

Now inviting instructions
for 12 February 2014 auction

SuttonKersh

1st
for

Auctions



PROPERTY AUCTION SALE
THURSDAY 12 DECEMBER 2013
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 2014

AUCTION DATES

12 February
9 April
3 June
17 July
11 September
30 October
11 December

CLOSING DATES

18 January
22 March
10 May
21 June
9 August
20 September
8 November

Auction programme 2015

12 February
16 April
4 June
16 July
10 September
22 October
10 December

18 January
22 March
10 May
21 June
9 August
20 September
13 November

Entries are invited from owners or their agents

Contact:

James Kersh BSc Hons MRICS

james@suttonkersh.co.uk

Cathy Holt MNAEA

cathy.holt@suttonkersh.co.uk

for free advice or to arrange a free valuation

0870 873 1212

email: **auctions@suttonkersh.co.uk**

Merseyside's leading auction team...



Cathy Holt MNAEA

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Auction Administrator
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James Kersh Bsc (Hons) MRICS

Director
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Andrew Binstock Bsc (Hons)

Auctioneer

Alexa Taylor

Auction Administrator
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Ashleigh Moore MNAVA

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

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

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6 Cotton Street
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Auction results **Thursday 17 October**

LOT	PROPERTY	RESULT	PRICE
1	22 Hall Drive, Wirral, Merseyside CH49 1RN	Postponed	---
2	312 Hawthorne Road, Bootle, Liverpool, L20 9AU	Sold	£43,000
3	37 Coniston Street, Liverpool L5 6QY	Sold	£39,500
4	12 St. Thomas Drive, Liverpool L30 2QT	Sold Prior	---
5	54a Silvester Street, Liverpool L5 8SG	Sold After	---
6	206 A&B Clipsley Lane, Haydock, St. Helens, Merseyside WA1 0HU	Sold	£106,000
7	1 Brunswick Close, Liverpool L4 1XS	Available At	£48,000
8	46 Roxburgh Street, Liverpool L4 3SY	Sold	£48,000
9	47 Ronald Ross Avenue, Netherton, Liverpool, L30 5RD	Sold After	---
10	3a Windsor Road, Tuebrook, Liverpool L13 8BA	Sold Prior	---
11	23 Wellington Road, New Brighton, Wallasey CH45 2ND	Available At	£190,000
12	15 Millingford Grove, Ashton-In-Makerfield, Wigan, Lancashire WN4 9BA	Sold	£45,000
13	12 Finlay Street, Liverpool L6 6DP	Sold Prior	---
14	2 Imrie Street, Walton, Liverpool L4 5RS	Sold After	---
15	Carleton House, Palmerston Road, Liverpool L18 8AQ	Sold	£623,000
16	115-117 Northumberland Street, Liverpool L8 8AY	Withdrawn	---
17	29 Pen-Y-Llan Street, Connahs Quay, Flintshire CH5 4UW	Sold	£55,500
18	30 Naples Road, Wallasey CH44 7HL	Sold Prior	---
19	41a Croxteth Hall Lane, Croxteth, Liverpool L11 4SA	Sold	£25,000
20	212 Huyton Lane, Liverpool, L36 1TQ	Available At	£130,000
21	635 West Derby Road, Liverpool L13 8AG	Sold Prior	---
22	17 Hatton Garden, Liverpool L3 2FE	Withdrawn	---
23	209 Warbreck Moor, Liverpool L9 4RR	Available At	£105,000
24	70 Gidlow Road, Liverpool L13 2AW	Sold	£50,000
25	6 Delamore Place, Liverpool L4 3TD	Sold Prior	---
26	135 Moscow Drive, Liverpool L13 7DQ	Sold	£77,000
27	46 Mandeville Street, Liverpool L4 5TL	Sold	£64,500
28	14 Layford Road, Huyton, Liverpool L36 3SR	Sold	£47,000
29	248 Hawthorne Road, Bootle, Merseyside L20 3AS	Sold After	---
30	Land Adjacent To 19 Roughwood Drive, Liverpool L33 9TY	Withdrawn	---
31	1 Alexandra Mount, Liverpool L21 7PN	Available At	£120,000
32	23 Pope Street, Bootle, Merseyside L20 4PH	Sold	£35,000
33	31 County Road, Liverpool L4 3QA	Withdrawn	---
34	45 Sutcliffe Street, Liverpool, L6 6AS	Sold	£45,000
35	2-4 Lodwick Street, Liverpool L20 8LU	Sold Prior	---
36	7 Orrell Lane, Liverpool L9 8BU	Available At	£50,000
37	133 Knowsley Road, Bootle, Merseyside L20 4NJ	Sold After	---
38	23 Gorseburn Road, Liverpool L13 8BS	Sold	£57,500
39	Land Adjacent To 63 Westhead Avenue, Liverpool L33 0XF	Sold	£22,000
40	17 Mersey View, Brighton-Le-Sands, Liverpool L22 6QA	Available At	£50,000
41	Land Between 9 & 19 Wingate Road, Kirkby, Liverpool L33 6UG	Withdrawn	---
42	62 Bridge Road, Litherland, Liverpool L21 6PH	Sold After	---
43	Land At 2 Dorset Road, Tuebrook, Liverpool L6 4DX	Available At	£15,000
44	348 Walton Breck Road, Liverpool L4 2RP	Sold Prior	---
45	12 Walton Village, Liverpool L4 6TJ	Sold	£59,000
46	Plot 12 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Sold	£30
47	Plot 13 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Sold	£55
48	Plot 14 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Sold	£50
49	Plot 16 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Sold	£60
50	Plot 15 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	Sold	£50
51	Land At 80 Grafton Street, Liverpool L8 5SD	Sold Prior	---
52	10 Sefton Road, Bootle, Merseyside L20 6DB	Sold	£43,000
53	23 Scorton Street, Liverpool L6 4AS	Sold	£34,500
54	25 Crowther Street, St. Helens, Merseyside WA10 4NH	Sold	£47,750

55	Unit 9, Bridle Way, Bootle, Merseyside L30 4UA	Sold	£15,000
56	44 Aintree Road, Bootle, Merseyside L20 9DN	Sold After	---
57	75 Olivia Street, Bootle, Merseyside L20 2ER	Sold	£34,000
58	17 Hardy Street, Garston, Liverpool L19 8LL	Sold	£52,500
59	247 Ince Avenue, Anfield, Liverpool L4 7UU	Sold	£52,500
60	61 Harebell Street, Liverpool L5 7RL	Available At	£40,000
61	10 Edenfield Crescent, Liverpool L36 6DS	Sold	£100,500
62	23 Harebell Street, Liverpool L5 7RL	Sold	£35,000
63	82 Deane Road, Liverpool L7 0ET	Sold	£55,000
64	99b Webster Road, Liverpool L7 4LG	Sold After	---
65	42 Snowdrop Street, Liverpool L5 7RT	Available At	£35,000
66	Apt 19 Royal Court, 30-44 Rock Lane West, Birkenhead, Merseyside CH42 1NF	Sold	£41,500
67	192/194 Longmoor Lane, Liverpool L9 0EL	Sold	£75,000
68	178 Queens Drive, Mossley Hill, Liverpool L18 1JW	Sold	£120,000
69	215-219 Knowsley Road, Liverpool L20 4NW	Sold After	---
70	43 Rickman Street, Liverpool L4 1RL	Sold After	---
71	106 Aigburth Road, Aigburth, Liverpool L17 7BP	Available At	£135,000
72	Units 4 & 5, 19 Aintree Road, Bootle, Merseyside L20 9DL	Withdrawn	---
73	Flat 9 Ainsley House, 5 Cearns Road, Prenton, Merseyside CH43 1XF	Sold	£25,000
74	Land Off Ribblers Lane, Liverpool L32 7RH	Available At	£5,000
75	Former Medical Centre, Laird Street, Birkenhead, Merseyside CH41 8ER	Available At	£200,000
76	18 Antrim Street, Liverpool L13 8DF	Sold	£56,500
77	Land On The South East Side Of Keybank Road, Liverpool L12 5JH	Available At	£9,000
78	35-39 North Road, St. Helens, Merseyside WA10 2TW	Sold Prior	---
79	99 Esmond Street, Liverpool L6 5AY	Sold	£33,000
80	16 Northfield Road, Bootle, Merseyside L20 0AF	Sold After	---
81	17 Scorton Street, Liverpool L6 4AS	Sold	£34,750
82	11 Bebington Road, Wirral CH62 5BE	Sold	£25,000
83	24 Taunton Street, Liverpool L15 4ND	Sold After	---
84	4a Corner Brook, Liverpool L28 0QG	Sold Prior	---
85	32 Gwendoline Street, Liverpool L8 8EY	Sold Prior	---
86	24 Scorton Street, Liverpool L6 4AS	Sold	£32,000
87	32 Whitland Road, Liverpool L6 8NR	Sold Prior	---
88	11 Airlie Grove, Liverpool L13 8DY	Sold	£51,000
89	69 Albion Street/1 Dudley Road, Wallasey, Merseyside CH45 9JP	Withdrawn	---
90	8 Crocus Street, Liverpool L5 7RU	Available At	£30,000
91	82/82a Bligh Street, Liverpool L15 0HF	Sold Prior	---
92	2 The Parade, Northway, Wavertree, Liverpool L15 7JU	Sold	£65,000
93	12 Crocus Street, Liverpool L5 7RU	Sold Prior	---
94	30 Crocus Street, Liverpool L5 7RU	Sold	£18,750
95	60 Palatine Road, Blackpool FY1 4BY	Sold After	---
96	38 Corwen Road, Liverpool L4 7TL	Sold	£77,000
97	Flat 4 Huddleston Close, Wirral, Merseyside CH49 8JP	Available At	£39,000
98	57/57a Duke Street, St. Helens, Merseyside WA10 2JF	Sold Prior	---
99	23 Crosby Avenue, Warrington WA5 5DL	Available At	£47,000
100	32 Kirk Road, Litherland, Liverpool L21 8HX	Sold	£35,000

TOTAL REALISATION = £4,137,695

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

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

List B – Evidence of Residence

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

Signed Date

on behalf of Sutton Kersh

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

Order of sale **Thursday 12 December**

For sale by public auction unless sold prior or withdrawn

1	184 Blackmoor Drive, Liverpool L12 3HB	£110,000 +
2	25 Goschen Street, Old Swan, Liverpool L13 2BP	£30,000 +
3	29 Redruth Avenue, St. Helens, Merseyside WA11 9EY	£75,000 +
4	116 Devonfield Road, Liverpool L9 3BH	£60,000–£65,000
5	104 Bardsay Road, Liverpool L4 5SQ	£40,000–£45,000
6	1 Emery Street, Liverpool L4 5UY	£25,000–£30,000
7	50 Walton Vale, Liverpool L9 2BU	£100,000 +
8	139 Laird Street, Birkenhead, Merseyside CH41 0AA	£50,000–£60,000
9	15 Garages At Neville Road, Wallasey, Merseyside CH44 2AR	£40,000–£45,000
10	2 Cemetery Cottage, Sterrix Lane, Liverpool L21 0DD	£60,000 +
11	17 Hatton Garden, Liverpool L3 2FE	£115,000 +
12	271 Hawthorne Road, Bootle, Merseyside L20 3AP	£60,000 +
13	49/49a Seaforth Road, Liverpool L21 3TX	£50,000–£60,000
14	32 & 34 Picton Road, Wavertree, Liverpool L15 4LH	£90,000 +
15	280 Anfield Road, Liverpool L4 0TJ	£60,000–£65,000
16	7 Smollett Street, Bootle, Merseyside L20 4PT	£30,000 +
17	20 St. Andrew Road, Liverpool L4 2RJ	£25,000–£30,000
18	70/70a Prescott Road, Fairfield, Liverpool L7 0JA	£50,000 +
19	23 Wellington Road, New Brighton, Wallasey CH45 2ND	£150,000 +
20	2a Hornby Boulevard, Bootle, Merseyside L21 8HG	£25,000–£30,000
21	18 Lulworth Avenue, Waterloo, Liverpool L22 7RT	£75,000 +
22	145 Laird Street, Birkenhead, Merseyside CH41 0AA	£50,000–£60,000
23	43 Scorton Street, Liverpool L6 4AS	£25,000–£30,000
24	48 Hanford Avenue, Liverpool L9 3BN	£55,000 +
25	343a Aigburth Road, Liverpool L17 0BL	£60,000 +
26	48 Waterloo Road, Waterloo, Liverpool L22 1RF	£175,000–£200,000
27	35 Cotswold Grove, St. Helens, Merseyside WA9 2JD	£25,000–£30,000
28	19 Graham Street, St. Helens, Merseyside WA9 1LX	£25,000–£30,000
29	23 Cotswold Grove, St. Helens, Merseyside WA9 2JD	£25,000–£30,000
30	85 Silkstone Street, St. Helens, Merseyside WA10 4PB	£30,000 +
31	7 Orrell Lane, Liverpool L9 8BU	£45,000–£50,000
32	35 Highfield Road, Walton, Liverpool L9 1AS	£50,000–£60,000
33	50 Picton Road, Wavertree, Liverpool L15 4LH	£25,000 +
34	150 Albion Street, St. Helens, Merseyside WA10 2HA	£30,000 +
35	17 Sandbrook Way, Southport, Merseyside PR8 3RN	£20,000–£25,000
36	74 Lawrence Road, Liverpool L15 0EG	£40,000 +
37	132 Brynn Street, St. Helens, Merseyside WA10 1HX	£30,000 +
38	134 Peel Road, Bootle, Merseyside L20 4LB	£40,000 +
39	123 Alderson Road, Liverpool L15 1HH	£65,000 +
40	61 Harebell Street, Liverpool L5 7RL	£30,000–£35,000 +
41	51 Sandy Road, Seaforth, Liverpool L21 1AD	£50,000–£55,000
42	Mainland House, 395 Stanley Road, Bootle, Merseyside L20 3EF	£100,000 +
43	Land At 38 Coleridge Street, Kensington, Liverpool L6 6BT	£20,000–£25,000
44	65 York Road, Huyton, Liverpool L36 1UZ	£80,000 +
45	21 Graham Street, St. Helens, Merseyside WA9 1LX	£25,000–£30,000
46	32 Borrowdale Road, Liverpool L15 3LE	£150,000 +
47	17 Beech Park, West Derby, Liverpool L12 1LP	£65,000 +

Order of sale **Thursday 12 December**

48	172 Driveway, Whiston, Prescot, Merseyside L35 3TT	£80,000 +
49	73 Makin Street, Liverpool L4 5QE	£40,000 +
50	141 & 141a Brighton Street, Wallasey, Merseyside CH44 8DT	£30,000 +
51	38/40 Bank Road, Bootle, Merseyside L20 4AU	£60,000 +
52	39/39a Beech Road, Birkenhead, Merseyside CH42 0JJ	£90,000 +
53	Richmond House, 168 Richmond Row, Liverpool L3 3BL	£125,000 +
54	Land Adjacent To 8 Osborne Road, Tuebrook, Liverpool L13 8AT	£20,000–£25,000
55	36 August Road, Liverpool L6 4DF	£40,000 +
56	The Mill House, 137 Alderwood Avenue, Speke, Liverpool L24 7RB	£80,000 +
57	1 Chepstow Street, Liverpool L4 3RE	£40,000–£45,000
58	Flat 4, 14a Walton Park, Liverpool L9 1EZ	£30,000 +
59	1 Tudor Road, Birkenhead, Merseyside CH42 5PH	£35,000
60	262 Aigburth Road, Liverpool L17 9PJ	£35,000–£40,000
61	23 Thomas Street, Runcorn, Cheshire WA7 1BU	£30,000+
62	262-266 Smithdown Road, Liverpool L15 5AH	£300,000 +
63	104 Hurst Street, Widnes, Cheshire WA8 0EF	£25,000+
64–68	Plots 1–11 To The South Of Wrenthorpe Road, Wakefield WF2 0TY	NIL–RESERVE
69	33 Ash Street, Bootle, Liverpool L20 3EY	£35,000–£40,000
70	212 Huyton Lane, Liverpool L36 1TQ	£125,000 +
71	115 Roe Lane, Southport, Merseyside PR9 7PG	£200,000 +
72	25 Pond Green Way, St. Helens, Merseyside WA9 3SD	£45,000–£50,000
73	96 Salisbury Road, Wavertree, Liverpool L15 2HU	£140,000+
74	Apartment 1, 27 Lilley Road, Liverpool L7 0LP	£5,000 +
75	193/193a Walton Road, Liverpool L4 4AJ	£50,000 +
76	39 Oxford Road, Huyton, Liverpool L36 1XF	£60,000 +
77	39 Grosvenor Road, Wavertree, Liverpool L15 0EY	£45,000 +
78	Hollystead House, 14 Old Mill Lane, Wavertree, Liverpool L15 8LN	£350,000 +
79	43 Rickman Street, Liverpool L4 1RL	£35,000–£40,000
80	147 Albert Edward Road, Liverpool L7 8SA	£70,000
81	18 Queens Road, Birkenhead, Merseyside CH42 1QY	£120,000+
82	4a Ling Street, Liverpool L7 2QF	£5,000 +
83	323 Prescot Road, Old Swan, Liverpool L13 3BS	£35,000–£40,000
84	5, 7 & 9 Horsfall Street, Liverpool L8 6RU	£90,000 +
85	65 Mossville Road, Liverpool L18 7JN	£90,000 +
86	34 Coniston Street, Liverpool L5 6QZ	£30,000 +
87	29a/b Bond Street, Leigh, Lancashire WN7 1AG	£40,000–£45,000
88	181 Albion Street, St. Helens, Merseyside WA10 2HA	£30,000 +
89	33 Rocky Lane, Anfield, Liverpool L6 4BA	£85,000+
90	60 Sheil Road, Liverpool L6 3AE	£35,000–£40,000 +
91	30 Bankville Road, Birkenhead, Merseyside CH42 6PL	£40,000–£45,000
92	29 Heydale Road, Allerton, Liverpool L18 5JG	£150,000 +
93	2 Scorton Street, Liverpool L6 4AS	£25,000–£30,000
94	Flat 9 Ainsley House, 5 Cearns Road, Prenton, Merseyside CH43 1XF	£20,000–£25,000
95	43 St. Andrews Road, Blundellsands, Liverpool L23 8UA	£250,000+
96	469 Rice Lane, Liverpool L9 8AP	£70,000+
97	18 Huntley Road, Liverpool L6 3AJ	£60,000 +
98	1 Alexandra Mount, Liverpool L21 7PN	£90,000+
99	5 Tynwald Hill, Liverpool L13 7DN	£50,000 +

Order of sale **by type**

Residential Investment

- 3 29 Redruth Avenue, St. Helens, Merseyside WA11 9EY
- 10 2 Cemetery Cottage, Sterrix Lane, Liverpool L21 0DD
- 21 18 Lulworth Avenue, Waterloo, Liverpool L22 7RT
- 26 48 Waterloo Road, Waterloo, Liverpool L22 1RF
- 35 17 Sandbrook Way, Southport, Merseyside PR8 3RN
- 50 141 & 141a Brighton Street, Wallasey, Merseyside CH44 8DT
- 52 39/39a Beech Road, Birkenhead, Merseyside CH42 0JJ
- 72 25 Pond Green Way, St. Helens, Merseyside WA9 3SD
- 73 96 Salisbury Road, Wavertree, Liverpool L15 2HU
- 89 33 Rocky Lane, Anfield, Liverpool L6 4BA

Vacant Residential

- 1 184 Blackmoor Drive, Liverpool L12 3HB
- 2 25 Goschen Street, Old Swan, Liverpool L13 2BP
- 4 116 Devonfield Road, Liverpool L9 3BH
- 5 104 Bardsay Road, Liverpool L4 5SQ
- 6 1 Emery Street, Liverpool L4 5UY
- 4 32 & 34 Picton Road, Wavertree, Liverpool L15 4LH
- 15 280 Anfield Road, Liverpool L4 0TJ
- 16 7 Smollett Street, Bootle, Merseyside L20 4PT
- 17 20 St. Andrew Road, Liverpool L4 2RJ
- 19 23 Wellington Road, New Brighton, Wallasey CH45 2ND
- 20 2a Hornby Boulevard, Bootle, Merseyside L21 8HG
- 23 43 Scorton Street, Liverpool L6 4AS
- 24 48 Hanford Avenue, Liverpool L9 3BN
- 25 343a Aigburth Road, Liverpool L17 0BL
- 27 35 Cotswold Grove, St. Helens, Merseyside WA9 2JD
- 28 19 Graham Street, St. Helens, Merseyside WA9 1LX
- 29 23 Cotswold Grove, St. Helens, Merseyside WA9 2JD
- 30 85 Silkstone Street, St. Helens, Merseyside WA10 4PB
- 31 7 Orrell Lane, Liverpool L9 8BU
- 32 35 Highfield Road, Walton, Liverpool L9 1AS
- 34 150 Albion Street, St. Helens, Merseyside WA10 2HA
- 37 132 Brynn Street, St. Helens, Merseyside WA10 1HX
- 38 134 Peel Road, Bootle, Merseyside L20 4LB
- 39 123 Alderson Road, Liverpool L15 1HH
- 40 61 Harebell Street, Liverpool L5 7RL

- 44 65 York Road, Huyton, Liverpool L36 1UZ
- 45 21 Graham Street, St. Helens, Merseyside WA9 1LX
- 46 32 Borrowdale Road, Liverpool L15 3LE
- 47 17 Beech Park, West Derby, Liverpool L12 1LP
- 48 172 Driveway, Whiston, Prescot, Merseyside L35 3TT
- 49 73 Makin Street, Liverpool L4 5QE
- 51 38/40 Bank Road, Bootle, Merseyside L20 4AU
- 55 36 August Road, Liverpool L6 4DF
- 57 1 Chepstow Street, Liverpool L4 3RE
- 58 Flat 4, 14a Walton Park, Liverpool L9 1EZ
- 59 1 Tudor Road, Birkenhead, Merseyside CH42 5PH
- 61 23 Thomas Street, Runcorn, Cheshire WA7 1BU
- 63 104 Hurst Street, Widnes, Cheshire WA8 0EF
- 69 33 Ash Street, Bootle, Liverpool L20 3EY
- 70 212 Huyton Lane, Liverpool L36 1TQ
- 71 115 Roe Lane, Southport, Merseyside PR9 7PG
- 74 Apartment 1, 27 Lilley Road, Liverpool L7 0LP
- 76 39 Oxford Road, Huyton, Liverpool L36 1XF
- 77 39 Grosvenor Road, Wavertree, Liverpool L15 0EY
- 78 Hollystead House, 14 Old Mill Lane, Wavertree, Liverpool L15 8LN
- 79 43 Rickman Street, Liverpool L4 1RL
- 80 147 Albert Edward Road, Liverpool L7 8SA
- 81 18 Queens Road, Birkenhead, Merseyside CH42 1QY
- 82 4a Ling Street, Liverpool L7 2QF
- 85 65 Mossville Road, Liverpool L18 7JN
- 86 34 Coniston Street, Liverpool L5 6QZ
- 87 29a/b Bond Street, Leigh, Lancashire WN7 1AG
- 88 181 Albion Street, St. Helens, Merseyside WA10 2HA
- 90 60 Sheil Road, Liverpool L6 3AE
- 91 30 Bankville Road, Birkenhead, Merseyside CH42 6PL
- 92 29 Heydale Road, Allerton, Liverpool L18 5JG
- 93 2 Scorton Street, Liverpool L6 4AS
- 94 Flat 9 Ainsley House, 5 Cearns Road, Prenton, Merseyside CH43 1XF
- 95 43 St. Andrews Road, Blundellsands, Liverpool L23 8UA
- 97 18 Huntley Road, Liverpool L6 3AJ
- 98 1 Alexandra Mount, Liverpool L21 7PN
- 99 5 Tynwald Hill, Liverpool L13 7DN

Vacant Commercial

- 33 50 Picton Road, Wavertree, Liverpool L15 4LH
- 36 74 Lawrence Road, Liverpool L15 0EG
- 42 Mainland House, 395 Stanley Road, Bootle, Merseyside L20 3EF
- 53 Richmond House, 168 Richmond Row, Liverpool L3 3BL

Commercial Investment

- 8 139 Laird Street, Birkenhead, Merseyside CH41 0AA
- 9 15 Garages At Neville Road, Wallasey, Merseyside CH44 2AR
- 11 17 Hatton Garden, Liverpool L3 2FE
- 12 271 Hawthorne Road, Bootle, Merseyside L20 3AP
- 60 262 Aigburth Road, Liverpool L17 9PJ
- 62 262-266 Smithdown Road, Liverpool L15 5AH
- 75 193/193a Walton Road, Liverpool L4 4AJ
- 83 323 Prescot Road, Old Swan, Liverpool L13 3BS
- 84 5, 7 & 9 Horsfall Street, Liverpool L8 6RU

Mixed Use Investment

- 7 50 Walton Vale, Liverpool L9 2BU
- 41 51 Sandy Road, Seaforth, Liverpool L21 1AD
- 13 49/49a Seaforth Road, Liverpool L21 3TX
- 118 70/70a Prescot Road, Fairfield, Liverpool L7 0JA
- 22 145 Laird Street, Birkenhead, Merseyside CH41 0AA

Vacant Commercial/ Redevelopment Opportunity

- 56 The Mill House, 137 Alderwood Avenue, Speke, Liverpool L24 7RB

Development Land

- 43 Land At 38 Coleridge Street, Kensington, Liverpool L6 6BT
- 54 Land Adjacent To 8 Osborne Road, Tuebrook, Liverpool L13 8AT
- 64-68 Plots 1-11 To The South Of Wrenthorpe Road, Wakefield WF2 0TY

Vacant Mixed Use

- 96 469 Rice Lane, Liverpool L9 8AP

the property Buzz

Latest news and views from Liverpool's leading independent estate agency chain

Issue 8

THE SIGNS OF SUCCESS

Wherever you go in Merseyside it is hard to miss the distinctive Sutton Kersh SOLD sign.

That's because Liverpool's leading independent estate agency chain is selling stock at a rapid rate, with valuations and new instructions also at



Leah O'Neill

unprecedented levels.

Fiona Douglas, a valuer at the flagship Allerton Road branch said: 'We are seeing strong demand from buyers of all types of property which is great news for our vendors.'

'The high number of valuation requests and new instructions reflect the enviable reputation we enjoy as the agent of choice for customers who want the sale of their largest asset to be in the safest possible hands.'

Meanwhile, the West Derby branch is asking home owners who are considering putting their house on the market to get in touch urgently.

Leah O'Neill said: 'We are being inundated with enquiries from buyers who have identified West



Fiona Douglas

Derby as their preferred location and are keen to hear from potential vendors about marketing their property to this active database.'

If you are considering putting your house on the market and want to increase your chances of success, read the signs and talk to Sutton Kersh now.

'REMARKABLE SERVICE'



Tenants at the Grosvenor House apartments in West Derby have described the service provided by Senior Sutton Kersh Property Manager Tony Donnellan as 'remarkable'.

Francine Bond, writing on behalf of

all the residents, said: 'Tony Donnellan is approachable, extremely polite and helpful. He has a great mannerism, a great personality and provides a remarkable service.'

'He also has great communication skills, is focussed on the task and is sensitive to the importance of our needs. Tony is always doing as much as he can to improve the service and in turn has delivered outstanding results.'

Philip Lawton, Director of the Lettings and Property Management department at Sutton Kersh said: 'Our primary objective is to provide the best possible service, so it is gratifying when people like Francine let us know that we are succeeding.'

£34 MILLION AND COUNTING

The Sutton Kersh Auction Department is enjoying a bumper year.

At the six auctions held so far this year 528 properties have been sold, realising proceeds of over £34 million.

Cathy Holt, Auction Manageress at Sutton Kersh Auctions said: 'Every auction this year has been extremely well attended, which shows that investors continue to favour property as their investment vehicle of choice.'

The firm's last auction of 2013, which is also the final one to be held in Liverpool this year, takes place on December 12.

“ We will be closing our next catalogue on November 15. Vendors should instruct us as soon as possible so they can benefit from an extended marketing period. ”

To arrange a free market appraisal call 0151 207 6315

TEAM NEWS

Terrie-Marie Hart and Faye Jones



The busy West Derby branch has welcomed two new members of staff.

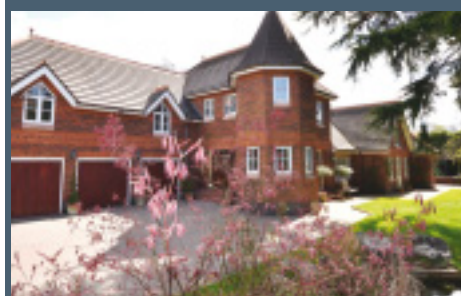
Faye Jones joins as a Sales Assistant, and front of house services will be provided by new Receptionist, Terrie-Marie Hart.

Congratulations are in order for...

Auction Administrators **Ashleigh Moore and Katie Donohue Bsc (Hons)** who have achieved an important industry qualification and are now Members of The National Association of Valuers and Auctioneers (MNAVA).

Catherine Lacey who has passed her Association of Residential Letting Agents (ARLA) examinations and is now a Member of ARLA.

FEATURED PROPERTY



Cedar Lodge, 4 Asbury Close, Calderstones, Liverpool, L18 3NP

Price: £1,500,000

A superb detached residence enveloped in magnificent gardens within an exclusive private gated development, including swimming pool complex. EPC - D

To arrange a viewing call 0151 734 0666

**ON BEHALF OF LPA RECEIVERS
FOR SALE BY PRIVATE TREATY (subject to contract and existing tenancies)**



**7, 8, 9, 10, 11, 12, 14, 15, 27, 28,
36, 38 Carlett View, Garston
(off St Marys Road),
Liverpool L19 2NP**

GUIDE PRICE – ON APPLICATION

**12, 2 BEDROOM APARTMENTS
NO'S 7,8,9,10,11,12 FORM A SELF
CONTAINED BLOCK**

- **Popular residential area**
- **Total current rent reserved – £74,100pa**
- **Estimated Rental value £88,200pa**
- **Gross initial yield – 9.65%**
- **Estimated gross yield – 11.49%**



All enquiries

James Kersh MRICS, BSc (Hons)
james@suttonkersh.co.uk
Tel: 0151 207 6315

James Howarth
James.howarth@suttonkersh.co.uk
Tel: 0151 236 2332

SuttonKersh

**PRELIMINARY ANNOUNCEMENT FOR SALE BY PUBLIC AUCTION ON
12 FEBRUARY 2014, MARRIOTT HOTEL, ONE QUEEN SQUARE, LIVERPOOL 1**



3 & 7 Deerbourn close



11 & 17 Deerbourn close



21 & 25 Deerbourn close

**3, 7, 11, 17, 21, 25 Deerbourn
Close, Liverpool L25 7YL**

GUIDE PRICE – POA

Situated

Located close to Woolton Village in a popular residential area off Rodick Street, approximately 5 miles from Liverpool City Centre.

- 6 Self Contained ground floor one bedroom flats
- Popular residential area close to Woolton Village
- Current rent reserved £27,900pa.
- ERV once fully let £33,480pa.

All enquiries

James Kersh MRICS, BSc (Hons)
james@suttonkersh.co.uk
Tel: 0151 207 6315

Cathy Holt MNAEA
cathy.holt@suttonkersh.co.uk
Tel: 0151 207 6315

SuttonKersh

THE PARAMOUNT, LIVERPOOL

9%
YIELD
ASSURED FOR
5 YEARS

LUXURY STUDENT ACCOMMODATION

“THE BEST PERFORMING ASSET IN THE UK PROPERTY MARKET” - THE TIMES JANUARY 2012

We are excited to present this exclusive investment opportunity based in the heart of Liverpool City Centre. Liverpool's Universities and Colleges are internationally recognised drawing in over 50,000 students from both the UK and abroad. With only enough accommodation for 21% of students there is a massive demand for high quality, luxury rooms.



- Prices from **£54,995**
- 9% Assured yield for 5 years
- 477 units over 10 floors*
- Range of student pods and studios
- Within a 10 minute walk to all three main University campuses
- Fantastic facilities with large common areas, fitness suite and pool
- Full maintenance and management companies in place

* Currently planning granted for 440 units, extra 34 units subject to planning



The Paramount



Liverpool Lime Street Station



Liverpool John Moore's University



The Royal Liverpool Hope University



The University of Liverpool



Liverpool One Shopping Centre

our lowest ever rate

0.75%



fast funding for property professionals

subject to status and standard fees

working in
association
with



Contact Scott Hendry or one of the Auction Team on:

☎ **0161 333 1970** 🐦 **@AuctionFinance**

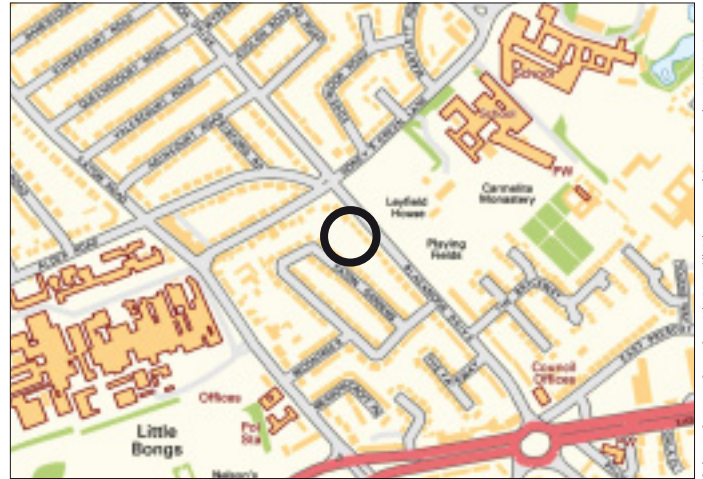
🌐 **www.auctionfinance.co.uk**

LOT

1

184 Blackmoor Drive, Liverpool L12 3HB
VACANT RESIDENTIAL

Guide price **£110,000 +**



Not to scale. For identification purposes only

A three bedroomed extended semi-detached property benefiting from double glazing, central heating, front and rear gardens, garage and shared driveway. Following refurbishment and modernisation the property would be suitable for occupation, resale or investment purposes.

Outside

Front and Rear Gardens, Garage, Shared Driveway

Situated

Fronting Blackmoor Drive within a very popular and well established residential area within close proximity to local amenities, schooling and approximately 5 miles from Liverpool City Centre.

Ground Floor

Porch Entrance, hall, lounge, dining room, kitchen, breakfast room, WC

First Floor

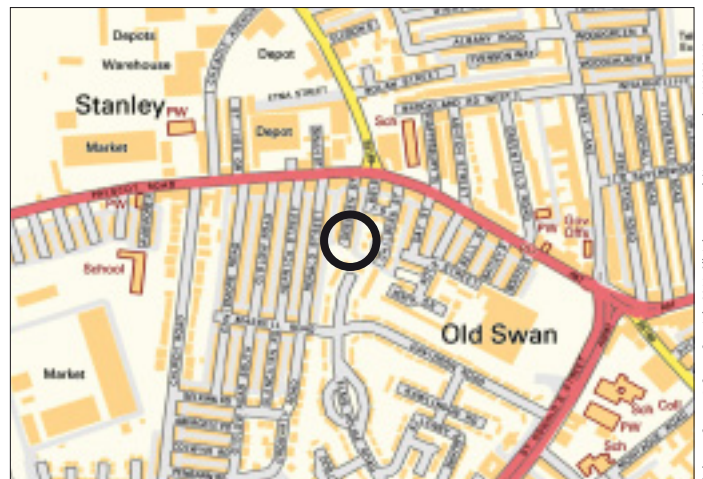
3 bedrooms, bathroom/WC

LOT

2

25 Goschen Street, Old Swan, Liverpool L13 2BP
VACANT RESIDENTIAL

Guide price **£30,000 +**



Not to scale. For identification purposes only

A vacant 2 bedroomed middle terrace property which following repair and modernisation would be suitable for investment purposes. The property benefits from double glazing.

First Floor

2 Bedrooms, Bathroom/WC.

Outside

Yard to the Rear.

Situated

Fronting Goschen Street which is off Prescott Road in a popular and well established residential location within close proximity to Old Swan amenities, schooling

and approximately 3 miles from Liverpool City Centre.

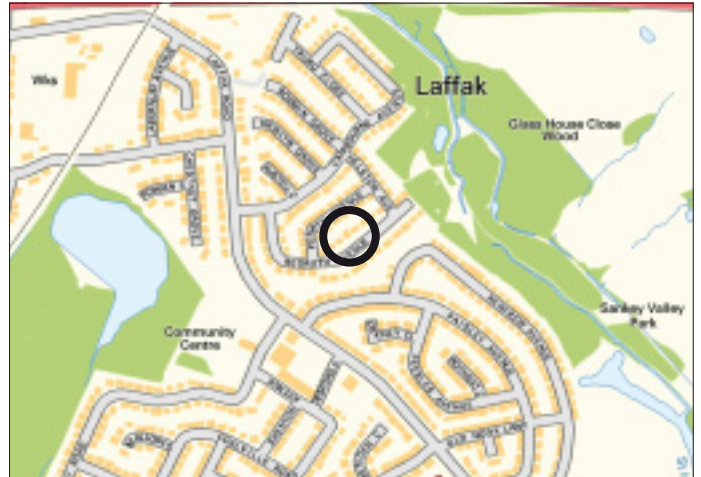
Ground Floor

Hall, Through Lounge, Kitchen.

LOT
3

29 Redruth Avenue, St. Helens, Merseyside WA11 9EY
RESIDENTIAL INVESTMENT

Guide price **£75,000 +**



Not to scale. For identification purposes only

A 3 bedroomed semi-detached property currently let by way of an Assured Shorthold Tenancy at a rental of £6,600 per annum (subject to annual upwards only rent reviews based on RPI, with an unexpired term of three and a half years and a tenants option to review). The property benefits from double glazing, central heating, gardens to the front and rear and off road parking.

Situated

Redruth Avenue boasts very easy access to a range of popular amenities, it sits within the

catchment to a range of quality schools and also has major rail and motorway networks just minutes away.

Ground Floor

Hall, Through Lounge, Kitchen.

First Floor

3 Bedrooms, Bathroom/WC.

Outside

Gardens to the front and rear.
Driveway.

only such rights as they possess in the property. The property is sold without any warranties, representations and indemnities, and without the Administrators having any personal liability.

EPC Rating

E

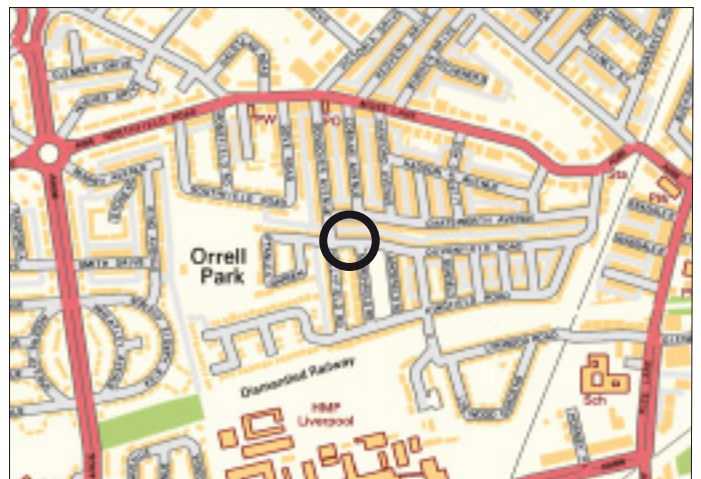
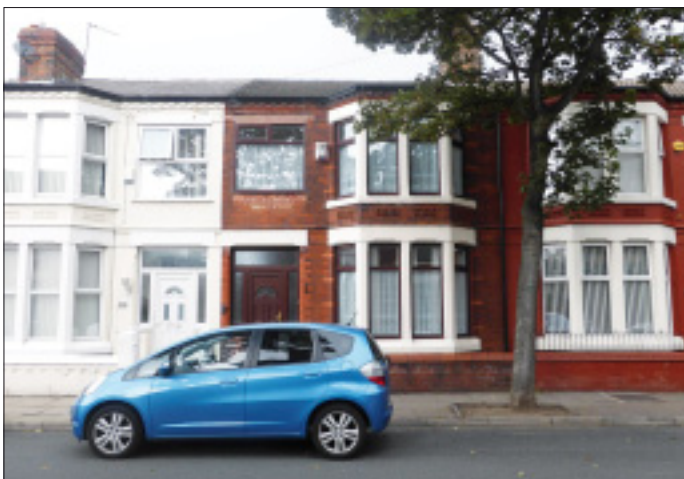
The property is sold as seen

The joint Administrators are selling

LOT
4

116 Devonfield Road, Liverpool L9 3BH
VACANT RESIDENTIAL

Guide price **£60,000–£65,000**



Not to scale. For identification purposes only

A 3 bedroomed mid terraced property benefiting from majority double glazing and central heating. Following modernisation the property would be suitable for occupation, resale or investment.

Situated

Off Gondover Avenue which in turn is off Moss Lane in an established and popular residential location within easy reach of local amenities, schooling, Orrell Lane Train Station

and approximately 5 miles from Liverpool City Centre.

Ground Floor

Hall, lounge, dining room, kitchen.

First Floor

Three bedrooms and bathroom/WC

Outside

Yard to the rear and outhouse.

EPC Rating

D

LOT
5

104 Bardsay Road, Liverpool L4 5SQ
VACANT RESIDENTIAL

Guide price **£40,000–£45,000**



POSTPONED

A 2 bed roomed mid terrace property benefiting from double glazing, central heating. The property is in good condition, has a rear garden and is suitable for immediate occupation.

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

Vestibule, lounge/diner, kitchen, bathroom/WC

First Floor

Two bedrooms



Outside

Yard to the rear

EPC Rating

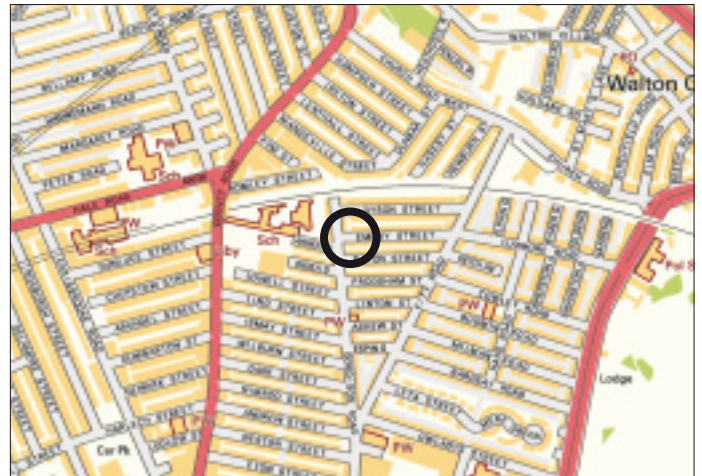
D

On Behalf of a Housing Association

LOT
6

1 Emery Street, Liverpool L4 5UY
VACANT RESIDENTIAL

Guide price **£25,000–£30,000**



A vacant 3 bed roomed end terrace property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes.

Situated

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

Ground Floor

Hall, Front Living Room, Rear Living Room, Kitchen, Lobby, Bathroom/WC.

First Floor

3 Bedrooms.

Outside

Rear Yard.

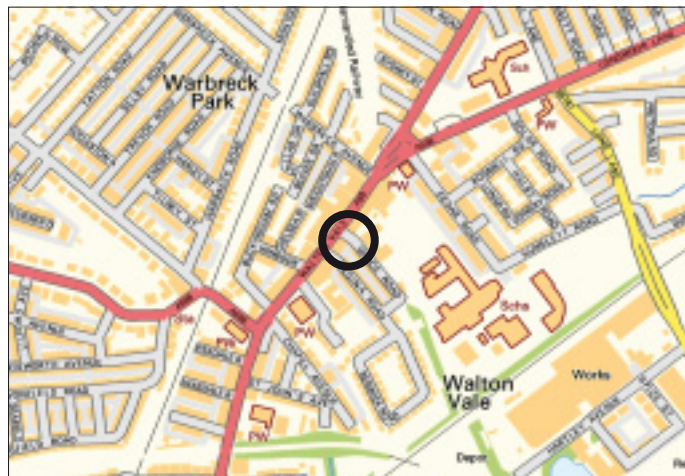
EPC Rating

D

LOT
7

50 Walton Vale, Liverpool L9 2BU MIXED USE INVESTMENT

Guide price **£100,000 +**



Not to scale. For identification purposes only

A two storey end of terrace property comprising of a ground floor retail unit together with a self contained 2 bed roomed apartment above. The whole premises are currently let for a term of 5 years from July 2011 at a rental of £14,000 per annum. The property benefits from steel roller shutters.

Outside

Yard to the rear.

EPC Rating

E (Top Floor Flat)

Situated

Fronting Walton Vale at its junction with Grace Road in a busy and well established district centre situated approximately 4 miles from Liverpool city centre.

Ground Floor

Sales Area, Storage.

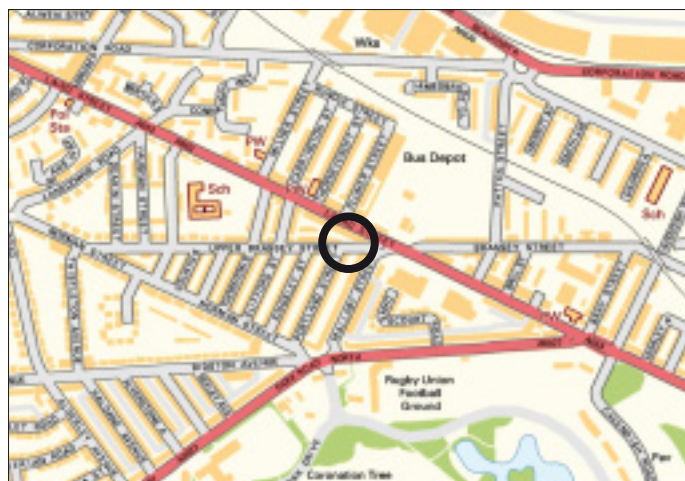
First Floor

2 Bed roomed Apartment.

LOT
8

139 Laird Street, Birkenhead, Merseyside CH41 0AA COMMERCIAL INVESTMENT

Guide price **£50,000–£60,000**



Not to scale. For identification purposes only

A two storey middle terraced mixed use property comprising of a ground floor retail unit together with a beauty salon to the first floor. The whole property is currently let on a 6 year lease at a rental of £7596.00 per annum. The property benefits from electric steel roller shutters, double glazing and central heating.

First Floor Beauty Salon

2 Beauty Rooms, 1 Sunbed Room, Shower Room/WC.

Outside

Yard to Rear.

Situated

Fronting Laird Street (A553) on a main road position within close proximity to Birkenhead Park.

Ground Floor Shop

Main Sales Area, 2 Sunbed Cubicles to Rear, Kitchen.

LOT
9

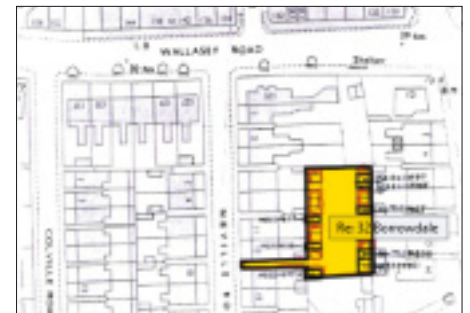
15 Garages At Neville Road, Wallasey, Merseyside CH44 2AR

COMMERCIAL INVESTMENT

Guide price **£40,000–£45,000**



Not to scale. For identification purposes only



Not to scale. For identification purposes only

A block of 15 Freehold garages (numbered 4,6,7,8,9,10,13, 14,15,17,18,19,21,22,24). Nine of the garages are currently let producing £3,240 and when fully let the potential annual rental income is £5,400 We have also been informed that there is potential to convert into dwellings, subject to any necessary planning consents.

Situated

Off Wallasey Road (A551) in an established and popular residential location.

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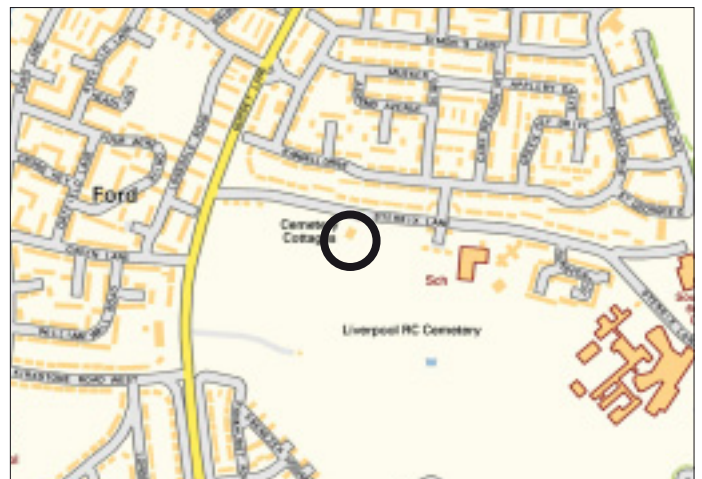
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LOT
10

2 Cemetery Cottage, Sterrix Lane, Liverpool L21 0DD

RESIDENTIAL INVESTMENT

Guide price **£60,000 +**



Not to scale. For identification purposes only

A 3 bedrooom three storey dormer style cottage benefiting from central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £6,600 per annum.

Situated

The property is accessed via a pedestrian walkway within the cemetery off Sterrix Lane.

Ground Floor

Living Room, Dining Room, Kitchen and Bathroom/WC.

First Floor

2 Bedrooms.

Second Floor

1 Bedroom.

Outside

Rear Yard and Private Garden to the side of the row.

EPC Rating

E

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City Centre retail/office investment currently producing a net income of £16,000pa. The premises comprises a self-contained ground floor shop currently trading as a Cafe, together with self-contained first floor air conditioned office, with meeting room and kitchen.

Situated

The subject premises are located on Hatton Garden within a vibrant part of Liverpool city centre between Dale Street and Tithebarn Street. The surrounding area is a mixture of commercial and residential accommodation with numerous retail amenities available along nearby Dale Street whilst Church Street and Liverpool ONE are within a 10 minute walk. The area is well served by local transport networks with both Moorfields and Lime Street Merseyrail Stations and Queens Square Bus Station within close proximity.

EPC Rating

C

Note

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



Not to scale. For identification purposes only

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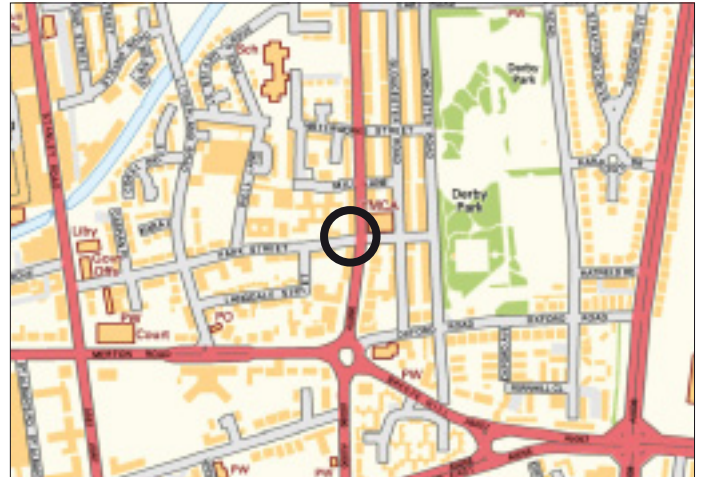
17 Hatton Garden

UNIT	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION	NOTES
Ground Floor	Mrs E Cook T/A Cafe Seventeen	Large retail/café, Kitchen, w.c 105.35m ² (1134 sqft)	10 years from 1st July 2009 Full repairing and insuring terms	£10,000pa excluding £2,000pa for service charge	1st July 2015	Tenant only option to break in years 1, 3 & 6.
First Floor	Community Support Media Ltd	Self contained offices, Meeting room, Kitchen/ Canteen – 124.86m ² (1344 sqft)	3 years from 1st October 2013 on internal repairing & insuring terms.	£8,000pa including £2,000pa for service charge	1st October 2016	

LOT
12

271 Hawthorne Road, Bootle, Merseyside L20 3AP
COMMERCIAL INVESTMENT

Guide price **£60,000 +**



Not to scale. For identification purposes only

A two storey mixed use property comprising of a ground floor retail unit together with a self contained flat above. The ground floor unit is currently let as a cafe by way of a 6 month lease producing £5200.00 per annum. The first floor flat is currently let by way of an Assured Shorthold Tenancy at a rental of £4940.00 per annum. The annual rental income being in excess of £10,000 per annum.

Situated

The property is located on the westerly side of Hawthorne Road, in the Bootle area approximately

½ mile west of Bootle town centre and 4 miles north of Liverpool City Centre.

Ground Floor

Shop – Main Sales Area, Kitchen.

First Floor

Accessed via a separate entrance at the rear.

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

Outside

Yard to the rear. WC

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LOT
13

49/49a Seaforth Road, Liverpool L21 3TX
MIXED USE INVESTMENT

Guide price **£50,000–£60,000**



Not to scale. For identification purposes only

A three storey mixed use middle terrace property comprising of a ground floor shop unit together with a 2 bedroomed self contained flat above. The ground floor is currently let on a 5 year lease from 2012 at a rental of £5,400 per annum. The flat is currently let by way of an Assured Shorthold Tenancy at a rental of £5,400 per annum. The property benefits from steel roller shutters, double glazing and central heating.

Situated

Fronting Seaforth Road in an established location.

Ground Floor

Shop – Main Sales Area, Rear Room, Kitchen.

First Floor

Flat – Lounge, Kitchen, Bathroom/WC

Second Floor

2 Bedrooms.

Outside

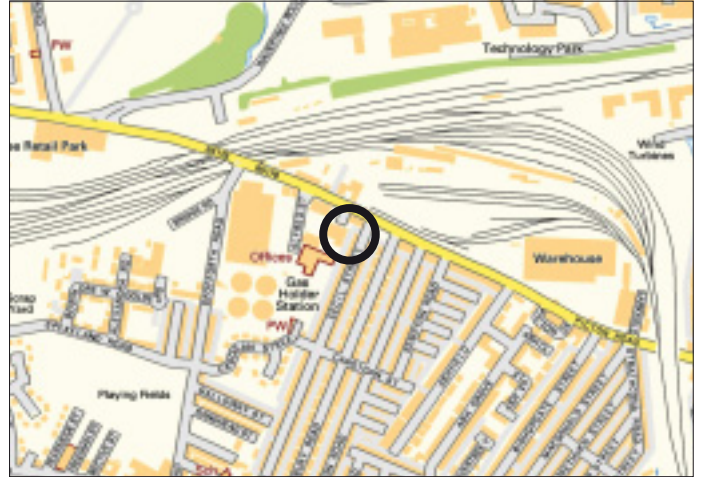
Yard to the rear.

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LOT
14

32 & 34 Picton Road, Wavertree, Liverpool L15 4LH
VACANT RESIDENTIAL

Guide price **£90,000 +**



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Not to scale. For identification purposes only

Two x 3 storey 6 bedroomed middle terraced properties which have suffered from fire/smoke damage throughout and require a full refurbishment and upgrade scheme. The property would be suitable for occupation, possible flat conversion or HMO Investment purposes, subject to any necessary planning consents.

Situated

Fronting Picton Road at its junction with Cecil Street in a popular residential location a short distance from Liverpool City Centre.

Each property comprises:-

Ground Floor
Lounge, Kitchen.

First Floor

3 Bedrooms, Bathroom/W.C.

Second Floor

3 Bedrooms.

Outside

Yard.

Note

An internal inspection has not been carried out, all information has been supplied by the vendor.

EPC Rating

F

LOT
15

280 Anfield Road, Liverpool L4 0TJ
VACANT RESIDENTIAL

Guide price **£60,000–£65,000**



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Not to scale. For identification purposes only

A two storey middle terraced property converted to provide 2 x 3 bedroomed self-contained flats. The property is in need of repair and modernisation.

Situated

Fronting Anfield Road in an established residential location within walking distance to Liverpool Football Club and local amenities.

Flat 1 – Hall, Living Room, Kitchen, 3 Bedrooms, Bathroom/w.c Stairs to bedroom.

First Floor

Flat 2 – Hall, Living Room, Kitchen, 1 Bedroom, Bathroom/w.c. 2 further bedrooms above.

Outside

Yard to the rear.

LOT
16

7 Smollett Street, Bootle, Merseyside L20 4PT
VACANT RESIDENTIAL

Guide price **£30,000 +**



Not to scale. For identification purposes only

A 2 bedrooled end terrace property benefiting from partial double glazing and central heating. The property would be suitable for investment purposes.

Situated

Off Gray Road which in turn is off Knowsley Road in an established residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool City Centre.

Ground Floor

Lounge, Dining Room, Kitchen, Bathroom/WC.

First Floor

2 Bedrooms.

Outside

Yard to the Rear.

EPC Rating

E

Joint Agents

Select Lets

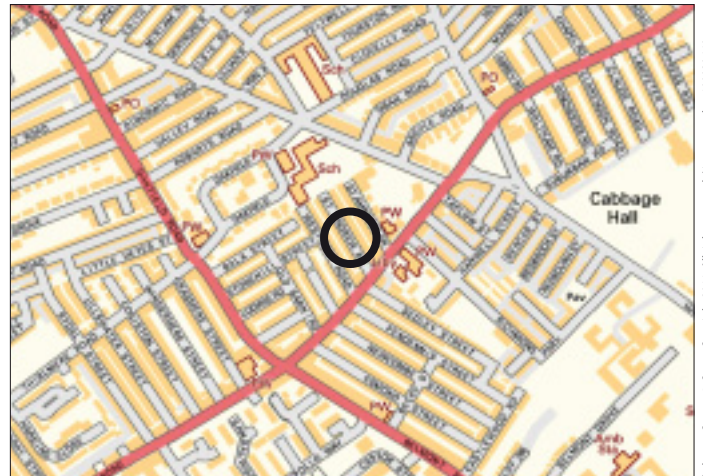


On Behalf of a Housing Association

LOT
17

20 St. Andrew Road, Liverpool L4 2RJ
VACANT RESIDENTIAL

Guide price **£25,000–£30,000**



Not to scale. For identification purposes only

A vacant 3 bedrooled middle terraced property. Following refurbishment the property would be suitable for investment purposes.

Situated

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

First Floor

Three bedrooms

Outside

Yard to the yard.

Ground Floor

Hall, front living room, rear living room, kitchen and bathroom/WC

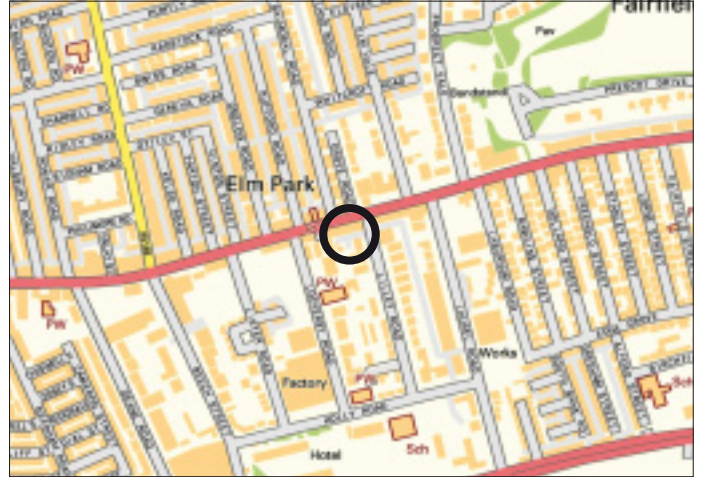
EPC Rating

D

LOT
18

70/70a Prescot Road, Fairfield, Liverpool L7 0JA
MIXED USE INVESTMENT

Guide price **£50,000 +**



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Not to scale. For identification purposes only

A three storey mixed use property comprising of a ground floor shop unit trading as "Sanfex African Hotpot" providing 20 covers together with a 3 bedroomed flat above via a separate rear entrance. The whole property is currently let by way of a 2 year lease from July 2012 at a rental of £8,400 per annum. The property benefits from steel roller shutters to the ground floor and central heating.

First Floor Flat

Hall, Living Room, Kitchen, 2 Shower Rooms/W.C.

Second Floor

3 Bedrooms.

Outside

Yard to the rear.

Situated

Fronting Prescot Road on a busy main road position approximately 2.5 miles from Liverpool City Centre.

Ground Floor

Shop – Main Sales Area, 2 Rear Rooms, Kitchen, Store Room/W.C.

Joint agents Andrew V Lambert & Co Chartered Surveyors

LOT
19

23 Wellington Road, New Brighton, Wallasey CH45 2ND
VACANT RESIDENTIAL

Guide price **£150,000 +**



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Not to scale. For identification purposes only

A substantial three storey 6 bedroomed dormer style semi-detached property benefitting from double glazing and central heating. The property has been used in the past as a B&B and would be suitable for continued use or conversion to provide a 6 bedroomed family home.

Ground Floor

Hallway, 4 rooms (3 ensuite), kitchen/utility room, Shower Room/WC

First Floor

4 rooms (3 ensuite)

Second Floor

2 rooms (ensuite)

Outside

Gardens front and rear.



EPC Rating

D

Situated

in a sought after location off Rowson Street which in turn is off Marine Promenade with views over the estuary and walking distance to all amenities. There a

good transport links to Liverpool every 10 minutes with a 2 minute walk to the promenade seafront for all leisure facilities.

LOT
20

2a Hornby Boulevard, Bootle, Merseyside L21 8HG

VACANT RESIDENTIAL

Guide price **£25,000–£30,000**



Not to scale. For identification purposes only

A vacant 2 bedroomed end terraced property benefiting from partial double glazing. The property would be suitable for occupation or investment purposes following repair and modernisation.

Outside
Rear Yard.

Situated

Off Knowsley Road in a popular and well established residential location within close proximity to local amenities.

Ground Floor

Hall, Front Living Room, Rear Kitchen/Breakfast Room, Bathroom/WC.

First Floor

2 Bedrooms.

LOT
21

18 Lulworth Avenue, Waterloo, Liverpool L22 7RT

RESIDENTIAL INVESTMENT

Guide price **£75,000 +**



Not to scale. For identification purposes only

A 2 bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing £6,900. The property benefits from double glazing and central heating.

Outside
Yard to the Rear.

Situated

Off Sandheys Avenue which in turn is off Oxford Road in a very popular residential location within close proximity to Waterloo amenities, schooling and approximately 5 miles from Liverpool City Centre.

Ground Floor

Hall, Front Lounge, Rear Dining Room, Kitchen.

First Floor

2 Bedrooms, Bathroom/WC.

EPC Rating

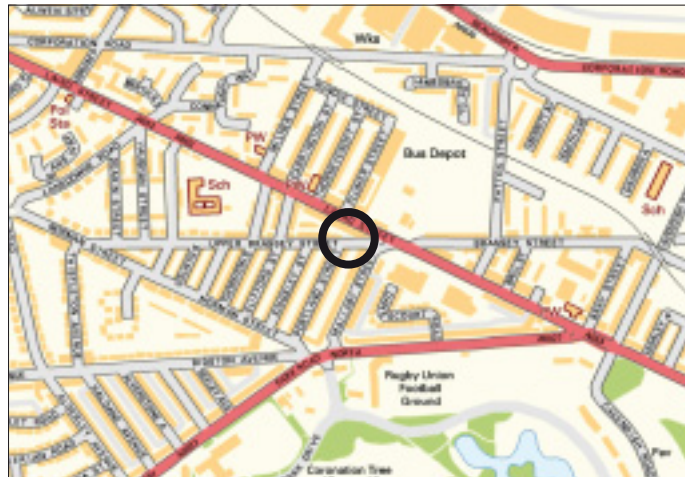
D

LOT
22

145 Laird Street, Birkenhead, Merseyside CH41 0AA

MIXED USE INVESTMENT

Guide price **£50,000–£60,000**



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Not to scale. For identification purposes only

A two storey middle terraced mixed use property comprising of a ground floor retail unit together with a one bedroomed self-contained flat above accessed via a separate rear entrance. The ground floor is currently let as a Pawn Broker by way of a renewed 3 year lease at a rental of £3,996 per annum. The first floor flat is currently let by way of an Assured Shorthold Tenancy at a rental of £4,560 per annum. The property benefits from electric steel roller shutters, double glazing and central heating.

Situated

Fronting Laird Street (A553) on a main road position within close proximity to Birkenhead Park.

First Floor

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

Ground Floor Shop

Main Sales Area, Rear Room, Kitchen, WC.

Outside

Yard to Rear.

On Behalf of a Housing Association

LOT
23

43 Scorton Street, Liverpool L6 4AS

VACANT RESIDENTIAL

Guide price **£25,000–£30,000**



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Not to scale. For identification purposes only

A vacant 2 bedroomed middle terrace property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes.

Outside

Rear Yard.

Situated

off Rocky Lane close to its junction with Lower Breck Road in a popular and well established residential location.

Ground Floor

Vestibule, Living Room, Kitchen, Lobby, Bathroom/WC.

First Floor

2 Bedrooms.

LOT
24

48 Hanford Avenue, Liverpool L9 3BN
VACANT RESIDENTIAL

Guide price **£55,000 +**



Not to scale. For identification purposes only

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A 3 bedroomed mid terrace property which following repair and modernisation would be suitable for occupation, investment purposes or resale.

Situated

Off Moss Lane in an established and residential location within close proximity to Walton Vale amenities and schooling and approximately 5 miles from Liverpool City Centre.

Ground Floor

Hall, Through Lounge, breakfast/kitchen

First Floor

3 bedrooms, bathroom/WC

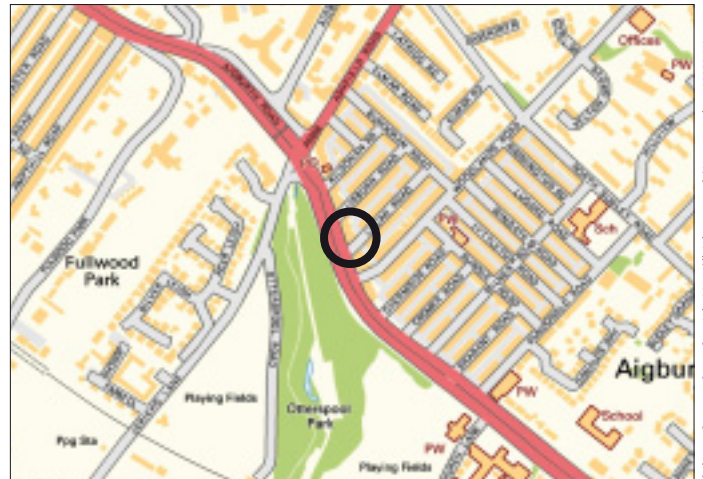
Outside

Yard to the rear.

LOT
25

343a Aigburth Road, Liverpool L17 0BL
VACANT RESIDENTIAL

Guide price **£60,000 +**



Not to scale. For identification purposes only

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A vacant 4 bedroomed duplex apartment which following refurbishment and modernisation would be suitable for occupation or student investment purposes. The property benefits from central heating. When fully let the property of £7,200 per annum.

Situated

In the heart of Aigburth Road conveniently located for all shops, amenities and Otterspool Promenade.

Ground Floor

Entrance Hallway

First Floor

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



Second Floor

3 Bedrooms.



Outside

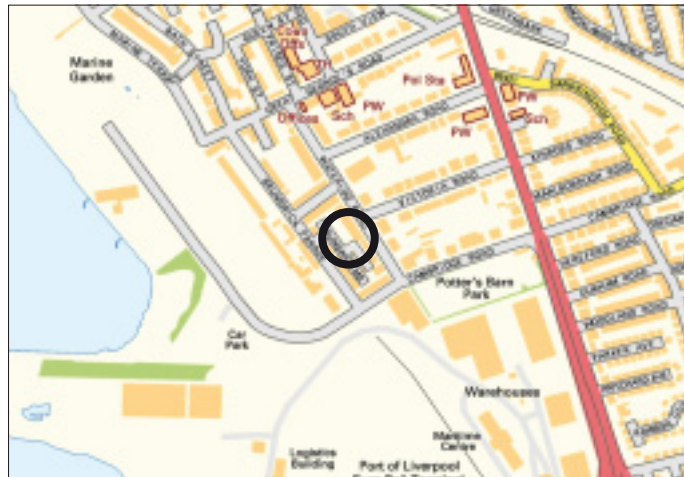
On Street Parking.

LOT
26

48 Waterloo Road, Waterloo, Liverpool L22 1RF

RESIDENTIAL INVESTMENT

Guide price **£175,000–£200,000**



Not to scale. For identification purposes only

A 3 storey plus basement middle terraced property converted to provide 4 x 2 bedroomed self-contained flats. The property is fully let providing an annual rental income of £21,600. The property benefits from double glazing, central heating and rear garden.

Situated

Off Cambridge Road which in turn is off Crosby Road North in a popular and well established residential location within walking distance to the Marine

and approximately 4 miles from Liverpool City Centre

Basement (rear separate entrance)

Flat – Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC.

Ground Floor

Main Entrance hallway
Flat – Hall, Lounge, 2 Bedrooms, Kitchen. Bathroom/W.C.

First Floor

Flat 1 – Hall, Open plan Lounge/

Kitchen, 2 Bedrooms, Bathroom/W.C.

Second Floor

Flat 2 – Hall, Open Plan Lounge/ Kitchen, 2 Bedrooms, Bathroom/W.C.

Outside

Gardens front and rear.

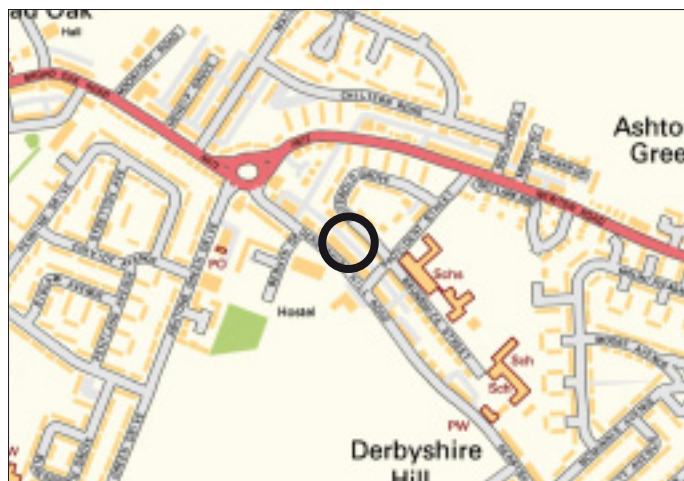
On Behalf of a Housing Association

LOT
27

35 Cotswold Grove, St. Helens, Merseyside WA9 2JD

VACANT RESIDENTIAL

Guide price **£25,000–£30,000**



Not to scale. For identification purposes only

A vacant 2 bedroomed middle terrace property benefiting from double glazing. Following repair and modernisation the property would be suitable for investment purposes.

Situated

Off Provident Street which in turn is off Derbyshire Hill Road in a well established residential location.

First Floor

2 Bedrooms.

Outside

Rear Yard.

Ground Floor

Lounge, Dining Room, Kitchen, Bathroom/WC.

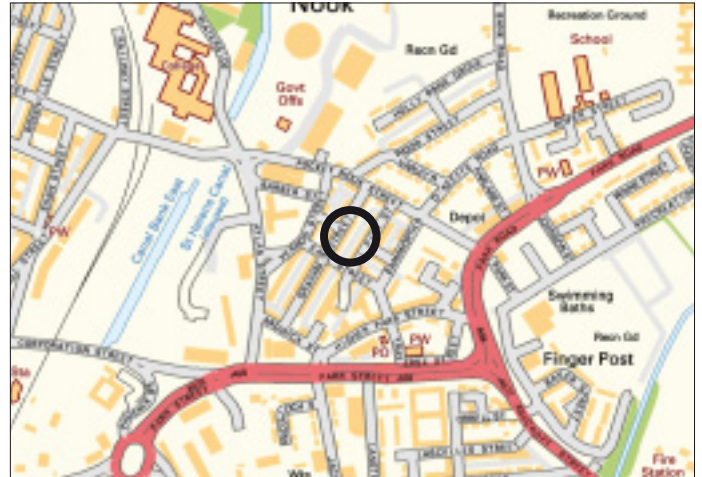
On Behalf of a Housing Association

LOT
28

19 Graham Street, St. Helens, Merseyside WA9 1LX

VACANT RESIDENTIAL

Guide price **£25,000–£30,000**



Not to scale. For identification purposes only

A vacant 2 bedrooed middle terrace property benefiting from double glazing and central heating. Following repair and modernisation the property would be suitable for investment purposes.

Situated

Off Pocket Nook Street which in turn is off Park Road in a well established residential location.

First Floor

2 Bedrooms, Bathroom/WC.

Outside

Rear Yard.

Ground Floor

Lounge, Breakfast Room/Kitchen.

On Behalf of a Housing Association

LOT
29

23 Cotswold Grove, St. Helens, Merseyside WA9 2JD

VACANT RESIDENTIAL

Guide price **£25,000–£30,000**



Not to scale. For identification purposes only

A vacant 2 bedrooed middle terrace property benefiting from double glazing and central heating. The property would be suitable for immediate occupation or investment.

Situated

Off Provident Street which in turn is off Derbyshire Hill Road in a well established residential location.

First Floor

2 Bedrooms.

Outside

Rear Yard.

Ground Floor

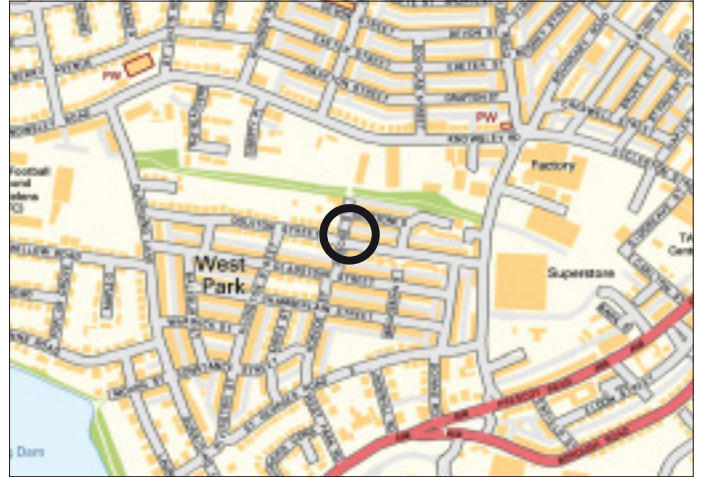
Lounge, Dining Room, Kitchen, Bathroom/WC.

LOT
30

85 Silkstone Street, St. Helens, Merseyside WA10 4PB

VACANT RESIDENTIAL

Guide price **£30,000 +**



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Not to scale. For identification purposes only

A vacant 2 bedroomed end of terrace property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes.

Outside

Yard to the rear.

Situated

Just off Doulton Street which in turn is off Boundary Road in a well established residential location.

Ground Floor

Lounge, Dining Room, Kitchen, Bathroom/WC

First Floor

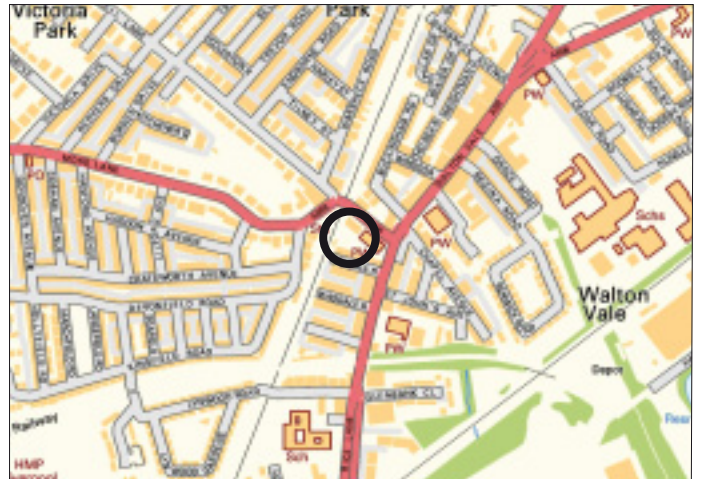
2 Bedrooms.

LOT
31

7 Orrell Lane, Liverpool L9 8BU

VACANT RESIDENTIAL

Guide price **£45,000–£50,000**



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Not to scale. For identification purposes only

A vacant 3 bedroomed middle terrace property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes.

Outside

Yard to the Rear.

Situated

Fronting Orrell Lane just off Walton Vale in a popular and well established residential location within close proximity to Walton Vale amenities and Orrell Park railway station.

Ground Floor

Hall, Through Living Room, Kitchen.

First Floor

3 Bedrooms, Wet Room/WC.

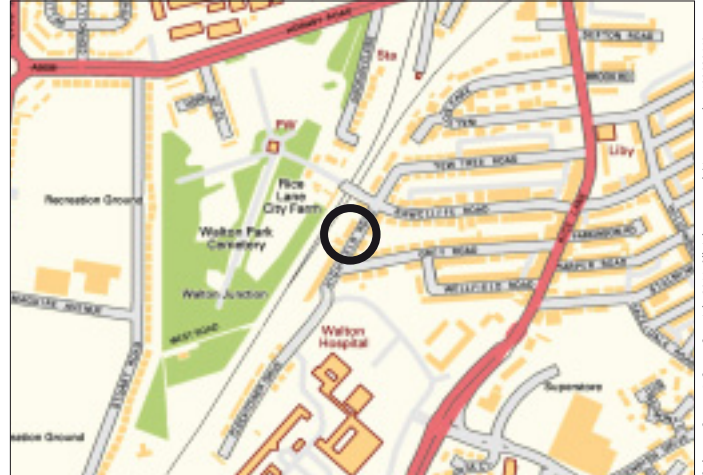
EPC Rating

D

LOT
32

35 Highfield Road, Walton, Liverpool L9 1AS
VACANT RESIDENTIAL

Guide price **£50,000–£60,000**



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A substantial vacant semi-detached four bedroomed house in need of repair and modernisation. The property is arranged over basement, ground and first floors together with front and rear gardens.

Situated

The property is situated fronting Highfield Road close to its junction with Rawcliffe Road within a popular residential area. Local amenities are provided along nearby Rice Lane and Walton Vale.

Basement

Not inspected.

Ground Floor

3 Reception Rooms, Morning Room, Kitchen.

Not to scale. For identification purposes only

First Floor

4 Bedrooms, Bathroom.

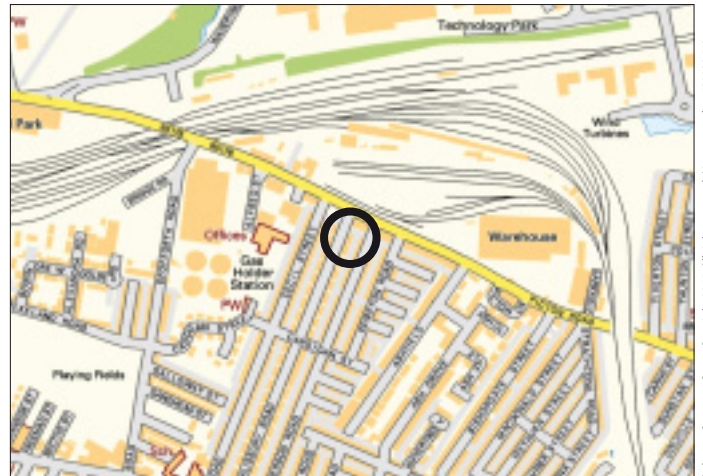
Outside

Front and Rear Gardens.

LOT
33

50 Picton Road, Wavertree, Liverpool L15 4LH
VACANT COMMERCIAL

Guide price **£25,000 +**



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A Freehold ground floor lock up retail unit suitable for a number of uses, subject to the relevant consents. The property benefits from steel roller shutters and an alarm. There is an advertising hoarding included in the sale producing £1,200 per annum. The upper floors have been sold on a long lease paying an annual ground rent of £150 per annum.

Situated

This property is situated on Picton Road within the Wavertree area of Liverpool approximately 3

miles from Liverpool city centre. The immediate area is in use as residential and a popular student housing area. The property

Not to scale. For identification purposes only

occupies a corner position along Picton Road which is a busy road though the Wavertree area linking the city centre with the ring road

Ground Floor Shop

Main Sales Area with a Kitchenette and shower to the rear.

Outside

Yard to the rear.

LOT
34

150 Albion Street, St. Helens, Merseyside WA10 2HA
VACANT RESIDENTIAL

Guide price **£30,000 +**



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Not to scale. For identification purposes only

A vacant 2 bedroomed middle terrace property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes.

Outside
Rear Yard.

Situated

Between Pigot Street and Eccleston Street in a well established residential location.

Ground Floor

Lounge, Dining Room, Kitchen, Bathroom/WC.

First Floor

2 Bedrooms.

LOT
35

17 Sandbrook Way, Southport, Merseyside PR8 3RN
RESIDENTIAL INVESTMENT

Guide Price **£20,000–£25,000**



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Not to scale. For identification purposes only

A first floor flat currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum. The property benefits from double glazing.

Outside
Yard and Access.

Situated

Off Sandbrook Road which in turn is off Meadow Lane in well established residential location within close proximity to local amenities.

Ground Floor

Rear Entrance.

First Floor

Flat - Kitchen, Bathroom, 3 Rooms.

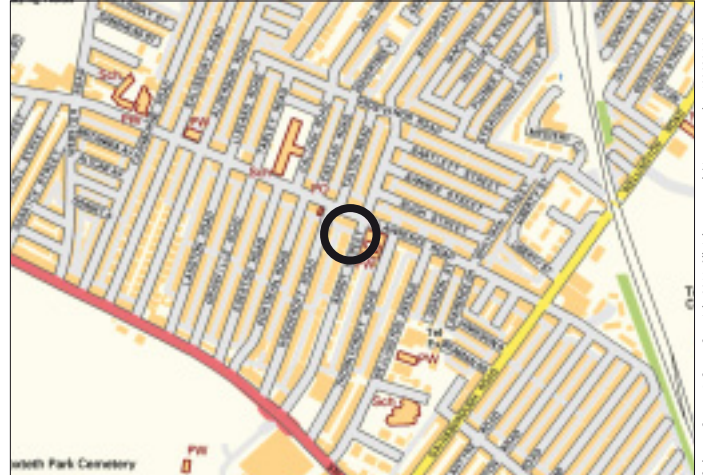
EPC Rating

D

LOT
36

74 Lawrence Road, Liverpool L15 0EG
VACANT COMMERCIAL

Guide price **£40,000 +**



Not to scale. For identification purposes only

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A vacant ground floor lock up retail unit suitable for a number of uses, subject to the relevant consents. The property benefits from steel roller shutters.

Situated

Fronting Lawrence Road on a busy main road position off Gainsborough Road approximately 3 miles from Liverpool City Centre.

Ground Floor

Shop – Main sales area, rear room, WC.

Outside

Yard to the rear.

On Behalf of a Housing Association

LOT
37

132 Brynn Street, St. Helens, Merseyside WA10 1HX
VACANT RESIDENTIAL

Guide price **£30,000 +**



Not to scale. For identification purposes only

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A vacant 2 bedroomed end of terrace property which following repair and modernisation would be suitable for investment purposes.

Situated

Off Standish Street which in turn is off College Street in a well established residential area.

First Floor

2 Bedrooms.

Outside

Yard to the rear.

Ground Floor

Lounge, Dining Room, Kitchen, Bathroom/WC

LOT
38

134 Peel Road, Bootle, Merseyside L20 4LB
VACANT RESIDENTIAL

Guide price **£40,000 +**



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Not to scale. For identification purposes only

A two storey end of terraced property converted to provide 3x1 bedroomed self-contained flats in need of repair and modernisation. The property benefits from double glazing.

Outside

Yard to the rear.

Situated

Fronting Peel Road in an established residential location within easy reach of local amenities, Bootle New Strand and approximately 5 miles from Liverpool City Centre.

Ground Floor

Main Entrance Hallway

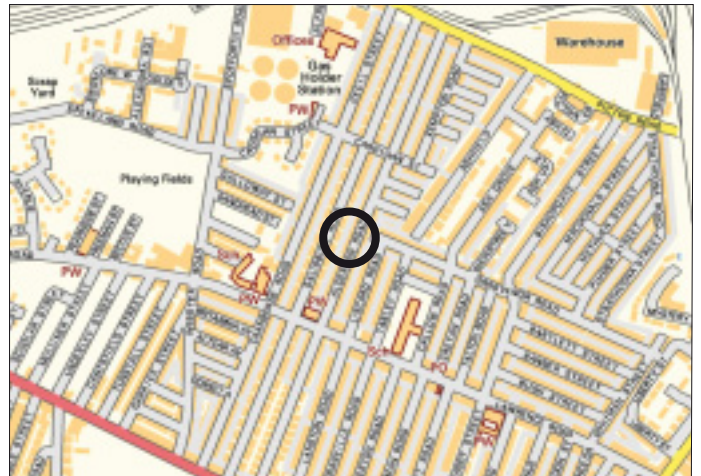
Accommodation

Each Flat Contains: Living Room, Kitchen, Bedroom and Bathroom.

LOT
39

123 Alderson Road, Liverpool L15 1HH
VACANT RESIDENTIAL

Guide price **£65,000 +**



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Not to scale. For identification purposes only

A 3 bedroomed mid terrace property benefiting from central heating. Following repair and modernisation the property would be suitable for occupation or student investment purposes.

Situated

Off Picton Road and Lawrence Road in a popular and well established residential location.

First Floor

3 bedrooms and bathroom/WC

Outside

Yard to the rear

Ground Floor

Hall, 2 living rooms and kitchen

LOT
40

61 Harebell Street, Liverpool L5 7RL
VACANT RESIDENTIAL

Guide price **£30,000–£35,000 +**



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A 3 bed roomed end terrace property benefiting from central heating and double glazing with a modern kitchen and bathroom. The property is suitable for immediate occupation or investment purposes.

Situated

Harebell street is located directly off Stanley Road in the Kirkdale area of Liverpool. There is good local shopping close by and easy access by public transport to the city centre and outskirts of the city.

Ground Floor

Hall, Living room, dining/kitchen, bathroom/WC

First Floor

Three bedrooms

Not to scale. For identification purposes only

Outside

Yard to the rear and on street parking to the front.

EPC Rating

G

LOT
41

51 Sandy Road, Seaforth, Liverpool L21 1AD
MIXED USE INVESTMENT

Guide price **£50,000–£55,000**



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A three storey end terrace mixed use building comprising of ground floor retail shop unit (currently T/A “Crumbs Café” with 20 covers) together with a 3 bed roomed self-contained flat to the upper floors. It is understood that the ground floor retail unit is currently let by way of an informal lease at a rent of £400 per calendar month and benefits from double glazing. The residential accommodation to the upper floors is in need of minor refurbishment to allow for occupation or investment. The potential annual rental income when fully let being in excess of £9,500.

Not to scale. For identification purposes only

Situated

The property is situated fronting Sandy Road close to its junction with Princess Way within the area of Seaforth approximately 6 miles north of Liverpool city centre.

Ground Floor

Shop.

First/Second Floor Flat

Hall, Lounge, Kitchen, 3 Bedrooms, Bathroom/WC.

Outside

Yard to the rear.

EPC Rating

F

LOT
42

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

VACANT COMMERCIAL

Guide price **£100,000 +**



A vacant four storey office building benefiting from planning permission to convert the existing to provide 19 x 1 bedroomed flats. Alternatively a pre-application has also been made for 33 student HMO accommodation which was agreed in principle. The ground floor offices are in very good condition and suitable for immediate use. The property is held under a long leasehold interest for a term of 99 years with effect from September 1969.

Situated

At the junction of Stanley Road and Marsh Lane in a prominent position within close proximity to excellent transport routes and other local amenities.

Ground Floor

Open Plan Office Accommodation, Server Room, WC.

First Floor

Office Accommodation, WC.

Second Floor

Office Space, Kitchen, WC.

Third Floor

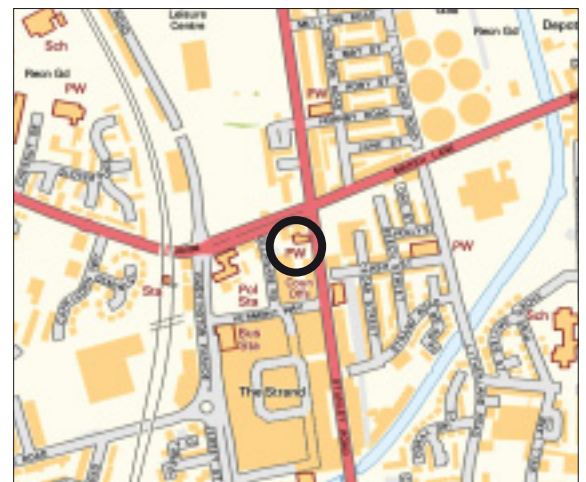
Office Space, Kitchen, WC with access to a large flat roof area. Total Floor Space 10,200 sq ft.

Note

Plans are available for inspection at the auctioneers office. Sefton Council Planning Reference Number S/2013/1036.

EPC Rating

D



Not to scale. For identification purposes only

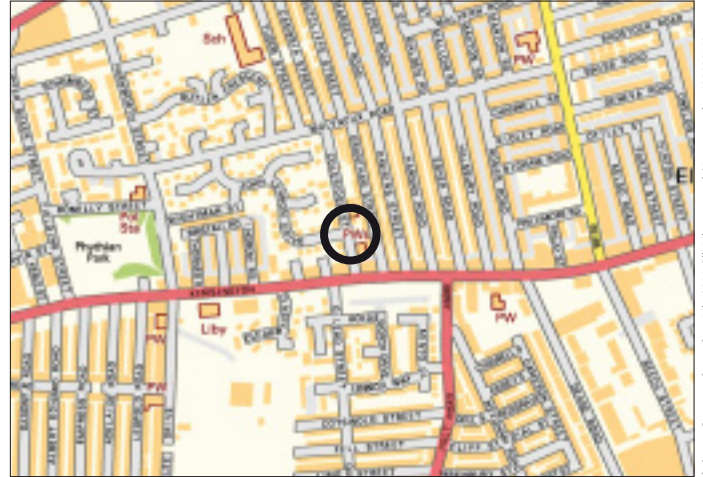
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LOT
43

Land At 38 Coleridge Street, Kensington, Liverpool L6 6BT

DEVELOPMENT LAND

Guide price **£20,000–£25,000**



Not to scale. For identification purposes only

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A cleared site offered with the benefit of full planning permission to erect 2x3 bed roomed semi detached houses. We believe all main services are available however potential purchasers should make their own enquiries.

Situated

between Molyneux Road and Kensington High Street in an established residential location within close proximity to local amenities and a short distance from Liverpool City Centre.

Note

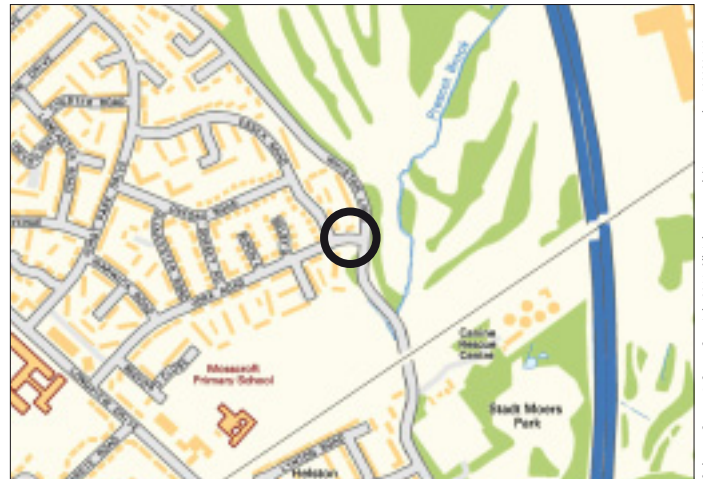
Plans are available for inspection at the auctioneers offices Liverpool City Council Ref: 11F/1480

LOT
44

65 York Road, Huyton, Liverpool L36 1UZ

VACANT RESIDENTIAL

Guide price **£80,000 +**



Not to scale. For identification purposes only

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A vacant 3 bedroomed semi-detached property sat on a good sized corner plot benefiting from majority double glazing, central heating, garage and gardens to the front, side and rear. The property would be suitable for immediate occupation. Following refurbishment and modernisation the property offers a resale or investment opportunity with excellent potential to add value. There is also potential to extend the property to the side and rear.

Situated

Fronting York Road at its junction with Whiston Lane in a popular and

well established residential location within a short distance to Huyton village amenities and schooling.

Ground Floor

Porch entrance, Hallway, Lounge, Kitchen, Conservatory, Utility area, Coal bunker.

First Floor

3 Bedrooms, Bathroom, Separate W.C.

Outside

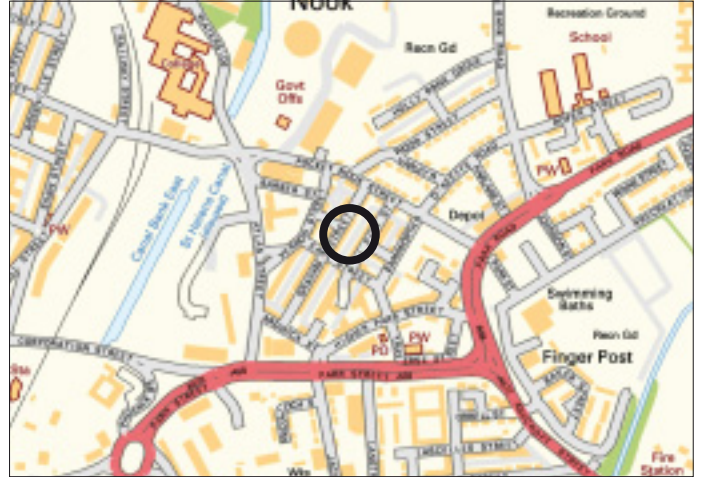
Gardens front, rear and side and Garage.

LOT
45

21 Graham Street, St. Helens, Merseyside WA9 1LX

VACANT RESIDENTIAL

Guide price **£25,000–£30,000**



Not to scale. For identification purposes only

A vacant 2 bedrooed middle terrace property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes.

Outside
Rear Yard.

Situated

Off Pocket Nook Street which in turn is off Park Road in a well established residential location.

Ground Floor

Through Lounge, Kitchen, Bathroom/WC.

First Floor

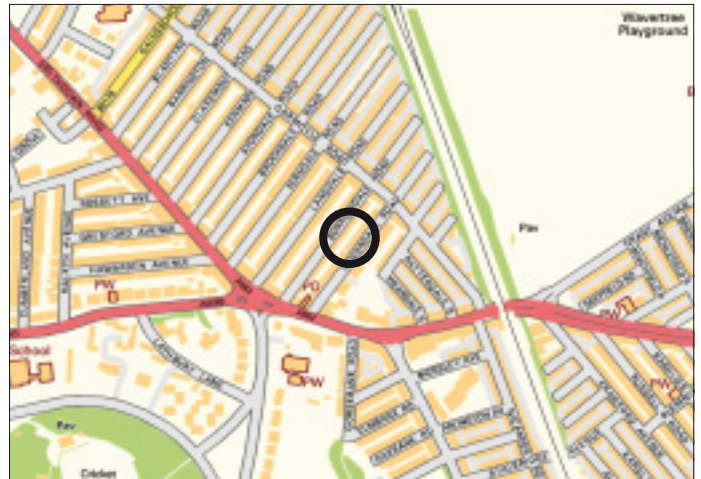
2 Bedrooms.

LOT
46

32 Borrowdale Road, Liverpool L15 3LE

VACANT RESIDENTIAL

Guide price **£150,000 +**



Not to scale. For identification purposes only

A vacant 4 bedrooed double fronted middle terraced property which following a full upgrade and refurbishment scheme would be suitable for family occupation, student investment, hmo for 6/7 tenants or resale. When fully let to 7 students the potential annual rental income is in excess of £18,000.

Ground Floor
Hall, 2 Front Reception Rooms, Dining Room, Kitchen.

Outside
Yard to the Rear.

First Floor
3 Bedrooms, Bathroom/WC.

Second Floor
1 Further Room with potential to convert back into 2 rooms.

Situated

Between Smithdown Road and Garmoye Road in a very popular residential location within easy reach of Sefton Park, local amenities,

schooling and approximatley 3.5 miles from Liverpool City Centre.

LOT
47

17 Beech Park, West Derby, Liverpool L12 1LP
VACANT RESIDENTIAL

Guide price **£65,000 +**



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A 2 bedroomed ground floor purpose built apartment suitable for immediate occupation or investment purposes. The property benefits from double glazing, central heating, security entry system, garage, communal gardens and parking.

Situated

Off Sandforth Road which in turn is off Queens Drive in a very popular residential location within close proximity to West Derby Village,

schooling and approximately 3 miles from Liverpool City Centre.

Ground Floor

Main Entrance Hallway

Not to scale. For identification purposes only

Flat – Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

Outside

Garage, communal gardens and parking.

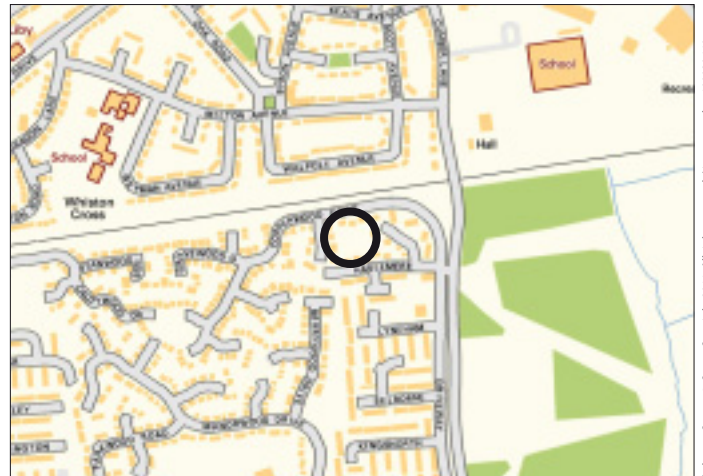
EPC Rating

E

LOT
48

172 Driveway, Whiston, Prescot, Merseyside L35 3TT
VACANT RESIDENTIAL

Guide price **£80,000 +**



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A 3 bedroomed semi-detached property benefiting from double glazing, central heating, front and rear gardens, carport and driveway. The property is in good order throughout and is suitable for immediate occupation or investment purposes.

Situated

Off Fox's Bank Lane in a popular and well established residential location within close proximity to local schools, amenities and provides

easy access to the Motorway Services.

Ground Floor

Hall, Lounge, Dining Room, kitchen

Not to scale. For identification purposes only

First Floor

Three bedrooms, bathroom/WC

Outside

Gardens front and rear, driveway and carport.

EPC Rating

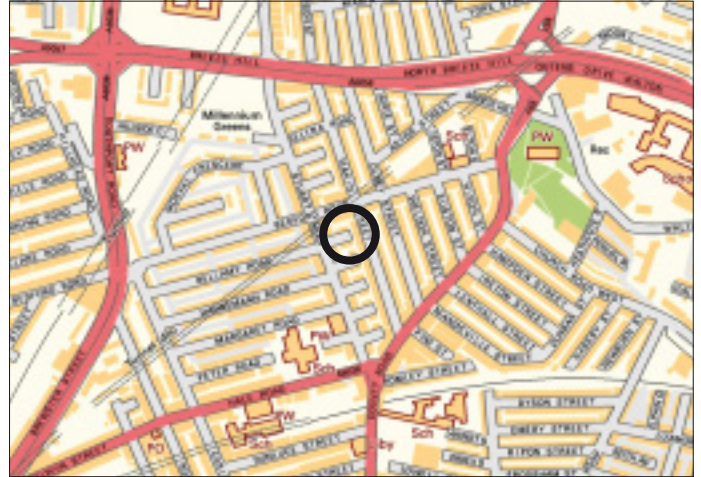
D



LOT
49

73 Makin Street, Liverpool L4 5QE
VACANT RESIDENTIAL

Guide price **£40,000 +**



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Not to scale. For identification purposes only

A good sized 3 bedroomed end of terrace property benefiting from double glazing and central heating. The property would be suitable for occupation or investment purposes.

Situated

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

Ground Floor

Hall, through living room, kitchen/diner and WC

First Floor

Three bedrooms and bathroom/WC

Second Floor

Stairs to one further bedroom.

Outside

Yard to the rear

EPC Rating

E

LOT
50

141 & 141a Brighton Street, Wallasey, Merseyside CH44 8DT
RESIDENTIAL INVESTMENT

Guide price **£30,000 +**



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Not to scale. For identification purposes only

A Freehold ground floor one bedroomed flat currently let by way of an Assured Shorthold Tenancy producing £4,788 per annum (the tenant has been there for 15 years). The property benefits from double glazing. The property forms part of a three storey middle terraced converted to provide 2 flats. The first floor flat known 141a has been sold off separately on a long leasehold.

Situated

Fronting Brighton Street close to its junction with Elmswood Road and opposite Wallasey Town Hall in a

densely populated residential area which includes a number of retail outlets.

Ground Floor

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

Outside

Rear Yard

EPC Rating

E

LOT
51

38/40 Bank Road, Bootle, Merseyside L20 4AU
VACANT RESIDENTIAL

Guide price **£60,000 +**



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Two vacant middle terrace properties which have been converted into four self-contained flats. The property benefits from double glazing, central heating and gardens. Following refurbishment the property would be suitable for investment purposes.

Situated

In a long cul-de-sac off Strand Road in a well established residential location within close proximity to local amenities.

Ground Floor

Communal Entrance Hallway.

Flat 1

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

Flat 2

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

Room, 2 Bedrooms, Bathroom/WC, Third Bedroom Above.

First Floor – Flat 3

Hall, Living Room, Kitchen/Breakfast Room, 2 Bedrooms, Bathroom/WC, Third Bedroom Above.

Outside

Front and Rear Gardens.

Flat 4

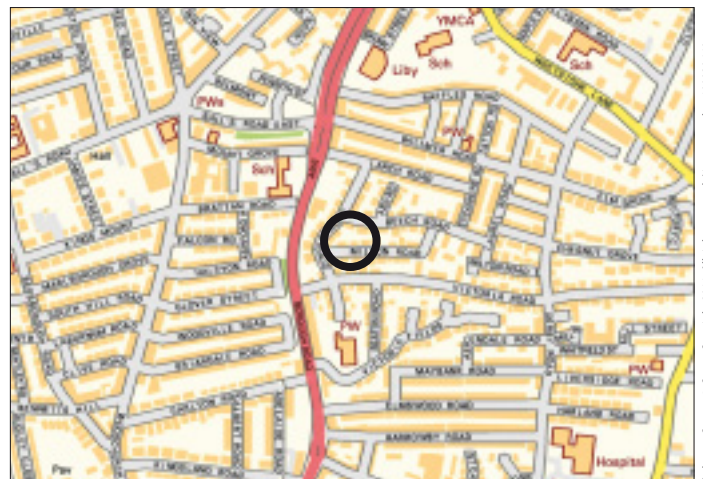
Hall, Living Room, Kitchen/Breakfast

Not to scale. For identification purposes only

LOT
52

39/39a Beech Road, Birkenhead, Merseyside CH42 0JJ
RESIDENTIAL INVESTMENT

Guide price **£90,000 +**



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An end terraced property converted to provide 2 x 2 bedroomed self-contained flats. The property is in good order and benefits from double glazing, central heating, rear garden and off road driveway. One of the flats is currently let by way of an Assured Shorthold Tenancy producing £5,100 per annum.

Situated

Off Dingle Road which in turn is off Borough Road in a popular and well established residential location

within close proximity to Hamilton Square Shopping Centre.

Ground Floor

39 – Hall, 2 Bedrooms, Open plan Kitchen/Lounge, Bathroom/WC

EPC Rating

No 39 – D No 39a – D

First Floor

39a – Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C.

Outside

Rear Garden, Outhouse and Front Driveway.

Not to scale. For identification purposes only

LOT
53

Richmond House, 168 Richmond Row, Liverpool L3 3BL

VACANT COMMERCIAL

Guide price **£125,000 +**



Vacant warehouse premises consisting of a detached office/workshop building arranged in part over 3 floors consisting of a large industrial workshop area with ancillary mezzanine storage accommodation together with office accommodation arranged over ground, first and second floor level. Internally the premises benefit from concrete floors, suspended ceilings and central heating in part, gas and electric mains supply and kitchen and staff W.C facilities. The workshop area can be accessed by an electric roller shutter fronting onto Drinkwater Gardens and the office building accessed via a personnel entrance fronting onto Richmond Row.

Situated

Located on Richmond Row within a well established industrial area situated approximately 1 mile from Liverpool City Centre. Nearby Scotland Road (A59) provides good transport links to Liverpool City Centre, the Docklands area and the local motorway network (M53, M57 and M58 motorways).

Accommodation

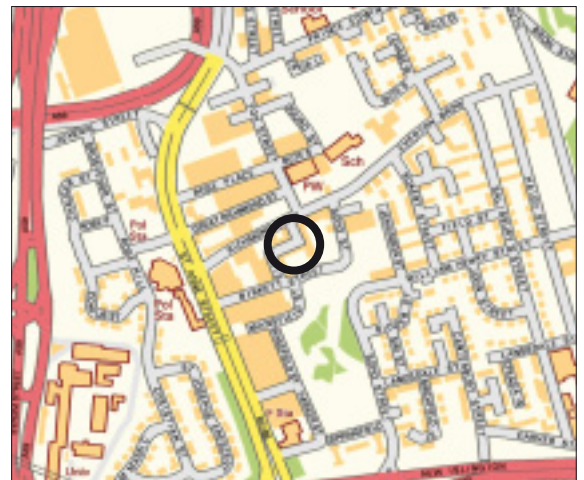
Warehouse 1: Main Workshop 163.16m² (1,756sq. ft) Mezzanine Space 151.67m² (1,632 sq.ft)
Warehouse 2: 114.05m² (1,227 sq.ft)

Workshop/Office Building:

Ground Floor – Workshop: 68.29m² (735.02 sq.ft)
First Floor – Office: 47.28m² (508.92 sq.ft)

Second Floor

Office Accommodation – 48.19m² (518.72 sq.ft)
Kitchen 8.49m² (91.35 sq.ft) Total Area: 601.13m² (6,470 sq.ft)



Not to scale. For identification purposes only

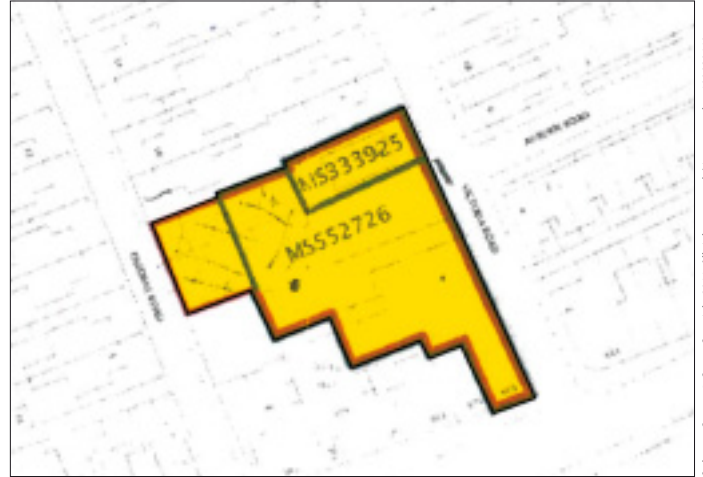
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LOT
54

Land Adjacent To 8 Osborne Road, Tuebrook, Liverpool L13 8AT

VACANT RESIDENTIAL

Guide price **£20,000–£25,000**



Not to scale. For identification purposes only

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A cleared site offered with the benefit of preliminary planning permission to erect a single three storey building containing 3 x 2 bedrooomed apartments each with their own garage. Alternatively the land would be suitable to provide a pair of 2x3 storey 3 bedrooomed semi-detached properties with integral garage, subject to any relevant planning consents.

Situated

Off West Derby Road conveniently located for local amenities, Schooling and approximately 3 miles from Liverpool City Centre.

Note

Architect drawings are available for inspection at the auctioneers office.

LOT
55

36 August Road, Liverpool L6 4DF

VACANT RESIDENTIAL

Guide price **£40,000 +**



Not to scale. For identification purposes only

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A 3 bedrooomed mid terrace property benefiting from double glazing and central heating. The property would be suitable for investment purposes.

Situated

The property is situated off Lower Breck Road within close proximity to Tuebrook Amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor

Lounge, kitchen/diner, bathroom/ WC

First Floor

Three bedroooms

Outside

Yard to the rear

EPC Rating

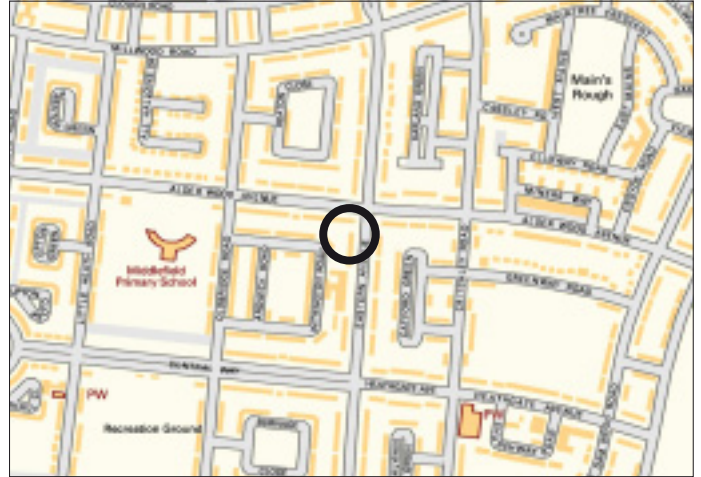
D

LOT
56

The Mill House, 137 Alderwood Avenue, Speke, Liverpool L24 7RB

VACANT COMMERCIAL/REDEVELOPMENT OPPORTUNITY

Guide price **£80,000 +**



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Not to scale. For identification purposes only

A substantial two storey detached property comprising of a fully equipped public house to the ground floor and a 4 bedrooomed residential accommodation to the upper floors. The ground floor is fully fitted and operational for use as a public house with car parking to the front for approximately 15 cars. The residential accommodation to the first floor has been fitted to a good standard and benefits from upvc double glazing, central heating and laminate flooring. The property is held by way of a long leasehold with approximately 140 years unexpired at a peppercorn rate.

Situated

Fronting Alderwood Avenue in an established location within close proximity to John Lennon Airport.

kitchen, bathroom, separate WC, living room, office

Outside

Parking for 15 cars.

Accommodation

Public House – Main Bar/Lounge, Rear Lounge, Games Room, Kitchen, W.C.'s. Cellar.

EPC Rating

C

First Floor

4 Bedrooms, office, fully fitted

LOT
57

1 Chepstow Street, Liverpool L4 3RE

VACANT RESIDENTIAL

Guide price **£40,000–£45,000**



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Not to scale. For identification purposes only

A 3 bedrooomed end of terraced property benefitting from double glazing and central heating. The property would be suitable for occupation or investment purposes.

Situated

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

Ground Floor

Hall, Through Living Room, Kitchen.

First Floor

3 Bedrooms, Bathroom/WC

Outside

Yard to the rear.

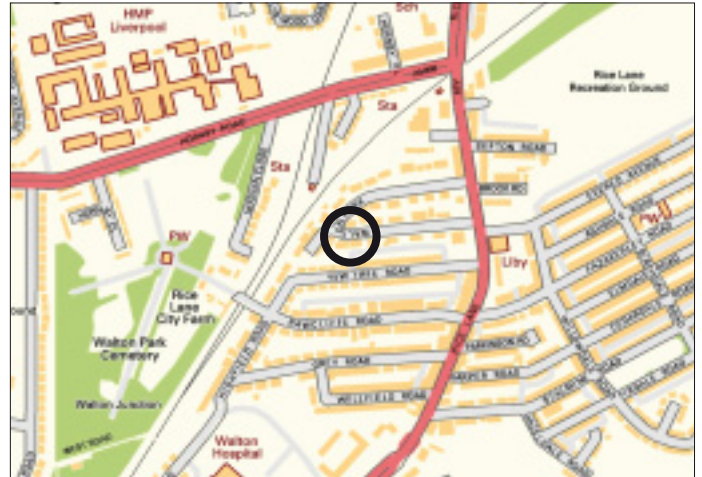
EPC Rating

E

LOT
58

Flat 4, 14a Walton Park, Liverpool L9 1EZ
VACANT RESIDENTIAL

Guide price **£30,000 +**



Not to scale. For identification purposes only

A 2 bedrooomed first floor apartment benefitting from central heating and communal gardens. Following refurbishment the property would be suitable for occupation or investment purposes.

Situated

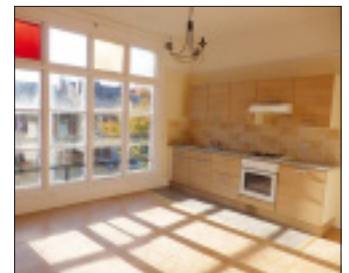
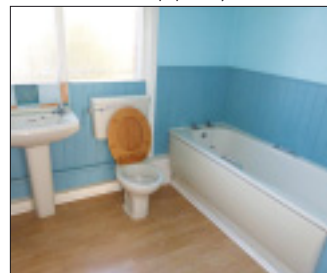
Off Rice Lane in a popular and well established residential location within close proximity to Walton Vale Amenities, schooling and approximately 5 miles from Liverpool City Centre

Ground Floor

Entrance hallway.

First Floor

Flat – Open plan lounge/kitchen, 2 bedrooms, bathroom/WC.



Outside

Communal Gardens/Parking.

EPC Rating

E

On Behalf of a Housing Association

LOT
59

1 Tudor Road, Birkenhead, Merseyside CH42 5PH
VACANT RESIDENTIAL

Guide price **£30,000–£35,000**



Not to scale. For identification purposes only

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

Situated

Off Old Chester Road in a popular and well established residential location.

First Floor

2 Bedrooms, Bathroom/WC.

Outside

Yard to the Rear.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

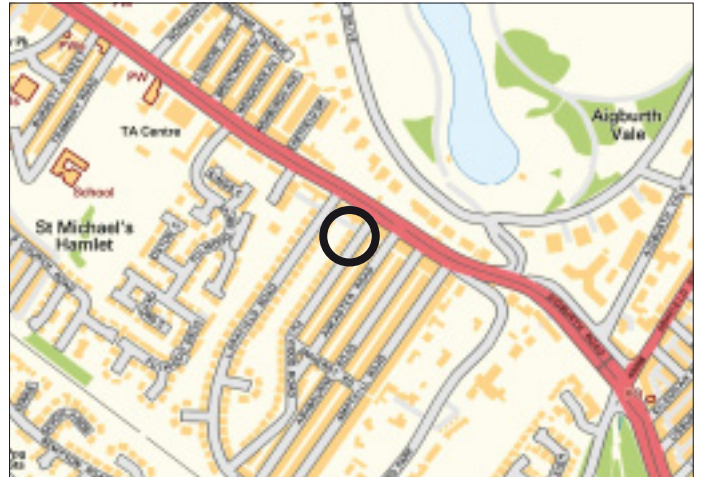
EPC Rating

D

LOT
60

262 Aigburth Road, Liverpool L17 9PJ
COMMERCIAL INVESTMENT

Guide price **£35,000–£40,000**



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Not to scale. For identification purposes only

A ground floor retail unit currently trading as "Russian Doll" and let by way of a 5 year lease from 2012 producing £5,000 per annum. The property benefits from electric steel roller shutters.

Situated

Fronting Aigburth Road close to it's junction with Fulwood Road in a popular and well established location.

Ground Floor

Front Sales Area, Rear Room, Kitchen, WC.

Outside

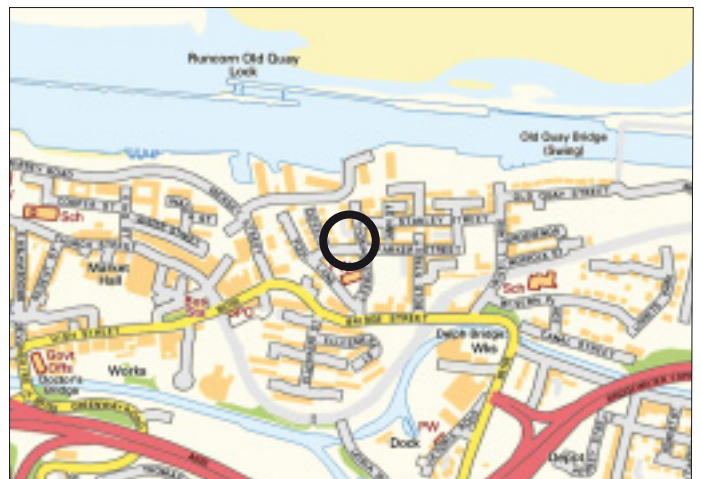
Yard to the Rear.

On Behalf of a Housing Association

LOT
61

23 Thomas Street, Runcorn, Cheshire WA7 1BU
VACANT RESIDENTIAL

Guide price **£30,000+**



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Not to scale. For identification purposes only

A vacant 2 bedroomed middle terrace property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes.

Situated

Off Bridge Street in a popular and well established residential location.

First Floor

2 Bedrooms, Bathroom/WC.

Outside

Yard to the Rear.

Ground Floor

Lounge, Dining Room, Kitchen.



A mixed use investment with re-development potential (subject to planning). The property comprises 3 adjoining three storey mid terraced buildings. 262/264 is combined into a single retail unit and together with part of the first floor of 262 is currently let to Subway Realty Limited at a rental of £14,000 per annum. The ground floor 266 consists of a single ground floor retail unit which is vacant. A separate entrance door within the front elevation of 266 leads to an enclosed staircase to the accommodation at first and second floor levels. The accommodation could be suitable for student/residential use (subject to any planning consents) and is in need of refurbishment/renovation to make fit for occupation. The potential ERV of the building once fully let could be in the region of £50,000 pa.

Situated

The premises are prominently situated fronting Smithdown Road close to its junction with Nicander Road approximately 3 miles east of Liverpool City Centre. Smithdown Road is a main

arterial route linking Liverpool City Centre to the surrounding Merseyside area and provides a popular shopping district serving a well established residential and student community.

EPC Rating

No 266a – G No 266 – G No 262/264 – D

NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	ERV	NEXT REVIEW/REVERSION	
Ground Floor – 262/264 and Part First Floor in 262	Subway Realty Limited	Retail Sales Area	20 years from 22nd December 2003 FR & I	£14,000pa		Upward only rent reviews on 22nd December in 2013 and 2018 Tenant only break option in 2018	
		Retail Sales Area					65.25m ² (702 sq.ft)
		Kitchen/Food Prep Room					64.00m ² (689 sq.ft)
		Rear Storeroom					29.17m ² (314 sq.ft)
		Customer Washroom/WC, Staff Washroom/WC					8.37m ² (90 sq.ft)
		Store Room					4.68sq.m (50 sq.ft)
		First Floor Offices (net internal area)					26.04m ² (284 sq.ft)
		Store					2.06m ² (28 sq.ft)
Ground Floor Shop – No. 266	Vacant	Front Sales Area			£7,000 pa		
		Rear Sales Area					24.55m ² (264 sq.ft)
		Rear Staffroom/Kitchen					20.47m ² (220 sq.ft)
		Washroom/Wc, Understair Storage Cupboard					7.92m ² (85 sq.ft)
First Floor offices	Vacant	Four Rooms					
		Rear Washroom/WC, Rear Bathroom/WC	105.53m ² (1,136 sq.ft)				
Second Floor offices	Vacant	Five Rooms					
		Washroom/WC, 2 Full Bathrooms each with WC	117.99m ² (1,270 sq.ft)				
Current rent reserve					£14,000 pa		

LOT 63 **104 Hurst Street, Widnes, Cheshire WA8 0EF**
VACANT RESIDENTIAL Guide price **£25,000+**



Not to scale. For identification purposes only

A vacant 2 bedroomed middle terrace property benefiting from double glazing. Following refurbishment the property would be suitable for investment purposes.

Situated
 Off St Marys Road and Mersey Road in a popular and well established residential location.

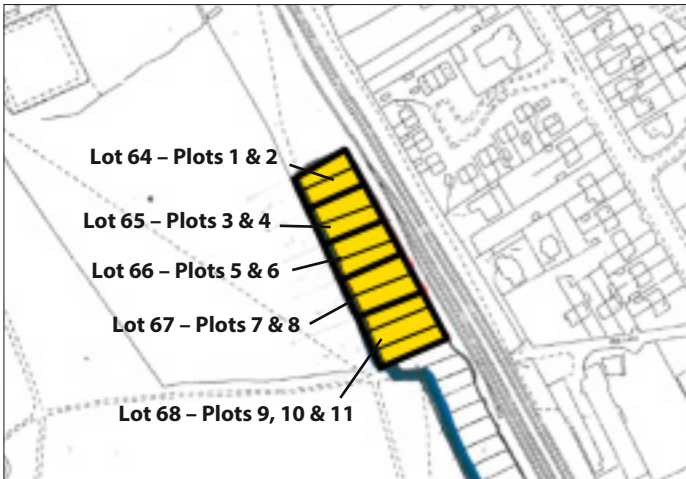
First Floor
 2 Bedrooms.

Outside
 Yard to the Rear.

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

EPC Rating
 D

LOT 64-68 **Plots 1-11 To The South Of Wrenthorpe Road, Wakefield WF2 0TY**
LAND WITH POTENTIAL Guide price NIL-RESERVE



Not to scale. For identification purposes only

11 vacant freehold adjoining plots of land which form part of a 4.17 acre site to be offered as four X 2 plots and one X 3 Plots. The land would be suitable for a variety of different uses subject to any necessary planning consents to include possible mobile telephone masts, however potential purchasers should make their own enquiries. The plots have right of way over adjoining land by foot on the footpath shown in blue at all times day or night and can be found just past Fox Lane.

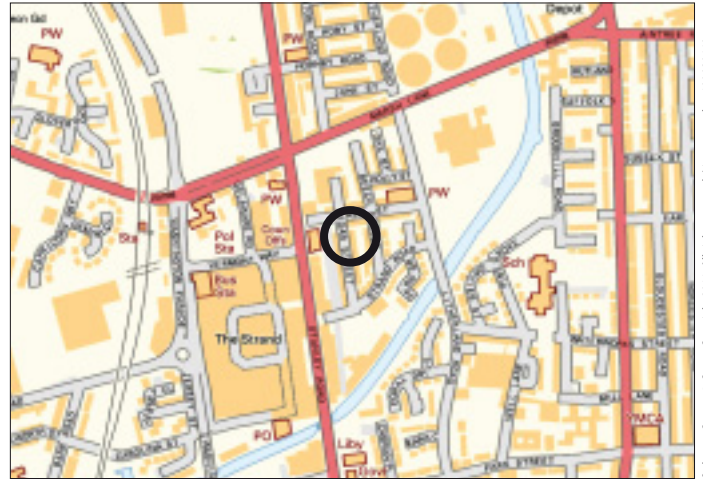
Situated
 The land is located to the north of Hornbeam Avenue and Alder Avenue in Wakefield south of Leeds facing the very busy Leeds to Wakefield Train Lines. Transport links for Wakefield include road networks of the M1 and M62 Motorways.

Note
 On exchange the buyer will be responsible to pay a contribution of £740 towards the vendor's legal fees plus a further £350.00 plus vat towards auctioneers selling costs. Please refer to the special conditions.

LOT
69

33 Ash Street, Bootle, Liverpool L20 3EY
VACANT RESIDENTIAL

Guide price **£35,000–£40,000**



Not to scale. For identification purposes only

A vacant 2 bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for occupation or investment purposes following repair and modernisation.

Situated

Off Litherland Road in a popular residential location within walking distance to Bootle Strand Shopping Centre.

Ground Floor

Hall, Lounge, Dining room, Kitchen.

First Floor

2 Bedrooms, Bathroom/W.C.

Outside

Yard to the rear.

EPC Rating

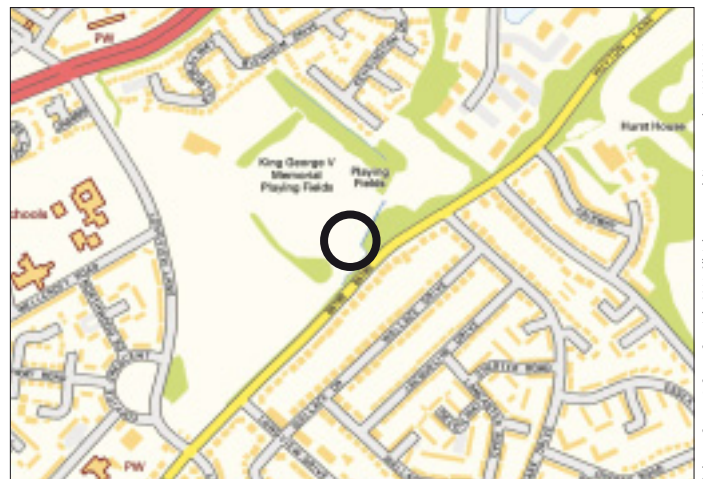
D

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LOT
70

212 Huyton Lane, Liverpool L36 1TQ
VACANT RESIDENTIAL

Guide price **£125,000+**



Not to scale. For identification purposes only

A vacant extended 3 bedroomed semi detached property benefitting from double glazing, central heating, front and rear gardens, off road parking and a garage. Following modernisation and refurbishment the property would be suitable for occupation or investment purposes.

Situated

Fronting Huyton Lane at it's junction with Hurst Park Drive in a popular and well established residential location within a

short distance to Huyton village amenities and schooling.

Ground Floor

Hall, Dining Room, Lounge, W.C., Kitchen/Morning Room

First Floor

3 Bedrooms, Bathroom/W.C and walk in shower.

Outside

Front and rear gardens. Driveway. Garage.

EPC Rating

E

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A substantial double fronted three storey detached property on a good sized plot which would be suitable for investment or redevelopment purposes following repair and modernisation.

Situated

Fronting Roe Lane which is a continuation of Moss Lane in a popular and well established residential location within close proximity to local amenities and Lord Street shopping parade.

Ground Floor

Main Entrance Hallway.
Cellar
3 Rooms.

Ground Floor

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

Flat 2 – Hall, Lounge, Bedroom, Kitchen, Bathroom/WC.

Flat 3 – Lounge/Bedroom, Kitchen, Bathroom/WC.

First Floor

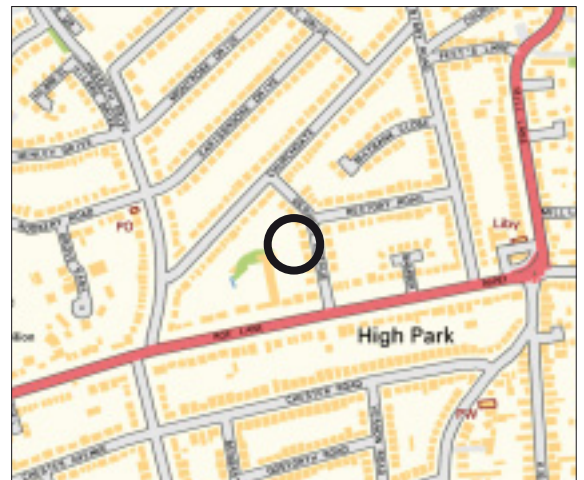
Flat 4 – Lounge/Bedroom, Kitchen, Bathroom/WC. **Flat 5** – Lounge, Kitchen, Bedroom, Bathroom/WC. **Flat 6** – Lounge/Bedroom, Kitchen, Bathroom/WC.

Second Floor

Flat 7 – Lounge/Bedroom, Kitchen, Bathroom/WC. **Flat 8** – Lounge/Bedroom, Kitchen, Bathroom/WC. **Flat 9** – Lounge/Bedroom, Kitchen, Bathroom/WC.

Outside

Driveway to fit several cars, Large Gardens and Detached Garage.



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LOT
72

25 Pond Green Way, St. Helens, Merseyside WA9 3SD

RESIDENTIAL INVESTMENT

Guide price **£45,000–£50,000**



Not to scale. For identification purposes only

A 3 bedroomed town house currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum. The property benefits from double glazing, central heating and gardens front and rear.

Situated

Off Berrys Lane and Moss Lane

First Floor

3 Bedrooms, Bathroom/W.C.

Ground Floor

Hall, Through lounge, Kitchen

Outside

Gardens front and rear.

EPC Rating

D

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LOT
73

96 Salisbury Road, Wavertree, Liverpool L15 2HU

RESIDENTIAL INVESTMENT

Guide price **£140,000+**



Not to scale. For identification purposes only

A semi detached property currently let to 6 students fully furnished producing £23,400 per annum to include all services. The property has recently been refurbished and is in good order throughout and benefits from double glazing, central heating and off road parking.

Situated

Between Smithdown Road and Lawrence Road in a popular residential location approximately 2.5 miles from Liverpool City Centre and within close proximity to Local Amenities.

Ground Floor

Hall, 1 Letting room, Communal Lounge, Kitchen/Breakfast room, Bathroom/W.C

First Floor

4 Letting rooms, Bathroom/W.C.

Second Floor

1 Letting room.

Outside

Rear Garden and Driveway.

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LOT
74

Apartment 1, 27 Lilley Road, Liverpool L7 0LP VACANT RESIDENTIAL

Guide price **£5,000 +**



Not to scale. For identification purposes only

The property comprises a fire damaged ground floor flat within a semi detached building arranged over ground and two upper floors. We understand the property provides one Bedroom accommodation.

Situated

The property is situated off Prescott Road in the residential area of Fairfield approximately 2 miles east of Liverpool City Centre.

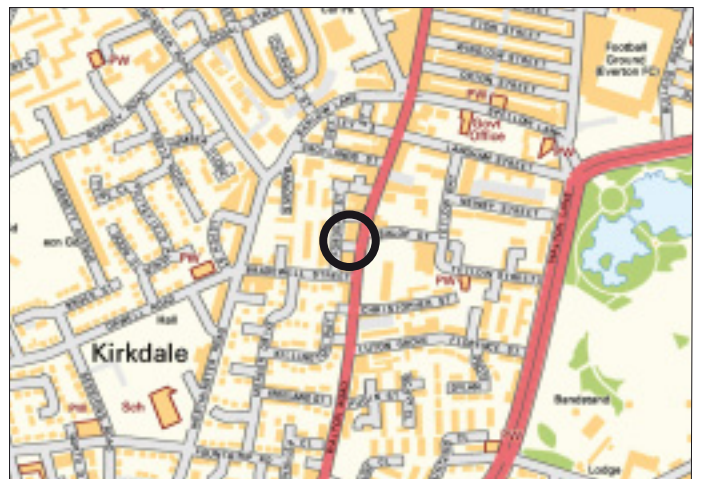
Note

We have not carried out an internal inspection.

LOT
75

193/193a Walton Road, Liverpool L4 4AJ COMMERCIAL INVESTMENT

Guide price **£50,000 +**



Not to scale. For identification purposes only

A three storey middle terraced property comprising of a ground floor retail unit together with a 2 bedroomed flat above. The ground floor is currently let as a ladies hairdressers on a 1 year lease producing £2,400 per annum. The lease has expired and has been holding over since January 2007. The flat above is let on an Assured Shorthold Tenancy producing £2,860 per annum. The first floor benefits from double glazing and central heating.

Situated

Fronting Walton Road opposite it's junction with Salop Street in an

established location approximately 2.5 miles north of Liverpool City Centre.

Ground Floor

Salon, Rear Room/Kitchen.

First Floor Flat

Lounge, Kitchen, Bathroom/WC.

Second Floor

2 Bedrooms.

Outside

Yard to the rear.

LOT
76

39 Oxford Road, Huyton, Liverpool L36 1XF
VACANT RESIDENTIAL

Guide price **£60,000 +**



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A 3 bedroomed semi-detached property suitable for investment or occupation. The property benefits from front and rear gardens and off road parking.

Situated

On Oxford Road, which is located between Whiston Lane and Hurst Park Drive, in a popular and established residential location offering easy access to local amenities and schooling.

Ground Floor

Porch, lounge and dining kitchen.

First Floor

3 Bedrooms
Bathroom/WC

Not to scale. For identification purposes only

Outside

Off road parking, front and rear gardens.

EPC Rating

C

LOT
77

39 Grosvenor Road, Wavertree, Liverpool L15 0EY
VACANT RESIDENTIAL

Guide price **£45,000 +**



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A vacant 2/3 bedroomed middle terraced property benefitting from central heating. Following refurbishment the property would be suitable to let to 4 students, a family or for owner occupation. There is potential to convert to a 3 bedroomed property by keeping the ground floor bathroom and converting the first floor bathroom to a bedroom.

Situated

Just off Picton Road in a popular and well established residential location within close proximity to local amenities, schooling

and approximately 3 miles from Liverpool City Centre.

Not to scale. For identification purposes only

Ground Floor

Hall, Lounge, Dining Room, Kitchen, Wetroom/wc

First Floor

2 Bedrooms, Bathroom/WC.

Outside

Yard to the Rear.

LOT
78

Hollystead House, 14 Old Mill Lane, Wavertree, Liverpool L15 8LN

VACANT RESIDENTIAL

Guide price **£350,000 +**



A detached grade II listed period property formerly used as a 16 bedrooed care home. Set within a substantial site extending to 0.51 ha (1.25 acres), the property is arranged over basement, ground, first and second floors, and retains many of its original features and benefits from a passenger lift to first floor level. There are additional out buildings attached to the main dwelling house. The property may be suitable for investment, owner occupation or redevelopment subject to the necessary planning consents.

Situated

The property is situated within the heart of Wavertree on an established and popular residential area served by an excellent range of local amenities.

Basement

Games room, training room, ancillary rooms, storage area.

Ground Floor

Entrance hall, 2 reception rooms, dining room with kitchenette, office, kitchen, storage rooms, 6 bedrooms, 2 bathrooms.

First Floor

10 bedrooms, bathroom, shower room.

Second Floor

Bathroom, office, staff quarters, kitchen, office.

Outside

Car parking area, gardens.

EPC Rating

D



Not to scale. For identification purposes only

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Not to scale. For identification purposes only

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LOT
79

43 Rickman Street, Liverpool L4 1RL
VACANT RESIDENTIAL

Guide price **£35,000–£40,000**



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Not to scale. For identification purposes only

A 2 bedrooled end of terrace property benefiting from new carpeting, double glazing and central heating. The gable end has recently been rendered. The property is in good order throughout and would be suitable for immediate investment purposes.

Situated

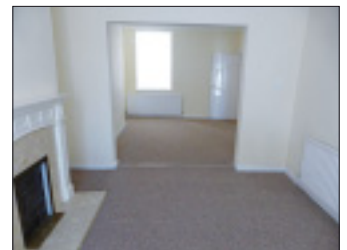
Off Orwell Road in an established and popular residential location within close proximity to local amenities and approximately 2 miles from Liverpool City Centre.

Ground Floor

Hall, through living room, Kitchen.

First Floor

2 Bedrooms, Bathroom/W.C.



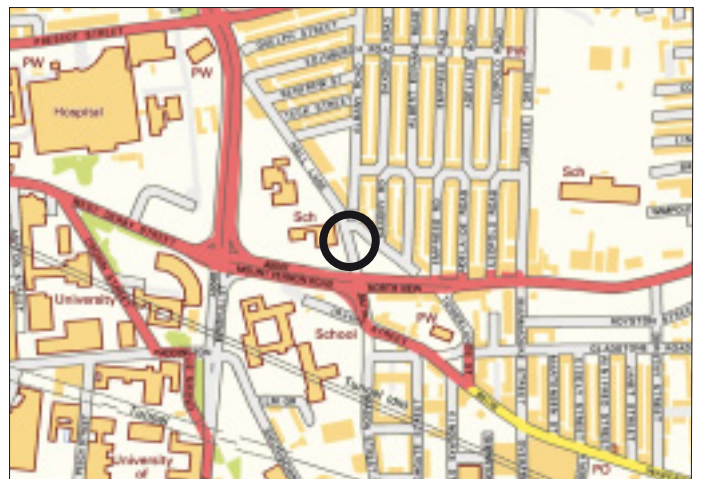
Outside

Yard to the rear.

80

147 Albert Edward Road, Liverpool L7 8SA
VACANT RESIDENTIAL

Guide price **£70,000**



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Not to scale. For identification purposes only

A vacant 2 bedrooled middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or student investment purposes.

Situated

Off Kensington High Street and Edge Lane in an established and popular residential location within easy access to Liverpool City Centre

Ground Floor

Hall, Through living room, kitchen.

First Floor

Two bedrooms, bathroom/WC

Outside

Yard to the rear.

LOT
81

18 Queens Road, Birkenhead, Merseyside CH42 1QY
VACANT RESIDENTIAL

Guide Price **£120,000+**



Not to scale. For identification purposes only

A three storey semi detached property which has been converted to provide 3 self contained flats. The property benefits from double glazing and central heating and is suitable for immediate investment purposes.

Situated

Fronting Queens Road which is off Chester Road (B5136) in Rock Ferry, in a popular and well established residential location within close proximity to local amenities and transport links.

Ground Floor

Entrance Hallway.
Flat 1 – Lounge, 3 Bedrooms, Kitchen, Bathroom/WC, Store Room.

First Floor

Flat 2 – Lounge, 2 Bedrooms, Kitchen, Bathroom/WC.

Second Floor

Flat 3 – Lounge, Bedroom, Kitchen, Bathroom/WC, Store Room.

Outside

Parking to the front and rear yard.

EPC Rating

Flat 1 – D

Flat 2 – F

Flat 3 – E/F

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LOT
82

4a Ling Street, Liverpool L7 2QF
VACANT RESIDENTIAL

Guide price **£5,000 +**



Not to scale. For identification purposes only

The property comprises a 2 storey former workshop/warehouse suitable for re-development subject to any necessary planning consents.

Situated

Set back off Ling Street just off Holt Road in an established residential location approximately 2 miles from Liverpool City Centre.

Note

We have not carried out an internal inspection.

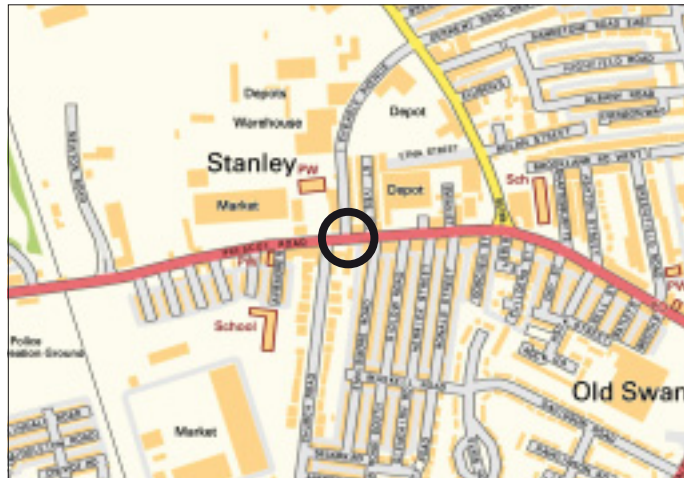
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LOT
83

323 Prescot Road, Old Swan, Liverpool L13 3BS

COMMERCIAL INVESTMENT

Guide price **£35,000–£40,000**



Not to scale. For identification purposes only

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A ground floor retail unit currently trading as a Cafe by way of a 5 year lease from 2012 producing £5,200 per annum. The property benefits from electric steel roller shutters.

Situated

Fronting Prescot Road on a busy main road position approximately 4 miles from Liverpool City Centre.

Outside

Yard to the rear.

Ground Floor

Cafe, Rear Room, Kitchen, WC

LOT
85

65 Mossville Road, Liverpool L18 7JN
VACANT RESIDENTIAL

Guide price **£90,000 +**



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A 3 bedroomed modern semi-detached property benefiting from central heating and double glazing. Following refurbishment the property would be suitable for occupation or investment purposes. There are signs of movement and we believe this is non-progressive, however, potential purchasers should make their own enquiries.

Situated

On the right hand side of Mossville Road when proceeding from Pitville Avenue close to the junction with Storrsdale Road in a much sought

after residential location with easy access to Rose Lane and Allerton Road amenities.

Ground Floor

Porch, Hall, Lounge/Dining Room, Kitchen.

First Floor

3 Bedrooms, Bathroom/WC

Outside

Front and Rear Gardens. Garage.

EPC Rating

E

LOT
86

34 Coniston Street, Liverpool L5 6QZ
VACANT RESIDENTIAL

Guide price **£30,000 +**



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A vacant 2 bedroomed middle terraced property benefiting from majority double glazing, central heating and a rear garden. The property would be suitable for occupation or investment purposes following refurbishment and modernisation. The property is sold subject to a long Leasehold with 44 years remaining.

Situated

Off Breck Road conveniently situated for local amenities and easy access to Liverpool City Centre.

Ground Floor

Hall, Through Lounge, Kitchen/ Diner.

First Floor

2 Bedrooms, Bathroom with new suite/W.C.

Outside

Rear garden, with off road parking.

On Behalf of a Housing Association

LOT
87

29a/b Bond Street, Leigh, Lancashire WN7 1AG

VACANT RESIDENTIAL

Guide price **£40,000–£45,000**



Not to scale. For identification purposes only

A mid terraced property converted to provide 2x1 bed roomed flats benefitting from double glazing and central heating. The property would be suitable for investment purposes following decoration.

Outside
Rear Yard

Situated

off Lord Street which in turn is off Market Place in a popular residential location a short distance from Leigh Town Centre.

Ground Floor

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

First Floor

Flat 2 – Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

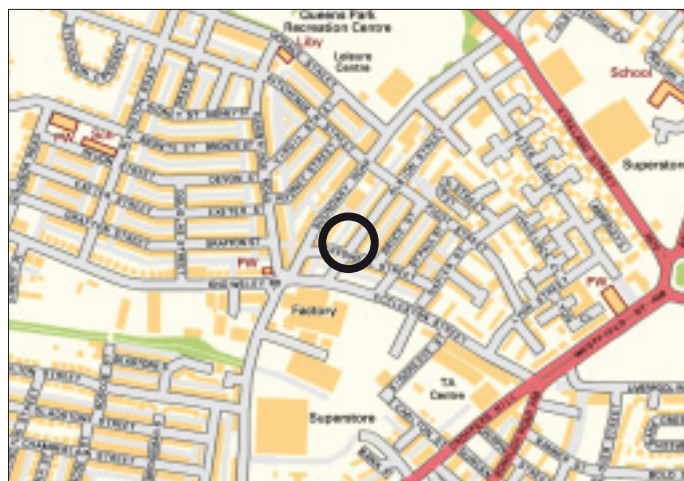
On Behalf of a Housing Association

LOT
88

181 Albion Street, St. Helens, Merseyside WA10 2HA

VACANT RESIDENTIAL

Guide price **£30,000 +**



Not to scale. For identification purposes only

A vacant 3 bed roomed middle terrace property benefiting from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes.

Outside
Rear Yard.

Situated

Between Pigot Street and Eccleston Street in a well established residential location.

Ground Floor

Lounge, Kitchen/Diner, Bathroom/WC.

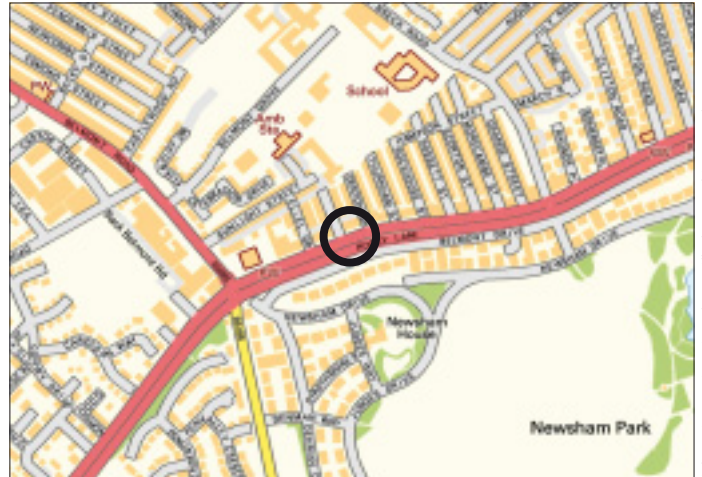
First Floor

3 Bedrooms.

LOT
89

33 Rocky Lane, Anfield, Liverpool L6 4BA
RESIDENTIAL INVESTMENT

Guide Price **£85,000+**



Not to scale. For identification purposes only

A three storey dormer style 6 bedrooomed middle terraced property currently let to 5 tenants by way of Assured Shorthold Tenancies producing £20,800 per annum, to include all services. When fully let the property could produce an income of £25,000. The property is fully HMO compliant, is in good order throughout and benefits from double glazing and central heating.

Situated

Fronting Rocky Lane in a popular and well established residential location within walking distance to

Tuebrook amenities, Newsham Park and approximately 3 miles from Liverpool city centre.

Basement

Not Inspected.

Outside

Yard to the Rear.

Ground Floor

Entrance Hall, 1 Letting Room, Communal Lounge, Kitchen/Diner.

First Floor

3 Letting Rooms, Bathroom/WC.

Second Floor

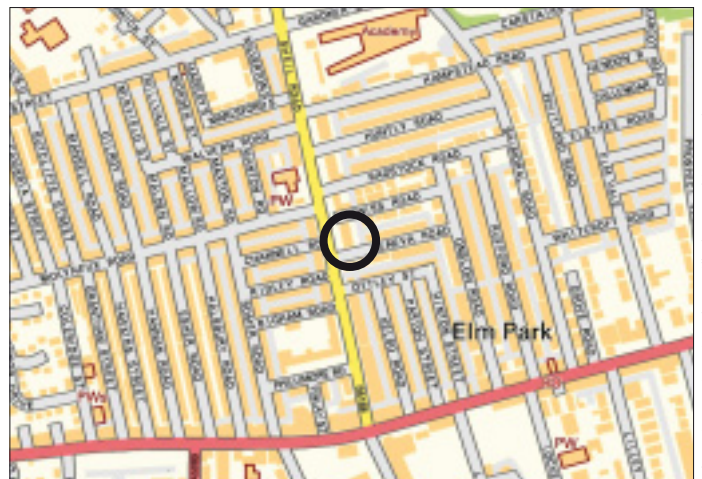
2 Letting Rooms, Bathroom/WC.

On Behalf of a Housing Association

LOT
90

60 Sheil Road, Liverpool L6 3AE
VACANT RESIDENTIAL

Guide price **£35,000-£40,000 +**



Not to scale. For identification purposes only

A three storey 5 bedrooomed end of terrace property in need of a full upgrade and refurbishment scheme.

Situated

Fronting Sheil Road on the corner of Ottley Street in a popular residential location within close proximity to local amenities, Newsham Park and approximately 3 miles from Liverpool City Centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen, WC

First Floor

3 Bedrooms, Bathroom/WC

Second Floor

2 Further Bedrooms.

Outside

Yard to the rear.

LOT
91

30 Bankville Road, Birkenhead, Merseyside CH42 6PL

VACANT RESIDENTIAL

Guide price **£40,000–£45,000**



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Not to scale. For identification purposes only

A vacant 3 bedrooed middle terraced property benefiting from double glazing and central heating. Following repair and modernisation the property would be suitable for investment purposes.

Situated

Off Well Lane which in turn is off Church Road in a well established residential location.

First Floor

3 Bedrooms, Bathroom/WC.

Outside

Yard to the Rear.

Ground Floor

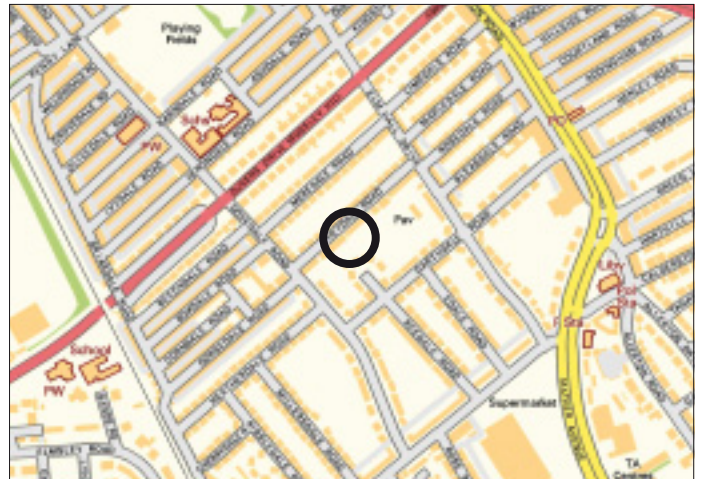
Hall, Through Living Room, Kitchen.

LOT
92

29 Heydale Road, Allerton, Liverpool L18 5JG

VACANT RESIDENTIAL

Guide price **£150,000 +**



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Not to scale. For identification purposes only

A vacant 3 bedrooed semi-detached property benefiting from double glazing, central heating, front & rear gardens, garage and driveway. Following repair and modernisation the property would be suitable for occupation, resale or investment purposes. There is also potential to extend to the side and rear.

Situated

Off Dovedale Road in a very popular residential location within walking distance to Allerton Road amenities, local schooling and approximately 5 miles from Liverpool City Centre.

Ground Floor

Hall, Lounge, Dining Room, Kitchen.

First Floor

3 Bedrooms, Bathroom and Separate WC.

Outside

Gardens Front & Rear, Garage, Driveway.

EPC Rating

F

LOT
93

2 Scorton Street, Liverpool L6 4AS
VACANT RESIDENTIAL

Guide price **£25,000–£30,000**



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A vacant 2 bedroomed end terrace property benefiting from double glazing. Following modernisation the property would be suitable for investment purposes.

Situated

Off Rocky Lane in a popular residential location within easy reach of Tuebrook Amenities, schooling and approximately 2 miles from Liverpool City Centre.

Ground Floor

Front Living room, Rear Living Room, Kitchen, Bathroom/WC.

First Floor

Two bedrooms.

Not to scale. For identification purposes only

Outside

Yard to the rear.

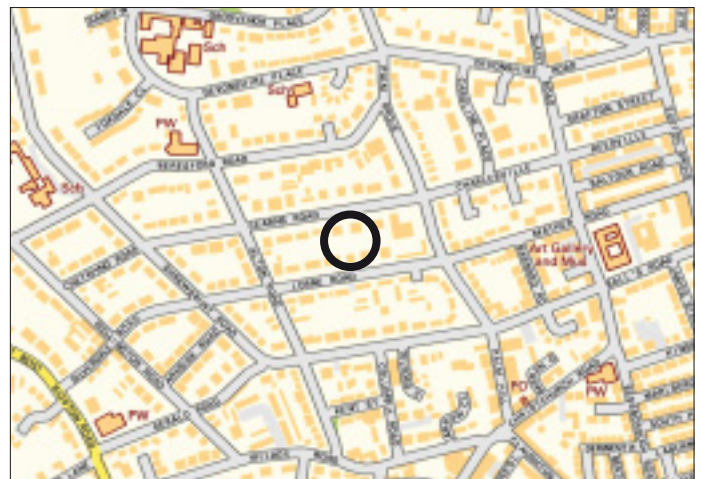
EPC Rating

C

LOT
94

Flat 9 Ainsley House, 5 Cearns Road, Prenton, Merseyside CH43 1XF
VACANT RESIDENTIAL

Guide Price **£20,000–£25,000**



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A vacant 2 bedroomed garden flat which following a full refurbishment scheme would be suitable for occupation or investment purposes.

Situated

Between Palm Grove and Alton Road in a popular and well established residential location within close proximity to local amenities.

First Floor

Entrance Hallway.

Flat – Reception Room, Kitchen, 2 Bedrooms, Bathroom/WC.

Outside

Communal Gardens and Parking.

Not to scale. For identification purposes only

EPC Rating

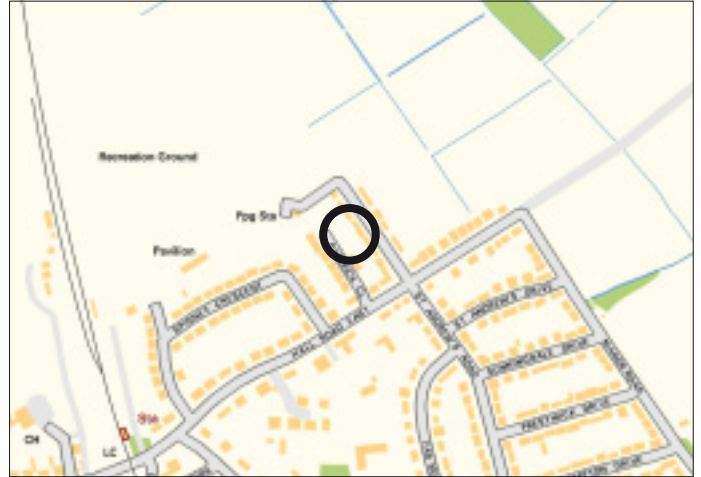
G

LOT
95

43 St. Andrews Road, Blundellsands, Liverpool L23 8UA

VACANT RESIDENTIAL

Guide Price **£250,000+**



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Not to scale. For identification purposes only

A 4 bedroomed double fronted detached property benefiting from double glazing, central heating and attached garage. Following an upgrade and modernisation the property would be suitable for occupation, resale or investment purposes. The property also has the potential to extend and provide a loft conversion.

Situated

Off Hall Road East in a sought after location within easy reach of Crosby Village Amenities, schooling and approximately 5 miles from Liverpool City Centre.

Ground Floor

Hall, Lounge, Dining room, Breakfast Kitchen, Utility area, W.C.

First Floor

4 Bedrooms plus storage room, Bathroom, Separate W.C.

Outside

Large rear garden, front garden and Driveway, Garage.

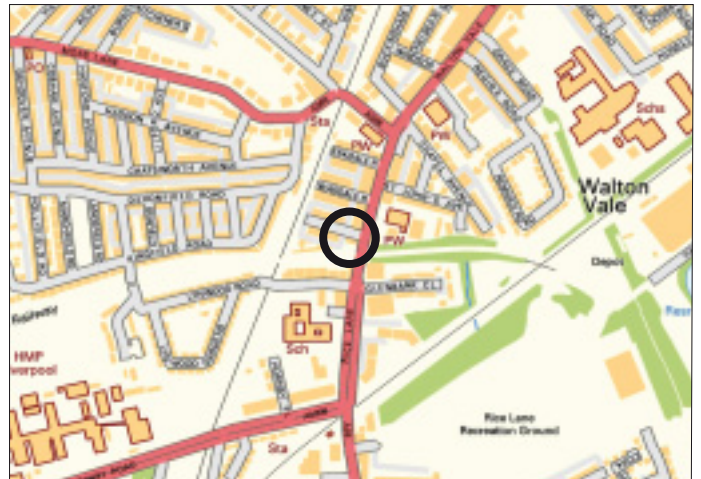


LOT
96

469 Rice Lane, Liverpool L9 8AP

VACANT MIXED USE

Guide Price **£70,000+**



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Not to scale. For identification purposes only

A substantial three storey end of terraced property comprising of a ground floor retail unit together with two floors of accommodation above. The property has previously been used as offices and could easily be converted to provide a self contained flat, subject to any necessary planning consents. The ground floor would be suitable for a number of uses. The property benefits from steel roller shutters and double glazing.

Situated

Fronting Rice Lane on the corner of Mosedale Road on a busy main road position within walking distance to Walton Vale amenities.

Ground Floor

Shop – Main Sales Area

First Floor

Landing, Kitchen, WC, 1 Large Room.

Second Floor

3 Rooms.

Outside

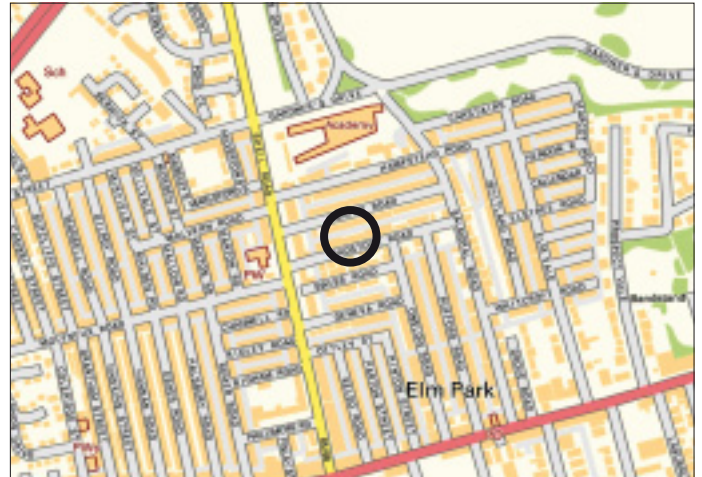
Yard to the Rear.

On Behalf of a Housing Association

LOT
97

18 Huntley Road, Liverpool L6 3AJ
VACANT RESIDENTIAL

Guide price **£60,000 +**



Not to scale. For identification purposes only

A three storey semi-detached property converted to provide 3x2 bedroomed flats. The property is in need of a full upgrade and refurbishment scheme.

Situated

Off Sheil Road in an established residential location within walking distance to Newsham Park and Kensington amenities.

Ground Floor

Main Entrance Hallway

Flat 1 – Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

First Floor

Flat 2 – Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

Second Floor

Flat 3 – Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

Outside

Gardens to the front and rear.

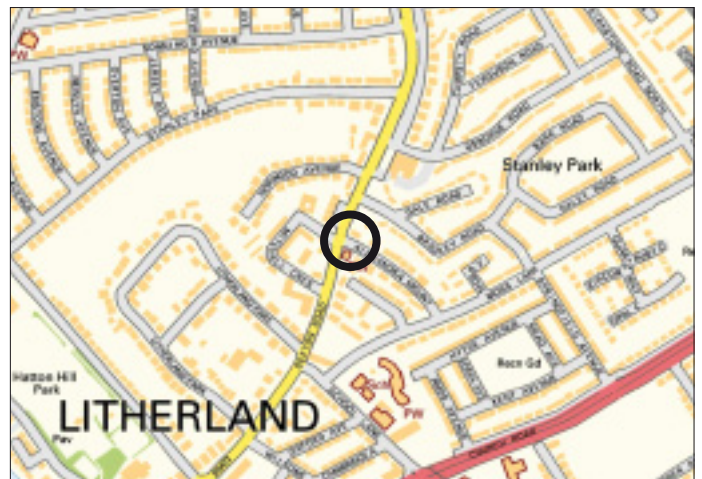
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On Behalf of a Housing Association

LOT
98

1 Alexandra Mount, Liverpool L21 7PN
VACANT RESIDENTIAL

Guide Price **£90,000+**



Not to scale. For identification purposes only

A substantial three storey dormer style semi detached property plus basement converted to provide 3 self contained flats. The property is in need of a full refurbishment scheme and benefits from central heating, gardens and a driveway.

Situated

Fronting Alexandra Mount on the corner off Sefton Road in a very popular and well established residential location within easy reach of local amenities, schooling

and approximately 5 miles from Liverpool City Centre.

Basement

Not inspected.

Ground Floor

Main Entrance Hallway.

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

First Floor

Flat 2 – Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Second Floor

Flat 3 – Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Outside

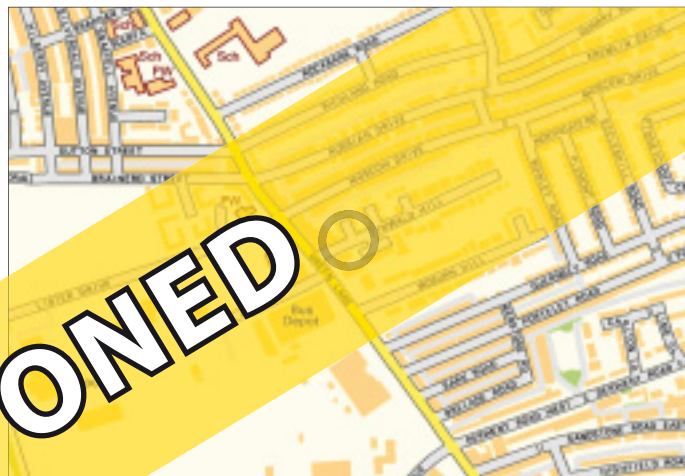
Gardens front and rear. Driveway.

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99

5 Tynwald Hill, Liverpool L13 7DN
VACANT RESIDENTIAL

Guide price **£50,000 +**



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POSTPONED

A 3 bedroomed semi-detached property with double glazing, central heating, gas and road parking. Following an upgrade and decoration the property would be suitable for occupation, resale or investment purposes.

Situated
Off Green Lane in an established and popular residential location within close proximity to Old Swan and Tuebrook amenities, schooling

and approximately 3 miles from Liverpool City Centre.

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

Not to scale. For identification purposes only

First Floor
3 Bedrooms.

Outside
Gardens Front & Rear, Driveway.

2014 Auction Dates

Closing

18th January

22nd March

10th May

21st June

9th August

20th September

8th November

Auction

Wednesday 12th February

Wednesday 9th April

Wednesday 4th June

Thursday 17th July

Thursday 11th September

Thursday 30th October

Thursday 11th December

COMMERCIAL PROPERTIES FOR SALE



Birch House, 97 Green Lane, Liverpool, L18 2EP

A freehold residential development site close to Calderstones Park and Allerton Road with planning permission for the demolition of the existing building and to erect 9 x three bedroomed apartments. There is also potential to revise planning for 3/4 detached houses. Approximate site area of 0.69 acres (2,800m²).

PRICE – OFFERS IN THE REGION OF £975,000



The Lornes Hotel, 4 Lorne Road, Oxton, CH43 1XB

A fully refurbished & ready to operate (subject to small completion works) 27 en-suite bedroom hotel. The property is a substantial four storey detached building and benefits from a six person lift to all floors and external parking for approximately 20/25 cars. Total site area of approximately 0.35 acres (1,426m²).

PRICE – OFFERS IN THE REGION OF £650,000



Land at Wheathill Road, Huyton, L36 5UR

A potential land development opportunity situated off Wheathill Road (which in turn is a continuation of Naylor's Road) to one boundary, and the M6 Motorway to another boundary. The site is triangular shaped and mainly open fields with established trees on a mainly level site. Total site area of approximately 5.30 hectares (13.12 acres).

**PRICE – UNCONDITIONAL OFFERS IN THE
REGION OF £175,000**



Land at 7, 9, 13 & 15 Fairfield Street, Liverpool, L7

A development opportunity (subject to planning permission). The land provides a cleared rectangular shaped site currently bound by palisade fencing requiring access off Fairfield Street, to be obtained. Total site area of approximately 0.22 acres (884m²).

PRICE – OFFERS IN THE REGION OF £125,000

All enquiries
Jonathan Owen
jonathanowen@suttonkersh.co.uk

Daniel Walsh
daniel.walsh@suttonkersh.co.uk
0151 207 9339

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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.

Notes

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

<p>G14.2 Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made by it or by any company in the same VAT group nor will be prior to COMPLETION.</p> <p>G15. Transfer as a going concern</p> <p>G15.1 Where the SPECIAL CONDITIONS so state:</p> <ul style="list-style-type: none"> • (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and • (b) this CONDITION G15 applies. <p>G15.2 The SELLER confirms that the SELLER</p> <ul style="list-style-type: none"> • (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and • (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION. <p>G15.3 The BUYER confirms that:</p> <ul style="list-style-type: none"> • (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group; • (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within three months after COMPLETION; • (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and • (d) it is not buying the LOT as a nominee for another person. <p>G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence:</p> <ul style="list-style-type: none"> • (a) of the BUYER'S VAT registration; • (b) that the BUYER has made a VAT OPTION; and • (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION. <p>G15.5 The BUYER confirms that after COMPLETION the BUYER intends to:</p> <ul style="list-style-type: none"> • (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and • (b) collect the rents payable under the TENANCIES and charge VAT on them <p>G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a TRANSFER of a going concern then:</p> <ul style="list-style-type: none"> • (a) the SELLER'S conveyance 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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