £450.00pcm.

Situated Just off Sheil Road which in turn is off Kensington in a popular and well established residential location within walking distance to local amenities and Newsham Park. Liverpool City Centre is approximately 3 miles away.

Ground Floor Vestibule, Lounge, Kitchen/Dining Area, Bathroom/WC.

First Floor 2 Bedrooms.

Outside Yard to the rear.



LOT

134

275 Cherry Lane, Liverpool L4 6UH

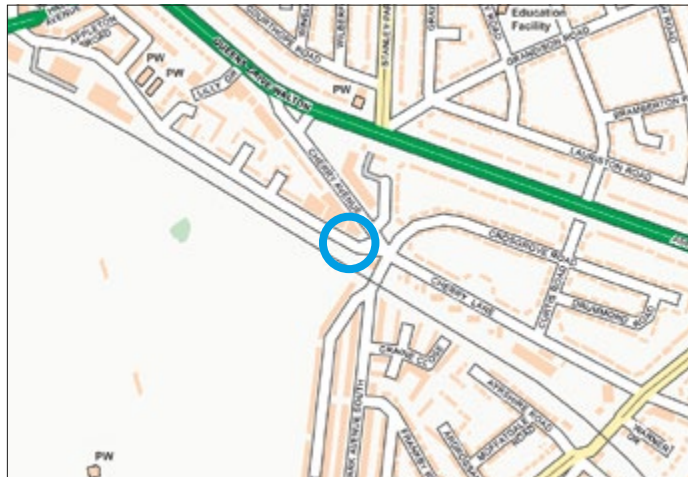
*GUIDE PRICE £15,000-£20,000



- **Vacant commercial property.**

Description A middle terraced single storey workshop unit in need of a full refurbishment scheme. Following which the property would be suitable for a number of uses subject to any necessary consents.

Situated Fronting Cherry Lane in a popular and well established



Not to scale. For identification purposes only

location approximately 4 miles from Liverpool city centre.

Ground Floor Main Sales Area, Rear Room, Toilet WC and Kitchen Area (No Fittings)

Outside Parking to the front.

LOT

135

ON BEHALF OF A HOUSING ASSOCIATION

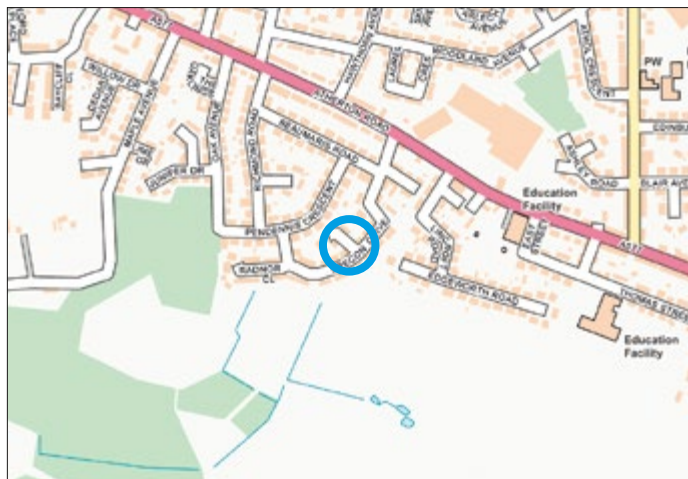
2 Tregaron Grove, Hindley Green, Wigan, Lancashire WN2 4RY

*GUIDE PRICE £80,000+



- **3 Bed end terrace. Gardens front and rear. Double glazing. Central heating.**

Description A 3 bedrooomed end terrace benefiting from double glazing, central heating and front and rear gardens. Following modernisation the property would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated Off Brecon Drive which in turn is situated off Atherton Road (A577) in a popular and well established sought after location within close proximity to local amenities.

First Floor 3 Bedrooms, Bathroom/W.C.

Outside Gardens front and rear.

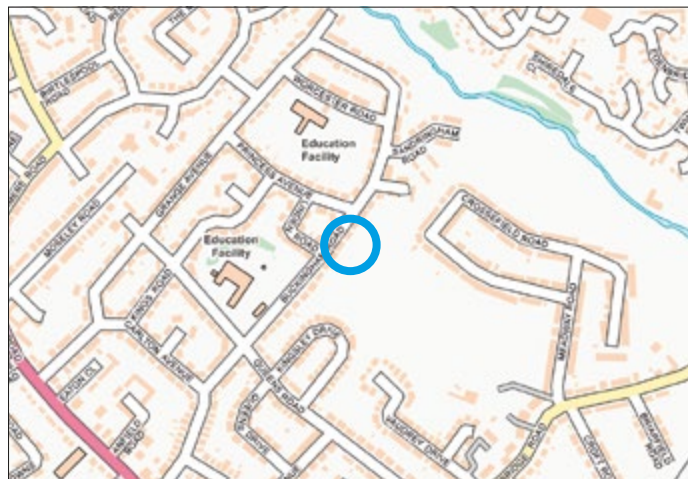
Ground Floor Entrance Hall, Living Room, Kitchen/Dining Room, Living Room.

LOT

136

88 Buckingham Road, Cheadle Hulme, Cheadle, Cheshire SK8 5NA

*GUIDE PRICE £200,000+



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Not to scale. For identification purposes only

- A 3 bedroomed semi detached house.

Description A three bedroom semi-detached house in need of some structural repair and modernisation. The property has good potential with an open outlook over a cricket club to the rear. The property benefits from double glazing, front and rear gardens and a detached garage. This property is suitable for cash buyers only.

Situated Off Cheadle Road in a popular residential area convenient for local shops, supermarkets, schools, bus routes, Cheadle Hulme rail station and access to the main A5149 to Cheadle Hulme, Cheadle, the motorway network and into the city centre.

First Floor 3 Bedrooms, Bathroom, Separate WC.

Outside Front and Rear Gardens, Detached Garage.



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

LOT

137

28 Station Road, Queensferry, Deeside, Clwyd CH5 1SX

*GUIDE PRICE £80,000-£90,000



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Not to scale. For identification purposes only

- A two story middle terrace mixed use property. Partial double glazing and electric heating.

Description A two story middle terrace property comprising of a ground floor retail unit currently operating as a café/ sandwich bar together with a 2 bedroomed flat to the first floor accessed via a separate entrance. The property benefits from partial double glazing and electric heating. Please note the property will be vacant on completion.

Situated Fronting Station road in a prominent position within walking distance to local amenities and easy access to transport links.

Beresford Adams

Ground Floor Main Sales Area, Kitchen, Storage, WC

First Floor Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C

LOT

138

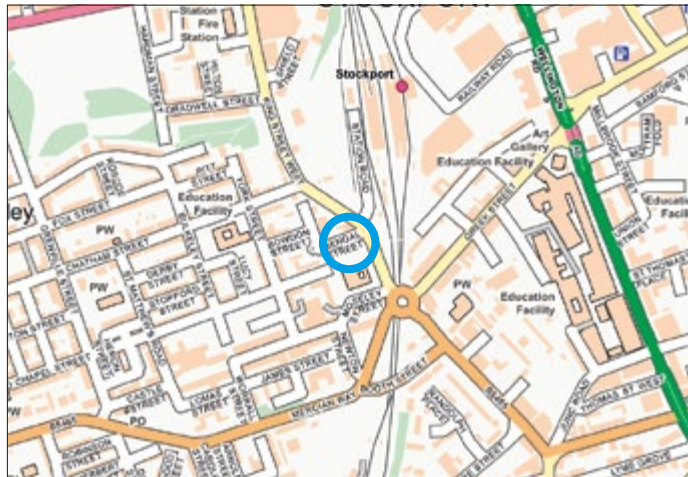
Apartment 7, The Blue Bell, 12 Shaw Heath, Stockport, Cheshire SK3 9DY

*GUIDE PRICE £28,000+



- A basement space with planning permission to convert into a 2 bedroomed apartment

Description A basement space comprising of three rooms with the benefit of planning permission to convert into a 2 bedroomed apartment. There are six other apartments in the development which have been finished to a high standard and sold off under leasehold interests. Once converted and fully refurbished the potential rental income would be approximately £7,200 per annum.



Not to scale. For identification purposes only

Situated On Shaw Heath at it's junction with Bengal Street and opposite Station Road. The property is very close to Stockport train station and close by to town centre amenities, Mersey Way shopping centre, supermarkets, shops, bars and restaurant. The M60 motorway and other major transport links are nearby.

Basement Kitchen/Living Room, Bathroom, Hallway, 2 Bedrooms, Outdoor Space.

Tenure Leasehold for 125 years from 2012 with a ground rent of £50 per annum. The service charge is approximately £600 per annum.

bridgfords

LOT

139

Land at Abbeystead, Skelmersdale, Lancashire WN8 9LP

*GUIDE PRICE £120,000+



- Land with planning permission to erect six three-bedroom semi-detached houses.

Description Freehold site for six three-bed en-suite semi-detached houses with parking. Full planning permission has been obtained and all planning conditions have now been submitted to the local authority for their approval. The site is therefore ready to commence building. Site GDV once built is £810,000. Plans available at the auctioneers office.

Situated Off Gillibrands Road in a popular and well established residential location within close proximity to local amenities, schooling and transport links.

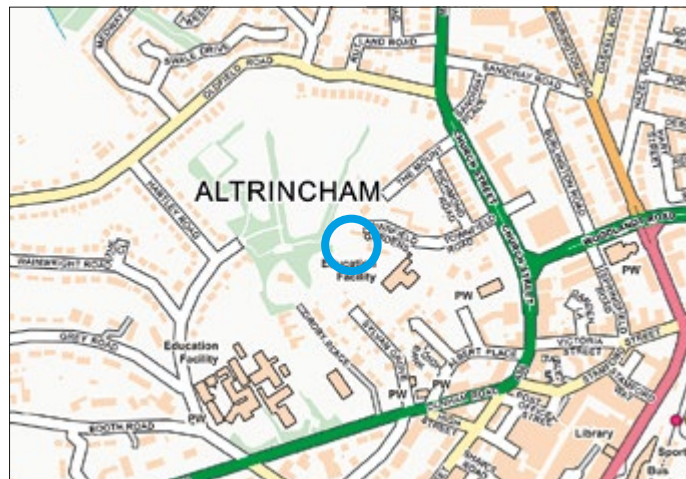
Note There is no section 106 or CIL payment required, and planning conditions have been discharged. There is no suds strategy required. The site is ready for immediate development.

LOT

140

Apt 70 Townfield Gardens, Townfield Road, Altrincham WA14 4DT

*GUIDE PRICE £100,000+



Not to scale. For identification purposes only

- **Two bedroomed top floor apartment. Double glazing. Balcony.**

Description A top floor two bedroomed apartment within a purpose built block benefiting from double glazing, Private Balcony, Communal gardens and views over John Leigh Park. The property is in good order throughout and is suitable for owner occupiers only.

Situated Off Church Street (A56) in a popular and well established residential location close to local amenities and within walking distance to Altrincham town centre.

Third Floor Apartment Hall, Lounge/Dining room, Kitchen, two Bedrooms, Shower room/ WC

Outside Communal gardens.

Ground Floor Main entrance Hallway.

Joint Agent

bridgfords

LOT

141

43-45 Duke Street, St. Helens, Merseyside WA10 2JE

*GUIDE PRICE £100,000+



Not to scale. For identification purposes only

- **Ground floor commercial property together with a three bed flat above. Double glazing. Central heating. Electric roller shutters.**

Description A two storey double fronted middle terrace property comprising a ground floor commercial unit together with a three bed self-contained flat above, accessed via a separate front entrance. The property was until recently fully let as a Bar/Club producing a rental income of £17,500pa. The property is now vacant and would be suitable for a variety of uses, to include residential conversion or two separate retail units, subject to any necessary consents. The property benefits from electric roller shutters, double glazing and central heating.

Situated Along Duke Street which is one of the main routes within St Helens in a popular and well established location within close proximity to local amenities, public transport and St Helens town centre.

Ladies and Gents WCs, Kitchen, Stairs to one further Room.

First Floor Flat Hall, Lounge, Shower/WC, Kitchen, three Bedrooms.

Outside Rear Yard.

Basement Cellar Not Inspected.

Ground Floor Public Bar (approximately 90sqm/968sqft),

LOT

142

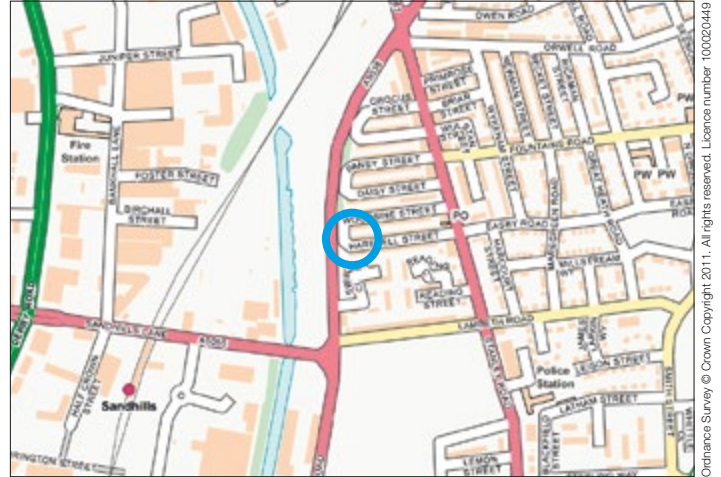
4 Woodbine Street, Liverpool L5 7RR

*GUIDE PRICE £40,000+



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

Description A two bedroomed middle terraced property suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum. The property is in reasonable condition and benefits from double glazing and central heating.



Not to scale. For identification purposes only

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

Outside Yard to the rear.

Ground Floor Hall, Through Lounge/dining Room, Kitchen.

First Floor Two Bedrooms, Shower room/WC

LOT

143

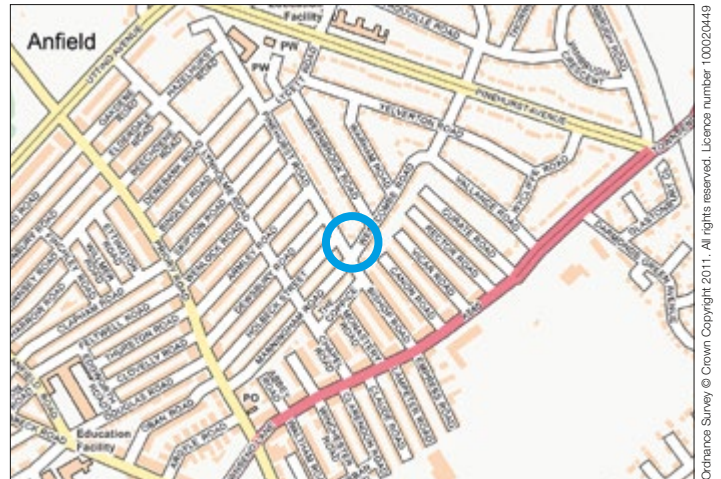
1 Westcombe Road, Liverpool, L4 2UB

*GUIDE PRICE £60,000+



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

Description A three bedroomed semi-detached property benefiting from double glazing, central heating, front, side and rear gardens and off road parking. There is also potential to extend to the side of the property, subject to any necessary consents. The property would be suitable for occupation or investment purposes. The potential rental income is approximately £7200.00 per annum.



Not to scale. For identification purposes only

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

First Floor Three Bedrooms, Shower Room/WC.

Outside Front, side and rear gardens, Driveway.

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

LOT

144

40 Violet Road, Liverpool L21 6NZ

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **A two bed middle terrace property. Double glazing. Central heating.**

Description A vacant two bedroomed middle terrace property benefiting from double glazing and central heating. The property would be suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.

Situated Off Linacre Road (A567) in a popular and well established residential location within close proximity to local amenities, schooling, transport links and approximately 5 miles from Liverpool city centre.

First Floor Two Bedrooms, Bathroom/WC.

Outside Rear Yard.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

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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 £850+VAT (£1,020 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.** (In all cases we will require proof of funds). 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 £850+VAT (£1,020 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. 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.

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.** (In all cases we will require proof of funds). 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 £850+VAT (£1,020 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. 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.

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 before leaving the AUCTION:

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

A5.4 If you do not we may either:

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

A5.5 The deposit:

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

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

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

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

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

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

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

G1. The lot

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

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

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

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

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

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

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

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

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

G1.9 The BUYER buys with full knowledge of:

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

G14.2	Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.	BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.	G24.4	Following COMPLETION the BUYER must:
G15. Transfer as a going concern				<ul style="list-style-type: none"> • (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings; • (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and • (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
G15.1	Where the SPECIAL CONDITIONS so state:	<ul style="list-style-type: none"> • (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. 	G24.5	The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating to this.
G15.2	The SELLER confirms that the SELLER		G25. Warranties	
	<ul style="list-style-type: none"> • (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. 	G21. Environmental	G25.1	Available warranties are listed in the SPECIAL CONDITIONS.
G15.3	The BUYER confirms that:	G21.1	G25.2	Where a warranty is assignable the SELLER must:
	<ul style="list-style-type: none"> • (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. 	G21.2		<ul style="list-style-type: none"> • (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.
G15.4	The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:	G22. Service Charge	G25.3	If a warranty is not assignable the SELLER must after COMPLETION:
	<ul style="list-style-type: none"> • (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. 	G22.1		<ul style="list-style-type: none"> • (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.
G15.5	The BUYER confirms that after COMPLETION the BUYER intends to:	G22.2	G26. No assignment	
	<ul style="list-style-type: none"> • (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 	G22.3	The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under this CONTRACT.	
G15.6	If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:	G22.4	G27. Registration at the Land Registry	
	<ul style="list-style-type: none"> • (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. 		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:
G16. Capital allowances				<ul style="list-style-type: none"> • (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.
G16.1	This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.		G27.2	This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon as practicable:
G16.2	The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER'S claim for capital allowances.			<ul style="list-style-type: none"> • (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.
G16.3	The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.	G22.5	G28. Notices and other communications	
G16.4	The SELLER and BUYER agree:		G28.1	All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.
	<ul style="list-style-type: none"> • (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. 	G22.6	G28.2	A communication may be relied on if:
G17. Maintenance agreements				<ul style="list-style-type: none"> • (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.
G17.1	The SELLER agrees to use reasonable endeavours to TRANSFER to the BUYER, at the BUYER'S cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.		G28.3	A communication is to be treated as received:
G17.2	The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.	G23. Rent reviews		<ul style="list-style-type: none"> • (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.
G18. Landlord and Tenant Act 1987		G23.1	G28.4	A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.
G18.1	This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.	G23.2	G29. Contracts (Rights of Third Parties) Act 1999	
G18.2	The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.	G23.3	No one is intended to have any benefit under the CONTRACT pursuant to the Contract (Rights of Third Parties) Act 1999.	
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.	G23.4		
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:			
	<ul style="list-style-type: none"> • (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:	G23.5		
	<ul style="list-style-type: none"> • (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. 	G23.6		
G19.6	The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.	G23.7		
G20. TUPE		G23.8		
G20.1	If the SPECIAL CONDITIONS state "There are no employees to which TUPE applies", this is a warranty by the SELLER to this effect.	G24. Tenancy renewals		
G20.2	If the SPECIAL CONDITIONS do not state "There are no employees to which TUPE applies" the following paragraphs apply:	G24.1		
	<ul style="list-style-type: none"> • (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the 			

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 £850+VAT (£1,020 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.
- Extra Auction Conduct Conditions**
 - Despite any special CONDITION to the contrary the minimum deposit we accept is £3,000 (or the total price, if less). A special CONDITION may, however, require a higher minimum deposit.
- Searches**

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

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