

NEXT AUCTION
25 OCTOBER
CLOSING DATE FOR ENTRIES 9 AUGUST

SuttonKersh



property auction sale

THURSDAY 8 SEPTEMBER 2011

commencing at 12pm prompt at

Marriott Hotel, City Centre

One Queen Square, Liverpool L1 1RH



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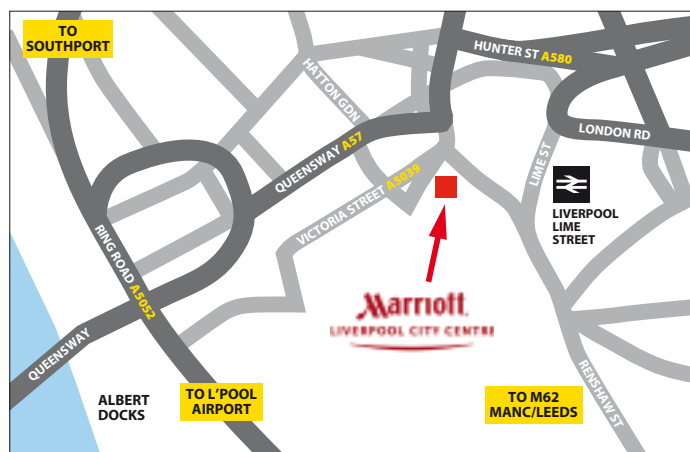
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**Please contact Garry Abrams
on 0151 735 1000
or email garry.abrams@eadsolicitors.co.uk**

www.eadsolicitors.co.uk

*Excludes contribution by buyer as per auction special conditions. All fees are exclusive of VAT, disbursements and any mortgage related charges. Does not apply to sale of commercial property or lots where more than one property is being sold



Marriott Hotel
City Centre
One Queen Square
Liverpool L1 1RH

Auction programme **2011** **Liverpool**

AUCTION DATES

Tuesday 25 October

Thursday 8 December

CLOSING DATES

20 September

1 November

Entries are invited from owners or their agents

Contact:

James Kersh BSc Hons MRICS

james@suttonkersh.co.uk

Cathy Holt MNAEA

cathy.holt@suttonkersh.co.uk

for free advice or to arrange a free valuation

0870 873 1212

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

Merseyside's leading auction team...

Katie Donohue Bsc (Hons)

Auction Administrator
katie@suttonkersh.co.uk

Cathy Holt MNAEA

Auction manager
cathy.holt@suttonkersh.co.uk

James Kersh Bsc (Hons) MRICS

Director
james@suttonkersh.co.uk

Ashleigh Moore

Auction Administrator
ashleigh@suttonkersh.co.uk



Bidder's registration and identification form

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

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

Bidder:

First name(s) Surname

Address

Postcode Tel no

Mobile no Email

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

Bidder's solicitor:

Firm Contact name

Address

..... Postcode Tel no

Bidder's signature Date

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

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

List A – Photographic evidence of Identity

List B – Evidence of Residence

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

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

Signed Date

on behalf of Sutton Kersh

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

Auctioneer's pre-sale announcements

- 1 The auctioneer will offer all lots in the order as shown in the catalogue.
- 2 An addendum to the catalogue and Conditions of Sale is currently available for distribution in the auction room.
- 3 This addendum is an important document providing updates and corrections to the auction catalogue.
- 4 Sutton Kersh will always endeavour to inform prospective purchasers of changes that may have taken place after the catalogue was printed when such changes are brought to their attention.
- 5 Would prospective purchasers please ensure they have a copy of the auction catalogue and an addendum prior to bidding.
- 6 Prospective purchasers are deemed to have read the addendum whether they have done so or not.
- 7 You are bidding on the basis that you have checked the General Conditions of Sale, which are detailed at the back of the catalogue, and the Special Conditions of Sale relating to each individual lot.
- 8 The Special Conditions of Sale together with the title documentation have been available for inspection at the auctioneer's office in the immediate period leading up to auction date.
- 9 You are bidding on the basis that you have made all necessary enquiries, particularly in respect of lots the auctioneer has not inspected or had initial sight of tenancy details, and have checked the General and Special Conditions of Sale and are satisfied that you fully understand their content.
- 10 If you have a question in respect of any of the lots within the catalogue would you please ask one of the Sutton Kersh representatives who will attempt to answer your question during the auction. The auctioneer will not answer any questions whilst the auction is proceeding.
- 11 Guide prices shown in the catalogue are merely an approximation and the auctioneer's opinion only. They should not be regarded as anything more.
- 12 The auctioneer will not describe each individual property in detail or elaborate on its features or finer points. He will merely state the address, lot number and a very brief description.
- 13 Please remember it is the bidder's duty to attract the auctioneer's attention.
- 14 Please bid clearly and do not delay.
- 15 At the fall of the hammer the successful bidder will be in a binding contract of sale. At this point, an auction runner will come to your place of bidding, take your name and address and details of your solicitor and will lead you to one of the contract tables in the auction room. Identification details (details of which are available from Sutton Kersh staff) will be required from you. Please make sure that you have the required documentation readily available. If in doubt, please contact James Kersh prior to bidding.
You will then be invited to sign the Memorandum or Contract of Sale and provide a 10% deposit cheque subject to a minimum of £2,000 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 £350 inclusive of VAT 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.
- 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.

Property? We do the lot.

Estate Agents

Allerton /South Liverpool

Tel: 0151 734 0666
Fax: 0151 734 4504
allerton@suttonkersh.co.uk
40/42 Allerton Road
Liverpool L18 1LN

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Liverpool L2 3PQ

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Liverpool L12 5HW

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Surveys & Valuations

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exchange@suttonkersh.co.uk

Building Surveying

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Fax: 0151 207 9933
exchange@suttonkersh.co.uk
2 Cotton Street
Liverpool L3 7DY

Mortgages

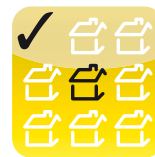
Tel: 0151 280 0407
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Lettings & Property Management

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Liverpool L3 7DY

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18 West Derby Village
Liverpool L12 5HW



2011 Merseyside property auction market 6 mo

Cathy Holt on the year so far...

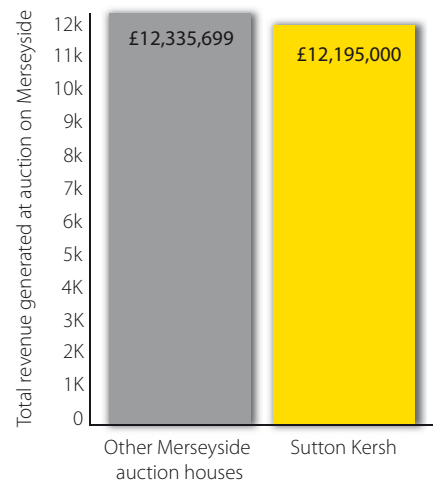
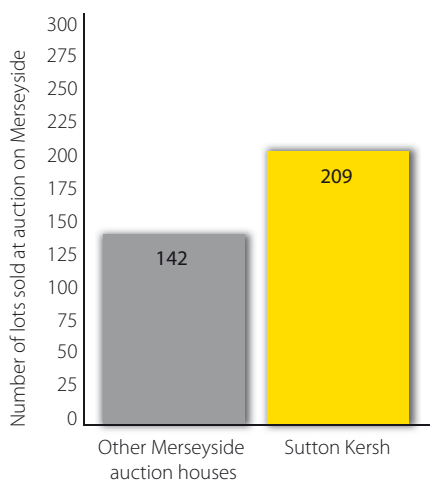
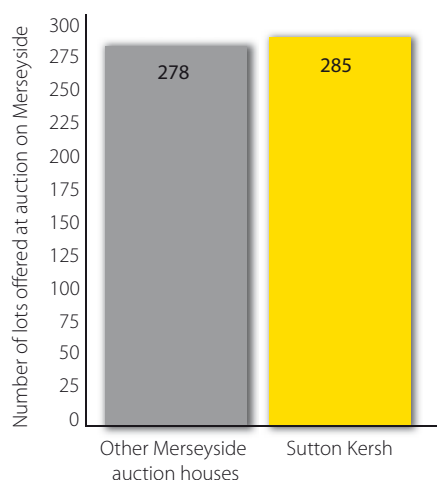
It is encouraging to see improvements across the board in Merseyside for total lots offered, lots sold, percentage sold and total revenue, when compared to the same period in 2010. So far this year there have been 563 properties offered on Merseyside compared to 315 during the same period last year marking a 44% increase. Of these properties offered, 351 have sold generating a total revenue of £24,530,699.

On a personal note, Sutton Kersh Auctions has had a positive start to the year achieving a selling average of 74.25%; more than the national average. Since February, we have auctioned 285 properties and sold 209, generating

a total revenue of £12,195,000. These figures account for a high proportion of the total figures for Merseyside. When compared to the same period last year, we have experienced 22.1% growth in the number of lots offered and 25.84% growth in the number of lots sold. Our total revenue is also up by 4%, and sold average by 5.35%.

The availability of finance continues to hinder any substantial recovery, but the above results do demonstrate improvements in the market, something we should all take confidence from.

Please note, all charts below relate to the period January – July 2011



*Figures sourced from www.eigroup.co.uk

We are now accepting instructions for our 25 October auction. Catalogue closes 20 September. If you would like to enquire about your properties suitability for auction and would like a free, no obligation market appraisal, please contact our friendly team on:

0151 207 6315

auctions@suttonkersh.co.uk

Cathy Holt (MNAEA), Auction Manager, Sutton Kersh



Some kind words from our clients...

Vendor - Mr A. Brown from Kirkby

"Sutton Kersh provided an excellent service from start to finish. The good thing was, everything went smoothly, and more importantly, the speed at which the sale went through, and I got the price I was looking for. Sutton Kersh dealt with everything on my behalf and kept me informed throughout the whole process, making it so simple for someone who has never sold at auction before."

Vendor - Mr & Mrs Blackburn from Old Swan

"Sutton kersh provided a brilliant service. My sale went very smoothly with no problems. From the initial valuation, the whole process and service was second to none. Cathy and the staff were very friendly and helpful, and even attended all of the viewings on my behalf. I would strongly recommend using them to sell your house."

Vendor & Purchaser- Alison McGeorge (Landlord)

"I have been dealing professionally with Cathy Holt for the last 12 months with both sales and purchases. Despite these recessionary times, I have been more than happy with my sales receipts upon disposal of properties via Cathy and her team. Additionally, in that time, Sutton Kersh Auctions liaised with my solicitors and also negotiated an acquisition that I was able

to purchase for a very realistic price. Furthermore, only recently, I have given Cathy a further instruction for another disposal. She listens to you and your requirements, following your instructions totally with the additional virtues of integrity, punctuality and reliability thus making the whole process as simple, straightforward and expeditious as possible. If you want someone "ON BOARD", particularly in these tough times, don't hesitate to contact Cathy and her team. Professional from start to finish. Long may it continue."

Vendor - Mrs Spauls from Chester

"Sutton Kersh guided me through the whole process and it all went smoothly and I was very happy with the service."

Vendor & Purchaser - JD Estates (Property Developer)

"I have been operating in the property development and management business for over twenty years and in that time, I have used the services of a number of estate agents, surveyors and property management companies. I would like to express my gratitude for the services that Sutton Kersh have provided, which have far out-performed those of their competitors. I would not have a moment's hesitation in recommending your services to other customers, from both a selling and purchasing perspective."



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Auction results **Tuesday 12 July 2011**

LOT	PROPERTY	RESULT	PRICE
1	3 The Cottages, Woolton Road, Woolton, Liverpool, L25 7ul	Sold	£60,000
2	34 Montrovia Crescent, Liverpool, L10 9ND	Sold	£57,000
3	46 Burdett Street, Aigburth, Liverpool, L17 7AT	Withdrawn	
4	22 Whitewood Park, Liverpool, L9 7LG	Sold	£150,000
5	30 Aigburth Drive, Liverpool, L17 4JH	Available At	£640,000
6	21 Parton Street, Liverpool, L6 3AN	Sold After	
7	20 Parton Street, Liverpool, L6 3AW	Sold After	
8	165 Walton Road, Liverpool, L4 4AH	Sold	£50,000
9	40 Althorp Street, Liverpool, L8 4RS	Sold Prior	
10	56 Sunlight Street, Liverpool, L6 4AQ	Sold After	
11	61 Sunbeam Road, Liverpool, L13 5XS	Sold After	
12	Hillside House, Hillside Road, Huyton, Liverpool, L36 8BJ	Sold	£60,000
13	19-22a Cathedral Road, Liverpool L6 0AT	Withdrawn	
14	1 College Houses, Muirhead Avenue East, Liverpool, L11 1ER	Withdrawn	
15	213 County Road, Liverpool L4 5PE	Sold Prior	
16	88 St. Marys Road, Garston, Liverpool, L19 2JG	Available At	£50,000
17	621 Prescott Road, Old Swan, Liverpool, L13 5XA	Available At	£150,000
18	32-36 County Road, Walton, Liverpool, L4 3QH	Available At	£275,000
19	6 Cliff Street, Liverpool, L7 2PX	Sold After	
20	8 Charlecote Street, Liverpool, L8 9UX	Sold After	
21	6 Prospect Vale, Liverpool, L6 8PG	Sold After	
22	36 Hinton Street, Fairfield, Liverpool, L6 3AR	Sold	£35,000
23	Apartment 3, 73 Wood Street, Liverpool, L1 4NU	Available At	£55,000
24	50 Newman Street, Liverpool, L4 1RJ	Sold Prior	
25	1 Bentinck Place, Birkenhead, Merseyside CH41 4DR	Sold	£26,500
26	Apartment 1, 73 Wood Street, Liverpool, L1 4NU	Available At	£55,000
27	Apartment 8, 70a Bold Street, Liverpool, L1 4HR	Available At	£61,000
28	3 Menai Street, Birkenhead, Merseyside CH41 6EL	Sold	£37,000
29	10 Menai Street, Birkenhead, Merseyside CH41 6EL	Sold	£37,000
30	28 Menai Street, Birkenhead, Merseyside CH41 6EL	Sold Prior	
31	Apartment 9, 70a Bold Street, Liverpool, L1 4HR	Available At	£61,000
32	6 Claughton Place, Birkenhead, Merseyside CH41 4DS	Available At	£35,000
33	8 Claughton Place, Birkenhead, Merseyside CH41 4DS	Sold	£36,750
34	10 Claughton Place, Birkenhead, Merseyside CH41 4DH	Sold	£34,000
35	92 Arthur Street, Birkenhead, Merseyside CH41 4jb	Available At	£40,000
36	99 Arthur Street, Birkenhead, Merseyside CH41 4jb	Sold	£25,000
37	140-142 Queens Drive, West Derby, Liverpool, L13 0AL	Sold Prior	
38	28 Mount Avenue, Bootle, Merseyside L20 6DT	Sold	£33,000
39	44 Osbourne Road, Tuebrook, Liverpool L13 8AT	Sold Prior	
40	64 Newcombe Street, Liverpool, L6 5AW	Sold	£42,000
41	32 Ridgmont Avenue, Liverpool, L11 3BT	Sold	£55,500

70% OVER SOLD

42	13 Grove Street, Runcorn, Wa7 1HL	Sold After	
43	14a & 16a South Road, Waterloo, Liverpool, L22 5PQ	Sold Prior	
44	65 South Cantril Avenue, Liverpool, L12 6QY	Sold	£53,000
45	137-141 County Road, Walton, Liverpool, L4 3QF	Available At	£165,000
46	33 Princes Park Mansions, Croxteth Road, Liverpool, L8 3SA	Sold After	
47	170a Delamore Street, Liverpool, L4 3SU	Withdrawn	
48	213 Warbreck Moor, Liverpool, L9 0HU	Withdrawn	
49	531 Southport Road, Bootle, Merseyside L20 0DD	Sold	£65,000
50	5 Drake Close, Liverpool, L10 7NJ	Sold	£41,500
51	2 Bianca Street, Bootle, Liverpool L20 7DS	Available At	£40,000
52	84 Pickwick Street, Liverpool, L8 5TW	Sold	£45,000
53	6 Meadow Bank, Ormskirk, Lancashire L39 2HG	Available At	£240,000
54	Flat 8, 11 Swindon Road, Liverpool L5 7TS	Available At	£30,000
55	76 Webster Road, Liverpool, L7 4LQ	Withdrawn	
56	30 Island Road, Liverpool, L19 6PA	Available At	£140,000
57	25 Blessington Road, Liverpool, L4 0RZ	Sold After	
58	2 Alroy Road, Liverpool, L4 0RP	Sold Prior	
59	78 Marled Hey, Liverpool, L28 0QT	Available At	£60,000
60	46 Rice Lane, Liverpool, L9 1DD	Available At	£50,000
61	171 Westminster Road, Liverpool, L4 4LR	Sold After	
62	55 Heyes Street, Liverpool, L5 6SE	Available At	£52,500
63	2-8 Market Street, Newton-Le-Willows, Merseyside WA12 9AN	Sold Prior	
64	55 Stonefield Road, Liverpool, L14 0NX	Sold After	
65	3 Clifton Road East, Liverpool, L6 4EB	Available At	£55,000
66	30 Olivia Street, Bootle, Merseyside L20 2EP	Sold After	
67	144 St. Marys Road, Garston, Liverpool L19 2JJ	Available At	£140,000
68	369 Borough Road, Birkenhead, Merseyside CH42 0HA	Sold After	
69	194 Brighton Street, Wallasey, Merseyside CH44 8DY	Withdrawn	
70	135 Peel Road, Bootle, Merseyside L20 4JX	Available At	£50,000
71	7 Bentinck Place, Birkenhead, Merseyside CH41 4DR	Sold	£35,000
72	36 Menai Street, Birkenhead, Merseyside CH41 6EL	Sold	£35,000
73	9 Lind Street, Liverpool, L4 4EG	Sold	£45,000
74	66 Webster Road, Liverpool, L7 4LQ	Withdrawn	
75	5 Bentinck Place, Birkenhead, Merseyside CH41 4DR	Sold After	
76	118-120 Oakfield Road, Walton, Liverpool, L4 0UQ	Available At	£40,000
77	20 Churchill Avenue, Birkenhead, Merseyside CH41 8ALI	Sold Prior	
78	35 Baltic Street, Liverpool, L4 0SW	Sold	£20,250
79	14 Lynholme Road, Liverpool L4 2XB	Sold	£30,500

TOTAL REALISATION = £2,358,000

Order of sale **Thursday 8 September**

For sale by public auction unless sold prior or withdrawn

LOT	PROPERTY	PRICE
1	21 Tenby Avenue, Liverpool. L21 9NL	£45-50,000
2	Land at Stewart Avenue, Bootle, Merseyside. L20 9JD	£60,000+
3	60 Wilburn Street, Liverpool. L4 4EB	£20-25,000
4	46 Burdett Street, Aigburth, Liverpool. L17 7AT	£70,000 +
5	3 Roxburgh Street, Liverpool. L4 3SY	£40-45,000
6	61 Bellamy Road, Liverpool. L4 3SB	£45-50,000
7	48 Suffield Road, Liverpool. L4 1UL	£40-45,000
8	2 Horsfall Street, Liverpool. L8 6RX	£2,500 +
9	8 Jamieson Road, Liverpool. L15 3JD	£50-60,000
10	168/168a Garston Old Road, Grassendale, Liverpool. L19 9AQ	£60-65,000
11	1 College Houses, Muirhead Avenue East, Liverpool. L11 1ER	£50,000 +
12	3 Ashton Street, Liverpool. L13 3BE	£45- 50,000 +
13	140-142 Whetstone Lane, Birkenhead, Merseyside. CH41 2TQ	£175,000 +
14	14 Selina Road, Liverpool. L4 5RD	£30,000+
15	202 Picton Road/1 Colville Street, Liverpool. L15 4JX	£60,000+
16	Wirral Point, Claughton Road, Birkenhead, Merseyside. CH41 6EY	£450,000+
17	13 Bechers Court, 125 Ormskirk Road, Aintree. L9 5AE	£30,000 +
18	32 Brompton Avenue, Sefton Park, Liverpool. L17 3BU	£200,000 +
19	34 Amphill Road, Aigburth, Liverpool. L17 9QW	£95,000 +
20	61 Morecambe Street, Liverpool. L6 4AU	£35-40,000
21	78 Marled Hey, Liverpool. L28 0QT	£50,000 +
22	18 Woodbourne Road, Liverpool. L14 2DA	£80,000 +
23	1a Carisbrook Road, Liverpool. L4 3QU	£85,000 +
24	103/105 Ash Grove, Wavertree, Liverpool. L15 1ES	£150,000 +
25	45 Laburnum Road, Liverpool. L7 0HT	£55,000 +
26	94 Garmoyle Road, Liverpool. L15 3JH	£150,000 +
27	56/56a King Street, Wallasey, Merseyside. CH44 8AU	£55,000 +
28	115 Ash Grove, Wavertree, Liverpool. L15 1ES	£100,000
29	621 Prescot Road, Old Swan, Liverpool. L13 5XA	£80,000 +
30	4 Mersey View, Brighton-le-sands, Liverpool. L22 6QB	£100,000 +
31	75 Sunlight Street, Liverpool. L6 4AG	£35-45,000
32	13 Liverpool Road South, Burscough, Ormskirk, Lancashire. L40 7SU	£100,000 +
33	54, 56, 58 Victoria Road, Widnes, Cheshire. WA8 7RJ	£80,000 +
34	47 Lower Breck Road, Liverpool. L6 4BX	£75,000 +
35	95/97 Ash Grove, Wavertree, Liverpool. L15 1ES	£150,000 +
36	40 Onslow Road, Liverpool. L6 3BB	£100,000 +
37	11 Colin Close, Roby, Liverpool. L36 4PS	£135,000 +
38	31 Rawcliffe Road, Liverpool. L9 1AN	£70,000 +
39	32-36 County Road, Walton, Liverpool. L4 3QH	£225,000 +
40	24 Tudor Street, Liverpool. L6 6AQ	£35-45,000
41	52/52a Liscard Road, Wallasey, Merseyside. CH44 9AF	£75,000 +
42	Land At 183-185 Richmond Row, Liverpool. L3 3BX	£10,000 +
43	7 Alison Place, Larkhill, Liverpool. L13 9AH	£60,000 +
44	6 Kilshaw Street, Liverpool. L6 2BQ	£40,000 £50,000
45	112 Fieldton Road, Liverpool. L11 9AQ	£50,000 +
46	Victoria House, 25 Victoria Street, Liverpool. L1	£90,000 +
47	37 Millvale Street, Liverpool. L6 6BB	£35-45,000
48	8-10 Larkhill Place, Liverpool. L13 9BS	£30,000 +
49	48 Bartlett Street, Liverpool L15	£45-50,000

50	575 West Derby Road, Liverpool.. L13 8AE	£65,000 +
51	17 Needham Road, Liverpool. L7 0EE	£35-40,000
52	11 Moorlands Road, Thornton, Liverpool. L23 1US	£120,000 +
53	57 Hampden Street, Liverpool. L4 5TY	£40,000 £45,000
54	172-178 Prescott Road & 2 Stanley Road, Fairfield, Liverpool. L7 0JD	£125-135,000
55	10 Parkinson Road, Liverpool. L9 1DL	£55-60,000
56	Land At 43-45 Grey Road, Liverpool. L9 1AY	£50,000 +
57	9 Casino Road, Liverpool. L36 7UX	£60-65,000
58	Former Sandon Lion Public House, 93 Regent Road, Liverpool. L5 9TD	£40,000 +
59	37 Esmond Street, Liverpool. L6 5AY	£35-40,000
60	31 Pope Street, Bootle. L20 4P	£30-35,000
61	13a Fulwood Park, Liverpool. L17 5AD	£750,000 +
62	189 Bedford Road, Bootle, Merseyside. L20 2DR	£50-60,000
63	Land At Haydock Park, Borehole, Haydock Park, St Helens.	£30-35,000
64	47 Cranbourne Road, Liverpool. L15	£40-50,000
65	3 Caldly Road, Liverpool L9 4RY	£70,000+
66	99/99a Marsh Lane, Bootle, Merseyside L20 4JB	£45-50,000
67	302 Liverpool Road, Huyton, Liverpool L36 3RW	£20-25,000+
68	450 New Hall Lane, Preston, Lancashire, PR1 4TA	£140,000+
69	Former Black Horse, 237/239 Church Road, Birkenhead, Merseyside CH42 0LD	£140,000+
70	The Former Cobden Public House, 89 Quarry Street, Liverpool L25 6HA	£180,000+

Order of sale by type

Vacant Residential

- 21 Tenby Avenue, Liverpool. L21 9NL
- 60 Wilburn Street, Liverpool. L4 4EB
- 46 Burdett Street, Aigburth, Liverpool. L17 7AT
- 3 Roxburgh Street, Liverpool. L4 3SY
- 61 Bellamy Road, Liverpool. L4 3SB
- 48 Suffield Road, Liverpool. L4 1UL
- 8 Jamieson Road, Liverpool. L15 3JD
- 1 College Houses, Muirhead Avenue East, Liverpool. L11 1ER
- 3 Ashton Street, Liverpool. L13 3BE
- 140-142 Whetstone Lane, Birkenhead, Merseyside. CH41 2TQ
- 14 Selina Road, Liverpool. L4 5RD
- 13 Bechers Court, 125 Ormskirk Road, Aintree. L9 5AE
- 32 Brompton Avenue, Sefton Park, Liverpool. L17 3BU
- 61 Morecambe Street, Liverpool. L6 4AU
- 45 Laburnum Road, Liverpool. L7 0HT
- 4 Mersey View, Brighton-le-sands, Liverpool L22 6QB
- 13 Liverpool Road South, Burscough, Ormskirk, Lancashire. L40 7SU
- 47 Lower Breck Road, Liverpool. L6 4BX
- 40 Onslow Road, Liverpool. L6 3BB
- 11 Colin Close, Roby, Liverpool. L36 4PS
- 31 Rawcliff e Road, Liverpool. L9 1AN
- 112 Fieldton Road, Liverpool. L11 9AQ
- 48 Bartlett Street, Liverpool L15
- 17 Needham Road, Liverpool. L7 0EE
- 11 Moorlands Road, Thornton, Liverpool L23 1US
- 57 Hampden Street, Liverpool. L4 5TY
- 10 Parkinson Road, Liverpool. L9 1DL
- 9 Casino Road, Liverpool. L36 7UX
- 37 Esmond Street, Liverpool. L6 5AY

- 31 Pope Street, Bootle. L20 4P

- 13a Fulwood Park, Liverpool. L17 5AD
- 47 Cranbourne Road, Liverpool. L15
- 3 Caldly Road, Liverpool L9 4RY

Residential Investment

- 34 Ampthill Road, Aigburth, Liverpool. L17 9QW
- 78 Marled Hey, Liverpool. L28 0QT
- 18 Woodbourne Road, Liverpool. L14 2DA
- 103/105 Ash Grove, Wavertree, Liverpool. L15 1ES
- 94 Garmoyle Road, Liverpool. L15 3JH
- 115 Ash Grove, Wavertree, Liverpool. L15 1ES
- 75 Sunlight Street, Liverpool. L6 4AG
- 95/97 Ash Grove, Wavertree, Liverpool. L15 1ES
- 24 Tudor Street, Liverpool. L6 6AQ
- 7 Alison Place, Larkhill, Liverpool. L13 9AH
- 6 Kilshaw Street, Liverpool. L6 2BQ
- Victoria House, 25 Victoria Street, Liverpool. L1
- 37 Millvale Street, Liverpool. L6 6BB
- 189 Bedford Road, Bootle, Merseyside. L20 2DR

Vacant Commercial

- 2 Horsfall Street, Liverpool. L8 6RX
- Wirral Point, Claughton Road, Birkenhead, Merseyside. CH41 6EY
- 8-10 Larkhill Place, Liverpool. L13 9BS
- Former Sandon Lion Public House, 93 Regent Road, Liverpool. L5 9TD

Land With Potential

- Land at Stewart Avenue, Bootle, Merseyside. L20 9JD
- Land At 183-185 Richmond Row, Liverpool L3 3BX

Agricultural Land

- Land At Haydock Park, Borehole, Haydock Park, St Helens.
- Land At 43-45 Grey Road, Liverpool. L9 1AY

Commercial Investment

- 168/168a Garston Old Road, Grassendale, Liverpool. L19 9AQ
- 202 Picton Road/1 Colville Street, Liverpool. L15 4JX
- 1a Carisbrook Road, Liverpool. L4 3QU
- 56/56a King Street, Wallasey, Merseyside. CH44 8AU
- 32-36 County Road, Walton, Liverpool. L4 3QH
- 575 West Derby Road, Liverpool.. L13 8AE
- 450 New Hall Lane, Preston, Lancashire, PR1 4TA

Vacant Commercial

- 621 Prescott Road, Old Swan, Liverpool. L13 5XA
- 54, 56, 58 Victoria Road, Widnes, Cheshire. WA8 7RJ
- 52/52a Liscard Road, Wallasey, Merseyside. CH44 9AF
- 172-178 Prescott Road & 2 Stanley Road, Fairfield, Liverpool. L7 0JD

Mixed Use Investment

- 99/99a Marsh Lane, Bootle, Merseyside L20 4JB

Vacant Mixed Use

- 302 Liverpool Road, Huyton, Liverpool L36 3RW

Possible Redevelopment

- Former Black Horse, 237/239 Church Road, Birkenhead, Merseyside CH42 0LD
- The Former Cobden Public House, 89 Quarry Street, Liverpool L25 6HA

LOT

1

21 Tenby Avenue, Liverpool. L21 9NL
VACANT RESIDENTIAL

Guide Price **£45-50,000**



Not to scale. For identification purposes only

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A vacant 3 bedroomed end town house in need of upgrading and modernisation. The property benefits from gardens.

Situated

Off Hatton Hill Road in a popular and well established residential location within easy reach of local amenities and schooling.

First Floor

3 Bedrooms.

Outside

Gardens.

Ground Floor

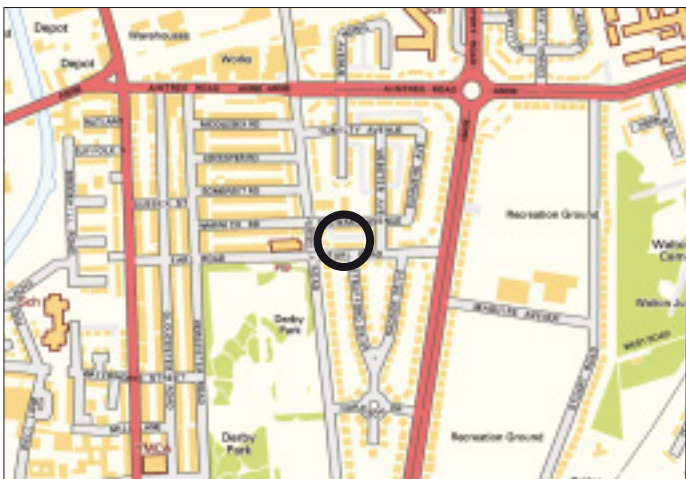
Lounge, Kitchen, Bathroom/W.C.

LOT

2

Land at Stewart Avenue, Bootle, Merseyside. L20 9JD
LAND WITH POTENTIAL

Guide Price **£60,000+**



Not to scale. For identification purposes only

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A site extending to 1,113m² (0.275acres) suitable for re development subject to the necessary planning consents. The site has previously been granted planning for 3no two bedroomed town houses and 2no three bedroomed semi detached houses, however, this expired in July 2011. Acting as mortgagees without possession.

Situated

The land is situated off Fernhill Road just off Southport Road and Aintree Road within a popular and established residential area.

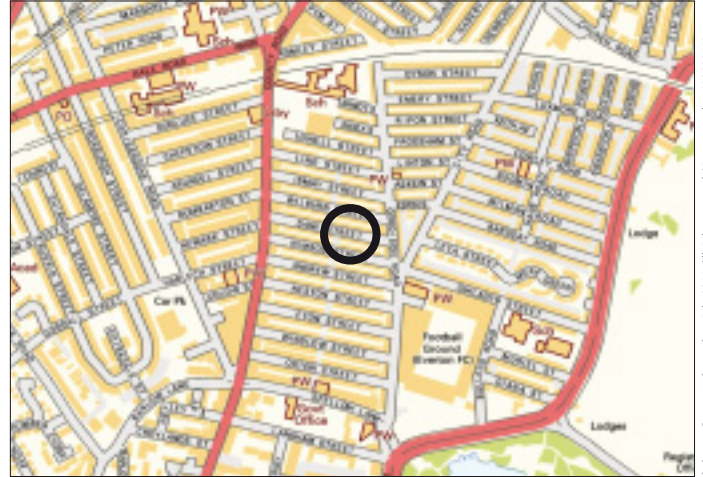
Site area

1,113m² (0.275acres).

LOT
3

60 Wilburn Street, Liverpool. L4 4EB
VACANT RESIDENTIAL

Guide Price **£20-25,000**



Not to scale. For identification purposes only

A vacant 2 bedroomed middle terraced property in need of repair and modernisation.

Situated

Off County Road in an established and popular residential location within easy access to local amenities and approximately 3 miles from Liverpool City Centre.

First Floor

2 Bedrooms.

Outside

Yard to the rear.

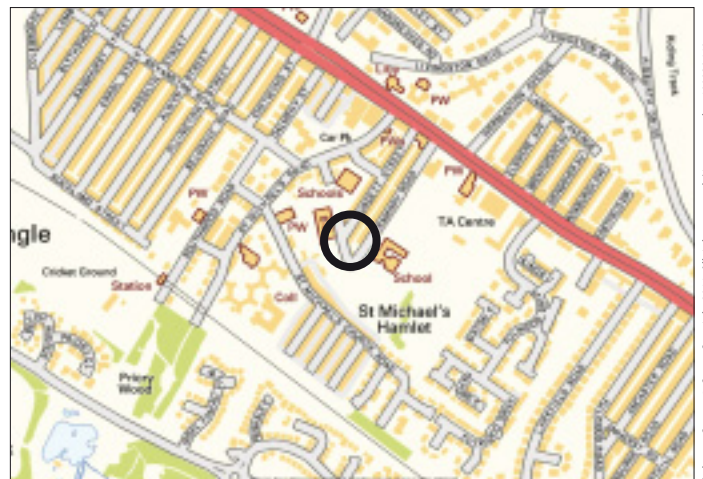
Ground Floor

Living Room, Kitchen.

LOT
4

46 Burdett Street, Aigburth, Liverpool. L17 7AT
VACANT RESIDENTIAL

Guide Price **£70,000 +**



Not to scale. For identification purposes only

A vacant 3 bedroomed middle terraced property benefitting from central heating. Following upgrading and modernisation the property would be suitable for occupation or investment purposes.

Situated

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

Ground Floor

Hall, 2 Living Rooms, Kitchen.

First Floor

3 Bedrooms, Bathroom/W.C.

Outside

Yard to the rear.

On Behalf of

granger
residential management

Grainger PLC

LOT
5

3 Roxburgh Street, Liverpool. L4 3SY VACANT RESIDENTIAL

Guide Price **£40-45,000**



Not to scale. For identification purposes only

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A vacant 2 bedroomed end terraced property benefitting from double glazing and central heating. The property would be suitable for investment purposes.

Situated

Just off County Road in an established residential location within easy access to local amenities.

First Floor

2 Bedrooms, Bathroom/W.C.

Outside

Yard to the rear.

Ground Floor

Hall, Through Living Room, Kitchen.

LOT
6

61 Bellamy Road, Liverpool. L4 3SB VACANT RESIDENTIAL

Guide Price **£45-50,000**



Not to scale. For identification purposes only

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A vacant 3 bedroomed end town house benefitting from double glazing and gardens. The property would be suitable for occupation or investment following upgrading and modernisation.

Situated

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

First Floor

Hall, Lounge, Kitchen.

First Floor

3 Bedrooms, Bathroom/W.C.

Outside

Garden to the rear.

On Behalf of

grainger
residential management

Grainger PLC

LOT
7

48 Suffield Road, Liverpool. L4 1UL
VACANT RESIDENTIAL

Guide Price **£40-45,000**



Not to scale. For identification purposes only

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A vacant 3 bedroomed middle terraced property benefitting from double glazing and central heating. The property would be suitable for investment purposes.

Situated

Off Melrose Road in a popular residential location approximately 2 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
8

2 Horsfall Street, Liverpool. L8 6RX
VACANT COMMERCIAL

Guide Price **£2,500 +**



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A single storey brick built detached building previously used for storage purposes. We believe all main services are available, however, potential purchasers should make their own enquiries.

Situated

at the rear of number 2 Horsfall Grove via the Alley way which in turn is off Caryl Street within easy access to Brunswick Railway Station and approximately 2 miles from Liverpool City Centre.



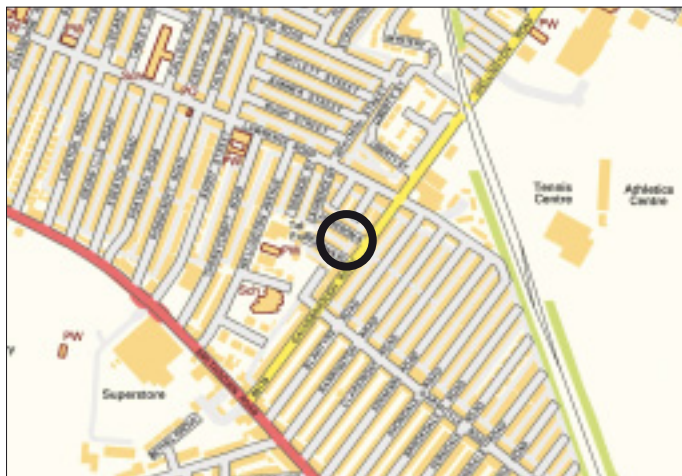
LOT

9

8 Jamieson Road, Liverpool. L15 3JD

VACANT RESIDENTIAL

Guide Price **£50-60,000**



Not to scale. For identification purposes only

A vacant 2 bedroomed middle terraced property in need of repair and modernisation. Following upgrading and modernising the property would be suitable for occupation or investment.

Situated

Off Gainsborough Road in a popular and well established residential location approximately 2.5 miles from Liverpool City Centre and within easy access to local amenities and schooling.

Ground Floor

Hall, Front Living room, rear Living room and Kitchen.

First Floor

2 Bedrooms and Bathroom/WC.

Outside

Yard to the rear. WC.

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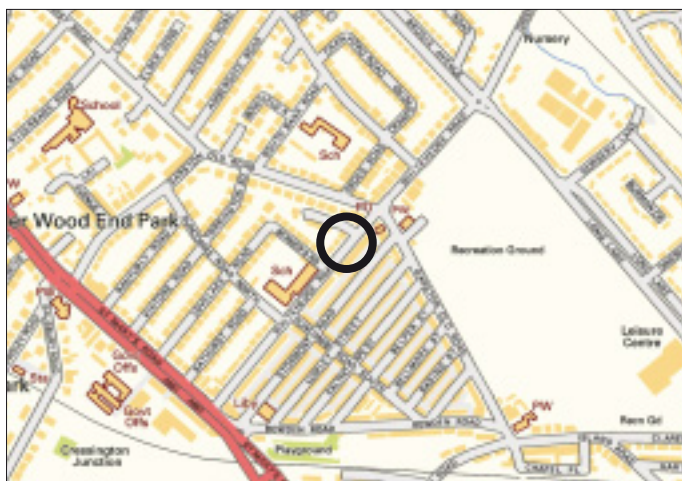
LOT

10

168/168a Garston Old Road, Grassendale, Liverpool. L19 9AQ

COMMERCIAL INVESTMENT

Guide Price **£60-65,000**



Not to scale. For identification purposes only

A two storey end of terrace property comprising of a ground floor retail unit currently trading as "just a bite" on a 5 year lease commencing 9 August 2008 at a rental of £3500 per annum. To the upper floor via a separate entrance there is a 2 bedroomed flat which is currently let by way of an Assured Shorthold Tenancy at a rental of £4320 per annum. The total annual rental income being in excess of £7800.00. The ground floor benefits from steel roller shutters.

Situated

Situated - fronting Garston Old Road at its junction with Whitehedge Road in an established and popular residential location approximately 5 miles from Liverpool City Centre. Location approximately 2 miles from Liverpool city centre.

Ground Floor

Shop - main sales area, kitchen, rear room, WC.

First Floor

Hall, Living room, kitchen, 2 bedrooms, bathroom/WC.

Outside

Yard to the rear.

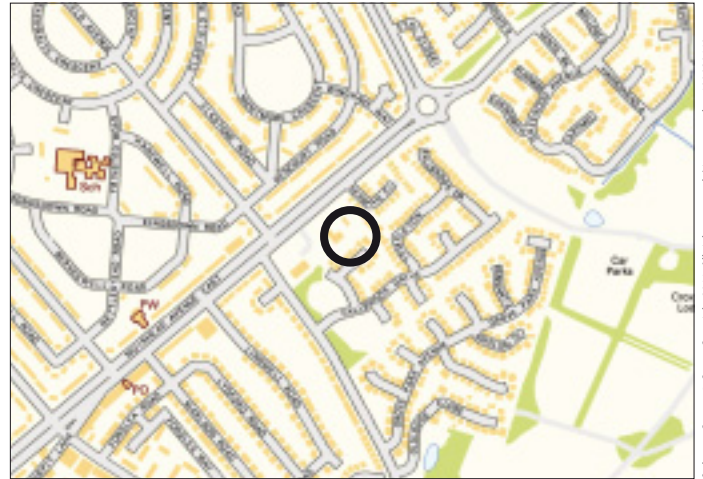
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LOT
11

1 College Houses, Muirhead Avenue East, Liverpool. L11 1ER

VACANT RESIDENTIAL

Guide Price **£50,000 +**



Not to scale. For identification purposes only

A vacant two storey 3 bedrooed semi detached property benefitting from partial double glazing and gardens. The property is in need of upgrading and modernisation. Fees: The purchaser is to be responsible for the Council's legal and surveyor's fees at a cost of 3% of the sale price with a minimum of £1500.00.

Situated

On Muirhead Avenue East at it's junction with Kerman Close in a popular residential location.

Ground Floor

Hall, Living Room, Kitchen.

First Floor

3 Bedrooms, Bathroom/W.C.

Outside

Gardens to side and rear. Garage.

Proposed Accommodation

The boundary of the property to be sold is shown verged red on the plan. A right of way to serve the adjoining house is shown coloured brown.

On behalf of
Liverpool City Council



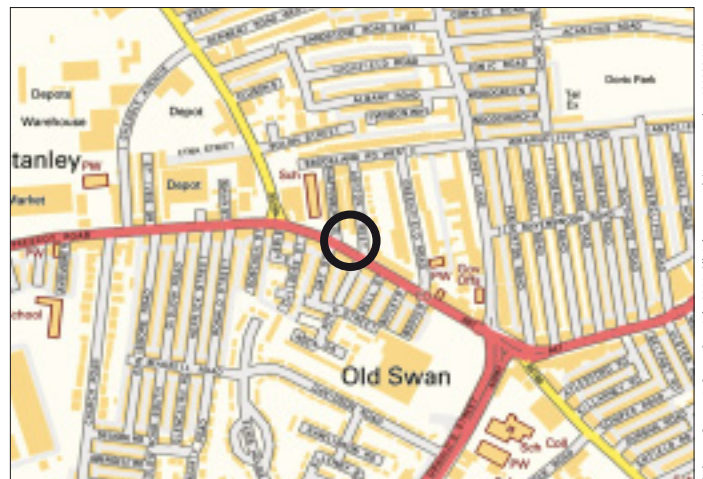
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LOT
12

3 Ashton Street, Liverpool. L13 3BE

VACANT RESIDENTIAL

Guide Price **£45- 50,000 +**



Not to scale. For identification purposes only

A vacant A vacant 3 bedrooed mid terrace property benefitting from double glazing and central heating. Following refurbishment the property would be suitable for occupation or investment purposes.

Situated

Off Prescot Road close to its junction with Green Lane and within easy access to Old Swan amenities, schooling and approximately 4 miles from Liverpool City Centre.

Ground Floor

Hall, through living room & kitchen.

First Floor

3 bedrooms, bathroom/W.C.

Outside

Yard to rear, outhouse.

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LOT
13

140-142 Whetstone Lane, Birkenhead, Merseyside. CH41 2TQ

VACANT RESIDENTIAL

Guide Price **£175,000 +**



A pair of three storey plus lower ground floor (basement) Grade II semi detached houses converted to provide 12 self contained flats. The flats are all in need of repair and modernisation.

Situated

the properties occupy a corner position with frontages onto Whetstone Lane and Wellington Terrace which form part of the Clifton Park Designated Conservation Area. Whetstone Lane is conveniently placed for local amenities and Birkenhead Town Centre being a short car journey away.

Lower Ground Floor (Basement)

Communal Entrance Hall with staircase to upper levels. There is no passenger lift. Utility Area.

Ground Floor

Communal Landing Flats 1 -4 each comprising Living room with kitchen off, Bedroom, Bathroom/W.C.

First Floor

Flats 5 - 8 each comprising Living Room with Kitchen Off, Bedroom, Bathroom/W.C.

Second Floor

Flats 9 - 12 each comprising Living Room with Kitchen off, Bedroom, Bathroom/W.C.

Outside

Front Forecourt, communal rear garden/carparking largely laid to lawn.

On Behalf of



Venture Housing Association Ltd



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LOT
14

14 Selina Road, Liverpool. L4 5RD
VACANT RESIDENTIAL

Guide Price **£30,000+**



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A vacant 2 bedroomed middle terraced property in need of refurbishment and modernisation. The property benefits from double glazing.

Situated

Off Stuart Road in a popular residential location within easy access to County Road amenities.

First Floor

2 bedrooms.

Outside

Yard to the rear.

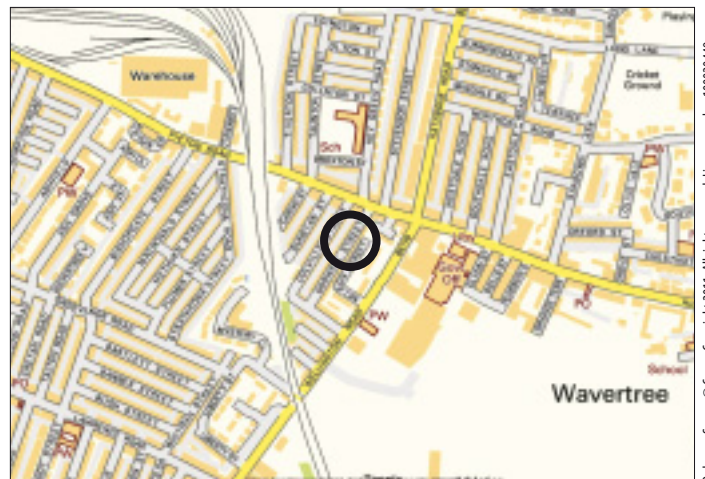
Ground Floor

Through living room, kitchen, bathroom/WC.

LOT
15

202 Picton Road/1 Colville Street, Liverpool. L15 4JX
COMMERCIAL INVESTMENT

Guide Price **£60,000+**



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A three story mixed use end of terrace property comprising of a ground floor retail unit currently let on a year lease at a rental of £3000.00 per annum. The property benefits from steel roller shutters. To the upper floors there is a 2 bedroomed flat which is vacant and in need of repair and modernisation.

Situated

The property is situated fronting Picton Road on the corner of Colville Street in an established residential location approximately 3 miles from Liverpool City Centre.

First Floor

Flat (via separate entrance) Hall, Kitchen, Bathroom/WC, Living Room.

Ground Floor

Shop - Main sales area, Rear room / Kitchen/W.C.

Second Floor

2 Bedrooms.

Outside

Yard to the rear.

LOT
16

Wirral Point, Claughton Road, Birkenhead, Merseyside. CH41 6EY

VACANT COMMERCIAL

Guide price **£450,000 +**



A potential retail/office investment opportunity. The property comprises a new build two storey unit. Split into 4 units over ground and first floor. There is car parking to the front and service yard to the rear of the units. The property benefits from Planning permission for retail (A1, A2 and A3) and offices (B1).

Situated

The premises are located on Claughton Road in Birkenhead Town Centre adjacent to Mackenzie Public House and Lauries Centre. The property is also directly opposite the newly built Asda store.

Ground Floor

Unit 1 - 423.7sq m (4.561 sq ft) Unit 2 - 419.6sq m (4.516sq ft)

First Floor

Unit 3 - 276.9sq m (2.981 sq ft) Unit 4 - 281.7sq m (3.032 sq ft)

Outside

Car Parking and rear service yard.

On Behalf of



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LOT
17

13 Bechers Court, 125 Ormskirk Road, Aintree. L9 5AE
VACANT RESIDENTIAL

Guide price **£30,000 +**



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A vacant one bed roomed purpose built retirement flat benefiting from double glazing, electric heating, communal gardens and parking. The property is suitable for immediate occupation with an age restriction of over 60 years old.

Situated

Off Copy Lane in a well established and popular location behind the British Legion and within easy access to local amenities.

Ground Floor

Main entrance hallway, communal lounge, kitchen and laundry room

Flat - Hall, lounge, kitchen, bedroom, shower room & WC

Outside

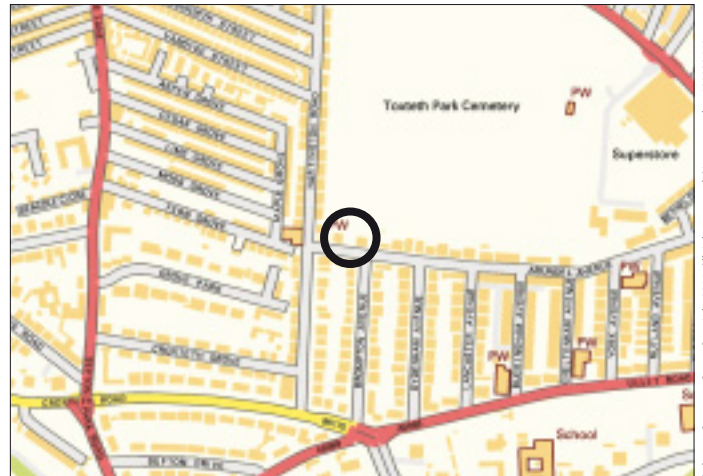
Communal gardens and parking.

Not to scale. For identification purposes only

LOT
18

32 Brompton Avenue, Sefton Park, Liverpool. L17 3BU
RESIDENTIAL INVESTMENT

Guide price **£200,000 +**



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A substantial semi detached property converted to provide 5x1 bed roomed flats in need of upgrading. The property benefits from front, side and rear gardens. One of the flats are currently let on an Assured Shorthold Tenancy holding over at a rental of £325.00 pcm.

Situated

Off Arundel Avenue and Ullet Road in a very popular residential location within walking distance to Sefton Park and approximately 2 miles from Liverpool City Centre.

Ground Floor

Main Entrance hallway
Flat 1 - Hall, Living Room, Kitchen/ Diner, Bedroom, Bathroom/W.C.

First Floor

Flat 2 - Living Room/Kitchen, Bedroom, Bathroom/W.C.
Flat 3 - Living room/Kitchen, Bedroom, Bathroom/W.C

Second Floor

Flat 4 - Living room/Kitchen, Bedroom, Bathroom/W.C.
Flat 5 - Living room/Kitchen, Bedroom, Bathroom/W.C.

Outside

Communal gardens front and rear.

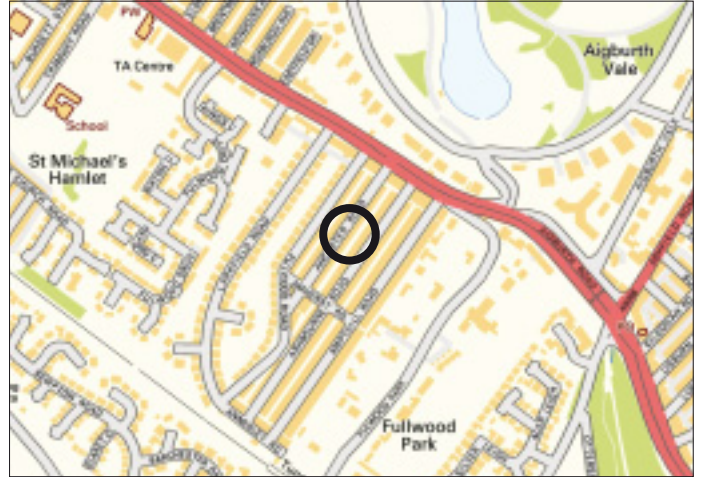
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LOT
19

34 Amphill Road, Aigburth, Liverpool. L17 9QW

VACANT RESIDENTIAL

Guide price **£95,000 +**



Not to scale. For identification purposes only

A substantial four bedroom mid terraced house in need of repair and modernisation.

Situated

Amphill Road runs directly off Aigburth Road, close to Fullwood Park Gates. This is a popular part of Aigburth is well situated for a wide range of amenities and local shopping is available at Aigburth Road, Lark Lane, Rose Lane and Sefton Park.

Ground Floor

Entrance vestibule, Hall, Front Lounge, Morning Room and Kitchen.

First Floor

Split level landing, 4 Bedrooms and Bathroom.

Outside

Yard to the rear.

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LOT
20

61 Morecambe Street, Liverpool. L6 4AU

VACANT RESIDENTIAL

Guide price **£35-40,000**



Not to scale. For identification purposes only

A vacant 2 bedrooled end terraced property benefitting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes.

Situated

Off Rocky Lane in a popular and well established residential location within easy access to Tuebrook amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor

Through Living Room, Kitchen, Bathroom/W.C.

First Floor

2 Bedrooms.

Outside

Yard to the rear.

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LOT
21

78 Marled Hey, Liverpool. L28 0QT
RESIDENTIAL INVESTMENT

Guide price **£50,000 +**



Not to scale. For identification purposes only

A 3 bedroomed modern semi detached property currently let on an Assured Shorthold Tenancy at a rental of £6000.00 per annum. The property benefits from double glazing, central heating, front and rear gardens and off road parking.

Situated

Off Waterpark Drive in an established residential location.

First Floor

3 Bedrooms, Bathroom/W.C.

Ground Floor

Lounge, Dining Room, Kitchen.

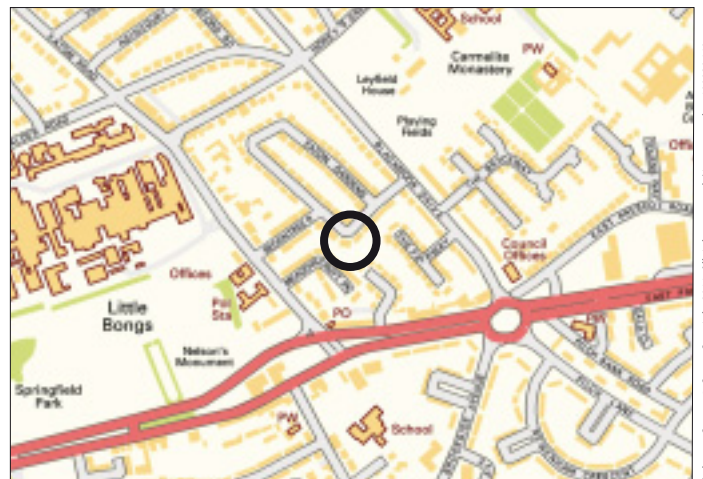
Outside

Gardens front and rear. Driveway.

LOT
22

18 Woodbourne Road, Liverpool. L14 2DA
VACANT RESIDENTIAL

Guide price **£80,000 +**



Not to scale. For identification purposes only

A vacant 3 bedroomed semi detached property benefitting from double glazing, central heating, front and rear gardens and off road parking. The property would be suitable for occupation or investment following refurbishment.

Situated

in a cul de sac off Prescot Road close to it's junction with Blackmoor Drive in a popular and well established residential location within easy access to local amenities and schooling.

Ground Floor

Hall, 2 Reception Rooms, Kitchen.

First Floor

3 Bedrooms, Shower Room/W.C.

Outside

Gardens front and rear. Driveway.

On Behalf of

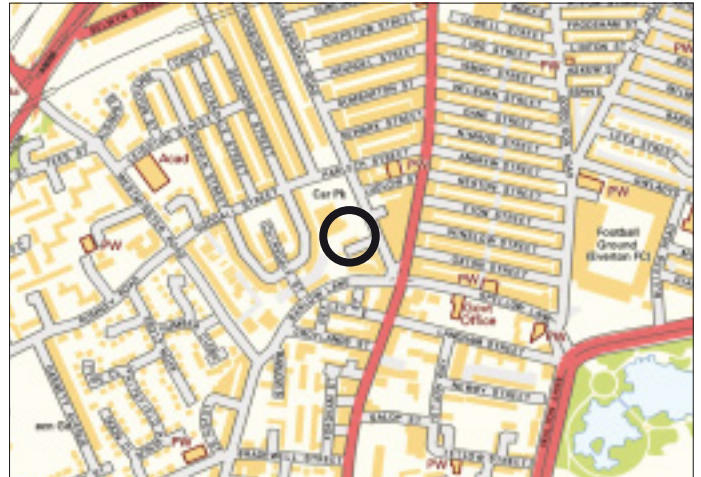
SMITH NICHOLAS

Smith Nicholas

LOT
23

1a Carisbrook Road, Liverpool. L4 3QU
COMMERCIAL INVESTMENT

Guide price **£85,000 +**



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Not to scale. For identification purposes only

A three storey end terrace comprising of a retail unit to ground which is currently let as "Clippers" Hairdressers on a three year lease at a rental of £6240per annum. To the first floor via a separate entrance there is a one bedroomed flat which is currently let on an Assured Shorthold Tenancy at a rental of £5200 per annum. The total annual and estimated rental income being in excess of £11,400. The property benefits from electric steel roller shutters to the ground floor and double glazing and storage heaters to the upper floors.

Situated

Fronting Carisbrooke Road at it's junction with County Road in a well established and busy road location approximately 3 miles from Liverpool City Centre.

Ground Floor

Salon - Office/Kitchenette, W.C.

First Floor

Flat - Open plan lounge/kitchen

Second Floor

1 Bedroom, Shower Room/W.C.

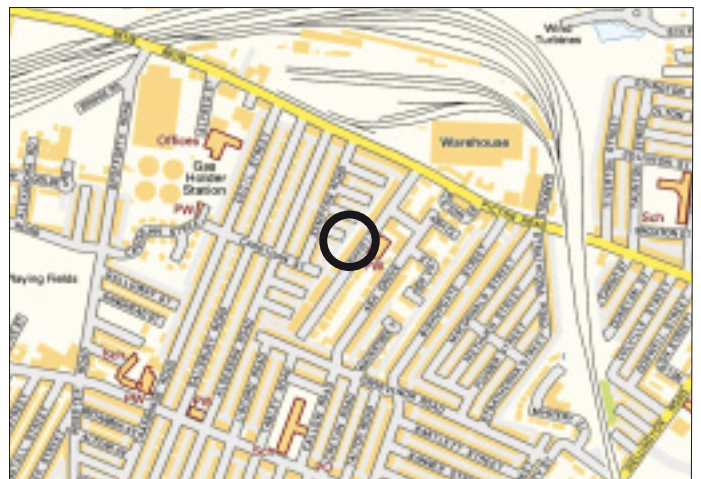
Outside

Yard to the rear.
Gardens front and rear. Driveway.

LOT
24

103/105 Ash Grove, Wavertree, Liverpool. L15 1ES
RESIDENTIAL INVESTMENT

Guide price **£150,000 +**



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Not to scale. For identification purposes only

A pair of three storey middle terraced properties converted to provide 2 x 1 bedroomed flats and 2 x 2 bedroomed flats all of which are currently let on Assured Shorthold Tenancies producing an annual rental income of in excess of £15,000.

Situated

Off Picton Road in a well established and popular residential location within easy access to local amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor

Flats 1 & 2 each comprising: Hall, Living Room, Bedroom, Kitchen, Bathroom/W.C.

First Floor

Flats 1 & 2 each comprising: Hall, Living Room, 2 Bedrooms, Kitchen, Bathroom/W.C.

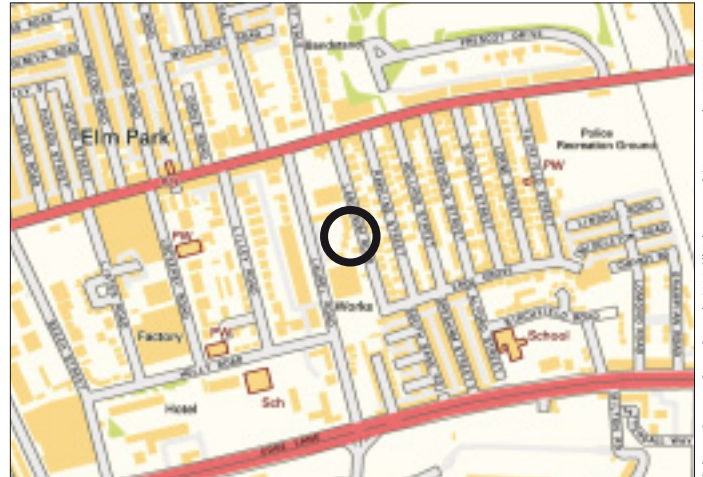
Outside

Yard to the rear.

LOT
25

45 Laburnum Road, Liverpool. L7 0HT
VACANT RESIDENTIAL

Guide price **£55,000 +**



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A vacant freehold 4 bedroomed semi detached property benefitting from double glazing, central heating, gardens and off road parking. Following minor refurbishment the property would be suitable for occupation or investment.

Situated

Off Prescott Road within easy access to local amenities, schooling, public transport and approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, Through Living Room, Kitchen, W.C.

First Floor

3 Bedrooms, Boxroom, Bathroom/W.C.

Outside

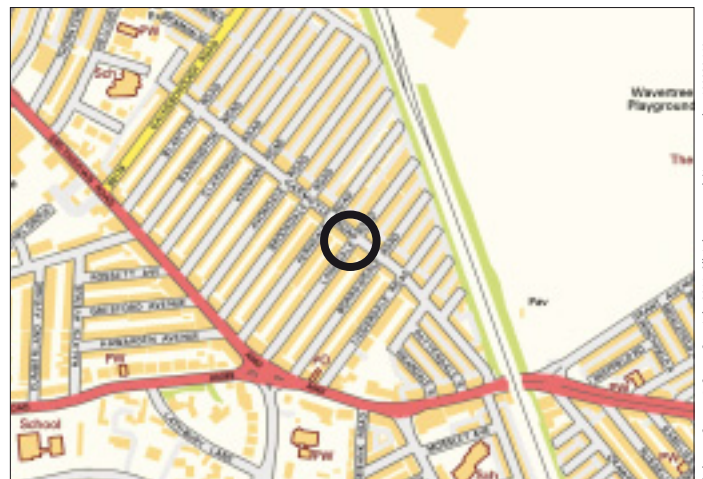
Rear Garden. Driveway.

Not to scale. For identification purposes only

LOT
26

94 Garmoyle Road, Liverpool. L15 3JH
RESIDENTIAL INVESTMENT

Guide price **£150,000 +**



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A three storey corner property converted to provide 3 x 1 bedroomed flats which are all currently let by way of Assured Shorthold Tenancies producing £15,000 per annum. The property benefits from central heating.

Situated

Fronting Garmoyle Road on the corner of Borrowdale Road in a very popular and well established residential location within easy access to local amenities, schooling

and approximately 5 miles from Liverpool City Centre.

Ground Floor

Main Entrance Hallway Flat 1 - Hall, Living Room, Kitchen, Bedroom, Bathroom/W.C.

First Floor

Flat 2 - Hall, Living Room, Kitchen, Bedroom, Bathroom/W.C.

Second Floor

Flat 3 - Hall, Living Room, Kitchen, Bedroom, Bathroom/W.C.

Outside

Yard to the rear.

Not to scale. For identification purposes only

LOT
27

56/56a King Street, Wallasey, Merseyside. CH44 8AU
COMMERCIAL INVESTMENT

Guide price **£55,000 +**



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Not to scale. For identification purposes only

A three storey dormer style mixed use middle terraced property consisting of a ground floor retail unit which is currently let on a 2 year lease at a rental of £300.00 pcm. To the upper floors there is a 2bedroomed flat which is currently let on an Assured Shorthold Tenancy at a rental of £325.00 pcm. The total annual rental income being in excess of £7800.00. The property benefits from steel roller shutters double glazing and central heating.

Situated

Fronting King Street, on the A554

Second Floor

2 Bedrooms.

Ground Floor

Shop - Main Sales Area, Rear Room, Kitchen, Store.

Outside

Yard to the rear.

First Floor

Flat - Hall, Living Room, Dining Room, Kitchen, Bathroom/W.C.

LOT
28

115 Ash Grove, Wavertree, Liverpool. L15 1ES
RESIDENTIAL INVESTMENT

Guide price **£100,000 +**



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Not to scale. For identification purposes only

A middle terraced property converted to provide a 1x1 bedroomed flat and a 1x2 bedroomed flat. The one bedroomed flat is currently let on Assured Shorthold Tenancy at a rental of £390.00 pcm. The first floor flat is vacant. The potential annual rental income being in excess of £10,000.

Situated

Off Picton Road in a well established and popular residential location within easy access to local amenities and approximately 3 miles from Liverpool City Centre.

First/Second Floor

Flat 2 - Hall, Living Room, Kitchen, 2 Bedrooms, Bathroom/W.C.

Outside

Yard to the rear.

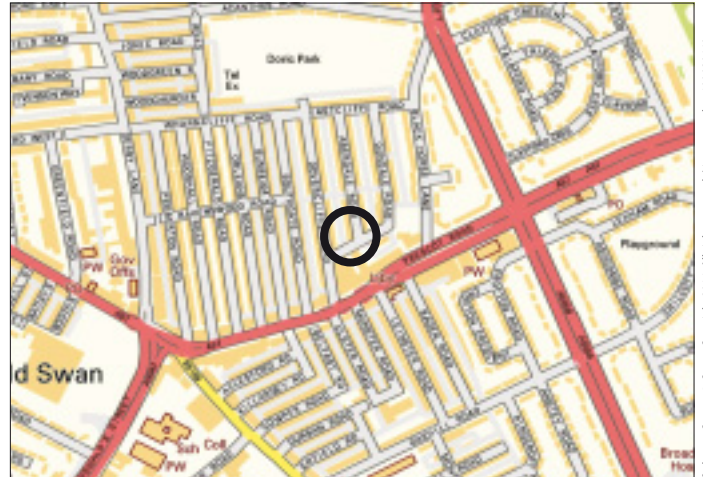
Ground Floor

Main Entrance Hallway Flat 1 - Hall, Living Room, Kitchen, Bedroom, Bathroom/W.C.

LOT
29

621 Prescot Road, Old Swan, Liverpool. L13 5XA
VACANT COMMERCIAL

Guide price **£80,000 +**



Not to scale. For identification purposes only

A vacant ground floor High Street retail unit arranged over ground and first floors.

Situated

The unit is prominently situated fronting the popular Liverpool Suburb of Old Swan. Other retailers in close proximity include The British Red Cross, Ladbrokes, Home bargains, Iceland, Ethel Austin and Heron Frozen Foods. The property is more properly delineated on the attached road.

Accommodation

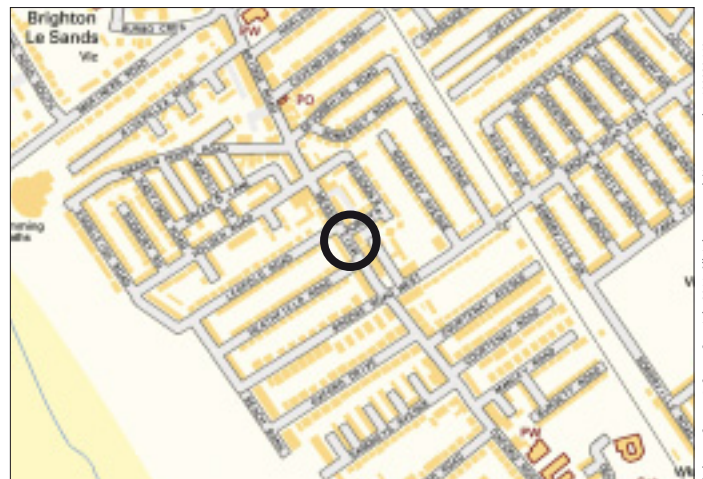
Ground Floor Sales Area: 67m2 (726ft2) Kitchen: 12m2 (130ft2).



LOT
30

4 Mersey View, Brighton-le-sands, Liverpool. L22 6QB
VACANT RESIDENTIAL

Guide price **£100,000 +**



Not to scale. For identification purposes only

A vacant 3 bedroomed Grade II Listed cottage style mid town house property in need of refurbishment and modernisation.

Situated

Fronting Mersey View in a sought after location within easy access to Waterloo amenities, schooling and approx 5 miles from Liverpool City Centre.

Ground Floor

Hall, lounge, dining room, morning room and kitchen.

First Floor

3 bedrooms, bathroom/WC.

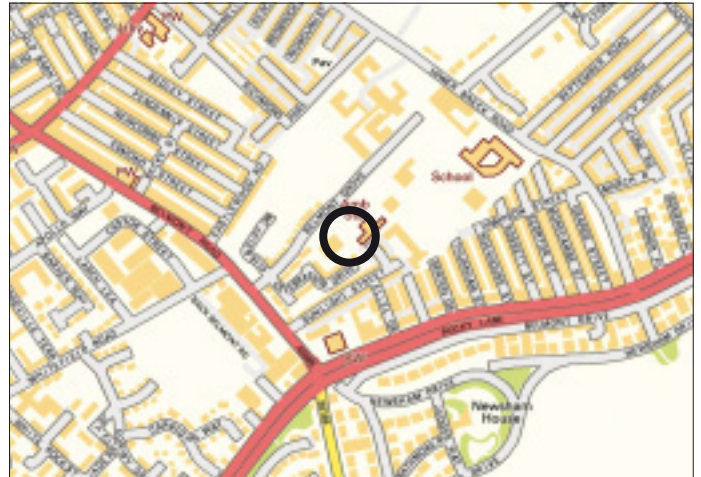
Outside

Yard/parking to rear.

LOT
31

75 Sunlight Street, Liverpool. L6 4AG RESIDENTIAL INVESTMENT

Guide price **£35-45,000**



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Not to scale. For identification purposes only

A 2 bedroomed end terrace property benefiting from central heating. The property is currently let on an assured shorthold tenancy at a rent of £4160.04 per annum.

Situated

Fronting Sunlight Street off Belmont Road which is immediately accessed via the A5049 West Derby Road which links Liverpool City Centre with the outer suburbs.

Ground Floor

Lounge/Dining Room, Kitchen and Bathroom/W.C.

First Floor

2 Bedrooms.

Outside

Rear Yard.

On Behalf of



Joint Agents Edward Symmons

LOT
32

13 Liverpool Road South, Burscough, Ormskirk, Lancashire. L40 7SU VACANT RESIDENTIAL

Guide price **£100,000 +**



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Not to scale. For identification purposes only

A one bedroomed semi detached dormer bungalow benefitting from partial double glazing, storage heaters, front and rear gardens and off road parking. The property would be suitable for occupation or investment following refurbishment.

Situated

fronting Liverpool Road South (A59) at it's junction with Lordsgate Lane in a popular and well established residential location .

Ground Floor

2 Living Rooms, Study, Morning Room, Kitchen, W.C. Conservatory

First Floor

Bedroom, Bathroom.

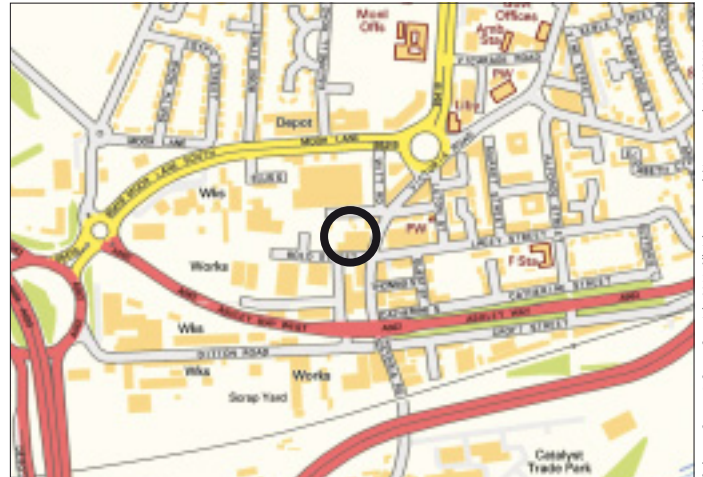
Outside

Front and Rear Gardens and Driveway.

LOT
33

54, 56, 58 Victoria Road, Widnes, Cheshire. WA8 7RJ
VACANT COMMERCIAL

Guide price **£80,000 +**



Not to scale. For identification purposes only

The property comprises of three x 3 Storey retail premises arranged over three floors comprising of office accommodation and storage to the upper floors measuring approximately 333 sq m. The premises would be suitable for a number of uses or possible conversion to flats subject to the necessary consents.

Situated

Off Ashley Way (A562) on a busy main road position.

Joint Agents



Edward Mellor Limited

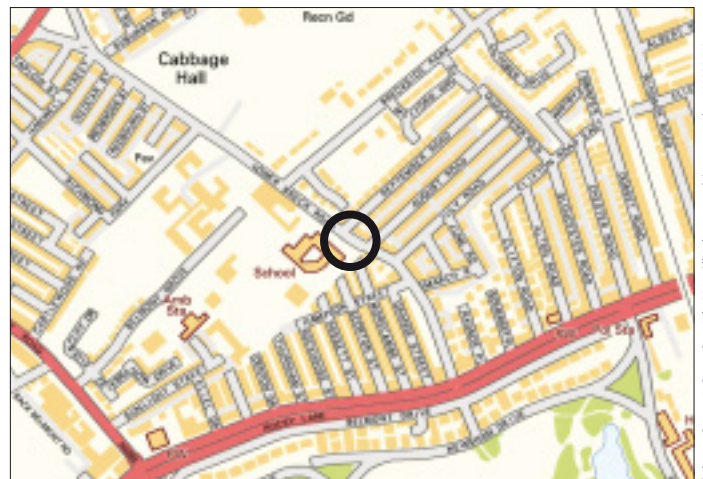
FLOOR	ACCOMMODATION	
Ground Floor	Retail zone A	88.70 sq.m
	Retail zone B	52.10 sq.m
	Retail zone C	15.90 sq.m
	Office	11.90 sq.m
	Kitchen	8.30 sq.m
	W.C's	
First Floor	Three internal storage areas W.C's	99.60 sq.m
Second Floor	Storage	

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LOT
34

47 Lower Breck Road, Liverpool. L6 4BX
VACANT RESIDENTIAL

Guide price **£75,000 +**



Not to scale. For identification purposes only

A vacant four bedroomed detached property which occupies a generous plot with gardens to the side and rear together with off road parking for several cars and a detached double garage. The property benefits from partial central heating, however, does require repair and modernisation. The property has in the past had planning permission for the erection of 6 x 2 bedroomed terraced houses and this has now expired. However, potential purchasers should make their own enquiries.

Situated

Fronting Lower Breck Road close to it's junction with West Derby Road approximately 2 miles from Liverpool City Centre.

First Floor

3 Bedrooms, Bathroom/W.C.

Second Floor

Mezanine Bedroom.

Ground Floor

Entrance Hall, Kitchen/Breakfast Room, Dining Room, Lounge, Conservatory.

Outside

Gardens to the side and rear, off road parking, detached double garage.

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LOT
35

95/97 Ash Grove, Wavertree, Liverpool. L15 1ES
RESIDENTIAL INVESTMENT

Guide price **£150,000 +**



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Not to scale. For identification purposes only

A pair of three storey middle terraced properties converted to provide 2 x 1 bedrooomed flats and 2 x 2 bedrooomed flats all of which are currently let on Assured Shorthold Tenancies producing an annual rental income of in excess of £17,000.

Situated

Off Picton Road in a well established and popular residential location within easy access to local amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor

Flats 1 & 2 each comprising: Hall, Living Room, Bedroom, Kitchen, Bathroom/W.C.

First Floor

Flats 3 & 4 each comprising: Hall, Living Room, 2 Bedrooms, Kitchen, Bathroom/W.C.

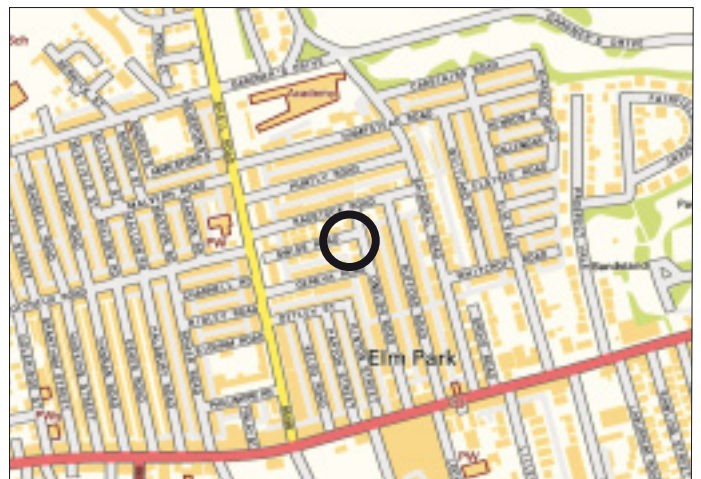
Outside

Yard to the rear.

LOT
36

40 Onslow Road, Liverpool. L6 3BB
VACANT RESIDENTIAL

Guide price **£100,000 +**



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Not to scale. For identification purposes only

A double fronted two storey mid terrace property converted to provide 5x1 bedrooomed flats in need of repair and modernisation.

Situated

Off Prescott Road in a popular residential location within walking distance to Newsham Park and local amenities and approximately 4 miles from Liverpool City Centre.

Cellar

Not inspected

Ground Floor

Main entrance hallway, Flat 1 - Hall, Open plan Living Room/Kitchen, Bedroom, Shower/W.C. Flat 2 - Hall, Open plan Living Room/Kitchen, Bedroom, Shower/W.C.

Flat 4 - Living room, Kitchen, Bedroom, Shower Room/W.C.

Second Floor

Flat 5 - Hall, Living Room, Kitchen, Bedroom, Bathroom/W.C.

First Floor

Flat 3 - Living room, Kitchen, Bedroom, Shower Room/W.C.

Outside

Gardens front and rear.

LOT
37

11 Colin Close, Roby, Liverpool. L36 4PS
VACANT RESIDENTIAL

Guide price **£135,000 +**



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A four bedroomed middle terraced property arranged over three floors. The property is in good order throughout benefitting from double glazing and central heating. The property would be suitable for occupation or investment purposes.

Situated

Off Roby Road in a very popular and well established residential location close to Huyton Leisure Centre and within close proximity to local schooling and shopping facilities.

Lower Ground Floor

Dining Kitchen, Utility Room, Bedroom 4, Shower Room.

Ground Floor

Lounge, Rear Sitting Area

First Floor

3 Bedrooms, Bathroom/W.C.

Outside

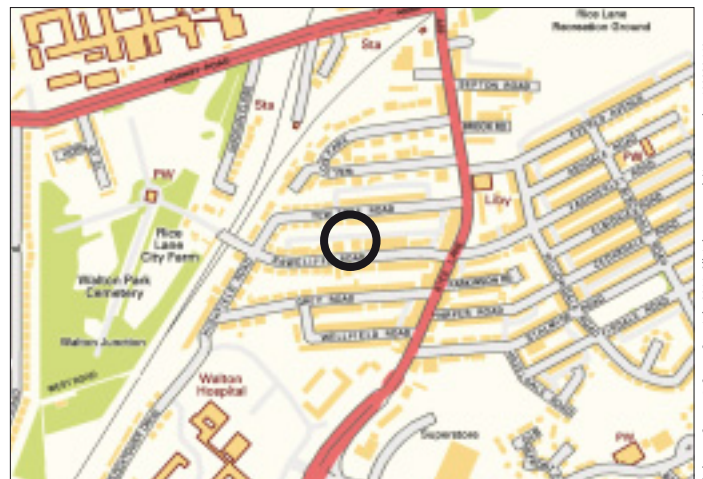
Area to front with communal gardens. Town Garden to rear and parking with wrought iron gates.

Not to scale. For identification purposes only

LOT
38

31 Rawcliffe Road, Liverpool. L9 1AN
VACANT RESIDENTIAL

Guide price **£70,000 +**



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A vacant 4 bedroomed three storey end terrace property benefitting from double glazing. Following refurbishment the property would be suitable for occupational or investment purposes.

Situated

Off Rice Lane in a popular and well established residential location approx 4 miles from Liverpool City Centre.

Ground Floor

Hall, front living room, rear room & kitchen.

First Floor

3 bedrooms, bathroom/W.C.

Second Floor

1 bedroom.

Outside

Yard to the rear.

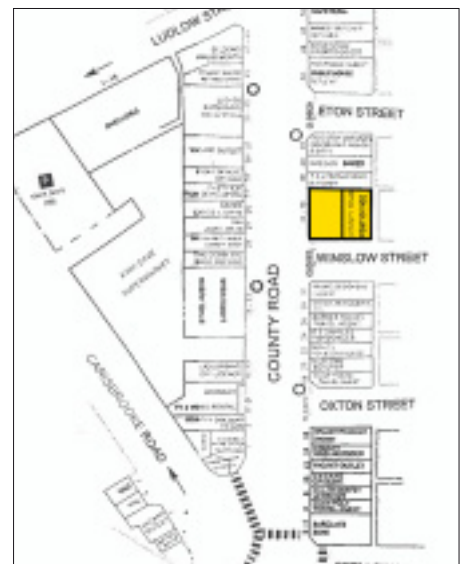
Not to scale. For identification purposes only



The property comprises a substantial vacant triple retail unit on the ground floor together with three self contained flats arranged over first and second floors. In addition there is a separate ground floor unit trading as The Post Office for a term of 10 years, producing £6,800pa.

Situated

The unit is prominently situated fronting County Road with the popular Liverpool suburb of Walton. Over retailers in close proximity include Greggs, Ladbrokes, Post Office, Home and Bargains and Subway.



Not to scale. For identification purposes only

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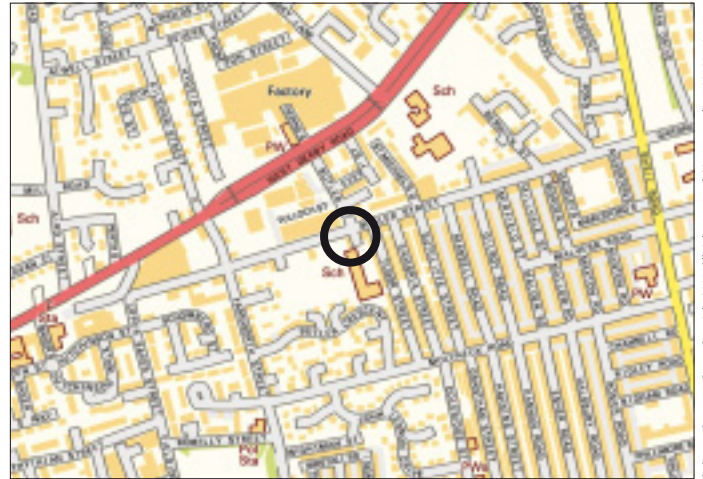
UNITS	ACCOMMODATION	LEASE	RENT
Retail units	Ground floor area – 144m ² (1548sq ft), kitchen 10m ² (111sq ft), Rear Storage 42m ² (455sq ft)	Vacant	—
Post Office	Sales Area 40m ² (430sq ft), Kitchen, WC	10 years from 9th December 2009, subject to a break on the 5th anniversary of term exercisable on 6 months written notice. The lease is also subject to a schedule of condition.	£6,800 pa
Flat 32a	First floor: living room, kitchen, two beds. Second floor: two beds, bathroom.	—	—
Flat 32b	First floor: kitchen, bedroom, living room. Second floor: bathroom, bedroom.	—	—
Flat 32c	First floor: living room, kitchen, bedroom. Second floor: bathroom, bedroom.	—	—



LOT
40

24 Tudor Street, Liverpool. L6 6AQ
RESIDENTIAL INVESTMENT

Guide price **£35-45,000**



Not to scale. For identification purposes only

A mid terrace property benefitting from double glazing. The property is currently let by way of an Assured Shorthold Tenancy for 2 years from October 2009 at a rental of £4160.00 per annum.

Situated

Fronting Tudor Street off Boaler Street close to local shopping and city centre amenities, with good road communications.

Ground Floor

Living room, kitchen & bathroom/ WC.

Outside

Yard to the rear.

On Behalf of



Joint Agents Edward Symmons

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LOT
41

52/52a Liscard Road, Wallasey, Merseyside. CH44 9AF
VACANT COMMERCIAL

Guide price **£75,000 +**



Not to scale. For identification purposes only

A two storey substantial end terrace mixed use property providing a ground floor shop/workshop together with a flat above. The property benefits from a pitched tiled roof and a yard to the rear. The property would be suitable for a number of uses, subject to the relevant consents.

Situated

Liscard Road is quite a busy thoroughfare approximately 1 mile from Wallasey Town Centre.

Ground Floor

Front Retail Area, Side Retail Area, front right office, drying room, store, workshop. Stairs to half landing Bathroom.

First Floor

Flat - Kitchen, Dining Room, 2 Bedrooms, Lounge.

Outside

Yard to the rear.

Joint Agents



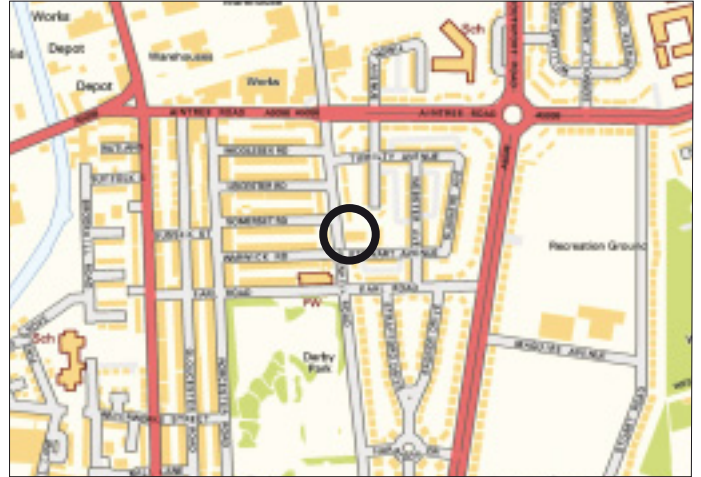
Kevin Oliver Limited

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LOT
42

Land At 183-185 Richmond Row, Liverpool. L3 3BX
LAND WITH POTENTIAL

Guide price **£10,000 +**



Not to scale. For identification purposes only

A cleared site with a brick built boundary wall to the rear measuring approximately 2165 m2 within a mixed commercial/residential area.

Situated

fronting Richmond Row at the junction with Everton Brow off St Anne Street within close proximity to Liverpool City Centre.

LOT
43

7 Alison Place, Larkhill, Liverpool. L13 9AH
RESIDENTIAL INVESTMENT

Guide price **£60,000 +**



Not to scale. For identification purposes only

A 3 bedroomed end town house currently let by way of as Assured Shorthold Tenancy with a rental of £6760 per annum. The property benefits from partial double glazing, central heating and gardens.

Situated

In a cul-de-sac off Alison Road which runs between Maiden Lane and Lisburn Lane in a popular residential location.

Ground Floor

Porch entrance, hall, lounge, kitchen, WC.

First Floor

3 bedrooms, bathroom.

Outside

Front & back gardens.

LOT
44

6 Kilshaw Street, Liverpool. L6 2BQ
RESIDENTIAL INVESTMENT

Guide price **£40,000 £50,000**



Not to scale. For identification purposes only

A 3 bedrooed semi detached property benefiting from central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £4,680 per annum.

Situated

the property fronts Kilshaw Street which is immediately accessed via the A5049 West Derby Road within easy access to local amenities.

Ground Floor

Hall, Lounge/Dining Room and Kitchen.

First Floor

3 Bedrooms and Bathroom/W.C.

Outside

Front and rear yard.

On Behalf of



Joint Agents Edward Symmons

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LOT
45

112 Fieldton Road, Liverpool. L11 9AQ
VACANT RESIDENTIAL

Guide price **£50,000 +**



Not to scale. For identification purposes only

A vacant 3 bedrooed mid town house benefiting from double glazing and gardens. Following refurbishment the property would be suitable for occupation or investment purposes.

Situated

Off Worrow Road close to Stonebridge Lane offering easy access to local amenities and schooling approximately 5 miles from Liverpool City Centre.

Ground Floor

Hall, Lounge, Dining Room, Shower Room, Kitchen, W.C.

First Floor

3 Bedrooms.

Outside

Front Garden, generous sized rear garden.

On Behalf of



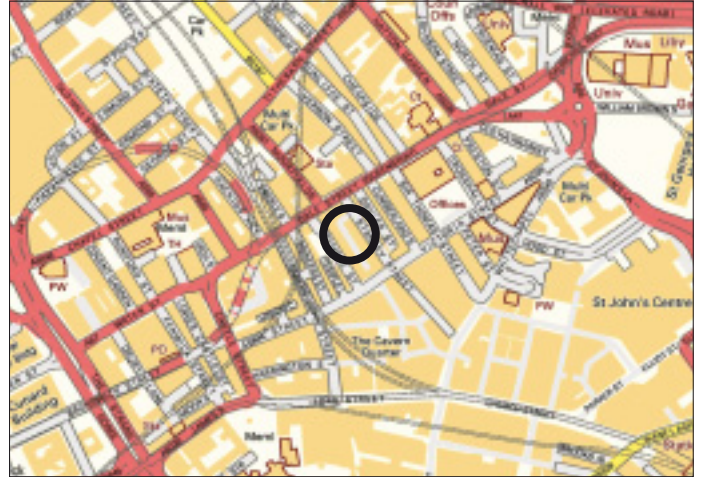
Granger Plc

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LOT
46

Victoria House, 25 Victoria Street, Liverpool. L1
RESIDENTIAL INVESTMENT

Guide price **£90,000 +**



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Not to scale. For identification purposes only

A one bedroomed duplex apartment within a large converted building currently let by way of an Assured Shorthold Tenancy at a rental of £450.00 pcm. The property benefits from double glazing, economy 7 heating, integrated fitted kitchen, cherrywood flooring, intercom entry system and lift service.

Ground Floor

Main entrance Hallway.

Third Floor

Apartment - Hall, open plan lounge/kitchen, bedroom, bathroom/w.c.

Situated

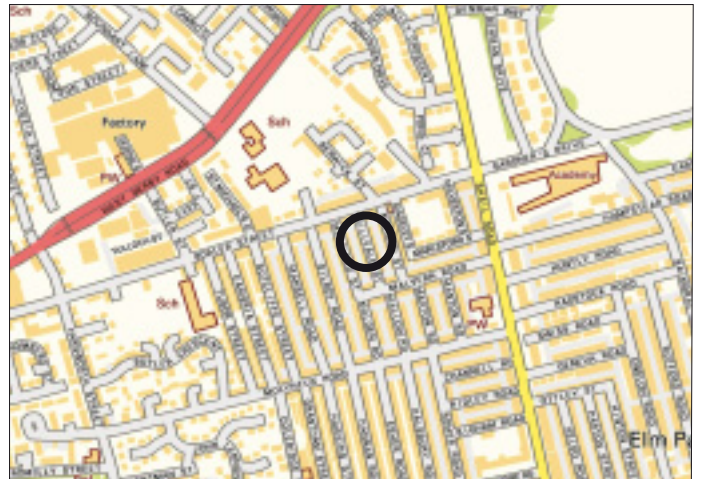
Victoria Street is located off Castle Street, and this property is located on the corner of Victoria Street and Stanley Street. All the city centre

amenities - shops, restaurants, galleries and museums - are within walking distance as is the business district for those wishing to live and work in the heart of Liverpool.

LOT
47

37 Millvale Street, Liverpool. L6 6BB
RESIDENTIAL INVESTMENT

Guide price **£35-45,000**



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Not to scale. For identification purposes only

A 2 bedroomed mid terrace property currently let by way of an Assured Shorthold Tenancy at a rent of £4160.00 per annum.

Outside

Small rear yard.

Situated

Fronting Millvale Street off Molyneux Road in a popular residential location approximately 4 miles from Liverpool City Centre.

Ground Floor

Lounge, kitchen, bathroom/w.c.

First Floor

2 bedrooms.

On Behalf of

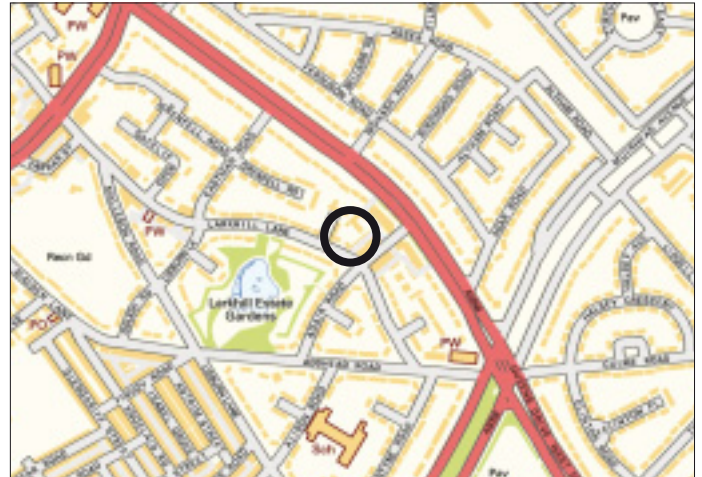


Joint Agents Edward Symmons

LOT
48

8-10 Larkhill Place, Liverpool. L13 9BS
VACANT COMMERCIAL

Guide price **£30,000 +**



Not to scale. For identification purposes only

A vacant two storey mixed use property comprising of a ground floor retail unit together with a self contained 2 bed roomed flat to the first floor. The property is in poor condition and would be suitable for a number of uses, subject to the relevant consents following repair and modernisation. In addition to the price achieved at the auction, the purchaser shall pay the Council's surveyor's and legal costs at 3% of the price subject to a minimum fee of £1500.00.

Situated

fronting Larkhill Place off Queens Drive in an established location within 4 miles from Liverpool City Centre.

Outside

Yard to the rear.

Ground Floor

Shop - main sales area, kitchen/prep room, storage room.

**On Behalf of
Liverpool City Council**



First Floor

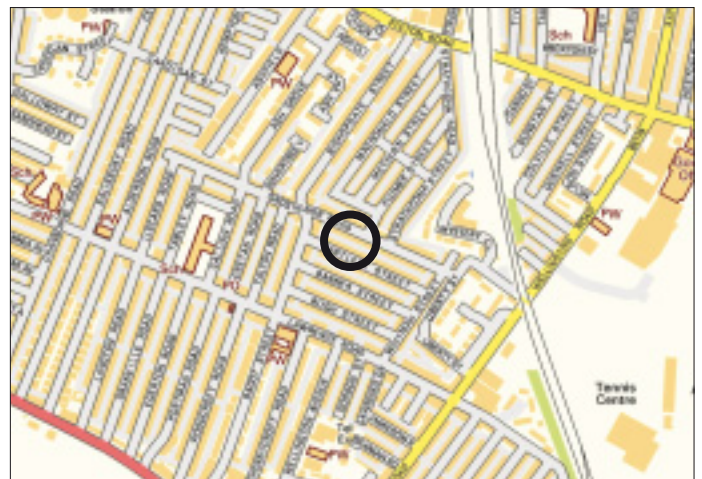
Flat - Hall, Living Room, Kitchen, 2 Bedrooms, Bathroom/W.C.

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LOT
49

48 Bartlett Street, Liverpool L15
VACANT RESIDENTIAL

Guide Price **£45-50,000**



Not to scale. For identification purposes only

A vacant 2 bed roomed middle terrace property in need of repair and modernisation. The property benefits from central heating.

Outside

Yard to the rear.

Situated

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

Ground Floor

Through Living Room, Kitchen, Bathroom/W.C.

First Floor

2 Bedrooms.

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LOT
50

575 West Derby Road, Liverpool.. L13 8AE
COMMERCIAL INVESTMENT

Guide price **£65,000 +**



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Not to scale. For identification purposes only

A four storey dormer style middle terraced property comprising of a vacant ground floor retail shop with staff and storage accommodation and WC facilities to the rear of the premises. To the upper floors there is a 3 bedroomed flat which benefits from self contained access from West Derby Road which we believe is let on a protected tenancy.

Ground Floor

Shop - 75.92 sq.m (817.22 sq.ft)

First/Second Floors

Flat - Hall, Living Room, Kitchen, 3 Bedrooms, Bathroom/W.C.

Situated

The property is situated fronting West Derby Road within a well established busy shopping area. The immediate surrounding

area comprises mainly mixed use properties with ground floor commercial premises and upper floor residential accommodation.

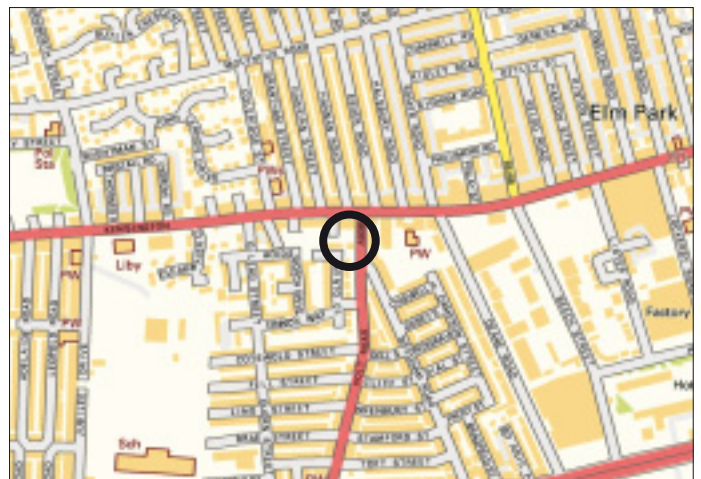
Outside

Yard to the rear.

LOT
51

17 Needham Road, Liverpool. L7 0EE
VACANT RESIDENTIAL

Guide price **£35-40,000**



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Not to scale. For identification purposes only

A two bedroomed mid terrace property benefitting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £4,420 per annum.

Outside

Yard to the rear.

Situated

The property is situated fronting Needham Road off Holt Road less than a mile from Kensington. It also has strong links to Liverpool City Centre and the outer suburbs through the A5047 and A5049.

Ground Floor

Hall, Lounge/Dining Room, Kitchen.

First Floor

Two Bedrooms and Bathroom/W.C.

On Behalf of

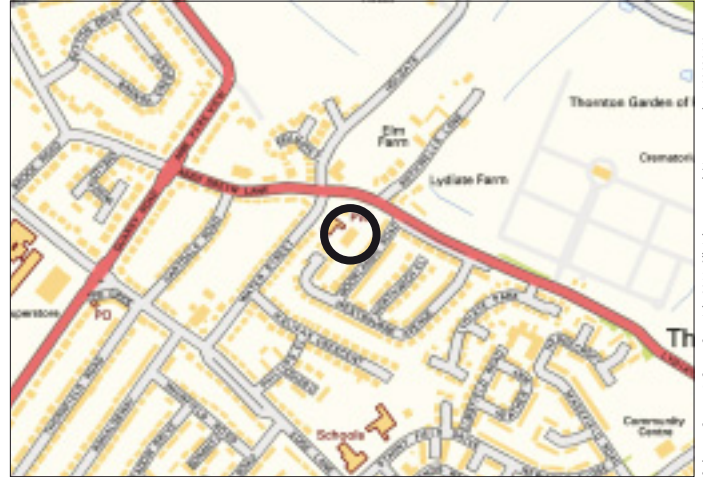


Joint Agents Edward Symmons

LOT
52

11 Moorlands Road, Thornton, Liverpool. L23 1US
VACANT RESIDENTIAL

Guide price **£120,000 +**



Not to scale. For identification purposes only

A vacant 3 bedroomed semi detached property benefitting from an extended kitchen, converted garage, double glazing, central heating, conservatory, front and rear gardens and off road parking. The property would be suitable for occupation or investment purposes.

Outside

Gardens front and rear, Driveway.

Situated

Off Green Lane which in turn is off Moor Lane in a very popular and well established residential location within easy access to local amenities and Crosby Village.

Ground Floor

Hall, Lounge, Dining Room, Morning Room, Kitchen, Conservatory

First Floor

3 Bedrooms, Shower Room/W.C.

LOT
53

57 Hampden Street, Liverpool. L4 5TY
VACANT RESIDENTIAL

Guide price **£40,000 £45,000**



Not to scale. For identification purposes only

A 2 bedroom mid terrace property benefitting from partial double glazing and central heating and a single storey extension to the rear. The property would be suitable for occupation or investment purposes.

Outside

Yard to rear.

Situated

Off County Road in an established and popular residential location.

Ground Floor

Hall, Front Living Room, Rear Living Room, Kitchen.

First Floor

2 Bedrooms, Shower Room/W.C.



The property comprises a number of adjoining terraced buildings including 172 Prescot Road providing a two storey building and 174-178 Prescot Road/2 Stanley Road comprising of 3 x three storey interconnecting terraced buildings. The premises also benefit from an open land area which can be found adjacent to 172 Prescot Road. The accommodation is partly occupied by three users at present and the remainder of the accommodation consists of office accommodation to the upper floors of 174-178 and a maisonette/flat to the upper floors of 2 Stanley Road.

Situated

Fronting Prescot Road on the corner of Stanley Road on a very busy main road being one of the main arteries into Liverpool City Centre.



Not to scale. For identification purposes only

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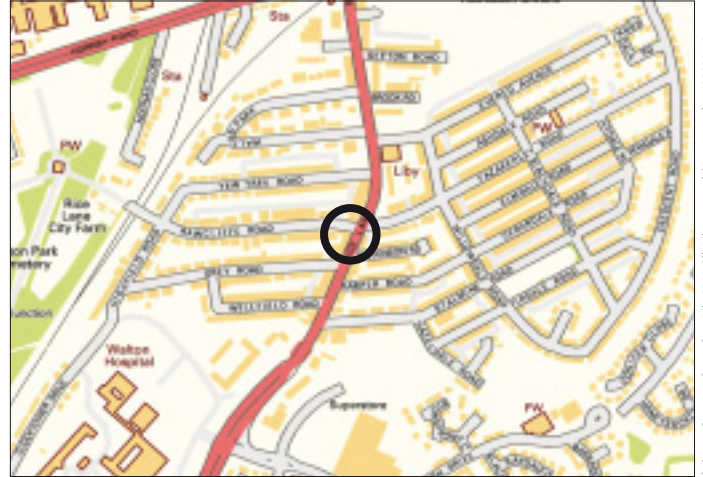
TENANCY INFORMATION

The Auto Electrical Centre	Currently holding over on £5,200 per annum.
The Sign Centre	Currently holding over on £5,140 per annum.
Ace Security	Currently holding over on £3,000 per annum.
Office Accomodation to 174-178 Prescot Road	Vacant
Maisonette/Flat	Vacant
Land adjacent to 172 Prescot Road	Vacant

LOT
55

10 Parkinson Road, Liverpool. L9 1DL
VACANT RESIDENTIAL

Guide price **£55-60,000**



Not to scale. For identification purposes only

A vacant 3 bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for occupation or investment purposes.

Outside
Yard.

Situated

Off Rice Lane in a popular and well established residential location within easy access to local amenities and approximately 5 miles from Liverpool City Centre.

Ground Floor

Hall, Through Living Room, Kitchen/ Diner.

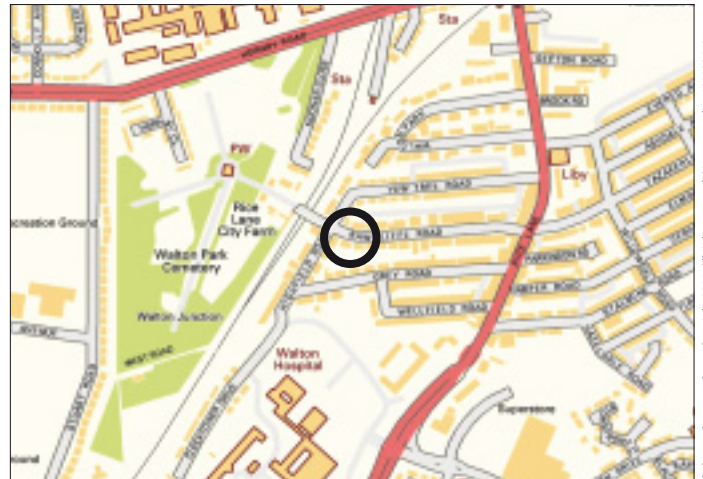
First Floor

3 Bedrooms, Bathroom/W.C.

LOT
56

Land At 43-45 Grey Road, Liverpool. L9 1AY
LAND WITH POTENTIAL

Guide price **£50,000 +**



Not to scale. For identification purposes only

A cleared vacant site sold with the benefit of planning permission to erect 3 x 4/5 three storey town houses.

Situated

Off Rice Lane in an established location within easy access to local amenities, approximately 4 miles from Liverpool City Centre.

Plans

Plans are available for inspection at the auctioneers office.

LOT
57

9 Casino Road, Liverpool. L36 7UX
VACANT RESIDENTIAL

Guide price **£60-65,000**



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Not to scale. For identification purposes only

A vacant 3 bedroomed end town house benefitting from double glazing, central heating and front and rear gardens. The property would be suitable for occupation or investment purposes.

Outside

Gardens front and rear.

Situated

Off Stanley Road which in turn is off Rupert Road in a popular residential location within easy access to local amenities and schooling.

Ground Floor

Hall, Through Lounge, Kitchen/ Diner.

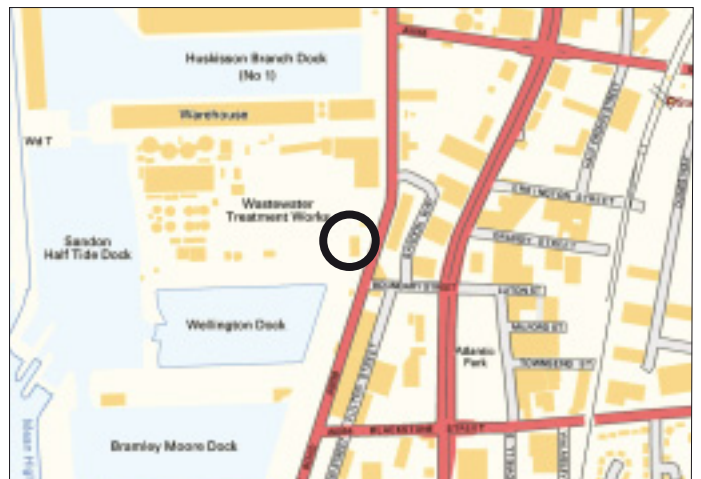
First Floor

3 Bedrooms, Wet Room/W.C.

LOT
58

Former Sandon Lion Public House, 93 Regent Road, Liverpool. L5 9TD
VACANT COMMERCIAL

Guide price **£40,000 +**



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Not to scale. For identification purposes only

A three storey end of terrace property in need of a full refurbishment scheme and suitable for a number of uses subject to the relevant consents. The vendor has advised that the property benefits from a new roof, new windows and has been ripped out and is ready to commence work.

Situated

Fronting Regent Road just off Derby Road (A565) overlooking Wellington Dock and within close proximity to Liverpool City Centre.

LOT
59

37 Esmond Street, Liverpool. L6 5AY
VACANT RESIDENTIAL

Guide price **£35-40,000**



Not to scale. For identification purposes only

A vacant 3 bedroomed middle terraced property benefitting from double glazing and gas wall heaters. Following refurbishment the property would be suitable for occupation or investment purposes.

Outside

Yard to the rear.

Situated

Off Breck Road in an established and popular residential location within easy access to local amenities and approximately 4 miles from Liverpool City Centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

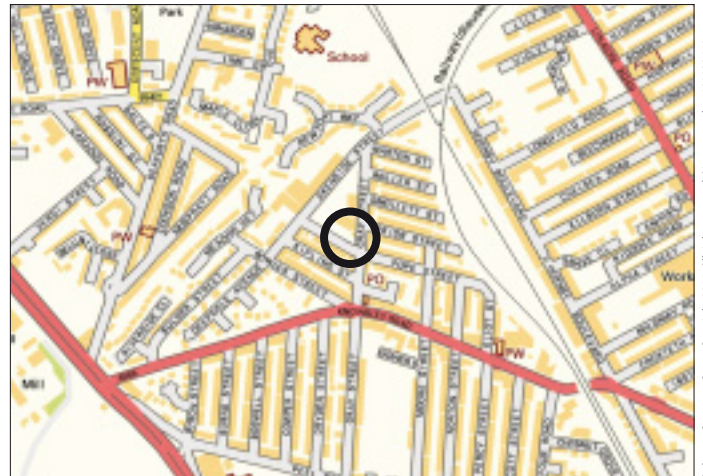
First Floor

2 Bedrooms, Bathroom/W.C.
1 Further Bedroom Above.

LOT
60

31 Pope Street, Bootle. L20 4P
VACANT RESIDENTIAL

Guide price **£30-35,000**



Not to scale. For identification purposes only

A vacant 2 bedroomed middle terrace property benefitting from double glazing and economy 7 heating. The property would be suitable for investment purposes following refurbishment.

Outside

Yard to the rear.

Situated

Off Knowsley Road in a prominent position close to all local amenities including shops, schools and with shopping facilities closeby.

Ground Floor

Vestibule, hall, lounge, dining room, kitchen, bathroom/WC.

First Floor

2 bedrooms.



The property comprises of a two storey detached 5 bed roomed dormer bungalow constructed about 40 years ago and having a substantial single storey section to the rear. The premises stands on a deep rectangular site with 24.0m (78ft) frontage. The grounds are currently woodland, but have previously benefitted from landscaping and a swimming pool to the rear and could possibly be suited for redevelopment, subject to the necessary consents.

Situated

Fulwood Park is a designated conservation area comprising dwellings of varying age. Originally the park comprised substantial villas set in extensive grounds and many still exist, making the area one of the most sought after in Liverpool. Neighborhood shopping is provided close by on Aigburth Road with Liverpool John Lennon Airport approximately 2 miles to the South and Liverpool City Centre 4 miles to the North.

Ground Floor

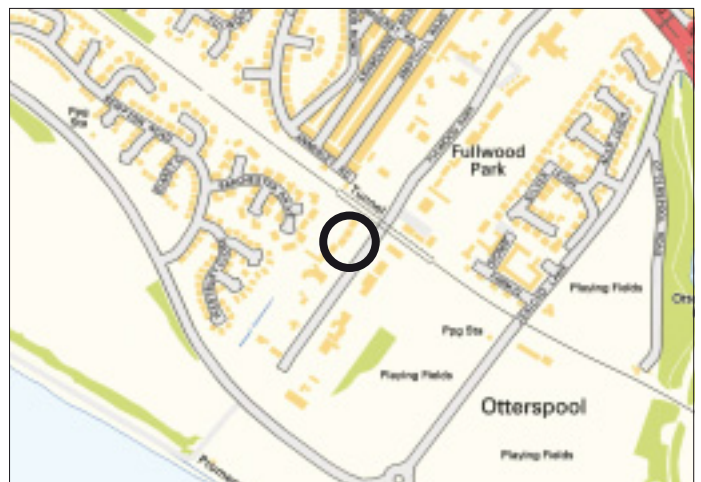
Entrance hall, cloakroom/WC, store room, airing cupboard, rear lounge, rear dining room, kitchen, 3 bedrooms, workshop, utility room, bathroom/WC, ensuite bathroom/WC.

First Floor

Landing, 3 bedrooms, bathroom/WC.

Outside

Front garden with vehicle hardstanding, integral garage, side footpaths leading to rear garden, rear side woodland.



Not to scale. For identification purposes only

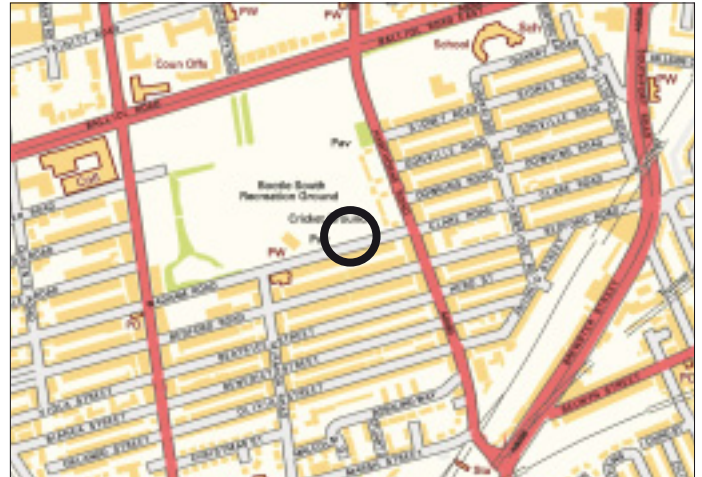
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LOT
62

189 Bedford Road, Bootle, Merseyside. L20 2DR
RESIDENTIAL INVESTMENT

Guide price **£50-60,000**



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A two storey middle terraced property currently let by way of an Assured Shorthold Tenancy at a rent of £4680 per annum. The property benefits from double glazing.

Situated

Located within the district of Bootle, connecting to Hawthorne Road, approximately 4 miles to Liverpool City Centre. Within close proximity to local and shopping amenities.

Ground Floor

Hall, Through Living Room, Kitchen

First Floor

4 bedrooms, Bathroom/W.C.

Outside

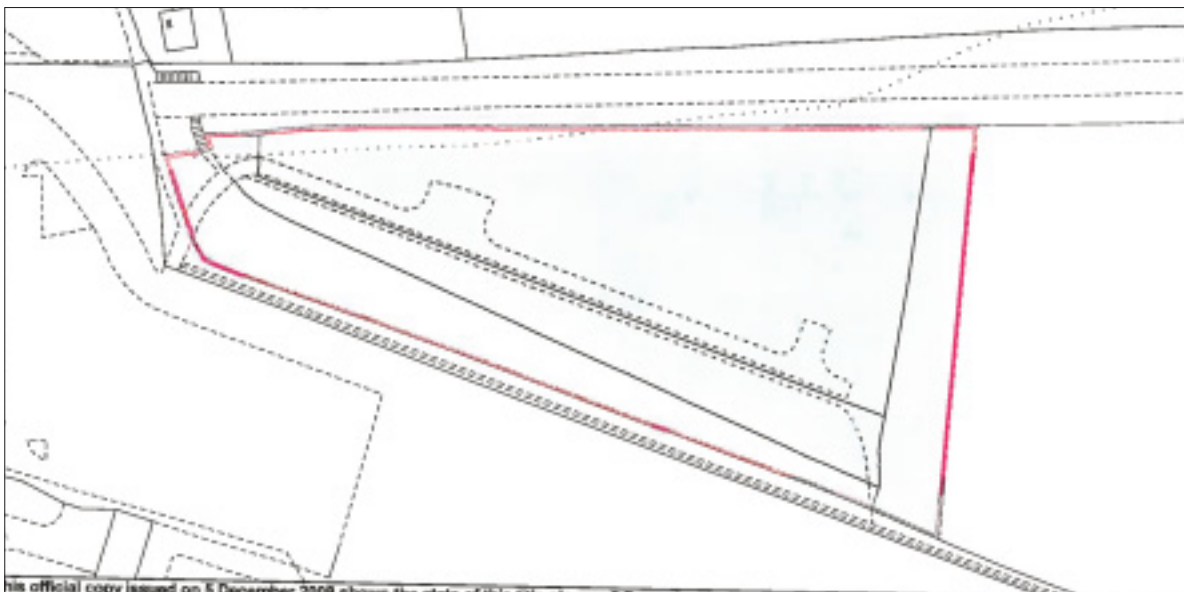
Yard to the rear

Not to scale. For identification purposes only

LOT
63

Land At Haydock Park, Borehole, Haydock Park, St Helens.
AGRICULTURAL LAND

Guide price **£30-35,000**



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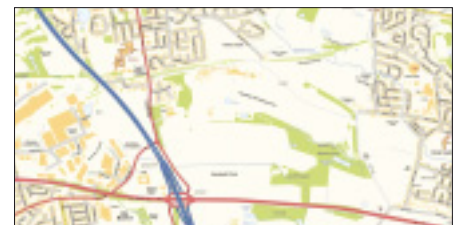
his official copy issued on 5 December 2008 shows the state of this site...

Not to scale. For identification purposes only

A vacant site suitable for a number of uses subject to the relevant consents.

Situated

Within close proximity to Haydock Park Race Course.



LOT
64

47 Cranbourne Road, Liverpool. L15
VACANT RESIDENTIAL

Guide price **£40-50,000**



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Not to scale. For identification purposes only

A vacant 3 bedroomed end terrace property in need of repair and modernisation. The property has suffered fire damage mainly to the ground floor and smoke damage throughout.

Outside

Yard to the rear.

Situated

Off Smithdown Road and Lawrence Road in a popular residential location within easy access to local amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, 2 Living Rooms, Kitchen.

First Floor

3 Bedrooms, Bathroom/W.C.

On Behalf of

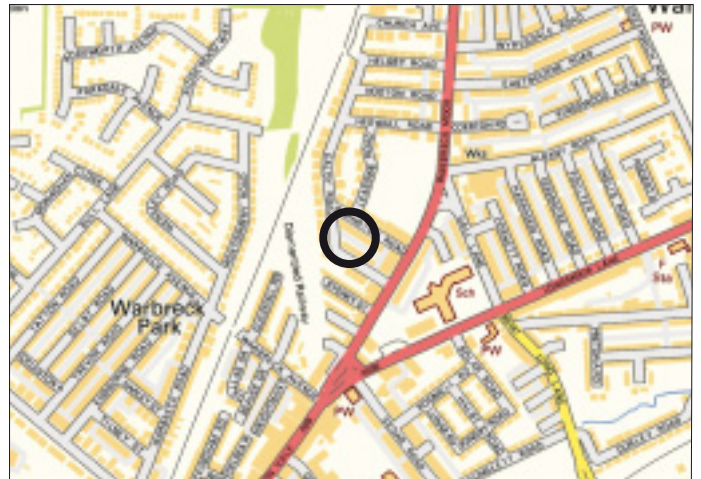
grainger
residential management

Grainger Plc.

LOT
65

3 Caldby Road, Liverpool L9 4RY
VACANT RESIDENTIAL

Guide Price **£70,000+**



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Not to scale. For identification purposes only

A vacant 4 bedroomed semi detached property benefitting from partial double glazing and gardens. Following a full upgrade and modernisation the property would be suitable for occupation or investment purposes.

Outside

Gardens front and rear.

Situated

Off Rice Lane in a very popular and well established residential location within easy access to local amenities and schooling and approximately 5 miles north of Liverpool City Centre.

Ground Floor

Hall, Front Living Room, Rear Living Room, Morning Room, Kitchen.

First Floor

4 Bedrooms, Bathroom/W.C.

LOT
66

99/99a Marsh Lane, Bootle, Merseyside L20 4JB
MIXED USE INVESTMENT

Guide Price **£45-50,000**



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A three storey mixed use middle terraced property consisting of a ground floor shop unit together with an ancillary office and storage accommodation to the upper floors. The property benefits from electric steel roller shutters. We are advised the property is currently let on a 1 year lease producing an annual rental income of £6600.

Situated

Fronting Marsh Lane in the Bootle district approximately 3 miles from Liverpool City Centre.

Ground Floor

Shop
Main Sales Area, rear room, kitchen, w.c.

Not to scale. For identification purposes only

First Floor

Storage/Ancillary Accommodation.

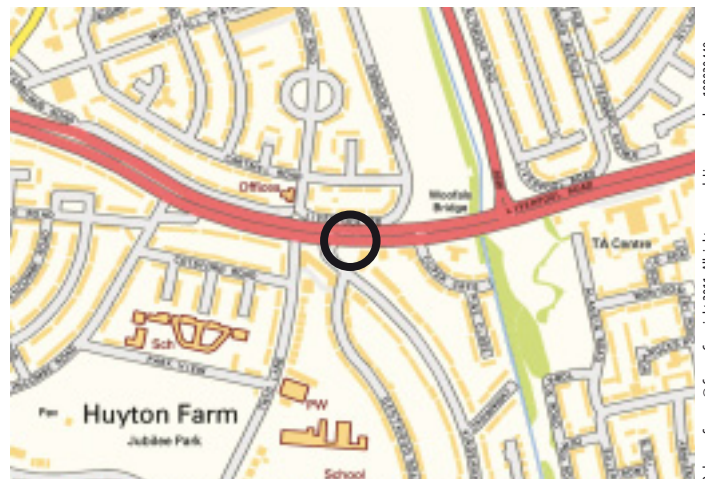
Outside

Rear Yard.

LOT
67

302 Liverpool Road, Huyton, Liverpool L36 3RW
VACANT MIXED USE

Guide Price **£20-25,000+**



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A two storey mixed use middle terrace property consisting of a ground floor shop unit which previously traded as a betting shop together with a self contained flat above. The property is in need of repair and modernisation having suffered from fire and smoke damage throughout and would be suitable for a number of uses, subject to the relevant consents.

Not to scale. For identification purposes only

Situated

Fronting Liverpool Road at it's junction with Kingsway Parade approximately 5 miles from Liverpool City Centre.

Ground Floor

Main sales area, Kitchen, W.C.

First Floor

3 bedrooms.

Note

An internal inspection has not been undertaken and the information has been supplied by the vendor.



The property comprises of three two-storey interconnecting mid terraced buildings providing a ground floor retail sales area with storage accommodation to the first floor. The ground floor retail shop unit has been fitted to a relatively good standard and benefits from cctv alarm system and external roller shutters.

The premises are currently let to The Bankrupt Shop Ltd by way of a new Lease for a term of 10 years from 1st September 2011 at a rental of £16,000 per annum. The Lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

For the year ended 31st May 2010 The Bankrupt Shop Limited reported net assets of £1.3 million and trade from 9 branches.

Situated

the premises are situated in a prominent position fronting New Hall Lane (A59) close to it's junction with Blackpool Road (A5085) approximately 3 miles east of Preston City Centre.

Ground Floor

Retail Sales Area - 1942 sq ft

First Floor

Storage - 1508 sq ft



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LOT
69

Former Black Horse, 237/239 Church Road, Birkenhead, Merseyside CH42 0LD
PUBLIC HOUSE/POSSIBLE REDEVELOPMENT

Guide Price **£140,000+**



A large detached two storey property which, until recently, traded as "The Black Horse Public House". The property benefits from spacious accommodation on the upper floor which was previously occupied by the owner. Total plot size 514 sq m. The property is suitable for use as existing, or for a number of other uses including redevelopment subject to planning consents. Please note, the purchase price for this property is subject to VAT.

Situated

On Black Road in Tranmere on a busy main road location in a popular, well established area. Liverpool City Centre is approximately 4 miles away and easily accessible via the Birkenhead Tunnel on the B5148.

First Floor

Living Accommodation

Living Room, Kitchen, 4 Bedrooms, Bathroom/W.C.

Joint Auctioneers

Christie & Co Property
Tel: +44(0)161 833 3311

Ground Floor

Main Lounge/Public Bar (100 covers)



Not to scale. For identification purposes only

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LOT
70

The Former Cobden Public House, 89 Quarry Street, Liverpool L25 6HA

PUBLIC HOUSE/POSSIBLE REDEVELOPMENT

Guide Price **£180,000+**



A detached two storey property which until recently traded as "The Cobden Public House". Benefits from 3-bedroom living accommodation on the upper floor, and a beer garden to the side. The property could be used as existing, or for a number of other uses including redevelopment subject to the relevant consents. Please note that the purchase price for this property is subject to VAT.

Situated

In the picturesque village of Woolton; a well established, popular South Liverpool suburb, within easy access to local amenities and approximately 6 miles from Liverpool City Centre.

Ground Floor

Entrance leading to open plan trade area, main lounge (80 covers) served by a large wooden bar servery with fixed seating and loose tables and chairs. Trading Kitchen, Ladies & Gents W.C.'s

First Floor

Living Accommodation

Living Room, Kitchen, 3 Bedrooms.

Outside

Small garden to the side and beer garden.

Joint Auctioneers

Christie & Co Property
Tel: +44(0)161 833 3311



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online legal documentation

If you wish to receive legal documents in respect of any lot, please visit **www.suttonkersh.co.uk** where legal packs we have received will be adjacent to each lot. Alternatively please call our offices on **0151 207 6315**.

Please note: larger documents such as architects' plans etc may have to be viewed at our offices.

For more detailed legal enquiries, please contact the auctioneers in the first instance.

Copy documentation is available for inspection on the day of the auction at the auction venue or at our offices from receipt until the auction date.

Terms and 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 with the appropriate deposit cheque 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. A cheque or banker's draft in the sum of 10% of the maximum bid or £2,000 whichever is the greater, is enclosed with the proxy or telephone bidding form. Cheques should be made payable to Sutton Kersh. Receipt of funds must be the day prior to the auction.
Buyer's Administration Charge – The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of £350 inclusive of VAT upon exchange of contracts for each property purchased (cheques made payable to Sutton Kersh). A separate proxy or telephone bidding form, deposit and buyer's administration charge should be supplied for each property upon which a bid is to be placed.
- 4 Any alteration to the proxy or telephone bid or withdrawal must be in writing and be received in writing and be received by the auctioneer prior to commencement of the auction.
- 5 The auctioneer, in accepting proxy bids, acts as agent for the prospective buyer and the prospective buyer shall be considered to have authorised the auctioneer on the basis of the terms and conditions set out in this auction catalogue, all relevant conditions of sale and any amendments to the auction catalogue. In the event of the prospective buyer's bid being successful, the auctioneer is authorised by the prospective buyer to sign any memorandum or contract relating to the property concerned.
- 6 The auctioneer accepts no liability for any bid not being made on behalf of the prospective buyer and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
- 7 In the event that another bidder makes a bid equal to the maximum bid the prospective buyer is prepared to make, the auctioneer reserves the right to accept the bid of any bidder attending the auction in person or through an agent.
- 8 The auctioneer accepts no responsibility for failure of telecommunications in respect of a telephone bid, or any delays in the postal system if a proxy bidding form is sent through the post.
- 9 If the prospective buyer wishes to attend the auction and bid in person, he or she shall notify the auctioneer who will then no longer bid. Such notification must be in writing and received by the auctioneer prior to commencement of the auction.
- 10 Prospective bidders should check with the auctioneer's office immediately prior to the auction to ensure there are no changes to the published terms and conditions.
- 11 Successful/unsuccessful bids will be notified to the prospective buyer within 24 hours of the conclusion of the auction sale.
- 12 Should the property be knocked down to the proxy bidder by the Auctioneer at a figure which is less than the maximum bid price on the form, the whole of the deposit supplied with the form will still be cashed and will count towards the purchase price sold.
- 13 Proxy bidders are deemed to be making their bid with full knowledge of and in accordance with the Common Auction Conditions, Extra Conditions and Special Conditions of Sale and the Important Notice for Prospective Buyers in the catalogue..
- 14 Proxy bidders are also deemed to have knowledge of any Addendum sheet which may be issued prior to or at the auction sale. Proxy bidders are advised to telephone the Auctioneer's offices before 10am on the day of the sale in order to find out whether any addenda apply to the property for which they have authorised the Auctioneer to bid on their behalf.
- 15 The proxy bidder authorises the Auctioneer or any duly authorised partner or employee of Sutton Kersh as the prospective purchaser's agent to sign the Memorandum of Sale or Sale Contract incorporating any addendum at or after the auction.
- 16 Proxy or telephone bidding forms should be sent to Mr J Kersh MRICS, Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY.

Proxy bidding form



Date of Auction Lot Number

I hereby instruct and authorise you to bid on my behalf in accordance with the terms and conditions attached hereto and I understand that should my bid be successful the offer will be binding upon me.

Address of Lot

Maximum bid price Words

Cheque for 10% deposit (£2,000 minimum) £ enclosed herewith (made payable to Sutton Kersh)

Buyer's Administration Charge – Should my bid be successful I agree to pay a Buyer's Administration Charge of £350 inclusive of VAT upon exchange of contracts to Sutton Kersh, the auctioneers

Purchaser Details

Full name(s)

Company

Address

..... Postcode

Business telephone..... Home telephone

Solicitors

.....

..... Postcode

For the attention of

Telephone

Signed by prospective purchaser

Date

or person signing on purchaser's behalf. The signatory warrants that authority has been given by the bidder.

Name and address of signatory if different from purchaser's details given above:

.....

.....

Date of signing

Telephone bidding form



Name

Address

Telephone number where you can be contacted on the day of the auction

A member of staff will attempt to contact the bidder by telephone prior to the lot concerned being offered for sale. If contact is made then the bidder may compete in the bidding through the auctioneer's staff. If it is impossible to obtain telephone contact, or the link breaks down, the auctioneer is authorised to continue to bid on behalf of the telephone bidder up to the maximum bid stated on this form.

Lot No. of property to be bid on

Property known as

Maximum bid(Figures)

10% deposit of maximum bid (£2,000 minimum) enclosed (made payable to Sutton Kersh)

Buyer's Administration Charge – Should my bid be successful I agree to pay a Buyer's Administration Charge of £350 inclusive of VAT 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 noFax no

Person acting

I attach deposit for 10% (£2,000 minimum) of my maximum bid

I have read the Common Auction Conditions, Extra Conditions and Special Conditions of Sale. I accept that it is my responsibility to check for any amendments or addendum notes which may be read out by the auctioneer on the auction day. I authorise the auctioneer to sign the Memorandum of Sale on my behalf and I recognise that I will then be the fully bound purchaser of the property referred to above and must complete this transaction within the time specified in the Conditions of Sale.

Signed by prospective purchaser

Date

or person signing on purchaser's behalf. The signatory warrants that authority has been given by the bidder.

Name and address of signatory if different from purchaser's details given above:

Date of signing

Once you have completed this form please send to:

Auction Department, Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY

Common Auction Conditions

Common Auction Conditions (3rd Edition August 2009 – reproduced with the consent of the RICS).

The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

INTRODUCTION

The Common Auction Conditions have been produced for real estate auctions in England and Wales to set a common standard across the industry. They are in three sections:

- Glossary** The glossary gives special meanings to certain words used in both sets of conditions.
- Auction Conduct Conditions** The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who has a catalogue, or who attends or bids at the auction. They cannot be changed without the auctioneer's agreement. We recommend that these conditions are set out in a two-part notice to bidders in the auction catalogue, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions.
- Sale Conditions** The Sale Conditions govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum.

Important notice

A prudent buyer will, before bidding for a lot at an auction:

- Take professional advice from a conveyancer and, in appropriate cases, a chartered surveyor and an accountant;
- Read the conditions;
- Inspect the lot;
- Carry out usual searches and make usual enquiries;
- Check the content of all available leases and other documents relating to the lot;
- Check that what is said about the lot in the catalogue is accurate;
- Have finance available for the deposit and purchase price;
- Check whether VAT registration and election is advisable;

The conditions assume that the buyer has acted like a prudent buyer. If you choose to buy a lot without taking these normal precautions you do so at your own risk.

GLOSSARY

This glossary applies to the auction conduct conditions and the sale conditions. Wherever it makes sense:

- singular words can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the auction or the CONTRACT DATE (as applicable); and
- where the following words printed in bold black type appear in bold blue type they have the specified meanings.

Actual completion date The date when COMPLETION takes place or is treated as taking place for the purposes of apportionment and calculating interest.

Addendum An amendment or addition to the CONDITIONS or to the PARTICULARS or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS or an oral announcement at the AUCTION.

Agreed completion date Subject to CONDITION G9.3: (a) the date specified in the SPECIAL CONDITIONS; or (b) if no date is specified, 20 BUSINESS DAYS after the CONTRACT DATE; but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY.

Approved financial institution Any bank or building society that has signed up to the Banking Code or Business Banking Code or is otherwise acceptable to the AUCTIONEERS.

Arrears Arrears of rent and other sums due under the TENANCIES and still outstanding on the ACTUAL COMPLETION DATE.

Arrears schedule The arrears schedule (if any) forming part of the SPECIAL CONDITIONS.

Auction The AUCTION advertised in the CATALOGUE.

Auction conduct conditions The CONDITIONS so headed, including any extra AUCTION CONDUCT CONDITIONS.

Auctioneers The AUCTIONEERS at the AUCTION.

Business day Any day except (a) a Saturday or a Sunday; (b) a bank holiday in England and Wales; or (c) Good Friday or Christmas Day.

Buyer The person who agrees to buy the LOT or, if applicable, that person's personal representatives: if two or more are jointly the BUYER their obligations can be enforced against them jointly or against each of them separately.

Catalogue The CATALOGUE to which the CONDITIONS refer including any supplement to it.

Completion Unless otherwise agreed between SELLER and BUYER (or their conveyancers) the occasion when both SELLER and BUYER have complied with their obligations under the CONTRACT and the balance of the PRICE is unconditionally received in the SELLER'S conveyancer's client account.

Condition One of the AUCTION CONDUCT CONDITIONS or SALES CONDITIONS.

Contract The contract by which the SELLER agrees to sell and the BUYER agrees to buy the LOT.

Contract date The date of the AUCTION or, if the LOT is not sold at the AUCTION: (a) the date of the SALE MEMORANDUM signed by both the SELLER and BUYER; or (b) if contracts are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

Documents Documents of title (including, if title is registered, the entries on the register and the title plan) and other documents listed or referred to in the SPECIAL CONDITIONS relating to the LOT.

Financial charge A charge to secure a loan or other financial indebtedness (not including a rentcharge).

General conditions That part of the SALE CONDITIONS so headed,

including any extra GENERAL CONDITIONS.

Interest rate If not specified in the SPECIAL CONDITIONS, 4% above the base rate from time to time of Barclays Bank plc. (The INTEREST RATE will also apply to judgment debts, if applicable.)

Lot Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including CHATTELS, 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 disapplied 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.
- The deposit:
- (a) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stated in the SALE CONDITIONS; and
 - (b) must be paid in pounds sterling by cheque or by bankers' draft made payable to US on an APPROVED FINANCIAL INSTITUTION. The extra AUCTION CONDUCT CONDITIONS may state if we accept any other form of payment.

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

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

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

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

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

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

G1. The lot

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

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

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

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

- (a) matters registered or capable of registration as local land charges;
- (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
- (c) notices, orders, demands, proposals and requirements of any competent authority;
- (d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;
- (e) rights, easements, quasi-easements, and wayleaves;
- (f) outgoing and other liabilities;
- (g) any interest which overrides, within the meaning of the Land Registration Act 2002;
- (h) matters that ought to be disclosed by the searches and 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 CHATTELS 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. 		
G1.10	The BUYER is not to rely on the information contained in the PARTICULARS but may rely on the SELLER'S conveyancer's written replies to preliminary enquiries to the extent stated in those replies.		
G2. Deposit			
G2.1	The amount of the deposit is the greater of: <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). 	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.
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. 	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.
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. Transfer	
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.	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.
G2.5	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	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.
G3. Between contract and completion		G5.3	The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
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. Completion	
G3.2	No damage to or destruction of the LOT nor any deterioration in its CONDITION, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to complete.	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.
G3.3	Section 47 of the Law of Property Act 1925 does not apply.	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.
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.	G6.3	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.
G4. Title and identity		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.
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.	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.
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. 	G6.6	Where applicable the CONTRACT remains in force following COMPLETION.
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. Notice to complete	
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.	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. <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.
		G7.2	The person giving the notice must be READY TO COMPLETE.
		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.
		G7.4	If the SELLER 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.
		G8. If the contract is brought to an end	
		G8.1	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.
		G9. Landlord's licence	
		G9.1	Where the LOT is or includes leasehold land and licence to assign is required this CONDITION G9 applies.
		G9.2	The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires.
		G9.3	The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained.
		G9.4	The SELLER must: <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.
		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.
		G9.6	If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the licence has not been obtained the SELLER or the BUYER may (if not then in breach of any obligation under this CONDITION G9) by notice to the other terminate the CONTRACT at any time before licence is obtained. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
		G10. Interest and apportionments	
		G10.1	If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the PRICE (less any deposit paid) from the AGREED COMPLETION DATE up to and including the ACTUAL COMPLETION DATE.
		G10.2	Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must pay to the BUYER after COMPLETION any sum to which
		G10.3	the BUYER is entitled that the SELLER subsequently receives in cleared funds. <p>Income and outgoings are to be apportioned at ACTUAL COMPLETION DATE unless:</p> <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; <p>in which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER.</p>
		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.
		G11. Arrears	
		Part 1 Current rent	
		G11.1	"Current rent" means, in respect of each of the TENANCIES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant in advance on the most recent rent payment date on or within four months preceding COMPLETION.
		G11.2	If on COMPLETION there are any arrears of current rent the BUYER must pay them, whether or not details of those arrears are given in the SPECIAL CONDITIONS.
		G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to arrears of current rent.
		Part 2 Buyer to pay for arrears	
		G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of arrears.
		G11.5	The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all arrears of which details are set out in the SPECIAL CONDITIONS.
		G11.6	If those arrears are not OLD ARREARS the SELLER is to assign to the BUYER all rights that the SELLER has to recover those arrears.
		Part 3 Buyer not to pay for arrears	
		G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS: <ul style="list-style-type: none"> • (a) so state; or • (b) give no details of any arrears.
		G11.8	While any arrears due to the seller remain unpaid the buyer must: (a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the tenancy; (b) pay them to the seller within five business days of receipt in cleared funds (plus interest at the interest rate calculated on a daily basis for each subsequent day's delay in payment); (c) on request, at the cost of the seller, assign to the seller or as the seller may direct the right to demand and sue for old arrears, such assignment to be in such form as the seller's conveyancer may reasonably require; (d) if reasonably required, allow the seller's conveyancer to have on loan the counterpart of any tenancy against an undertaking to hold it to the buyer's order; (e) not without the consent of the seller release any tenant or surety from liability to pay arrears or accept a surrender of or forfeit any tenancy under which arrears are due; and (f) if the buyer disposes of the lot prior to recovery of all arrears obtain from the buyer's successor in title a covenant in favour of the seller in similar form to part 3 of this condition G11.
		G11.9	Where the SELLER has the right to recover arrears it must not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.
		G12. Management	
		G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
		G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
		G12.3	The SELLER must consult the BUYER on all management issues that would affect the BUYER after COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY) and: <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.
		G13. Rent deposits	
		G13.1	This CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other document under which the rent deposit is held.
		G13.2	If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER'S lawful instructions.
		G13.3	Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: <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.
		G14. VAT	
		G14.1	Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice.

<p>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.</p> <p>G15. Transfer as a going concern</p> <p>G15.1 Where the SPECIAL CONDITIONS so state:</p> <ul style="list-style-type: none"> • (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and • (b) this CONDITION G15 applies. <p>G15.2 The SELLER confirms that the SELLER</p> <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. <p>G15.3 The BUYER confirms that:</p> <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. <p>G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:</p> <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. <p>G15.5 The BUYER confirms that after COMPLETION the BUYER intends to:</p> <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 <p>G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:</p> <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. <p>G16. Capital allowances</p> <p>G16.1 This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the LOT.</p> <p>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.</p> <p>G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.</p> <p>G16.4 The SELLER and BUYER agree:</p> <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. <p>G17. Maintenance agreements</p> <p>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.</p> <p>G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such CONTRACTS from the ACTUAL COMPLETION DATE.</p> <p>G18. Landlord and Tenant Act 1987</p> <p>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.</p> <p>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.</p> <p>G19. Sale by practitioner</p> <p>G19.1 This CONDITION G19 applies where the sale is by a PRACTITIONER either as SELLER or as agent of the SELLER.</p> <p>G19.2 The PRACTITIONER has been duly appointed and is empowered to sell the LOT.</p> <p>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.</p> <p>G19.4 The LOT is sold:</p> <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. <p>G19.5 Where relevant:</p> <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. <p>G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.</p> <p>G20. TUPE</p> <p>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.</p> <p>G20.2 If the SPECIAL CONDITIONS do not state "There are no employees to which TUPE applies" the following paragraphs apply:</p> <ul style="list-style-type: none"> • (a) The SELLER must notify the BUYER of those employees whose CONTRACTS of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION. • (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the Transferring Employees. • (c) The BUYER and the SELLER acknowledge that pursuant and subject to TUPE, the CONTRACTS of employment between the Transferring Employees and the SELLER will TRANSFER to the BUYER on COMPLETION. • (d) The BUYER is to keep the SELLER indemnified against all liability for the Transferring Employees after COMPLETION. <p>G21. Environmental</p> <p>G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.</p> <p>G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT.</p> <p>G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.</p> <p>G22. Service Charge</p> <p>G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.</p> <p>G22.2 No apportionment is to be made at COMPLETION in respect of service charges.</p> <p>G22.3 Within two months after COMPLETION the SELLER must provide to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing:</p> <ul style="list-style-type: none"> • (a) service charge expenditure attributable to each TENANCY; • (b) payments on account of service charge received from each tenant; • (c) any amounts due from a tenant that have not been received; • (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable. <p>G22.4 In respect of each TENANCY, if the service charge account shows that:</p> <ul style="list-style-type: none"> • (a) payments on account (whether received or still then due from a tenant) exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to the excess when it provides the service charge account; • (b) attributable service charge expenditure exceeds payments on account (whether those payments have been received or are still then due), the BUYER must use all reasonable endeavours to recover the shortfall from the tenant at the next service charge reconciliation date and pay the amount so recovered to the SELLER within five BUSINESS DAYS of receipt in cleared funds; but in respect of payments on account that are still due from a tenant CONDITION G11 (arrear) applies. <p>G22.5 In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE. Any necessary monetary adjustment is to be made within five BUSINESS DAYS of the SELLER providing the service charge account to the BUYER.</p> <p>G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:</p> <ul style="list-style-type: none"> • (a) the SELLER must pay it (including any interest earned on it) to the BUYER on COMPLETION; and • (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER if it does not do so. <p>G23. Rent reviews</p> <p>G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.</p> <p>G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.</p> <p>G23.3 Following COMPLETION the BUYER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.</p> <p>G23.4 The SELLER must promptly:</p> <ul style="list-style-type: none"> • (a) give to the BUYER full details of all rent review negotiations and proceedings, including copies of all correspondence and other papers; and • (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings. <p>G23.5 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.</p> <p>G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds.</p> <p>G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as arrears.</p> <p>G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings.</p> <p>G24. Tenancy renewals</p> <p>G24.1 This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references to notices and proceedings are to notices and proceedings under that Act.</p> <p>G24.2 Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings.</p> <p>G24.3 If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER</p>	<p>G24.4 reasonably directs in relation to it.</p> <p>Following COMPLETION the BUYER must:</p> <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. <p>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.</p> <p>G25. Warranties</p> <p>G25.1 Available warranties are listed in the SPECIAL CONDITIONS.</p> <p>G25.2 Where a warranty is assignable the SELLER must:</p> <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. <p>G25.3 If a warranty is not assignable the SELLER must after COMPLETION:</p> <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. <p>G26. No assignment</p> <p>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.</p> <p>G27. Registration at the Land Registry</p> <p>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:</p> <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. <p>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:</p> <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. <p>G28. Notices and other communications</p> <p>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.</p> <p>G28.2 A communication may be relied on if:</p> <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. <p>G28.3 A communication is to be treated as received:</p> <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. <p>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.</p> <p>G29. Contracts</p> <p>(Rights of Third Parties) Act 1999 No one is intended to have any benefit under the CONTRACT pursuant to the Contract (Rights of Third Parties) Act 1999.</p>
<h2 style="text-align: center;">Extra General Conditions</h2> <p style="text-align: center;">Applicable for all lots where the Common Auction Conditions apply.</p>	
<p>1. The Deposit</p> <p>1.1 GENERAL CONDITIONS A5.5a shall be deemed to be deleted and replaced by the following:</p> <p>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)</p> <p>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</p> <p>2. Buyer's Administration Charge</p> <p>2.1 Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £350 inclusive of VAT upon exchange of contracts to the Auctioneer.</p> <p>3. Extra Auction Conduct Conditions</p> <p>3.1 Despite any special CONDITION to the contrary the minimum deposit we accept is £2,000 (or the total PRICE, if less). A special CONDITION may, however, require a higher minimum deposit.</p>	

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