

NOW INVITING
INSTRUCTIONS
FOR OUR
12 JULY AUCTION

SuttonKersh



1ST FOR AUCTIONS

Thursday 25 May 2017

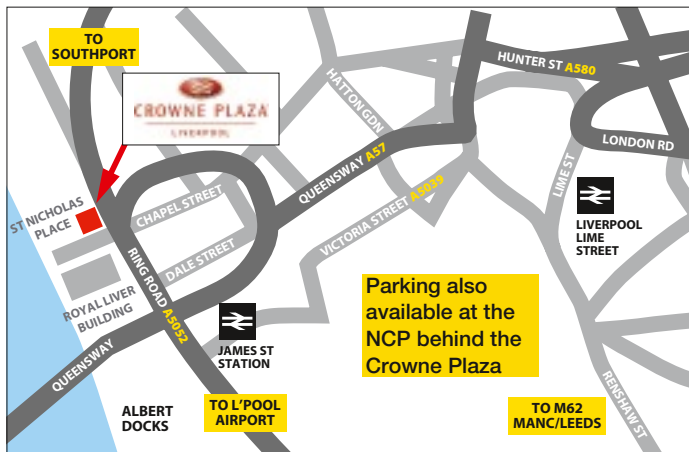
Commencing at 12 noon prompt at

Crowne Plaza 2 St Nicholas Place

Pier Head Liverpool L3 1QW

www.suttonkersh.co.uk

Location



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

Entries are invited from owners or their agents

Please speak to Cathy Holt on **0151 207 6315**

Or email cathy.holt@suttonkersh.co.uk

Auction programme 2017

AUCTION DATES

9th February
29th March
25th May
12th July
14th September
2nd November
14th December

CLOSING DATES

13th January
3rd March
28th April
16th June
18th August
6th October
17th November

Merseyside's leading auction team...



James Kersh BSc (Hons) MRICS
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for free advice or to arrange a free valuation

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Auctioneer's pre-sale announcements

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

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

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

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

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

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

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

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

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

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

10 If you have a question in respect of any of the lots within the catalogue would you please ask one of the Sutton Kersh representatives who will attempt to answer your question during the auction. The auctioneer will not answer any questions whilst the auction is proceeding.

11 Guide Prices shown in the catalogue are merely an approximation and the auctioneer's opinion only. They should not be regarded as anything more. (see definition of Guide Prices below)

12 The auctioneer will not describe each individual property in detail or elaborate on its features or finer points. He will merely state the address, lot number and a very brief description.

13 Please remember it is the bidder's duty to attract the auctioneer's attention.

14 Please bid clearly and do not delay.

15 At the fall of the hammer the successful bidder will be in a binding contract of sale. At this point, an auction runner will come to your place of bidding, take your name and address and details of your solicitor and will lead you to one of the contract tables in the auction room.

Identification details (details of which are available from Sutton Kersh staff) will be required from you. Please make sure that you have the required documentation readily available. If in doubt, please contact Cathy Holt prior to bidding.

You will then be invited to sign the Memorandum or Contract of Sale and provide a 10% deposit cheque subject to a minimum of £3,000 whichever is the greater.

Please note we will not accept cash deposits under any circumstances.

16 We only accept deposit cheques on the basis that there are adequate funds in the account on which the cheque is drawn. We reserve the right to take any action as appropriate against a purchaser whose cheque is not honored on first presentation.

17 A successful purchaser will also be required to pay a Buyer's Administration charge of £750+VAT (£900 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) by cheque made payable to Sutton Kersh.

18 Completion of the sale and payment of the balance of the purchase money is 28 days after the auction unless the conditions of sale provide otherwise.

19 Unless otherwise stated all property is sold subject to a reserve price whether declared or not. (see definition of Reserve Prices below)

20 Please note that purchasers will not be entitled to keys or access to properties until completion of the sale. If access is required it may be arranged through the auctioneers with the express permission of the vendor.

21 Sutton Kersh hold regular property auctions throughout the year.

22 Sutton Kersh operate a substantial dedicated mailing list free of charge to applicants. If you wish to be placed on the mailing list, please give your details to one of our representatives.

* Guide Prices, Reserve Prices and Buyer's Fees

Guide Price

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of

a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price

is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Buyer's Fees

There is a £750+VAT (£900 including VAT @ 20%) buyer's administration charge on each lot purchased (unless stated otherwise in the property description). We strongly recommend all purchasers check the special conditions of sale as other fees may also apply to individual properties.

Auction results **Wednesday 29 March**

LOT	PROPERTY	RESULT	PRICE
1	223 Ford Lane, Ford, Liverpool L21 0HN	Sold	£71,000
2	72 Whittier Street, Liverpool L8 0RF	Sold	£45,000
3	1 Pyllau Dwr, Llanberis, Caernarfon, Gwynedd LL55 4TH	Sold Prior	
4	174 Boaler Street, Kensington, Liverpool L6 6AD	Sold	£57,500
5	220 Boundary Road, St. Helens, Merseyside WA10 2LN	Sold	£58,000
6	Flat 1, 457 Old Chester Road, Birkenhead, Merseyside CH42 2DU	Available At	£45,000
7	112 Starcliffe Street, Bolton BL3 2PU	Available At	£44,000
8	55 Lower Breck Road, Liverpool L6 4BX	Sold	£44,500
9	50 Hawthorne Road, Bootle, Merseyside L20 2DW	Sold	£40,000
10	94 Rydal Street, Liverpool L5 6QR	Sold	£45,000
11	45 Hero Street, Bootle, Merseyside L20 2HA	Sold After	
12	7 Fairfield Road, Farnworth, Bolton BL4 9QD	Available At	£64,000
13	10 Frogmore Road, Old Swan, Liverpool L13 3AU	Sold After	
14	87 Cambria Street, Liverpool L6 6AP	Sold	£39,500
15	18 Briar Street, Liverpool L4 1RB	Sold	£40,000
16	29a Castle Street, Nelson, Lancashire BB9 0TN	Sold Prior	
17	Flat 2, 14a Walton Park, Liverpool L9 1EZ	Sold After	
18	Land Off Foley Street And Westminster Road, Liverpool L4 4BN	Sold Prior	
19	91 Townsend Lane, Anfield, Liverpool L6 0AY	Sold	£80,000
20	135 Westminster Road, Liverpool L4 4LW	Sold After	
21	42 Chestnut Grove, Wavertree, Liverpool L15 8HS	Sold	£180,000
22	299 Robins Lane, St. Helens, Merseyside WA9 3PN	Sold	£50,000
23	30 Cleveland Street, St. Helens, Merseyside WA9 3BL	Sold	£40,000
24	51 Herrick Street, Liverpool L13 2AG	Sold Prior	
25	43 Woodsome Park, Woolton, Liverpool L25 5HA	Sold After	
26	Offices, Cross House, Sutton Road, St. Helens, Merseyside WA9 3DR	Available At	£250,000
27	29 Hero Street, Bootle, Merseyside L20 2HA	Sold	£52,000
28	Land At Hale View Road/Wilson Road, Liverpool L36 6DD	Sold	£20,000
29	327 Stanley Road, Kirkdale, Liverpool L5 7QF	Available At	£45,000
30	14 Entwistle Street, Darwen, Lancashire BB3 3HS	Sold After	
31	35 Handfield Road, Waterloo, Liverpool L22 0NU	Sold Prior	
32	4 Waltham Road, Liverpool L6 0BL	Available At	£44,000
33	110/112 Argyle Street, Birkenhead, Merseyside CH41 6AG	Available At	£180,000
34	145 Westminster Road, Liverpool L4 4LW	Sold	£97,000
35	5 Market Square, Llandoverly, Dyfed SA20 0AE	Available At	£160,000
36	27 Church Street, Blaenau Ffestiniog, Gwynedd LL41 3HF	Sold After	
37	51 Maddock Street, Stoke-On-Trent ST6 3PW	Withdrawn	
38	407/407a Poulton Road/1&1a Sherlock Lane, Wallasey, Merseyside CH44 4DF	Available At	£115,000
39	26 Claude Road, Liverpool L6 0BT	Sold	£47,500
40	26 Robertshaw Street, Leigh, Lancashire WN7 5SB	Sold Prior	
41	51-53 Blessington Road, Liverpool L4 0RY	Sold Prior	
42	Land & Buildings Off Rutter Street, Liverpool L8 6AG	Withdrawn	
43	148 Ford Road, Wirral, Merseyside CH49 0TQ	Sold	£149,000
44	69 Moss Lane, Orrell Park, Liverpool L9 8AE	Sold	£68,000
45	Roklis Building, 66-74 Liscard Road, Wallasey, Merseyside CH44 8AA	Sold	£200,000
46	The Beresford Arms, 158 Beresford Road, Liverpool L8 4SQ	Sold After	
47	262 Stanley Road, Bootle, Merseyside L20 3ER	Available At	£95,000
48	28 Orwell Road, Liverpool L4 1RQ	Sold	£35,750
49	40 Bedford Road, Bootle, Merseyside L20 7DN	Sold	£44,500
50	9 Radnor Place, Tuebrook, Liverpool L6 4BD	Sold	£173,000
51	16 Luxmore Road, Liverpool L4 5TQ	Available At	£67,000
52	22 Hawarden Avenue, Wavertree, Liverpool L17 2AL	Withdrawn	
53	Moreton Police Station, Chadwick Street, Wirral, Merseyside CH46 7te	Sold Prior	
54	221 - 223 Knowsley Road, Bootle, Merseyside L20 4NU	Available At	£65,000

55	863 Corporation Road, Birkenhead, Merseyside CH41 8JL	Sold After	
56	Flat 1, 11 Peel Road, Bootle, Merseyside L20 4RL	Available At	£25,000
57	Flat 2, 11 Peel Road, Bootle, Merseyside L20 4RL	Available At	£25,000
58	92 Roxburgh Street, Liverpool L4 3TB	Sold After	
59	53 Stonehill Street, Liverpool L4 2QA	Sold	£23,000
60	19 Earl Road, Bootle, Merseyside L20 9BU	Sold Prior	
61	49 Newnham Drive, Ellesmere Port CH65 5AW	Available At	£60,000
62	1a Burleigh Road North, Liverpool L5 1TX	Available At	£50,000
63	9 Hildebrand Close, Liverpool L4 7TH	Withdrawn	
64	1 Paterson Street, Birkenhead, Merseyside CH41 4BG	Sold	£54,000
65	Rose Cottage, Llanerch-Y-Mor, Holywell, Clwyd CH8 9DX	Sold After	
66	86 County Road, Walton, Liverpool L4 3QN	Sold After	
67	256 Park Road, Toxteth, Liverpool L8 4UE	Sold	£101,000
68	The Penthouse, Flat 6, 80 Darby Road, Liverpool L19 9AW	Sold After	
69	28 Kilburn Street, Litherland, Liverpool L21 8HW	Sold Prior	
70	Land At 174 Borough Road, Wallasey, Merseyside CH44 6NJ	Sold	£10,000
71	61-65 Park Green, Macclesfield, Cheshire SK11 7NH	Withdrawn	
72	56 Acresgate Court, Gateacre, Liverpool L25 4uf	Sold After	
73	79 Dowry Street, Oldham, Manchester OL8 2LP	Sold	£58,000
74	10 Norgate Street, Liverpool L4 0RH	Sold	£39,250
75	Trueman Court, Trueman Street, Liverpool L3 2BA	Sold Prior	
76	40 Silverdale Avenue, Tuebrook, Liverpool L13 7EY	Sold Prior	
77	57 Edgeworth Street, St. Helens, Merseyside WA9 3PT	Sold	£42,000
78	11 Windsor Street, Liverpool L8 1XE	Postponed	
79	35 St. Andrew Road, Liverpool L4 2RJ	Sold	£35,000
80	83 Gwendoline Street, Liverpool L8 8EZ	Available At	£55,000
81	43 Station Road, St. Helens, Merseyside WA9 3JH	Sold	£38,250
82	16 Warrenhouse Road, Kirkby, Liverpool L33 9XQ	Sold Prior	
83	22 Hollins Grove Street, Darwen, Lancashire BB3 1HG	Available At	£38,500
84	26 Malden Road, Kensington, Liverpool L6 6BE	Sold After	
85	47 Wellington Street, Farnworth, Bolton B14 7DT	Available At	£48,000
86	25 Changford Green, Kirkby, Liverpool L33 9UH	Sold	£45,000
87	85 Spring Street, Rishton, Blackburn BB1 4LP	Available At	£36,000
88	55 New Hall Lane, Liverpool L11 8LT	Withdrawn	
89	16 Portland Street, Accrington, Lancashire BB5 1RH	Available At	£36,000
90	Land At Stewart Avenue, Sefton L20 9JD	Available At	£140,000
91	38 Ivy Leigh, Tuebrook, Liverpool L13 7EP	Sold Prior	
92	34 Fallowfield Road, Liverpool L15 5BW	Sold	£95,000
93	9 Alexandra Mount, Litherland, Liverpool L21 7PN	Available At	£180,000
94	118 Wellington Road, Wavertree, Liverpool L15 4JN	Sold After	
95	45 Tennyson Street, Bootle, Merseyside L20 4LE	Sold	£39,500
96	41 Marsh Avenue, Bootle, Merseyside L20 0DJ	Sold Prior	
97	100 Darnton Road, Ashton-Under-Lyne, Lancashire OL6 9RJ	Withdrawn	
98	42 Cowper Street, Bootle, Merseyside L20 4RS	Postponed	
99	273 County Road, Walton, Liverpool L4 5PQ	Sold	£45,000
100	78 Spofforth Road, Liverpool L7 6JY	Available At	£49,000
101	69 Jacob Street, Liverpool L8 4TG	Sold After	
102	Flat 5, 46 Marine Road, Pensarn, Abergele, Clwyd LL22 7PR	Withdrawn	
103	5 Bosley Road, Stockport, Cheshire SK3 0NQ	Withdrawn	
104	227 Waterloo Road, Stoke-On-Trent ST6 2JB	Sold	£82,000
105	95 Newlands Street, Stoke-On-Trent ST4 2RG	Available At	£67,500
106	442 Waterloo Road, Stoke-On-Trent ST1 5DL	Sold	£55,000
107	Flats 1 & 2, 188 Beeches Road, West Bromwich, West Midlands B70 6HG	Sold After	
108	20 Balliol Road, Bootle, Merseyside L20 3AB	Sold	£148,000
109	17 Seaforth Road, Seaforth, Liverpool L21 3TB	Available At	£45,000
110	14 Upton Road, Wirral, Merseyside CH46 0PA	Available At	£160,000

111	70 Longfellow Street, Liverpool L8 0QX	Available At	£47,000
112	Flats 1-4, 5 Marine Terrace, Wallasey, Merseyside CH45 7RE	Sold	£207,000
113	229 Walton Village, Liverpool L4 6TH	Sold	£30,000
114	Land Adjacent To 88 Laffak Road, St. Helens, Merseyside WA11 9EH	Sold	£40,000
115	16 Bellamy Road, Liverpool L4 3SD	Sold	£45,000
116	75 Dryden Street, Bootle, Merseyside L20 4RT	Sold After	
117	44 Warrenhouse Road, Kirkby, Liverpool L33 9XQ	Sold Prior	
118	1 Weaver Street, Liverpool L9 1EH	Available At	£44,000
119	58 Queensway, Wallasey, Merseyside CH45 4QB	Available At	£120,000
120	37 Hope Street, Liverpool L1 9DZ	Sold	£280,000
121	The Klub, 62 Digmooor Road, Skelmersdale, Lancashire WN8 9HP	Sold After	
122	14 Yew Tree Road, Walton, Liverpool L9 1AL	Postponed	
123	90 Bedford Road, Liverpool L4 5PZ	Available At	£60,000
124	Flat 5, 59-61 Queens Road, Southport, Merseyside PR9 9HB	Available At	£65,000
125	182 Firs Lane, Leigh, Lancashire WN7 4TT	Sold After	
126	Flat 1, 1 Albany Road, Southport, Merseyside PR9 0JD	Available At	£45,000

Total Realisation = £5,834,400

Auction programme 2017

Auction Dates

9th February

29th March

25th May

12th July

14th September

2nd November

14th December

Closing Dates

13th January

3rd March

28th April

16th June

18th August

6th October

17th November



0151 207 6315
auctions@suttonkersh.co.uk

Bidder's registration and identification form

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

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

Bidder:

First name(s) Surname

Address

Postcode Tel no

Mobile no Email

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

Bidder's solicitor:

Firm Contact name.....

Address

..... Postcode Tel no

Bidder's signature Date

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

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

List A – Photographic evidence of Identity

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 25 May**

For sale by public auction unless sold prior or withdrawn

1	2 Dovedale Road, Mossley Hill, Liverpool L18 1DW	£100,000+
2	51 Ormskirk Street, St. Helens, Merseyside WA10 2SY	£90,000+
3	88 Bardsay Road, Liverpool L4 5SQ	£30,000-£35,000
4	24 Liscard Road, Liverpool L15 0HH	£65,000-£75,000
5	32 Naples Road, Wallasey, Merseyside CH44 7HJ	£25,000+
6	Unit 2a Paula Works, Charnock Road, Liverpool L9 7ET	£20,000+
7	36 Boswell Street, Bootle, Merseyside L20 4RP	£35,000-£40,000
8	90 Bedford Road, Liverpool L4 5PZ	£55,000+
9	407/407a Poulton Road/1&1a Sherlock Lane, Wallasey CH44 4DF	£105,000+
10	49 Newnham Drive, Ellesmere Port CH65 5AW	£50,000-£55,000
11	93 Edgeworth Street, St. Helens, Merseyside WA9 3PP	£35,000+
12	The Old Slaughter House, 26 Snowdon Street, Y Felinheli, Gwynedd LL56 4HQ	£75,000+
13	36 Feltwell Road, Liverpool L4 2TF	£40,000+
14	83 Webster Road, Liverpool L7 4LG	£20,000+
15	54 Arnot Street, Liverpool L4 4ED	£30,000-£35,000
16	25 Wykeham Street, Liverpool L4 1QY	£30,000-£35,000
17	5 Brunswick Street, Garston, Liverpool L19 8LH	£50,000-£60,000
18	Land at Greenfield Road, Greenfield, Holywell, Clwyd CH8 7QU	£100,000+
19	19 Catford Green, Liverpool L24 7RT	£30,000-£35,000
20	89 Bartlett Street, Liverpool L15 0HN	£40,000+
21	70 Longfellow Street, Liverpool L8 0QX	£45,000+
22	55 Leinster Road, Liverpool L13 5SU	£65,000+
23	42 Cowper Street, Bootle, Merseyside L20 4RS	£35,000-£40,000
24	340 Brodie Avenue, Liverpool L19 7NQ	£140,000+
25	54 Curate Road, Liverpool L6 0BZ	£45,000+
26	3 Teilo Street, Liverpool L8 8BS	£45,000-£50,000
27	10 Meadow Avenue, Clock Face, St. Helens, Merseyside WA9 4QR	£55,000+
28	33 Wolverton Street, Liverpool L6 5AH	£45,000-£50,000
29	Flat 5, 59-61 Queens Road, Southport, Merseyside PR9 9HB	£55,000+
30	Land at 6 Boswell Street, Liverpool L8 0RW	£25,000+
31	Kingdom Hall, 4/6 Park Street, Bootle, Merseyside L20 3DG	£70,000+
32	57 Holmes Street, Liverpool L8 0RH	£35,000-£40,000
33	Flat 1, 457 Old Chester Road, Birkenhead, Merseyside CH42 2DU	£35,000+
34	8 Kipling Street, Bootle, Merseyside L20 4QE	£30,000+
35	2 Dorset Avenue, Liverpool L15 2JA	£35,000+
36	37 Spofforth Road, Liverpool L7 6JS	£35,000-£40,000
37	39 Springhill Terrace, Rugeley, Staffordshire WS15 1BT	£90,000+
38	49A Arundel Avenue, Liverpool L17 3BY	£60,000+
39	77 Wendell Street, Liverpool L8 0RG	£35,000+
40	48 Frodsham Street, Birkenhead, Merseyside CH41 9DW	£37,000+
41	1 Riley Street North, Stoke-on-Trent ST6 4BJ	£30,000+
42	75 Gray Street, Bootle, Merseyside L20 4RY	£35,000-£40,000
43	145 Goodison Road, Liverpool L4 4EW	£40,000-£45,000
44	111 Preston Road, Hockley, Birmingham B18 4PL	£80,000+
45	21 Wendell Street, Liverpool L8 0RG	£30,000-£35,000
46	18 Treborth Street, Liverpool L8 3TL	£45,000+
47	8 Edge Street, Stoke-on-Trent ST6 4HJ	£45,000+
48	135 Prioory Road, Liverpool L4 2SG	£95,000+
49	70 Knowsley Road, Bootle, Merseyside L20 4NP	£35,000-£40,000
50	105 Elm Street, Stoke-on-Trent ST6 2HL	£30,000+
51	6 Charing Cross, Birkenhead, Merseyside CH41 6EJ	£55,000+
52	15/17 St. John Street, Stoke-on-Trent ST1 2HP	£68,000+
53	31 Douglas Road, Liverpool L4 2RG	£30,000+
54	19 Elphinstone Road, Stoke-on-Trent ST4 5PB	£60,000+
55	47 Freehold Street, Liverpool L7 0JH	£90,000+
56	89 Cambria Street, Liverpool L6 6AP	£25,000+
57	6 Fowlers Building, 7 Victoria Street, Liverpool L2 5QA	£50,000-£55,000
58	62 Lucerne Road, Wallasey, Merseyside CH44 7HA	£30,000-£35,000
59	250 Newcastle Street, Stoke-on-Trent ST6 3RQ	£30,000+
60	583-585 Prescot Road, Old Swan, Liverpool L13 5UX	£90,000+



Reich Insurance Brokers Ltd in partnership with Sutton Kersh...

T: 0161 834 5464

W: reichinsurance.co.uk

E: david.cramp@reichinsurance.co.uk

SuttonKersh

61	77 Stonefield Road, Liverpool L14 0NX	£30,000–£35,000
62	54 Madison Street, Stoke-on-Trent ST6 5HT	£40,000+
63	98 Peel Road, Bootle, Merseyside L20 4LA	£35,000+
64	66 Priory Road, Liverpool L4 2FZ	£45,000+
65	7 Brick Street, Newton-le-Willows, Merseyside WA12 9PN	£35,000–£40,000
66	69 Alverstone Road, Liverpool L18 1HB	£75,000+
67	64 Winifred Street, Stoke-on-Trent ST1 5DN	£45,000+
68	58 Queensway, Wallasey, Merseyside CH45 4QB	£105,000+
69	51 Sandhead Street, Liverpool L7 6PB	£25,000+
70	33 Colwell Road, Liverpool L14 8XY	£35,000–£40,000
71	Land off Foley Street and Westminster Road, Liverpool L4 4BN	£30,000–£40,000
72	55 Newsham Drive, Liverpool L6 7UQ	£150,000–£175,000
73	6 Richmond Terrace, Liverpool L6 5EA	£135,000+
74	43 Galloway Street, Liverpool L7 6PD	£35,000+
75	52 Burns Street, Bootle, Merseyside L20 4RJ	£35,000–£40,000
76	18 Radnor Close, Halewood, Liverpool L26 1UJ	£70,000–£80,000
77	Units 5 & 6, 67 Bankhall Street, Bootle, Merseyside L20 8DJ	£90,000+
78	20 Briar Street, Liverpool L4 1RB	£35,000–£40,000
79	High Ash, Sandon Bank, Stafford ST18 9TB	£300,000+
80	20 Tudor Street, Liverpool L6 6AQ	£25,000+
81	72 Percy Street, Bootle, Merseyside L20 4PQ	£35,000+
82	Trueman Court, Trueman Street, Liverpool L3 2BA	£350,000+
83	78 Longfellow Street, Liverpool L8 0QX	£20,000–£25,000
84	49 Alverstone Road, Liverpool L18 1HB	£75,000+
85	14 Belhaven Road, Allerton, Liverpool L18 1HH	£80,000+
86	16 Longfellow Street, Bootle, Merseyside L20 4JR	£25,000–£30,000
87	39 St. Andrew Road, Liverpool L4 2RJ	£35,000+
88	Flat 11, Hale Court, Halebank Road, Widnes, Cheshire WA8 8ND	£25,000–£30,000
89	42 Dunluce Street, Liverpool L4 3RQ	£50,000+
90	10 Orange Grove, Liverpool L8 0TD	£45,000–£50,000
91	16 Queens Drive, Walton, Liverpool L4 6SH	£100,000+
92	58 Sunlight Street, Liverpool L6 4AQ	£35,000+
93	Royden House, 83 Park Road North, Birkenhead, CH41 4HD	£600,000+
94	1 Max Road, Liverpool L14 4BG	£45,000+
95	23 Seaforth Road, Liverpool L21 3TX	£30,000–£35,000
96	73 Alverstone Road, Liverpool L18 1HB	£75,000+
97	11 St. Agnes Road, Kirkdale, Liverpool L4 1RS	£25,000+
98	12 Shelley Street, Bootle, Merseyside L20 4LQ	£30,000–£35,000
99	22 Liversidge Road, Birkenhead, Merseyside CH42 0LS	£75,000+
100	58 Connaught Road, Kensington, Liverpool L7 8RP	£75,000+
101	31 Dryden Street, Bootle, Merseyside L20 4RT	£35,000–£40,000
102	202 Stanley Road, Bootle, Merseyside L20 3EP	£225,000–£250,000
103	44 Orwell Road, Liverpool L4 1RQ	£25,000–£35,000
104	18 Orleans Road, Old Swan, Liverpool L13 5XP	£50,000+
105	4 Frederick Street, Widnes, Cheshire WA8 6PG	£40,000+
106	40 Smithdown Road, Liverpool L7 4JG	£65,000+
107	4 Shelley Street, Bootle, Merseyside L20 4LQ	£25,000–£30,000
108	Apartment 11, Forbes House, Score Lane, Liverpool L16 6AN	£85,000+
109	5 Bosley Road, Stockport, Cheshire SK3 0NQ	£80,000+
110	The Strand Tavern, 245 Strand Road, Bootle L20 3HJ	£100,000+
111	203–205 Eaton Road, West Derby, Liverpool L12 2AG	£60,000+
112	Land at Halliwell Street, Chorley, Lancashire PR7 2AL	£100,000+
113	9 Long Lane, Garston, Liverpool L19 6PE	£45,000–£50,000
114	First Floor Flat, 123 Lower Hall Street, St. Helens WA10 1GF	£34,000+
115	15a New Road, Earby, Barnoldswick, Lancashire BB18 6UY	£60,000+
116	4 Merton Crescent, Huyton, Liverpool L36 4LE	£90,000+
117	60 Banner Street, Liverpool L15 0HQ	£45,000+
118	75 Bartlett Street, Liverpool L15 0HN	£50,000+
119	4 Waltham Road, Liverpool L6 0BL	£39,000+
120	54 Plumer Street, Liverpool L15 1EF	£50,000+
121	68 Longfellow Street, Liverpool L8 0QX	£25,000+
122	13 Briar Street, Liverpool L4 1RB	£35,000+
123	3 Whittington House, Beach Road, Litherland, Liverpool L21 2NE	£40,000–£50,000
124	Apt 29, The Reach, 39 Leeds Street, Liverpool L3 2DA	£85,000+

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

Order of sale by type

COMMERCIAL INVESTMENT

- 2 51 Ormskirk Street, St. Helens, Merseyside WA10 2SY
- 106 40 Smithdown Road, Liverpool L7 4JG
- 111 203-205 Eaton Road, West Derby, Liverpool L12 2AG
- 113 9 Long Lane, Garston, Liverpool L19 6PE

DEVELOPMENT OPPORTUNITIES

- 12 The Old Slaughter House, 26 Snowdon Street, Y Felinheli, Gwynedd LL56 4HQ
- 18 Land at Greenfield Road, Greenfield, Holywell, Clwyd CH8 7QU
- 71 Land off Foley Street and Westminster Road, Liverpool L4 4BN
- 82 Trueman Court, Trueman Street, Liverpool L3 2BA
- 93 Royden House, 83 Park Road North, Birkenhead, CH41 4HD
- 38 49A Arundel Avenue, Liverpool L17 3BY
- 110 The Strand Tavern, 245 Strand Road, Bootle L20 3HJ

LAND

- 30 Land at 6 Boswell Street, Liverpool L8 0RW
- 112 Land at Halliwell Street, Chorley, Lancashire PR7 2AL

RESIDENTIAL INVESTMENT

- 3 88 Bardsay Road, Liverpool L4 5SQ
- 5 32 Naples Road, Wallasey, Merseyside CH44 7HJ
- 19 19 Catford Green, Liverpool L24 7RT
- 21 70 Longfellow Street, Liverpool L8 0QX
- 22 55 Leinster Road, Liverpool L13 5SU
- 26 3 Teilo Street, Liverpool L8 8BS
- 33 Flat 1, 457 Old Chester Road, Birkenhead, Merseyside CH42 2DU
- 43 145 Goodison Road, Liverpool L4 4EW
- 48 135 Priory Road, Liverpool L4 2SG
- 53 31 Douglas Road, Liverpool L4 2RG
- 57 6 Fowlers Building, 7 Victoria Street, Liverpool L2 5QA
- 66 69 Alverstone Road, Liverpool L18 1HB
- 69 51 Sandhead Street, Liverpool L7 6PB
- 72 55 Newsham Drive, Liverpool L6 7UQ
- 73 6 Richmond Terrace, Liverpool L6 5EA
- 84 49 Alverstone Road, Liverpool L18 1HB
- 87 39 St. Andrew Road, Liverpool L4 2RJ
- 90 10 Orange Grove, Liverpool L8 0TD
- 92 58 Sunlight Street, Liverpool L6 4AQ
- 96 73 Alverstone Road, Liverpool L18 1HB
- 99 22 Liversidge Road, Birkenhead, Merseyside CH42 0LS
- 103 44 Orwell Road, Liverpool L4 1RQ
- 118 75 Bartlett Street, Liverpool L15 0HN
- 122 13 Briar Street, Liverpool L4 1RB

VACANT COMMERCIAL

- 6 Unit 2a Paula Works, Charnock Road, Liverpool L9 7ET
- 9 407/407a Poulton Road/1&1a Sherlock Lane, Wallasey CH44 4DF
- 31 Kingdom Hall, 4/6 Park Street, Bootle, Merseyside L20 3DG

- 51 6 Charing Cross, Birkenhead, Merseyside CH41 6EJ
- 60 583-585 Prescot Road, Old Swan, Liverpool L13 5UX
- 64 66 Priory Road, Liverpool L4 2RZ
- 77 Units 5 & 6, 67 Bankhall Street, Bootle, Merseyside L20 8DJ
- 102 202 Stanley Road, Bootle, Merseyside L20 3EP

VACANT RESIDENTIAL

- 1 2 Dovedale Road, Mossley Hill, Liverpool L18 1DW
- 4 24 Liscard Road, Liverpool L15 0HH
- 7 36 Boswell Street, Bootle, Merseyside L20 4RP
- 8 90 Bedford Road, Liverpool L4 5PZ
- 10 49 Newnham Drive, Ellesmere Port CH65 5AW
- 11 93 Edgeworth Street, St. Helens, Merseyside WA9 3PP
- 13 36 Feltwell Road, Liverpool L4 2TF
- 14 83 Webster Road, Liverpool L7 4LG
- 15 54 Arnot Street, Liverpool L4 4ED
- 16 25 Wykeham Street, Liverpool L4 1QY
- 17 5 Brunswick Street, Garston, Liverpool L19 8LH
- 20 89 Bartlett Street, Liverpool L15 0HN
- 23 42 Cowper Street, Bootle, Merseyside L20 4RS
- 24 340 Brodie Avenue, Liverpool L19 7NQ
- 25 54 Curate Road, Liverpool L6 0BZ
- 27 10 Meadow Avenue, Clock Face, St. Helens, Merseyside WA9 4QR
- 28 33 Wolverton Street, Liverpool L6 5AH
- 29 Flat 5, 59-61 Queens Road, Southport, Merseyside PR9 9HB
- 32 57 Holmes Street, Liverpool L8 0RH
- 34 8 Kipling Street, Bootle, Merseyside L20 4QE
- 35 2 Dorset Avenue, Liverpool L15 2JA
- 36 37 Spofforth Road, Liverpool L7 6JS
- 37 39 Springhill Terrace, Rugeley, Staffordshire WS15 1BT
- 39 77 Wendell Street, Liverpool L8 0RG
- 40 48 Frodsham Street, Birkenhead, Merseyside CH41 9DW
- 41 1 Riley Street North, Stoke-on-Trent ST6 4BJ
- 42 75 Gray Street, Bootle, Merseyside L20 4RY
- 44 111 Preston Road, Hockley, Birmingham B18 4PL
- 45 21 Wendell Street, Liverpool L8 0RG
- 46 18 Treborth Street, Liverpool L8 3TL
- 47 8 Edge Street, Stoke-on-Trent ST6 4HJ
- 49 70 Knowsley Road, Bootle, Merseyside L20 4NP
- 50 105 Elm Street, Stoke-on-Trent ST6 2HL
- 52 15/17 St. John Street, Stoke-on-Trent ST1 2HP
- 54 19 Elphinstone Road, Stoke-on-Trent ST4 5PB
- 55 47 Freehold Street, Liverpool L7 0JH
- 56 89 Cambria Street, Liverpool L6 6AP
- 58 62 Lucerne Road, Wallasey, Merseyside CH44 7HA
- 59 250 Newcastle Street, Stoke-on-Trent ST6 3RQ
- 61 77 Stonefield Road, Liverpool L14 0NX
- 62 54 Madison Street, Stoke-on-Trent ST6 5HT
- 63 98 Peel Road, Bootle, Merseyside L20 4LA
- 65 7 Brick Street, Newton-le-Willows, Merseyside WA12 9PN
- 67 64 Winifred Street, Stoke-on-Trent ST1 5DN
- 68 58 Queensway, Wallasey, Merseyside CH45 4QB
- 70 33 Colwell Road, Liverpool L14 8XY
- 74 43 Galloway Street, Liverpool L7 6PD
- 75 52 Burns Street, Bootle, Merseyside L20 4RJ
- 76 18 Radnor Close, Halewood, Liverpool L26 1UJ
- 78 20 Briar Street, Liverpool L4 1RB
- 79 High Ash, Sandon Bank, Stafford ST18 9TB
- 80 20 Tudor Street, Liverpool L6 6AQ
- 81 72 Percy Street, Bootle, Merseyside L20 4PQ
- 83 78 Longfellow Street, Liverpool L8 0QX
- 85 14 Belhaven Road, Allerton, Liverpool L18 1HH
- 86 16 Longfellow Street, Bootle, Merseyside L20 4JR
- 88 Flat 11, Hale Court, Halebank Road, Widnes, Cheshire WA8 8ND
- 89 42 Dunluce Street, Liverpool L4 3RQ
- 91 16 Queens Drive, Walton, Liverpool L4 6SH
- 94 1 Max Road, Liverpool L14 4BG
- 95 23 Seaforth Road, Liverpool L21 3TX
- 97 11 St. Agnes Road, Kirkdale, Liverpool L4 1RS
- 98 12 Shelley Street, Bootle, Merseyside L20 4LQ
- 100 58 Connaught Road, Kensington, Liverpool L7 8RP
- 101 31 Dryden Street, Bootle, Merseyside L20 4RT
- 104 18 Orleans Road, Old Swan, Liverpool L13 5XP
- 105 4 Frederick Street, Widnes, Cheshire WA8 6PG
- 107 4 Shelley Street, Bootle, Merseyside L20 4LQ
- 108 Apartment 11, Forbes House, Score Lane, Liverpool L16 6AN
- 109 5 Bosley Road, Stockport, Cheshire SK3 0NQ
- 114 First Floor Flat, 123 Lower Hall Street, St. Helens WA10 1GF
- 115 15a New Road, Earby, Barnoldswick, Lancashire BB18 6UY
- 116 4 Merton Crescent, Huyton, Liverpool L36 4LE
- 117 60 Banner Street, Liverpool L15 0HQ
- 119 4 Waltham Road, Liverpool L6 0BL
- 120 54 Plumer Street, Liverpool L15 1EF
- 121 68 Longfellow Street, Liverpool L8 0QX
- 123 3 Whittington House, Beach Road, Litherland, Liverpool L21 2NE
- 124 Apt 29, The Reach, 39 Leeds Street, Liverpool L3 2DA

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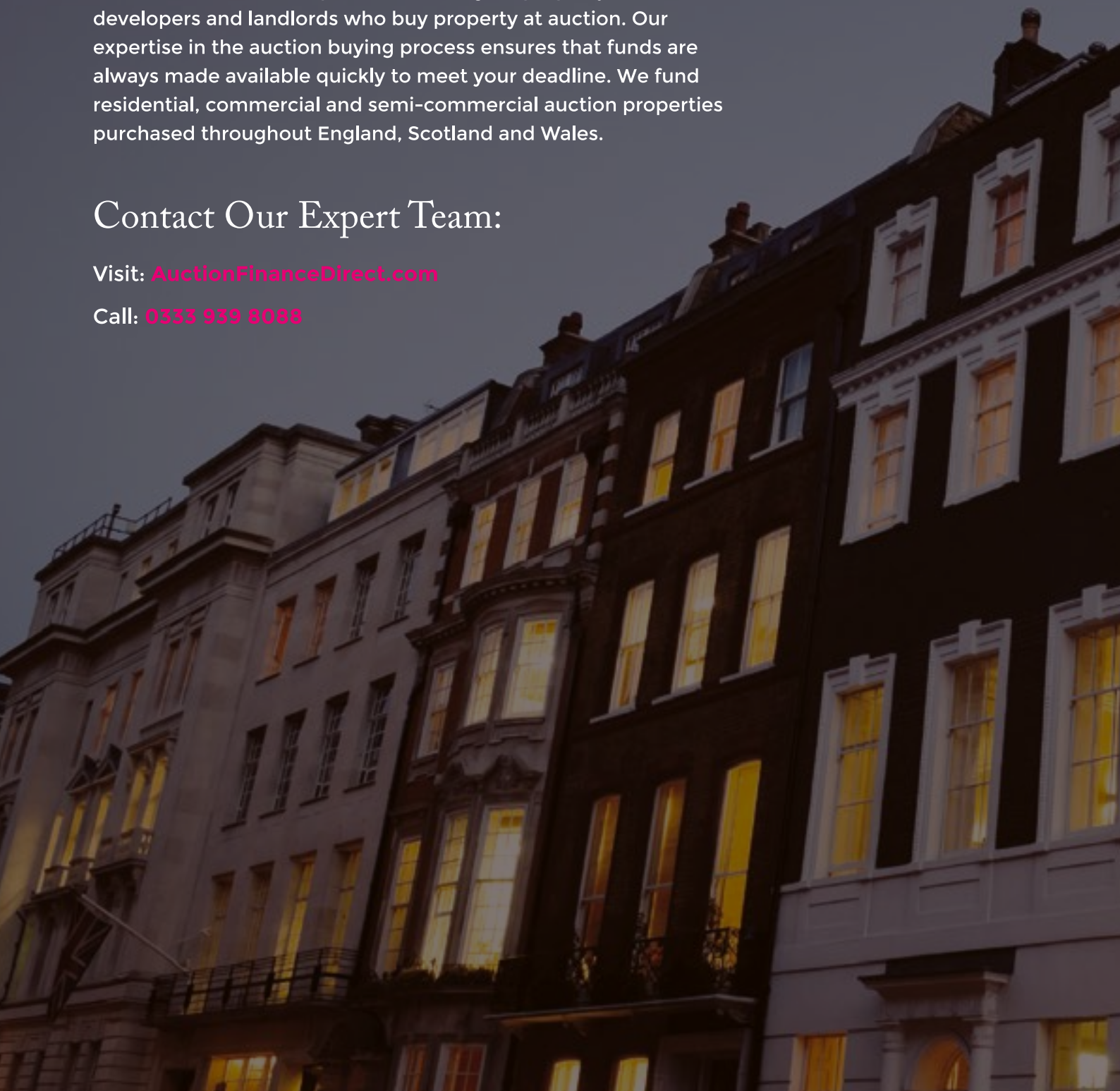
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ON BEHALF OF LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

LOT
1**2 Dovedale Road, Mossley Hill, Liverpool L18 1DW*****GUIDE PRICE £100,000+**

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Not to scale. For identification purposes only

- **Substantial three storey five bedroom end terrace. In need of full upgrade scheme.**

Description A substantial three storey five bedroomed end terraced property which is in need of a full upgrade and refurbishment scheme. Once completed the property would be suitable for occupation, resale or investment purposes. Alternatively the property would also be suitable for a flat conversion or a HMO Investment opportunity, subject to any necessary consents. If the property was let to 6 tenants at £85 pppw the potential rental income is in excess of £26,520 per annum.

Situated Fronting Dovedale Road on the corner of Penny Lane in a popular and well established residential location within close proximity to local amenities including Allerton Road, schooling and transport links.

Ground Floor Vestibule, Hall, Through Living room/Dining room, Kitchen, Store Room.

First Floor Three Bedrooms, Bathroom, Separate WC

Second Floor Two Bedrooms, Store Room.

Outside Rear yard, On street parking.



Liverpool City Council

LOT
2**51 Ormskirk Street, St. Helens, Merseyside WA10 2SY*****GUIDE PRICE £90,000+**

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Not to scale. For identification purposes only

- **Commercial investment producing £11,100 per annum. Double glazing. Electric steel roller shutters.**

Description A two storey corner property comprising a ground floor retail unit together with two bedroomed flat above accessed via a separate side entrance. The property benefits from double glazing and electric steel roller shutters. The property is currently let by way of a 5 year lease for the whole building commencing September 2016 producing a rental income of approximately £11,100pa. There is scope to provide a one-bedroomed flat to the ground floor, subject to any relevant consents. We are advised the vendors has architect drawings, however potential purchasers should make their own enquiries.

Situated Fronting Ormskirk Street on a busy parade of shops just off the A571 and within walking distance to St Helens town centre.

Basement Cellar Not Inspected

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

First Floor Hall, Open Plan Lounge/ Kitchen, two Bedrooms, Bathroom/WC, Store Room,

Outside Rear Yard

LOT
3**88 Bardsay Road, Liverpool L4 5SQ*****GUIDE PRICE £30,000–£35,000**

Not to scale. For identification purposes only

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

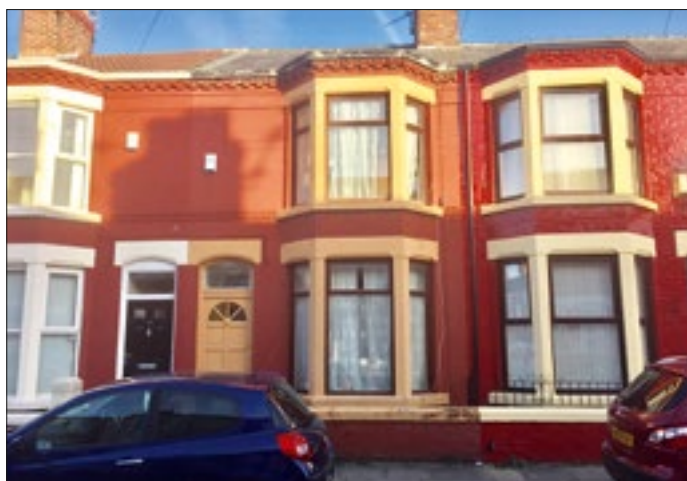
Description A two bedroomed mid terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £4,800 per annum.

Situated Off Walton Lane within close proximity to amenities and Everton Football Club and approximately 2.5 miles from Liverpool city centre.

Outside Rear yard.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

LOT
4**24 Liscard Road, Liverpool L15 0HH*****GUIDE PRICE £65,000–£75,000**

Not to scale. For identification purposes only

- **Three bed mid terrace. Double glazing.**

Description A three bedroomed mid terrace property benefiting from double glazing. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. If let to four students at £85pppw the potential rental income would be in excess of £17,680 per annum.

Situated Off Lawrence Road in a popular and established location within close proximity to local amenities and approximately 2.5 miles from Liverpool city centre.

Outside Yard to rear.

Ground Floor Hall, Front Living Room, Dining Room, Kitchen

First Floor Three Bedrooms, Bathroom/WC

LOT
5

32 Naples Road, Wallasey, Merseyside CH44 7HJ

*GUIDE PRICE £25,000+



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Not to scale. For identification purposes only

- Residential investment producing £4,500 per annum.

Description A two bedroomed middle terraced property which is currently let by way of an Assured Shorthold Tenancy at a rental of £4,500 per annum.

Situated Off Wheatland Lane in an established residential location and within close proximity to local amenities

Ground Floor Hall, Lounge, Dining room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear.

LOT
6

Unit 2a Paula Works, Charnock Road, Liverpool L9 7ET

*GUIDE PRICE £20,000+



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Not to scale. For identification purposes only

- Single storey workshop unit in need of refurbishment. Steel electric roller shutters.

Description A single storey workshop unit which is in need of refurbishment. The property would be suitable for a number of uses subject to any necessary consents. The property benefits from steel electric roller shutters.

Situated Off Charnock Road which in turn is off Stopgate Lane within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor Main sales area, Workshop room/rear room, two Offices, WC

Outside Shared front Yard Area.

LOT
7

ON BEHALF OF A HOUSING ASSOCIATION

36 Boswell Street, Bootle, Merseyside L20 4RP***GUIDE PRICE £35,000–£40,000**

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

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



Not to scale. For identification purposes only

Situated Off Knowsley Road in a popular and well established residential location within easy of New Strand Shopping Centre and approximately 4 miles from Liverpool city centre.

Outside Yard to the rear.

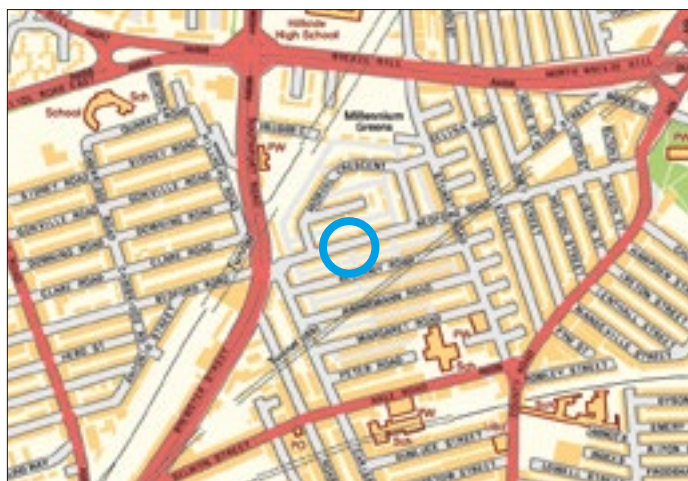
Ground Floor Hall, Through Lounge/Dining room, Kitchen, Bathroom/WC

First Floor Three Bedrooms.

LOT
8**90 Bedford Road, Liverpool L4 5PZ*****GUIDE PRICE £55,000+**

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

Description A three bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for immediate investment purposes with a potential rental income in excess of £6,500 per annum.



Not to scale. For identification purposes only

Situated Off Southport Road (A5038) within close proximity to local amenities and transport links, approximately 2.5 miles from Liverpool city centre.

Outside Rear Garden.

Ground Floor Open Porch entrance, Hallway, Lounge, Dining room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC

LOT
9

407/407a Poulton Road/1&1a Sherlock Lane, Wallasey CH44 4DF

*GUIDE PRICE £105,000+



- **Three storey dormer style mixed used property. Central heating. Steel roller shutters. Potential rental income £25,000 per annum.**

Description A three storey dormer style mixed use property comprising a ground floor interconnecting retail unit together with two self contained flats (one one-bed and one three-bed) to the first & second floor accessed via a separate front entrance. The property benefits from central heating and steel roller shutters. The retail unit would be suitable for a number of uses, subject to any relevant planning consents and could be divided to provide two separate units. One of the flats is currently let by way of an Assured Shorthold Tenancy producing in excess of £4,900 per annum. When fully let the potential rental income would be in excess of £25,000 per annum.

Situated Fronting Poulton Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 6 miles from Liverpool city centre.

Ground Floor Shop Main sales area, two Rear Rooms, WC.

First/Second Floor

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

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

Outside Covered Yard/Workshop, Rear Yard with access



Not to scale. For identification purposes only

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LOT
10**49 Newnham Drive, Ellesmere Port CH65 5AW**
*GUIDE PRICE £50,000-£55,000

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- **Three bed semi-detached. Double glazing. Central heating. Front and rear gardens, driveway and garage.**

Description A three bedroomed, non-traditional, semi-detached property benefiting from double glazing, newly-installed central heating, front and long rear gardens, a driveway and shared access to a rear garage. The property has been recently renovated and decorated, is in good order throughout and would be suitable for immediate occupation or investment purposes. When let the potential rental income is in excess of £7500.00 per annum.

Situated Off Cambridge Road within close proximity to Ellesmere Port town centre, local amenities and transport links.

Outside Front and Rear Gardens, Driveway, Shared Access to Rear Garage.

EPC Rating D

Ground Floor Porch Entrance, Hall, Lounge, Kitchen/Dining Room, Utility Room/WC.

First Floor Three Bedrooms, four Piece Bathroom Suite.

LOT
11

ON BEHALF OF A HOUSING ASSOCIATION

93 Edgeworth Street, St. Helens, Merseyside WA9 3PP
*GUIDE PRICE £35,000+

Not to scale. For identification purposes only

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

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

Situated Off Robins Lane in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from St Helens town centre.

Outside Rear Yard.

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

First Floor Two Bedrooms.

LOT

12

The Old Slaughter House, 26 Snowdon Street, Y Felinheli, Gwynedd LL56 4HQ

*GUIDE PRICE £75,000+



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Not to scale. For identification purposes only

- **Freehold outbuilding with residential or commercial development potential. Mains power. Vehicular access.**

Description A freehold outbuilding formerly used as a slaughter house which has either residential or commercial development potential such as an ice cream parlour or tea room with flats above or alternatively three town houses with garages underneath or one dwelling subject to gaining the necessary consents. The property is overlooking the Menai Straits in a sought-after location. The property has mains power and vehicular access.

Situated Overlooking the Menai Straits and Anglesey next to the old ferry point between Anglesey and the mainland just off the sought-after Beach Road in Y Felinheli close by to local amenities.

Joint Agents
Beresford Adams

Beresford Adams

Ground Floor Three Outbuildings, Attached Garage

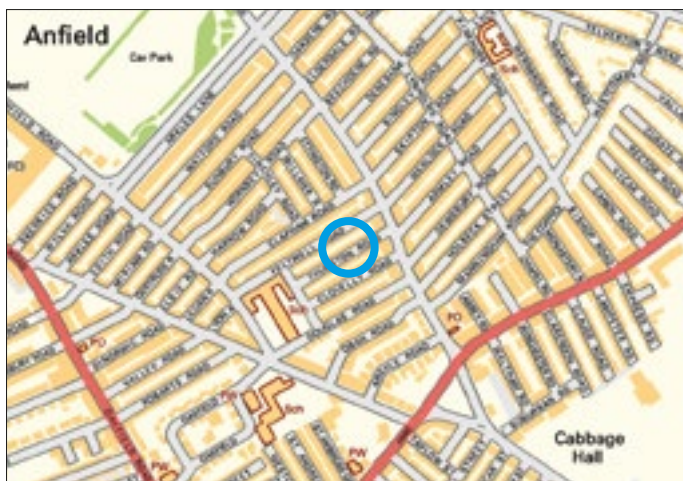
First Floor Two Rooms

LOT

13

36 Feltwell Road, Liverpool L4 2TF

*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- **Three bed mid terrace. Double glazing.**

Description A three bedroomed middle terrace property benefiting from double glazing. Following a full upgrade and refurbishment scheme the property would be suitable for occupation, re-sale or investment purposes. The potential rental income is in excess of £6,000 per annum.

Situated Off Priory Road in a popular residential location within walking distance to Liverpool Football Club, local amenities and approximately 3 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the Rear with Outhouse.

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

LOT
14**83 Webster Road, Liverpool L7 4LG*****GUIDE PRICE £20,000+**

Not to scale. For identification purposes only

- **Two bed mid terrace. In need of a full upgrade and refurbishment scheme.**

Description A two bedroomed middle terraced property in need of a full upgrade and a scheme of refurbishment works.

Situated Off Smithdown Road in an established residential location within close proximity to local amenities, schooling and approximately 2.5 miles from Liverpool city centre.

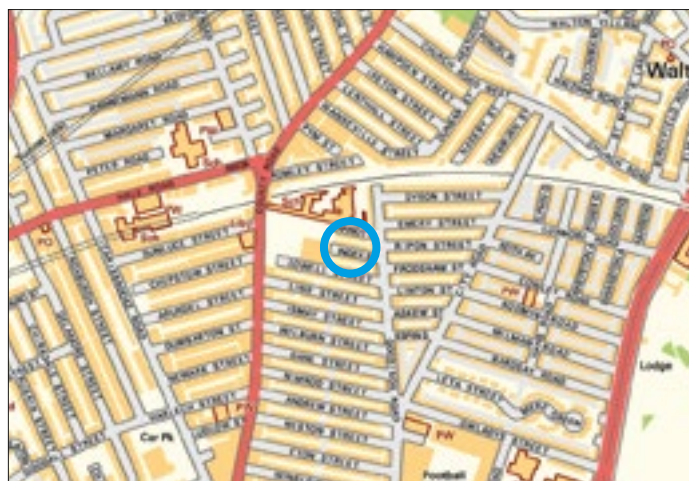
Outside Yard to the rear

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

First Floor Two Bedrooms

LOT
15

ON BEHALF OF A HOUSING ASSOCIATION

54 Arnot Street, Liverpool L4 4ED***GUIDE PRICE £30,000–£35,000**

Not to scale. For identification purposes only

- **Three storey two bedroom plus attic room mid terrace. Double glazing. Central heating.**

Description A three storey two bedroomed plus attic room middle terrace property benefiting from double glazing and central heating. Following modernisation this property would be suitable for investment purposes.

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

Second Floor Attic Room

Outside Yard to Rear.

Ground Floor Hall, Through Lounge/ Dining Room, Kitchen

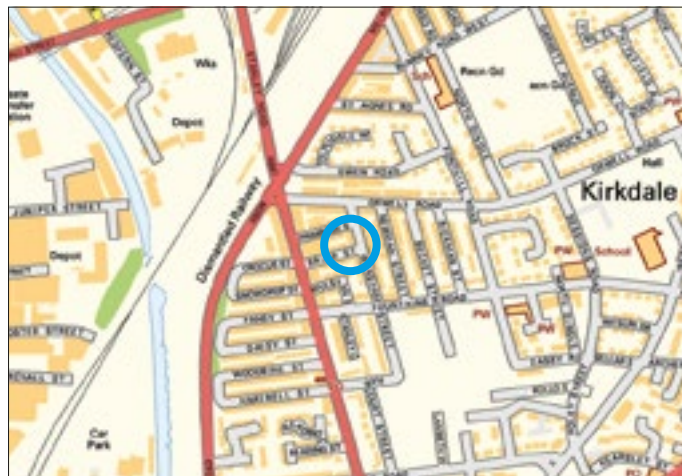
First Floor Two Bedrooms, Bathroom/WC

LOT
16

ON BEHALF OF A HOUSING ASSOCIATION

25 Wykeham Street, Liverpool L4 1QY

*GUIDE PRICE £30,000-£35,000



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Not to scale. For identification purposes only

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

Description A two bedroomed middle terrace property benefiting from double glazing and central heating. Following modernisation this property would be suitable for investment purposes.

Situated Off Orwell Road which in turn is off Stanley road within close proximity to Local amenities and approximately 3 miles from Liverpool city centre.

Outside Yard to Rear.

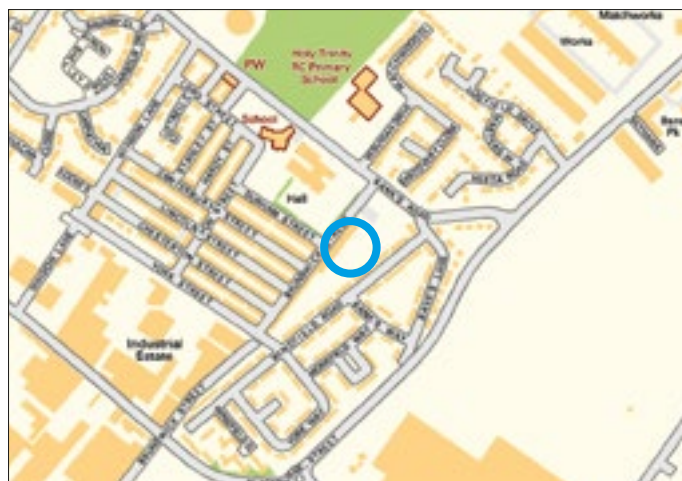
Ground Floor Hall, Lounge, Dining Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

LOT
17

5 Brunswick Street, Garston, Liverpool L19 8LH

*GUIDE PRICE £50,000-£60,000



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Not to scale. For identification purposes only

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

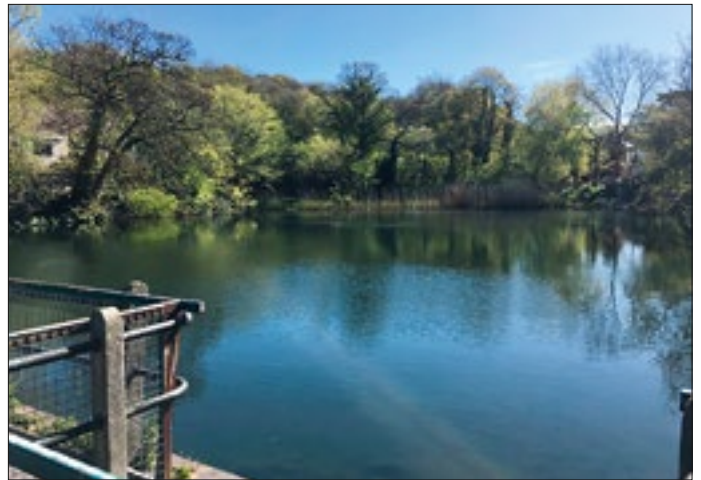
Description A two bedroomed mid terrace property benefiting from double glazing and central heating and a rear garden. Following a scheme of refurbishment the property would be suitable for occupation, resale or investment purposes. The potential rental income when let is in excess of £6000.00 per annum.

Situated Off Banks Road within close proximity Speke Retail Park, Garston Village amenities, schooling and approximately 7 miles from Liverpool city centre.

Outside Front Garden and Rear Yard/Parking

Ground Floor Hall, Lounge, Dining Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

LOT
18**Land at Greenfield Road, Greenfield, Holywell, Clwyd CH8 7QU**
*GUIDE PRICE £100,000+

- **Plot of land with planning to erect eight two bedroomed self contained apartments.**

Description A cleared site offered with the benefit of full planning permission granted September 2016 to erect eight two-bedroomed self-contained apartments with a new access road, 13 off road car parking spaces and communal gardens. We assume all services are available, however potential purchasers should make their own enquiries. Planning Ref No: 052498

Situated On Greenfield Road overlooking Parys Pool and Greenfield Heritage Park and within close proximity to local amenities, schooling and transport links.

Proposed Accommodation

Plans are available via the planning section of the flintshire.gov.uk website.



Not to scale. For identification purposes only



LOT

19

19 Catford Green, Liverpool L24 7RT

*GUIDE PRICE £30,000–£35,000



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Not to scale. For identification purposes only

- **A residential investment producing £4,800 per annum. Double glazing. Central heating. Gardens.**

Description A two bedroomed end town house benefiting from double glazing, central heating and front, side and rear gardens. The property is currently let by way of an Assured Shorthold Tenancy producing £4,800 per annum.

Situated Off Critchley Road in a popular residential location within close proximity to local amenities and approximately 8 miles from Liverpool city centre.

Outside Front, Rear and Side Gardens.

Ground Floor Hall, Lounge, Kitchen/Dining Room.

First Floor Two Bedrooms, Bathroom/WC.

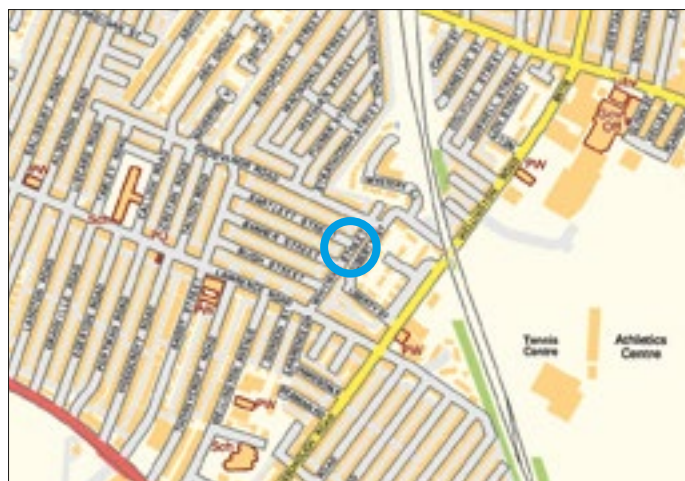
ON BEHALF OF A HOUSING ASSOCIATION

LOT

20

89 Bartlett Street, Liverpool L15 0HN

*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

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

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

Situated Off Bagot Street within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

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

First Floor Two Bedrooms.

Outside Yard to the rear.

LOT
21**70 Longfellow Street, Liverpool L8 0QX*****GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

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- **Residential investment producing £5,200 per annum. Double glazing. Central heating.**

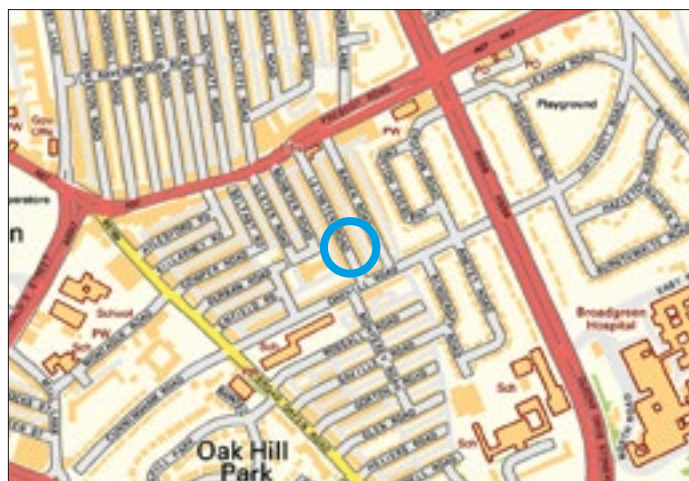
Description A two bedroomed mid terrace property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold tenancy producing £5,200 per annum

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

Outside Yard to Rear.

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

First Floor Two Bedrooms.

LOT
22**55 Leinster Road, Liverpool L13 5SU*****GUIDE PRICE £65,000+**

Not to scale. For identification purposes only

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- **Residential investment producing £5,520 per annum. Majority double glazing. Central heating.**

Description A three bedroomed middle terraced property benefiting from majority double glazing and central heating. The property is currently let by way of a periodic tenancy producing £5,520 per annum.

Situated Off Prescott Road in the heart of the Old Swan district within walking distance to local amenities and approximately 4 miles from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC.

LOT
23**42 Cowper Street, Bootle, Merseyside L20 4RS*****GUIDE PRICE £35,000–£40,000**

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Not to scale. For identification purposes only

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

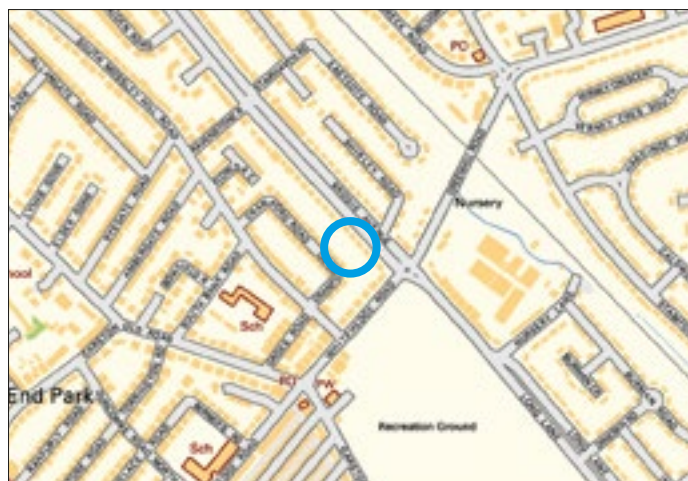
Description A two bedroomed middle terraced property benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes. When let the potential rental income would be approximately £5400.00 per annum.

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

First Floor Two Bedrooms, Bathroom with walk-in-shower/WC.

Outside Yard to the rear.

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

LOT
24**340 Brodie Avenue, Liverpool L19 7NQ*****GUIDE PRICE £140,000+**

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Not to scale. For identification purposes only

- **Three bed semi detached property. Gardens front and rear. Off road parking. Workshop. Potential to extend.**

Description A three bedroomed semi detached property benefitting from gardens to the front and rear, off road parking and a workshop to the rear. There is also potential to the extend the property to the side and rear and planning permission was granted in the past and has since expired. Potential purchasers should make their own enquiries. Once fully upgraded the property would be suitable for occupation or resale purposes.

Situated Fronting Brodie Avenue which in turn is off Booker Avenue in a very popular and well established residential location nearby to Rose Lane and Allerton Road amenities.

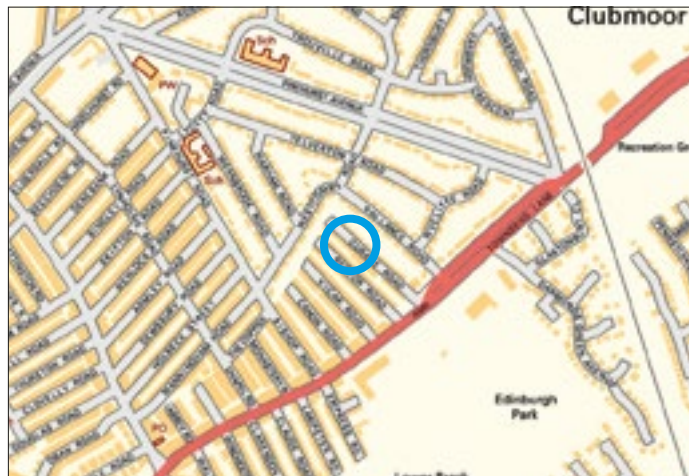
First Floor Three Bedrooms, Bathroom/WC

Outside Gardens front and rear, Driveway.

Ground Floor Porch Entrance, Hall, Lounge, Dining Room, Conservatory, Kitchen

LOT
25**54 Curate Road, Liverpool L6 0BZ**

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

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- **Two bed double fronted semi-detached. Double glazing. Central heating. Rear garden.**

Description A two bedroomed double fronted semi-detached property benefitting from double glazing, central heating and a rear garden. The property would be suitable for occupation or investment purposes. The potential rental income when let is in excess of £5400.00 per annum.

Situated Off Townsend Lane in an established and popular residential location within easy reach of local amenities, schooling and approximately 3 miles from Liverpool city centre.

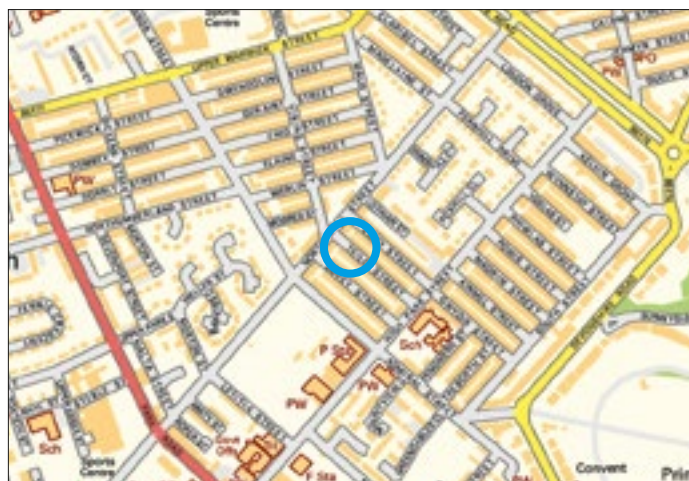
Outside Rear Garden

Ground Floor Living Room, Dining Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

LOT
26**3 Teilo Street, Liverpool L8 8BS**

*GUIDE PRICE £45,000–£50,000



Not to scale. For identification purposes only

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

Description A three bedroomed end terraced property benefitting from double glazing. The property is currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum.

Situated Off North Hill Street in a popular and well established residential location within walking distance to Liverpool city centre.

Note This property has not been internally inspected.

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

First Floor Three Bedrooms.

Outside Yard to the rear.

LOT

27

10 Meadow Avenue, Clock Face, St. Helens, Merseyside WA9 4QR

*GUIDE PRICE £55,000+



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Not to scale. For identification purposes only

- **Three bed semi detached. Central heating. Gardens.**

Description A three bedroomed semi-detached property benefiting from central heating and gardens. Following an upgrade and refurbishment scheme the property would be suitable for occupation, resale or investment purposes.

Situated Off Farm Road which in turn is off Clock face Road within close proximity to local amenities and approximately 4 miles from St.Helens town centre.

Outside Front and rear gardens.

Ground Floor Hall, Lounge, Kitchen, WC, Conservatory.

First Floor Three Bedrooms, Bathroom/WC

LOT

28

33 Wolverton Street, Liverpool L6 5AH

*GUIDE PRICE £45,000-£50,000



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Not to scale. For identification purposes only

- **Three bed extended mid terrace. In need of full upgrade and refurbishment.**

Description A three bedroomed extended mid terrace property benefiting from central heating. Follow a full upgrade and refurbishment scheme this property would be suitable for investment purposes with a potential income of £5,400 per annum.

Situated Off Richmond Park which in turn is off Lower Breck Road within close proximity to local amenities, schooling

and Liverpool Football Club. Approximately 3 miles from Liverpool city centre.

Ground Floor Hall, Open Plan Lounge/Dining Room, Kitchen, Wet Room/WC

First Floor Three Bedrooms, Shower Room/WC

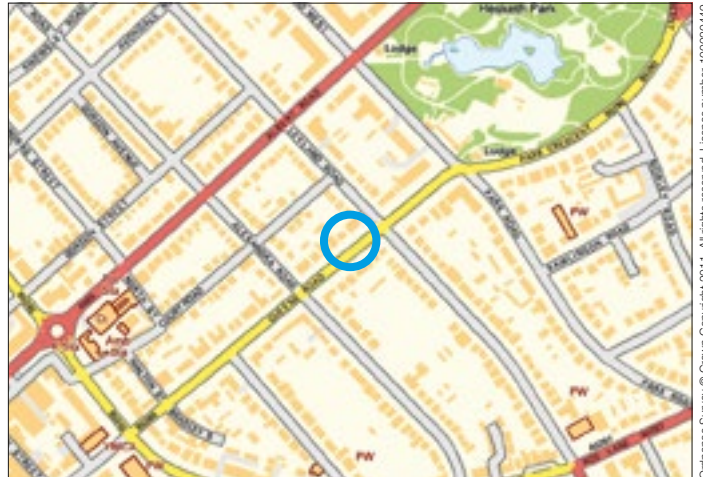
Outside Rear Yard.

Note The property has been renovated to enable disabled/wheelchair access to the entrance. There is a lift in the entrance hall and all ground floor internal doors have been widened for wheel chair access. Planning Ref: 10LP/2805

LOT
29**Flat 5, 59–61 Queens Road, Southport, Merseyside PR9 9HB**
*GUIDE PRICE £55,000+

- **Ground floor two bed flat. Double glazing. Central heating. Private garden. Communal parking.**

Description A two bed roomed ground floor flat benefiting from double glazing, central heating, communal off road parking and private garden. The property would be suitable for occupation or investment purposes.



Not to scale. For identification purposes only

Situated Fronting Queens Road (B5280) close to its junction with Leyland Road in a popular and well established residential location. Hesketh Park is within walking distance and Southport town centre is nearby.

Outside Private Garden, Communal Off Road Parking

Joint Agents
Entwistle Green



Ground Floor Private Entrance, Living Room/Kitchen, two Bedrooms, Bathroom/WC

LOT
30**Land at 6 Boswell Street, Liverpool L8 0RW**
*GUIDE PRICE £25,000+

- **Cleared site offered with full planning permission to erect a three bedroom town house with front and rear gardens.**

Description A cleared site offered with the benefit of full planning permission to erect a three bedroomed town house with front and rear gardens. We believe all main services are available, however potential purchasers should make their own enquiries. We have been advised by the vendor that the site measures approximately 18m x 6m Planning Reference NO: 14F/1439



Not to scale. For identification purposes only

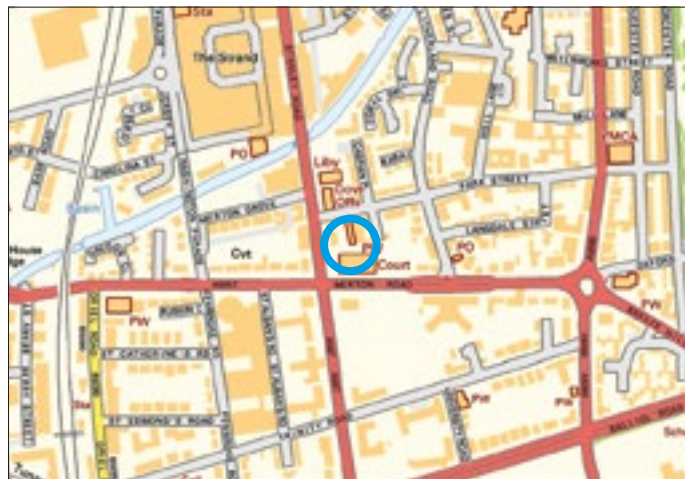
Situated Fronting Boswell Street which is off Lodge Lane in a popular and residential location within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre.

LOT

31

Kingdom Hall, 4/6 Park Street, Bootle, Merseyside L20 3DG

*GUIDE PRICE £70,000+



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Not to scale. For identification purposes only

- **A single storey detached building. Formerly used as a Jehovah's Witness religious hall.**

Description A good sized single storey purpose built detached building benefiting from central heating. The property is in need of modernisation and has previously been used as a religious hall for Jehovah's Witnesses. The property would be suitable for a variety of uses subject to any necessary planning consents.

Situated Fronting Park Street between Stanley Road and Hawthorne Road in Bootle town centre and approximately 3 miles from Liverpool city centre.

area Approximately 2,857.3 sq.ft (265.5 sq.m)

Outside Front yard.

Note We have been advised that the property is entitled to two parking permits however purchasers should make their own further enquiries.

Ground Floor Reception area, Main Hall, three Ancillary Rooms, Main Kitchen, Cloakroom, Store room, Ladies, Gents and Disabled WCs, Baby changing room with Kitchen

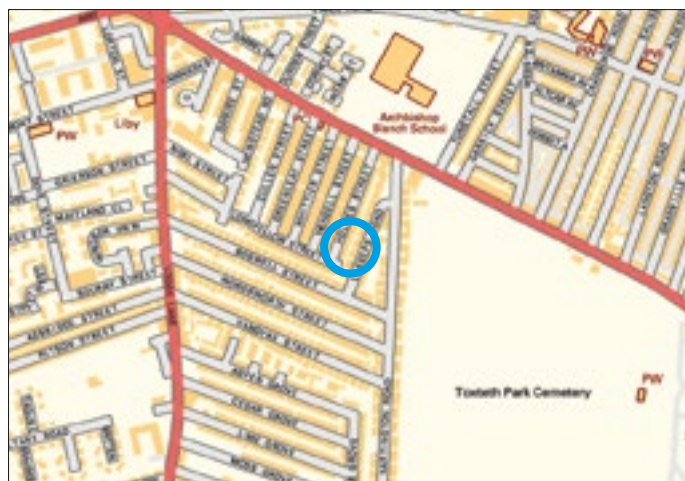
ON BEHALF OF A HOUSING ASSOCIATION

LOT

32

57 Holmes Street, Liverpool L8 0RH

*GUIDE PRICE £35,000-£40,000



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Not to scale. For identification purposes only

- **Two bed terrace. Double glazing. In need of refurbishment scheme.**

Description A two bedroomed mid terrace property benefiting from double glazing and central heating. Following modernisation this property would be suitable for investment purposes.

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

Outside Yard to the Rear.

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

First Floor Two Bedrooms.

LOT
33**Flat 1, 457 Old Chester Road, Birkenhead, Merseyside CH42 2DU**
*GUIDE PRICE £35,000+

Not to scale. For identification purposes only

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- **Residential investment producing £5,880 per annum. Double glazing. Central heating.**

Description A two bedroomed maisonette benefiting from double glazing and central heating. The property is in good condition and is currently let to a long-standing tenant by way of an assured shorthold tenancy producing £5,880 per annum. Viewing is highly recommended.

Situated Fronting Old Chester Road on the corner of Rock Lane West in a well-established location within easy reach of local amenities and approximately 2 miles from Birkenhead town centre.

First Floor Bedroom, Shower Room/WC

Outside Shared Yard.

Basement Not Inspected.

Ground Floor Hall, Lounge, Bedroom, Kitchen.

LOT
34**8 Kipling Street, Bootle, Merseyside L20 4QE**
*GUIDE PRICE £30,000+

Not to scale. For identification purposes only

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- **Two bed mid terrace. Majority double glazing.**

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

Situated Off Gray Street which in turn is off Knowsley Road in a popular and well established residential location within easy reach of local amenities, schooling and approximately 5 miles from Liverpool city centre.

Outside Yard to the rear.

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

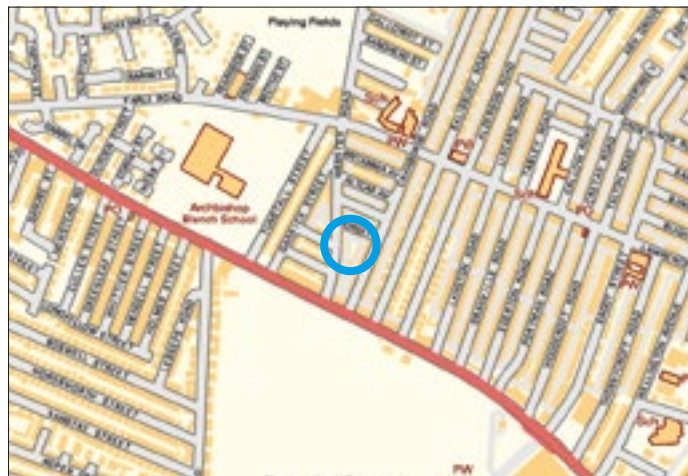
First Floor Two Bedrooms

LOT

35

2 Dorset Avenue, Liverpool L15 2JA

*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

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

Description A two bedroomed end terraced property benefiting from double glazing and we are advised that the property has silicone insulating render undertaken a year ago. Following repair and modernisation the property would be suitable for investment purposes. When let the potential rental income is in excess of £5400.00 per annum.

Situated Off Cranborne Road which in turn is off Smithdown Road in a popular and well established residential location within close proximity to local amenities and transport links approximately 4 miles from Liverpool city centre.

First Floor Two Bedrooms.

Outside Yard to the rear.

Ground Floor Hall, Lounge, Kitchen/Diner, Bathroom/WC

LOT

36

ON BEHALF OF A HOUSING ASSOCIATION

37 Spofforth Road, Liverpool L7 6JS

*GUIDE PRICE £35,000-£40,000



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Not to scale. For identification purposes only

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

Description A two bedroomed end terrace property benefiting from double glazing and central heating. Following refurbishment this property would be suitable for investment purposes.

Situated Fronting Spofforth Road off Wavertree Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 2 miles from Liverpool city centre.

Outside Yard to Rear.

Ground Floor Vestibule, Lounge, Dining Room, Kitchen

First Floor Two Bedrooms

LOT
37**39 Springhill Terrace, Rugeley, Staffordshire WS15 1BT**
*GUIDE PRICE £90,000+

- **Two bed semi-detached. Double glazing. Central heating. Front and rear gardens. Off road parking.**

Description A two bedroomed semi-detached property benefiting from double glazing, central heating front and rear gardens and off road parking. Following a scheme of refurbishment works and modernisation the property would be suitable for occupation, resale or investment purposes.



Not to scale. For identification purposes only

Situated Off Brereton Road within close proximity to local amenities, schooling and transport links.

Outside Front and Rear Gardens, Driveway.

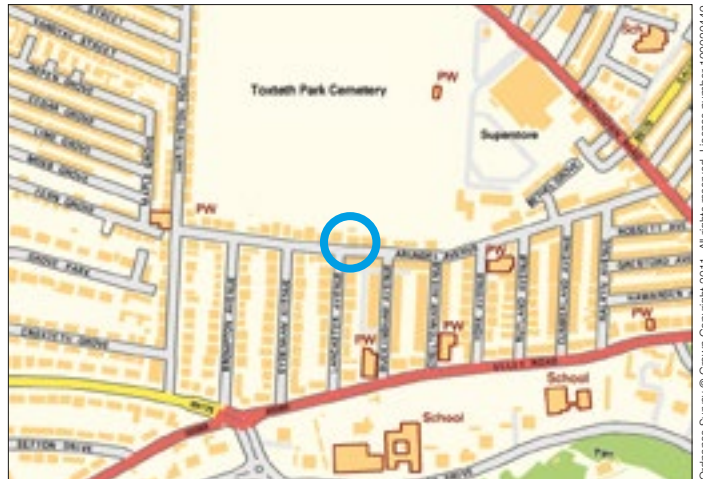
Ground Floor Hall, Through Lounge/Diner, Kitchen, Store Room.

First Floor Two Bedrooms, Wet Room/WC

LOT
38**49A Arundel Avenue, Liverpool L17 3BY**
*GUIDE PRICE £60,000+

- **Former Coach House. Residential conversion or a student HMO investment potential (STC).**

Description A rare opportunity to acquire a former Coach House arranged over two floors which has previously been used as workshop to the ground floor with offices and a kitchen to the first floor. The property benefits from three phase electricity and steel electric roller shutters and is fully self contained. The property would be suitable for residential conversion, a student HMO investment property (STC). Alternatively the property could be used for a workshop and offices or rented out as an investment to produce an income of approximately £6000pa. The total area is approximately 1400 sq ft



Not to scale. For identification purposes only

Situated In a very popular residential location set back off Arundel Avenue with foot access into Toxteth Park Cemetery and within easy reach of Sefton Park, Princes Park and approximately 2 miles from Liverpool city centre.

First Floor Main Office/Kitchen, two Rooms

Outside Vehicular Access and shared foot access

Ground Floor Workshop, two WCs.

LOT

39

ON BEHALF OF A HOUSING ASSOCIATION

77 Wendell Street, Liverpool L8 0RG

*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

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

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

Situated Off Smithdown Road in a popular and well established residential area within easy reach of local amenities and approximately 2 miles from Liverpool city centre.

Outside Rear Yard.

Ground Floor Vestibule, Living room, Open plan Kitchen/Dining room, Bathroom/WC

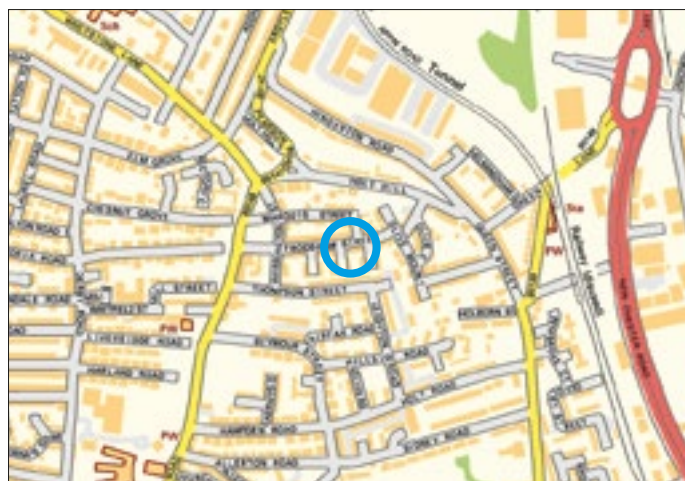
First Floor Two Bedrooms.

LOT

40

48 Frodsham Street, Birkenhead, Merseyside CH41 9DW

*GUIDE PRICE £37,000+



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Not to scale. For identification purposes only

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

Description A three bedroomed mid terraced property benefiting from partial double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes. The potential rental income when let is in excess of £5400 per annum.

Situated Off Church Road in a popular residential location within close proximity to local amenities, schooling and transport links. Approximately 5 miles from Liverpool city centre.

Outside Yard to Rear.

Note Completion will take place 14 days from the date of exchange.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC

LOT
41

1 Riley Street North, Stoke-on-Trent ST6 4BJ

*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

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

Description A two bedroomed end of terrace property in need of modernisation. The property benefits from double glazing and central heating and once updated would be suitable for investment purposes with a potential rental income of approximately £5,100 per annum.

Situated Off Newcastle Street (B5051) in the suburb of Burslem in a popular and well established residential location close to local amenities and schooling.

Outside Rear Garden

Ground Floor Living Room, Kitchen/Diner

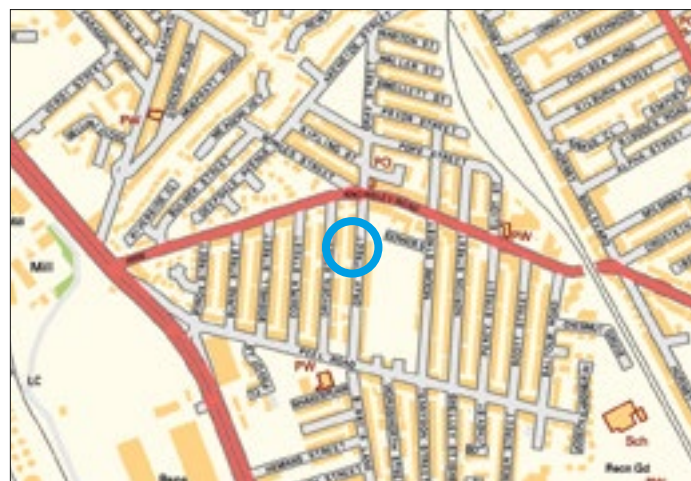
First Floor Two Bedrooms, Bathroom/WC

LOT
42

ON BEHALF OF A HOUSING ASSOCIATION

75 Gray Street, Bootle, Merseyside L20 4RY

*GUIDE PRICE £35,000-£40,000



Not to scale. For identification purposes only

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

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

Situated Off Knowsley Road in a popular and well established residential location within easy access to local amenities and approximately 5 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear.

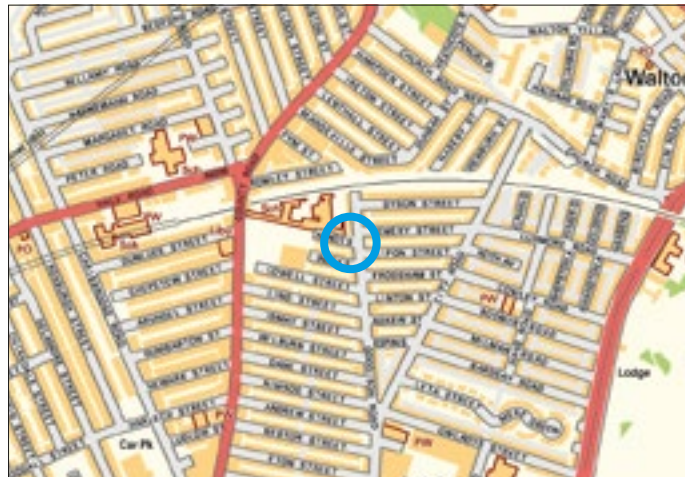
Ground Floor Hall, Front Lounge, Rear Lounge, Kitchen/Diner.

LOT

43

145 Goodison Road, Liverpool L4 4EW

*GUIDE PRICE £40,000-£45,000



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Not to scale. For identification purposes only

- Residential investment producing £5,400pa. Double glazing. Central heating.

Description A two bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of £5400.00 per annum. The property benefits from double glazing and central heating.

Situated Fronting Goodison Road in a popular and well established residential location within easy reach of local amenities, Everton and Liverpool Football Club and approximately 3 miles from Liverpool city centre.

First Floor Two Bedrooms.

Outside Yard to the rear.

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

LOT

44

111 Preston Road, Hockley, Birmingham B18 4PL

*GUIDE PRICE £80,000+



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Not to scale. For identification purposes only

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

Description A two bedroomed mid terrace property benefiting from double glazing and central heating. Following a scheme of refurbishment and modernisation the property would be suitable for investment purposes.

Situated Off A4040 within close proximity to local amenities, schooling and transport links.

Ground Floor Two Reception Rooms, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to Rear.

LOT
45

ON BEHALF OF A HOUSING ASSOCIATION

21 Wendell Street, Liverpool L8 0RG***GUIDE PRICE £30,000–£35,000**

Not to scale. For identification purposes only

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

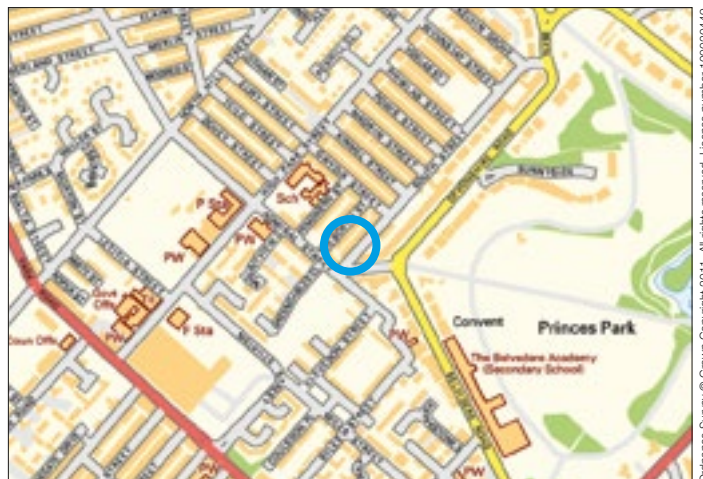
Description A two bedroomed mid terrace property benefiting from majority double glazing and central heating. Following an upgrade and refurbishment scheme the property would be suitable for investment purposes.

Situated Off Smithdown Road in a popular and well established residential area within easy reach of local amenities and approximately 2 miles from Liverpool city centre.

Outside Yard to the Rear.

Ground Floor Vestibule, Lounge, Kitchen/Diner, Bathroom/WC

First Floor Two Bedrooms

LOT
46**18 Treborth Street, Liverpool L8 3TL*****GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

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

Description A two bedroomed mid terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of £5,700 per annum.

Situated Off Admiral Street in a popular and well established residential location nearby to Princes Park and approximately 2 miles away from Liverpool city centre.

Outside Yard to the rear.

Ground Floor Hall, two Reception Rooms, Kitchen

First Floor Two Bedrooms, Bathroom/WC

LOT

47

8 Edge Street, Stoke-on-Trent ST6 4HJ

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

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

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

Situated Off Chatterley Street which is in turn off the A50 in a popular and well established residential location. Stoke-on-Trent city centre is approximately 5 miles away.

Outside Yard to the rear.

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

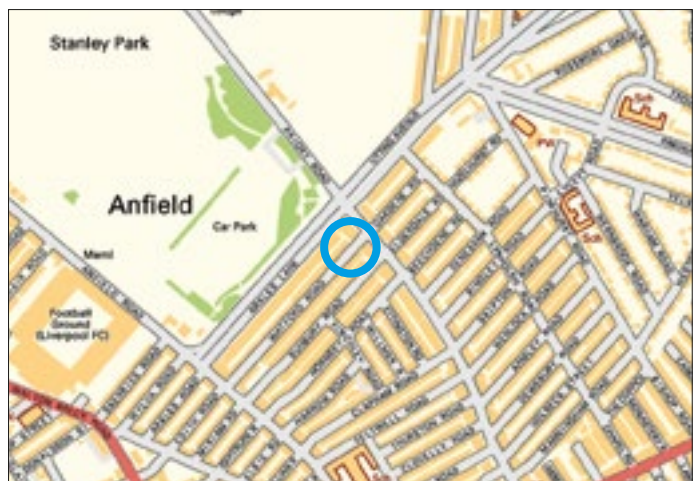
First Floor Two Bedrooms

LOT

48

135 Priory Road, Liverpool L4 2SG

*GUIDE PRICE £95,000+



Not to scale. For identification purposes only

- **HMO investment producing £14,000 per annum. Electric heaters. Partial double glazing.**

Description A good sized middle terraced property providing six letting rooms which is fully let by way of Assured Shorthold Tenancies producing £14,400 per annum to include all bills. The property is fully HMO compliant and benefits from electric heaters, partial double glazing and fire alarm system.

Situated Fronting Priory Road within close proximity to local amenities, Liverpool and Everton Football Club, within walking distance to Stanley Park and approximately 2.5 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway, two letting rooms, Communal Lounge, Bathroom/WC, Kitchen/Dining Room

First Floor Four Letting Rooms, Store room, Bathroom/WC

Basement Not Inspected

Outside Rear Yard.

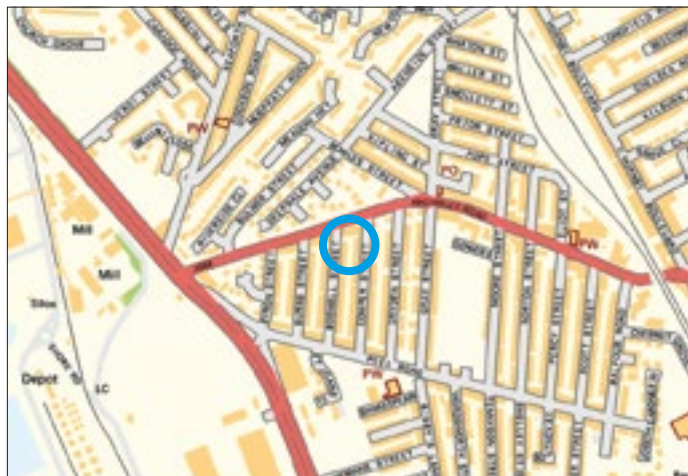
LOT
49

ON BEHALF OF A HOUSING ASSOCIATION

70 Knowsley Road, Bootle, Merseyside L20 4NP***GUIDE PRICE £35,000-£40,000**

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

Description A three bedroomed mid terrace property benefiting from double glazing and central heating. Following a scheme of refurbishment and modernisation this property would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated Fronting Knowsley Road (A566) in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to Rear.

Ground Floor Hall, Through Lounge/Dining Room, Kitchen

LOT
50**105 Elm Street, Stoke-on-Trent ST6 2HL*****GUIDE PRICE £30,000+**

- **Two bed terrace. Double glazing. Central heating (boiler removed).**

Description A two bedroomed terraced property benefiting from double glazing and central heating (boiler removed). The property is in need of modernisation and once updated would be suitable for investment purposes.



Not to scale. For identification purposes only

Situated Off Elder Road which is in turn off Leek New Road (A53) in a popular and well established residential location. Stoke-on-Trent city centre is approximately 3.5 miles away.

Outside Yard to the rear.

Ground Floor Living Room, Dining Room, Kitchen

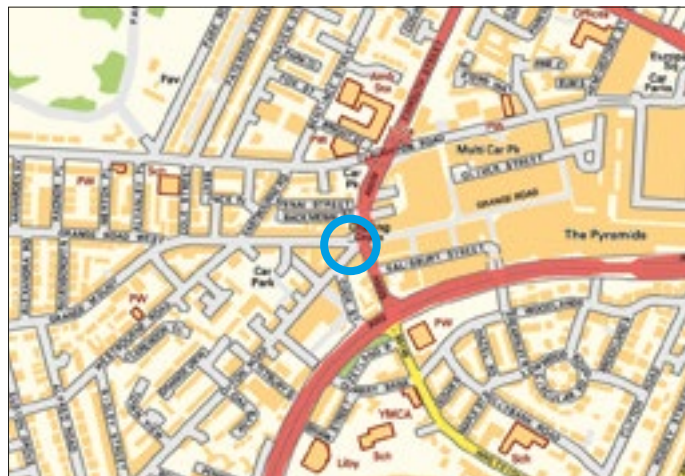
First Floor Two Bedrooms, Bathroom/WC

LOT

51

6 Charing Cross, Birkenhead, Merseyside CH41 6EJ

*GUIDE PRICE £55,000+



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Not to scale. For identification purposes only

- **Three storey commercial property with planning permission to trade as a hot food takeaway.**

Description A vacant three storey commercial property arranged as a ground floor retail unit together with basement workshop and store room to the first floor. The property has the benefit of full planning permission to trade as a hot food takeaway premises or alternatively could be used for a variety of other uses subject to any necessary consents. The potential income when let being in excess of £7,800 per annum.

Situated Off Grange Road West on the bend of Charing Cross in a prominent main road position within walking distance to Birkenhead town centre amenities, schooling and transport links.

Ground Floor Main Sales Area (4.34m x 2.08m), Rear Trading Area (4.09m x 2.01m)

First Floor Store Room (4.75m x 4.65m)

Basement Work Bench, WC and Sink (4.75m x 4.04m)

LOT

52

15/17 St. John Street, Stoke-on-Trent ST1 2HP

*GUIDE PRICE £68,000+



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Not to scale. For identification purposes only

- **Mid terraced property converted into two two-bed flats. Double glazing. Central heating.**

Description A mid terraced property converted to provide two two-bedroomed flats in need of modernisation. The flats benefit from double glazing and central heating. Once updated the property would be suitable for investment purposes.

Situated Off Upper Huntbach Street which is in turn off the A50 in a popular and well established residential location. Stoke-on-Trent city centre is approximately 2.5 miles away.

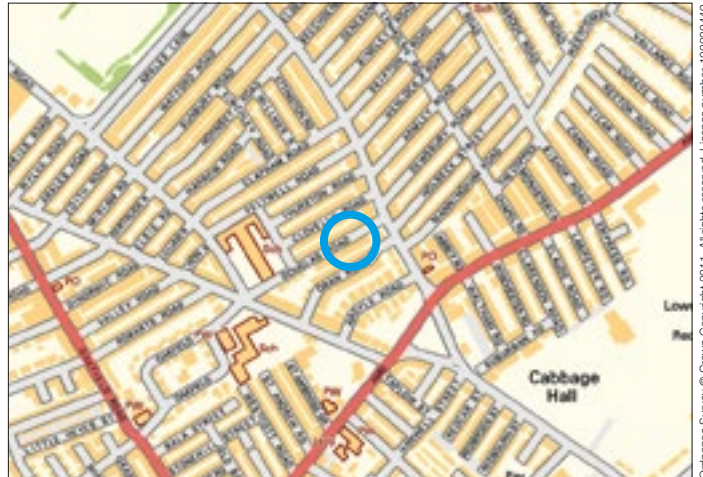
First Floor Flat 2 Two Bedrooms, Kitchen, Reception Room, Bathroom/WC

Outside Yard to the rear

Ground Floor Flat 1 Two Bedrooms, Kitchen, Reception Room, Bathroom/WC

LOT
53**31 Douglas Road, Liverpool L4 2RG**

*GUIDE PRICE £30,000+



Not to scale. For identification purposes only

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

Description A four bedroomed middle terraced property benefiting from new double glazing, new central heating and external silicone wall insulation to the rear. The property is currently let by way of an Assured Periodic Tenancy producing a rental income of £4,200.00 per annum.

Situated Off Priory Road in an established residential location within easy reach of local amenities, schooling and approximately 4 miles from Liverpool city centre.

Outside Yard to the rear.

Note We have not inspected the property internally and all information is supplied by the vendor.

Ground Floor Hall, three Reception rooms, Kitchen.

First Floor Four Bedrooms, Bathroom/WC

LOT
54**19 Elphinstone Road, Stoke-on-Trent ST4 5PB**

*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

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- **Two bed mid terrace. Central heating (boiler removed). Double glazing.**

Description A two bedroomed mid terrace property in need of refurbishment and modernisation. The property benefits from double glazing and central heating (boiler removed) and once upgraded would be suitable for investment purposes.

Situated Off London Road (B5041) in a popular and well established residential location. Stoke-on-Trent city centre is approximately 2.5 miles away.

Outside Yard to the rear.

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

First Floor Two Bedrooms

LOT

55

ON BEHALF OF A HOUSING ASSOCIATION

47 Freehold Street, Liverpool L7 0JH

*GUIDE PRICE £90,000+



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Not to scale. For identification purposes only

- **Good sized three bedroom semi-detached property. Double glazing. Central heating. Gardens to the front and rear.**

Description A good sized three bedroomed semi-detached property benefiting from double glazing, central heating and gardens to the front and rear. Following modernisation this property would be suitable for investment purposes and possible HMO use subject to any necessary consents. This property would be suitable for cash purchasers only.

Situated Off Prescott Road in a popular and well established residential location close to local amenities, Newsham Park and approximately 2.5 miles from Liverpool city centre.

Outside Front and Rear Gardens, Driveway.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

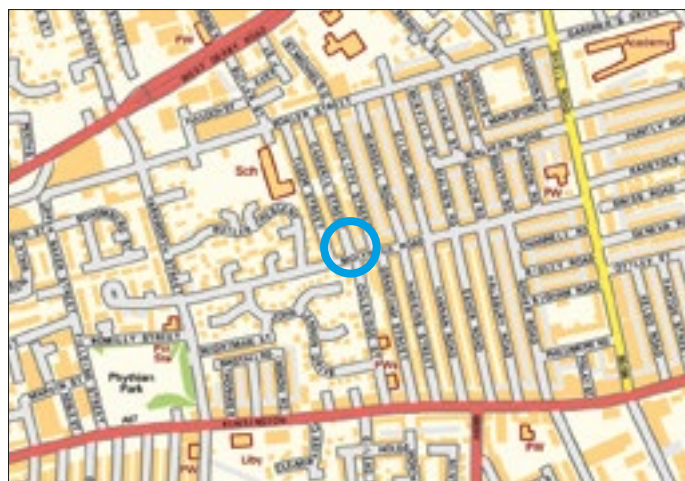
First Floor Three Bedrooms, Bathroom/WC

LOT

56

89 Cambria Street, Liverpool L6 6AP

*GUIDE PRICE £25,000+



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Not to scale. For identification purposes only

- **Two bed mid terrace. In need of a full upgrade and refurbishment scheme.**

Description A two bedroomed mid terrace property in need of a full upgrade and refurbishment scheme. Once upgraded the property would be suitable for investment purposes. If let to three students at £75 pw the potential rental income is in excess of £11,700.

Situated Off Molyneux Road in a popular residential location close to local amenities. Liverpool city centre is approximately 3 miles away.

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

First Floor Two Bedrooms

Outside Yard to the rear.

LOT
57**6 Fowlers Building, 7 Victoria Street, Liverpool L2 5QA**
*GUIDE PRICE £50,000–£55,000

Not to scale. For identification purposes only

- **Residential investment producing £6,600 per annum. Double glazing. Balcony. Secure intercom system.**

Description A first floor modern open plan one bed roomed apartment benefiting from double glazing, balcony, lift and secure intercom system. The property is currently let by way of an AST producing £6,600 per annum.

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

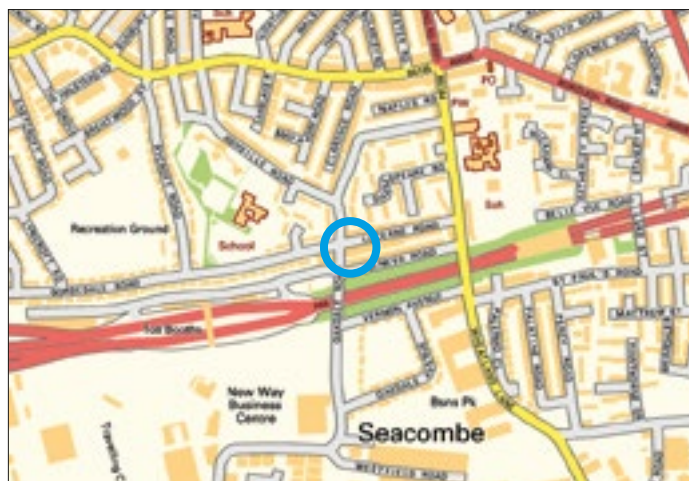
Outside Balcony terrace.

Ground Floor Main Entrance Hallway.

First Floor Apartment Hall, Open Plan Lounge/Kitchen/Bedroom, Bathroom/WC.

LOT
58

ON BEHALF OF A HOUSING ASSOCIATION

62 Lucerne Road, Wallasey, Merseyside CH44 7HA
*GUIDE PRICE £30,000–£35,000

Not to scale. For identification purposes only

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

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

Situated Off Oakdale Road within close proximity to local amenities and approximately 3 miles from Wallasey town centre.

Ground Floor Vestibule, Lounge, Open Plan Kitchen/Diner, Bathroom/WC

First Floor Two Bedrooms.

Outside Rear yard.

LOT

59

250 Newcastle Street, Stoke-on-Trent ST6 3RQ

*GUIDE PRICE £30,000+



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Not to scale. For identification purposes only

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

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

Situated Close to the A5271 in a popular and well established residential location. Stoke-on-Trent city centre is approximately 3.5 miles away.

Ground Floor Living Room, Kitchen, Bathroom/WC

First Floor Two Bedrooms

Outside Yard to the rear.

LOT

60

583–585 Prescot Road, Old Swan, Liverpool L13 5UX

*GUIDE PRICE £90,000+



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Not to scale. For identification purposes only

- **Ground floor retail unit with accommodation above. Electric steel roller shutters.**

Description A two storey mid terrace property comprising a ground floor retail unit together with accommodation above accessed via a separate front entrance. The property benefits from electric steel roller shutters. Following a scheme of refurbishment works the property would be suitable for a number of uses, to include residential conversion to the first floor to provide a one bedroomed flat, subject to any consents.

Situated The premises are situated within a busy shopping area fronting Prescot Road in the Old Swan district. Nearby occupiers include Ladbrokes, Home Bargains, HSBC and a whole host of local traders.

Ground Floor Shop Main Sales Area, Store Room, Rear Room, Kitchen, WC, Rear Office.

First Floor Accommodation

Front Room, Rear Room, Kitchen, WC

Outside Yard to Rear.

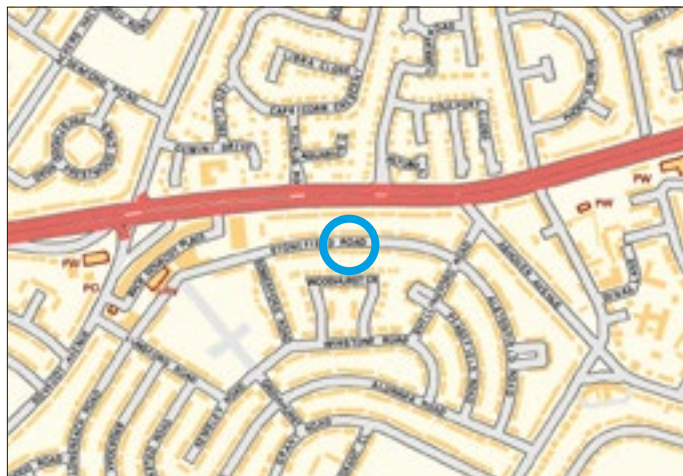
Joint Agents

Core Property Management



LOT
61

ON BEHALF OF A HOUSING ASSOCIATION

77 Stonefield Road, Liverpool L14 0NX***GUIDE PRICE £30,000–£35,000**

Not to scale. For identification purposes only

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

Description A two bedroomed middle town house benefiting from double glazing and central heating. Following upgrade and refurbishment the property would be suitable for investment purposes.

Situated Off Somerford Road which in turn is off East Prescott Road within close proximity to local amenities and approximately 8 miles from Liverpool city centre.

Outside Front and rear gardens.

Note The property was previously three bedrooms and could be converted back to this subject to any necessary consents.

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

First Floor Two Bedrooms.

LOT
62**54 Madison Street, Stoke-on-Trent ST6 5HT*****GUIDE PRICE £40,000+**

Not to scale. For identification purposes only

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

Description A two bedroomed mid terraced property in need of modernisation. The property benefits from double glazing and central heating. Once updated the property would be suitable for investment purposes.

Situated Off the A50 in a popular and well established residential location. Stoke-on-Trent city centre is approximately 5.5 miles away.

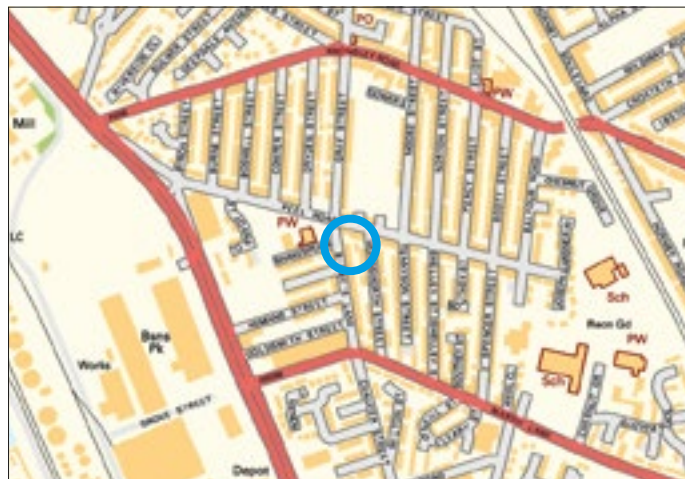
Outside Rear Garden

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

First Floor Two Bedrooms

LOT
63

ON BEHALF OF A HOUSING ASSOCIATION

98 Peel Road, Bootle, Merseyside L20 4LA***GUIDE PRICE £35,000+**

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Not to scale. For identification purposes only

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

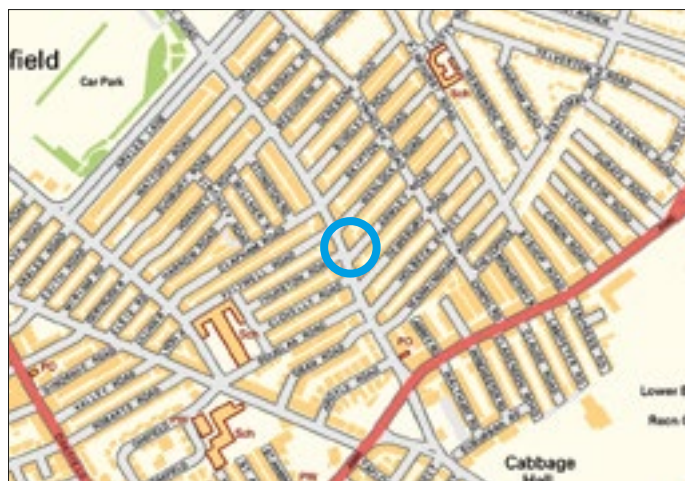
Description A two bedroomed plus box room mid terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes.

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

Outside Yard to the rear.

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

First Floor Two Bedrooms, Box room, Bathroom/WC

LOT
64**66 Priory Road, Liverpool L4 2RZ*****GUIDE PRICE £45,000+**

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Not to scale. For identification purposes only

- **Three storey mixed use mid terrace comprising a retail unit with a two bedroomed flat above. Electric roller shutters. Double glazing.**

Description A three storey mixed use mid terrace property comprising a ground floor retail unit together with a two bedroomed flat above situated over the first and second floors. The property benefits from electric roller shutters and double glazing. Works have commenced to provide a separate front entrance for the flat above however finishing works are required. When finished the property would be suitable for investment purposes with a potential income of in excess of £10,000 per annum.

Situated Fronting Priory Road within close proximity to local amenities, Liverpool and Everton Football Club, within walking distance to Stanley Park and approximately 2.5 miles from Liverpool city centre.

First Floor Flat Bathroom/WC, Kitchen, Lounge

Second Floor Two Bedrooms

Outside Yard to Rear.

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

LOT
65

ON BEHALF OF A HOUSING ASSOCIATION

7 Brick Street, Newton-le-willows, Merseyside WA12 9PN***GUIDE PRICE £35,000–£40,000**

Not to scale. For identification purposes only

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

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

Situated Off Bank street which in turn is off Earle Street within close proximity to local amenities, schooling and transport links.

Ground Floor Hall, Lounge, Dining Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to Rear.

LOT
66**69 Alverstone Road, Liverpool L18 1HB*****GUIDE PRICE £75,000+**

Not to scale. For identification purposes only

- **A residential investment producing £3,510 per annum. Partial double glazing.**

Description A two bedroomed mid terrace property currently let by way of a Regulated Tenancy producing £3,510 per annum. The property benefits from partial double glazing.

Situated Off Penny Lane in a popular and well established residential location within close proximity to Smithdown and Allerton Road amenities approximately 4 miles from Liverpool city centre.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear

Joint Agents

Core Property Management

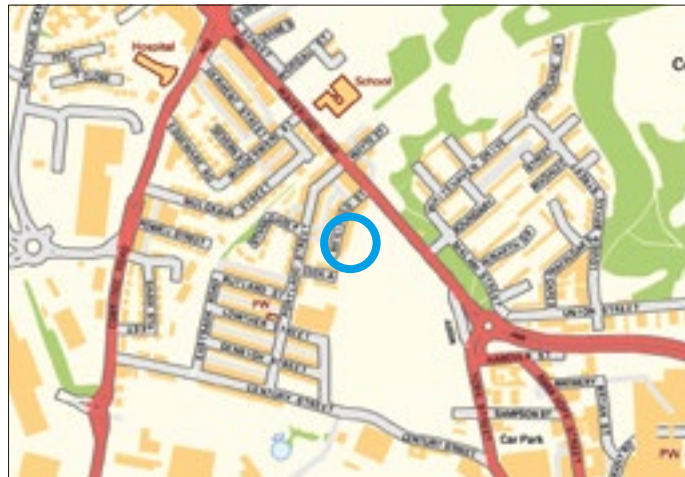


LOT

67

64 Winifred Street, Stoke-on-Trent ST1 5DN

*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

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

Description A three bedroomed mid terrace property in need of modernisation. The property benefits from double glazing and central heating and once updated would be suitable for investment purposes. The potential rental income is in excess of £6000 per annum.

Situated Off Waterloo Road in a popular and well established residential location within close proximity to local amenities and Stoke-on-Trent city centre.

Outside Yard to the rear

Ground Floor Living Room, Dining Room, Kitchen

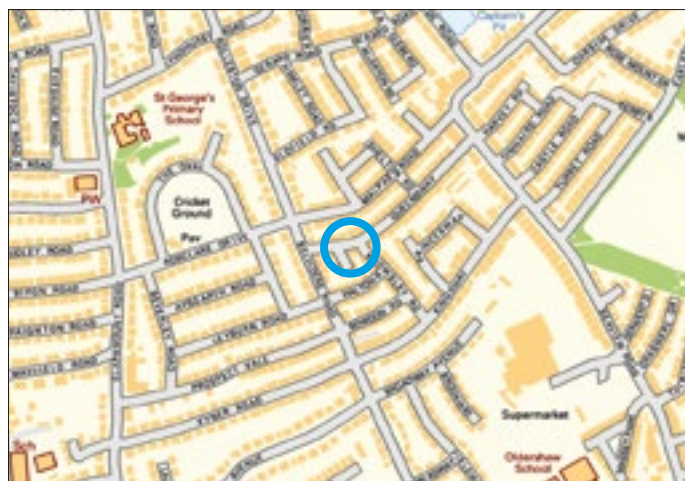
First Floor Three Bedrooms, Bathroom/WC

LOT

68

58 Queensway, Wallasey, Merseyside CH45 4QB

*GUIDE PRICE £105,000+



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Not to scale. For identification purposes only

- **Semi-detached converted to provide two self contained flats in need of repair and modernisation.**

Description A semi detached property which has been converted to provide two self contained flats (one one-bedroomed and one two-bedroomed). The property is in need of a full upgrade and refurbishment scheme. Once upgraded the flats would be suitable for resale, occupation or investment purposes. Alternatively the property could be converted to provide an impressive four bedroomed family dwelling, subject to any necessary consents. The potential rental income when let is in excess of £13,200 per annum.

Situated In a very popular residential location just off Belvidere Road and Seaview Road within easy reach of local amenities, schooling and approximately 3 miles to New Brighton.

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

Outside Yard to the rear

Joint Agents
Robert Edwards & Worrall



Ground Floor Main Entrance Hallway

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

LOT
69**51 Sandhead Street, Liverpool L7 6PB*****GUIDE PRICE £25,000+**

- **A residential investment producing £4,159 per annum.**

Description A two bedroomed middle terraced property which is currently let by way of a periodic tenancy producing £4,159 per annum.



Not to scale. For identification purposes only

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

Outside Yard to the rear.

Ground Floor Lounge, Dining Room, Kitchen, WC (no bathroom fittings).

First Floor Two Bedrooms.

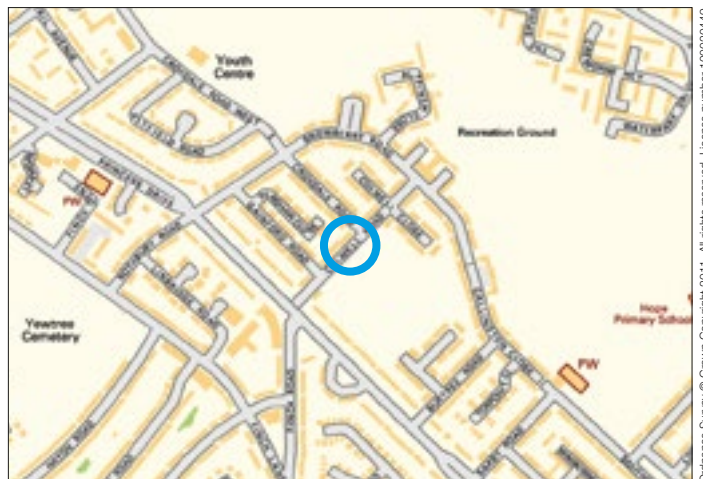
LOT
70

ON BEHALF OF A HOUSING ASSOCIATION

33 Colwell Road, Liverpool L14 8XY***GUIDE PRICE £35,000–£40,000**

- **Three bed end town house. Double glazing. Central heating. Gardens and driveway.**

Description A three bedroomed end town house property benefiting from double glazing, Central heating, Front and rear gardens and Driveway. Following refurbishment the property would be suitable for investment purposes.



Not to scale. For identification purposes only

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

Outside Front and Rear Gardens, Driveway.

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

First Floor Three Bedrooms.

LOT
71

Land off Foley Street and Westminster Road, Liverpool L4 4BN

*GUIDE PRICE £30,000–£40,000



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Not to scale. For identification purposes only

- **Cleared and gated site offered with the benefit of planning permission to erect a three storey building comprising six self contained flats with associated works.**

Description A cleared and gated site offered with the benefit of planning permission to erect a three storey building comprising six self contained flats with associated works. The existing planning permission was granted in November 2016 and is free of any S106 payment, CIL obligation or affordable housing requirement. Alternatively the land could possibly provide a pair of semi detached houses subject to any necessary consents, and purchasers should make their own enquiries. We believe all main services are available, however purchasers should make their own enquiries.

Situated On the corner of Foley Street and Westminster Road in an established and popular residential location opposite the David Wilson Claremont Gardens development and approximately 2 miles from Liverpool city centre.

Note Planning Ref: 16F/0815

LOT
72

55 Newsham Drive, Liverpool L6 7UQ

*GUIDE PRICE £150,000–£175,000



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Not to scale. For identification purposes only

- **HMO investment producing £24,000 per annum. Electric heating. Communal garden.**

Description A substantial three storey eight bedroomed semi detached property currently fully let by way of Assured Shorthold Tenancies producing £24,000 per annum to include all bills. The property is fully HMO compliant and benefits from electric heating, fire alarm system and gardens.

Situated Overlooking Newsham Park within easy access to Tuebrook amenities and approximately 3 miles from Liverpool city centre.

Ground Floor Vestibule, Main Entrance Hallway, Communal Lounge, Letting Room, Kitchen/ Dining Room, Conservatory with WC, Utility Room.

First Floor Three Letting Rooms, Bathroom/WC.

Half Landing Letting Room.

Second Floor Three Letting Rooms, Bathroom/WC.

Outside Rear Garden.

LOT
73**6 Richmond Terrace, Liverpool L6 5EA**

*GUIDE PRICE £135,000+



Not to scale. For identification purposes only

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- **Three storey semi-detached property converted to provide five one-bedroom flats.**

Description A substantial three storey semi detached property converted to provide five one-bedroomed self contained flats. Three of the flats are currently let producing in excess of £12,000 per annum. The property benefits from double glazing, central heating and off road parking. When fully let the potential annual income being in excess of £19,500 per annum.

Situated Off Breck Road in a popular residential location convenient for all local amenities

and approximately 2.5 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway

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

Flat 2 (Vacant) Lounge, Kitchen, Bedroom, Bathroom/WC.

First Floor

Flat 3 (Vacant) Lounge, Kitchen, Bedroom, Bathroom/WC.

Second Floor

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

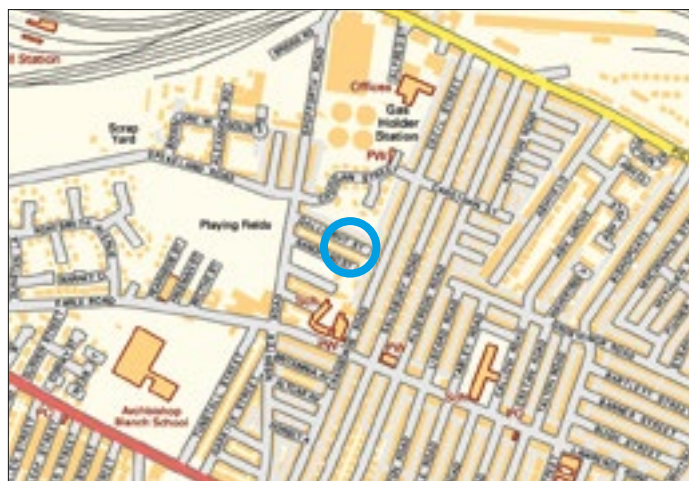
Flat 5 Lounge, Kitchen, Bedroom, Bathroom/WC.

Outside Rear Yard, Parking for several cars.

Note The property has been treated for Japanese Knotweed and comes with a 10 year guarantee.

LOT
74**43 Galloway Street, Liverpool L7 6PD**

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

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- **Two bed mid terrace. Double glazing,**

Description A two bedroomed middle terraced property benefitting from double glazing. Following refurbishment and decoration the property would be suitable for investment purposes. The potential rental income is in excess of £5400.00 per annum.

Situated Off Spofforth Road, within close proximity to local amenities and approximately 2.5 miles from Liverpool city centre.

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

First Floor Two Bedrooms

Outside Yard to the rear

LOT
75

ON BEHALF OF A HOUSING ASSOCIATION

52 Burns Street, Bootle, Merseyside L20 4RJ***GUIDE PRICE £35,000–£40,000**

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Not to scale. For identification purposes only

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

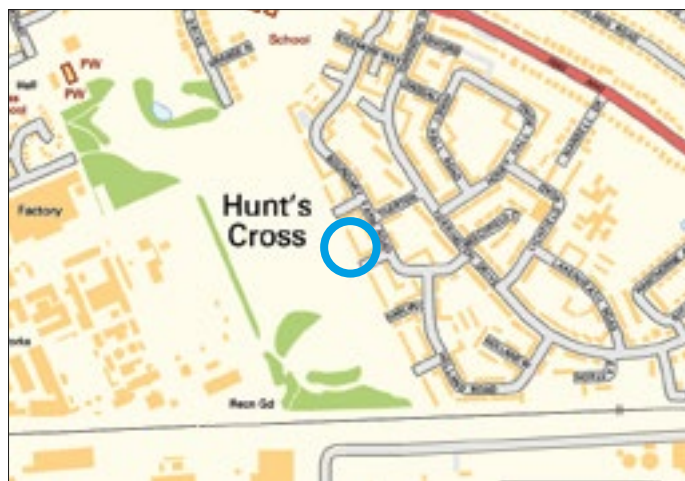
Description A three bedroomed end terraced property benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes.

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

Outside Rear yard.

Ground Floor Hall, Living room, Dining room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC

LOT
76**18 Radnor Close, Halewood, Liverpool L26 1UJ*****GUIDE PRICE £70,000–£80,000**

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Not to scale. For identification purposes only

- **Three bed mid terrace. Double glazing. Central heating. Driveway. Rear garden.**

Description A three bedroomed middle terraced property benefiting from double glazing, central heating, a driveway and a garden to the rear. The property is in good order throughout and would be suitable for immediate occupation or investment purposes. When let the potential rental income is in excess of £7800.00 per annum.

Situated Off Boundary Farm Road which in turn is off Higher Road in a popular residential location within close proximity to Hunts Cross amenities and Train Station and approximately 8 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom, Separate WC.

Outside Driveway, Rear Garden.

Ground Floor Hall, Lounge/ Dining room, Kitchen.

LOT
77**Units 5 & 6, 67 Bankhall Street, Bootle, Merseyside L20 8DJ*****GUIDE PRICE £90,000+**

Not to scale. For identification purposes only

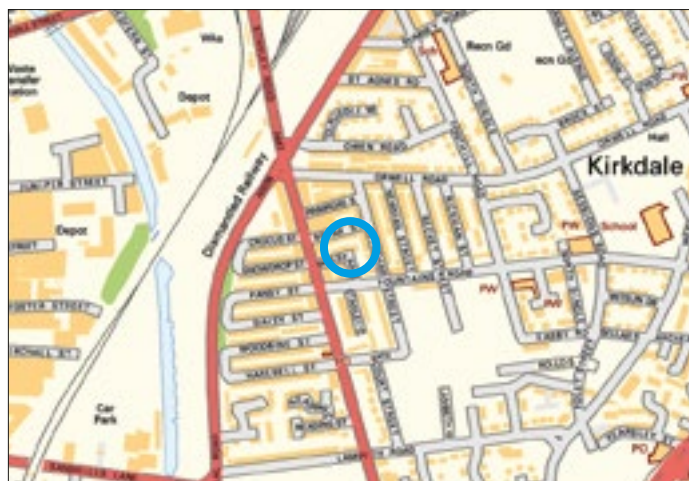
- **Single storey workshop/office building.**

Description A single storey workshop/office building suitable for a number of uses, subject to any relevant planning consents. We believe all mains services are available, however potential purchasers should make their own enquiries.

Situated Fronting Bankhall Road next to the Railway Station in an established location approximately 1 mile from Liverpool city centre.

LOT
78

ON BEHALF OF A HOUSING ASSOCIATION

20 Briar Street, Liverpool L4 1RB***GUIDE PRICE £35,000–£40,000**

Not to scale. For identification purposes only

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

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

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

Outside Yard to the rear.

Ground Floor Hall, Lounge, Dining room, Kitchen,

First Floor Two Bedrooms, Bathroom/WC

LOT

79

High Ash, Sandon Bank, Stafford ST18 9TB

*GUIDE PRICE £300,000+



- **Three bed detached cottage style property in need of renovation and modernisation.**

Description A characterful three bedroomed detached cottage style property with paddock and gardens in need of renovation and modernisation. The property was originally two cottages built in the early 1900s and some renovation works have been carried out including the stairs, floors, electrics, DPC, plaster work, roof repairs and utility room. Prospective buyers must make their own enquiries in respect of the renovations required. The property has excellent potential for a semi rural family home with land and gardens and the property has potential for extension, subject to gaining the necessary consents.

Situated Set back in Sandon Bank, off Sandon Road (the B5066) which lies between the A51 and A513, approximately 4 miles north east of Stafford town centre and convenient for the M6 motorway connection.

frontage and there is also a paddock to the side of the property.

Ground Floor Living Room, Dining Room, Split Level Stairs access into a Sitting Room, Utility Room, WC, Kitchen

First Floor Three Bedrooms (one with split level access), Split Level Bathroom/WC

Outside Gardens to the front, side and rear with potential for further extension of the house, subject to gaining the necessary consents. Garden area to the side has road



LOT
80**20 Tudor Street, Liverpool L6 6AQ**
*GUIDE PRICE £25,000+

Not to scale. For identification purposes only

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

Description A two bedroomed mid terraced property benefiting from central heating. Following refurbishment and modernisation the property would be suitable for investment purposes. If let to two students at a rental of £75 pppw the potential rental income is in excess of £7800.00 per annum.

Situated Off Sutcliffe Street which is in turn off Boaler Street in a popular residential location close to local amenities, Newsham Park and approximately 3 miles from Liverpool city centre.

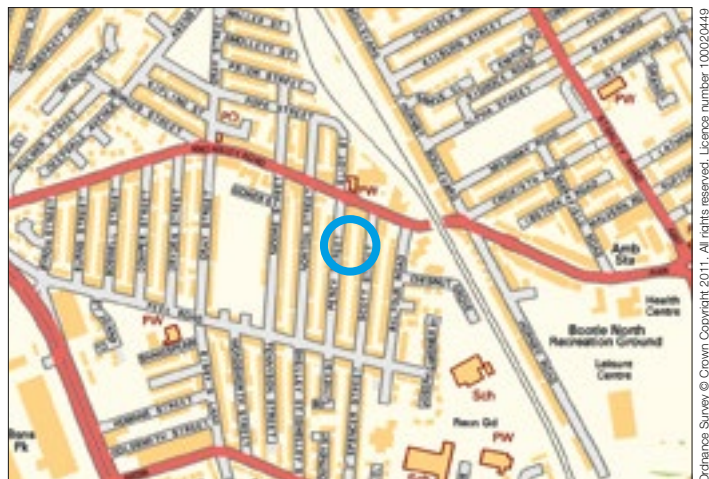
Outside Yard to the rear.

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

First Floor Two Bedrooms

LOT
81

ON BEHALF OF A HOUSING ASSOCIATION

72 Percy Street, Bootle, Merseyside L20 4PQ
*GUIDE PRICE £35,000+

Not to scale. For identification purposes only

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

Description A two bedroomed mid terrace property benefiting from double glazing and central heating. Following modernisation this property would be suitable for investment purposes.

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

First Floor Two Bedrooms, Bathroom/WC

Outside Rear Yard.

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

LOT

82

Trueman Court, Trueman Street, Liverpool L3 2BA

*GUIDE PRICE £350,000+



- A freehold Grade II listed building with car parking.

Description A Character freehold Grade II listed self contained three storey plus basement office building with car parking. Trueman Court is a three storey self contained property currently utilised for office purposes, which provides a mix of open plan and private offices. The premises are traditionally constructed and were formerly part of the administration offices of the Threlfalls Brewery. The accommodation is laid out over basement, ground, first and second floors. Internally the floors are accessed by way of an internal staircase. Kitchen facilities are provided at ground & second floor levels, and WC facilities are provided at basement, ground, first & second floor levels.

Situated By way of a shared courtyard situated off Trueman Street which runs off Dale Street in Liverpool city centre.

Outside Three car parking spaces



Not to scale. For identification purposes only

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LOT
83

ON BEHALF OF A HOUSING ASSOCIATION

78 Longfellow Street, Liverpool L8 0QX***GUIDE PRICE £20,000–£25,000**

Not to scale. For identification purposes only

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

Description A one bedroomed mid terrace property benefiting from double glazing and central heating. Following refurbishment and modernisation this property would be suitable for investment purposes.

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

Outside Yard to Rear.

Ground Floor Vestibule, Lounge, Kitchen

First Floor Bedroom, Cloak Room, Bathroom/WC

LOT
84**49 Alverstone Road, Liverpool L18 1HB*****GUIDE PRICE £75,000+**

Not to scale. For identification purposes only

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- **Residential investment producing £3,510 per annum.**

Description A two bedroomed end of terrace property which is currently let by way of a Regulated Tenancy producing £3,510 per annum. The property benefits from double glazing and central heating.

Situated Off Penny Lane in a popular and well established residential location within close proximity to Smithdown and Allerton Road amenities approximately 4 miles from Liverpool city centre.

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear

Joint Agents

Core Property Management



Ground Floor Hall, Through Living Room, Kitchen

LOT

85

14 Belhaven Road, Allerton, Liverpool L18 1HH

*GUIDE PRICE £80,000+



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Not to scale. For identification purposes only

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

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

Situated Off Alverstone Road in a popular and well established residential location within close proximity to Penny Lane and Allerton Road amenities and schooling approximately 5 miles from Liverpool city centre.

First Floor Two Bedrooms, Bathroom/WC

Outside Rear yard.

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

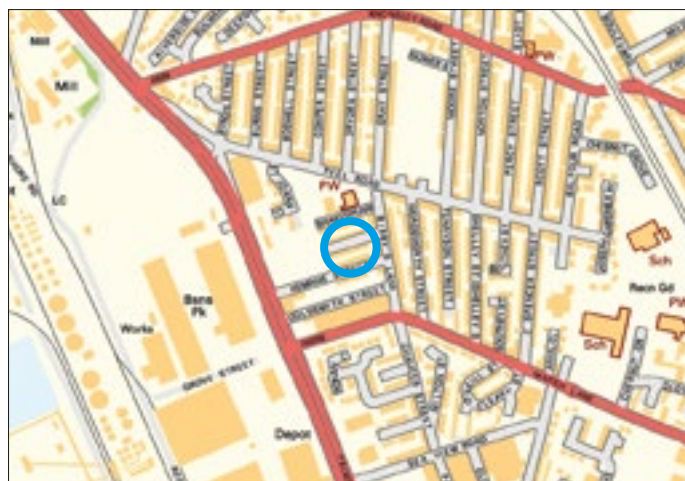
ON BEHALF OF A HOUSING ASSOCIATION

LOT

86

16 Longfellow Street, Bootle, Merseyside L20 4JR

*GUIDE PRICE £25,000-£30,000



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Not to scale. For identification purposes only

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

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes. This property has suffered slight fire and smoke damage to the ground floor.

Situated Just off Bibby's Lane which in turn is off Marsh Lane within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

First Floor Yard to the rear.

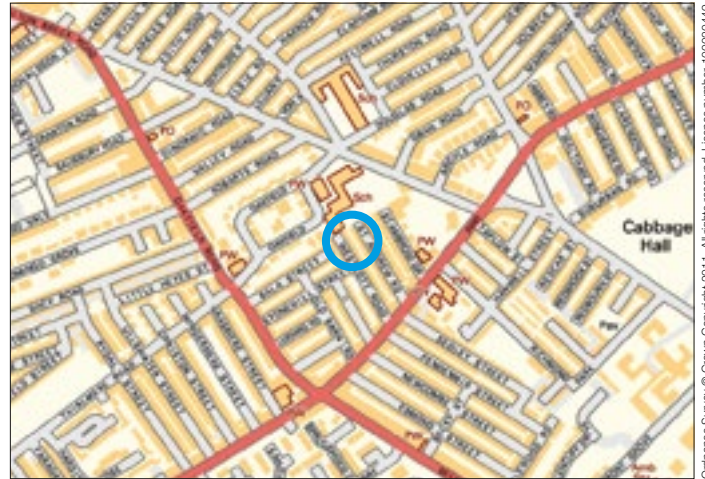
Ground Floor Hall, Lounge, Dining room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC

LOT
87**39 St. Andrew Road, Liverpool L4 2RJ*****GUIDE PRICE £35,000+**

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

Description A three bedroomed end terrace property currently let by way of an Assured Shorthold Tenancy producing £5,720 per annum. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

Situated Off Breck Road in an established residential location within easy access to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Lower Ground Floor Cellar – Not inspected

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

First Floor Three Bedrooms, Bathroom/WC with Walk In Shower and Corner Bath

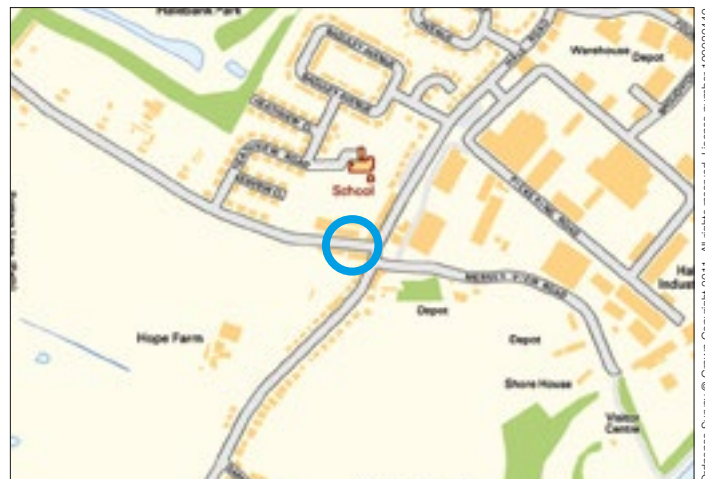
Outside Yard to the rear

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LOT
88**Flat 11, Hale Court, Halebank Road, Widnes, Cheshire WA8 8ND*****GUIDE PRICE £25,000–£30,000**

- **Two bed plus box room first floor apartment. Double glazing. Electric heating. Secure intercom system. Communal parking.**

Description A two bedroomed plus box room apartment within a three storey detached purpose built block. The property benefits from double glazing, electric heating, a secure intercom system and communal parking. Following modernisation the property would be suitable for investment purposes with a potential rental income in excess of £4,200 per annum.



Not to scale. For identification purposes only

Situated Fronting Halebank Road at the junction with Hale Road in a popular and well established residential location approximately 2 miles from Widnes town centre.

Ground Floor Main entrance hallway.

First Floor Flat Hall, Kitchen, Lounge, two Bedrooms plus box room, Shower room/WC

Outside Communal Parking.

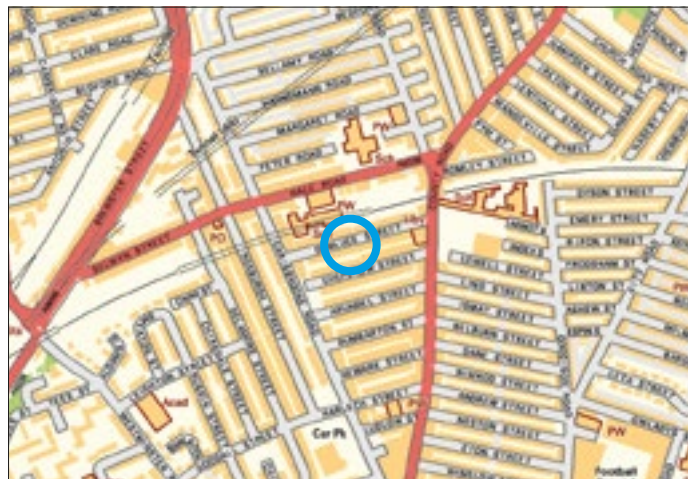
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LOT

89

42 Dunluce Street, Liverpool L4 3RQ

*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

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

Description A good sized four bedroomed end of terrace property benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation, resale or investment purposes. Alternatively the property would be suitable as a five bed HMO Investment with a potential rental income of approximately £20,000 per annum, subject to any relevant consents.

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

First Floor Four Bedrooms

Outside Yard to Rear.

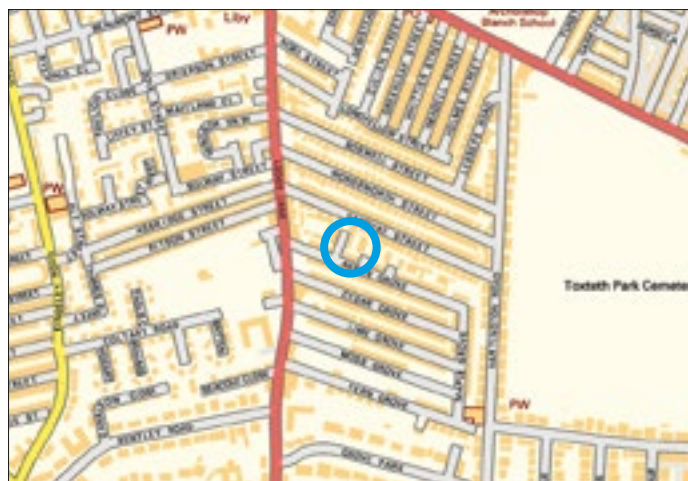
Ground Floor Hall, Lounge, Dining Room, Kitchen, Bathroom/WC

LOT

90

10 Orange Grove, Liverpool L8 0TD

*GUIDE PRICE £45,000–£50,000



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Not to scale. For identification purposes only

- **A residential investment producing £4,680 per annum. Double glazing.**

Description A two bedroomed middle terraced property currently let by way of an Assured Shorthold Tenancy producing £4,680 per annum. The property benefits from double glazing.

Situated Off Lodge Lane in a popular residential location within walking distance to local amenities and approximately 2 miles from Liverpool city centre.

Outside Yard to the rear.

Note This property has not been internally inspected.

Ground Floor Lounge, Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.

LOT
91**16 Queens Drive, Walton, Liverpool L4 6SH**

*GUIDE PRICE £100,000+



Not to scale. For identification purposes only

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- **Five bedroomed semi-detached. Double glazing. Central heating.**

Description A spacious five bedroomed semi-detached property which has undergone some refurbishment works to include a rewire, new plumbing, new central heating system, double glazing, and it has re-plastered throughout. Following completion of the current works the property would be suitable for occupation to provide a family home, re-sale or investment purposes. The potential rental income if let to 6 tenants at £75pppw is in excess of £23,500 per annum.

Situated Fronting Queens Drive at its junction with Rice Lane Flyover in a popular and well established residential location within close proximity to County Road amenities and approximately 2 miles from Liverpool city centre.

Ground Floor Hall, three Reception Rooms, Kitchen.

First Floor Bathroom/WC, four Bedrooms (one with en-suite – no fittings)

Second Floor Further Bedroom

Outside Parking and Garden to Rear.

LOT
92**58 Sunlight Street, Liverpool L6 4AQ**

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

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- **A residential investment producing £4,200 per annum. Double glazing.**

Description A two bedroomed middle terraced property benefiting from double glazing. The property is currently let by way of a periodic tenancy producing £4,200 per annum.

Situated Off Belmont Road close to West Derby amenities, schooling and approximately 3 miles from Liverpool city centre.

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

First Floor Two Bedrooms.

Outside Yard to the rear.

Note This property has not been internally inspected.

LOT
93

ON BEHALF OF A HOUSING ASSOCIATION

Royden House, 83 Park Road North, Birkenhead, CH41 4HD***GUIDE PRICE £600,000+**

- **Substantial four storey Grade II listed double fronted detached property converted to provide 14 self-contained flats. Good sized plot.**

Description A fantastic development opportunity comprising a substantial four storey Grade II listed double fronted detached property, sat on a good sized plot and dating back to 1845. The property has been converted to provide 14 self-contained flats. Once modernised the flats would be suitable for individual sale or investment purposes with a potential rental income of in excess of £79,000.

Situated The property stands on a large well proportioned plot on Park Road North adjacent to the Bowling Greens and Park Centre in an established residential area close to Birkenhead town centre and on the outskirts of Birkenhead Park, within close proximity to local amenities and transport links.

Accommodation

Main Entrance

Flat 1 Hall, Living Room, Kitchen, Two Bedrooms, Bathroom/WC **Flat 2** Hall, Living Room, Kitchen, Two Bedrooms, Bathroom/WC **Flat 3** Hall, Living Room, Kitchen, Bedroom, Bathroom/WC **Flat 4** Hall, Living Room, Kitchen, Bedroom, Bathroom/WC **Flat 5** Hall, Living Room, Kitchen, Bedroom, Bathroom/WC **Flat 6** Hall, Living Room, Kitchen, Bedroom, Bathroom/WC **Flat 7** Hall,

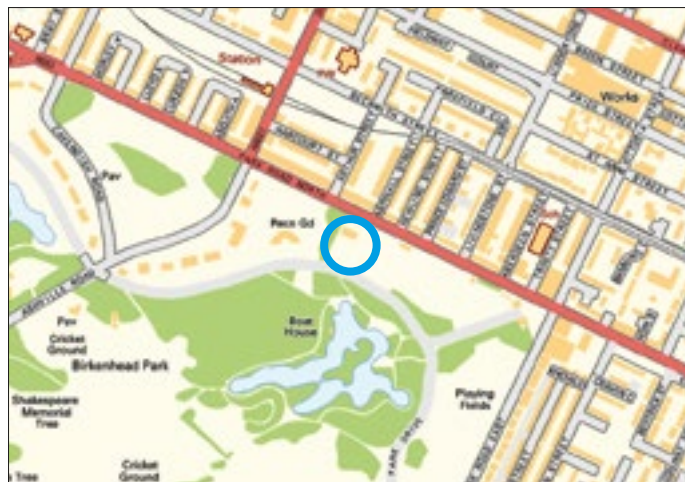
Living Room, Kitchen, Bedroom, Bathroom/WC

Flat 8 Hall, Living Room, Kitchen,

Bedroom, Bathroom/WC

Flat 9 Hall, Living Room, Kitchen, Bedroom, Bathroom/WC **Flat 11** Hall, Living Room, Kitchen, Bedroom, Bathroom/WC **Flat 12** Hall, Living Room, Kitchen, Bedroom, Bathroom/WC **Flat 14** Hall, Living

FLAT NUMBER	FLOOR AREA
Flat 15	47 sq.m
Flat 14	56 sq.m
Flat 12	59 sq.m
Flat 11	50 sq.m
Flat 10	59 sq.m
Flat 9	50 sq.m
Flat 8	59 sq.m



Not to scale. For identification purposes only

Room, Kitchen, Bedroom, Bathroom/WC **Flat 15** Hall, Living Room, Kitchen, Bedroom, Bathroom/WC

Outside Front and Rear Gardens with Footpaths, Communal Car Parking.

FLAT NUMBER	FLOOR AREA
Flat 7	50 sq.m
Flat 6	44 sq.m
Flat 5	49 sq.m
Flat 4	53 sq.m
Flat 3	49 sq.m
Flat 2	73 sq.m
Flat 1	73 sq.m

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LOT
94**1 Max Road, Liverpool L14 4BG*****GUIDE PRICE £45,000+**

Not to scale. For identification purposes only

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- **Two bed end town house. Double glazing. Central heating. Gardens and driveway.**

Description A two bedroomed end town house benefiting from double glazing, central heating, gardens and off road parking. The property would be suitable for investment purposes with a potential rental income of approximately £5400.00 per annum.

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

Outside Front and Rear Gardens, Driveway.

Ground Floor Lounge, Kitchen/Diner

First Floor Two Bedrooms, Bathroom/WC

LOT
95**23 Seaforth Road, Liverpool L21 3TX*****GUIDE PRICE £30,000–£35,000**

Not to scale. For identification purposes only

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- **Three storey end terraced property arranged as four self contained flats.**

Description A three storey end terraced property arranged as four self contained flats in need of a full upgrade and refurbishment scheme. Following refurbishment the property would be suitable for investment purposes with a potential rental income in excess of £16,800 per annum alternatively the property would be suitable for a number of uses subject to any necessary planning consents.

Situated Fronting Seaforth Road on the corner of Seaforth Vale North in a popular main road position within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

First Floor Two-bedroomed flat.

Second Floor Two-bedroomed flat.

Outside Yard to the rear.

Note There are proposed plan layouts available online. All information provided by the vendor.

Ground Floor Main Entrance, Hallway, Office, Kitchen, WC. One-bedroomed flat. Two-bedroomed flat.

LOT

96

73 Alverstone Road, Liverpool L18 1HB

*GUIDE PRICE £75,000+



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Not to scale. For identification purposes only

- A residential investment producing £3,406 per annum.

Description A two bedroomed mid terrace property which is currently let by way of a Regulated Tenancy producing £3,406 per annum.

Situated Off Penny Lane in a popular and well established residential location within close proximity to Smithdown and Allerton Road amenities approximately 4 miles from Liverpool city centre.

Ground Floor Hall, Living Room, Dining Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear

Joint Agents

Core Property Management

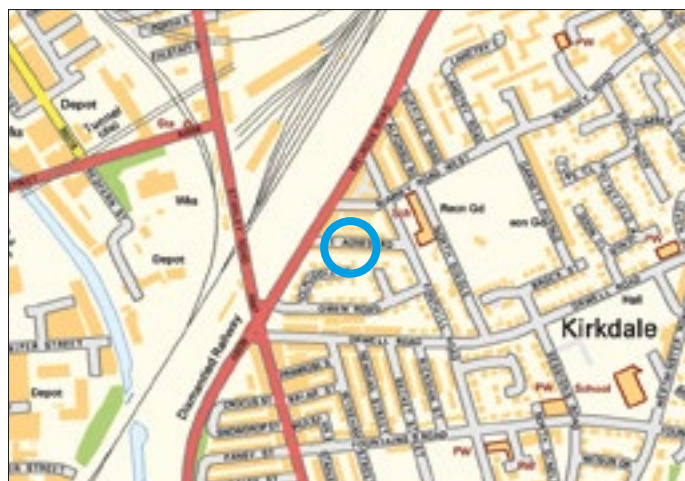


LOT

97

11 St. Agnes Road, Kirkdale, Liverpool L4 1RS

*GUIDE PRICE £25,000+



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Not to scale. For identification purposes only

- Three bed mid terrace. In need of full upgrade and refurbishment scheme.

Description A three bedroomed mid terraced property in need of a full upgrade and scheme of refurbishment works. Once updated and modernised the property would be suitable for investment or resale.

Situated Just off Melrose Road in a popular residential location within easy access to local amenities and approximately 2 miles from Liverpool city centre.

Ground Floor Hall, two Reception Rooms, Kitchen

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to rear.

LOT
98

ON BEHALF OF A HOUSING ASSOCIATION

12 Shelley Street, Bootle, Merseyside L20 4LQ***GUIDE PRICE £30,000–£35,000**

Not to scale. For identification purposes only

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

Description A two bedroomed mid terrace property benefiting from double glazing and central heating. Following a scheme of modernisation this property would be suitable for investment purposes.

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

Outside Yard to Rear.

Ground Floor Hall, Through Lounge/Diner, Kitchen

First Floor Two Bedrooms, Bathroom/WC

LOT
99**22 Liversidge Road, Birkenhead, Merseyside CH42 0LS*****GUIDE PRICE £75,000+**

Not to scale. For identification purposes only

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- **Residential investment producing £6,000 per annum. Double glazing. Central heating.**

Description A good sized three storey plus cellar semi detached property benefiting from double glazing and central heating. The property is currently let by way of an Assured tenancy at a rental of £6,000 per annum.

Situated Off Derby Road which in turn is off Whetstone Lane (B5148) in a popular and well established residential location within close proximity to local amenities and approximately 1 mile from Birkenhead town centre.

Ground Floor Hall, Lounge, Kitchen/Dining room.

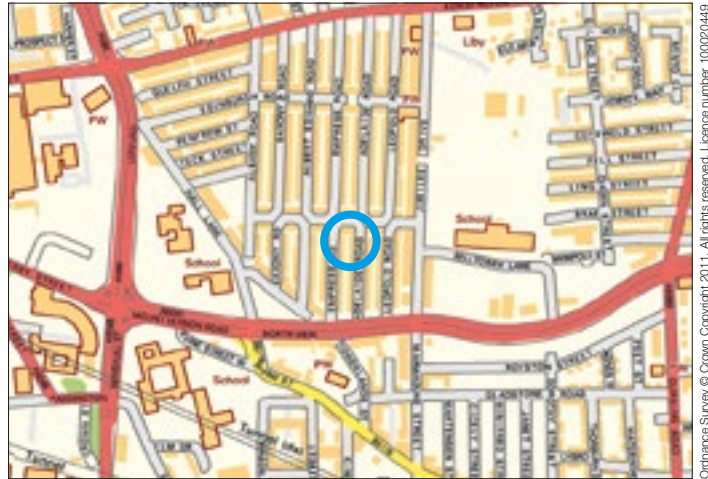
First Floor Two Bedrooms, Bathroom/WC

Second Floor Two Further Bedrooms

Basement Cellar Storage.

Outside Yard to the rear.

LOT
100 58 Connaught Road, Kensington, Liverpool L7 8RP
*GUIDE PRICE £75,000+



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Not to scale. For identification purposes only

- **Three bed mid terrace. Majority double glazing. Central heating.**

Description A three bedroomed middle terraced property benefitting from majority double glazing and central heating. Following refurbishment and modernisation the property would be suitable for occupation, resale or student investment purposes. If let to four students at £85pppw the potential rental income is in excess of £17,680 per annum.

Situated Between Kensington High Street and Edge Lane in a very popular and well established residential location walking distance to Liverpool University, Liverpool Royal Hospital and Liverpool city centre.

Ground Floor Hall, Lounge, Dining Room, kitchen, Bathroom/WC

First Floor Three Bedrooms

Second Floor stairs to Attic Room

Outside Yard to the rear

LOT
101 ON BEHALF OF A HOUSING ASSOCIATION
31 Dryden Street, Bootle, Merseyside L20 4RT
*GUIDE PRICE £35,000-£40,000



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Not to scale. For identification purposes only

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

Description A three bedroomed middle terraced property benefitting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes.

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

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

First Floor Three Bedrooms.

Outside Yard to the rear.

LOT

102

202 Stanley Road, Bootle, Merseyside L20 3EP

*GUIDE PRICE £225,000-£250,000



- **Commercial property. Double glazing. Central heating. Air conditioning. Secure gated parking.**

Description A substantial freehold double fronted semi detached property arranged over three floors plus basement. The property benefits from double glazing, central heating, air conditioning, plus secure gated car parking to the rear for several cars. Once let the property has a potential annual income of £55,000.

Situated Fronting Stanley Road at its junction with Merton Road within Bootle's busy shopping parade and overlooks the Bootle New Strand shopping centre. Liverpool city centre is approximately 1 mile away.

Basement Four Offices, Kitchen, Ladies WC, Store Room

Ground Floor Main Entrance Hallway, Reception Area, three Offices, Storeroom

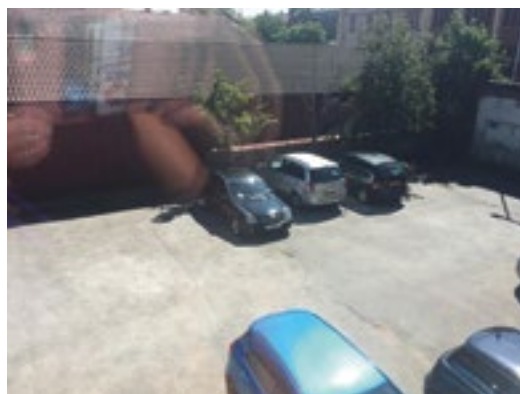
First Floor Gents WC, five Offices

Second Floor Two Store Rooms, three Offices

Outside Yard with secure gated car parking for several cars.



Not to scale. For identification purposes only



LOT

103

44 Orwell Road, Liverpool L4 1RQ

*GUIDE PRICE £25,000-£35,000



Not to scale. For identification purposes only

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- Residential investment producing £3,016 per annum. Double glazing. Central heating.

Description A three bedroomed end terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy at a rental of £3,016 per annum.

Situated Just off Stanley Road in a popular residential location within easy access to local amenities and approximately 3 miles from Liverpool city centre.

First Floor Yard to the rear.

Ground Floor Hall, Living Room, Dining room, Kitchen.

First Floor Three Bedrooms, Bathroom/WC

LOT

104

18 Orleans Road, Old Swan, Liverpool L13 5XP

*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

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- Two bed mid terrace. Partial double glazing. Central heating.

Description A two bedroomed middle terraced property benefiting from partial double glazing and central heating. Following modernisation, the property would be suitable for occupation, resale or investment purposes When let the potential rental income is in excess of £5,400 per annum.

Situated Off Prescot Road in the Heart of Old Swan and within walking distance to local amenities and Schooling and approximately 5 miles from Liverpool city centre.

Outside Rear yard.

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

First Floor Two Bedrooms, Bathroom/WC

LOT

105

ON BEHALF OF A HOUSING ASSOCIATION

4 Frederick Street, Widnes, Cheshire WA8 6PG

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

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

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

Situated Off Milton Road within close proximity to local schooling and transport links and within walking distance to Widnes town centre.

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

First Floor Three Bedrooms

Outside Yard to the rear.

LOT

106

40 Smithdown Road, Liverpool L7 4JG

*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

- Commercial investment producing £10,200 per annum. Double glazing.

Description A three storey middle terraced mixed use property providing a ground floor retail unit currently trading as 'Yemi's Barber Shop' together with a two bedroomed self contained flat above which is accessed via a separate front entrance. The property benefits from double glazing and is fully let producing in excess of £10,200 per annum.

Situated Fronting Smithdown Road in a popular and well established residential location within close proximity to local amenities and approximately 3.5 miles from Liverpool city centre.

First/Second Floor Flat Lounge, Kitchen, two Bedrooms, Bathroom/WC

Outside Yard to the rear.

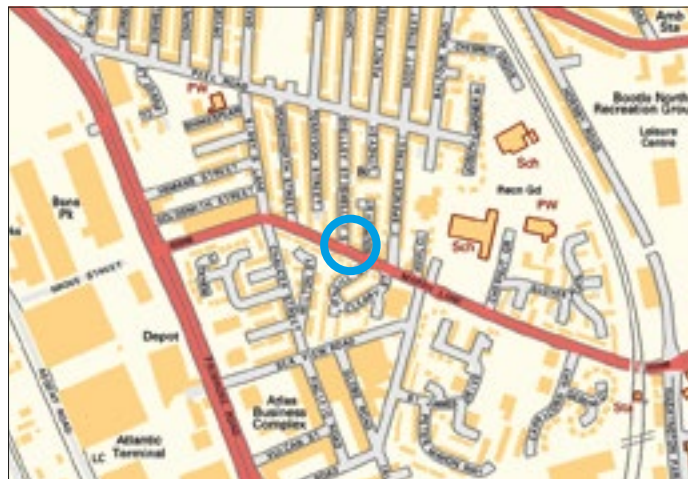
Ground Floor Shop Main sales area, WC

LOT

107

4 Shelley Street, Bootle, Merseyside L20 4LQ

*GUIDE PRICE £25,000-£30,000



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Not to scale. For identification purposes only

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

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

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

Outside Yard to Rear.

Ground Floor Hall, Lounge, Dining Room, Kitchen

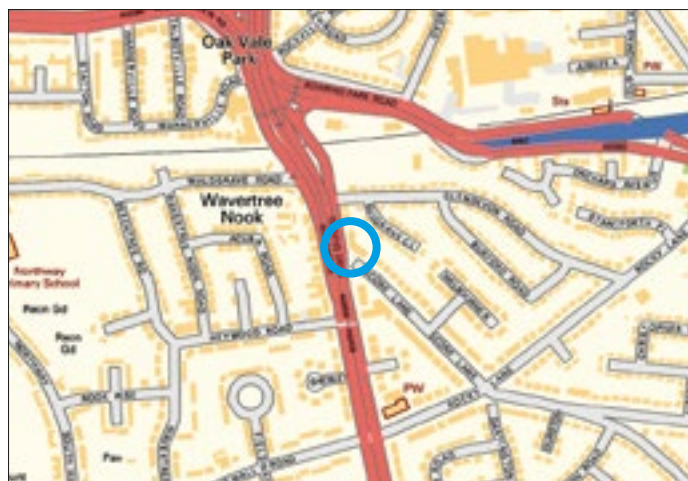
First Floor Two Bedrooms, Bathroom/WC

LOT

108

Apartment 11, Forbes House, Score Lane, Liverpool L16 6AN

*GUIDE PRICE £85,000+



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Not to scale. For identification purposes only

- **Modern two bed first floor apartment. Double glazing. Electric heating. Two Juliet balconies. Secure gated entry system. Allocated parking.**

Description A modern two bed first floor purpose built apartment benefiting from double glazing, electric heating, two Juliet balconies, secure gated entry system and allocated parking. Following carpeting the property would be suitable for immediate occupation or investment purposes with a potential income of in excess of £7,800 per annum.

proximity to Allerton Road Amenities, local schooling and approximately 5 miles from Liverpool city centre.

Outside Communal Gardens and Allocated Parking.

Ground Floor Main Entrance Hallway

First Floor Hall, Lounge, Kitchen, two Bedrooms (One with En-suite shower), Bathroom/WC

Note Please note that the Special Conditions of sale provide that the buyer must complete the purchase within 14 days of the date Auction Contract is signed and not the usual 28 days.

Situated Off Rocky Lane which in turn is off Queens Drive in a popular and well established residential location within close

LOT

109

5 Bosley Road, Stockport, Cheshire SK3 0NQ

*GUIDE PRICE £80,000+



- **Three bed inner town house. Double glazing. Central heating.**

Description A three bed roomed inner town house in need of modernisation. The property benefits from double glazing and central heating, flagged front garden and rear garden. Once updated the property would be suitable for resale, occupation or investment purposes.



Not to scale. For identification purposes only

Situated Off Walnut Tree Road which is in turn off Swythamley Road and on to Stockport Road (the A560), approximately 1 mile from Stockport town centre and local amenities.

Outside Flagged front garden and car parking space, lawned rear garden.

Joint Agents

Bridgfords

[bridgfords](http://bridgfords.com)

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

First Floor Three Bedrooms, Bathroom, Separate WC

LOT

110

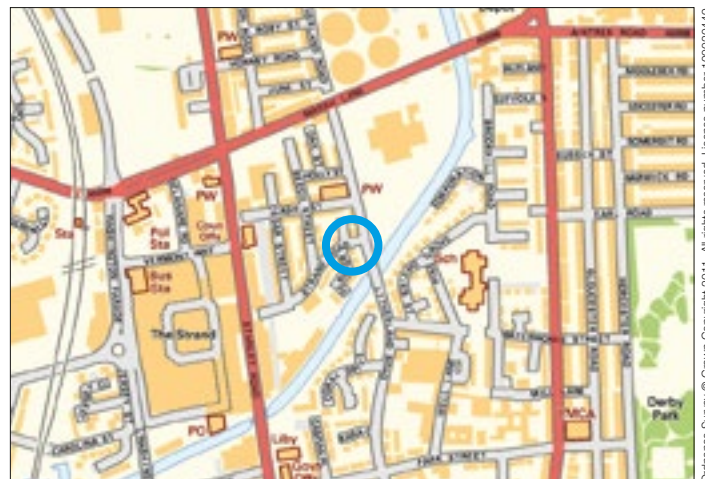
The Strand Tavern, 245 Strand Road, Bootle L20 3HJ

*GUIDE PRICE £100,000+



- **A re-development opportunity offered with the benefit of full planning permission.**

Description A re-development opportunity comprising a three storey detached former public house offered with the benefit of full planning permission to convert the property into three self contained flats. Planning Ref: DC/2016/00091. Further planning permission has also been granted for HMO use involving an extension and layout of a roof terrace/garden area to the second floor and alterations to the elevations. Planning Ref: DC/2016/00092



Not to scale. For identification purposes only

Situated Fronting Strand Road which in turn is off Litherland Road in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

First Floor Function Room, Kitchen (no fittings), Gents WCs (no fittings)

Second Floor Not inspected

Outside Rear yard.

Basement Cellar. Not Inspected

Ground Floor Main Bar Area, WCs (no fittings)

LOT
111 203–205 Eaton Road, West Derby, Liverpool L12 2AG
*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

- **A two storey mid terrace producing £7,500.00 per annum.**

Description A two storey middle terrace property which is currently fully let producing £7,500.00 per annum. The ground floor is trading as a Pizza Takeaway and the first floor is trading as a Beauty Spa. The property benefits from steel roller shutters and double glazing to the first floor.

Situated Fronting Eaton Road in a popular and well established location within easy reach of West Derby amenities and approximately 4 miles from Liverpool city centre.

First Floor (Beauty Spa) Front Room, Rear Room, Kitchen, WC.

Outside Rear yard.

Ground Floor (Takeaway) Main Sales Area, Preparation Room, Rear Kitchen, WC.

LOT
112 Land at Halliwell Street, Chorley, Lancashire PR7 2AL
*GUIDE PRICE £100,000+



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Not to scale. For identification purposes only

- **Vacant plot of land. Town centre location.**

Description A vacant plot of land which may be suitable for a number of uses to include development, subject to gaining any necessary consents. We believe all main services are available, however potential purchasers should make their own enquiries.

Situated Fronting Halliwell Street which is off Market Street in a popular and well established residential area within walking distance of Chorley town centre.

Joint Agents
Colliers



LOT

113**9 Long Lane, Garston, Liverpool L19 6PE*****GUIDE PRICE £45,000–£50,000**

Not to scale. For identification purposes only

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- **Part let mixed use premises currently generating £4,800 per annum.**

Description A freehold three storey property providing a ground floor retail unit together with a one bedroomed flat to the rear, which is accessed via a separate side entrance. The shop benefits from a newly double glazed shop frontage and electric roller shutters. The flat is currently let by way of an Assured Shorthold Tenancy at a rental of £4,800 per annum and benefits from double glazing and electric heating. The potential income when fully let being in excess of £8,400 per annum. The two flats above have been sold off separately on long leaseholds and are not included in the sale.

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

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

LOT

114**First Floor Flat, 123 Lower Hall Street, St. Helens WA10 1GF*****GUIDE PRICE £34,000+**

Not to scale. For identification purposes only

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- **Two bedroom first floor flat. Double glazing. Central heating. Secure entry system. Allocated parking.**

Description A two bedroomed first floor flat within a purpose built block benefiting from double glazing, central heating, secure entry system and allocated parking. The property would be suitable investment purposes.

Situated Off Hall Street in a popular and well established residential location within walking distance of St Helens town centre.

Outside Allocated Car Parking Space plus Visitor's Parking.

First Floor Hall, Living Room/ Kitchen/Diner with access to Balcony, two Bedrooms, Bathroom/WC, Storage Cupboard

LOT

115**15a New Road, Earby, Barnoldswick, Lancashire BB18 6UY*****GUIDE PRICE £60,000+**

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Not to scale. For identification purposes only

- **Vacant terrace property converted to provide one one-bed plus box room and one two-bed roomed flat. Partial double glazing, central heating.**

Description A mid terrace property converted to provide one one-bed plus box room and one two-bed roomed flat benefiting from partial double glazing and central heating. Following refurbishment the property would be suitable for investment purposes with a potential income of in excess of £8,320 per annum when fully let.

Situated Off Victoria Road which in turn is off A56 within close proximity to local amenities and transport links.

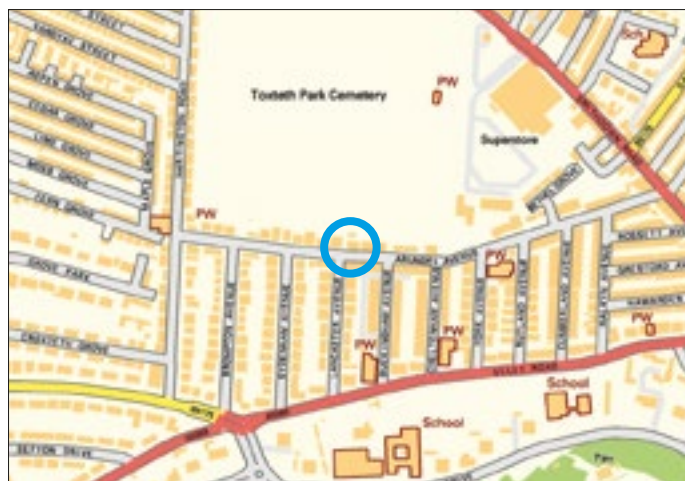
First Floor Flat Lounge, Kitchen, two Bedrooms, Bathroom/WC

Outside Rear Yard.

Ground Floor Main Entrance Hallway

Ground Floor Flat Lounge, Kitchen, Bathroom/WC, Bedroom, Box Room.

LOT

116**4 Merton Crescent, Huyton, Liverpool L36 4LE*****GUIDE PRICE £90,000+**

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Not to scale. For identification purposes only

- **A three bedroomed extended semi detached property benefiting from double glazing, gardens and off road parking.**

Description A three bedroomed extended semi detached property benefiting from double glazing, gardens and off road parking. The property has been altered to include a conversion of the former single storey garage and erection of a two storey extension to the rear. Following a scheme of refurbishment works and modernisation the property would be suitable for occupation, resale or investment purposes. GIA 1253 sq ft.

Situated Off Windsor Road which is in turn off Pilch Lane East in a popular and well established residential location within easy reach of Huyton Village amenities, schooling and approximately 5 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Driveway, Rear Garden

Joint Agents

Entwistle Green



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

LOT

117

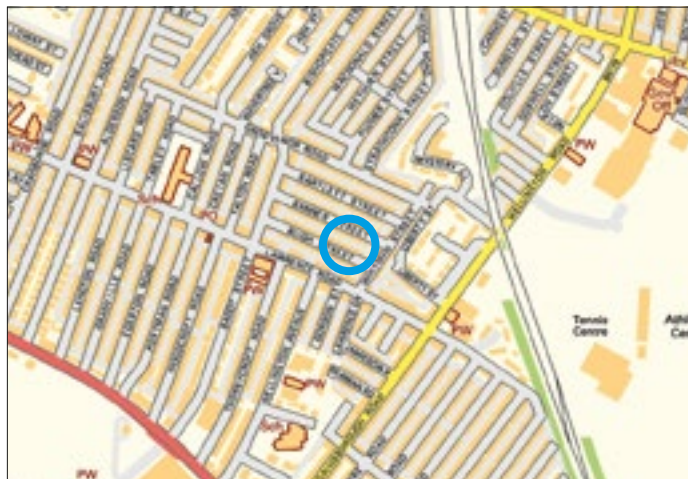
60 Banner Street, Liverpool L15 0HQ

*GUIDE PRICE £45,000+



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

Description A two bedroom mid terrace property benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income of £6,000 per annum.



Not to scale. For identification purposes only

Situated Off Bagot Street which is off Lawrence Road within close proximity to local amenities, schooling approximately 3 miles from Liverpool city centre.

Ground Floor Through Lounge, Kitchen, Bathroom/WC.

First Floor Two Bedrooms.

Outside Yard to the rear.

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LOT

118

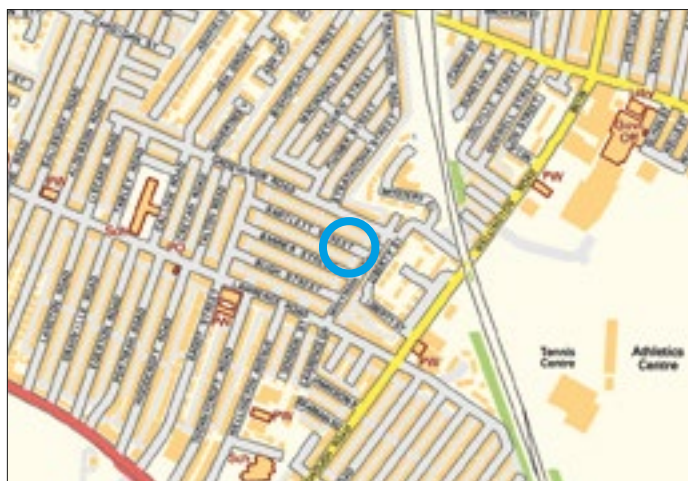
75 Bartlett Street, Liverpool L15 0HN

*GUIDE PRICE £50,000+



- **A residential investment producing £5,700 per annum.**

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. The property has a recently refitted and retiled bathroom, a refitted kitchen with some appliances and has been re-plastered throughout. The property is currently let by way of an Assured Shorthold Tenancy producing £5,700 per annum.



Not to scale. For identification purposes only

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

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

First Floor Two Bedrooms.

Outside Yard to the rear.

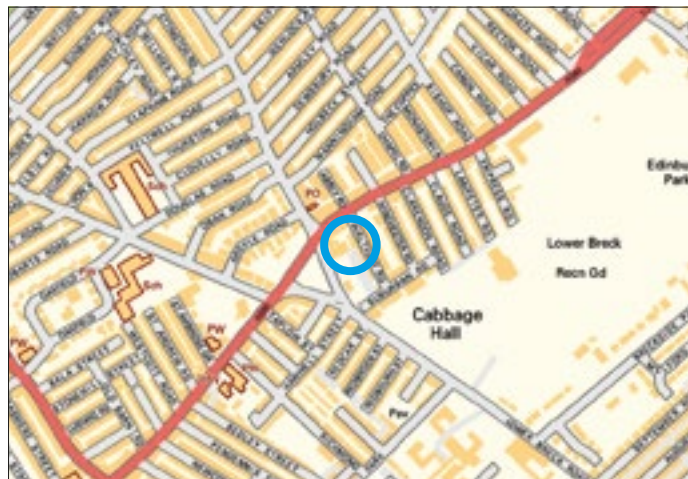
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LOT

119

4 Waltham Road, Liverpool L6 0BL

*GUIDE PRICE £39,000+



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Not to scale. For identification purposes only

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

Description A good sized three bedroomed end terraced property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for investment purposes. If let to 3 tenants at £65pppw the potential rental income would be in excess of £10,140 per annum.

Situated Off Townsend Lane in a popular and well established residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool city centre.

Outside Yard to the rear.

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

First Floor Three Bedrooms, Bathroom/WC.

LOT

120

54 Plumer Street, Liverpool L15 1EF

*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

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

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

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

Outside Yard to the rear.

Joint Agents
C&D Properties



Ground Floor Through Living Room, Kitchen.

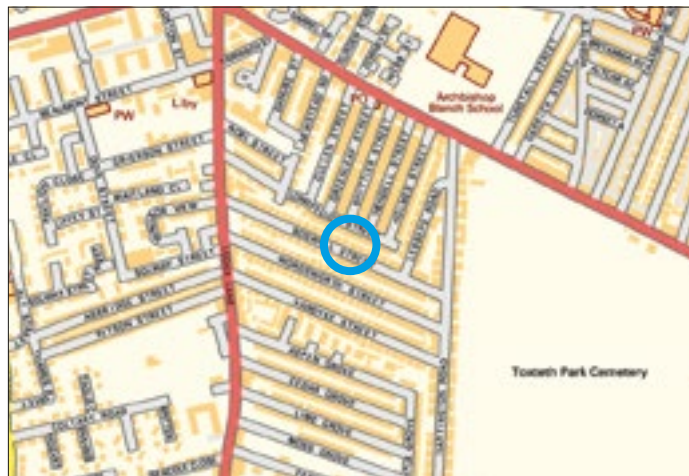
First Floor Two Bedrooms, Bathroom/WC

LOT

121

68 Longfellow Street, Liverpool L8 0QX

*GUIDE PRICE £25,000+



Not to scale. For identification purposes only

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- **Two bed mid terrace. In need of full upgrade and refurbishment scheme.**

Description A two bedroomed mid terrace property. Following a full upgrade and refurbishment scheme the property would be suitable for investment purposes.

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

Outside Yard to Rear.

Note Please note we have not internally inspected the property. All information has been supplied by the vendor.

Ground Floor Vestibule, Lounge, Kitchen.

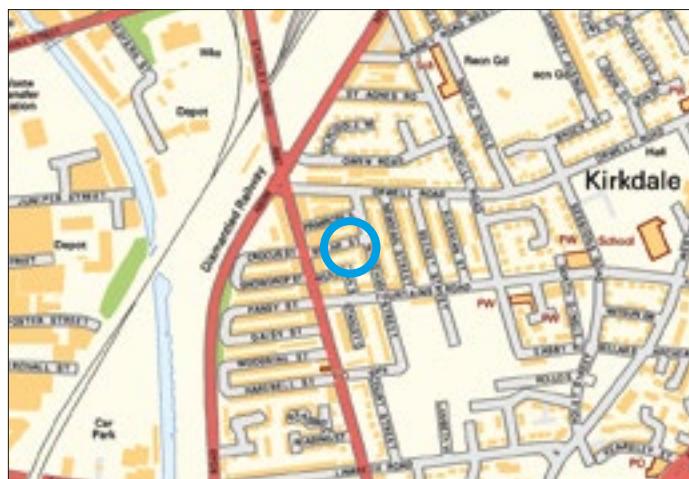
First Floor Two Bedroom, Bathroom/WC

LOT

122

13 Briar Street, Liverpool L4 1RB

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

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- **Residential investment producing £4,980 per annum. Double glazing. Central heating.**

Description The property comprises a two bedroomed end of terrace property currently let by way of an Assured Shorthold Tenancy producing £4,980 per annum. The property benefits from double glazing and central heating.

Situated Just off Stanley Road, close to local amenities and a short distance from Liverpool city centre.

Outside Yard to the rear

Ground Floor Vestibule, front living room, rear living room, kitchen

First Floor Two bedrooms, bathroom/WC

LOT

123

3 Whittington House, Beach Road, Litherland, Liverpool L21 2NE

*GUIDE PRICE £40,000-£50,000



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Not to scale. For identification purposes only

- **2 Bed flat. Double glazing. Communal parking.**

Description A vacant 2 bedroomed Apartment benefitting from double glazing, electric storage heaters, intercom entry system, and communal parking. The property would be suitable for immediate investment purposes with a potential annual rental income of in excess of £5900 per annum.

Situated

Fronting Beach Road which is off Dunnings Bridge Road within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

Outside

Parking.

EPC Rating

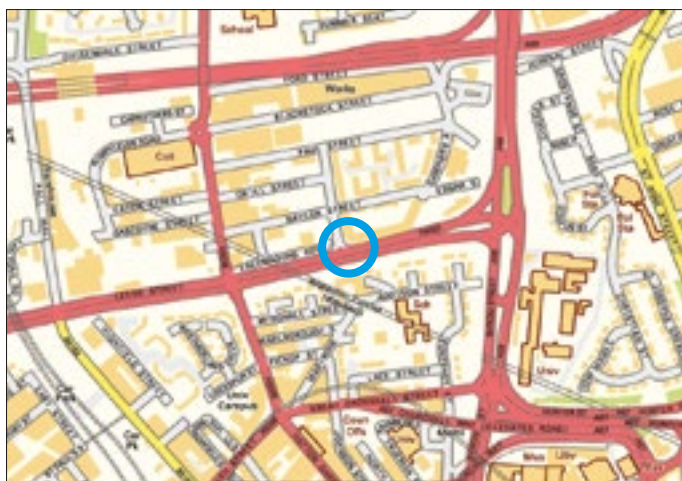
E

LOT

124

Apt 29, The Reach, 39 Leeds Street, Liverpool L3 2DA

*GUIDE PRICE £85,000+



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Not to scale. For identification purposes only

- **Modern 2 bed apartment. Double glazing. Electric heating.**

Description A spacious ground floor 2 bedroomed apartment benefitting from double glazing, electric heating and 24 hour concierge. The property would be suitable for immediate occupation or investment purposes with a potential rental income of in excess of £8340 per annum.

Situated

Located on Leeds Street within walking distance to Liverpool city centre, close to local amenities including universities, shops, restaurants and bars.

Ground Floor

Main Entrance Hallway.

Ground Floor Apartment

Hallway, Open plan living room/ Kitchen, 2 Bedrooms, Bathroom/ W.C, Balcony.



11 Allerton Road, Liverpool L18 1LG

0151 482 2594

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Terms & conditions for proxy or telephone bidders

The following terms and conditions apply to all intended buyers who wish bids to be made by proxy or by telephone

- 1 For those who are unable to attend the auction the proxy bidding form should be used in order to submit a maximum bid to the Auctioneer. This bid will not be called upon prior to the time of offering the particular lot for which the bid has been made.

A prospective buyer should fill in the appropriate telephone bidding form or proxy bidding form in the catalogue and should ensure that all sections are completed. Failure to complete any part of the appropriate form may render the instructions ineffective.
- 2 Maximum bids must be for an exact figure and any reference to a bid to be calculated by reference to other bids will not be acceptable. In the event of there being any confusion as to the maximum bid, the auctioneer reserves the right to refuse a bid on behalf of the prospective buyer.
- 3 All proxy and telephone bidding completed forms must be delivered to the auctioneer not less than 48 hours prior to the start of the auction at which the property, the subject of the bid, is to be sold. Funds to the sum of 10% of the maximum bid or £3,000 whichever is the greater, must be **cleared** and held with the auctioneer 48 hours prior to the auction to validate the proxy or telephone bidding form. **We will not bid on your behalf or accept your telephone bid unless we hold cleared funds.**

Funds can be paid by cheque made payable to Sutton Kersh (you should allow 4 working days for them to clear) bankers draft, bank transfer or debit and credit card (subject to an additional charge). Please note we do not accept cash.

Should your telephone or proxy bid not be successful, all cleared funds would be returned within 48 hours of the auction closing.

Buyer's Administration Charge – The successful buyer will be required to pay the Auctioneers a Buyer's Administration Charge of £750+VAT (£900 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts for each property purchased (cheques made payable to Sutton Kersh).

A separate proxy or telephone bidding form, deposit and buyer's administration charge should be supplied for each property upon which a bid is to be placed.
- 4 Any alteration to the proxy or telephone bid or withdrawal must be in writing and be received in writing and be received by the auctioneer prior to commencement of the auction.
- 5 The auctioneer, in accepting proxy bids, acts as agent for the prospective buyer and the prospective buyer shall be considered to have authorised the auctioneer on the basis of the terms and conditions set out in this auction catalogue, all relevant conditions of sale and any amendments to the auction catalogue. In the event of the prospective buyer's bid being successful, the auctioneer is authorised by the prospective buyer to sign any memorandum or contract relating to the property concerned.
- 6 The auctioneer accepts no liability for any bid not being made on behalf of the prospective buyer and reserves the right to bid himself or through an agent up to the reserve price for the particular property concerned.
- 7 In the event that another bidder makes a bid equal to the maximum bid the prospective buyer is prepared to make, the auctioneer reserves the right to accept the bid of any bidder attending the auction in person or through an agent.
- 8 The auctioneer accepts no responsibility for failure of telecommunications in respect of a telephone bid, or any delays in the postal system if a proxy bidding form is sent through the post.
- 9 If the prospective buyer wishes to attend the auction and bid in person, he or she shall notify the auctioneer who will then no longer bid. Such notification must be in writing and received by the auctioneer prior to commencement of the auction.
- 10 Prospective bidders should check with the auctioneer's office immediately prior to the auction to ensure there are no changes to the published terms and conditions.
- 11 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 Please note we must hold 2 forms of ID prior to auction:
1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement)
- 17 Proxy or telephone bidding forms should be sent to Mr J Kersh MRICS, Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY.

Proxy bidding form



Date of Auction Lot Number

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

Address of Lot

Maximum bid price Words

Cheque* bankers draft* bank transfer* debit/credit card for 10% deposit (£3,000 minimum) £

enclosed herewith (made payable to Sutton Kersh). **Please see Note 3 regarding cleared funds overleaf**

Buyer's Administration Charge – Should my bid be successful I agree to pay a Buyer's Administration Charge of £750+VAT (£900 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to Sutton Kersh, the auctioneers

Purchaser Details

Full name(s)

Company

Address

..... Postcode

Business telephone Home telephone

Solicitors

..... Postcode

For the attention of

Telephone

Signed by prospective purchaser

Date

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

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

.....

.....

Date of signing

Please note we must hold 2 forms of ID prior to auction:

1 × Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement)

Telephone bidding form

Name

Address

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

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

Lot No. of property to be bid on

Property known as

Maximum bid (Figures)

Cheque* bankers draft* bank transfer* debit/credit card for 10% deposit (£3,000 minimum) £

enclosed herewith (made payable to Sutton Kersh). **Please see Note 3 regarding cleared funds overleaf**

Buyer's Administration Charge – Should my bid be successful I agree to pay a Buyer's Administration Charge of

£750+VAT (£900 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon

exchange of contracts to Sutton Kersh, the auctioneers

Should the telephone bidder exceed the bidding price stated on this form, the balance of the deposit must be forwarded to the auctioneers promptly. The deposit cheque can be a personal cheque, bankers draft or solicitors client account cheque, no cash must be sent through the post. Your cheque will only be presented for payment should you be the successful bidder.

Solicitor address

Tel no Fax no

Person acting

I **attach deposit for 10% (£3,000 minimum) of my maximum bid**

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

Signed by prospective purchaser Date

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

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

.....

.....

Date of signing

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

Please note we must hold 2 forms of ID prior to auction:

1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement)

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:

1. **Glossary** – The glossary gives special meanings to certain words used in both sets of conditions.
2. **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.
3. **Sale Conditions** – The Sale Conditions govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum.

Important notice

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

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

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

GLOSSARY

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

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

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

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

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

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

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

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

Auction The AUCTION advertised in the CATALOGUE.

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

Auctioneers The AUCTIONEERS at the AUCTION.

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

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

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

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

Condition One of the AUCTION CONDUCT CONDITIONS or SALES CONDITIONS.

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

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

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

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

General conditions That part of the SALE CONDITIONS so headed, including any extra GENERAL CONDITIONS.

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

Lot Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including CHATELS, if any).

Old arrears ARREARS due under any of the TENANCIES that are not "new TENANCIES" as defined by the Landlord and Tenant (Covenants) Act 1995.

Particulars The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM).

Practitioner An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, any similar official).

Price The PRICE that the BUYER agrees to pay for the LOT.

Ready to complete Ready, willing and able to complete: if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding FINANCIAL CHARGES do not prevent the SELLER from being READY TO COMPLETE.

Sale conditions The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.

Sale memorandum The form so headed (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded.

Seller The person selling the LOT. If two or more are jointly the SELLER their obligations can be enforced against them jointly or against each of them separately.

Special conditions Those of the SALE CONDITIONS so headed that relate to the LOT.

Tenancies Tenancies, leases, licences to occupy and agreements for lease and any documents varying or supplemental to them.

Tenancy schedule The tenancy schedule (if any) forming part of the SPECIAL CONDITIONS.

Transfer Transfer includes a conveyance or assignment (and "to transfer" includes "to convey" or "to assign").

TUPE The Transfer of Undertakings (Protection of Employment) Regulations 2006.

VAT Value Added Tax or other tax of a similar nature.

VAT option An option to tax.

We (and **us** and **ours**) 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 disappplied or varied by the SALE CONDITIONS (even by a CONDITION purporting to replace the whole of the Common Auction Conditions). They can be varied only if we agree.

A2 Our role

A2.1 As agents for each SELLER we have authority to:

- (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER;
- (b) offer each LOT for sale;
- (c) sell each LOT;
- (d) receive and hold deposits;
- (e) sign each SALE MEMORANDUM; and
- (f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by these AUCTION CONDUCT CONDITIONS.

A2.2 Our decision on the conduct of the AUCTION is final.

A2.3 WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION.

A2.4 YOU acknowledge that to the extent permitted by law we owe you no duty of care and you have no claim against US for any loss.

A3 Bidding and reserve prices

A3.1 All bids are to be made in pounds sterling exclusive of any applicable VAT.

A3.2 WE may refuse to accept a bid. WE do not have to explain why.

A3.3 If there is a dispute over bidding we are entitled to resolve it, and our decision is final.

A3.4 Unless stated otherwise each LOT is subject to a reserve price (which may be fixed just before the LOT is offered for sale). If no bid equals or exceeds that reserve price the LOT will be withdrawn from the AUCTION.

A3.5 Where there is a reserve price the SELLER may bid (or ask US or another agent to bid on the SELLER'S behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. YOU accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the SELLER.

A3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the SELLER might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always – as the SELLER may fix the final reserve price just before bidding commences.

A4 The particulars and other information

A4.1 WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct.

A4.2 If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take

the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT.

A4.3 The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that you have the correct versions.

A4.4 If we provide information, or a copy of a document, provided by others we do so only on the basis that we are not responsible for the accuracy of that information or document.

A5 The contract

A5.1 A successful bid is one we accept as such (normally on the fall of the hammer). This CONDITION A5 applies to you if you make the successful bid for a LOT.

A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid plus VAT (if applicable).

A5.3 YOU must leave the AUCTION:

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

A5.4 If you do not we may either:

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

A5.5 The deposit:

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

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

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

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

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

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

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

G1. The lot

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

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

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

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

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

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

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

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

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

G1.9 The BUYER buys with full knowledge of:

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

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

Extra General Conditions

Applicable for all lots where the Common Auction Conditions apply.

1. The Deposit

- 1.1 General Conditions A5.5a shall be deemed to be deleted and replaced by the following:
- A5.5a. The Deposit: a) must be paid to the AUCTIONEERS by cheque or bankers draft drawn on a UK clearing bank or building society (or by such other means of payment as they may accept)
- b) is to be held as stakeholder save to the extent of the AUCTIONEERS' fees and expenses which part of the deposit shall be held as agents for the SELLER

2. Buyer's Administration Charge

- 2.1 Should your bid be successful you will be liable to pay a Buyer's Administration Charge of £750+VAT (£900 including VAT @ 20%) (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.

3. Extra Auction Conduct Conditions

- 3.1 Despite any special CONDITION to the contrary the minimum deposit we accept is £3,000 (or the total price, if less). A special CONDITION may, however, require a higher minimum deposit.

4. Searches

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

Commercial Property and Professional Services

Auctions – Liverpool

2 Cotton Street
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Tel: 0151 207 6315
auctions@suttonkersh.co.uk

Auctions – London

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London NW8 0QY
Tel: +44(0)20 7625 9007
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Commercial Property

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Building Surveying

Tel: 0151 207 9966
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Mortgages

40–42 Allerton Road
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Tel: 0151 280 0407
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Surveys & Valuations

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