

Now inviting instructions
for 14 February auction

SuttonKersh

Your Local
Property Professionals

1st
for

Auctions

PROPERTY AUCTION SALE
THURSDAY 6 DECEMBER 2012

commencing at 12pm prompt at

Marriott Hotel, City Centre

One Queen Square, Liverpool L1 1RH

www.suttonkersh.co.uk



Location



Marriott Hotel
City Centre
One Queen Square
Liverpool L1 1RH

Auction programme **2013**

AUCTION DATES

14 February

18 April

6 June

18 July

4 September

17 October

5 December

CLOSING DATES

18 January

22 March

10 May

21 June

9 August

20 September

8 November

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**

Entries are invited from owners or their agents

Merseyside's leading auction team...



Cathy Holt MNAEA

Auction Manageress
cathy.holt@suttonkersh.co.uk

**Katie Donohue
Bsc (Hons)**

Auction Administrator
katie@suttonkersh.co.uk

**James Kersh Bsc
(Hons) MRICS**

Director
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**Andrew Binstock
Bsc (Hons)**

Auctioneer

Alexa Taylor

Auction Administrator
alexa@suttonkersh.co.uk

Ashleigh Moore

Auction Administrator
ashleigh@suttonkersh.co.uk

From left to right: Cathy Holt MNAEA, Katie Donohue Bsc (Hons), James Kersh Bsc (Hons) MRICS, Andrew Binstock, Alexa Taylor and Ashleigh Moore

Auction results Thursday 25 October

LOT	PROPERTY	RESULT	PRICE
1	66 Ramilies Road, Liverpool L18 1EF	Sold After	—
2	40 Clapham Road, Liverpool L4 2TQ	Sold	£48,000
3	84 Market Street, Wirral, Merseyside CH47 3BD	Sold	£60,000
4	12 Peveril Street, Liverpool L9 1ES	Sold After	—
5	2A & 2B Goodall Street, Liverpool L4 3SR	Withdrawn	—
6	38 Lowell Street, Liverpool L4 4DL	Sold	£49,000
7	169 Wallasey Road, Wallasey, Merseyside CH44 2AG	Sold	£60,000
8	49 Kemsley Road, Liverpool L14 0NB	Sold After	—
9	5 Longview Drive, Liverpool L36 6DY	Sold	£35,000
10	62A Reeds Mews, Reeds Road, Liverpool L36 7SW	Sold	£16,250
11	4 Abbey Road, Liverpool L6 0AS	Unavailable	—
12	Apts 4, 5 & 6, 27 Lilley Road, Liverpool L7 0LP	Sold	£23,250
13	145/147 Picton Road, Wavertree, Liverpool L15 4LG	Sold	£90,000
14	41 Shelley Street, Bootle, Merseyside L20 4LG	Sold Prior	—
15	58 Winslow Street, Liverpool L4 4DJ	Sold	£42,500
16	3–5 Larkhill Place, Liverpool L13 9BS	Available At	£30,000
17	4 Pennington Street, Liverpool L4 5QD	Sold After	—
18	Apt 3, 34 Deane Road, Liverpool L7 0ET	Sold	£9,750
19	7 Utting Avenue, Liverpool L4 7UN	Sold After	—
20	109 Ince Avenue, Anfield, Liverpool L4 7UT	Sold	£63,000
21	176 Aigburth Road, Liverpool L17 9PE	Available At	£125,000
22	52 Greenway, Huyton, Liverpool L36 2LZ	Sold After	—
23	62 Aigburth Road, Liverpool L17 7BN	Available At	£50,000
24	110/112 Argyle Street, Birkenhead, Merseyside CH41 6AG	Available At	£85,000
25	8 Wulstan Street, Liverpool L4 1RA	Sold	£31,000
26	204 Wallasey Road, Wallasey, Merseyside CH44 2AG	Sold After	—
27	31 Maple Grove, Liverpool L8 0RL	Sold	£40,000
28	1–3 Radnor Place, Liverpool L6 4BD	Withdrawn	—
29	439 Mill Street, Liverpool L8 4RD	Sold Prior	—
30	184, 184A, 186 & 192 Lodge Lane, Liverpool L8 0QW	Sold	£118,000
31	The Medlock Hotel, Rumney Road, Liverpool L4 1UB	Available At	£100,000
32	30 Roderick Road, Liverpool L4 6TP	Sold	£35,000
33	4 Goodall Street, Liverpool L4 3SR	Available At	£40,000
34	6 Appleton Road, Liverpool L4 6UL	Sold	£65,500
35	58 Prescot Road, Fairfield, Liverpool L7 0JA	Available At	£65,000
36	255–257 Boaler Street, Liverpool L6 9DH	Sold	£60,000
37	The Selwyn, 106 Selwyn Street, Liverpool L4 3TW	Sold After	—
38	69 Longfield Road, Liverpool L21 8LA	Sold	£40,000
39	37 Scorton Street, Liverpool L6 4AS	Sold	£32,000
40	Large Vacant Site to the west of Japonica Gardens, St. Helens WA9 4WP	Available At	£7,500
41	8 Witton Road, Liverpool L13 8DP	Sold	£51,000
42	17 Lincoln Street, Liverpool L19 8LE	Available At	£55,000
43	124–126 Walton Village, Liverpool L4 6TN	Available At	£80,000
44	43 Berrys Lane, St Helens, Merseyside WA9 3QR	Sold	£50,000
45	128–130 King Street, Wallasey, Merseyside CH44 8AW	Sold	£33,000
46	28 Henlow Avenue, Kirkby, Liverpool L32 9RW	Sold Prior	—
47	27 Hempstead Close, St. Helens, Merseyside WA9 5EZ	Available At	£50,000
48	54 Breckfield Road North, Liverpool L5 4NH	Sold After	—
49	1 Lynholme Road, Liverpool L4 2XB	Sold	£45,000
50	91 Parr Stocks Road, St. Helens, Merseyside WA9 1NY	Available At	£55,000
51	30 Suburban Road Liverpool L6 0BP	Sold After	—
52	Bleak House, Chapel Lane, Netherton, Merseyside L30 7PF	Sold	£200,500
53	365 Westminster Road, Liverpool, L4 3TF	Available At	£30,000
54	104 Belmont Road, Liverpool L6 5BJ	Sold After	—

55	31 South Drive, Wavertree, Liverpool L15 8JJ	Available At	£400,000
56	31 Blessington Road, Liverpool L4 0RY	Sold	£41,500
57	5 Scorton Street, Liverpool L6 4AS	Sold	£31,250
58	22 Curate Road, Liverpool L6 0BZ	Sold After	—
59	3 Wadeson Road, Liverpool L4 9RR	Withdrawn	—
60	59 Dewsbury Road, Liverpool L4 2XE	Sold	£33,000
61	35 Sedley Street, Liverpool L6 5AE	Sold	£31,000
62	13 Priory Road, Liverpool L4 2RT	Available At	£70,000
63	39 Scorton Street, Liverpool L6 4AS	Sold	£31,750
64	58 Queens Drive, West Derby, Liverpool L13 0AJ	Available At	£90,000
65	24 Warton Street, Bootle, Liverpool L20 4PX	Sold	£34,000
66	8 Osborne Road, Tuebrook, Liverpool L13 8AT	Unavailable	—
67	24 Chestnut Grove, Wavertree, Liverpool L15 8HS	Available At	£85,000
68	Unit 9, Bridle Way, Bootle, Merseyside L30 4UA	Available At	£50,000
69	Unit 18 Wheatland Business Park, Wallasey, Merseyside CH44 7ER	Sold Prior	—
70	28 Kingsdale Road, Liverpool L18 1LD	Available At	£115,000
71	4 Kingsdale Road, Liverpool L18 1LD	Sold	£85,000
72	93 Bardsay Road, Liverpool L4 5SG	Sold After	—
73	276 Upper Parliament Street, Liverpool L8 7QE	Sold Prior	—
74	42 Russell Road, Garston, Liverpool L19 1RJ	Available At	£60,000
75	10 Grasmere Street, Liverpool L5 6RJ	Unavailable	—
76	60 Emery Street, Liverpool L4 5UZ	Sold	£40,000
77	73 Makin Street, Liverpool L4 5QE	Sold	£45,000

TOTAL REALISATION = £2,633,750

Now accepting instructions
for our 14 February auction
Closing date 18 January

James Kersh BSc Hons MRICS
james@suttonkersh.co.uk

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

0870 873 1212

Merseyside's no.1 for the 7th consecutive year

Our 10th anniversary year has been another successful one in which we have seen a 5.28%* rise in the number of lots we have offered and a 14.38%* increase in the number of lots sold when compared to the previous year. Total revenue is also up by 19.70%* to £25,859,325 – more than the combined total of all our competitors.

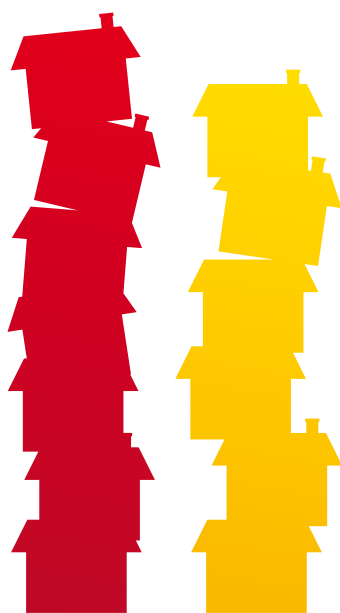
Residential properties have continued to dominate catalogues and there has been a rise in the number of chain-free owner occupier opportunities being offered at auction. Commercial property has performed more strongly than in recent years which is an encouraging sign for the local economy.

We are delighted to have maintained our position as Merseyside's best performing auction house for a seventh consecutive year.

Thank you for your support and we look forward to working with you again in the new year.

Best wishes,

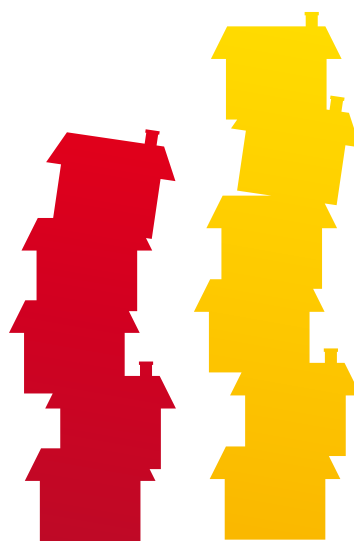
Sutton Kersh Auctions



LOTS OFFERED

Local Competitors 636*

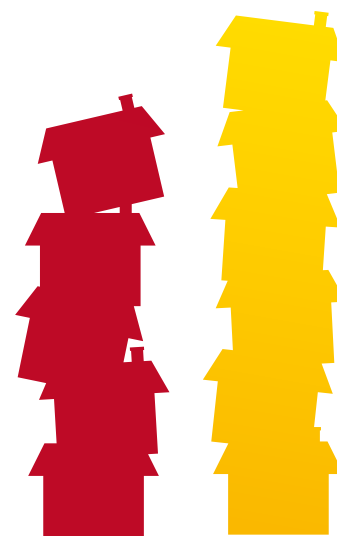
Sutton Kersh 505*



LOTS SOLD

Local Competitors 348*

Sutton Kersh 395*



TOTAL REVENUE

Local Competitors £21,335,750*

Sutton Kersh £25, 859,325*

* Source: El Group

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.

Order of sale **Thursday 6 December**

For sale by public auction unless sold prior or withdrawn

1	17 Weardale Road, Liverpool L15 5AU	£95,000+
2	35 Ottley Street, Liverpool L6 3AL	£30–35,000
3	95 College Road, Crosby, Liverpool L23 0RN	£40,000+
4	34 Elm Drive, Seaforth, Liverpool L21 4NA	£45,000+
5	29 Morella Road, Liverpool L4 8ST	£40,000+
6	14 Romley Street, Liverpool L4 5TD	£30–35,000
7	692–696 Prescott Road, Old Swan, Liverpool L13 5XG	£190,000+
8	17 Carole Close, Sutton Leach, St Helens, Merseyside WA9 4PW	£55,000+
9	110 Honeyhall Road, Halewood Liverpool L26 1TQ	£70,000+
10	7 Colwell Road, Liverpool L14 8XY	£30–35,000
11	35 Hornbeam Road, Walton, Liverpool L9 1JA	£60–65,000
12	33 St Andrews Road, Liverpool, Merseyside L4 2RJ	£25–30,000
13	138 Edge Lane, Edge Hill, Liverpool L7 5NA	£165,000+
14	231 Walton Village, Liverpool L4 6TH	£45–50,000
15	1 Bold Street, Widnes, Cheshire WA8 7RY	£45,000+
16	7 Queens Road, Birkenhead, Merseyside CH42 1QY	£125,000+
17	8–10 East Prescott Road, Liverpool L14 1PW	£85,000+
18	58 Eaton Avenue, Litherland, Liverpool L21 6NQ	£35–40,000
19	91 Parr Stocks Road, St Helens, Merseyside WA9 1NY	£40–45,000
20	10 Larkhill Lane, Clubmoor, Liverpool L13 9BR	£60,000+
21	2 Turmar Avenue, Wirral, Merseyside CH61 7XB	£125,000+
22	4 Abbey Road, Liverpool L6 0AS	£30–35,000
23	166 & 168 Prescott Road, Fairfield, Liverpool L7 0JD	£40–45,000
24	36 Galloway Street, Liverpool L7 6PD	£35–40,000
25	24 Tudor Street, Liverpool L6 6AQ	£30–35,000
26	14–16 Church Street, Blackpool FY1 1EW	£20,000+
27	20 Antonio Street, Bootle, Merseyside L20 2EY	£35–40,000
28	71 Linacre Road, Litherland, Liverpool L21 8NP	£95,000+
29	8 Osborne Road, Tuebrook, Liverpool L13 8AT	£55,000+
30	Flat 3, 69 Shaw Street, Liverpool L6 1HL	£35–40,000
31	179 Linacre Road, Liverpool L21 8JS	£50,000+
32	4 Johnson Street, Southport, Merseyside PR9 0BQ	£80,000+
33	167 Westminster Road, Liverpool L4 4LR	£50,000+
34	Land to the rear of 2–14 Frederick Lunt Avenue, Knowsley L34 0HF	£40–50,000
35	48 Garrick Street, Liverpool L7 4LF	£35–40,000
36	Unit 1, Helena Street, Liverpool L9 1BH	£35–40,000
37	15 Ocean Road, Liverpool L21 8NH	£50–55,000
38	42 Russell Road, Garston, Liverpool L19 1RJ	£45–50,000
39	21 Balfour Street, Liverpool L4 0SD	£30–35,000
40	41 Hawthorne Road, Litherland, Liverpool L20 2DQ	£30–35,000
41	2 Rhodesia Road, Liverpool L9 9BU	£35–40,000
42	93 Rocky Lane, Liverpool L6	£30–35,000
43	247 County Road, Walton, Liverpool L4 5PE	£45–50,000
44	72 Bligh Street, Liverpool L15 0HF	£40,000+
45	Flats 1–4, 123 Hartington Road, Toxteth, Liverpool L8 0SF	£135,000+
46	49 Wallasey Road, Wallasey, Merseyside CH45 4NN	£150,000+
47	78 Bligh Street, Liverpool L15 0HF	£40,000+
48	Park View Hostel, 239–241 Netherfield Road North, Liverpool L5 3PN	£200–225,000
49	Premises and Land at Rose Place, St Anne Street, Liverpool L3 3BN	£90,000+
50	55 Heyes Street, Liverpool L5 6SE	£45,000+
51	29 Winslow Street, Liverpool L4 4DH	£30–35,000
52	79 Hinton Street, Fairfield, Liverpool L6 3AP	£30–35,000
53	219 Hoylake Road, Wirral, Merseyside CH46 0SJ	£65–70,000
54	Apt 1, 34 Deane Road, Liverpool L7 0ET	nil reserve
55	3 Melling Avenue, Liverpool L9 0JY	£30–35,000
56	2 Parkinson Road, Liverpool L9 1DL	£30–35,000
57	16 Church Road, Liverpool L13 2BA	£60,000+

Order of sale

58	111 Station Road, Haydock, St. Helens, Merseyside WA11 0JN	£25,000+
59	Flat 1, 3 Newsham Drive, Liverpool L6 7UG	£20–25,000
60	Boatyard, Ynys Faelog, St Georges Road, Menai Bridge, Gwynedd LL59 5EU	£140,000+
61	51–53 Merton Road, Bootle, Merseyside L20 7AP	£165,000
62	59/59a Duke Street, St. Helens, Merseyside WA10 2JF	£120,000+
63	61 Duke Street, St. Helens, Merseyside WA10 2JF	£25,000+
64	27 Bell Road, Wallasey, Merseyside CH44 8DJ	£50–55,000
65	89 Bardsay Road, Liverpool L4 5SG	£35,000+
66	2a Hereford Road, Seaforth, Liverpool L21 1EQ	£25–30,000
67	21 Bentinck Place, Birkenhead, Merseyside CH41 4DR	£10–15,000
68	86 Cambridge Road, Liverpool L21 1EZ	£50,000+
69	4 Harebell Street, Liverpool L5 7RP	£30–35,000
70	58 Queens Drive, West Derby, Liverpool L13 0AJ	£75,000+
71	28 Kingsdale Road, Liverpool L18 1LD	£90,000+
72	355 Aigburth Road, Liverpool L17 0BP	£50–55,000
73	74 Bligh Street, Liverpool L15 0HF	£40,000+
74	99 Peel Road, Bootle, Merseyside L20 4JX	£40,000+
75	16 Langdale Street, Bootle, Merseyside L20 3BX	£30–35,000
76	328 Binns Road, Liverpool L13 1DD	£25,000+
77	Flat 3, 25 Denman Drive, Liverpool L6	£55–60,000
78	59 Kimberley Drive, Liverpool L23 5TA	Sold Prior
79	42 Bentley Road, Liverpool L8 0SZ	£130,000+
80	28 Plumer Street, Liverpool L15 1EE	£40–45,000

Order of sale by type

Commercial Investment

- 15 1 Bold Street, Widnes, Cheshire WA8 7RY
- 26 14–16 Church Street, Blackpool FY1 1EW
- 62 59/59a Duke Street, St. Helens, Merseyside WA10 2JF
- 63 61 Duke Street, St. Helens, Merseyside WA10 2JF

Development Land

- 34 Land to the rear of 2–14 Frederick Lunt Avenue, Knowsley L34 0HF
- 60 Boatyard, Ynys Faelog, St Georges Road, Menai Bridge, Gwynedd LL59 5EU

Residential Investment

- 79 42 Bentley Road, Liverpool L8 0SZ
- 3 95 College Road, Crosby, Liverpool L23 0RN
- 4 34 Elm Drive, Seaforth, Liverpool L21 4NA
- 8 17 Carole Close, Sutton Leach, St Helens, Merseyside WA9 4PW
- 13 138 Edge Lane, Edge Hill, Liverpool L7 5NA
- 14 231 Walton Village, Liverpool L4 6TH
- 16 7 Queens Road, Birkenhead, Merseyside CH42 1QY
- 25 24 Tudor Street, Liverpool L6 6AQ
- 30 Flat 3, 69 Shaw Street, Liverpool L6 1HL
- 41 2 Rhodesia Road, Liverpool L9 9BU
- 44 72 Bligh Street, Liverpool L15 0HF
- 45 Flats 1–4, 123 Hartington Road, Toxteth, Liverpool L8 0SF
- 47 78 Bligh Street, Liverpool L15 0HF
- 55 3 Melling Avenue, Liverpool L9 0JY
- 56 2 Parkinson Road, Liverpool L9 1DL
- 58 111 Station Road, Haydock, St. Helens, Merseyside WA11 0JN
- 65 89 Bardsay Road, Liverpool L4 5SG
- 71 28 Kingsdale Road, Liverpool L18 1LD
- 77 Flat 3, 25 Denman Drive, Liverpool L6

Retail Investment

- 49 Premises and Land at Rose Place, St Anne Street, Liverpool L3 3BN

Vacant Commercial

- 7 692–696 Prescott Road, Old Swan, Liverpool L13 5XG
- 17 8–10 East Prescott Road, Liverpool L14 1PW
- 19 91 Parr Stocks Road, St Helens, Merseyside WA9 1NY
- 20 10 Larkhill Lane, Clubmoor, Liverpool L13 9BR
- 23 166 & 168 Prescott Road, Fairfield, Liverpool L7 0JD
- 28 71 Linacre Road, Litherland, Liverpool L21 8NP
- 31 179 Linacre Road, Liverpool L21 8JS
- 33 167 Westminster Road, Liverpool L4 4LR
- 36 Unit 1, Helena Street, Liverpool L9 1BH
- 38 42 Russell Road, Garston, Liverpool L19 1RJ
- 40 41 Hawthorne Road, Litherland, Liverpool L20 2DQ
- 42 93 Rocky Lane, Liverpool L6
- 43 247 County Road, Walton, Liverpool L4 5PE
- 46 49 Wallasey Road, Wallasey, Merseyside CH45 4NN
- 48 Park View Hostel, 239–241 Netherfield Road North, Liverpool L5 3PN
- 53 219 Hoylake Road, Wirral, Merseyside CH46 0SJ
- 61 51–53 Merton Road, Bootle, Merseyside L20 7AP
- 67 21 Bentinck Place, Birkenhead, Merseyside CH41 4DR
- 72 355 Aigburth Road, Liverpool L17 0BP

Vacant Residential

- 1 17 Weardale Road, Liverpool L15 5AU
- 2 35 Ottley Street, Liverpool L6 3AL
- 5 29 Morella Road, Liverpool L4 8ST
- 6 14 Romley Street, Liverpool L4 5TD

- 9 110 Honeyhall Road, Halewood Liverpool L26 1TQ
- 10 7 Colwell Road, Liverpool L14 8XY
- 11 35 Hornbeam Road, Walton, Liverpool L9 1JA
- 12 33 St Andrews Road, Liverpool, Merseyside L4 2RJ
- 18 58 Eaton Avenue, Litherland, Liverpool L21 6NQ
- 21 2 Turmar Avenue, Wirral, Merseyside CH61 7XB
- 22 4 Abbey Road, Liverpool L6 0AS
- 24 36 Galloway Street, Liverpool L7 6PD
- 27 20 Antonio Street, Bootle, Merseyside L20 2EY
- 29 8 Osborne Road, Tuebrook, Liverpool L13 8AT
- 32 4 Johnson Street, Southport, Merseyside PR9 0BQ
- 35 48 Garrick Street, Liverpool L7 4LF
- 37 15 Ocean Road, Liverpool L21 8NH
- 39 21 Balfour Street, Liverpool L4 0SD
- 50 55 Heyes Street, Liverpool L5 6SE
- 51 29 Winslow Street, Liverpool L4 4DH
- 52 79 Hinton Street, Fairfield, Liverpool L6 3AP
- 54 Apt 1, 34 Deane Road, Liverpool L7 0ET
- 57 16 Church Road, Liverpool L13 2BA
- 59 Flat 1, 3 Newsham Drive, Liverpool L6 7UG
- 64 27 Bell Road, Wallasey, Merseyside CH44 8DJ
- 66 2a Hereford Road, Seaforth, Liverpool L21 1EQ
- 68 86 Cambridge Road, Liverpool L21 1EZ
- 69 4 Harebell Street, Liverpool L5 7RP
- 70 58 Queens Drive, West Derby, Liverpool L13 0AJ
- 73 74 Bligh Street, Liverpool L15 0HF
- 74 99 Peel Road, Bootle, Merseyside L20 4JX
- 75 16 Langdale Street, Bootle, Merseyside L20 3BX
- 76 328 Binns Road, Liverpool L13 1DD
- 78 59 Kimberley Drive, Liverpool L23 5TA
- 80 28 Plumer Street, Liverpool L15 1EE

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 £400 plus 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

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

City Centre

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Liverpool L2 3PQ

West Derby/Central Liverpool

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Liverpool L12 5HW

Auctions

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Commercial and Professional Services

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Liverpool L3 7DY

Surveys & Valuations

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Building Surveying

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Mortgages

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Fax: 0151 734 4504
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40-42 Allerton Road
Liverpool L18 1LN

Lettings & Property Management

Tel: 0151 207 5923
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lettings@suttonkersh.co.uk
6 Cotton Street
Liverpool L3 7DY

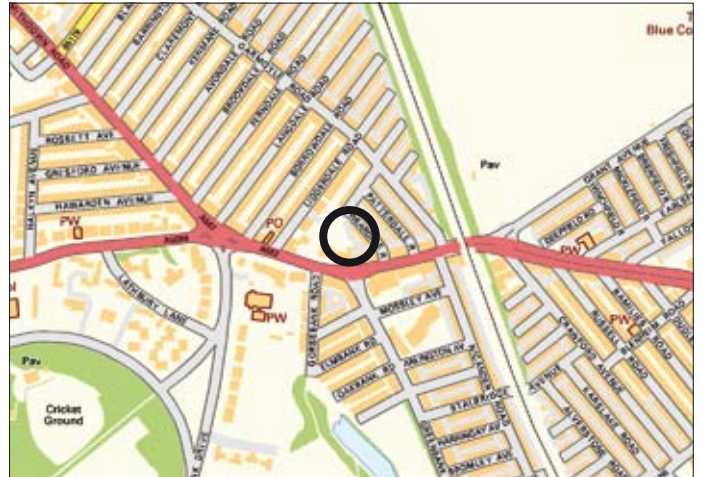


LOT

1

17 Weardale Road, Liverpool L15 5AU
VACANT RESIDENTIAL

Guide price **£95,000+**



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Not to scale. For identification purposes only

A double fronted three bedroomed end of terrace property benefiting from partial double glazing, central heating, a detached garage and a side garden. Following upgrading and modernisation the property would be suitable for occupation, resale or investment purposes.

Situated

Off Smithdown Road at its junction with Garmoyle Road in a sought after location within close proximity to several parks including Sefton Park and Greenbank Park, local

amenities on Smithdown Road and the popular Allerton Road.

Ground Floor

Hall, Lounge, Dining Room, Kitchen, WC.

First Floor

Landing, three Bedrooms, Shower Room/WC.

Outside

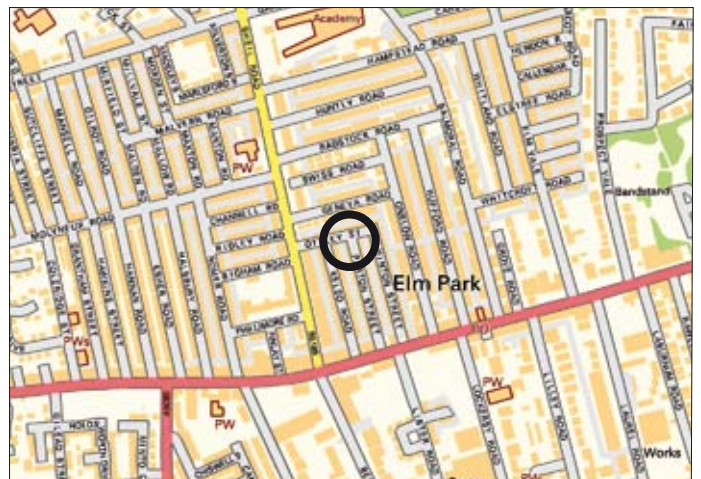
Detached Garage, outbuildings, Side Garden.

LOT

2

35 Ottley Street, Liverpool L6 3AL
VACANT RESIDENTIAL

Guide price **£30-35,000**



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Not to scale. For identification purposes only

A two bedroomed middle terraced property benefiting from central heating. The property would be suitable for investment purposes.

Situated

Off Sheil Road in a popular residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Through Lounge, Kitchen, Bathroom/WC

First Floor

Two Bedrooms.

Outside

Yard to the rear.

LOT
3

95 College Road, Crosby, Liverpool L23 0RN
RESIDENTIAL INVESTMENT

Guide price **£40,000+**



Not to scale. For identification purposes only

A two bedroomed first floor purpose built apartment being sold subject to a Regulated Tenancy at a nil rent. The property benefits from double glazing and a private rear garden.

Outside

Private Rear Garden. Front communal gardens.

Situated

Fronting College Road in a sought after location within easy reach of local amenities and approximately 6 miles north of Liverpool city centre.

Ground Floor

Private Entrance

First Floor

Flat Hall, Lounge, Kitchen, Bathroom/WC, two Bedrooms.

LOT
4

34 Elm Drive, Seaforth, Liverpool L21 4NA
RESIDENTIAL INVESTMENT

Guide price **£45,000+**



Not to scale. For identification purposes only

A four bedroomed end terrace property which is currently let by way of an Assured Shorthold Tenancy producing £7,500 per annum. The tenant has been there for 4 years. The property is in good decorative order and fully furnished throughout and benefits from double glazing and central heating.

Ground Floor

Entrance hall, Lounge, Dining Room, Kitchen, Utility Room, WC.

First Floor

Four Bedrooms, Bathroom/WC

Situated

Off Crosby Road South at its junction with the Princess Way Roundabout in a popular residential location within easy access to

Waterloo and Crosby Amenities and approximately 3 miles from Liverpool city centre.

Outside

Yard to the rear.

LOT

5

29 Morella Road, Liverpool L4 8ST
VACANT RESIDENTIAL

Guide price **£40,000+**



Not to scale. For identification purposes only

A two bedroomed mid town house benefiting from double glazing, central heating and gardens. The property is in good order throughout and would be suitable for immediate occupation or investment purposes.

Outside

Gardens front and rear

Situated

Off Cherry Lane in a popular residential location approximately 3 miles from Liverpool city centre.

Ground Floor

Porch entrance, lounge, kitchen and utility room

First Floor

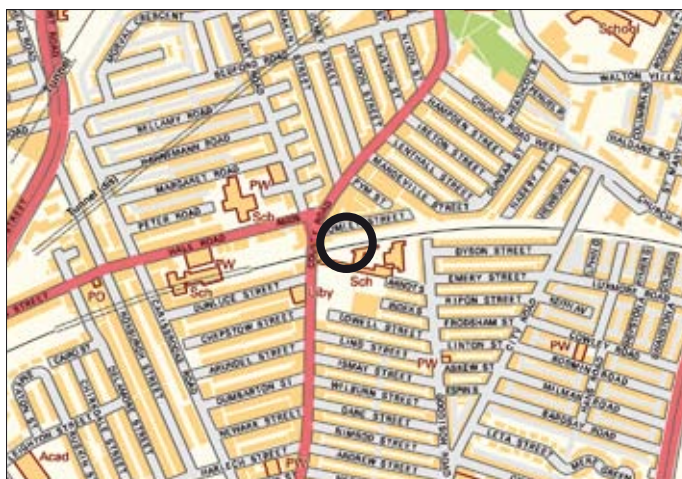
Two bedrooms and Shower/WC

LOT

6

14 Romley Street, Liverpool L4 5TD
VACANT RESIDENTIAL

Guide price **£30-35,000**



Not to scale. For identification purposes only

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

Outside

Yard to the rear

Situated

Off County Road in a popular and well established residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Lounge, kitchen/diner and shower room/WC

First Floor

Two bedrooms.

**LOT
7****692–696 Prescot Road, Old Swan, Liverpool L13 5XG
VACANT COMMERCIAL**Guide price **£190,000+**

A vacant ground floor retail premises extending to approximately 2,700sq ft. The property provides a ground floor sales, storage, office and kitchen area together with fully glazed frontage and return, suitable for a variety of uses subject to the necessary planning consents.

Accommodation

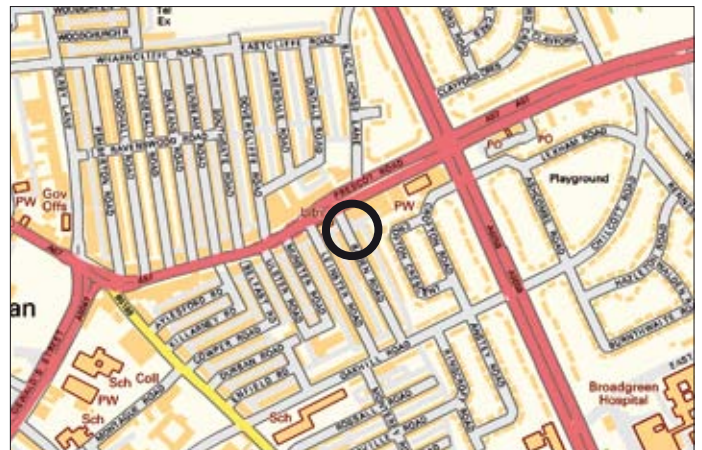
Ground Floor Sales	166m ² (1786sq ft)
Storage:	78.3m ² (842.6sq ft)
Kitchen:	6.52m ² (70sq ft)
Total Ground Floor Area:	250.82m ² (2,698.6sq ft)

Situated

The property is located on Prescot Road, Old Swan, a well-established neighbourhood shopping district with a number of regional and national occupiers including Home Bargains, Iceland, Abbey National and Halifax along with a number of other local, regional and national multiples. Old Swan is a densely populated suburb of Liverpool located approximately 4 miles to the east of Liverpool city centre on a main arterial route (A57) and in close proximity to the A5058 Ring Road, Queens Drive.

VAT

The property is registered for VAT and VAT is applicable to the purchase price.



Not to scale. For identification purposes only



Not to scale. For identification purposes only

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LOT

8

17 Carole Close, Sutton Leach, St Helens, Merseyside WA9 4PW

RESIDENTIAL INVESTMENT

Guide price **£55,000+**



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Not to scale. For identification purposes only

A three bedroomed semi detached property currently let by way of an Assured Shorthold Tenancy producing £5670 per annum. The property benefits from partial double glazing, front and rear gardens and a driveway.

Outside

Front and rear gardens, Driveway.

Situated

Off Leach Lane Sutton, close to all local amenities and major transport links, and within the catchment area for local schools.

Ground Floor

Hall, Lounge, Dining room/Kitchen.

First Floor

Three Bedrooms, Bathroom/WC

LOT

9

110 Honeyhall Road, Halewood Liverpool L26 1TQ

VACANT RESIDENTIAL

Guide price **£70,000+**



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Not to scale. For identification purposes only

An extended four bedroomed mid town house benefiting from double glazing, central heating, gardens to the front and rear and a driveway. Following modernisation the property would be suitable for occupation or investment purposes.

First Floor

Four bedrooms and bathroom/WC

Outside

Front and rear garden with driveway

Situated

Off Torrington Drive via Higher Road in an established location within easy access to Hunts Cross and Halewood amenities.

Ground Floor

Hall, Lounge, dining room through to sitting room, kitchen, utility room.

LOT
10

7 Colwell Road, Liverpool L14 8XY
VACANT RESIDENTIAL

Guide price **£30–35,000**



Not to scale. For identification purposes only

A three bedroomed end town house benefiting from double glazing, front and rear gardens and off road parking.

Situated

Just off Princess Drive within easy access to local amenities and schooling and approximately 5 miles from Liverpool city centre.

Ground Floor

Lounge, Kitchen, Bathroom/WC

First Floor

Three bedrooms.

Outside

Gardens to the front and rear. Driveway.

LOT
11

35 Hornbeam Road, Walton, Liverpool L9 1JA
VACANT RESIDENTIAL

Guide price **£60–65,000**



Not to scale. For identification purposes only

A three bedroomed modern detached property benefiting from double glazing, central heating, front, rear and side gardens, conservatory and off road parking. The property would be suitable for occupation or investment purposes following refurbishment.

Situated

On an estate of similar property off Blackthorne Road which in turn is off Walton Hall Avenue (A580) in a popular and well established residential location within easy

access to Walton Hall Park and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Through Lounge, Kitchen, Cloakroom.

First Floor

Three Bedrooms, Bathroom/WC

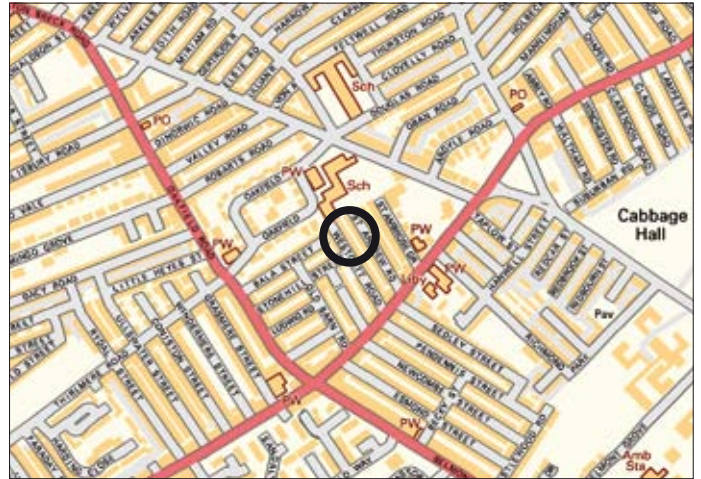
Outside

Gardens front, side & rear. Driveway

LOT
12

33 St Andrews Road, Liverpool, Merseyside L4 2RJ
VACANT RESIDENTIAL

Guide price **£25-30,000**



Not to scale. For identification purposes only

A two storey three-bedroom middle terraced property suitable for investment purposes following refurbishment.

inspection. All information has been supplied by the vendor.

Situated

Off Breck Road in an established residential location within easy access to local amenities.

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the rear.

Ground Floor

Hall, Through Lounge, Kitchen.

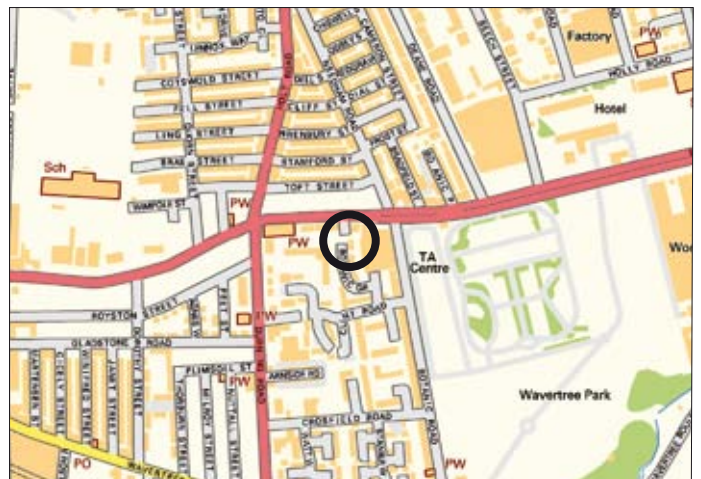
Note

We have not carried out an internal

LOT
13

138 Edge Lane, Edge Hill, Liverpool L7 5NA
RESIDENTIAL INVESTMENT

Guide price **£165,000+**



Not to scale. For identification purposes only

A residential investment comprising a three storey plus basement semi detached property currently producing £28,512pa. The premises have been converted to provide five self-contained one-bedroom flats. Each flat is let by way of an Assured Shorthold Tenancy and benefits from central heating and double glazing.

room, bathroom. Let by way of AST producing £396pcm.

Flat 2 Bedroom, kitchen/living room, bathroom. Let by way of AST producing £396pcm.

First Floor

Flat 3 Bedroom, kitchen/living room, bathroom. Let by way of AST producing £396pcm.

Flat 4 Bedroom, kitchen/living

room, bathroom. Let by way of AST producing £396pcm.

Second Floor

Flat 5 Bedroom, kitchen/living room, bathroom. Let by way of AST producing £396pcm.

Flat 6 Bedroom, kitchen/living room, bathroom. Let by way of AST producing £396pcm.

Outside Rear yard.

Situated

Edge Lane is one of the main arterial routes to and from Liverpool city centre which is approx. 2 miles away. The property is located at the

corner of Flaxman Street close to the junction with Holt Road.

Ground Floor

Flat 1 Bedroom, kitchen/living

LOT
15

1 Bold Street, Widnes, Cheshire WA8 7RY

COMMERCIAL INVESTMENT



Guide price **£45,000+**



Not to scale. For identification purposes only

Commercial investment comprising a vehicle repair and MOT workshop and premises, currently producing £3,600 per annum.

Situated

The premises are situated on Bold Street which runs directly off Victoria Road, close to Widnes town centre.

Accommodation

The property comprises a high

eaves (circa 4.3 metres) workshop unit of blockwork construction with rendered elevations incorporating two low level access bays with metal roller shutter doors under a corrugated asbestos sheet roof. Adjoining is a low eaves (circa 2.94m²) single storey section of

brick construction incorporating one low level access door with metal roller shutter under a corrugated asbestos sheet roof. Additionally, there is a small lean to storage section. The property is arranged as a garage workshop area which is predominantly utilised as an MOT station and vehicle repairs, the adjoining low level section provides ancillary office, storage and WC facilities.

Ground Floor

Workshop and Stores, Office.
GIA 13.06m² (2,293sq ft)
Site area approx 0.1 acres (0.041 ha)

Lease

The premises are let for a term of 35 years from 1st June 1980 at a passing rent of £3,600pa, subject to 3 yearly rent reviews (next review 1st June 2013). The lease is drawn on FR&I terms.

LOT
16

7 Queens Road, Birkenhead, Merseyside CH42 1QY RESIDENTIAL INVESTMENT

Guide price **£125,000+**



Not to scale. For identification purposes only

A residential investment currently let producing £19,440 per annum. The property comprises four self-contained flats (two two-bedroom, one one-bedroom, one three-bedroom) arranged over ground, first and second floors together with a self contained garden flat. The property benefits from double glazing and central heating.

Situated

Queens Road runs directly off Kings Road close to New Chester Road, Rock Ferry approximately 2 miles away from Birkenhead town centre.

Ground Floor

Main entrance to communal hall
Ground Floor Flat Hall, lounge, kitchen, bathroom, bedroom. Let by way of Assured Shorthold Tenancy producing £325pcm.

Ground Floor Garden Flat

Lounge, kitchen, bathroom, two bedrooms, access to rear garden. Let by way of Assured Shorthold Tenancy producing £395pcm.

First Floor

First Floor Flat Hall, lounge, kitchen, bathroom, three bedrooms, access to rear garden. Let by way of Assured Shorthold Tenancy producing £450pcm.

Second Floor

Second Floor Flat Hall, lounge, kitchen, bathroom, two bedrooms. Let by way of Assured Shorthold Tenancy producing £450pcm.

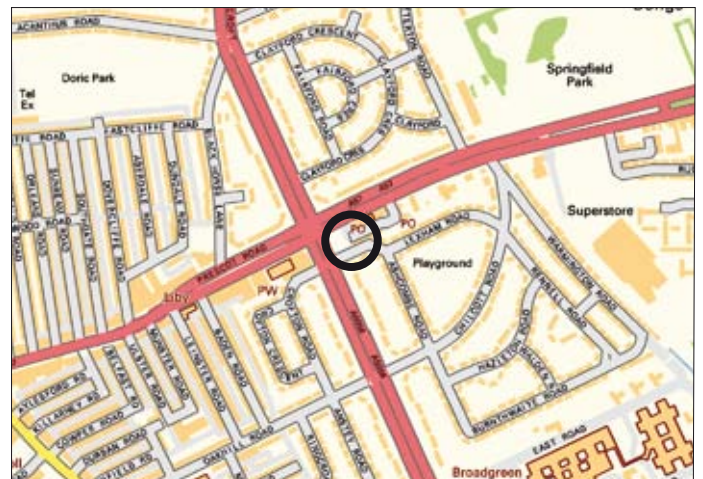
Outside

Front drive and rear garden.

LOT
17

8-10 East Prescot Road, Liverpool L14 1PW VACANT COMMERCIAL

Guide price **£85,000+**



Not to scale. For identification purposes only

A two storey mixed use mid terraced property comprising a ground floor retail unit together with a three bedroomed flat above which is accessed via a separate entrance. The property would be suitable for a number of uses, subject to the relevant consents. The property benefits from steel roller shutters and partial double glazing. When fully let the potential annual rental income being in excess of £12,500.

Situated

Fronting East Prescot Road at its junction with Queens Drive on a busy main position and walking

distance into Old Swan's busy shopping parade.

Ground Floor

Shop Main sales area, rear room, kitchen, WC

First Floor

Flat Hall, three bedrooms, lounge, kitchen and bathroom/WC

Outside

Yard to the rear.

LOT
18

58 Eaton Avenue, Litherland, Liverpool L21 6NQ
VACANT RESIDENTIAL

Guide price **£35–40,000**



Not to scale. For identification purposes only

A two bedroomed middle terraced property which following repair and modernisation would be suitable for occupation or investment purposes.

Situated

Off Bridge Road (A5667) at the Princess Way Roundabout in a popular residential location within easy reach of local amenities and approximately 5 miles north of Liverpool city centre.

Ground Floor

Hall, two Reception Rooms, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the rear.

LOT
19

91 Parr Stocks Road, St Helens, Merseyside WA9 1NY
VACANT COMMERCIAL

Guide price **£40–45,000**



Not to scale. For identification purposes only

A two storey detached building with single storey extension comprising a ground floor retail unit together self contained offices above. The ground floor is currently let to Discount Motor Parts on a lease expiring in December 2016 at an annual rental income of £6,300. The upper floors could be converted to provide flats, subject to the relevant consents. The property benefits from double glazing, gas central heating and external electric roller shutters. There is also off street car parking to the side elevation of the premises adjoining public recreational park.

Situated

On Parr Stocks Road (A572) a busy thoroughfare in a predominantly residential area which is approximately 1 miles from St Helens.

Outside

Off street parking.

Ground Floor

Sales area.

First Floor

Offices 72.82m² (795sq ft)

LOT
20

10 Larkhill Lane, Clubmoor, Liverpool L13 9BR

VACANT COMMERCIAL

Guide price **£60,000+**



Not to scale. For identification purposes only

A two storey middle terrace mixed use property comprising a ground floor retail unit together with a one bedroomed flat above. The property benefits from electric steel roller shutters, partial double glazing alarm and central heating. The property has previously been used as a Hairdressers and is fitted out as such, however, would be suitable for a number of uses or possible flat conversion, subject to the relevant consents.

Situated
Situated fronting Larkhill Lane at its junction with Townsend

Lane in an established residential location approximately 3 miles from Liverpool city centre.

Ground Floor

Shop Main Salon Area, rear room, WC, store room

First Floor

Flat Hall, Bathroom/WC, kitchen, bedroom and lounge

Outside

Yard to the rear

LOT
21

2 Turmar Avenue, Wirral, Merseyside CH61 7XB

VACANT RESIDENTIAL

Guide price **£125,000+**



Not to scale. For identification purposes only

A spacious three bedroomed extended traditional semi detached property benefiting from double glazing, central heating, front and rear gardens, garage and off road parking. The property would be suitable for occupation, resale or investment purposes.

Situated
In a quiet cul-de-sac just off Sparks Lane conveniently located for local amenities, schooling and Thingwall Centre.

Ground Floor
Porch Entrance, Hall, Through Lounge, Spacious Kitchen/Diner.

First Floor
Three Bedrooms, Bathroom/WC,

1 Ensuite Bathroom with walk in shower.

Outside

Gardens front and rear, Garage, Driveway.



LOT
22

4 Abbey Road, Liverpool L6 0AS
VACANT RESIDENTIAL

Guide price **£30–35,000**



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

Situated

Off Townsend Lane in a popular residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Vestibule, hall, through living room and kitchen/diner

First Floor

Three bedrooms and bathroom/WC

Not to scale. For identification purposes only

Outside

Yard to the rear

LOT
23

166 & 168 Prescot Road, Fairfield, Liverpool L7 0JD
VACANT COMMERCIAL

Guide price **£40–45,000**



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The property comprises a pair of interconnecting three storey mixed use premises in need of a full upgrade and refurbishment scheme. To the ground floor there are two retail units together with bedsits/rooms above over the first and second floors. The property would be suitable for a number of uses, subject to the relevant consents.

Situated

Fronting Prescot Road in the Fairfield District on a busy main road position within walking distance to Newsham Park and

approximately 2.5 miles from Liverpool city centre.

Cellar

Not inspected.

Not to scale. For identification purposes only

Ground Floor

Shop Main sales area in two sections, two rear rooms

First Floor

Landing, Bedroom/Bathroom, Lounge/Kitchen, Dining Room, Kitchen, Bathroom/WC

Second Floor

Flat – Landing, Lounge, Kitchen,

Bedroom, Bathroom. three further Rooms.

Outside

Yard to the rear

LOT
24

36 Galloway Street, Liverpool L7 6PD VACANT RESIDENTIAL

Guide price **£35–40,000**



Not to scale. For identification purposes only

A two bedroomed middle terrace property benefiting from double glazing, central heating and a modern fitted kitchen. The property would be suitable for immediate occupation or investment.

Outside

Yard to the Rear.

Situated

Off Webster Road which in turn is off Lawrence Road in a popular residential location approximately 2.5 miles from Liverpool city centre.

Ground Floor

Lounge, Bathroom/WC, Modern Fitted Kitchen.

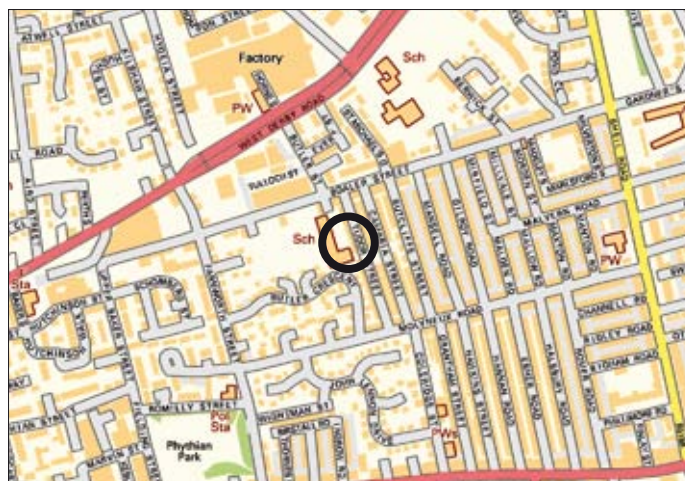
First Floor

Two Bedrooms.

LOT
25

24 Tudor Street, Liverpool L6 6AQ RESIDENTIAL INVESTMENT

Guide price **£30–35,000**



Not to scale. For identification purposes only

A two bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £4,160 per annum. The property benefits from double glazing.

Outside

Yard to the rear.

Situated

Off Boaler Street in a popular residential location within easy access to local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

Ground Floor

Through Lounge, Kitchen, Bathroom/WC

First Floor

Two Bedrooms.

LOT
26

14-16 Church Street, Blackpool FY1 1EW
COMMERCIAL INVESTMENT

Guide price **£20,000+**



A long leasehold town centre retail investment currently producing £27,500 per annum. The premises comprise a two storey mid terraced shop with ancillary upper floors.

Situated

The property is situated fronting Church Street close to its junction with Market Street and Bank Hey Street, within Blackpool town centre.

Tenure

The property is held long Leasehold for a term of 60 years from 12th October 1962 at a rent of £2500 per annum.

Joint Auctioneer

Mason Owen Andrew Scott



Not to scale. For identification purposes only

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NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT PA	NOTES
14-16 Church Street	Sunseeker Sunbeds Ltd	Ground Floor Sales 121.20m ² (1304sq ft) First Floor 46.10m ² (496sq ft)	10 years from 29th August 2008 FR & I	£27,500 per annum	There is a tenants option to demise the lease on 29th August 2013 which we understand has been exercised.
Current Rent Reserved				Total £27,500 pa	

LOT
27

20 Antonio Street, Bootle, Merseyside L20 2EY
VACANT RESIDENTIAL

Guide price **£35–40,000**



Not to scale. For identification purposes only

A good sized three bedroomed mid terraced property benefiting from central heating. Following refurbishment the property would be suitable for investment purposes.

Situated

Off Hawthorne Road in a popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

Basement

Cellar

Ground Floor

Hall, two reception rooms and kitchen

First Floor

Three bedrooms and bathroom/WC

Outside

Yard to the rear

LOT
28

71 Linacre Road, Litherland, Liverpool L21 8NP
VACANT COMMERCIAL

Guide price **£95,000+**



Not to scale. For identification purposes only

A two storey end of terraced property together with a rear extension arranged as offices/training rooms together with two kitchens and two WCs. The property benefits from double glazing, gas central heating, fire doors, fire alarm, intercom system and parking to the front. The property was in good order and would be suitable for a number of uses, subject to the relevant consents.

Situated

Fronting Linacre Road close to its junction with Bridge Road on a busy

main road position approximately 5 miles from Liverpool city centre.

Ground Floor

Main Entrance, Reception Area, Training Room/Office, Store, Kitchen, Disabled WC, 2 Rear Stores.

First Floor

Main Office, Board Room, Staff Room, Rear Office, Kitchen, Ladies & Gents WC

Outside

Parking to front

LOT
29

8 Osborne Road, Tuebrook, Liverpool L13 8AT

VACANT RESIDENTIAL

Guide price **£55,000+**



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A three storey six-bedroomed semi detached property benefiting from gardens and off road parking. Following a full upgrade and refurbishment scheme the property would be suitable for occupation or investment purposes.

Situated

Off West Derby Road conveniently located for local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, Front Lounge, Dining room, Kitchen, Shower Room.

First Floor

Three Bedrooms, Bathroom/WC

Not to scale. For identification purposes only

Second Floor

Three Bedrooms.

Outside

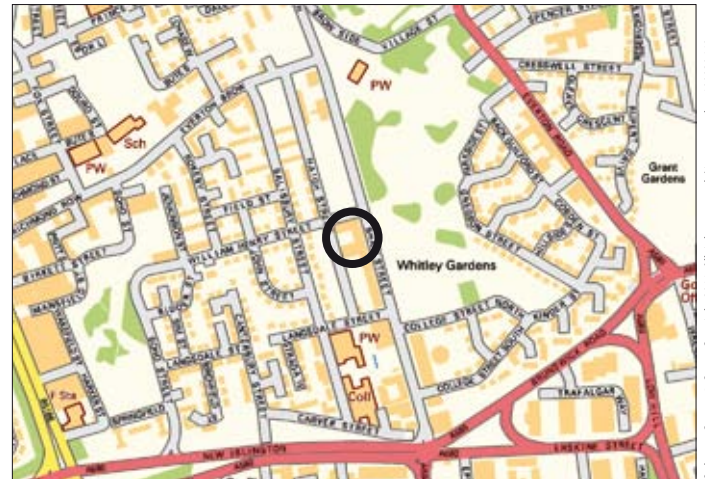
Gardens front and rear, Driveway.

LOT
30

Flat 3, 69 Shaw Street, Liverpool L6 1HL

RESIDENTIAL INVESTMENT

Guide price **£35–40,000**



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A one bedroomed first floor apartment currently let by way of an assured shorthold tenancy at a rental of £4,560 per annum.

Situated

Fronting Shaw Street overlooking Rupert Lane Recreation Ground within walking distance of Liverpool city centre and close to local Universities.

Ground Floor

Main entrance hallway.

First Floor

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

Not to scale. For identification purposes only

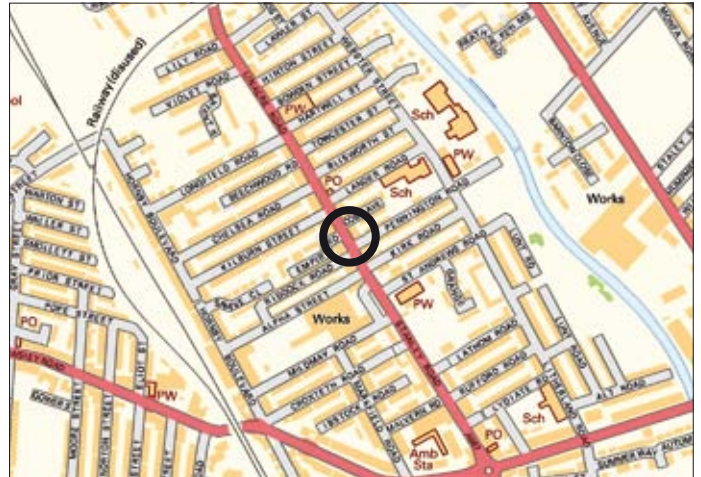
Outside

Shared yard.

LOT
31

179 Linacre Road, Liverpool L21 8JS
VACANT COMMERCIAL

Guide price **£50,000+**



Not to scale. For identification purposes only

A two storey mixed use property comprising a ground floor retail unit together with a one-bedroomed flat above. The shop is vacant and would be suitable for a number of uses subject to the necessary consents. The flat is currently let by way of an Assured Shorthold Tenancy at a rental of £4,080 per annum. The potential annual rental income when fully let being in excess of £9,000.

Situated

Fronting Linacre Road on a busy main road position approximately 5 miles from Liverpool city centre.

Ground Floor

Main Sales Area, Rear Room, Kitchen, WC.

First Floor

Flat Hall, Bathroom/WC, Lounge, Kitchen.

Second Floor

Bedroom.

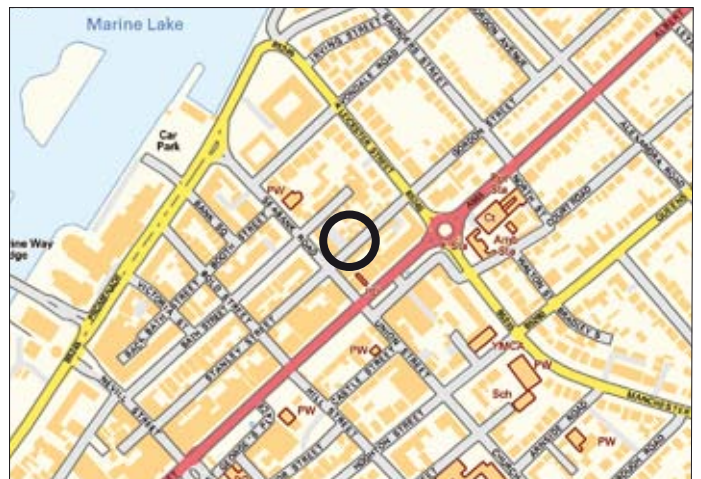
Outside

Yard to the Rear.

LOT
32

4 Johnson Street, Southport, Merseyside PR9 0BQ
VACANT RESIDENTIAL

Guide price **£80,000+**



Not to scale. For identification purposes only

A two bedroomed character detached cottage benefiting from double glazing, central heating and flagged driveway. Following modernisation the property would be suitable for occupation or investment purposes.

Situated

off Leicester Street which in turn is off Lord Street Boulevard (A565) in a sought after location within close proximity to the town centre and the Promenade.

Ground Floor

Porch entrance, Lounge/Diner, Kitchen, Shower Room/WC

First Floor

Landing, two Bedrooms and WC

Outside

Cast Iron double gates, flagged Driveway providing off road parking for two cars. Enclosed Rear Yard. WC

LOT
33

167 Westminster Road, Liverpool L4 4LR
VACANT COMMERCIAL

Guide price **£50,000+**



Not to scale. For identification purposes only

A three storey middle terraced mixed use property comprising a ground floor retail unit together with a two bedroomed flat above. The property benefits from double glazing and central heating. The shop is currently let and trading as a sunbed shop and will be sold with vacant possession. The sale will include all fixtures, fittings and sunbeds. The flat is suitable for immediate letting. The potential annual rental income when fully let being in excess of £7,000.

Situated

Fronting Westminster Road in an established residential location approximately 2 miles from Liverpool city centre.

First Floor

Flat Hall, Lounge, Kitchen, Bathroom/WC.

Second Floor

Two Bedrooms.

Ground Floor

Shop Reception Area, three Sunbed Cubicles, WC.

Outside

Yard to the Rear.

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LOT
34

Land to the rear of 2-14 Frederick Lunt Avenue, Knowsley L34 0HF
DEVELOPMENT LAND

Guide price **£40-50,000**



Not to scale. For identification purposes only



Not to scale. For identification purposes only

A freehold residential development site with the benefit of outline planning consent for two four-bedroom detached dwellings (all reserved matters for future approval).

Situated

The site is situated to the rear of 2-14 Frederick Lunt Avenue within a popular well established residential area. The entrance is opposite local neighbourhood shopping parade, providing good local amenities.

Site Area

General There will be a bond of £2,708 payable by the purchaser on completion which will be refunded in the event no damage is caused to any adjoining adopted footpaths and highways.

Fees

The purchaser will be responsible for the council's surveyor's and legal fees being 4% of the purchase price subject to a minimum of £600+ VAT.

Contact

Jonathan Lowe Email: jonathan.lowe@knowsley.gov.uk
Telephone 0151 443 2328
FREE 0151 443 2328

Planning

Further details visit www.knowsley.gov.uk.
Application 11/0377/KMBC1

On Behalf of



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LOT
35

48 Garrick Street, Liverpool L7 4LF
VACANT RESIDENTIAL

Guide price **£35–40,000**



Not to scale. For identification purposes only

A four-bedroom middle terraced property in need of a full upgrade and refurbishment scheme. We are advised a grant from Liverpool City Council is available on the property, however, potential purchasers should make their own enquiries.

Outside

Yard to the rear

Note

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

Situated

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

Ground Floor

Hall, two Reception Rooms, Kitchen

First Floor

Four Bedrooms, Bathroom/WC

LOT
36

Unit 1, Helena Street, Liverpool L9 1BH
VACANT COMMERCIAL

Guide price **£35–40,000**



Not to scale. For identification purposes only

A single storey high bay workshop building currently used as a vehicle valeting workshop. The property benefits from concrete flooring, electric strip lighting, security alarm system and external electric roller shutters. The property will be sold with vacant possession.

Situated

Off Rice Lane close to Queens Drive Flyover and within easy access to local amenities and approximately 4 miles from Liverpool city centre.

Ground Floor

Workshop

LOT
37

15 Ocean Road, Liverpool L21 8NH
VACANT RESIDENTIAL

Guide price **£50–55,000**



Not to scale. For identification purposes only

A three bedroomed mid terrace property benefiting from double glazing and central heating. The property is in good order and would be suitable for occupation or investment purposes.

Situated

Off Delta Road which in turn is off Bridge Road (A567) in a popular and well established residential location within easy access to local amenities, schooling and

approximately 5 miles north of Liverpool city centre.

Ground Floor

Hall, Through Living Room/Dining Room and kitchen

First Floor

Three bedrooms and bathroom/WC

Outside

Yard to the rear

LOT
38

42 Russell Road, Garston, Liverpool L19 1RJ
VACANT COMMERCIAL

Guide price **£45–50,000**



Not to scale. For identification purposes only

A two storey detached property comprising offices and stores and benefiting from electric steel roller shutters to the main doors and rear parking with space for up to 8 vehicles. The property would be suitable for a number of uses, subject to the relevant consents.

Situated

Off St Mary's Road (A561) and Wellington Street fronting Russell Road in an established location within easy access to local

amenities and approximately 5 miles south of Liverpool city centre.

Ground Floor

Stores, Office, Kitchen, 2 WCs
114.93m² (1,235sq ft)

First Floor

Offices 62.22m² (669sq ft)

Outside

Side loading area and rear carpark benefiting from 2.5m steel palisade fence along the entire perimeter and 4m wide x 2.5m high entrance gates fronting Russell Road.

LOT 39 **21 Balfour Street, Liverpool L4 0SD**
VACANT RESIDENTIAL Guide price **£30–35,000**



Not to scale. For identification purposes only

A two storey two-bedroomed middle terraced property suitable for investment purposes.

Situated

Off Blessington Road which in turn is off Walton Breck Road within walking distance to Liverpool Football Club and approximately 2 miles from Liverpool city centre.

Ground Floor

Through Lounge, Kitchen, Bathroom/WC

First Floor

Two Bedrooms.

Outside

Yard to the rear

Note

We have not carried out an internal inspection nor seen sight of the tenancy agreement. All information has been supplied by the vendor.

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LOT 40 **41 Hawthorne Road, Litherland, Liverpool L20 2DQ**
VACANT COMMERCIAL Guide price **£30–35,000**



Not to scale. For identification purposes only

A three storey dormer style middle terraced property comprising a ground floor retail unit together with a one bedroomed flat above. Following refurbishment the property would be suitable for a number of uses, subject to the relevant consents.

Situated

Fronting Hawthorne Road in an established location approximately 3miles from Liverpool city centre.

Ground Floor

Shop Main Sales Area,

First Floor

Flat Lounge, Kitchen, Bedroom, Bathroom/WC

Outside

Yard to the rear

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LOT
41

2 Rhodesia Road, Liverpool L9 9BU RESIDENTIAL INVESTMENT

Guide price **£35–40,000**



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A two bedroomed end town house currently let by way of an Regulated Tenancy at a rental of £3,900 per annum. The property benefits from partial double glazing and gardens.

Situated

The property is situated on the south side of Rhodesia Road which is located off Long Lane via Sandy Lane and Pretoria Road. Approximately 4 miles from Liverpool city centre.

Ground Floor

Lounge, dining room and kitchen

First Floor

Two bedrooms, Bathroom/WC

Outside

Gardens front and rear.

Note

We have not inspected the property nor seen sight of the Rent Register. All information has been supplied by the vendor.

Not to scale. For identification purposes only

LOT
42

93 Rocky Lane, Liverpool L6 VACANT COMMERCIAL

Guide price **£30–35,000**



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A vacant mixed use three storey property comprising a ground floor retail unit together with a two bedroomed flat above. Following repair and modernisation the property would be suitable for a number of uses, subject to the relevant consents. The property benefits from steel roller shutters and double glazing.

Situated

Fronting Rocky Lane in the Tuebrook District on a busy main position approximately 3 miles from Liverpool city centre.

Ground Floor

Shop Main sales area, two Rear rooms.

First Floor

Flat Hall, Lounge, Kitchen, Bathroom.

Second Floor

Two Bedrooms.

Outside

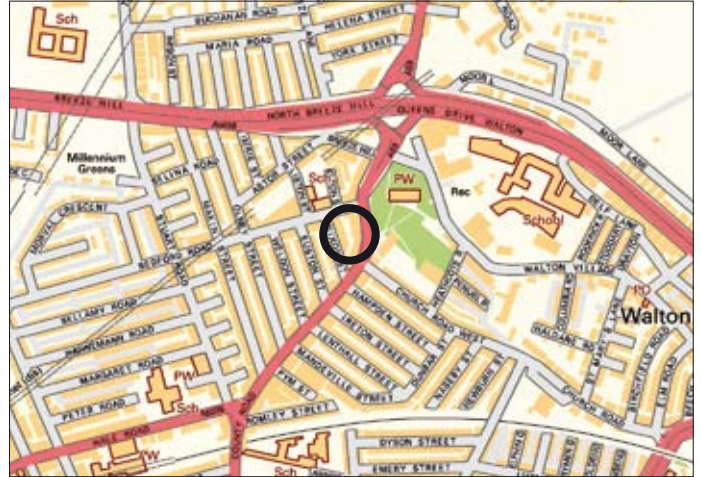
Yard to the rear

Not to scale. For identification purposes only

LOT
43

247 County Road, Walton, Liverpool L4 5PE
VACANT COMMERCIAL

Guide price **£45-50,000**



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Not to scale. For identification purposes only

A vacant mixed use three storey property comprising a ground floor retail unit together with a three bedroomed flat above. The retail unit was previously used as a takeaway and would be suitable for a number of uses, subject to the relevant consents. The property benefits from double glazing.

Situated

Fronting County Road at its junction with Bedford Road on a busy main position.

Basement

Not inspected.

Ground Floor

Shop Main sales area, Rear room, WC, Store.

Outside

Yard/Access to the flat.

First Floor

Flat Kitchen, Shower/WC, Bedroom, Lounge.

Second Floor

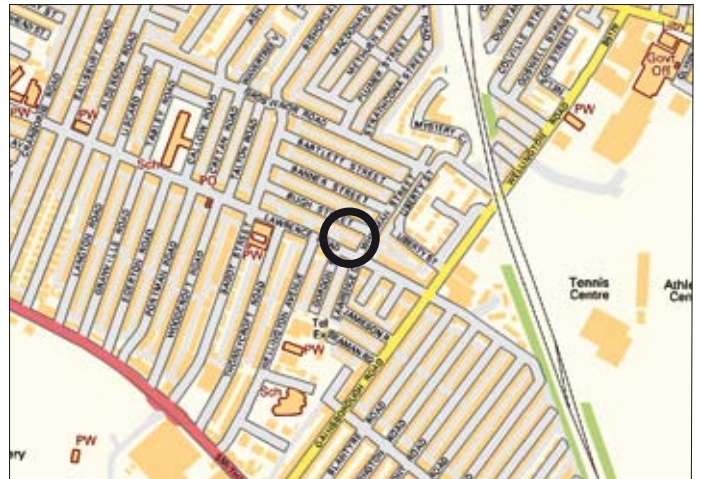
Two Bedrooms above.

On behalf of LPA Receivers

LOT
44

72 Bligh Street, Liverpool L15 0HF
RESIDENTIAL INVESTMENT

Guide price **£40,000+**



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Not to scale. For identification purposes only

A residential investment comprising a two bedroomed mid terrace property currently let by way of Assured Shorthold Tenancy at a rental of £346.66pcm.

Situated

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

Ground Floor

Vestibule, Through Lounge/ Dining Room, Kitchen, Rear Lobby, Bathroom/WC.

First Floor

Two Bedrooms.

Outside

Rear Yard.

LOT
45

Flats 1-4, 123 Hartington Road, Toxteth, Liverpool L8 0SF

RESIDENTIAL INVESTMENT

Guide price **£135,000+**



Not to scale. For identification purposes only

A residential investment currently producing £8,700pa. The property comprises a three storey semi-detached building originally constructed as a single family home but has more recently been converted to provide four self-contained flats. There are front and rear gardens linked by a concrete driveway with two lock up garages within the rear garden. The property benefits from central heating.

Situated

The property is situated fronting Hartington Road which runs between Croxteth Road and Smithdown Road in a popular

residential area, conveniently placed for comprehensive amenities with good road and public transport links to Liverpool city centre.

First Floor

Flat 1 Hall, living room, kitchen, bedroom, bathroom/WC.

Flat 2 (duplex) Ground Floor: living room, kitchen. First Floor: bedroom, bathroom/WC.

First Floor Flat 3 Hall, living room/kitchen, bedroom, bathroom/WC.

Second Floor

Flat 4 Hall, living room/kitchen, bedroom, bathroom/WC.

Outside

Front & rear gardens, 2 lock up garages.

Tenancies

Flat 1 £350pcm. Flat 2 Vacant
Flat 3 £375pcm. Flat 4 Vacant

Note

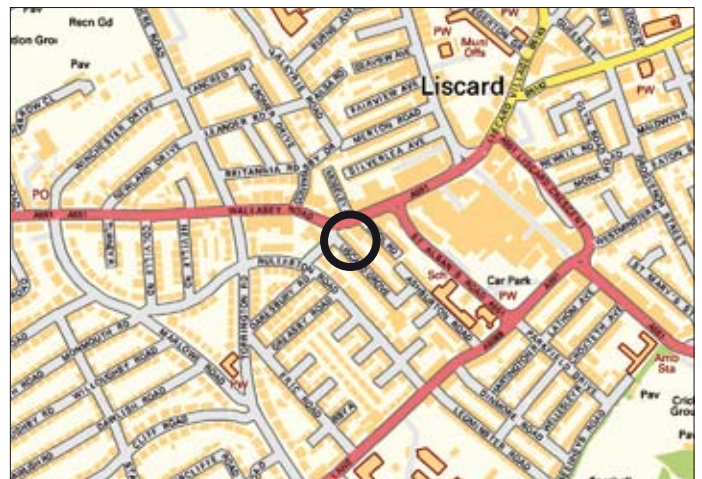
The original fixed term ASTs have expired and the tenants are holding over under Statutory Periodic Tenancies.

LOT
46

49 Wallasey Road, Wallasey, Merseyside CH45 4NN

VACANT COMMERCIAL

Guide price **£150,000+**



Not to scale. For identification purposes only

A two storey end of terraced property currently let on a 5 year lease at a rental of £26,000 per annum. (£400 per week for year 1 and £500 per week for the 4 remaining years). The property is trading as Vino Vino Italian Restaurant and the sale will include all fixture and fittings. To the upper floor there is accommodation which could be converted to provide a one-bedroomed self contained flat and is currently being used for storage.

Situated

Fronting Wallasey Road in a very prominent and busy main road position.

Ground Floor

Restaurant for 50 covers, Bar Area, Kitchen, Preparation Room.

First Floor

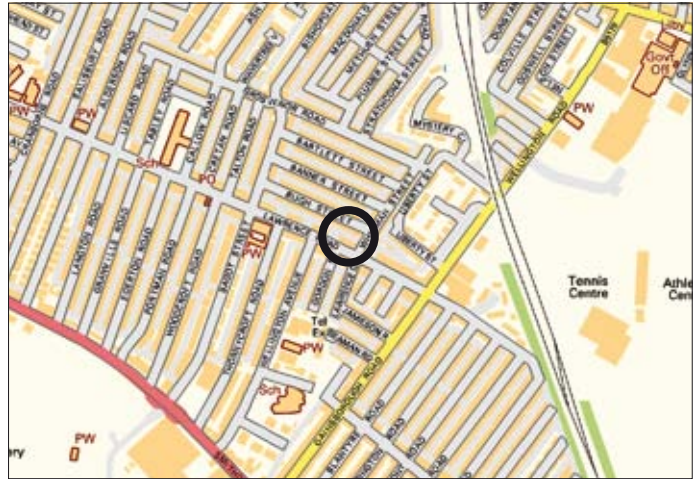
Ladies & Gents WCs, three Rooms.

Outside

Yard to the Rear.

LOT 47 **78 Bligh Street, Liverpool L15 0HF**
RESIDENTIAL INVESTMENT

Guide price **£40,000+**



Not to scale. For identification purposes only

Residential investment comprising a two bed roomed mid terrace property currently let by way of Assured Shorthold Tenancy at a rental of £450pcm. The property benefits from central heating.

Outside
Rear Yard.

Situated

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

Ground Floor

Vestibule, Through Lounge/
Dining Room, Kitchen, Rear Lobby,
Bathroom/WC.

First Floor

Two Bedrooms.

LOT 48 **Park View Hostel, 239–241 Netherfield Road North, Liverpool L5 3PN**
VACANT COMMERCIAL

Guide price **£200–225,000**



Not to scale. For identification purposes only

The property comprises a large three-storey detached building arranged as a ground floor café/bar with a hostel to the upper floors providing eight guest rooms. The sale will include all fixtures and fittings and will be sold with vacant possession. The property could continue to be used as a hostel or possible HMO or Student Investment. The property benefits from double glazing and parking for seven vehicles.

Ground Floor

Staff Room 5.49m² (59.07sq ft)
Large Restaurant 83.56m²
(899.41sq ft)
Large Kitchen Area 27.10m²
(291.75sq ft)
Storage (secure) 6.13m² (65.95sq ft)
Additional Store 1.54m² (16.58sq ft)
Male/Female/Disabled WC
Gross Internal Area 150.48m²
(1619.81sq ft)

First Floor

Two Triple Rooms with ensuite. Two
Quad Rooms with ensuite

Second Floor

Two Triple Rooms with ensuite. Two
Quad Rooms with ensuite

Outside

Seven Parking Spaces

Situated

The property is located directly
fronting Netherfield Road North

close to Everton Park and Liverpool
city centre is close by.

LOT
49

Premises and Land at Rose Place, St Anne Street, Liverpool L3 3BN

RETAIL INVESTMENT

Guide price **£90,000+**



A vacant warehouse with two storey office accommodation extending to 20,725sq ft (1,925.4m²). In addition there is a secured yard/car park on the opposite side of Rose Place, secured by pallasade fencing and boundary walls 1,016 sq yards (0.21 acres). The advertising hoardings are let currently producing £3,500 per annum (details below).

Situated

The subject premises are situated fronting Rose Place close to its junction with St Anne Street which comprises one of the main arterial routes leading into Liverpool city centre which lies within approximately 2 miles to the south. In addition, the premises links with the A59 which provides access to North Liverpool and the Switch Island Junctions of the M57 and M58 Motorways. The premises lies within the boundaries of the Project Jennifer Regeneration Scheme which includes a proposal for a new superstore and retail park.

Accommodation

The warehouse accommodation comprises the following: Bay No.1 which fronts St Anne Street, has been converted to provide a mixture of workshop/warehouse and two storey office accommodation with kitchen and WC facilities provided. The southern section of Bay No.1 fronting Rose Place has been retained to provide adjoining warehouse accommodation, with access provided via several steel roller shutter doors. The offices are accessed to the western elevation overlooking St Anne Street via an enclosed secured car parking area accommodating approximately 18 vehicles.

Bay No.2 comprises standard warehouse accommodation, accessed via several steel roller shutter doors fronting Rose Place with an interlinking pedestrian door providing access to Bay No.1. An additional secured yard/car parking area is located on the opposing side of Rose Place secured via palisade fencing and boundary walls.

Tenure

The warehouse is held by way of a long lease for 99 years with effect from 31st October 1947 at a peppercorn ground rent. The additional enclosed yard is held on a separate freehold title.

Joint Auctioneer



Not to scale. For identification purposes only

ACCOMMODATION			
Bay No 1	Ground Floor warehouse & office	877.18m ²	(9,442sq ft)
First Floor	Mezzanine Offices	178.00m ²	(1,916sq ft)
Bay No.2	Ground Floor Warehouse	870.22m ²	(9,367sq ft)
Total GIA		1,925.4m ²	(20,725sq ft)
Enclosed yard 1.016 sq yds (0.21 acres)			

PRESENT LESSEE	LOCATION	LEASE TERMS	CURRENT RENT
Clear Channel UK Limited	Advertising Hoarding, Rose Place/ St Anne Street	3 years from 1st June 2009	£3,500pa
Current rent reserved			£3,500pa

LOT
50

55 Heyes Street, Liverpool L5 6SE
VACANT RESIDENTIAL

Guide price **£45,000+**



Not to scale. For identification purposes only

A three-bedroom middle terraced property suitable for investment purposes and benefiting from central heating.

Situated

Off Breckfield Road North in an established location and within easy access to Breck Road amenities.

First Floor

Three Bedrooms, Bathroom/WC

Outside

Yard to the rear.

Ground Floor

Hall, Through Living Room, Kitchen

LOT
51

29 Winslow Street, Liverpool L4 4DH
VACANT RESIDENTIAL

Guide price **£30-35,000**



Not to scale. For identification purposes only

A two bedroom mid terrace property benefiting from central heating. Following refurbishment the property would be suitable for investment purposes.

Situated

Off Goodison Road in a popular residential location within easy access to local amenities and Everton Football Club and approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, Through Lounge, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC with walk in shower.

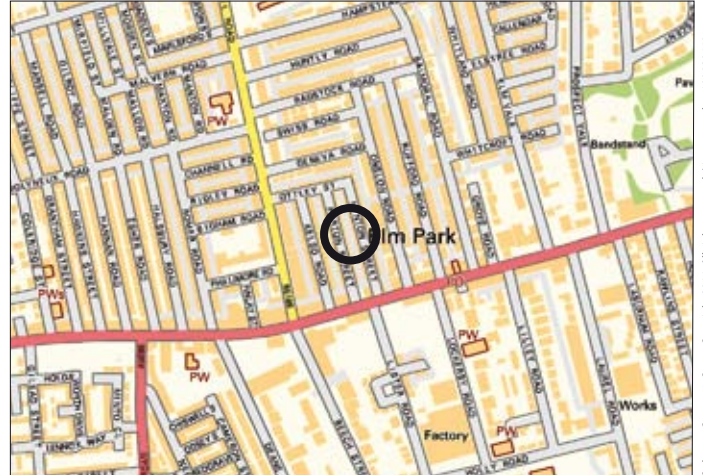
Outside

Yard to the Rear.

LOT
52

79 Hinton Street, Fairfield, Liverpool L6 3AP
VACANT RESIDENTIAL

Guide price **£30–35,000**



Not to scale. For identification purposes only

A two bedroomed end of terraced property benefiting from double glazing and central heating. The property would be suitable for occupation or investment purposes.

Outside

Yard to the rear.

Situated

Off Ottley Street which in turn off Sheil Road in a popular residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Vestibule, Lounge, Extended Dining Kitchen.

First Floor

Two Bedrooms, Bathroom/WC

LOT
53

219 Hoylake Road, Wirral, Merseyside CH46 0SJ
VACANT COMMERCIAL

Guide price **£65–70,000**



Not to scale. For identification purposes only

A vacant ground floor lock up shop with a self contained residential flat on the upper floors benefiting from two bedrooms, living room, kitchen and bathroom.

First & Second Floor Flat

Two Bedrooms, Living Room, Kitchen and Bathroom.

Joint Auctioneer



Situated

The property is situated in a prime position on Hoylake Road adjacent to Waterfields. Retailers in the vicinity include Lloyds Pharmacy, Lloyds TSB and Santander.

Ground Floor

Net Frontage	4.95m (16'3")
Gross Frontage	5.95m (19'6")
Internal Width	5.48m (18'0")
Shop Depth	10.47m (36'0")
Ground Floor Sales	58.52m ² (630sq ft)
Storage	32.23m ² (347sq ft)

Tenancy

The whole building is let to Mr J. Lee for a term of 15 years from 29th May 2009 at a rent of £18,000pa. The tenant is not in occupation.

LOT
54

Apt 1, 34 Deane Road, Liverpool L7 0ET
VACANT RESIDENTIAL

Guide price **nil reserve**



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Not to scale. For identification purposes only

A vacant one-bedroomed flat within an end terrace building arranged over ground and first floors. The property requires full refurbishment.

Situated

The property is situated in the residential area of Kensington approximately 2 miles east of Liverpool city centre. The M62 motorway is easily accessible.

Ground Floor

Main Entrance, Hallway.

Accommodation

We believe the flat comprises lounge, kitchen, bedroom and bathroom.

Outside

Gardens.

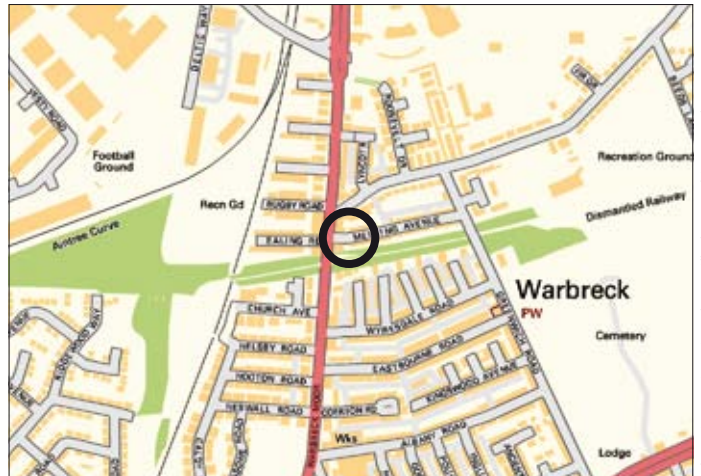
Note

We have not carried out an internal inspection.

LOT
55

3 Melling Avenue, Liverpool L9 0JY
RESIDENTIAL INVESTMENT

Guide price **£30–35,000**



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Not to scale. For identification purposes only

A three bedroomed end through terraced house, currently let to a longstanding tenant by way of a regulated tenancy at a rental income of £2,964 per annum.

Situated

Melling Avenue is located off the main A59 Ormskirk Road in the Aintree area of Liverpool approximately 5 miles north of the city centre.

Ground Floor

Lounge, Kitchen and dining room

First Floor

Three bedrooms and bathroom

Outside

Yard to the rear

LOT
56

2 Parkinson Road, Liverpool L9 1DL RESIDENTIAL INVESTMENT

Guide price **£30–35,000**



Not to scale. For identification purposes only

A two bedroom end of terrace property currently let by way of an Assured Shorthold Tenancy holding over at £4,500 per annum. The property benefits from double glazing.



Situated

off Rice Lane in a popular and well established residential location within easy access to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Breakfast Kitchen.

First Floor

Two Bedrooms, Bathroom/WC

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LOT
57

16 Church Road, Liverpool L13 2BA VACANT RESIDENTIAL

Guide price **£60,000+**



Not to scale. For identification purposes only

A substantial three bedroomed semi detached property which following a full upgrade and modernisation would be suitable for owner occupation, resale or investment purposes. The property benefits from a large rear garden and off road parking. There is potential to provide further living space in the attic and cellar.

Situated

Prescot Road is a popular and well established residential location within easy reach of Old Swan

amenities and approximately 3 miles from Liverpool city centre.

Cellar

Not inspected.

Ground Floor

Hall, two Front Reception Rooms, Morning Room, Kitchen.

Outside

Front garden, Large rear garden, Driveway.

First Floor

Three Bedrooms, Bathroom/WC.

Second Floor

Attic Room above.

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LOT 58 **111 Station Road, Haydock, St. Helens, Merseyside WA11 0JN**
RESIDENTIAL INVESTMENT Guide price **£25,000+**



Not to scale. For identification purposes only

A three bedroomed mid terrace property. The property benefits from partial double glazing and central heating and is currently let by way of an Assured Shorthold Tenancy at a rental of £4,200 per annum.

Outside

Yard to the Rear.

Situated

Fronting Station Road off Clipsley Lane in an established residential area within close proximity to local shopping and schooling amenities, with good road connections and public transport routes.

Ground Floor

Vestibule, Living Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC.

LOT 59 **Flat 1, 3 Newsham Drive, Liverpool L6 7UG**
VACANT RESIDENTIAL Guide price **£20-25,000**



Not to scale. For identification purposes only

A one bedroomed ground floor apartment benefiting from central heating. Following refurbishment the property would be suitable for investment purposes.

Situated

Fronting Newsham Drive in Newsham Park in a popular residential location within easy access to Tuebrook amenities and approximately 3 miles from Liverpool city centre.

Ground Floor

Main Entrance Hallway
Flat Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Outside

Communal Gardens.



A freehold island with full planning and lawful use to rebuild the existing boat yard located in the Menai Strait with outstanding views over the surrounding coastline and water, and having pedestrian access to the site from the mainland. A truly unique opportunity to acquire a freehold island located in the Menai Strait having exceptional views over an area of outstanding beauty.

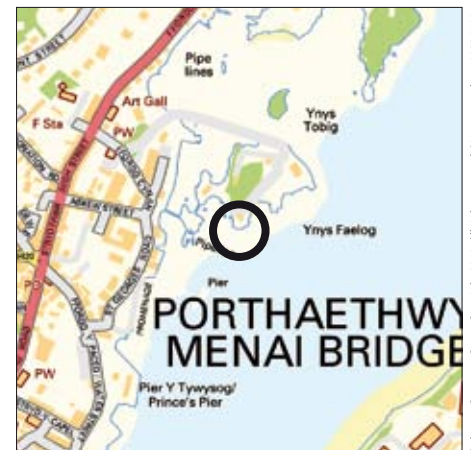
Accommodation

The site is a coastal site with no buildings located immediately next to it. The closest other buildings are a row of small privately owned cottages on the island to the east. The general character of the area in terms of scale and character is rather mixed with no overriding style or material. There is a mix of buildings along the mainland facing the site of varying scales and styles from which we can not draw on any style cues. The topography of this part of the island is relatively flat. The main part of Ynys Faelog rises to the east and is covered with mature trees giving the site a softer backdrop looking from the mainland but also acts as a screen looking from the east into the site from the straits. Immediate views to the site are from the mainland looking east, with wider contextual views from a distance from the north and south. Views in particular from the north and south shows the site set within the landscape quite anonymously with its low lying topography.

Planning

which planning permission has been granted in June 2011 – application 39C351B – for the demolition of the existing building and the

erection of a building for boat repair and storage together with changing rooms, and reception area/staff room. The site is offered for sale together with a certificate of lawful use for the purpose of storage and mooring boats, and provides a truly unique opportunity.



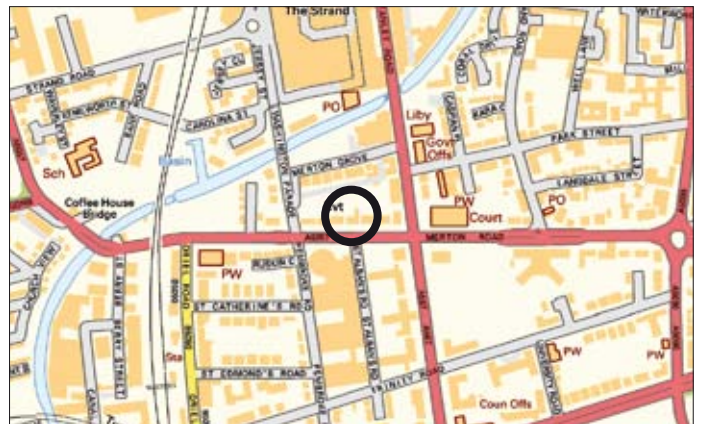
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A substantial period office building suitable for a variety of alternative uses subject to the necessary planning consents, however, benefits from planning approval to convert to provide six two- and one one-bedroomed flats. The property comprises two interconnecting former houses converted to office premises over basement, ground, first and second floors. The property benefits from disabled car park to the front elevation fronting Merton Road with internal floor areas providing main reception, office suites, rear boardroom, kitchenette, male and female WCs and to the second floor there are further offices/storage, open plan meeting rooms, kitchenette. The property also has a rear single vehicle access road, with the benefit of substantial car parking for approximately 40 spaces, and landscaping to the rear of the building.



Not to scale. For identification purposes only

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Situated

The property is situated on Merton Road in a well established office area for a number of government departments including New Redgrave Court, occupied by the HSC, St Martins House – The Department of Work & Pensions, Sefton House/Daniel House – Sefton Council, Sefton Town Hall and Sefton Magistrates Courts, Bootle Oriol Road Station. It is approximately 3 miles from Liverpool city centre.

Basement

Storage Area 1 52.5m² (565sq ft)
Storage Area 2 61.5m² (662sq ft)

Ground Floor

Offices 191m² (2,055sq ft)

Kitchenette 7.2m² (77.5sq ft)
Rear Storage 3.99m² (43sq ft)

First Floor

Offices 184.6m² (1,988sq ft)

Second Floor

Offices 82.9m² (893sq ft)
Kitchenette 12.4m² (133sq ft)
Total 639.7m² (6,886sq ft)
Site Area 0.161HA (0.397 acres)
Storage 43.7m² (464sq ft)

Outside

Car parking for approximately 40 spaces and landscaping to the rear of the building

Not to scale. For identification purposes only





A restaurant investment currently producing £24,000 pa. The property comprises a ground floor restaurant with first floor function room and staff facilities. The premises include an area of land extending across the back of the building and to the rear of No 61 and 63 Duke Street to which there is rear vehicle access from Hamer Street, which provides customer car parking for approximately 10 cars.

Situated

The property is situated at the corner of Duke Street and Hamer Street, within a primarily retail area close to St Helens town centre.

Accommodation

Ground Floor

Restaurant Dining room fitted Bar	182.5m ² (1964sq ft)
Wine Store	4.39m ² (47sq ft)
Kitchens	40.27m ² (433sq ft)
Store Rooms	19.00m ² (205sq ft)
Covered Yard/Store	14.00m ² (150sq ft)
Customer/Disabled Washroom/WC	3.72m ² (40sq ft)

First Floor

Landing/Circulation Space	
Banqueting Room	38.5m ² (414sq ft)
Bar/Lounge	16.7m ² (180sq ft)
Four Staff Restrooms	44.5m ² (479sq ft)
Office	10.9m ² (117sq ft)
Male and Female WC	25.5m ² (274sq ft)
Shower Room/WC	

Outside

Car park to the rear with spaces for approximately 10 cars

Lease

The premises are occupied by way of a full repairing and insuring lease for a term of 5 years from 6th September 2011, to Rose Plaza Restaurant Ltd, With a option for a further 5 year term subject to an upward only rent review on renewal to market rental value. The current passing rent is £24,000pa.



Not to scale. For identification purposes only

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LOT 63 **61 Duke Street, St. Helens, Merseyside WA10 2JF**
COMMERCIAL INVESTMENT Guide price **£25,000+**



Not to scale. For identification purposes only

A two storey end terrace building comprising a ground floor retail shop with first floor ancillary accommodation, in need of some repair and modernisation. The premises are let producing £3,840pa. The tenants are not in occupation.

First Floor

Front room 17m² (183sq ft)
 Bathroom/WC

Lease

Five years from 27 May 2011

Joint Agents

The Property Centre

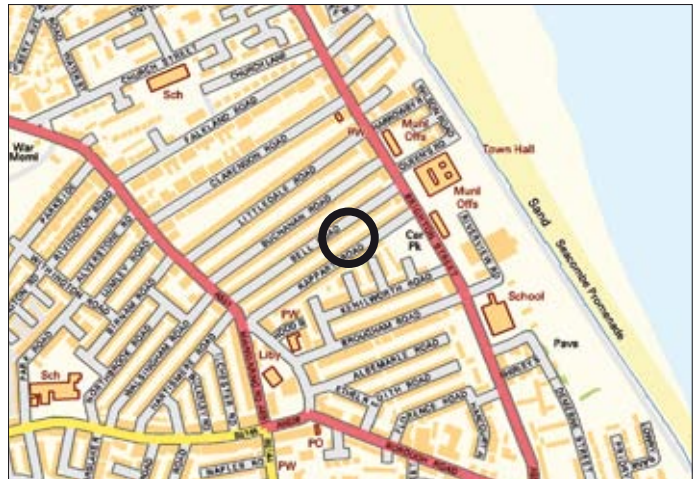
Situated

Fronting Duke Street close to its junction with Hammer Street with local parade of similar retail units.

Ground Floor

Retail sales area approx 38m² (412sq ft)
 WC

LOT 64 **27 Bell Road, Wallasey, Merseyside CH44 8DJ**
VACANT RESIDENTIAL Guide price **£50-55,000**



Not to scale. For identification purposes only

A three-bedroom middle terraced property benefiting from double glazing and central heating. The property would be suitable for investment purposes.

Situated

Between Liscard Road and Brighton Street in a popular residential location within walking distance to the Promenade and close to all local amenities.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

Three Bedrooms, Bathroom/WC

Outside

Front and rear yard.

LOT
65

89 Bardsay Road, Liverpool L4 5SG
RESIDENTIAL INVESTMENT

Guide price **£35,000+**



Not to scale. For identification purposes only

A two bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £3,840 per annum. The property benefits from double glazing and central heating.

Outside

Yard to the rear.

Situated

Off Walton Lane in a popular residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Lounge, Dining Room, Kitchen, Bathroom/WC

First Floor

Two Bedrooms.

LOT
66

2a Hereford Road, Seaforth, Liverpool L21 1EQ
VACANT RESIDENTIAL

Guide price **£25–30,000**



Not to scale. For identification purposes only

A two-bedroomed ground floor flat suitable for investment purposes following modernisation. The property benefits from double glazing and central heating.

Situated

Within a converted three storey semi detached property off Crosby Road South in a popular residential location within easy access to Crosby amenities and approximately 4 miles north of Liverpool city centre.

Ground Floor

Main Entrance Hallway
Flat A Hall, Lounge, Kitchen, Bathroom/WC, two Bedrooms.

Outside

Communal Gardens.

LOT
67

21 Bentinck Place, Birkenhead, Merseyside CH41 4DR

VACANT COMMERCIAL

Guide price **£10-15,000**



Not to scale. For identification purposes only

A ground floor retail unit in need of repair and modernisation. The property would be suitable for a number of uses subject to the relevant consents.

Situated

On the corner of Bentinck Place and Grange Place which in turn is off Grange Road West within easy access of transport links and local amenities.

Ground Floor

Shop – Main sales area, Rear room/ Kitchen.

LOT
68

86 Cambridge Road, Liverpool L21 1EZ

VACANT RESIDENTIAL

Guide price **£50,000+**



Not to scale. For identification purposes only

A three storey end terrace property benefiting from double glazing, front gated access and a rear yard. The property would be suitable for occupation or investment purposes following repair and modernisation.

Situated

Off Dewlands Road within close proximity to local amenities including shops and transport links.

First Floor

Three Bedrooms, Bathroom/WC

Second Floor

Bedroom.

Ground Floor

Lounge, Dining Room, Kitchen.

Outside

Front gated access, Rear Yard.

LOT
69

4 Harebell Street, Liverpool L5 7RP
VACANT RESIDENTIAL

Guide price **£30–35,000**



Not to scale. For identification purposes only

A three bedroomed mid terrace property benefiting from double glazing and central heating. The property would be suitable for occupation or investment purposes.

Situated

Off Stanley Road in a popular residential location approximately 2.5 miles from Liverpool city centre.

First Floor

Three Bedrooms.

Outside

Yard to the rear.

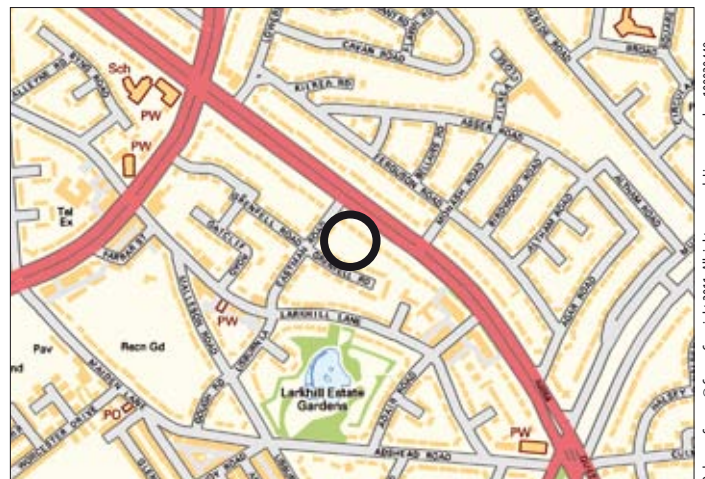
Ground Floor

Hall, Front Lounge, Kitchen/Dining Room, Bathroom/WC.

LOT
70

58 Queens Drive, West Derby, Liverpool L13 0AJ
VACANT RESIDENTIAL

Guide price **£75,000+**



Not to scale. For identification purposes only

A vacant three bedroomed semi detached property benefiting from double glazing, gardens and off road parking. Following refurbishment the property would be suitable for occupation or investment purposes.

Situated

Fronting Queens Drive close to its junction with Larkhill Place in a popular and well established residential location approximately 3 miles from Liverpool city centre.

Ground Floor

Hall, cloakroom, two Reception Rooms, Kitchen.

First Floor

Three Bedrooms, Bathroom, Separate WC

Outside

Gardens front and rear. Driveway

LOT
71

28 Kingsdale Road, Liverpool L18 1LD
RESIDENTIAL INVESTMENT

Guide price **£90,000+**



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Not to scale. For identification purposes only

A three bedroomed mid terrace property benefiting from central heating. The property is currently let on an Assured Shorthold Tenancy producing £600pcm.

Situated

The property is situated off Allerton Road in a popular south Liverpool location providing an excellent range of shops, cafes and bars together with professional service offices. Popular schooling is available in the area and there are

good road and public transport routes to Liverpool city centre which is approximately 4 miles away.

Ground Floor

Hall, front living room, rear dining room and kitchen.

First Floor

Three bedrooms and bathroom/WC

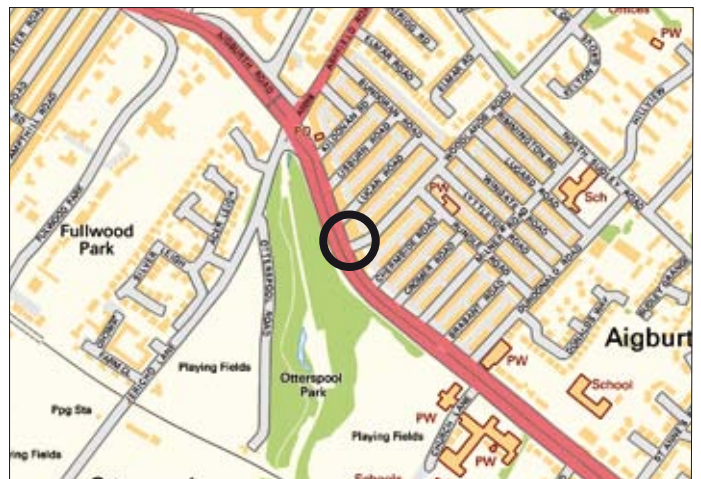
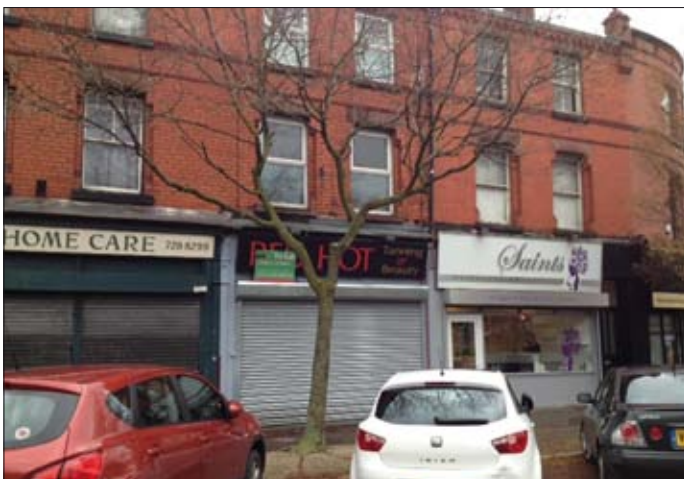
Outside

Front forecourt, yard to the rear and out building.

LOT
72

355 Aigburth Road, Liverpool L17 0BP
VACANT COMMERCIAL

Guide price **£50-55,000**



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Not to scale. For identification purposes only

A ground retail unit which would be suitable for a number of uses, subject to the relevant consents. The shop benefits from electric steel roller shutters. The property does not include the upper floors.

Situated

Fronting Aigburth Road on a busy main road position at its junction with Woodland Road and Aigburth Vale.

Ground Floor

Shop Main Sales Area Rear Room, Kitchen, WC

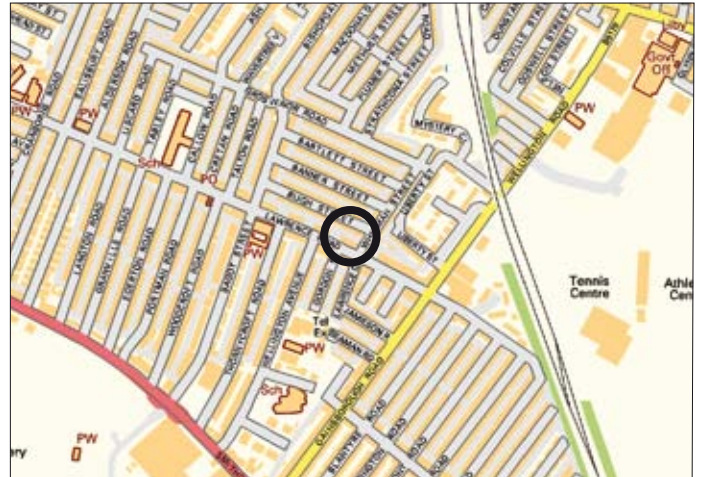
Note

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

LOT
73

74 Bligh Street, Liverpool L15 0HF
VACANT RESIDENTIAL

Guide price **£40,000+**



Not to scale. For identification purposes only

A vacant two bedroomed mid terrace property benefiting from central heating.

Outside
Rear Yard.

Situated

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

Ground Floor

Vestibule, Through Lounge/ Dining Room, Kitchen, Rear Lobby, Bathroom/WC.

First Floor

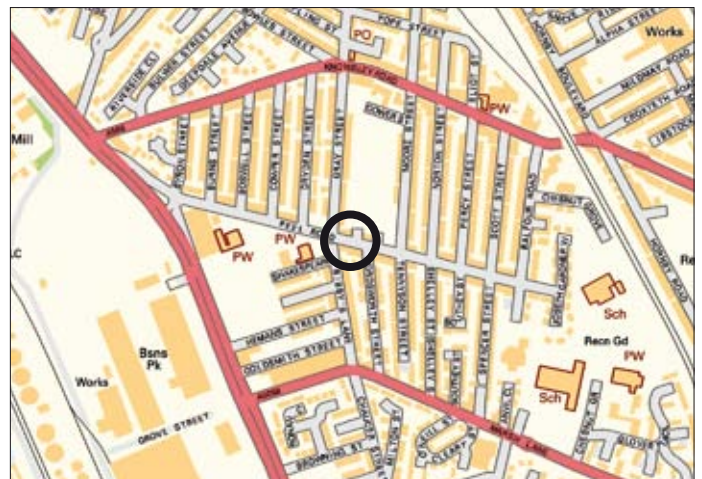
Two Bedrooms.

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LOT
74

99 Peel Road, Bootle, Merseyside L20 4JX
VACANT RESIDENTIAL

Guide price **£40,000+**



Not to scale. For identification purposes only

A three storey end of terrace property arranged to provide a one bedroomed self contained flat and a two bedroomed self contained maisonette. The property benefits from central heating and would be suitable for investment purposes. The property is boarded up for security purposes only.

First/Second Floor
Flat Lounge, kitchen and bathroom/WC

Second Floor
Two bedrooms

Outside
Yard to the rear.

Situated

The property is situated on the north-east side of Peel Road which is located off Primrose Road in a popular residential location.

Ground Floor

Flat Hall, Reception room, bedroom, kitchen, bathroom/WC

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LOT
75

16 Langdale Street, Bootle, Merseyside L20 3BX
VACANT RESIDENTIAL

Guide price **£30–35,000**



Not to scale. For identification purposes only

A four bedroomed semi detached property benefiting from a rear garden and driveway. Following a full upgrade and refurbishment scheme the property would be suitable for occupation, resale or investment purposes.

Situated
Off Litherland Road which in turn is off Merton Road in a popular and well established residential location within easy reach of Bootle Strand Shopping Centre

and approximately 4 miles from Liverpool city centre.

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

First Floor
Four Bedrooms, Bathroom/WC.

Outside
Rear Garden, Driveway, Outhouse.

LOT
76

328 Binns Road, Liverpool L13 1DD
VACANT RESIDENTIAL

Guide price **£25,000+**



Not to scale. For identification purposes only

A two bedroomed middle terraced property which following an upgrade and modernisation would be suitable for occupation, resale or investment purposes. The property benefits from double glazing.

Situated
Fronting Binns Road between Rathbone Road and Mill Lane in a popular residential location within easy access to local amenities and Old Swan Shopping Parade.

Ground Floor
Hall, Through Living Room, Kitchen.

First Floor
Two Bedrooms, Bathroom/WC

Outside
Yard to the rear.

LOT
77

Flat 3, 25 Denman Drive, Liverpool L6
RESIDENTIAL INVESTMENT

Guide price **£55-60,000**



Not to scale. For identification purposes only

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A three-bedroomed second floor apartment currently let by way of an Assured Shorthold Tenancy at a rental of £7200. The property benefits from central heating and communal gardens

Outside
Communal gardens and off road parking.

Situated

Within Newsham Park in a popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor

Main Entrance hallway

Second Floor

Flat Hall, Lounge, Kitchen, three bedrooms, bathroom/WC

LOT
78

59 Kimberley Drive, Liverpool L23 5TA
VACANT RESIDENTIAL

Sold Prior



Not to scale. For identification purposes only

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A vacant five-/six-bedroomed extended property benefiting from central heating. The property would be suitable for occupation or investment requiring a full renovation scheme and modernisation

First Floor
Three Bedrooms, Bathroom/WC

Second Floor
Two Bedrooms.

Outside
Garden to the rear.

Situated

Off Liverpool Road in a sought after location within easy access to Crosby amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor

Hall, Lounge, Dining Room, Shower Room/WC Rear Porch extended Bedroom with ensuite Shower Room/WC



On behalf of Fixed charge Receivers, a residential investment comprising a substantial three storey plus cellar double fronted detached building which has been converted to provide five one-bedroom flats and one two-bedroom flat. The current gross annual income is £19,800pa. The property is in need of repair and modernisation.

Situated

The property occupies a corner position with frontages onto Bentley Road and Sefton Park Road, it is conveniently placed for local amenities, approximately 1.5 miles from Liverpool city centre.

Ground Floor

Communal Entrance hall, with staircase.

Flat 1 Entrance hall, kitchen, living room, bedroom, bathroom/WC

Flat 2 Entrance hall, living room, bedroom, kitchen, bathroom/WC

First Floor

Flat 3 Entrance hall, living room, kitchen, two bedrooms, bathroom/WC

Flat 4 Entrance hall, living room, kitchen, bathroom/WC, bedroom

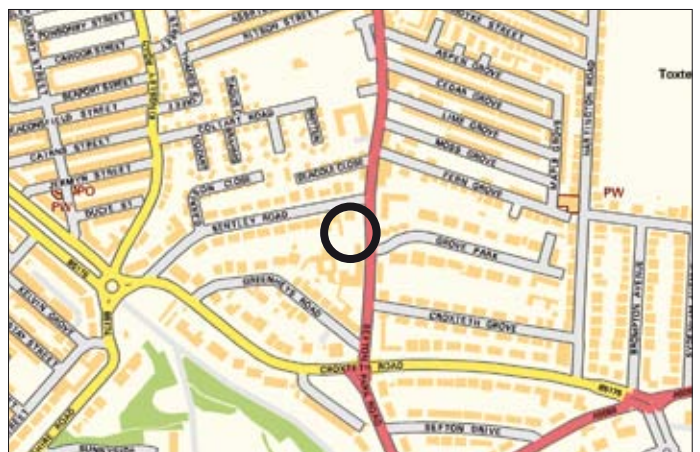
Second Floor

Flat 5 Entrance hall, living room, kitchen, shower room/WC, bedroom

Flat 6 Entrance hall, living room, kitchen, bathroom/WC, bedroom

Outside

Off Street Parking



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FLOOR	FLAT NO	STATUS	LEASE TERM	RENT
Ground Floor	Flat 1	Occupied	Periodic tenancy	£300pcm
Ground Floor	Flat 2	Occupied	30/05/2012	£250pcm
First Floor	Flat 3	Occupied	11/01/2012	£350pcm
First Floor	Flat 4	Occupied	31/12/2011	£200pcm
Second Floor	Flat 5	Occupied	31/8/2012?	£280pcm
Second Floor	Flat 6	Occupied	02/07/2013	£300pcm

LOT
80

28 Plumer Street, Liverpool L15 1EE
VACANT RESIDENTIAL

Guide price **£40-45,000**



Not to scale. For identification purposes only

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A two-bedroomed middle terraced property benefiting from double glazing and gas central heating. Following refurbishment the property would be suitable for occupation or investment purposes.

Situated

Just off Picton Road in a popular and well established residential location within easy access to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Vestibule Entrance, Lounge, Dining Room, Kitchen.

First Floor

Two Bedrooms, Bathroom/WC

Outside

Yard to the rear.

Now accepting instructions
for our 14 February auction
Closing date 18 January

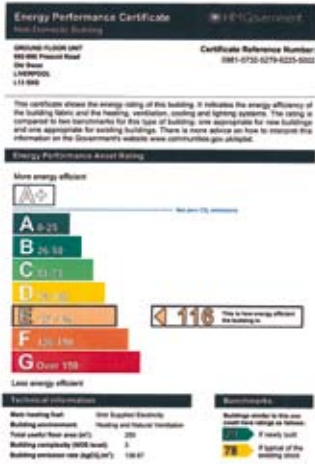
James Kersh BSc Hons MRICS
james@suttonkersh.co.uk

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

0870 873 1212

EPC Appendix

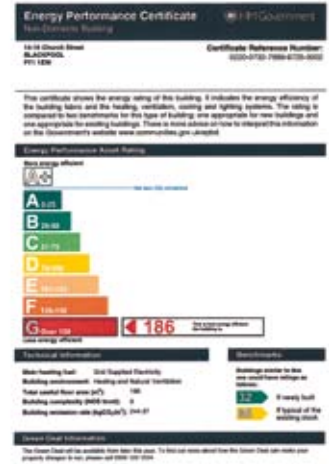
Lot 7



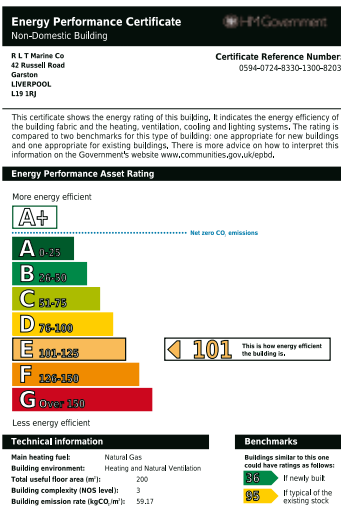
Lot 19



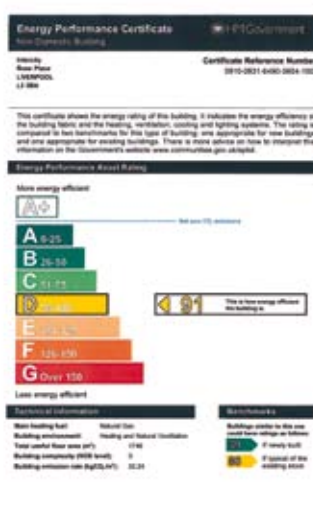
Lot 26



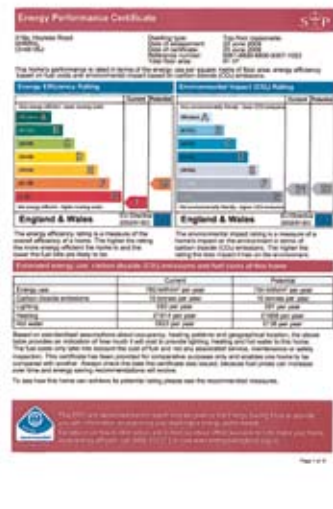
Lot 38



Lot 49



Lot 53



Notes

Notes

Attention Landlords!



LET

Stanlow View L17
4 Bed Detached
£1400 pcm



LET

The Spinnakers L19
2 Bed Apt
£650 pcm



LET

Boxdale Road L18
3 Bed Apt
£650 pcm



LET

Lucerne Street L17
4 Bed End Terrace
£695 pcm



LET

Little Parkfield Road L17
1 Bed Flat
£450 pcm

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Lt John-Paul Fitzgibbon RN (Landlord).

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0151 207 5923

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Hargreaves Road L17
2 Bed Flat
£650 pcm



LET

Liffey Court L3
1 Bed Flat
£425 pcm



LET

Egerton Street L8
2 Bed Apt
£495 pcm



LET

Royal Quay L3
2 Bed Apt
£695 pcm



LET

Second Avenue L9
3 Bed Terrace
£400 pcm



LET

Stonefont Close L9
3 Bed Detached
£650 pcm



LET

Kingsville Road CH63
3 Bed Semi
£695 pcm



LOT
21

Residential

GUIDE PRICE

£80,000 - £90,000

Bid
accepted...
Finance
arranged!



Large mid-terrace house

Large mid-terrace house with porch, hall, living room, dining room and kitchen to ground floor. Two double bedrooms and bathroom to first floor. Popular residential location with views over fields to front.

- 10^{am} Bid successful at £75k
- 11^{am} Agreed in principle
- 12:30^{pm} Case approved
- 12:45^{pm} Solicitors instructed
- 3^{pm} Funds sent to my solicitor!

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Available substantially below recent RICS valuation, these apartments will provide investors with a 'profitable hands-off investment opportunity' located minutes from the heart of Liverpool City Centre.

25.06%
Below RICS
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- ✓ 2 year 10% NET rental assurance of £5,950 per annum
- ✓ £20,050 below RICS value
- ✓ Income paid monthly
- ✓ 12 Months Guaranteed Rental Income lodged in Escrow for the duration of the guarantee
- ✓ 125 year leasehold purchase
- ✓ Close to Liverpool City Centre
- ✓ River views on upper floors
- ✓ 60 modern 2 bed apartments over 16 floors
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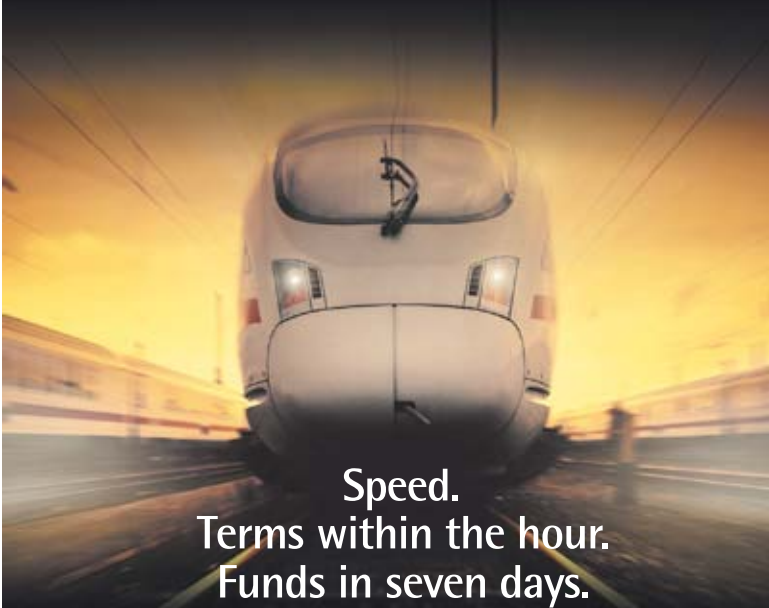


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*Excludes contribution by buyer as per auction special conditions. All fees are exclusive of VAT, disbursements and any mortgage related charges. Does not apply to sale of commercial property or lots where more than one property is being sold

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 £400 plus 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 £400 plusVAT 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 £400 plus 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. Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.	G6.2	The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest.
G3.4		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	
			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 £400 plus 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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