

A nighttime photograph of a city street in Liverpool. The scene is illuminated by streetlights and building lights, creating a vibrant atmosphere. In the foreground, there are long, curved light trails from cars, primarily in red and white. A traffic light is visible on the left, showing a green light. In the background, several buildings are visible, including a large, ornate building with a clock tower and a modern building with a glass facade. A construction crane is also visible in the background.

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40
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11th January
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8th March
12th April
24th May
12th July
6th September
25th October
6th December

Closing

16th December
16th January
13th February
20th March
28th April
16th June
11th August
29th September
10th November

A nighttime city street scene with light trails from cars and buildings in the background. The text is overlaid on the image.

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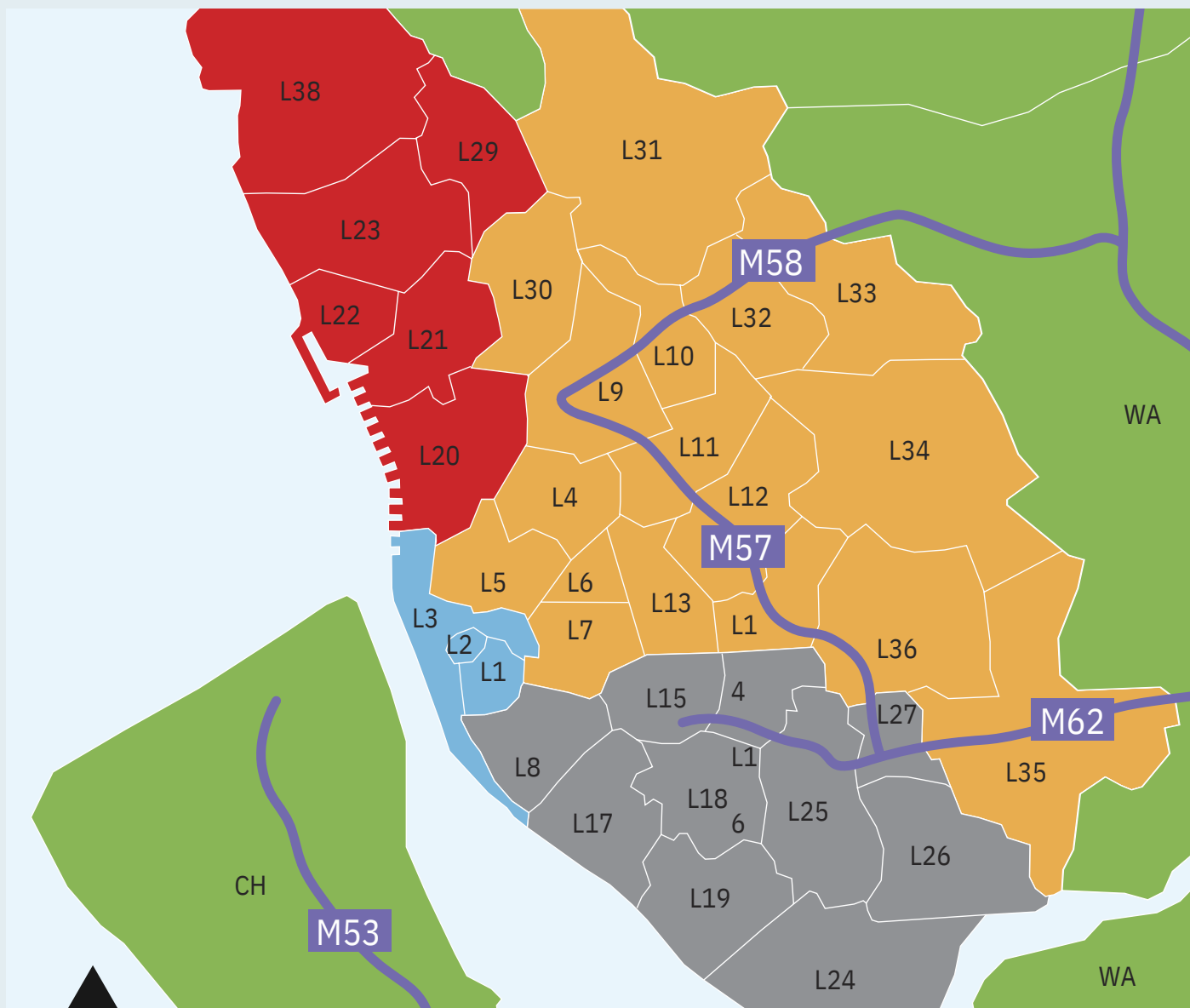
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Order of Lots

40 Lots

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Lot	Address	Guide Price*
1	<u>45 Frodsham Street, Liverpool, L4 5XA</u>	£40,000 PLUS*
2	<u>88a & 88b Bebington Road, Birkenhead, CH42 6PY</u>	SOLD PRIOR -
3	<u>Apt. 10 Briton Court Britonside Avenue, Liverpool, L32 6SZ</u>	£47,000 PLUS* -
4	<u>134 Lower Breck Road, Liverpool, L6 0AG</u>	£130,000 PLUS*
5	<u>Apt. 402 Princes Building 81 Dale Street, Liverpool, L2 2HT</u>	SOLD PRIOR- -
6	<u>24 Unit Road, Southport, PR8 3NL</u>	£175,000 PLUS*
7	<u>75 Egerton Street, Wallasey, CH45 2LS</u>	£185,000 PLUS*
8	<u>Dingle Community Learning Programme, 5 Shelmore Drive, Dingle, L8 4YL</u>	SOLD PRIOR- -
9	<u>12 Buckingham Road, Tuebrook, Merseyside, L13 8AZ</u>	£110,000 PLUS* -
10	<u>8 Sunfield Road, Moreton, Merseyside, CH46 8UL</u>	£110,000 PLUS* -
11	<u>33 Saker Street, Liverpool, L4 0RA</u>	£60,000 PLUS*
12	<u>128 Moore Street, Bootle, L20 4PL</u>	£60,000 PLUS*
13	<u>23 Hayfield Street, Liverpool, L4 0RU</u>	£65,000 PLUS*
14	<u>90 Chirkdale Street, Liverpool, L4 3SQ</u>	£60,000 PLUS*
15	<u>26 Hampden Road, Birkenhead, CH42 5LH</u>	£140,000 PLUS*
16	<u>325 Prescot Road, Old Swan, Merseyside, L13 3BS</u>	£250,000 PLUS* -
17	<u>34 Kelso Road, Liverpool, L6 3AQ</u>	£70,000 PLUS*
18	<u>Land & Buildings On North Side Of Sidney Road, Birkenhead, CH42 5LZ</u>	£65,000 PLUS* -

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Lot Address

Guide Price*

19	<u>14 Ellel Grove, Liverpool, L6 4AB</u>	£105,000 PLUS*
20	<u>5-7 Old Chester Road, Bebington, Merseyside, CH63 7LA</u>	£120,000 PLUS* -
21	<u>Briancon Rose Brow, Liverpool, L25 4RA</u>	POSTPONED
22	<u>8 Lentworth Court, Liverpool, L17 6GD</u>	£120,000 - £125,000*
23	<u>77 Rocky Lane, Anfield, Merseyside, L6 4BB</u>	£115,000 PLUS*
24	<u>Flat 3 31 Oriel Road, Bootle, L20 7AA</u>	£45,000 PLUS*
25	<u>100 Lawrence Road, Liverpool, L15 0EQ</u>	£150,000 PLUS*
26	<u>95 Scafell Walk, Liverpool, L27 5RJ</u>	£75,000 PLUS*
27	<u>Former Site At 1 Wood Street, Garston, Merseyside, L19 2LU</u>	£5,000 PLUS* -
28	<u>Flat 2 36 Pelham Grove, Liverpool, L17 8XD</u>	£235,000 PLUS*
29	<u>14 Victoria Road, Tuebrook, L13 8AL</u>	£110,000 PLUS*
30	<u>26 Vanbrugh Crescent, Liverpool, L4 7TZ</u>	£110,000 PLUS*
31	<u>43 Gladstone Road, Walton, Merseyside, L9 1DX</u>	£70,000 PLUS*
32	<u>35 Chartmount Way, Liverpool, L25 5LB</u>	£280,000 PLUS*
33	<u>137-137a Knowsley Road, Liverpool, L20 4NJ</u>	£80,000 PLUS*
34	<u>2A Cole Street, Prenton, CH43 4US</u>	£115,000 PLUS*
35	<u>2A MacDonald Street, Liverpool, L15 1EL</u>	£65,000 PLUS*
36	<u>32 David Street, Liverpool, L8 4TL</u>	£95,000 PLUS*
37	<u>354 Laird Street, Birkenhead, CH41 7AL</u>	£50,000 PLUS*
38	<u>39-41 City Road, Liverpool, L4 5UN</u>	£75,000 PLUS*
39	<u>Apartment 39 1 Crosshall Street, Liverpool, L1 6DQ</u>	£80,000 PLUS* -
40	<u>The Claremont Hotel 70 Lower Breck Road, Liverpool, L6 4BZ</u>	£165,000 PLUS* -

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**Lot
01**

45 Frodsham Street, Liverpool, L4 5XA



This is a good size 2 bedroom mid terrace house, located in a popular rental area in Walton, just off Goodison Road. The property is being sold with vacant possession and requires a full scheme of refurbishment. Following works, it will provide a strong buy-to-let with rental income circa £600-£650pcm, there is also scope for an increase in capital value for the re-sale market.

**Lot
02**

88a & 88b Bebington Road, Birkenhead, CH42 6PY



Located in a popular residential area, overlooking Victoria Park, this large traditional red-brick property provides an immediate buy-to-let investment. Converted to provide 2 self-contained flats, the property is being sold with tenants-in-situ on AST's providing a rental income of £10,440 per annum. The property is configured as a one bedroom ground floor flat on an AST of £445pcm, and a two bedroom flat on the first floor on an AST of £425 pcm. Following a rent review, these could be increased to circa £500pcm and £550pcm, providing a combined income of £12,600 per annum

**Lot
03**

Apt. 10 Briton Court Britonside Avenue, Liverpool, L32 6SZ



**Guide Price-
£47,000 PLUS***

An ideal investment opportunity with this 2 bedroom ground floor apartment, being sold with tenant-in-situ on an AST at £425pcm, providing a high yield opportunity. The apartment has been well maintained and accommodation comprises: open plan kitchen/living/dining area, 2 bedrooms and bathroom. With a range of amenities in close proximity such as shops, supermarkets, excellent transport links and a number of schools.

**Lot
04**

134 Lower Breck Road, Liverpool, L6 0AG



**Guide Price-
£130,000 PLUS***

A 3 bedroom semi detached property, located in a prime L6 location and providing large family space. Being sold with vacant possession, the property could be let on the private rental market circa £850pcm. Accommodation comprises: porch, hallway, 2 reception rooms, kitchen, three bedrooms and bathroom. Outside is a good sized garden to the rear and driveway/garage to the front. Close to Anfield football ground, local shops, schools and right next to Breckside Park, it is also just 3 miles from the City Centre. The property is double glazed and has gas central heating.

**Lot
05**

Apt. 402 Princes Building 81 Dale Street, Liverpool, L2 2HT



**Guide Price -
SOLD PRIOR**

Set in the Princes Building on Dale Street is this Fourth Floor, one bedroom apartment, ideal as a City Centre dwelling. Being sold with vacant possession, it is ready for the rental market and could achieve in the region of £750pcm.

**Lot
06**

24 Unit Road, Southport, PR8 3NL



**Guide Price-
£175,000 PLUS***

A large three bedroom, semi-detached house located in the much sought after Ainsdale Village. The property requires a scheme refurbishment, following which, will present a great family home.

Accommodation comprises: entrance hall, 2 reception rooms, extended kitchen, three bedrooms and bathroom. The property sits on a corner plot with gardens to the front, side and rear. There are also two driveways to front and rear of the property providing off road parking for 3-4 vehicles and a garage.

Lot
07

75 Egerton Street, Wallasey, CH45 2LS



Guide Price -
£185,000 PLUS*

A great opportunity to purchase this attractive building, converted into 6 a bedroom HMO, located in a sought after road in New Brighton, just a stroll from Tower Promenade. The current owner has just renewed the HMO License to provide 3 years from February 2023. Sold with Freehold tenure the property has 5 double bedrooms and 1 single bedroom. The property is fully Let with 5 rooms at £90pppw and 1 room at £100pppw. This provides a current gross yield of £28,600. The property has previously been granted

Planning for the conversion of 2 x self contained flats, providing a potential renovation opportunity for developers (subject to new Planning).

Lot
08

Dingle Community Learning Programme, 5 Shelmore Drive, Dingle, L8 4YL



Guide Price -
SOLD PRIOR

A large building in the heart of Dingle L8, until recently being used as a Community Centre. Across two floors and a fully workable basement, the property is an ideal investment opportunity for redevelopment. There are 4 storage areas in the basement, and to the ground floor is the main hall, offices, cloakrooms, kitchen and serving area. Upstairs provides a further 5 rooms, bathroom, w.c. and kitchen. Outside is a carpark giving separate access to the living accommodation upstairs.

Lot
09

12 Buckingham Road, Tuebrook, Merseyside, L13 8AZ



A four bedroom mid terrace property in good condition, situated just off West Derby Road in the sought after postcode of L13. The area benefits from a variety of amenities including excellent transport facilities and shopping facilities. Being sold with vacant possession, it is a popular student rental area.

Lot
10

8 Sunfield Road, Moreton, Merseyside, CH46 8UL



A spacious three bedroom semi detached family house situated in a prime location in Moreton close to local shops and amenities. Being sold with vacant possession, the property requires a scheme of modernisation, following which, it could be placed on the rental market for circa £850-£900pcm. There is also scope to add capital value for owner/occupiers or the re-sale market.

**Lot
11**

33 Saker Street, Liverpool, L4 0RA



**Guide Price -
£60,000 PLUS***

This is a spacious 2-bedroom mid terrace house in a popular residential location in Anfield L4. The property is offered with Vacant Possession and following a scheme of redecoration, the property could be let with a market rent of circa £550pcm or alternatively could provide an excellent family home.

**Lot
12**

128 Moore Street, Bootle, L20 4PL



**Guide Price
£60,000 PLUS***

A traditional 2-bedroom terrace property located in a residential part of Bootle, within a mile of Bootle town centre. Sold with tenant-in-situ on an AST of £450pcm/ £5,400pa, it is a strong rental investment.

**Lot
13**

23 Hayfield Street, Liverpool, L4 0RU



A 2 bedroom terraced house situated on popular residential street in Anfield L4, just a stone's throw from Anfield Football Stadium. Sold with tenant-in-situ on an AST of £485pcm/£5,820pa, it is a strong rental investment.

**Lot
14**

90 Chirkdale Street, Liverpool, L4 3SQ



A mid terrace 2-bedroom property in L4, just off Westminster Road, close to all local shops and amenities. Being sold with tenant-in-situ on an AST at £433pcm, there is a potential to increase rent to circa £600pcm, to provide a strong annual income of £7,200.

**Lot
15**

26 Hampden Road, Birkenhead, CH42 5LH



Located in a popular residential area in Tranmere, this is a large traditional semi-detached property converted to provide 2 self-contained flats. Having recently undergone a renovation, the flats are to a good standard and provide an immediate opportunity for re-let. To the ground floor is a one bedroom flat with separate lounge, kitchen and bathroom. This could be let on an AST at circa £450pcm. To the first floor is a two bedroom flat with separate lounge, kitchen and bathroom. There is an additional room off the master bedroom

that could be used as a dressing room/nursery. This could be let on an AST at circa £550-£575pcm. Outside is parking space for one car and additional on-street parking to the front. At the rear is a good sized yard.

**Lot
16**

325 Prescot Road, Old Swan, Merseyside, L13 3BS



An amazing high-yield opportunity with this spacious 9-bedroom HMO in the popular residential area of Old Swan on Prescot Road. Presented to a good standard and well maintained, the property is currently fully let producing a rental income of £3,275pcm/£39,300 per annum.

**Lot
17**

34 Kelso Road, Liverpool, L6 3AQ



A 2/3 bedroom mid terrace property in the popular rental area of Fairfield. The property is currently let on an AST and achieving £450pcm. Following a full scheme of updating and works, the rent could be increased to circa £650- £675pcm.

**Lot
18**

Land & Buildings On North Side Of Sidney Road, Birkenhead, CH42 5LZ



This is a good sized plot of land, located front facing Sidney Road in Tranmere, on the Wirral. There is full Planning in place: 'To erect 2/part 3 storey block to provide 5no. apartments and all associated works,' under Planning Reference: APP/22/00514. The land is located on a quiet, residential road convenient for all local infrastructure, schools, shops and transport links.

**Lot
19**

14 Ellel Grove, Liverpool, L6 4AB



**Guide Price
£105,000 PLUS***

A high yield opportunity with this three-storey terraced property, reconfigured to provide three self-contained flats. All flats are fully tenanted to provide a rental income of £13,668 per annum. The flats comprise of 3 x 1 bedroom with lounge, kitchen and bathroom. The property benefits from gas central heating and double glazing. Ellel Grove is located in the Tuebrook L6 postcode, just off Rocky Lane close to all local amenities and is a popular student rental area.

**Lot
20**

5-7 Old Chester Road, Bebington, Merseyside, CH63 7LA



**Guide Price
£120,000 PLUS***

A double fronted commercial unit, located in a busy footfall area, right opposite Bebington Station on the Wirral. Until recently the building has been used as a bar and is configured with 2 main lounge areas, bar, storage and cloakrooms. It has been successfully leased at £1,000pcm/£12,000 per annum. Such is the space, it has the flexibility to be reconfigured for a number of retail, hospitality or business uses. To the rear is a shared carpark and there are roller shutters to the front for security.

**Lot
21**

Briancon Rose Brow, Liverpool, L25 4RA



**Guide Price-
POSTPONED**

A rare auction opportunity to purchase this landmark three bedroom detached house, set on a substantial plot, in an elevated position on the corner of Rose Brow and Woolton Road. Located in the highly sought after area of L25, the property is well placed for easy access to both Gateacre and Woolton Village, with excellent local amenities and transport links. It is being offered with vacant possession and offers unique accommodation which, following a scheme of renovation, could be a stunning home.

**Lot
22**

8 Lentworth Court, Liverpool, L17 6GD



**Guide Price-
£120,000 - 125,000***

A modern two bedroom first floor apartment, located in the Lentworth Court development in Aigburth, L17. The property is being sold with vacant possession and would be a strong buy-to-let investment with potential rental income circa £800pcm

**Lot
23**

77 Rocky Lane, Anfield, Merseyside, L6 4BB



**Guide Price-
£115,000 PLUS***

This is a large corner property that is currently configured to provide a ground floor retail unit and 2 x self-contained flats to the upper floors. The retail unit is currently vacant and benefits from large corner window frontage to Rocky Lane. To the upper floors there are two large partially renovated two-bedroom flats. There is a separate entrance for the two flats situated on Rossett Street and a garage to the rear which can be accessed via Rossett Street or through the commercial unit. Upon completion of the works needed the property could achieve a rental income of circa £20,000 per annum.

**Lot
24**

Flat 3 31 Oriel Road, Bootle, L20 7AA



**Guide Price-
£45,000 PLUS***

A one bedroom first floor flat in the popular residential area of Bootle, opposite Oriel Road Train Station and within walking distance to Hugh Baird College. The property is ready to let and could achieve a rental income of circa £5,700 per annum.

**Lot
25**

100 Lawrence Road, Liverpool, L15 0EQ



**Guide Price-
£150,000 PLUS***

A large terraced property set on the corner of Lawrence Road, a popular rental area in L15. Set across 3 floors, the building has been reconfigured provide three x 1 bedroomed self-contained flats. Being sold with tenants in situ, the property is full let on AST's providing a strong rental income of £17,400 per annum.

**Lot
26**

95 Scafell Walk, Liverpool, L27 5RJ

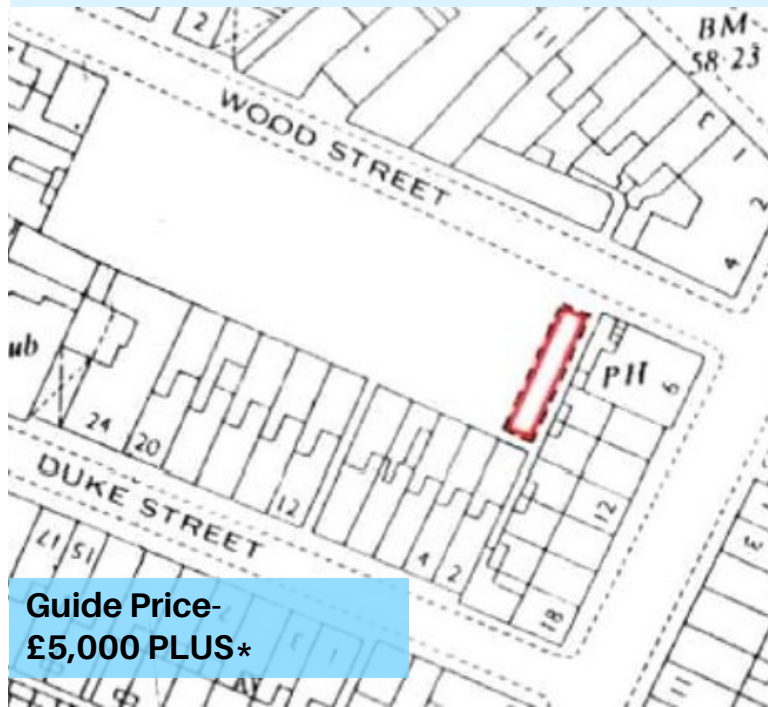


**Guide Price-
£75,000 PLUS***

A three- bedroom mid- town house being offered with vacant possession in the popular residential area of Netherley. The property benefits from front and rear gardens, off street parking and has a separate garage. This is a strong buy to let opportunity and has the potential to generate a high yield and provide an annual income of circa £9000.

**Lot
27**

Former Site At 1 Wood Street, Garston, Merseyside, L19 2LU



**Guide Price-
£5,000 PLUS***

A parcel of land situated approximately 6 miles south of Liverpool City Centre, in a popular residential location in L19. Close to a number of shops, local amenities and transport links, the land could be used for a number of purposes, including potential development, subject to obtaining the appropriate Planning Permission.

**Lot
28**

Flat 2 36 Pelham Grove, Liverpool, L17 8XD



**Guide Price-
£235,000 PLUS***

A modern two bedroom duplex apartment, located in the popular L17 postcode and close to Lark Lane. The property has recently been modernised to a high standard and would appeal to owner /occupiers or buy-to-let investors. Being sold with vacant possession, potential rental income could achieve circa £800-£850pcm. The property benefits from off-street parking, is double glazed and has gas central heating.

**Lot
29**

14 Victoria Road, Tuebrook, Merseyside, L13 8AL



**Guide Price-
£110,000 PLUS***

A three bedroom mid terrace situated just off West Derby Road in the sought after postcode of L13. The area benefits from a variety of amenities including excellent transport links and shopping facilities. Being sold with a tenant in situ providing an immediate rental income of £6,600 per annum. Following a rent review the property could potentially achieve a rental income of circa £9,000 per annum.

**Lot
30**

26 Vanbrugh Crescent, Liverpool, L4 7TZ



**Guide Price-
£110,000 PLUS***

A three bedroom semi- detached property located in the popular residential location of L4, close to all local shops and within walking distance to Anfield Stadium. The property is being offered with vacant possession, has recently undergone a full scheme of refurbishment and is move in ready. It would be ideal as a family home or as a buy-to-let investment with predicted rental income of circa £750-£800pcm.

**Lot
31**

43 Gladstone Road, Walton, Merseyside, L9 1DX



**Guide Price-
£70,000 PLUS***

A mid terrace 2-bedroom property in L9, located just off Rice Lane, close to all local shops and amenities. Being sold with vacant possession, the property requires a scheme of refurbishment, following which, it could be rented for circa £650pcm/£7,800 per annum.

**Lot
32**

35 Chartmount Way, Liverpool, L25 5LB



**Guide Price-
£280,000 PLUS***

A three-bedroom detached house on a large lot, located in the highly sought-after area of L25. The property is well positioned for access to local amenities, shops, schools, and transport links to Liverpool City Centre. Following a full scheme of renovation, it could be an attractive family home within walking distance of Woolton and Gateacre Village.

**Lot
33**

137-137a Knowsley Road, Liverpool, Merseyside, L20 4NJ



**Guide Price-
£80,000 PLUS***

This is a large mixed-use property occupying a corner plot on Knowsley Road and Norton Road, amongst a busy retail and residential part of Bootle. Set across three floors, the ground floor commercial unit is currently being used as a popular tanning salon on a lease of £340pcm. To the upper floors is a 2 bedroom duplex flat on an AST of £450pcm. Due to the size and scale of the building, there is scope to reconfigure and increase rental opportunity, subject to Planning.

**Lot
34**

2A Cole Street, Prenton, CH43 4US



**Guide Price-
£115,000 PLUS***

This is a large, traditional 4-bedroom terraced property, set across 3 floors and located in a popular location between Birkenhead and Prenton. There is scope to reconfigure to provide a 6 bedroom HMO (subject to Planning), as per neighbouring properties bringing in rental income circa £30,000 per annum. The property is currently tenanted on an AST of £625pcm, however this could be increased to the current rental rate of £700-£725pcm.

**Lot
35**

2A MacDonald Street, Liverpool, L15 1EL



**Guide Price-
£65,000 PLUS***

A mid terrace 2-bedroom property in L15, located just off Picton Road, in a popular student rental area, close to all local shops and amenities. Being sold with vacant possession, the property requires a scheme of refurbishment, following which, it could be rented for circa £700pcm/£8,400 per annum on the private rental market.

**Lot
36**

32 David Street, Liverpool, L8 4TL



**Guide Price-
£95,000 PLUS***

A three bedroom end terraced property located in the popular L8 postcode in a strong buy-to-let area. Ideally situated for local schools, amenities and transport links, the property is being sold with tenant-in-situ on an AST at £550pcm. Following a rent review, this could be increased in line with current rental value, circa £650pcm.

**Lot
37**

354 Laird Street, Birkenhead, CH41 7AL



**Guide Price-
£50,000 PLUS***

A mid terrace 2-bedroom property located close to Birkenhead Town Centre and being sold with vacant possession. The property requires a scheme of upgrading, following which, it could be re-let for circa £450pcm on the private rental market.

**Lot
38**

39-41 City Road, Liverpool, L4 5UN



**Guide Price-
£75,000 PLUS***

A good sized 3 bedroom end-terrace house, located close to shops, transport links and Everton football ground. Being sold with vacant possession, the property requires a scheme of updating, following which could be placed on the private rental market for circa £750pcm/£9,000 per annum. The property will also appeal to owner/occupiers so is a good opportunity for the resale market.

**Lot
39**

Apartment 39 1 Crosshall Street, Liverpool, L1 6DQ



**Guide Price-
£80,000 PLUS***

Set in the Westminster Chambers Development is this ground floor 1 bedroom apartment, ideal as a City Centre dwelling. Being sold with vacant possession, it is ready for the rental market and could achieve in the region of £675-£700pcm.

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**Lot
40**

The Claremont Hotel 70 Lower Breck Road, Liverpool, L6 4BZ



**Guide Price-
£165,000 PLUS***

Excellent development opportunity with The Claremont Hotel situated on Lower Breck Road, Anfield. Being sold with vacant possession, the current vendors have full planning permission in place: 'To alter and convert first and second floors of the former public house to form 4 self-contained flats with associated works.' This is under Planning Reference 21F/0956. The ground floor will remain as commercial space. The property is situated in a popular residential area and offers a versatile and spacious floorplan throughout. The building itself offers many external period features.

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