

property auction

Thursday 31 October 2019

12 noon prompt

Marriott Hotel, City Centre
One Queen Square
Liverpool L1 1RH

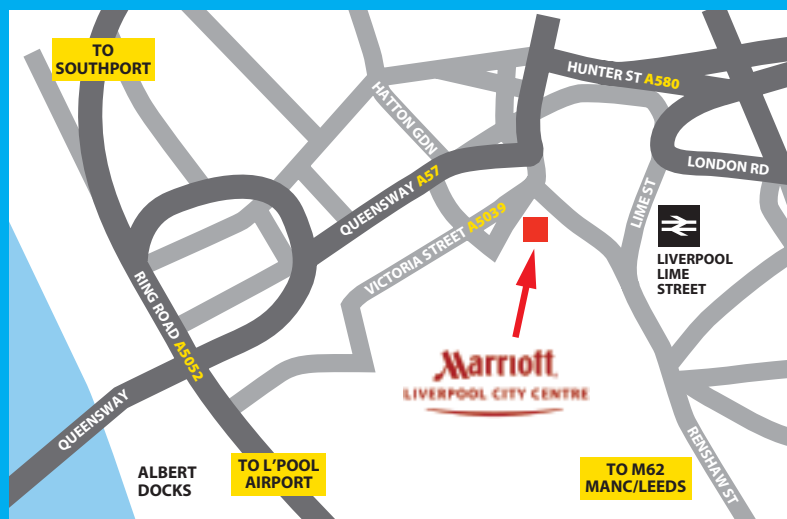
SuttonKersh

suttonkersh.co.uk

Now inviting instructions
for our **12 December** auction
at the Marriott Hotel

Location

Marriott Hotel
City Centre
One Queen Square
Liverpool L1 1RH



Auction programme 2019

AUCTION DATES	CLOSING DATES	VENUE
Thursday 14 February	18 January	Crowne Plaza
Thursday 28 March	1 March	Crowne Plaza
Wednesday 15 May	19 April	Crowne Plaza
Thursday 11 July	14 June	Crowne Plaza
Thursday 12 September	16 August	Marriott Hotel
Thursday 31 October	4 October	Marriott Hotel
Thursday 12 December	15 November	Marriott Hotel

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We're now taking entries for our
Thursday 12 December 2019 auction.

If you are thinking of selling at auction,
one of our Auction valuers will be happy
to offer you a free market appraisal and advice.

For further information please call Sutton Kersh
on **0151 207 6315** or email **auctions@suttonkersh.co.uk**

Welcome



Welcome to our penultimate sale of 2019 which has also tuned out to be one of our biggest of the year, both in terms of lot numbers and diversity of property types on offer - there really is something for everyone in this sale.

Just to whet your appetite we have selected just a few of the lots that give a great representation of what we have to offer on 31st October – which could prove to be a busy day for several of reasons!!

1 Moorfields/33-37 Dale Street offers a vacant site being offered with a **Nil reserve**, 3a Granville Road is a substantial partially built three-storey detached property with 11 bed HMO Investment potential.

For those of you looking for a development opportunity lot 18 could be the answer the Former Junction Inn is a former public house with planning for 4 x residential dwellings.

We feature several vacant residential opportunities including 78 Woodsome Park a 2 bed first floor apartment. double glazing, electric heating. allocated parking.

So as I said earlier there really is something in this auction for everyone.

If you do need any help before the sale, don't hesitate to send an email across to myself or the team. We'll also be on hand throughout the auction to answer any questions or help with any queries.

Happy bidding

Cathy Holt MNAEA MNAVA
Associate Director

114

 lots available

50+

vacant
residential

20+

residential
investment

10+

commercial
investment

6+

vacant
commercial

8

development
opportunities

3

land

1

ground
rent

Highlights



LOT 2
1 Moorfields/33-37 Dale Street,
Liverpool L2 2RU



LOT 12
81 The Parkway, Stoke-on-Trent
ST1 3BD



LOT 18
The Former Junction Inn,
63 Rosegrove Lane, Burnley,
Lancashire BB12 6HB



LOT 38
78 Woodsome Park, Woolton,
Liverpool L25 5HA



LOT 39-42
216, 312, 404 & 405 Lower Hall
Street, St. Helens, Merseyside
WA10 1GD



LOT 82
3a Granville Road, Garston,
Liverpool L19 1RS

Merseyside's leading auction team...



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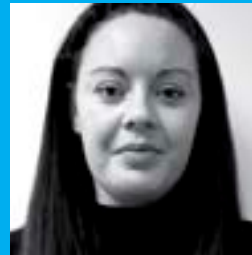
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for free advice or to arrange a free valuation

0151 207 6315

auctions@suttonkersh.co.uk

81
lots sold

86%
realised

£7.54m
raised

Bumper property sales could be a sign of a 'Brexit Boom', according to auctioneers Sutton Kersh.

"There's definitely no Brexit gloom around. It looks as if investors and developers see property as a safe haven in very uncertain times," after our latest sale day raised more than £7.5m – with some lots realising double the guide price.

"It was a great start for the second half of our auction year, a packed auction room, with queues to get in, plenty of active buyers, and some great results for vendors, and 86% of properties sold."

One lot which sold for more than double the guide price was a cleared redevelopment site in Swan Street, Tuebrook. It went for £129,000, with bids starting at £50,000.

Residential property with potential for renting also did particularly well. A two-bedroom character Georgian style coach house in Blackburne Place in Liverpool 8, producing £10,800 a year, sold for £241,000, against a guide price of £160,000.

And a three storey six-bedroom semi-detached house in Broughton Drive, Grassendale – ripe for conversion – made £185,000 against a £150,000 guide price.

A five-bedroom Victorian house on Part Street in Southport, with potential for conversion to flats, made £269,000 against the £200,000 guide.

There's clearly a strong market at the moment for this kind of residential property, where there's potential for a significant return on investment.

That was also evident from the results achieved for some of the retail and mixed-use lots, which again saw strong interest and good prices achieved.

A mixed-use property in Anfield – two flats and a retail unit – went for more than double the guide price, at £100,500.

It all goes to show that good property will always be attractive to buyers when other forms of investment may be less predictable and assured.

Highlights



SOLD

Land at Swan Street,
Liverpool L13 3AD
Guide Price £50,000+*
SOLD FOR £129,000



SOLD

11 Blackburne Place,
Liverpool L8 7PE
Guide Price £160,000+*
SOLD FOR £241,000



SOLD

17 Broughton Drive,
Grassendale, Liverpool L19 0PB
Guide Price £150,000+*
SOLD FOR £185,000



SOLD

38 Part Street, Southport,
Merseyside PR8 1HY
Guide Price £200,000+*
SOLD FOR £269,000

Auctioneer's pre-sale announcements

You are required to pre-register if you are intending to bid on any lot at auction to comply with money laundering regulations. You can pre-register by completing the Bidders Registration and Identification Form – full details of which can be found on our website.

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. Please note that some legal packs may contain additional fees (such as the requirement for the seller to pay the vendor's legal fees).
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.
16. A successful purchaser will also be required to pay a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,200 including VAT (unless stated otherwise within the property description in the catalogue) by debit card or bank transfer.
17. 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.
18. Unless otherwise stated all property is sold subject to a reserve price whether declared or not (see definition of Reserve Prices below).
19. 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.
20. Sutton Kersh hold regular property auctions throughout the year.
21. 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

Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1.2% of the purchase price including VAT subject to a minimum of £1,200 including VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer. We strongly recommend all purchasers check the special conditions of sale as other fees may also apply to individual properties.

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 6 years from the above date. The details may also be supplied to other parties if Sutton Kersh are legally required to do so.

Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website www.countrywide.co.uk/notices/PrivacyNotice.pdf. Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at privacy@countrywide.co.uk.

How will you be paying 10% deposit and buyers admin fee? Bank transfer Debit card

Note: The deposit payable on each Lot is 10% of the purchase price or a minimum of £3,000 (whichever is greater).
The Buyer's Administration Charge is 1.2% of the purchase price subject to a minimum fee of £1,200 including VAT (unless stated otherwise within the property description in the catalogue) on each Lot.

Do you wish to be added to the mailing list? Would you like to be contacted by our finance partner, Buy to Let?

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

List A – Photographic evidence of Identity

Tick	Item	Ref No
	Valid Passport with MRZ (Machine Readable Zone – two alphanumeric lines on photo page as verifiable.)	
	Valid full UK photo driving licence.	
	Valid EU/EEA/Switzerland photo driving licence.	
	Valid EU/EEA/Switzerland national Identity Card.	
	Valid UK Armed Forces ID Card.	
	Valid UK Biometric Residence Permit (When copying include both sides.)	
	Valid Blue Badge scheme (disabled pass with photo)	
	Valid Freedom Pass	
	Valid Local Authority Bus pass	
	Valid full UK Driving licence (Non photo, paper) issued before 1998	
	Department for Works & Pensions letter confirming pension details including National insurance Number dated within the last 12 months	

List B – Evidence of Residence

Tick	Item	Ref No
	Valid full UK photo driving licence.	
	Valid full UK Driving licence (Non photo) issued before 1998	
	Local authority council tax bill (dated within the last 12 months).	
	UK Bank / Building societies statements/bills showing activity, dated within the last 6 mths. Including account number and sort code as verifiable.) (Accept internet printed.)	
	UK mortgage statement (dated within the last 12 months) (Accept internet printed.)	
	Utility bills dated within the last 6 months including – Electricity bill (with MPAN number – as verifiable.) Landline, Gas, Satellite TV, Water. (Accept internet printed.) (Not mobile phone bills.)	
	Her Majesty's Revenue and Customs (HMRC) Inland Revenue (IR) Coding / assessment / statement (dated within the last 12 months) with National Insurance number – as verifiable.	
	Department for Works & Pensions letter confirming pension details and NI Number – as verifiable. (Dated within the last 12 months).	

Signed on behalf of Sutton Kersh Date

Once you have completed this form please send to: Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY or email along with certified copies of your ID to auctions@suttonkersh.co.uk

Money Laundering Regulations

Due to the new changes to Money Laundering regulations for buying and selling at auction, we are now required by Law to ID check everyone who intends to bid at auction.

What the new regulations mean for you as a bidder at the auction:

1. In the case of an **individual bidding at auction**, we will require a certified copy of a passport and utility bill.
2. In the case of an **individual acting on behalf of a third party individual**, we will require a certified copy of a passport and recent utility bill **from both parties**.
3. In the case of an **individual acting on behalf of a company** we will require details about the company including ownership information on the ultimate holding company and ultimate beneficial owners of the company, including current addresses and dates of birth.
4. If you are **unable to attend in person** or will be sending us a remote bidding form, we will require certified ID that has been identified by a professionally recognised individual. This will need to be provided to us in advance of the auction date.
5. Your ID will be kept on file for 6 years and we will only require updated documents if you change address. Any documents provided to us will be recorded and copied for audit purposes as part of our Anti Money Laundering obligations. We will also electronically verify your identity, Lexis Nexis OR ETSOS will undertake a search with Experian for the purposes of verifying your identity. To do so, Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. Experian may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.
6. Registration on the day of the auction opens from 10:30am so please ensure you arrive early to ensure we have been able to satisfactory fulfil the necessary requirements.

Prior to bidding you must provide 2 forms of ID, one photographic and one proof of residence – a list of acceptable ID documents can be seen below. In all cases we will require proof of funds.

List A – Photographic evidence of Identity

Tick	Item	Ref No
	Valid Passport with MRZ (Machine Readable Zone – two alphanumeric lines on photo page as verifiable.)	
	Valid full UK photo driving licence.	
	Valid EU/EEA/Switzerland photo driving licence.	
	Valid EU/EEA/Switzerland national Identity Card.	
	Valid UK Armed Forces ID Card.	
	Valid UK Biometric Residence Permit (When copying include both sides.)	
	Valid Blue Badge scheme (disabled pass with photo)	
	Valid Freedom Pass	
	Valid Local Authority Bus pass	
	Valid full UK Driving licence (Non photo, paper) issued before 1998	
	Department for Works & Pensions letter confirming pension details including National insurance Number dated within the last 12 months	

List B – Evidence of Residence

Tick	Item	Ref No
	Valid full UK photo driving licence.	
	Valid full UK Driving licence (Non photo) issued before 1998	
	Local authority council tax bill (dated within the last 12 months).	
	UK Bank / Building societies statements/bills showing activity, dated within the last 6 mths. Including account number and sort code as verifiable.) (Accept internet printed.)	
	UK mortgage statement (dated within the last 12 months) (Accept internet printed.)	
	Utility bills dated within the last 6 months including – Electricity bill (with MPAN number – as verifiable.) Landline, Gas, Satellite TV, Water. (Accept internet printed.) (Not mobile phone bills.)	
	Her Majesty's Revenue and Customs (HMRC) Inland Revenue (IR) Coding / assessment / statement (dated within the last 12 months) with National Insurance number – as verifiable.	
	Department for Works & Pensions letter confirming pension details and NI Number – as verifiable. (Dated within the last 12 months).	

ID can be approved as follows:

- Come to any of our offices with originals and we will certify them free of charge
- Solicitors, the bank, an accountant or other professional body can certify the relevant ID
- The Post Office can verify up to 3 × forms of ID for a charge of £10.50

All certified ID can be sent to us at auctions@suttonkersh.co.uk

The purpose of Sutton Kersh obtaining this information is in order for us to carry out customer due diligence in compliance with the regulations. There are no exceptions and Sutton Kersh takes its obligations very seriously.

IF YOU HAVE ANY QUERIES PLEASE CONTACT US ON 0151 207 6315.

Thank you for your understanding and helping us comply with these regulations.

Order of sale **Thursday 31 October**

For sale by public auction unless sold prior or withdrawn

1	58 Saxony Road, Kensington, Liverpool L7 8RU	£75,000+*
2	1 Moorfields/33-37 Dale Street, Liverpool L2 2RU	NIL-RESERVE
3	34 Woodland Road, Seaforth, Liverpool L21 1DZ	£60,000+*
4	20 Fallowfield Way, Atherton, Manchester M46 9TT	£100,000+*
5	1 Wyncroft Street, Liverpool L8 9SP	Sold Prior
6	24 & 24a Carr Lane East, Liverpool L11 4SQ	£45,000+*
7	Welcome, Bradley Lane, Bradley, Stafford ST18 9DP	£185,000+*
8	40 Beechwood Road, Litherland, Liverpool L21 8JZ	£40,000+*
9	234 Derby Road, Bootle, Merseyside L20 8LJ	£225,000+*
10	72 Neston Street, Liverpool L4 4DR	£45,000+*
11	106 Coalshaw Green Road, Chadderton, Oldham OL9 8JP	£60,000+*
12	81 The Parkway, Stoke-on-Trent ST1 3BD	£135,000+*
13	6 Kipling Street, Bootle, Merseyside L20 4QE	£35,000+*
14	23 Errol Street, Aigburth, Liverpool L17 7DQ	£125,000+*
15	21 Sevenacre Road, Liverpool L23 9UH	£85,000+*
16	19 Holmrook Road, Liverpool L11 3AG	£50,000+*
17	Flats 81a & 81b Liverpool Road, Crosby, Liverpool L23 5TD	£80,000+*
18	The Former Junction Inn, 63 Rosegrove Lane, Burnley, Lancashire BB12 6HB	£100,000+*
19	66 Critchley Road, Liverpool L24 7RW	Sold Prior
20	1c Liberty Street, Wavertree, Liverpool L15 0ET	£125,000+*
21	46 Wellington Street, Garston, Liverpool L19 2NJ	£50,000+*
22	Flat 3, 22 Radnor Place, Prenton, Merseyside CH43 4XH	£30,000+*
23	33 Muirhead Avenue, Liverpool L13 0BR	£50,000+*
24	36a Muirhead Avenue, Liverpool L13 0BR	£50,000+*
25	544-546 Prescott Road, Old Swan, Liverpool L13 3DB	£225,000+*
26	76 Carisbrooke Road, Liverpool L4 3RA	£60,000-£70,000*
27	7 St. Gregorys Croft, Bootle, Merseyside L30 3TP	£30,000-£35,000*
28	58 Sapphire Street, Liverpool L13 1DJ	Sold Prior
29	61 Lisburn Lane, Tuebrook, Liverpool L13 9AF	£55,000+*
30	19 St. Oswalds Street, Old Swan, Liverpool L13 5SA	£95,000+*
31	22 Westcott Road, Liverpool L4 2RF	£40,000+*
32	7 Markden Mews, Liverpool L8 1TN	£155,000+*
33	6 Grasmere Street, Liverpool L5 6RJ	Sold Prior
34	57 Hinton Street, Fairfield, Liverpool L6 3AP	£45,000+*
35	Kingsdale, 32 Westbank Road, Birkenhead, Merseyside CH42 7JL	£320,000+*
36	138 Cedar Court, Longfield Centre, Prestwich, Manchester M25 1GZ	£160,000+*
37	131 Spring Street, Rishton, Blackburn BB1 4LP	£32,000+*
38	78 Woodsome Park, Woolton, Liverpool L25 5HA	£60,000-£70,000*
39	216 Lower Hall Street, St. Helens, Merseyside WA10 1GD	£28,000+*
40	312 Lower Hall Street, St. Helens, Merseyside WA10 1GD	£30,000+*
41	405 Lower Hall Street, St. Helens, Merseyside WA10 1GD	£30,000+*
42	404 Lower Hall Street, St. Helens, Merseyside WA10 1GD	£30,000+*
43	Land At Mintor Road, Kirkby, Liverpool L33 5XQ	£25,000+*
44	70 Regent Road, Bootle, Merseyside L20 8DB	£65,000+*
45	Unit 20 Lingard Court, Owen Drive, Skypark Industrial Estate L24 1YL	£50,000+*
46	26 Amphthill Road, Aigburth, Liverpool L17 9QW	£225,000+*
47	14 Amphthill Road, Aigburth, Liverpool L17 9QW	£225,000+*
48	Flat 2, 1a Vicar Road, Liverpool L6 0BW	£15,000+*
49	386 Aigburth Road, Liverpool L19 3QD	£130,000+*
50	Land At Former 20 Fazakerley Road, Liverpool L9 1BX	£50,000+*
51	90 Walker Road, Walsall WS3 1JZ	£50,000+*
52	13 Classic Road, Liverpool L13 6RX	£75,000+*
53	49 Bedford Road, Bootle, Merseyside L20 7DN	£45,000+*
54	49 Olivia Street, Bootle, Merseyside L20 2EP	£50,000+*
55	81 Orrell Lane, Liverpool L9 8BX	£50,000+*
56	83 Linacre Lane, Bootle, Merseyside L20 5AQ	£60,000+*

57	21 Laburnum Road, Liverpool L7 0HT	£125,000+*
58	102 Hawkins Street, Liverpool L6 6BZ	£50,000+*
59	10 Marnwood Walk, Kirkby, Liverpool L32 5TS	£35,000-£40,000*
60	70 King Street, Southport, Merseyside PR8 1LG	£115,000+*
61	31 Weldon Street, Liverpool L4 5QA	£60,000+*
62	50 Harebell Street, Liverpool L5 7RP	£45,000+*
63	66 Bala Street, Liverpool L4 2QW	£40,000+*
64	8 Ludlow Street, Liverpool L4 3RH	£40,000+*
65	34 Ince Avenue, Anfield, Liverpool L4 7UX	£55,000+*
66	147 Knowsley Road, Bootle, Merseyside L20 4NJ	£60,000+*
67	168 Warbreck Moor/2a,b&c Melling Avenue, Liverpool L9 0HZ	£130,000+*
68	5 Prestwood Crescent, Liverpool L14 2ED	£40,000-£50,000*
69	12 Kendal Drive, Maghull, Liverpool L31 9AZ	Sold Prior
70	Moss Bank Clinic, Eskdale Avenue, St. Helens, Merseyside WA11 7EJ	£135,000+*
71	8 Needham Road, Kensington, Liverpool L7 0EG	£70,000+*
72	175 Rathbone Road, Wavertree, Liverpool L13 1BA	£65,000+*
73	Unit 18, Bridgewater Building, 3c Bridgewater Street, Liverpool L1 0AR	£35,000-£40,000*
74	Flat 9 Somerset House, 453 West Derby Road, Liverpool L6 4BN	£45,000+*
75	96 Salisbury Road, Wavertree, Liverpool L15 2HU	£145,000+*
76	8b The Green, Liverpool L13 4BX	£50,000+*
77	Land Formerly Known As 2a Rawcliffe Rd, Liverpool L9 1AW	£10,000-£20,000*
78	5 Castlefield Close, West Derby, Liverpool L12 5JQ	£110,000+*
79	125 Robins Lane, St. Helens, Merseyside WA9 3NQ	£125,000+*
80	150 Falkland Road, Wallasey, Merseyside CH44 8ER	£110,000+*
81	90 St. Marys Road & 2,2a,2b And 2c Moss Street, Garston L19 2JG	£75,000+*
82	3a Granville Road, Garston, Liverpool L19 1RS	£125,000*
83	Ground Rent Investments 37 Parkfield Road, Aigburth, Liverpool L17 8UQ	£20,000+*
84	81 Sunbeam Road, Old Swan, Liverpool L13 5XT	£50,000+*
85	39-41 Warbreck Moor, Liverpool L9 4RW	£135,000+*
86	100 Dewsbury Road, Liverpool L4 2XF	Sold Prior
87	The Forresters Arms, 12 Pleasant Street, Haslingde BB4 5LG	£85,000+*
88	8 Dunbabin Road, Wavertree, Liverpool L15 6XN	Sold Prior
89	47 Adlam Road, Liverpool L10 1LG	£60,000+*
90	59 Selwyn Street, Liverpool L4 3TN	£45,000+*
91	6 Macdonald Street, Liverpool L15 1EL	£50,000+*
92	101 Breeze Hill, Liverpool L9 1DZ	£75,000+*
93	167 Cleveland Street, Birkenhead, Merseyside CH41 3QD	Sold Prior
94	42 Clare Walk, Liverpool L10 4YG	Sold Prior
95	61 Robinson Road, Liverpool L21 7QZ	Sold Prior
96	179 Westminster Road, Liverpool L4 4LR	Sold Prior
97	25 Freckleton Drive, Liverpool L33 1SN	Sold Prior
98	50 Norton Street, Bootle, Merseyside L20 4SQ	Sold Prior
99	162 Wargrave Road, Newton-le-Willows, Merseyside WA12 8JR	Sold Prior
100	426 Queens Drive, West Derby, Liverpool L13 0AR	£65,000+*
101	43 Ince Avenue, Anfield, Liverpool L4 7US	£55,000+*
102	20 Smollett Street, Bootle, Merseyside L20 4PT	Sold Prior
103	38 Gibbons Avenue, St. Helens, Merseyside WA10 4EJ	Sold Prior
104	43 Somerford Road, Liverpool L14 0ND	Sold Prior
105	3 Damwood Road, Liverpool L24 3XF	Sold Prior
106	103 Green Lane, Stoneycroft, Liverpool L13 7EA	£55,000+*
107	Flat 1, 15 Sybil Road, Liverpool L4 0RR	Sold Prior
108	Flat 2, 15 Sybil Road, Liverpool L4 0RR	Sold Prior
109	Flat 3, 15 Sybil Road, Liverpool L4 0RR	Sold Prior
110	119 Walton Breck Road, Liverpool L4 0RD	£275,000+*
111	36 Princes Court, 6 Croxteth Road, Liverpool L8 3UJ	£30,000+*
112	58 Manville Street, St. Helens, Merseyside WA9 3BH	£35,000+*
113	21 Nethercroft, Levens, Kendal, Cumbria LA8 8LU	£170,000+*
114	22 Nethercroft, Levens, Kendal, Cumbria LA8 8LU	£165,000+*

*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

- 6 24 & 24a Carr Lane East, Liverpool L11 4SQ
- 9 234 Derby Road, Bootle, Merseyside L20 8LJ
- 25 544-546 Prescott Road, Old Swan, Liverpool L13 3DB
- 35 Kingsdale, 32 Westbank Road, Birkenhead, Merseyside CH42 7JL
- 49 386 Aigburth Road, Liverpool L19 3QD
- 66 147 Knowsley Road, Bootle, Merseyside L20 4NJ
- 67 168 Warbreck Moor/2a,b&c Melling Avenue, Liverpool L9 0HZ
- 85 39-41 Warbreck Moor, Liverpool L9 4RW
- 96 179 Westminster Road, Liverpool L4 4LR
- 110 119 Walton Breck Road, Liverpool L4 ORD

Development opportunities

- 7 Welcome, Bradley Lane, Bradley, Stafford ST18 9DP
- 18 The Former Junction Inn, 63 Rosegrove Lane, Burnley, Lancashire BB12 6HB
- 43 Land At Mintor Road, Kirkby, Liverpool L33 5XQ
- 70 Moss Bank Clinic, Eskdale Avenue, St. Helens, Merseyside WA11 7EJ
- 79 125 Robins Lane, St. Helens, Merseyside WA9 3NQ
- 81 90 St. Marys Road & 2,2a,2b And 2c Moss Street, Garston L19 2JG
- 82 3a Granville Road, Garston, Liverpool L19 1RS
- 87 The Forresters Arms, 12 Pleasant Street, Haslingde BB4 5LG

Land

- 2 1 Moorfields/33-37 Dale Street, Liverpool L2 2RU
- 50 Land At Former 20 Fazakerley Road, Liverpool L9 1BX
- 77 Land Formerly Known As 2a Rawcliffe Rd, Liverpool L9 1AW

Residential investment

- 5 1 Wyncroft Street, Liverpool L8 9SP
- 8 40 Beechwood Road, Litherland, Liverpool L21 8JZ
- 16 19 Holmrook Road, Liverpool L11 3AG
- 17 Flats 81a & 81b Liverpool Road, Crosby, Liverpool L23 5TD
- 19 66 Critchley Road, Liverpool L24 7RW
- 23 33 Muirhead Avenue, Liverpool L13 0BR
- 24 36a Muirhead Avenue, Liverpool L13 0BR
- 28 58 Sapphire Street, Liverpool L13 1DJ
- 31 22 Westcott Road, Liverpool L4 2RF
- 34 57 Hinton Street, Broog Hilt, Fairfield, Liverpool L6 3AP
- 54 49 Olivia Street, Bootle, Merseyside L20 2EP
- 57 21 Laburnum Road, Liverpool L7 0HT
- 58 102 Hawkins Street, Liverpool L6 6BZ
- 61 31 Weldon Street, Liverpool L4 5QA
- 64 8 Ludlow Street, Liverpool L4 3RH
- 65 34 Ince Avenue, Anfield, Liverpool L4 7UX
- 68 5 Prestwood Crescent, Liverpool L14 2ED

- 75 96 Salisbury Road, Wavertree, Liverpool L15 2HU
- 76 8b The Green, Liverpool L13 4BX
- 80 150 Falkland Road, Wallasey, Merseyside CH44 8ER
- 90 59 Selwyn Street, Liverpool L4 3TN
- 91 6 Macdonald Street, Liverpool L15 1EL
- 93 167 Cleveland Street, Birkenhead, Merseyside CH41 3QD
- 100 426 Queens Drive, West Derby, Liverpool L13 0AR
- 102 20 Smollett Street, Bootle, Merseyside L20 4PT
- 104 43 Somerford Road, Liverpool L14 0ND
- 109 Flat 3, 15 Sybil Road, Liverpool L4 0RR

Vacant commercial

- 44 70 Regent Road, Bootle, Merseyside L20 8DB
- 45 Unit 20 Lingard Court, Owen Drive, Skypark Industrial Estate L24 1YL
- 55 81 Orrell Lane, Liverpool L9 8BX
- 60 70 King Street, Southport, Merseyside PR8 1LG
- 72 175 Rathbone Road, Wavertree, Liverpool L13 1BA
- 106 103 Green Lane, Stoneycroft, Liverpool L13 7EA

Vacant residential

- 1 58 Saxony Road, Kensington, Liverpool L7 8RU
- 3 34 Woodland Road, Seaforth, Liverpool L21 1DZ
- 4 20 Fallowfield Way, Atherton, Manchester M46 9TT
- 10 72 Neston Street, Liverpool L4 4DR
- 11 106 Coalshaw Green Road, Chadderton, Oldham OL9 8JP
- 12 81 The Parkway, Stoke-on-Trent ST1 3BD
- 13 6 Kipling Street, Bootle, Merseyside L20 4QE
- 14 23 Errol Street, Aigburth, Liverpool L17 7DQ
- 15 21 Sevenacre Road, Liverpool L23 9UH
- 20 1c Liberty Street, Wavertree, Liverpool L15 0ET
- 21 46 Wellington Street, Garston, Liverpool L19 2NJ
- 22 Flat 3, 22 Radnor Place, Prenton, Merseyside CH43 4XH
- 26 76 Carisbrooke Road, Liverpool L4 3RA
- 27 7 St. Gregorys Croft, Bootle, Merseyside L30 3TP
- 29 61 Lisburn Lane, Tuebrook, Liverpool L13 9AF
- 30 19 St. Oswalds Street, Old Swan, Liverpool L13 5SA
- 32 7 Markden Mews, Liverpool L8 1TN
- 33 6 Grasmere Street, Liverpool L5 6RJ
- 36 138 Cedar Court, Longfield Centre, Prestwich, Manchester M25 1GZ
- 37 131 Spring Street, Rishton, Blackburn BB1 4LP
- 38 78 Woodsome Park, Woolton, Liverpool L25 5HA

- 39 216 Lower Hall Street, St. Helens, Merseyside WA10 1GD
- 40 312 Lower Hall Street, St. Helens, Merseyside WA10 1GD
- 41 405 Lower Hall Street, St. Helens, Merseyside WA10 1GD
- 42 404 Lower Hall Street, St. Helens, Merseyside WA10 1GD
- 46 26 Amphthill Road, Aigburth, Liverpool L17 9QW
- 47 14 Amphthill Road, Aigburth, Liverpool L17 9QW
- 48 Flat 2, 1a Vicar Road, Liverpool L6 0BW
- 51 90 Walker Road, Walsall WS3 1JZ
- 52 13 Classic Road, Liverpool L13 6RX
- 53 49 Bedford Road, Bootle, Merseyside L20 7DN
- 56 83 Linacre Lane, Bootle, Merseyside L20 5AQ
- 59 10 Marnwood Walk, Kirkby, Liverpool L32 5TS
- 62 50 Harebell Street, Liverpool L5 7RP
- 63 66 Bala Street, Liverpool L4 2QW
- 69 12 Kendal Drive, Maghull, Liverpool L31 9AZ
- 71 8 Needham Road, Kensington, Liverpool L7 0EG
- 73 Unit 18, Bridgewater Building, 3c Bridgewater Street, Liverpool L1 0AR
- 74 Flat 9 Somerset House, 453 West Derby Road, Liverpool L6 4BN
- 78 5 Castlefield Close, West Derby, Liverpool L12 5JQ
- 84 81 Sunbeam Road, Old Swan, Liverpool L13 5XT
- 86 100 Dewsbury Road, Liverpool L4 2XF
- 88 8 Dunbabin Road, Wavertree, Liverpool L15 6XN
- 89 47 Adlam Road, Liverpool L10 1LG
- 92 101 Breeze Hill, Liverpool L9 1DZ
- 94 42 Clare Walk, Liverpool L10 4YG
- 95 61 Robinson Road, Liverpool L21 7QZ
- 97 25 Freckleton Drive, Liverpool L33 1SN
- 98 50 Norton Street, Bootle, Merseyside L20 4SQ
- 99 162 Wargrave Road, Newton-le-Willows, Merseyside WA12 8JR
- 101 43 Ince Avenue, Anfield, Liverpool L4 7US
- 103 38 Gibbons Avenue, St. Helens, Merseyside WA10 4EJ
- 105 3 Damwood Road, Liverpool L24 3XF
- 107 Flat 1, 15 Sybil Road, Liverpool L4 0RR
- 108 Flat 2, 15 Sybil Road, Liverpool L4 0RR
- 111 36 Princes Court, 6 Croxteth Road, Liverpool L8 3UJ
- 112 58 Manville Street, St. Helens, Merseyside WA9 3BH
- 113 21 Nethercroft, Levens, Kendal, Cumbria LA8 8LU
- 114 22 Nethercroft, Levens, Kendal, Cumbria LA8 8LU

Ground Rents

- 83 Ground Rent Investments 37 Parkfield Road, Aigburth, Liverpool L17 8UQ

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LOT

1

58 Saxony Road, Kensington, Liverpool L7 8RU

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

- 3 Bed mid terrace • Central heating, in need of repair and modernisation.

A three bedroomed middle terraced house benefiting from central heating. Following a scheme of refurbishment works and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum. Alternatively the property could be let to 4 tenants at £85ppw with a potential rental income of approximately £17,680.00 per annum.

Situated The property is situated off Kensington High Street in a very popular residential location within close proximity to local amenities and approximately 2 miles from Liverpool City Centre.

Joint Agent



Ground Floor Hall, Through Lounge/Dining Room, Kitchen, Bathroom/w.c

First Floor 3 Bedrooms

Outside Yard to the rear

LOT

2

1 Moorfields/33-37 Dale Street, Liverpool L2 2RU

GUIDE PRICE **NIL-RESERVE**

LAND

- Vacant land.

The property comprises of a small area of land approximately the size of two car parking spaces, which are under Title No. MS335841.

Situated The site is situated within the heart of Liverpool City Centre business district. There does not appear to be any direct access onto Moorfields but does have access onto a roadway at the rear known as Rileys Gardens, which appears to be a highway up to the boundary of the site, although part of this has been blocked off to form a bin store.



LOT

3

34 Woodland Road, Seaforth, Liverpool L21 1DZ

GUIDE PRICE £60,000+*

VACANT RESIDENTIAL

- A 3 bedroomed middle terrace house • In need of a full upgrade and refurbishment scheme
- Central heating.

A 3 bedroomed middle terraced house benefiting from central heating. The property is in need of a full upgrade and refurbishment scheme, following which it would then be suitable for occupation, re-sale or investment purposes. If let to 3 individual tenants at £85pppw the potential rental income would be approximately £13,260 per annum.

Situated Off Crosby Road South in a popular and well established residential location close to Waterloo and Crosby amenities and local transport links approximately 5.5 miles from Liverpool City Centre.

Joint Agent



Ground Floor Hall, 3 Reception Rooms, Kitchen.

First Floor 3 Bedrooms, Office/Study, Bathroom/WC.

Outside Yard to rear.

LOT

4

20 Fallowfield Way, Atherton, Manchester M46 9TT

GUIDE PRICE £100,000+*

VACANT RESIDENTIAL

- 2 Bed end terrace • Double glazing • Central heating • Garden • Garage.

A 2 bed end terraced house benefiting from central heating, double glazing, gardens to the rear and semi-detached garage. Following upgrade and modernisation the property would be suitable for occupation or investment purposes. Suitable for cash buyers only.

Situated Off Lodge Road within close proximity to local amenities and schooling and approximately 1 mile from Atherton Town Centre.

Ground Floor Lounge, Hall, Kitchen

First Floor 2 Bedrooms, Bathroom/w.c

Outside Rear Garden, Garage.



LOT

5

1 Wyncroft Street, Liverpool L8 9SP

GUIDE PRICE £45,000–£50,000*

RESIDENTIAL INVESTMENT

- Residential investment producing £4,800.00 Per annum • Double glazing • Central heating.

A 2 bedroomed end of terrace property which benefits from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £4,800.00 per annum.

Situated Off South Hill Road which in turn is off Park Road (A561) in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 3 miles from Liverpool City Centre.

First Floor 2 Bedrooms.

Sutton Kersh have internally inspected the property, all information has been provided by the sellers.

Ground Floor Living Room, Kitchen, Rear Hall, Bathroom/WC.



LOT

6

24 & 24a Carr Lane East, Liverpool L11 4SQ

GUIDE PRICE £45,000+*

COMMERCIAL INVESTMENT

- Mixed use investment producing £10,000 per annum • Double glazing • Electric heating.

The property comprises of a ground floor single storey kiosk together with a 1 bedroomed flat which is accessed via a separate side entrance. The whole property is currently let by way of a 1 year Lease at a rental of £10,000 per annum. The flat benefits from double glazing and electric heating.

Situated Fronting Carr Lane East on the corner of Hebden Road close to local amenities and approximately 5 miles from Liverpool City Centre.

Ground Floor Kiosk Side entrance – Store room, office, Flat access

First Floor Flat – Kitchen, Through Lounge/Dining room, Bathroom, Separate W.C., Bedroom.

Outside Yard, Garage, W.C.



LOT

7

Welcome, Bradley Lane, Bradley, Stafford ST18 9DP

GUIDE PRICE **£185,000+***

DEVELOPMENT OPPORTUNITIES

- 4 Bedroomed detached house plus garage on a good sized plot
- Suitable for redevelopment

A four bedroomed detached house plus garage standing on a good sized plot of land, in need of a full upgrade and refurbishment scheme. Subject to necessary planning consents the property would be suitable for demolition and redevelopment of the site. The 1960 Conveyance of the land to the seller states its measurements to be 47 feet 6 inches wide by 175 feet deep, however, no warranty is given in this respect and buyers should satisfy themselves as to the accuracy of the same prior to purchase.

Situated On Bradley Lane just off A518 and within close reach of Houghton Village amenities, schooling and approximately 4 miles from Stafford Town Centre.

Joint Agent

bridgfords

Ground Floor Hall, 2 Reception Rooms, Kitchen, WC.

First Floor 4 Bedrooms, Bathroom/WC.

Outside Garage, Front and Rear Gardens.



LOT

8

40 Beechwood Road, Litherland, Liverpool L21 8JZ

GUIDE PRICE **£40,000+***

RESIDENTIAL INVESTMENT

- Residential investment producing a rental income of £4,500 per annum
- Double glazing
- Central heating.

A two bedroomed mid terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,500 per annum.

Situated Off Stanley Road in a popular and well established residential location within close proximity to local amenities and transport links. Liverpool city centre is approximately 6 miles away.

Ground Floor Through Living Room/Dining Room/Kitchen

First Floor 2 Bedrooms, Bathroom/W.C.

Outside Yard to the rear.



LOT

9

234 Derby Road, Bootle, Merseyside L20 8LJ

GUIDE PRICE £225,000+*

COMMERCIAL INVESTMENT

- Mixed use investment producing £38,520.00 Per annum • Double glazing • Central heating
- Recently refurbished • Good condition

A three storey plus basement mixed use investment opportunity which consists of a ground floor commercial unit together with a 6 bed HMO over the first and second floors which are accessed via a separate side entrance. The ground floor is currently let to Nails by.. Ltd for 10 years from 29th August at a rental of £12,000 per annum which increases to £15,000 after 5 years. The upper floors are let by way of Assured Shorthold agreements at £85 per person per week with a total of £26,520 per annum. The property benefits from double glazing and central heating.

Situated Fronting Derby Road (A565) on the corner of Millers Bridge approximately 2 miles from Liverpool City Centre.

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

First Floor 3 Rooms, Bathroom/WC, Laundry Room, Kitchen

Second Floor 3 Rooms, Bathroom/WC, Kitchen



LOT

10

72 Neston Street, Liverpool L4 4DR

GUIDE PRICE £45,000+*

VACANT RESIDENTIAL

- A 2 bed mid terrace • Double glazing • Central heating.

A 2 bed roomed middle terrace house benefiting from double glazing and central heating. Following modernisation the property would be suitable for investment purposes with a potential rental income in excess of £5,700 per annum.

Situated Off Goodison Road close to local amenities and walking distance to Everton football club. Approximately 1 mile from Liverpool City centre.

Cellar Not Inspected.

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

Second Floor 2 Bedrooms, Bathroom/WC.

Outside Yard to Rear.



LOT
11

106 Coalshaw Green Road, Chadderton, Oldham OL9 8JP

GUIDE PRICE £60,000+*

VACANT RESIDENTIAL

- 2 Bed middle terraced house • Double glazing, central heating.

A 2 bedroomed middle terraced house benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes with a potential income in excess of £7080 per annum.

Situated Between Windsor Avenue and Bright Street close to local amenities and Schooling.

Ground Floor Hall, Lounge, Kitchen.

First Floor 2 Bedrooms, Bathroom/W.C.

Outside Rear yard.

EPC Rating D



LOT
12

81 The Parkway, Stoke-on-Trent ST1 3BD

GUIDE PRICE £135,000+*

VACANT RESIDENTIAL

- A three storey middle terrace property converted to provide 5 bedsits • Double glazing • Central heating • Gardens.

A three storey middle terraced house which has been converted to provide 5 bedsits and benefits from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes.

Situated Fronting The Parkway off Ridgeway Road in a popular and well established residential location within close proximity to local shopping amenities, schooling and transport links.

Ground Floor Entrance Hall, Office, Reception Room, Kitchen, WC.

First Floor Landing, 3 Bedsits with Kitchens, Bathroom/WC.

Second Floor Landing, 2 Bedsits.

Outside Gardens to the Front & Rear.



LOT
13

6 Kipling Street, Bootle, Merseyside L20 4QE

GUIDE PRICE **£35,000+***

VACANT RESIDENTIAL

- 2 Bedroomed mid terrace house • Double glazing.

A two bedroomed mid terraced house benefiting from double glazing. The property is in need of a full upgrade and refurbishment scheme, following which it would be suitable for investment purposes with a potential rental income of approximately £4,800 per annum.

Situated Off Gray Street which in turn is off Knowlsey Road in a popular residential location within close proximity to local amenities, schooling and approximately 4 miles from Liverpool City Centre.

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

First Floor 2 Bedrooms.

Outside Yard to Rear.



LOT
14

23 Errol Street, Aigburth, Liverpool L17 7DQ

GUIDE PRICE **£125,000+***

VACANT RESIDENTIAL

- Three bedroom mid terraced house • Double glazing.

A three bedroomed middle terraced property in need of a full upgrade and refurbishment scheme. The property benefits from double glazing and has recently been rewired and newly plastered. Once upgraded it would be suitable for occupation or investment purposes with a potential rental income of approximately £9,000 per annum. If the property was let to 4 tenants at £85pppw the potential rental income is approximately £18,000 per annum. Please note this property is suitable for cash buyers only.

Situated Off Aigburth road in a very popular and well established residential location within close proximity to local amenities, Lark Lane restaurants and bars, schooling, Sefton park and local transport links. Approximately 3 miles from Liverpool City Centre.

Outside Yard to the rear.

Joint Agent



Ground Floor Living Room, Dining Room, Kitchen (no fittings)

First Floor Three Bedrooms, Bathroom (no fittings)



LOT
15

21 Sevenacre Road, Liverpool L23 9UH

GUIDE PRICE £85,000+*

VACANT RESIDENTIAL

- A vacant 3 bedroomed town house • Front & rear gardens • Majority double glazing

A vacant 3 bedroomed mid-town house which benefits from majority double glazing and gardens to the front and rear. Following refurbishment the property would be suitable for occupation or investment purposes with a potential rental income of £7,200.00 per annum.

Situated Off Edgemoor Drive in a popular and well established residential location within close proximity to Crosby shopping amenities, schooling, transport links and 8 miles from Liverpool City Centre.

Ground Floor Hall, Lounge, Open Plan Dining Room/Kitchen.

First Floor 3 Bedrooms, Bathroom separate WC.

Outside Front & Rear Gardens.



LOT
16

19 Holmrook Road, Liverpool L11 3AG

GUIDE PRICE £50,000+*

RESIDENTIAL INVESTMENT

- Three bedroom end town house • Double glazing • Central heating • Gardens • Driveway • Producing £5,700pa

A three bedroomed end town house. The property benefits from double glazing, central heating, gardens and driveway. The property is currently let by way of an Assured Shorthold Tenancy on a rolling contract producing £5,700 per annum.

Situated Off Scargreen Avenue in a popular and well established residential location close to local amenities and schooling and approximately 5 miles from Liverpool city centre

Ground Floor Living Room, Kitchen, Bathroom/WC

First Floor Three Bedrooms

Outside Gardens to the front, side and rear, Driveway



LOT

17

TO BE OFFERED AS ONE LOT AND IF NOT SOLD TO BE OFFERED INDIVIDUALLY

Flats 81a & 81b Liverpool Road, Crosby, Liverpool L23 5TD

GUIDE PRICE £80,000+*

RESIDENTIAL INVESTMENT

- Residential investment producing £10,800 per annum • Double glazing • Central heating
- Intercom entry system

The property comprises of a 3 storey mixed use middle terraced building providing a ground floor retail unit together with two self contained flats above. We are selling 2 x 1 bedroomed self-contained flats accessed via a front entrance benefiting from double glazing, central heating and secure intercom entry system. Both flats are currently let by way of Assured Shorthold Tenancies at a rental of £10,800 per annum. The ground floor retail unit 'H S I Properties' has been sold off separately and is not included within the sale.

Situated Fronting Liverpool Road close to the junction of York Road, opposite Merchant Taylors Independent School within walking distance to Crosby Town Centre amenities and 7 miles from Liverpool City Centre.

Second Floor 81b – Open plan Lounge/Kitchen, Bedroom, Bathroom/W.C.

Note The flats are Leasehold for 125 years. Ground rent of £100 per annum each.

Ground Floor Main entrance

EPC Rating 81A – G 81B – F

First Floor 81a – Open plan Lounge/Kitchen, Bedroom, Bathroom/W.C.



LOT

18

The Former Junction Inn, 63 Rosegrove Lane, Burnley, Lancashire BB12 6HB

GUIDE PRICE £100,000+*

DEVELOPMENT OPPORTUNITIES

- Redevelopment opportunity comprising of a former public house with planning for 4 x residential dwellings.

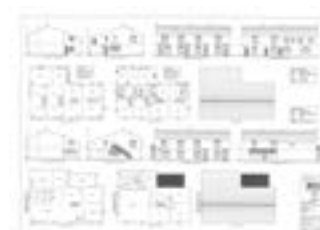
A redevelopment opportunity comprising of a detached derelict former public house in need of a full upgrade and refurbishment scheme. The property comes with the benefit of planning permission for the conversion into four residential dwellings, 3 x 2 bedroomed and 1 x 3 bedroomed. Planning reference number: APP/2017/0378

Situated Fronting Rosegarth Lane which is off Liverpool Road (the A646) in a predominantly residential location within close proximity of local amenities, Rose Grove train station and the M65 motorway. Burnley town centre is approximately 2.5 miles away.

Outside Yard to the side and rear.

Ground Floor Main Room, Male and Female WC's, Kitchen, Three Further Rooms

First Floor Function Room, WC's, Various Further Rooms



LOT
19

66 Critchley Road, Liverpool L24 7RW

GUIDE PRICE £50,000+*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,400.00 Per annum • Double glazing • Central heating.

A two bedroomed end of terraced house benefiting from central heating and double glazing. The property is currently let producing a rental income of £5,400 per annum.

Situated Off Alderwood Avenue which in turn is off East Millwood Road in an established residential location within close proximity to schooling and Speke Retail Park.

Ground Floor Hall, Lounge, Breakfast/Kitchen

First Floor Two Bedrooms, Bathroom/WC

Outside Gardens front, side and rear and Outhouse.

Note Sutton Kersh have not internally inspected the property, all information has been provided by the sellers.

SOLD PRIOR



LOT
20

1c Liberty Street, Wavertree, Liverpool L15 0ET

GUIDE PRICE £125,000+*

VACANT RESIDENTIAL

- A 5 bed investment opportunity potential income £22,100 per annum • Double glazing • Central heating

A 5 bed roomed investment opportunity with a potential rental income of approximately £22,100 per annum. The property comprises of a 5 bed roomed modern end of terrace house benefitting from double glazing and gas central heating. If let to 5 tenants at £85pppw the potential rental income is approximately £22,100 per annum.

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

EPC Rating C

Ground Floor Main Entrance Hallway, Bathroom/w.c, Communal Lounge/Kitchen, 1 Letting Room.

First Floor 4 Letting Rooms, Shower room/w.c

Outside Yard to rear



LOT
21

46 Wellington Street, Garston, Liverpool L19 2NJ

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

- A 2 bedroomed house • Central heating • Roof terrace.

The property comprises of a vacant two bedroomed house with a large fitted open plan lounge/kitchen with a grassed/decked roof terrace. The property has its own entrance accessed via a rear workshop/warehouse with potential. Viewing is strongly recommended to appreciate the condition and potential!

Situated On the corner of Wellington Street which is off Garston Way A561 in a popular and well established location within close proximity to local amenities, transport links and approximately 7 miles from Liverpool City Centre.

First Floor Large open plan lounge/kitchen with patio doors leading to decked/grassed roof terrace.

Outside Roof Terrace.

Ground Floor Hall, Utility Room, 2 Bedrooms, Bathroom with a freestanding bath and walk in shower/WC.



LOT
22

Flat 3, 22 Radnor Place, Prenton, Merseyside CH43 4XH

GUIDE PRICE **£30,000+***

VACANT RESIDENTIAL

- A 1 bedroomed top floor flat • Double glazing
- Central heating • Suitable for immediate occupation or investment purposes • Potential income in excess of £4,500 per annum.

A 1 bedroomed top floor self-contained flat within a 3 storey end terraced property benefiting from double glazing, central heating and a secure intercom system. The property is in good condition throughout and would be suitable for immediate occupation or investment purposes with a potential rental income in excess of £4,500 per annum.

Situated Fronting Radnor Place on the corner of Grange Road West within close proximity to local amenities and approximately 1 mile from Birkenhead town centre.

Joint Agent

Clive Watkin
PARTNERSHIP

Ground Floor Main Entrance Hallway.

Top Floor Flat Open Plan Lounge/Kitchen/Dining Room, Bedroom, Shower room/WC.

Outside On Street Parking.



LOT
23

33 Muirhead Avenue, Liverpool L13 0BR

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

- Residential investment producing £5,940 per annum
- Double glazing
- Central heating
- Good order
- Gardens

A 2 bedroomed ground floor flat in good order throughout benefiting from double glazing and gas central heating. The flat is currently let by way of an Assured Shorthold Tenancy producing an income of £5,940 per annum.

Situated On Muirhead Avenue (A5047) within close proximity to local amenities and approximately 4 miles from Liverpool City Centre.

Ground Floor Entrance Hall
Flat – Hall Lounge, Kitchen, 2 bedrooms, Bathroom/W.C.

Outside Communal front and rear gardens.

Note Not internally inspected by Sutton Kersh.



LOT
24

36a Muirhead Avenue, Liverpool L13 0BR

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

- Residential investment producing £5,580 per annum
- Double glazing
- Central heating
- Gardens

A 3 bedroomed first floor flat benefiting from double glazing and gas central heating. The flat is currently let by way of an Assured Shorthold Tenancy producing an income of £5,580 per annum.

Situated On Muirhead Avenue (A5047) within close proximity to local amenities and approximately 4 miles from Liverpool City Centre.

Ground Floor Entrance Hall

First Floor Flat – Hall, Lounge, Kitchen, 3 Bedrooms, Shower Room, Separate W.C

Outside Balcony and communal gardens

EPC Rating C





- Mixed use investment opportunity producing approx £34,000 per annum • Good condition
- Double glazing • Central heating • Steel roller shutters.

A mixed used investment opportunity currently fully let producing £33,280 per annum. A substantial three-storey corner property comprising of 2 ground floor retail units together with 4 self-contained flats above (2x3 bed, 1x2 bed, 1x1 bed) accessed via a separate side entrance. The ground and first floors of 542 have been sold off on a long lease. 'Gyros Grill' occupies one of the ground floor retail units by way of a 5 year lease commencing January 2019 at a rental of £6,960 per annum. The second retail unit is occupied by 'Mini Chic Boutique' by way of a 5 year Lease commencing January 2019 at a rental income of £4,800 per annum. The flats are all currently let by way of Assured Shorthold Tenancies producing £19,680 per annum. The property is in good condition and benefits from double glazing, central heating and steel roller shutters.

Ground Floor Fronting Prescot Road (A57) on the corner of Batley Street, one of the main arterial routes linking the City Centre to the M62 Motorway within close proximity to local shopping amenities, Edge Lane and approximately 4 miles from Liverpool City Centre.

Ground Floor Shop – Gyros Grill – Main Sales area, Rear kitchen, Prep room, WC. (701sq.ft) Shop – Mini Chic Boutique – Main Sales area, Rear room, Kitchen, WC. (538sq.ft)

First Floor Flat 1 – Open plan Lounge/ Kitchen, 2 Bedrooms,

Bathroom/WC. (512sq.ft) Flat 2 – Lounge, Kitchen, Bedroom, Bathroom/WC. (405sq.ft)

Second Floor Flat 3 – Open plan Lounge/ Kitchen, 3 Bedrooms, Bathroom/WC. (656sq.ft) Flat 4 – Open plan Lounge/ Kitchen, 3 Bedrooms, Bathroom/WC. (816sq.ft)

Outside Yard to the rear

LOT
26

76 Carisbrooke Road, Liverpool L4 3RA

GUIDE PRICE £60,000–£70,000*

VACANT RESIDENTIAL

- 3 Bedroomed end terraced • Double glazing
- Central heating.

A 3 bedroomed end of terrace property benefiting from double glazing and central heating. The property would be suitable for HMO conversion subject to any necessary consents. If let to 4 tenants at £75pppw the potential rental income in excess of £15,600.00 per annum.

Situated Fronting Carisbrooke Road in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 2.5 miles from Liverpool City Centre.

EPC Rating E

Ground Floor Entrance Hall, Front Living Room, Rear Living Room, Rear Hall, Kitchen.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Rear Yard.

Note Please note we have not internally inspected the property.



LOT
27

7 St. Gregorys Croft, Bootle, Merseyside L30 3TP

GUIDE PRICE £30,000–£35,000*

VACANT RESIDENTIAL

- 2 Bedroom flat • Double glazing • Electric heating • Communal gardens

A 2 bedroomed ground floor flat benefitting from double glazing and electric heating. The property would be suitable for investment purposes with a potential rental income in excess of £4,500 per annum.

Situated Off The Marian Way within close proximity to local amenities and approximately 5 miles from Liverpool City Centre.

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

Outside Communal Gardens

Note Sutton Kersh have not internally inspected this property – all information has been supplied by the vendor

EPC Rating E



LOT
28

58 Sapphire Street, Liverpool L13 1DJ

GUIDE PRICE £50,000–£55,000*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,700.00 Per annum • Double glazing, central heating.

A 2 bedroomed middle terrace property which is currently let producing £5,700.00 per annum. The property benefits from double glazing and central heating.

Situated off Rathbone Road (B5179) in a popular and well established residential location within close proximity to local shopping amenities, Edge Lane Retail Park, schooling and approximately 4 miles from Liverpool City Centre.

Ground Floor Entrance Hall, Living Room, Dining Room, kitchen, Bathroom/WC.

First Floor 2 Bedrooms.

Outside Rear Yard.

Note Sutton Kersh have not internally inspected the property, all information has been provided by the sellers.

SOLD PRIOR



LOT
29

61 Lisburn Lane, Tuebrook, Liverpool L13 9AF

GUIDE PRICE £55,000+*

VACANT RESIDENTIAL

- A 3 bedroomed end of terrace property
- Double glazing • Central heating.

A 3 bedroomed end of terrace house benefiting from double glazing and central heating. Following a scheme of refurbishment works and modernisation the property would be suitable for investment purposes. If let to 3 tenants at £85pppw the potential rental income is approximately £13,260 per annum. Alternatively the ground floor could be converted to provide 1 letting room and a communal lounge with the potential to let to 4 tenants.

Situated Fronting Lisburn Lane which is off West Derby Road (A5049) in a popular and well established residential location within close proximity to local shopping amenities, schooling, Newsham Park, Liverpool Football Club, transport links and approximately 4.5 miles from Liverpool City Centre.

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

First Floor 3 Bedrooms, Bathroom/WC

Outside Yard to the rear

EPC Rating D





- Retail unit together with 3 bed maisonette above
- Double glazing
- Central heating.

An opportunity to acquire a former Chinese Restaurant together with a 3 bedroomed maisonette to the first and second floors, accessed via a separate front entrance. The restaurant has been trading for over 14 years and is suitable for immediate continued use benefitting from A4 Use and is fully Licensed. The property benefits from double glazing, central heating and electric roller shutters to the ground floor. Alternatively the property would be suitable for a number of uses, subject to any relevant consents. The potential rental income when let is approximately £12,000 per annum. To the first and second floors there is a 3 bedroomed maisonette which would be suitable for occupation or investment purposes. The potential rental income is approximately £7200 per annum. When fully let the potential rental income is approximately £19500 per annum.



Situated Fronting St. Oswald's Street at its junction with Prescot Road in a popular and well established residential location within walking distance to Edge Lane Retail Park, Old Swan amenities, schooling and approximately 3 miles to Liverpool City Centre.

Restaurant Providing approx 34 covers, Bar Area, Ladies and Gents disabled W.C's, Prep Room, Kitchen, Walk-in Fridge.

First Floor Flat 19a – Hallway, Lounge, Dining Room, Kitchen, Bathroom/WC

Second Floor 3 Bedrooms.

Cellar Not inspected.

LOT
31

22 Westcott Road, Liverpool L4 2RF

GUIDE PRICE **£40,000+***

RESIDENTIAL INVESTMENT

- 3 Bed terrace producing £5,100.00 Per annum
- Double glazing, central heating.

A 3 bedroomed middle terrace house which benefits from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,100.00 per annum. The tenants have been served notice and are due to vacate.

Situated Off Breck Road in a popular and well established residential location within close proximity to local shopping amenities, Liverpool Football Club, schooling and approximately 4 miles from Liverpool City Centre.

Ground Floor Vestibule, Hall, Through Living Room/Dining Room, Kitchen, Bathroom/WC.

First Floor 2 Bedrooms.

Second Floor Stairs to 1 Further Bedroom.

Outside Rear Yard.



LOT
32

7 Markden Mews, Liverpool L8 1TN

GUIDE PRICE **£155,000+***

VACANT RESIDENTIAL

- Modern 3 bedroomed three storey modern town house
- Double glazing
- Central heating
- Gated access.

A modern three storey 3 bedroomed mews property benefiting from double glazing, central heating, Juliet balconies, 2 bathrooms and a car port. The property would be suitable for occupation or investment purposes following decoration. Similar properties in the mews are currently let for approximately £115pppw and if let to 3 tenants the potential rental income is approximately £17,940 per annum. There is also potential to convert the car port to provide a further letting room, subject to any consents.

Situated Off Upper Hampton Street, which in turn is Off Princes Road with direct access to the Georgian Quarter and within close proximity to Liverpool Women's Hospital and within walking distance to the Universities and Liverpool City Centre.

First Floor Open Plan Lounge/ Kitchen (with Juliet balcony).

Second Floor 2 Bedrooms, Bathroom/WC.

Outside Off Street Parking

Ground Floor Entrance Hallway, 1 Letting Room with En-suite Shower/W.C.



LOT
33

6 Grasmere Street, Liverpool L5 6RJ

GUIDE PRICE £35,000–£40,000*

VACANT RESIDENTIAL

- A 3 bedrooomed middle terrace property
- Double glazing • Central heating.

A vacant 3 bedrooomed middle terrace property which benefits from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes with a potential rental income of approximately £6,300.00 per annum.

Situated Off Breck Road in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 3.5 miles from Liverpool City Centre.

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

First Floor 3 Bedrooms.

Outside Rear Yard.

Note Sutton Kersh have not internally inspected the property, all information has been provided by the sellers.

SOLD PRIOR



LOT
34

57 Hinton Street, Fairfield, Liverpool L6 3AP

GUIDE PRICE £45,000+*

RESIDENTIAL INVESTMENT

- Residential investment producing a rental income of £5,436 per annum • Central heating
- Partial double glazing.

A two bedrooomed middle terraced house benefiting from central heating and partial double glazing. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,436 per annum.

Situated Off Ottley Street which in turn is off Sheil 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 the rear.

Note Please note the property has exchanged contracts however if the sale does not complete it will be offered in auction on 31st October.

Ground Floor Vestibule, Living Room/Dining Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC





- Residential investment producing £39,350 per annum
- Double glazing
- Central heating
- Driveway
- Gardens

A substantial Freehold three storey detached property which is currently let by way of a 15 year lease from 2009 producing £39,350.00 per annum. The property is being occupied as a specialist care home and comprises of 5 residents rooms along with 1 x 1 bedroomed self-contained flat and benefits from double glazing and central heating. There is potential for a number of uses of the premises subject to gaining the necessary consents.

Situated Fronting Westbank Road in a popular and well established location within close proximity to local shopping amenities, schooling and transport links.

Ground Floor Lounge, Kitchen, Laundry Room, 2 x Large Bedrooms with Shower Rooms, WC and Wash Basin.

First Floor Office, WC with Wash Basin, 2 x Large Bedrooms with 3-piece bathroom, WC and Wash Basin, 1 x Large Bedroom

with Shower Room, WC and Wash Basin, Fire Escape.

Second Floor Self Contained Flat – Kitchen, Lounge, Dining Area, Bedroom, Shower Room/ WC.

Outside Driveway, Front and rear gardens.

Note Please note Sutton Kersh have not internally inspected the property.



LOT
36

138 Cedar Court, Longfield Centre, Prestwich, Manchester M25 1GZ

GUIDE PRICE **£160,000+***

VACANT RESIDENTIAL

- A 2 bedroomed duplex apartment with secure parking space • Double glazing • Electric heating

A 2 bedroomed duplex apartment located within the heart of Prestwich Village. The property benefits from double glazing, electric heating, 24 hour concierge, lift access and a secure underground parking space. The property is in good order and would be suitable for immediate occupation or investment purposes. Cash buyers only.

Situated Located in Prestwich Village close to Bury New Road (A56) in a popular and well established residential location within close proximity to local shopping amenities, tram links, bars and restaurants.

Tenure There is a term of 150 years (less 10days) starting from the 06th April 2002, there are currently 133 years left on the lease. Ground rent £150.00, Rent Charge 1: £5.00 to be paid yearly on the 24/06, Rent Charge 2: £2.10 and £12.8

Ground Floor Communal Entrance.

EPC Rating D

Ground Floor Flat Entrance, 2 Double Bedrooms (Master with En-Suite), Bathroom/WC.

First Floor Flat Open Plan Kitchen/Living Room.



LOT
37

131 Spring Street, Rishton, Blackburn BB1 4LP

GUIDE PRICE **£32,000+***

VACANT RESIDENTIAL

- 2 Bed end terrace • Double glazing • Central heating

A 2 bedroomed end terraced house benefitting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes with a potential income in excess of £4,200 per annum.

Situated Off High Street (the A678) in a popular and well established residential location nearby to local amenities and shopping. Blackburn town centre is approximately 4 miles away.

Ground Floor Hall, 2 Reception Rooms, Kitchen

First Floor 2 Bedrooms, Bathroom/w.c

Outside Yard to rear

EPC Rating E



LOT
38

78 Woodsome Park, Woolton, Liverpool L25 5HA

GUIDE PRICE **£60,000–£70,000***

VACANT RESIDENTIAL

- A 2 bed first floor apartment • Double glazing, electric heating • Allocated parking.

A 2 bedroomed first floor apartment within a purpose-built block benefiting from double glazing, electric heating, secure intercom system and allocated parking space. The property is in good condition throughout and would be suitable for immediate occupation or investment purposes with the potential income being approximately £6,600 per annum.

Situated Off Halewood Road in a popular and well established residential location within easy reach of Woolton Village amenities and Gateacre Village, Schooling and transport links.

Ground Floor Main Entrance Hallway.

First Floor Flat – Hall, 2 Bedrooms, Bathroom/WC, Open plan Lounge/Kitchen.

Outside Allocated parking space (No.45)

EPC Rating F



LOT
39

216 Lower Hall Street, St. Helens, Merseyside WA10 1GD

GUIDE PRICE **£28,000+***

VACANT RESIDENTIAL

- A 1 bedroomed second floor apartment
- Balcony • Double glazing • Central heating
- Parking

A vacant 1 bedroomed second floor apartment within a purpose built block. The property benefits from central heating, double glazing, lift access to all floors and residents parking. The property would be suitable for occupation or investment purposes with a potential income in excess of £5,100 per annum.

Situated Off Hall Street within a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and St Helens Town Centre.

Outside Residents Parking.

Note Completion is 14 days from the date of exchange.

EPC Rating B

Ground Floor Entrance Hallway.

Second Floor Apt – Hall, Open Plan Lounge/Kitchen, Shower Room/WC, Bedroom, Balcony.



LOT
40

312 Lower Hall Street, St. Helens, Merseyside WA10 1GD

GUIDE PRICE **£30,000+***

VACANT RESIDENTIAL

- A third floor 2 bedroomed apartment • Balcony
- Double glazing • Central heating • Parking

A vacant 2 bedroomed third floor apartment within a purpose built block. The property benefits from central heating, double glazing, lift access to all floors and residents parking. The property would be suitable for occupation or investment purposes with a potential rental income of £5,700.00 per annum.

Situated Off Hall Street within a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and St Helens Town Centre.

EPC Rating B

Ground Floor Main Entrance.

Third Floor Apt – Open Plan Lounge/Kitchen, Balcony, 2 Bedrooms (Master with En-Suite Shower/WC), Bathroom/WC.

Outside Residents Parking.

Note Completion is 14 days from the date of exchange.



LOT
41

405 Lower Hall Street, St. Helens, Merseyside WA10 1GD

GUIDE PRICE **£30,000+***

VACANT RESIDENTIAL

- A fourth floor 2 bedroomed apartment
- Balcony • Double glazing • Central heating
- Parking.

A vacant 2 bedroomed fourth floor apartment within a purpose built block. The property benefits from central heating, double glazing, lift access to all floors and residents parking. The property would be suitable for occupation or investment purposes with a potential rental income of £5,700.00 per annum.

Situated Off Hall Street within a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and St Helens Town Centre.

Note Completion is 14 days from the date of exchange.

EPC Rating B

Ground Floor Main Entrance.

Fourth Floor Apt – Open Plan Lounge/Kitchen, Balcony, 2 Bedrooms (Master with En-Suite Shower/WC), Bathroom/WC.

Outside Communal Parking.



LOT
42

404 Lower Hall Street, St. Helens, Merseyside WA10 1GD

GUIDE PRICE **£30,000+***

VACANT RESIDENTIAL

- A fourth floor 2 bedroomed apartment
- Balcony • Double glazing • Central heating
- Parking.

A vacant 2 bedroomed fourth floor apartment within a purpose built block. The property benefits from central heating, double glazing, lift access to all floors and residents parking. The property would be suitable for occupation or investment purposes with a potential rental income of £5,700.00 per annum.

Situated Off Hall Street within a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and St Helens Town Centre.

Note Completion is 14 days from the date of exchange.

EPC Rating B

Ground Floor Main Entrance.

Fourth Floor Apt – Open Plan Lounge/Kitchen, Balcony, 2 Bedrooms (Master with En-Suite Shower/WC), Bathroom/WC.

Outside Communal Parking.



LOT
43

Land At Mintor Road, Kirkby, Liverpool L33 5XQ

GUIDE PRICE **£25,000+***

DEVELOPMENT OPPORTUNITIES

- Vacant plot of land with development potential

A vacant plot of land with development potential. The land would be suitable for a number of uses, subject to any necessary planning consents. Plans have been drawn up for the erection of 4 x semi detached dwellings and are available to view at the auctioneers office. We have been advised there is possible potential for the erection of 12 units with two access routes, one via Glegside Road and the second via Mintor Road subject to gaining the necessary consents and purchasers are advised to make their own enquiries. There is a small piece of land belonging to the Council to form part of the development and could be purchased separately, potential purchasers should enquire with the Council directly. We believe that all main services are available however potential purchasers should make their own further enquiries.

Situated Off Simonswood Lane in a popular and well established residential location within close proximity to local amenities and schooling.



LOT
44

70 Regent Road, Bootle, Merseyside L20 8DB

GUIDE PRICE **£65,000+***

VACANT COMMERCIAL

• **Development opportunity.**

A substantial 3 storey plus basement corner property which is in need of a full upgrade and refurbishment scheme. The property was previously arranged as a ground floor retail unit together with a 2 bedroomed flat above. A lawful development certificate has been accepted on the building to use as C3 Residential and drawings for proposed accommodation are available (1 x 5 bedroomed flat and 1 x 6 bedroomed flat).

Situated Fronting Regency Road close to local amenities and within walking distance to Liverpool City Centre amenities including shops, bars, restaurants and Universities.

Outside Rear Yard with potential for parking.

Note The property has not been internally inspected.



LOT
45

Unit 20 Lingard Court, Owen Drive, Skypark Industrial Estate L24 1YL

GUIDE PRICE **£50,000+***

VACANT COMMERCIAL

• **Industrial unit suitable for a number of uses totalling 963 sq ft**

The property comprises a middle terrace industrial unit of steel portal frame construction with full height brick and blockwork elevations to 3 walls and with lower level brick and blockwork wall to the front elevation with profile metal clad sheeting to the eaves. The roof is of a similar underlined profile metal clad treatment incorporating translucent roof panels providing good levels of natural light further supplemented by fluorescent strip units. Internally, the property has an eaves height of 5m and is accessed via a single roller shutter door with a clearance height of 4.25m together with a single pedestrian door. The unit provides predominantly open plan workshop space with toilet and wash facilities located to the rear. Externally, the premises benefits from car parking and an area for loading to the front of the unit.

Situated Within the Skypark Industrial Estate which comprises a modern popular industrial location accessed off Speke Hall Avenue and within approximately 1/4 of a mile of Liverpool John Lennon Airport. The estate benefits from excellent road links throughout the region lying within easy reach of Speke Boulevard (A561) which

provides access to Liverpool City Centre approximately 7 miles to the South, together with the A5300 Knowsley Express Way linking the property to both the M57, M62 and national motorway network.

Joint Agent





- 7 Bedroomed HMO property • Potential income in excess of £36,036 per annum • Good condition • Double glazing • Central heating.

A 3 storey middle terraced house converted to provide a 7 bedroomed HMO. The property is fully HMO compliant and in good condition throughout, suitable for immediate investment purposes with a potential income when fully let to 7 individuals at £99 per person per week in excess of £36,036 per annum. The property benefits from double glazing, central heating and secure intercom entry system.

Situated Off Aigburth Road in a popular and well established residential location within close proximity to local amenities, Transport Links, Schooling, Universities and approximately 5 miles from Liverpool City Centre.

Ground Floor Vestibule, Main entrance Hallway, Communal Lounge, Letting room, Kitchen/ Dining room.

First Floor 4 Letting rooms, Shower room/W.C.

Second Floor 2 Letting rooms, Shower room/W.C.

Outside Rear yard.

Note The vendor is happy include the following at an additional cost – White goods in the kitchen; washing machine, tumble dryer, fridge freezer, microwave, kettle, iron and ironing board plus the beds/ mattresses, wardrobes, desks in all bedrooms. Please contact the office to enquire further.

Carbon Lettings currently marketing to professionals at £120ppw.





- 7 Bedroomed hmo property • Potential income in excess of £36,036 per annum • Good condition • Double glazing • Central heating.

A 3 storey middle terraced house converted to provide a 7 bedroomed HMO. The property is fully HMO compliant and in good condition throughout, suitable for immediate investment purposes with a potential income when fully let to 7 individuals at £99 per person per week in excess of £36,036 per annum. The property benefits from double glazing, central heating and secure intercom entry system.

Situated Off Aigburth Road in a popular and well established residential location within close proximity to local amenities, Transport Links, Schooling, Universities and approximately 5 miles from Liverpool City Centre.

Ground Floor Vestibule, Main entrance Hallway, Communal Lounge, Letting room, Kitchen/ Dining room, Utility room, Shower room/W.C.

First Floor 4 Letting rooms, Bathroom/W.C.

Second Floor 2 Letting rooms.

Outside Rear yard.

Note The vendor is happy include the following at an additional cost – White goods in the kitchen; washing machine, tumble dryer, fridge freezer, microwave, kettle, iron and ironing board plus the beds/ mattresses, wardrobes, desks in all bedrooms. Please contact the office to enquire further.

Carbon Lettings currently marketing to professionals at £120pppw.



LOT
48

OFFERED BY LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

Flat 2, 1a Vicar Road, Liverpool L6 0BW

GUIDE PRICE **£15,000+***

VACANT RESIDENTIAL

- One bedroomed first floor flat • Double glazing.

A one bedroomed first floor flat within a purpose built block benefiting from double glazing. The property is in need of refurbishment and modernisation and once upgraded would be suitable for investment purposes with a potential rental income of approximately £4,200 per annum.

Situated On the corner of Townsend Lane within close proximity to local amenities, Liverpool and Everton Football Club and approximately 2 miles from Liverpool City Centre.

Ground Floor Main Entrance Hallway

First Floor Flat – Hall, Bathroom/WC, Open Plan Lounge/Kitchen, Bedroom



LOT
49

386 Aigburth Road, Liverpool L19 3QD

GUIDE PRICE **£130,000+***

COMMERCIAL INVESTMENT

- A mixed use investment opportunity producing £16,680 per annum • Double glazing
- Central heating • Electric roller shutter

A mixed use investment opportunity producing £16,680.00 per annum. The property comprises of a ground floor retail unit currently trading as 'Harry Georgio Cuisine' together with a 2 bedroomed flat above accessed via a separate rear entrance. The property benefits from double glazing, central heating and electric roller shutters. The retail unit is currently let by way of a 12 month rolling lease producing £12,000.00 per annum and has been trading as a takeaway/fast food premises for almost 20 years. The flat is currently let by way of an Assured shorthold tenancy holding over producing £4,680.00 per annum.

Situated Fronting Aigburth Road at its junction with Mersey road in a popular residential location close to local amenities and approximately 2 miles from Liverpool City Centre.

Lounge, Kitchen/Breakfast room, Bathroom/WC.

Outside Yard to Rear.

Ground Floor Shop – Front serving area, Rear kitchen, Walk in fridge, Rear prep room, 2 Store rooms, Kitchen, WC.

First Floor Flat – 2 Bedrooms,



LOT
50

OFFERED BY LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

Land At Former 20 Fazakerley Road, Liverpool L9 1BX

GUIDE PRICE **£50,000+***

LAND

- **Cleared site with development potential.**

A cleared site suitable for re-development subject to gaining the necessary planning consents. We are advised the land is zoned as residential and planning for this use is acceptable in principle. Prospective purchasers should make their own enquiries with Liverpool City Council planning team on 0151 233 3021. We believe all main services are available however potential purchasers should make their own enquiries.

Situated Off Rice Lane in a popular and well established residential location within walking distance to local amenities and transport links. Liverpool city centre is approximately 4.5 miles away.



LOT
51

90 Walker Road, Walsall WS3 1JZ

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

- **A 2 bedroomed purpose built flat** • **Communal parking** • **Fire damaged**

A 2 bedroomed ground floor purpose built flat which following an upgrade and scheme of refurbishment works would be suitable for investment purposes with a potential rental income of approximately £6,000.00 per annum. The property has been extensively fire damaged and is suitable for cash buyers only.

Situated Fronting Walker Road which is off Harden Road in a popular and well established residential location within close proximity to all local amenities.

Ground Floor Main Entrance.
Flat Living Room, Kitchen, 2 Bedrooms, Bathroom/WC.

Outside Communal Parking.

EPC Rating C



LOT
52

13 Classic Road, Liverpool L13 6RX

GUIDE PRICE **£75,000+***

VACANT RESIDENTIAL

- A 3 bedroomed middle terrace property
- Double glazing • Central heating.

A vacant 3 bedroomed middle terrace house which benefits from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation, resale or investment purposes. If let to a family the potential rental income of approximately £7200 per annum. Alternatively if let to 3 tenants at £80pppw the potential rent is approximately £12,500 per annum.

Situated Just off Derby Lane which is off Queens Drive (A5058) in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 5 miles from Liverpool City Centre.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Decked patio/Yard

Joint Agent



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



LOT
53

49 Bedford Road, Bootle, Merseyside L20 7DN

GUIDE PRICE **£45,000+***

VACANT RESIDENTIAL

- 3 Bedroomed middle terraced • Double glazing
- Central heating.

A 3 bedroomed middle 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 approximately £6,000.00 per annum.

Situated Off Stanley Road in an established and popular location approximately 1.5 miles from Liverpool City Centre and within close proximity to Bootle Strand Shopping Parade.

Ground Floor Vestibule, Hall, Lounge, Dining room, Kitchen/Breakfast room, W.C.

First Floor 3 Bedrooms.

Outside Yard to the rear.

EPC Rating C



LOT
54

49 Olivia Street, Bootle, Merseyside L20 2EP

GUIDE PRICE £50,000+*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,400.00 Per annum • Good order • Double glazing
- Central heating.

A 2 bedroomed middle terrace house currently let by way of an Assured Shorthold Tenancy producing £5,400.00 per annum. The property is in good order throughout and benefits from double glazing and central heating.

Situated Off Stanley Road in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 1.5 miles from Liverpool City Centre.

Ground Floor Hall, Lounge, Dining Room, Kitchen.

First Floor 2 Bedrooms, Bathroom/W.C.

Outside Rear Yard.

EPC Rating D



LOT
55

81 Orrell Lane, Liverpool L9 8BX

GUIDE PRICE £50,000+*

VACANT COMMERCIAL

- A vacant ground floor commercial unit together with a 1 bedroomed flat above • Roller shutters • Double glazing.

A three storey mixed use property comprising of a ground floor retail unit together with a 1 bedroomed flat above which is currently accessed via the shop. The property benefits from roller shutters and double glazing to the upper floors and would be suitable for a number of uses subject to gaining the necessary consents.

Situated Fronting Orrell Lane in a popular and well established location within a similar parade of shops close to location amenities and transport links approximately 4 miles from Liverpool City Centre.

First Floor Flat – Living room, Kitchen, Bathroom/W.C.

Second Floor Bedroom.

Outside Rear yard, Outhouse.

Basement Not inspected

Ground Floor Main sales area 24.26 sq.m (261.3 sq.ft), Rear Kitchen/ Storage 11.45 sq.m (123.32 sq.ft), W.C.



LOT
56

83 Linacre Lane, Bootle, Merseyside L20 5AQ

GUIDE PRICE **£60,000+***

VACANT RESIDENTIAL

- 3 Bed terrace • Double glazing, central heating
- Good condition.

A three bedroom middle terraced house benefiting from double glazing, central heating and new carpeting throughout. The property is in good condition throughout and would be suitable for immediate investment purposes with a potential rental income of approximately £6,000.00 per annum. Alternatively the property could be let to 3 tenants at £85pppw with a potential rental income of approximately £13,260 per annum.

Situated Fronting Linacre Lane in a popular residential location close to local amenities, schooling, Hugh Baird College and good transport links, approximately 5 miles from Liverpool City Centre.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Yard to the rear.

Joint Agent



Cellar 2 Rooms

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



LOT
57

21 Laburnum Road, Liverpool L7 0HT

GUIDE PRICE **£125,000+***

RESIDENTIAL INVESTMENT

- A 5 bed detached property producing £17,400 per annum • Double glazing and central heating.

A HMO Investment opportunity currently let by way of an Assured Shorthold Tenancy producing £17,400 per annum. A three storey detached house providing 5 letting rooms, which has been fully refurbished throughout to HMO compliant standards. The property benefits from double glazing, central heating and driveway.

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

Second Floor 2 Further Letting Rooms.

Outside Driveway, Rear Yard.

Joint Agent



Ground Floor Hall, Through Lounge, Large Kitchen/Diner (white appliances included), Shower Room/WC, Anti Space.

First Floor 3 Letting Rooms, Bathroom/WC.



LOT
58

102 Hawkins Street, Liverpool L6 6BZ

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

- Residential investment producing a rental income of £5,400 per annum • Double glazing
- Central heating.

A two bed roomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £5,400 per annum.

Situated Off Molyneux Road in a popular and well established residential location within close proximity to Kensington shopping amenities, schooling and approximately 3.5 miles from Liverpool City Centre.

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

First Floor Two Bedrooms

Outside Yard to the rear.



LOT
59

10 Marnwood Walk, Kirkby, Liverpool L32 5TS

GUIDE PRICE **£35,000–£40,000***

VACANT RESIDENTIAL

- A ground floor 2 bed apartment • Double glazing • Central heating • Communal car parking.

A 2 bed roomed ground floor modern apartment within a purpose built block, benefiting from double glazing, central heating and communal car parking. The property would be suitable for immediate occupation or investment purposes with a potential rental income in excess of £5,100 per annum.

Situated Off Whitefield Drive which is in turn off Valley Road in a well-established location close to local amenities and schooling. Liverpool city centre is approximately 8 miles away.

Ground Floor Apt – Hall, 2 Bedrooms, Open Plan Living Room/Kitchen, Bathroom/WC.

Outside Communal Car Park.



LOT
60

70 King Street, Southport, Merseyside PR8 1LG

GUIDE PRICE **£115,000+***

VACANT COMMERCIAL

- Ground floor retail unit together with a 2 bed flat above • Double glazing, central heating.

A two storey mid terrace property comprising of a good sized ground floor retail unit together with a 2 bedroomed self-contained flat above. The property benefits from central heating and majority double glazing and off road parking for 2 cars. The property has lots of potential and would be suitable for a number of uses, to include its existing use as a shop and flat, or alternatively conversion to provide a ground floor retail unit, together with a further 1/2 bedroomed flat to the ground floor, subject to any consents. If converted to provide 2 flats and a retail unit the potential rental income is approximately £18,000 per annum.

Situated Fronting King Street which in turn is off Eastbank Street (A570) in a popular and well established residential location within walking distance to Southport Town Centre amenities and the Promenade.

Kitchen/Diner, Shower room/WC, 2 Bedrooms.

Outside Parking to the front for 2 vehicles., Yard to Rear.

Ground Floor Shop – Main sales area, 3 Rear rooms, Kitchen, Utility room, WC.

First Floor Flat – Lounge,



LOT
61

31 Weldon Street, Liverpool L4 5QA

GUIDE PRICE **£60,000+***

RESIDENTIAL INVESTMENT

- Residential investment producing £15,600.00 per annum • Central heating.

A residential investment opportunity currently let producing £15,600 per annum A mid terrace property currently let to 4 tenants by way of Assured Shorthold Tenancies. The property benefits from central heating and will be sold fully furnished.

Situated Off County Road in a popular and well established residential location within close proximity to local shopping amenities, Liverpool Football Club, schooling, transport links and approximately 4 miles from Liverpool City Centre.

Cellar Not Inspected.

Ground Floor Vestibule, Hall, 1 Letting Room, Communal Lounge, Kitchen.

First Floor 3 Letting Rooms, Bathroom/WC.

Outside Rear Yard.



LOT
62

50 Harebell Street, Liverpool L5 7RP

GUIDE PRICE £45,000+*

VACANT RESIDENTIAL

- A 2 bedroomed middle terrace property
- Double glazing • Central heating • Fully refurbished

A vacant 2 bedroomed middle terrace house benefiting from double glazing and central heating. The property has been fully refurbished throughout and would be suitable for immediate investment purposes with a potential rental income of approximately £5,400.00 per annum.

Situated Off Stanley Road (A567) in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 2.5 miles from Liverpool City Centre.

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

First Floor 2 Bedrooms, Bathroom/WC.

Outside Rear Yard.



LOT
63

66 Bala Street, Liverpool L4 2QW

GUIDE PRICE £40,000+*

VACANT RESIDENTIAL

- A 2 bedroomed middle terrace property
- Double glazing • Central heating • Fully refurbished

A vacant 2 bedroomed middle terrace house benefiting from double glazing and central heating. The property has been fully refurbished throughout and would be suitable for immediate investment purposes with a potential rental income of approximately £4,800.00 per annum.

Situated Off Oakfield Road (B5342) in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 3.5 miles from Liverpool City Centre.

Ground Floor Vestibule, Through Living Room/Dining Room, Kitchen, Bathroom/WC.

First Floor 2 Bedrooms.

Outside Rear Yard.



LOT
64

8 Ludlow Street, Liverpool L4 3RH

GUIDE PRICE **£40,000+***

RESIDENTIAL INVESTMENT

- 2 Bed terrace producing £5,100.00 Per annum
- Double glazing, central heating.

A two bedroomed middle terrace house which benefits from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,100.00 per annum. We are advised the tenant has been served notice to vacate.

Situated Off County Road (A59) in a popular and well established residential location within close proximity to local shopping amenities, schooling, Liverpool & Everton Football Club's and approximately 3.5 miles from Liverpool City Centre.

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

First Floor 2 Bedrooms, Bathroom/WC.

Outside Rear Yard.



LOT
65

34 Ince Avenue, Anfield, Liverpool L4 7UX

GUIDE PRICE **£55,000+***

RESIDENTIAL INVESTMENT

- A residential investment producing £6,000 per annum
- Double glazing
- Central heating.

A 3 bedroomed middle terrace property benefiting double glazing and central heating. The property is currently let by way of an Assured Shorthold tenancy holding over producing £6,000 per annum.

Situated Off Utting Avenue in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 5 miles from Liverpool City Centre.

Ground Floor Hall, 2 Reception rooms, Kitchen.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Rear Yard.



LOT
66

147 Knowsley Road, Bootle, Merseyside L20 4NJ

GUIDE PRICE **£60,000+***

COMMERCIAL INVESTMENT

- Part let mixed use investment producing £4,800 per annum
- Potential income when fully let £15,000 per annum
- Double glazing
- Central heating.

A mixed use investment opportunity comprising of a ground floor retail unit together with 2 self-contained flats above. The shop is currently let by way of a renewed 12 month tenancy producing £4,800 per annum. The flats are vacant and following modernisation would be suitable for letting. The property benefits from part double glazing and central heating. The potential rental income when fully let is approximately £15,000 per annum.

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/Second Floor Flat B – Kitchen, Bedroom, Stairs to **Second Floor** Lounge, Bathroom/WC and Second Bedroom.

Outside Yard to Rear.

Ground Floor Shop – Main Sales Area, Rear Beauty Room, Kitchen, WC. Flat A – Kitchen, Bedroom, Stairs to **First Floor** Lounge and Bathroom/WC.

Joint Agent



LOT
67

168 Warbreck Moor/2a,b&c Melling Avenue, Liverpool L9 0HZ

GUIDE PRICE **£130,000+***

COMMERCIAL INVESTMENT

- A mixed use investment opportunity producing £18,200 per annum
- Double glazing, central heating
- Electric roller shutters.

A three storey mixed use investment opportunity producing £18,200 per annum. The property comprises of a ground floor retail unit together with 3 self contained flats above, accessed via a separate side entrance. The ground floor shop has recently been refurbished and benefits from new flooring throughout, electric roller shutters, double glazing and central heating and is currently let by way of a 3 year lease until May 2022. The flats also benefit from double glazing and central heating and are currently let by way of periodic tenancies producing a total of £11,700 per annum.

Situated Fronting Warbreck Moor (A59) and on the corner of Melling Avenue on a busy main road position close to Walton Vale amenities, Aintree Racecourse and approximately 5 miles from Liverpool City Centre.

Kitchen, Bedroom, Bathroom/WC.

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

Ground Floor Shop – Hairdressers – Main Sales area, Beauty room, WC, Kitchen.

Ground Floor Flat 2C (Studio Flat) – Kitchen, Bathroom/WC, Lounge/Bedroom (no central heating).

First Floor Flat 2B – Lounge,

Outside Yard to Rear.



LOT
68

5 Prestwood Crescent, Liverpool L14 2ED

GUIDE PRICE £40,000–£50,000*

RESIDENTIAL INVESTMENT

- Residential investment producing £3,840 per annum • Double glazing • Central heating
- Gardens • Driveway.

A 3 bedroomed end town house currently let by way of a periodic tenancy at a rental of £3840 per annum. The property benefits from double glazing, central heating, Driveway, Front and rear gardens.

Situated Off Prestwood Road which in turn is off Denford Road close to local amenities, Schooling and approximately 7 miles from Liverpool City Centre.

Ground Floor Hall, Lounge, Kitchen/Dining room, Bathroom/W.C.

First Floor 3 Bedrooms.

Outside Driveway, Front and rear gardens.

Note Please note Sutton Kersh have not internally inspected the property.



LOT
69

12 Kendal Drive, Maghull, Liverpool L31 9AZ

GUIDE PRICE £160,000+*

VACANT RESIDENTIAL

- 4/5 Bedroomed semi-detached house • Double glazing • Central heating • Driveway • Garage

A good sized Sefton 4/5 bedroom bow bay semi-detached house benefiting from South facing rear gardens, driveway and garage. Following a scheme of refurbishment and modernisation the property would be suitable for occupation, re-sale or investment purposes. There is also potential to extend subject to obtaining the necessary planning consents.

Situated In the popular and well established lakes estate residential location within close proximity to local amenities, popular choice of primary and secondary Schooling and 5 minutes from Motorways and excellent public transport links. Maghull town centre amenities are less than 1 mile away.

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

First Floor Five Bedrooms with the fifth being accessed via the fourth, Bathroom, Separate WC.

SOLD PRIOR

Entwistle
Green





- A vacant former clinic which benefits from planning permission for the demolition of the existing building to provide 5 x three bed houses

A vacant former clinic which benefits from planning permission for the demolition of the existing building and erection of 5 no three bedroom semi-detached or mews houses with associated parking and landscaping. Planning consent was granted on 4th May 2017 under application reference P/2017/0210/FUL. Planning and drawings detailing the proposed scheme are available on the St Helens Council planning portal <https://publicaccess.sthelens.gov.uk/> Interested parties should consult directly with the Local Planning Office, St Helens Metropolitan Borough Council, Town Hall, Corporation Street, St Helens, WA10 1HP. Tel: 01744 676 789. Fax: 01744 733337.



Situated The property is located in a primarily residential location approximately 2.5 miles from the centre of St Helens. The site fronts Eskdale Avenue close to its intersection with Stainton Close and approximately 0.5 miles from the East Lancashire Road (A580) which provides links to the regional motorway network.



LOT
71

OFFERED BY LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

8 Needham Road, Kensington, Liverpool L7 0EG

GUIDE PRICE £70,000+*

VACANT RESIDENTIAL

- Four bedroomed three storey middle terraced house in need of a full upgrade

A four bedroomed three storey middle terraced house in need of a full upgrade and scheme of refurbishment works. Once upgraded the property would be suitable for occupation, resale or investment purposes. If converted to provide an HMO opportunity and let to 5 individual tenants at £80pppw the potential rental income would be approximately £20,800 per annum.

Situated Off Holt Road which in turn is off Kensington High Street within close proximity to local amenities, Universities, Schooling and approximately 2.5 miles from Liverpool City Centre.

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



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

First Floor Two/Three Bedrooms, Bathroom/WC

Second Floor One Further Room

Outside Yard to the rear

LOT
72

175 Rathbone Road, Wavertree, Liverpool L13 1BA

GUIDE PRICE £65,000+*

VACANT COMMERCIAL

- A vacant mixed use property including a ground floor shop and 1 bed flat above • Double glazing.

A two storey mixed use corner property comprising of a ground floor retail unit together with a 1 bedroom self-contained flat to the first floor, accessed via a separate side entrance. The property benefits from electric roller shutters, double glazing and central heating. Following a scheme of refurbishment and modernisation works the property would be suitable for investment purposes. The potential annual rental is approximately £12,000 per annum.

Situated Fronting Rathbone Road on the corner of Sapphire Street within walking distance to Edge Lane Retail Park and approximately 3 miles from Liverpool City Centre.

Ground Floor Shop – Main sales area, 2 Rear Rooms, Kitchen, WC.

First Floor Flat – Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.



LOT
73

Unit 18, Bridgewater Building, 3c Bridgewater Street, Liverpool L1 0AR

GUIDE PRICE **£35,000–£40,000***

VACANT RESIDENTIAL

- A residential investment property producing £515.67 Pcm • Double glazing • Electric heating.

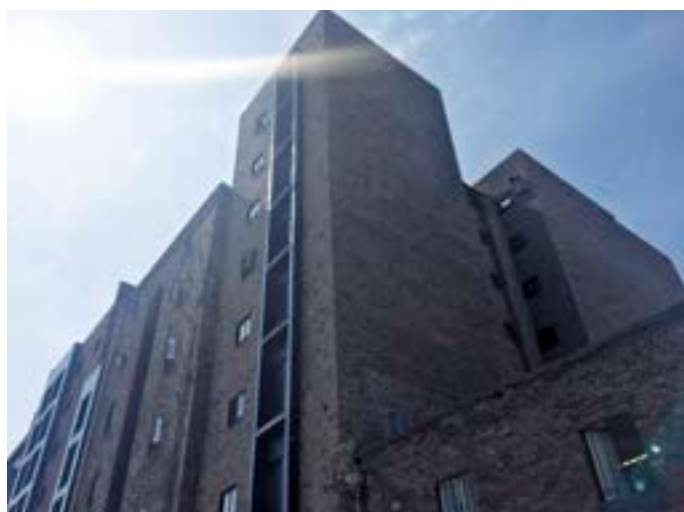
A fully furnished third floor studio apartment currently let by way of a Short Term Let producing a rental income of £515.67 per calendar month. The property benefits from double glazing, electric heating, CCTV, secure entry system, communal gym and games room.

Situated Fronting Watkinson Street between St James Street and Bridgewater Street in a popular location within walking distance to Liverpool city centre amenities.

Lower Ground Floor Basement – Communal Lounge/Games Room, Mini Gym.

Ground Floor Communal Hallway, Lift Access, Bike Store, Laundrette.

Third Floor Studio – Open Plan Lounge/Kitchen/Bedroom/Study Area, Shower Room/WC.



LOT
74

Flat 9 Somerset House, 453 West Derby Road, Liverpool L6 4BN

GUIDE PRICE **£45,000+***

VACANT RESIDENTIAL

- 2 Bedroomed flat • Good condition • Double glazing • Electric heating.

A two bedroomed second floor flat within a purpose built block benefiting from double glazing and electric heating. The flat is in very good condition throughout, suitable for immediate occupation and has until recently been let with a rental income in excess of £8,400 (inclusive of bills) per annum.

Situated Fronting West Derby Road in a popular and well established residential location close to local amenities, schooling and transport links approximately 2.5 miles from Liverpool City Centre.

Ground Floor Main entrance hallway.

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



LOT
75

96 Salisbury Road, Wavertree, Liverpool L15 2HU

GUIDE PRICE **£145,000+***

RESIDENTIAL INVESTMENT

- A residential investment producing £10,800.00 Per annum • Double glazing • Central heating.

A three storey semi-detached house comprising of a 6 bedroom HMO benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy with a rental income of £10,800.00 per annum.

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

Ground Floor Hall, Communal Lounge/Dining room, Kitchen, Bathroom/WC, 1 Letting Room.

First Floor 4 Letting Rooms, Bathroom/WC.

Second Floor 1 Letting Room.

Outside Yard to the rear.



LOT
76

8b The Green, Liverpool L13 4BX

GUIDE PRICE **£50,000+***

RESIDENTIAL INVESTMENT

- 2 Bed flat • Double glazing • Gas central heating • Gardens.

A 2 bedroomed second floor flat benefitting from double glazing and gas central heating. The property is in a good order and is currently let producing a rental income of £5,100 per annum.

Situated Of Queens Drive (A5080) within close proximity to local amenities and approximately 4 miles from Liverpool City Centre.

Ground Floor Entrance Hall

Second Floor Flat – Lounge, Kitchen, 2 Bedrooms, Shower Room, Separate W.C

Outside Communal front and rear gardens

Note Sutton Kersh have not internally inspected this property – all information has been supplied by the vendor.

EPC Rating D



LOT
77

Land Formerly Known As 2a Rawcliffe Rd, Liverpool L9 1AW

GUIDE PRICE **£10,000–£20,000***

LAND

- Land with potential for redevelopment subject to any necessary consents.

A cleared site suitable for redevelopment or to provide a bungalow or possibly 2x1 bed self-contained flats, subject to any necessary consents. We believe all main services are available however purchasers should make their own further enquiries.

Situated Fronting Rawcliffe Road off Rice Lane in a popular and well established location within close proximity to local amenities and approximately 4.5 miles from Liverpool City Centre.



LOT
78

5 Castlefield Close, West Derby, Liverpool L12 5JQ

GUIDE PRICE **£110,000+***

VACANT RESIDENTIAL

- 3 Bed town house • Double glazing, central heating, gardens.

A three bedroom mid-town house benefiting from double glazing, central heating and front and rear gardens. Following some refurbishment and modernisation works the property would be suitable for occupation, resale or investment purposes.

Situated Off Eaton Road North in a popular and well established residential location close to local amenities, West Derby Village, schooling and approximately 5 miles from Liverpool City Centre.

Ground Floor Porch Entrance, Hallway, Front Lounge, Rear Dining Room, Kitchen.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Front and Rear Gardens.



- A former public house suitable for conversion subject to necessary consents.

A Freehold two storey plus basement detached property which formerly traded as a public house with accommodation to the first floor. The property would be suitable for a number of uses to include an HMO Investment opportunity or self-contained flats, subject to any necessary planning consents. We are advised the vendor did apply for planning permission to convert to provide a 17 bed HMO each with an ensuite and this was declined due to parking. Vendor confirms a parking report has now been undertaken and a new application can be re-issued, however potential purchasers should make their own enquiries.

Situated Fronting Robins Lane close to the junction of Baxters Lane in a popular and well established residential location approximately 3 miles from St Helens town centre.



Next auction **Thursday 12 December 2019**

We're now taking entries for this auction.

If you are thinking of selling at auction, one of our Auction valuers will be happy to offer you a free market appraisal and advice.

For further information please call Sutton Kersh on **0151 207 6315** or email auctions@suttonkersh.co.uk

suttonkersh.co.uk



LOT
80

150 Falkland Road, Wallasey, Merseyside CH44 8ER

GUIDE PRICE **£110,000+***

RESIDENTIAL INVESTMENT

- Three storey detached providing 3x2 bed flats
- Part let currently producing £9,900pa • Double glazing, central heating.

A substantial three storey dormer style detached property which has been converted to provide 3 x 2 bedroomed self-contained flats. The property benefits from double glazing, central heating, gardens and off road parking for several cars. Two of the flats are currently let by way of Assured Shorthold Tenancies producing £9,900 per annum. The ground floor flat is vacant and requires a scheme of refurbishment works. When fully let the potential rental income is approximately £16,000 per annum.

Situated Off Liscard Road (A551) in a popular and well established residential location within close proximity to local amenities, schooling and approximately 6 miles from Liverpool City Centre.

Lounge, 2 Bedrooms, Bathroom/w.c, Kitchen

Second Floor Flat 3 – Hall, Lounge, 2 Bedrooms, Bathroom/w.c, Kitchen

Outside Driveway. Yard to rear

Ground Floor Main Entrance Hallway. Flat 1 – Hall, Lounge, 2 Bedrooms, Bathroom/w.c, Kitchen

First Floor Flat 2 – Hall,



LOT
81

ON BEHALF OF LIVERPOOL CITY COUNCIL

90 St. Marys Road & 2,2a,2b And 2c Moss Street, Garston L19 2JG

GUIDE PRICE **£75,000+***

DEVELOPMENT OPPORTUNITIES

- Redevelopment opportunity

A re-development opportunity comprising of a large three storey corner property. The property is in a derelict state of repair and requires a full upgrade throughout. The property would be suitable for a variety of uses, to include conversion to provide self-contained flats, subject to any necessary planning consents.

Situated Fronting St Marys Road in a popular and well established location within close proximity to all local amenities, Garston Village, Schooling, and approximately 5.5 miles from Liverpool City Centre.

Outside Yard to the rear

Fees The purchaser is required to pay the City Council's fees in addition to the purchase price at 3% of the price, subject to a minimum fee of £1,500.

Ground Floor Various Rooms

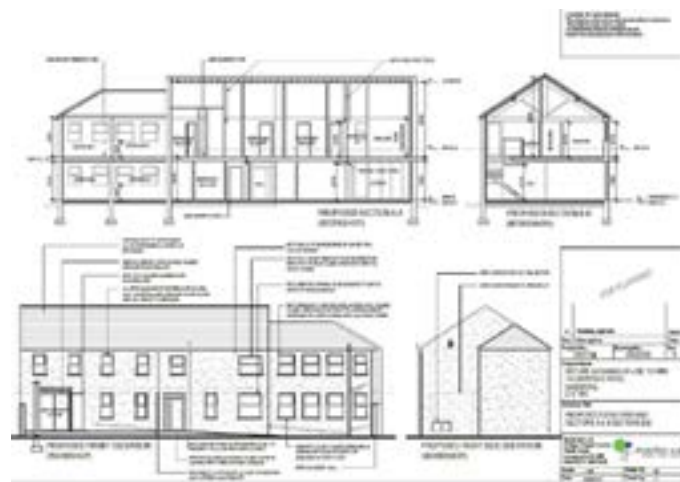
First Floor Various Rooms

Second Floor Various Rooms





Artists Impression



• **Part built 11 bed HMO** • **Substantial investment opportunity**

A substantial partially built three-storey detached property providing an 11 bed HMO Investment Opportunity accessed via a shared driveway. We are advised that 60% of the works have been completed.

Once the works have been completed the potential rental income is approximately £43,000 per annum

Architect drawings and the Artist's impression are available for inspection.

Situated Off St. Marys Road which in turn is off Garston Way (A561) in a popular and well established location within close proximity to Garston Village amenities, schooling, transport links and approximately 7 miles from Liverpool City Centre.

Ground Floor Proposed Accommodation – Main Entrance Hallway, 2 rooms with En-suite shower rooms, 2 Further rooms, Communal Lounge, Shower room/WC, Kitchen/Dining Room and Gym with separate WC.

First Floor Proposed Accommodation – Communal Kitchen, 5 Rooms with En-suite shower rooms, 2 Further rooms, Shower room/WC.

Outside Communal Garden.

Planning Planning Ref: 17F/1853 potential purchasers should make their own enquiries.



LOT
83

Ground Rent Investments 37 Parkfield Road, Aigburth, Liverpool L17 8UQ

GUIDE PRICE **£20,000+***

GROUND RENTS

• Ground rent investment opportunity

A Freehold ground rent investment secured on 6 self-contained flats within a three storey town house. Each flat has been sold off on Leases for a term of 999 years from 1st December 2018 and produce a ground rent of £1500 per annum.

Situated The property is situated off Aigburth Road in a very popular and well established residential location close to local amenities. Lark Lane, Sefton Park and approximately 5 miles from Liverpool city centre.

Note

S5(b) Notices have been served under the Landlord & tenant Act 1987 and the Leaseholders have not reserved their rights.



LOT
84

81 Sunbeam Road, Old Swan, Liverpool L13 5XT

GUIDE PRICE **£50,000+***

VACANT RESIDENTIAL

- 2 Bed terrace • Double glazing, central heating
- In need of refurbishment.

A 2 bedroomed mid terrace benefiting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for occupation, re-sale or investment purposes. The potential rental income is approximately £6000 per annum.

Situated Off Prescot Road in a popular and well-established residential location within easy reach of local transport links and walking distance to local amenities to include the new Liverpool Shopping park. Approximately 2 miles from Liverpool City Centre.

Joint Agent



Ground Floor Vestibule, Hallway, Through Lounge/ Dining room, Kitchen, Wet room/ WC.

First Floor 2 Bedrooms, Bathroom/WC.

Outside Yard to Rear.

LOT
85

39-41 Warbreck Moor, Liverpool L9 4RW

GUIDE PRICE **£135,000+***

COMMERCIAL INVESTMENT

- Mixed use investment property currently producing £8,100 per annum
- Potential when fully let in excess of £33,000

A substantial freehold three storey property comprising of 2 ground floor retail units together with 6 x 1 bedroomed self-contained flats above accessed via a separate rear entrance benefiting electric heating and roller shutters. 'The New Scoops' occupies one of the ground floor retail units at a rental of £3,900 per annum however we are advised this will be vacant on completion. The second retail unit is occupied by 'Amigos' by way of a 5 year Lease commencing January 2016 at a rental income of £3,900 per annum. One of the flats is currently let by way of an Assured Shorthold Tenancy at a rental of £4,200 per annum. The vacant flats are in need of full upgrade and refurbishment. When fully let the total income for the buildings being in excess of £33,000 per annum.

Situated Fronting Warbreck Moor in a popular and well established location close to local amenities, including Walton Vale and excellent transport links approximately 5 miles from Liverpool City Centre.

Ground Floor No 39 New Scoops – Main sales area, Kitchen, W.C. Rear entrance – **Flat 1** – Hall, Lounge/Kitchen,

Bedroom, Bathroom/W.C.
No 41 Amigos – Main sales area, Kitchen, W.C. Rear entrance – **Flat 1** – Hall, Lounge/Kitchen, Bedroom, Bathroom/W.C

First Floor No 39 – Flat 2 – Hall, Lounge/Kitchen, Bedroom, Bathroom/W.C

No 41 – Flat 2 – Hall, Lounge/Kitchen, Bedroom, Bathroom/W.C



Second Floor No 39 – Flat 3 – Hall, Lounge/Kitchen, Bedroom, Bathroom/W.C

No 41 – Flat 3 – Hall, Lounge/Kitchen, Bedroom, Bathroom/W.C

Outside Rear yard.

Note Please note Sutton Kersh have not internally inspected the full property.

LOT
86

100 Dewsbury Road, Liverpool L4 2XF

GUIDE PRICE **£35,000+***

VACANT RESIDENTIAL

- Two bedroomed mid terraced house
- Double glazing
- Central heating.

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is in need of refurbishment and modernisation and once upgraded would be suitable for investment purposes with a potential rental income of approximately £5,400 per annum.

Situated Off Priory Road in a popular residential location within easy reach of local amenities and approximately 3 miles from Liverpool City Centre.

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

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear.

SOLD PRIOR



LOT
87

The Forresters Arms, 12 Pleasant Street, Haslingde BB4 5LG

GUIDE PRICE £85,000+*

DEVELOPMENT OPPORTUNITIES

- Former public house with development potential.

A two storey end of terraced property formerly used as a public house with residential accommodation above. The property is sold with the benefit of a premises licence however would be suitable for redevelopment, subject to gaining the necessary consents. The total site area is approximately 176 sq m (211 sq yds)

Situated Off Deardengate in a popular and well established location within walking distance to Haslingden town centre amenities and transport links.

Lower Ground Floor Cellar Ground Floor Entrance Area, Bar, Servery, Lounge, Tap Room, Games Room, Kitchen, Ladies and Gents WCs

First Floor Living Room, Dining Room, Two Bedrooms, Kitchen/Utility Area

Outside Yard to the rear.

Note VAT is payable on the purchase price, unless the purchaser intends to convert the buildings (or part of the buildings) at the Property with a view to them being used as a number of dwellings or solely for residential purposes and they must have prior to the date of exchange provided to the Seller a certificate in form VAT1614D to dis-apply the option to tax.



LOT
88

8 Dunbabin Road, Wavertree, Liverpool L15 6XN

GUIDE PRICE £175,000+*

VACANT RESIDENTIAL

- An extended 4/5 bedroomed semi-detached house • Double glazing.

A substantial 4/5 bedroomed extended semi-detached house which has been taken back to bare brick and has no fixtures or fittings. The property benefits from double glazing, off road parking and gardens to the front and rear. The property has bags of potential and following completion of refurbishment works and modernisation the property would be suitable for occupation, re-sale or investment purposes.

Situated Off Woolton Road on the South Side of Dunbabin Road in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 5 miles from Liverpool City Centre.

Ground Floor Porch Entrance, Hallway, 3 Rooms, Garage.

First Floor 4/5 Rooms.

Outside Driveway, Front and Rear Garden.

SOLD PRIOR



LOT
89

47 Adlam Road, Liverpool L10 1LG

GUIDE PRICE £60,000+*

VACANT RESIDENTIAL

- Three bedroomed semi-detached house
- Partial double glazing • Garage • Gardens to the front, side and rear.

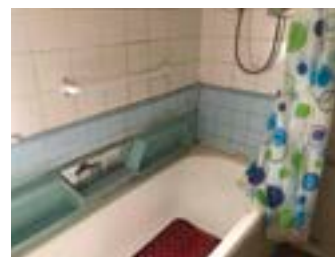
A three bedroomed semi-detached house benefiting from partial double glazing, garage, gardens to the front, side and rear plus extensive loft space. The property is in need of refurbishment and modernisation and once upgraded would be suitable for occupation, resale or investment purposes with a potential rental income of approximately £7,800 per annum. The house is set on a good sized plot and there is scope to extend in a variety of ways subject to gaining the necessary consents.

Situated Off Longmoor Lane (the A506) in a popular and well established residential location within close proximity to local amenities, Fazakerley train station, Aintree Hospital, and schooling. Liverpool city centre is approximately 6 miles away.

First Floor Three Bedrooms, Bathroom, Separate WC.

Outside Gardens front, side and rear, Garage, Larder/ Outside Store

Ground Floor Hall, Living Room, Dining Room, Kitchen, Larder, Vestibule



LOT
90

59 Selwyn Street, Liverpool L4 3TN

GUIDE PRICE £45,000+*

RESIDENTIAL INVESTMENT

- Residential investment producing £4800 per annum • Double glazing, central heating.

A 2 bedroomed mid terrace house currently let by way of an Assured Shorthold tenancy producing £4,800 per annum. The tenants have been in situ for 8 years. The property is in good condition and benefits from double glazing and central heating.

Ground Floor Off Brewster Street in a popular residential location, within close proximity to County Road amenities, schooling and approximately 2 miles from Liverpool City Centre.

Cellar Not Inspected.

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

First Floor 2 Bedrooms, Bathroom/WC

Outside Yard to Rear.



LOT
91

6 Macdonald Street, Liverpool L15 1EL

GUIDE PRICE £50,000+*

RESIDENTIAL INVESTMENT

- Residential investment producing £5,700pa
- Double glazing, central heating.

A two bedroomed middle terraced house benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental of £5,700 per annum.

Situated Off Picton Road in a popular and well established residential location close to amenities and transport links approximately 4 miles from Liverpool city centre.

Joint Agent



Ground Floor Vestibule, Living Room, Dining Room, Kitchen, Lean To Utility room.

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear



LOT
92

ON BEHALF OF A HOUSING ASSOCIATION

101 Breeze Hill, Liverpool L9 1DZ

GUIDE PRICE £75,000+*

VACANT RESIDENTIAL

- 5 Bed three storey terraced property • Double glazing, central heating.

A vacant three storey middle terrace 5 bedroomed property benefiting from double glazing and central heating. Following refurbishment throughout the property would be suitable for investment purposes. If let to 5 tenants at £75pppw the potential rental income would be approximately £19,500.00 per annum.

Situated Fronting Breeze Hill in a busy main road position within close proximity to local shopping amenities, schooling, transport links and approximately 4 miles from Liverpool City Centre.

Ground Floor Hall, 2 Reception Rooms, Kitchen, Utility Room, WC.

First Floor 3 Bedrooms, Shower Room, Separate WC, Store Room.

Second Floor 2 Bedrooms, Bathroom/WC, Store Room.

Outside Rear Yard.



LOT
93

167 Cleveland Street, Birkenhead, Merseyside CH41 3QD

GUIDE PRICE £30,000–£35,000*

RESIDENTIAL INVESTMENT

- Residential investment • Double glazing • Central heating.

A 2 bedroomed middle terrace property benefiting from double glazing and central heating. We are advised the property is currently let by way of an Assured Shorthold Tenancy.

Situated Fronting Cleveland Street in a popular and well established residential location within close proximity to local shopping amenities, schooling and transport links.

Ground Floor Entrance Hall, Living Room, Kitchen.

First Floor 2 Bedrooms, Bathroom/WC.

Outside Rear Yard.

Note Sutton Kersh have not internally inspected the property, all information has been provided by the sellers.



SOLD PRIOR

LOT
94

42 Clare Walk, Liverpool L10 4YG

GUIDE PRICE £30,000–£40,000*

VACANT RESIDENTIAL

- A 2 bedroomed middle terrace property
- Double glazing • Central heating.

A vacant 2 bedroomed middle terrace property which benefits from double glazing, central heating and gardens. Following refurbishment the property would be suitable for investment purposes with a potential rental income of approximately £5,700.00 per annum.

Situated Off Amanda Road in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 7 miles from Liverpool City Centre.

Ground Floor Vestibule, Living Room, Kitchen.

First Floor 2 Bedrooms, Bathroom/WC.

Outside Garden.

Note Sutton Kersh have not internally inspected the property, all information has been provided by the sellers.



SOLD PRIOR

LOT
95

61 Robinson Road, Liverpool L21 7QZ

GUIDE PRICE £50,000–£55,000*

VACANT RESIDENTIAL

- A 2 bedroomed middle terraced property
- Double glazing • Central heating.

A vacant 2 bedroomed middle terrace property which benefits from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes with a potential rental income of approximately £6,240.00 per annum.

Situated Off Kirkstone Road North in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 6 miles from Liverpool City Centre.

Ground Floor Store, Living Room, Kitchen.

First Floor 2 Bedrooms, Bathroom/WC.

Outside Rear Yard.

Note Sutton Kersh have not internally inspected the property, all information has been provided by the sellers.



LOT
96

179 Westminster Road, Liverpool L4 4LR

GUIDE PRICE £70,000+*

COMMERCIAL INVESTMENT

- Three storey commercial property comprising as ground floor retail unit together with 2 flats above • Electric roller shutters • Double glazing
- Central heating in flats.

A three storey substantial corner property comprising of a ground floor retail unit currently trading as 'Innhome Upholstery' together with 2 x 1 bed flats above accessed via a separate side entrance. The flats are currently let by way of Assured Shorthold tenancies producing £7,200 per annum. The property benefits from electric roller shutters, double glazing and central heating in the flats. There is currently no agreement in place for the ground floor retail unit however they would be interested in signing a 12 month lease at £300pcm or alternatively they will vacate upon completion. There is potential to convert the ground floor into residential use subject to any necessary consents.

Situated Fronting Westminster Road on the corner of Tawd Street in a popular and established location within walking distance to County Road amenities and approximately 3 miles from Liverpool city centre.

Ground Floor Main Sales Area,

Rear Workshop Room, Kitchen, W.C

First Floor Flat 1 – Hall, Lounge, Kitchen, Bedroom, Bathroom/W.C

Second Floor Flat 2 – Hall, Lounge, Kitchen, Bedroom, Bathroom/W.C



Note Sutton Kersh have not inspected the flats internally and details have been provided by the vendor.

LOT
97

25 Freckleton Drive, Liverpool L33 1SN

GUIDE PRICE £40,000–£45,000*

VACANT RESIDENTIAL

- Two bedroomed middle terraced property
- Double glazing • Central heating.

A vacant 2 bedroomed middle terraced property benefiting from double glazing and central heating. The property is in need of a full upgrade and refurbishment scheme and once upgraded would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.

Situated Off Pingwood Lane in a popular and well established residential location close to local amenities, transport links and schooling. Liverpool city centre is approximately 6 miles away.

Ground Floor Porch, Living Room/Dining Room, Kitchen, Conservatory.

First Floor Two Bedrooms, Bathroom/WC, Separate Shower.

Outside Driveway, Rear Garden.

Note Sutton Kersh have not internally inspected the property, all information has been provided by the sellers.



SOLD PRIOR

LOT
98

50 Norton Street, Bootle, Merseyside L20 4SQ

GUIDE PRICE £40,000–£45,000*

VACANT RESIDENTIAL

- A 3 bedroomed middle terrace property
- Double glazing • Central heating.

A vacant 3 bedroomed middle terrace property which benefits from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.

Situated Off Knowsley Road (A566) in a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 4 miles from Liverpool City Centre.

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

First Floor 3 Bedrooms, Bathroom/WC.

Outside Rear Yard.

Note Sutton Kersh have not internally inspected the property, all information has been provided by the sellers.



SOLD PRIOR

LOT
99

162 Wargrave Road, Newton-le-Willows, Merseyside WA12 8JR

GUIDE PRICE £70,000–£75,000*

VACANT RESIDENTIAL

- Three bedroom middle terraced house
- Double glazing • Central heating.

A three bedroomed middle terraced house benefiting from double glazing and central heating. The property is in need of refurbishment and once upgraded would be suitable for investment purposes with a potential rental income of approximately £6,000 per annum.

Situated Fronting Wargrave Road within walking distance to Newton-le-Willows town centre amenities. Wargrave Road lies off Crow Lane West which in turn provides access to Junction 23 of the M6 Motorway.

Ground Floor Living Room, Dining Room, Kitchen, Utility

First Floor Three Bedrooms, Bathroom/WC

Outside Yard to the rear.

Note Sutton Kersh have not internally inspected the property, all information has been provided by the sellers.



LOT
100

426 Queens Drive, West Derby, Liverpool L13 0AR

GUIDE PRICE £65,000+*

RESIDENTIAL INVESTMENT

- Residential investment producing £6,000.00 per annum • Double glazing, central heating
- Gardens.

A 3 bedroomed middle town house which is currently let by way of an Assured Shorthold Tenancy producing £6,000.00 per annum. The property benefits from double glazing, central heating and gardens.

Situated Fronting Queens Drive at its junction with Derby Lane in a popular and well established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 5 miles from Liverpool City Centre.

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

First Floor 3 Bedrooms, Bathroom, Separate WC.

Outside Front & Rear Gardens, Outhouse, WC.



LOT
101

43 Ince Avenue, Anfield, Liverpool L4 7US

GUIDE PRICE **£55,000+***

VACANT RESIDENTIAL

- Vacant three bedroom end of terrace house
- Partial double glazing • Garden • Garage.

TO BE OFFERED FOR SALE IN AUCTION HOUSE LONDON'S AUCTION ON 30TH OCTOBER A three bed roomed end of terraced house benefiting from partial double glazing, side garden and garage. The property is in need of a full upgrade and refurbishment scheme and once upgraded would be suitable for occupation or investment purposes with a potential rental income of approximately £7,200 per annum. Please note this property is suitable for cash buyers only.

Situated Off Stanley Park Avenue South in a popular and well established residential location close to local amenities and transport links and approximately 5 miles from Liverpool city centre.

First Floor Three Bedrooms, Bathroom/WC

Outside Garden, Garage

Joint Agent

Ground Floor Hall, Living Room, Dining Room, Kitchen (no fittings)



LOT
102

20 Smollett Street, Bootle, Merseyside L20 4PT

GUIDE PRICE **£35,000–£40,000***

RESIDENTIAL INVESTMENT

- Residential investment producing £4,200.00 per annum • Double glazing, central heating.

A 3 bed roomed middle terrace property which benefits from double glazing and central heating. The property is currently let producing £4,200.00 per annum.

Situated Off Gray Street within a popular and well established residential location within close proximity to local shopping amenities, schooling and approximately 4 miles from Liverpool City Centre.

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

First Floor 3 Bedrooms.

Outside Rear Yard.

Note Sutton Kersh have not internally inspected the property, all information has been provided by the sellers.

SOLD PRIOR



LOT
103

38 Gibbons Avenue, St. Helens, Merseyside WA10 4EJ

GUIDE PRICE £60,000–£70,000*

VACANT RESIDENTIAL

- Three bedroomed semi detached house
- Double glazing • Central heating • Gardens to the front and rear.

A three bedroomed semi detached house benefiting from double glazing, central heating and gardens to the front and rear. The property is in need of a full upgrade and refurbishment scheme and once upgraded would be suitable for occupation, resale or investment purposes. The potential rental income is approximately £7,800 per annum.

Situation Off Alder Hey Road in a popular and well established residential location close to local amenities and St Helens Town centre.

Ground Floor Lounge, Kitchen, Bathroom/WC

First Floor Three Bedrooms, One with En Suite Shower Room/WC

Outside Gardens to the front and rear.

Note Sutton Kersh have not internally inspected the property, all information has been provided by the sellers.



SOLD PRIOR

LOT
104

43 Somerford Road, Liverpool L14 0ND

GUIDE PRICE £60,000+*

RESIDENTIAL INVESTMENT

- Residential investment producing a rental income of £6,000 per annum • Central heating
- Partial double glazing • Gardens to the front, side and rear.

A three bedroomed end town house benefiting from central heating, partial double glazing and gardens to the front, side and rear. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,000 per annum.

Situation Off Stonefield Road in a popular and well established location within close proximity to local amenities and approximately 5.5 miles from Liverpool City Centre.

Ground Floor Porch, Lounge, Kitchen, Bathroom/WC.

First Floor 3 Bedrooms.

Outside Gardens to the front, side and rear.



SOLD PRIOR

LOT
105

3 Damwood Road, Liverpool L24 3XF

GUIDE PRICE £50,000–£55,000*

VACANT RESIDENTIAL

- A 3 bedroomed middle terrace property
- Double glazing • Central heating.

A vacant 3 bedroomed mid town house which benefits from double glazing, central heating and gardens. Following refurbishment the property would be suitable for investment purposes with a potential rental income of approximately £6,600.00 per annum.

Situated Off Western Avenue which is off Hale Road in a popular and well established residential location within close proximity to local shopping amenities, schooling, and Liverpool John Lennon Airport.

Ground Floor Hallway, Living Room, Kitchen.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Garden.

Note Sutton Kersh have not internally inspected the property, all information has been provided by the sellers.



LOT
106

ON BEHALF OF LIVERPOOL CITY COUNCIL AS MORTGAGEES IN POSSESSION

103 Green Lane, Stoneycroft, Liverpool L13 7EA

GUIDE PRICE £55,000+*

VACANT COMMERCIAL

Three storey mixed use property suitable for a number of uses.

A vacant three storey mixed use property which would be suitable for a variety of uses subject to any necessary consents. The Council understand that the property has been the subject of an adverse possession claim made by a local resident which has been considered and rejected by the Land Registry.

Situated Fronting Green Lane in a popular and well established residential location within walking distance to Tuebrook amenities, Newsham Park and approximately 3 miles from Liverpool City Centre.

Outside Yard to the rear

Note We have not inspected the property internally and therefore cannot confirm the accommodation layouts and condition. The property has been vacant for several years and therefore may require internal refurbishment and possible structural repairs.

Ground Floor Retail Unit

First Floor Several Rooms

Second Floor Several Rooms



LOT
107

Flat 1, 15 Sybil Road, Liverpool L4 0RR

GUIDE PRICE £30,000+*

VACANT RESIDENTIAL

- A 1 bedroomed ground floor flat • Double glazing • Central heating.

A vacant 1 bedroomed ground floor flat which benefits from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes with a potential rental income of approximately £3,900.00 per annum

Situated Off Anfield Road in a popular and well established residential location within close proximity to local shopping amenities, Liverpool Football Club, schooling and approximately 2 miles from Liverpool City Centre.

Outside Shared Rear Yard.

Notes: Seller has given an internal inspection of the property, all for information only and not provided by the sellers.

SOLD PRIOR



Ground Floor Main Entrance Hallway. Flat 1 – Bedroom, Living Room, Kitchen, Bathroom/WC.

LOT
108

Flat 2, 15 Sybil Road, Liverpool L4 0RR

GUIDE PRICE £30,000+*

VACANT RESIDENTIAL

- A 2 bedroomed first floor flat • Double glazing • Central heating.

A vacant 2 bedroomed first floor flat which benefits from double glazing and central heating. Following refurbishment the property would be suitable for investment purposes with a potential rental income of approximately £4,200.00 per annum.

Situated Off Anfield Road in a popular and well established residential location within close proximity to local shopping amenities, Liverpool Football Club, schooling and approximately 2 miles from Liverpool City Centre.

Outside Shared Rear Yard.

Notes: Seller has given an internal inspection of the property, all for information only and not provided by the sellers.

SOLD PRIOR



Ground Floor Main Entrance Hallway

First Floor Flat 2 – 2 bedrooms, Living Room, Kitchen, Bathroom/WC.

LOT
109

Flat 3, 15 Sybil Road, Liverpool L4 0RR

GUIDE PRICE **£30,000+***

RESIDENTIAL INVESTMENT

- Residential investment producing £3,900.00 per annum.

A 1 bedroomed second floor flat which benefits from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £3,900.00 per annum.

Situated Off Anfield Road in a popular and well established residential location within close proximity to local shopping amenities, Liverpool Football Club, schooling and approximately 2 miles from Liverpool City Centre.

Outside Shared Rear Yard.

Note: Sutton Kersh have not internally inspected the property, all information is provided by the sellers.

SOLD PRIOR



Ground Floor Main Entrance Hallway.

Second Floor Flat Bedroom, Living Room, Kitchen, Bathroom/WC.

Next auction **Thursday 12 December 2019**

We're now taking entries for this auction.

If you are thinking of selling at auction, one of our Auction valuers will be happy to offer you a free market appraisal and advice.

For further information please call Sutton Kersh on **0151 207 6315** or email auctions@suttonkersh.co.uk

suttonkersh.co.uk





- A mixed use investment opportunity currently part let producing £24,600 per annum
- Double glazing
- Electric heating
- Roller shutters.

A mixed use investment opportunity currently part let producing £24,600 per annum. When fully let the potential income being in excess of £34,200 per annum. The property comprises of a three storey plus basement corner building arranged as a ground floor retail unit together with 4 self-contained flats above (3 x 1 bed and 1 x 2 bed) accessed via a separate side entrance. The retail unit is currently occupied by 'Go Local' let by way of a 6 year lease until 2022 at a rental of £15,000 per annum. Flat 2 and 3 are currently let by way of Assured Shorthold Tenancies at a rental of £9,600 per annum. Two of the flats are vacant however have previously been let on an air bnb basis at a guaranteed rental of £1500 per month. There is opportunity to let these flats by way of Assured Shorthold tenancies at a rental of £9,600 per annum. The property benefits from steel roller shutters, double glazing, electric heating and will be sold fully furnished.



Situated Fronting Walton Breck Road on the corner of Burnand Street in an established residential location within walking distance of Liverpool Football Club and approximately 2 miles from Liverpool City Centre.

Basement

Ground Floor Shop – Main Sales Area, Rear room, WC. Side Flat access – Utility room.

First Floor Flat 1 – Open Plan Lounge/Kitchen, Shower room/WC, Bedroom.

Flat 2 – Open Plan Lounge/Kitchen, Shower room/WC, Bedroom.

Second Floor Flat 3 – Lounge, Kitchen, Shower room/WC, Bedroom.

Flat 4 – Open Plan Kitchen/Diner, Shower room/WC, Bedroom.

Third Floor Further Bedroom, Lounge.

Outside Yard to the Rear.



LOT
111

36 Princes Court, 6 Croxteth Road, Liverpool L8 3UJ

GUIDE PRICE **£30,000+***

VACANT RESIDENTIAL

- A one bedroomed third floor flat
- Double glazing • Secure entry system
- Shared gardens • Garage

A vacant third floor studio apartment which following refurbishment would be suitable for investment purposes. The property benefits from double glazing, secure entry system, lift access to all floors and shared gardens.

Situated On Croxteth Road close to Princes Avenue and Princes Road in a popular and well established residential location within close proximity to local shopping amenities, Lark Lane, Sefton Park and approximately 3 miles from Liverpool City Centre.

Ground Floor Main Entrance Hallway.

Third Floor Flat - Hall, Lounge/Bedroom, Kitchen, Bathroom/WC.

Outside Shared Gardens, Garage



LOT
112

58 Manville Street, St. Helens, Merseyside WA9 3BH

GUIDE PRICE **£35,000+***

VACANT RESIDENTIAL

- Two bedroomed end of terrace. • Partial double glazing. • Central heating.

A two bed end of terraced house benefiting from partial double glazing and central heating. The property is in need of refurbishment and modernisation and once upgraded it would be suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.

Situated Off Peasley Cross Lane in a popular and well established residential location close to local amenities, transport links and approximately 1.5 miles from St Helens town centre.

Joint Agent



Ground Floor Living Room/ Dining Room, Kitchen, Bathroom/WC, Lean to.

First Floor Two Bedrooms

Outside Yard to rear.



LOT
113

21 Nethercroft, Levens, Kendal, Cumbria LA8 8LU

GUIDE PRICE **£170,000+***

VACANT RESIDENTIAL

- A three storey 3 bedroomed semi-detached house
- Double glazing
- Central heating

A modern three storey 3 bedroomed semi-detached house benefiting from double glazing, central heating, balconies, rear garden and an integrated garage.

The property is suitable for cash buyers only.

Situated Off Lowgate in a quiet semi rural residential location within close proximity to local amenities and schooling, approximately 6.5 miles from Kendal town centre and less than 1 mile from the Lake District District National Park.

Ground Floor Kitchen/Dining Room, Separate W.C.

First Floor Living Room, 2 Bedrooms, Bathroom/W.C

Second Floor Master bedroom with en suite shower room

Outside Balconies, rear garden, off road parking, integrated garage.

Note Not internally inspected by Sutton Kersh – all information supplied by the vendor.



LOT
114

22 Nethercroft, Levens, Kendal, Cumbria LA8 8LU

GUIDE PRICE **£165,000+***

VACANT RESIDENTIAL

- A three storey 3 bedroomed semi-detached house
- Double glazing
- Central heating

A modern three storey 3 bedroomed semi-detached house benefiting from double glazing, central heating, balconies, rear garden and an integrated garage.

The property is suitable for cash buyers only.

Situated Off Lowgate in a quiet semi rural residential location within close proximity to local amenities and schooling, approximately 6.5 miles from Kendal town centre and less than 1 mile from the Lake District District National Park.

Ground Floor Kitchen/Dining Room, Separate W.C.

First Floor Living Room, 2 Bedrooms, Bathroom/W.C

Second Floor Master bedroom with en-suite shower room/WC

Outside Balconies, rear garden, off road parking, integrated garage.

Note Not internally inspected by Sutton Kersh – all information supplied by the vendor.



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

- 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.
- 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.
- 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. Proof of funds for a 10% deposit must also be provided. **We will not bid on your behalf or accept your telephone bid unless we hold cleared funds.**

Funds can be paid by bankers draft, bank transfer or debit card. Please note we do not accept cash.

Buyer's Administration Charge The successful buyer will be required to pay the Auctioneer's a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,200 including VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts for each property purchased.

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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- In the case of unsuccessful bidders deposits, received by us into our clients' account, we will use best endeavours to return these to the originating bank account within 48 hours of the conclusion of the Sale. As part of this process our accounts team will contact you to ensure the funds are returned securely.
- 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.
- 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, Addendum and the Important Notice for Prospective Buyers in the catalogue.
- 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.
- 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.
- Please note we must hold 2 forms of certified ID prior to auction: 1 x Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement). If you are the successful purchaser we will carry out an additional electronic verification check on your identity which will leave a "soft footprint" on your credit history but does not affect your credit score. This will be undertaken by The Lexis Nexis company (Lexis House, 30 Farringdon Street, London, EC4A 4HH).
- Proxy or telephone bidding forms should be sent to Mr J Kersh MRICS, Sutton Kersh, 2 Cotton Street, Liverpool L3 7DY.

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

Bankers draft* bank transfer* debit card for 10% deposit (£3,000 minimum) £ enclosed herewith (made payable to Sutton Kersh). **Please see Note 3 regarding cleared funds overleaf.** (In all cases we will require proof of funds). If the deposit has been transferred by bank transfer please provide the sort code and account number from where the money has been sent:

Sort Code Account Number

Buyer's Administration Charge Should my bid be successful I agree to pay a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,200 including VAT (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

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 certified ID prior to auction: 1 × Photo ID (Driving Licence or Passport) & Proof of Address (Utility Bill or Bank Statement)

Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website www.countrywide.co.uk/notices/PrivacyNotice.pdf. Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at privacy@countrywide.co.uk.

FOR SUTTON KERSH OFFICE USE ONLY Identification documentation seen (one from each list)**List A – Photographic evidence of Identity**

Tick	Item	Ref No
	Valid Passport with MRZ (Machine Readable Zone – two alphanumeric lines on photo page as verifiable.)	
	Valid full UK photo driving licence.	
	Valid EU/EEA/Switzerland photo driving licence.	
	Valid EU/EEA/Switzerland national Identity Card.	
	Valid UK Armed Forces ID Card.	
	Valid UK Biometric Residence Permit (When copying include both sides.)	
	Valid Blue Badge scheme (disabled pass with photo)	
	Valid Freedom Pass	
	Valid Local Authority Bus pass	
	Valid full UK Driving licence (Non photo, paper) issued before 1998	
	Department for Works & Pensions letter confirming pension details including National insurance Number dated within the last 12 months	

List B – Evidence of Residence

Tick	Item	Ref No
	Valid full UK photo driving licence.	
	Valid full UK Driving licence (Non photo) issued before 1998	
	Local authority council tax bill (dated within the last 12 months).	
	UK Bank / Building societies statements/bills showing activity, dated within the last 6 mths. Including account number and sort code as verifiable.) (Accept internet printed.)	
	UK mortgage statement (dated within the last 12 months) (Accept internet printed.)	
	Utility bills dated within the last 6 months including – Electricity bill (with MPAN number – as verifiable.) Landline, Gas, Satellite TV, Water. (Accept internet printed.) (Not mobile phone bills.)	
	Her Majesty's Revenue and Customs (HMRC) Inland Revenue (IR) Coding / assessment / statement (dated within the last 12 months) with National Insurance number – as verifiable.	
	Department for Works & Pensions letter confirming pension details and NI Number – as verifiable. (Dated within the last 12 months).	

Signed on behalf of Sutton Kersh Date

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)

Bankers draft* bank transfer* debit card for 10% deposit (£3,000 minimum) £ enclosed herewith (made payable to Sutton Kersh). Please see Note 3 regarding cleared funds overleaf. (In all cases we will require proof of funds). If the deposit has been transferred by bank transfer please provide the sort code and account number from where the money has been sent:

Sort Code Account Number

Buyer's Administration Charge Should my bid be successful I agree to pay a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,200 including VAT (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 can be a bankers draft or solicitors client account cheque, no cash must be sent through the post. The cheque will only be presented for payment should you be the successful bidder.

Solicitor address

Tel no Fax no

Person acting

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Your information is being collected and processed by Countrywide. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website www.countrywide.co.uk/notices/PrivacyNotice.pdf. Print copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at privacy@countrywide.co.uk.

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

List A – Photographic evidence of Identity

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	Valid UK Armed Forces ID Card.	
	Valid UK Biometric Residence Permit (When copying include both sides.)	
	Valid Blue Badge scheme (disabled pass with photo)	
	Valid Freedom Pass	
	Valid Local Authority Bus pass	
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	UK mortgage statement (dated within the last 12 months) (Accept internet printed.)	
	Utility bills dated within the last 6 months including – Electricity bill (with MPAN number – as verifiable.) Landline, Gas, Satellite TV, Water. (Accept internet printed.) (Not mobile phone bills.)	
	Her Majesty's Revenue and Customs (HMRC) Inland Revenue (IR) Coding / assessment / statement (dated within the last 12 months) with National Insurance number – as verifiable.	
	Department for Works & Pensions letter confirming pension details and NI Number – as verifiable. (Dated within the last 12 months).	

Signed on behalf of Sutton Kersh Date

Common Auction Conditions

Common Auction Conditions (4th Edition 2018 – 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 are designed for real estate auctions, to set a consistent practice across the industry. There are three sections, all of which must be included without variation, except where stated:

Glossary

The glossary gives special meanings to certain words used in the conditions.

Auction Conduct Conditions

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the property is located, and cannot be changed without the auctioneer's agreement. We recommend that these conditions are set out in a two-part notice to bidders, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions and any extra auction conduct conditions.

Sale Conditions

The Sale Conditions apply only to property in England and Wales, and 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. They must not be used if other standard conditions apply.

Glossary

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the Common AUCTION Conditions that must be included without variation (but the SPECIAL CONDITIONS may include defined words that differ from the glossary so long as they apply only to the SPECIAL CONDITIONS).

The laws of England and Wales apply to the CONDITIONS and YOU, WE, the SELLER and the BUYER all submit to the jurisdiction of the Courts of England and Wales.

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 appear in small capitals 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 is regulated by a competent UK regulatory authority 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) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

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 for the AUCTION as it exists at the date of the AUCTION (or, if the catalogue is then different, the date of the CONTRACT) including any ADDENDUM and whether printed or made available electronically.

COMPLETION

Unless the SELLER and the BUYER otherwise agree, the occasion when they have both complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION has been unconditionally received in the SELLER'S conveyancer's client account (or as otherwise required by the terms of the CONTRACT).

Condition

One of the AUCTION CONDUCT CONDITIONS or SALE 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 sold before or after 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 (apart from FINANCIAL CHARGES).

EXTRA GENERAL CONDITIONS

Any CONDITIONS added or varied by the AUCTIONEERS starting at CONDITION G30.

Financial Charge

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

General Conditions

The SALE CONDITIONS headed 'GENERAL CONDITIONS OF SALE', including any EXTRA GENERAL CONDITIONS.

INTEREST RATE

If not specified in the SPECIAL CONDITIONS, the higher of 6% and 4% above the base rate from time to time of Barclays Bank plc. The INTEREST RATE will also apply to any judgment debt, unless the statutory rate is higher.

LOT

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

Old ARREARS

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

PARTICULARS

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

PRACTITIONER

An insolvency PRACTITIONER for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, a person undertaking a similar role).

PRICE

The PRICE (exclusive of VAT) 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 schedule of TENANCIES (if any) forming part of the SPECIAL CONDITIONS.

TRANSFER

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

TUPE

The TRANSFER of Undertakings (Protection of Employment) Regulations 2006.

VAT

Value Added Tax or other tax of a similar nature.

VAT option

An option to tax.

WE (and US and OUR)

The AUCTIONEERS.

YOU (and YOUR)

Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

Auction Conduct Conditions

Words in small capitals have the special meanings defined in the Glossary.

The AUCTION CONDUCT CONDITIONS (as supplemented or varied by CONDITION A6, if applicable) are a compulsory section of the Common AUCTION Conditions. They cannot be dispensed or varied without OUR agreement, even by a CONDITION purporting to replace the Common AUCTION Conditions in their entirety.

A1 Introduction

- A1.1 The AUCTION CONDUCT CONDITIONS apply wherever the LOT is located.
- A1.2 IF YOU make a bid for a LOT or otherwise participate in the AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. 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 or fails to provide identification as required by the AUCTIONEERS.

- 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.
- A2.5 WE may refuse to admit one or more persons to the AUCTION without having to explain why.
- A2.6 YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require from all bidders.

A3 Bidding and reserve PRICES

- A3.1 All bids are to be made in pounds sterling exclusive of 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.

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. 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, 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 only if YOU make the successful bid for a LOT.
- A5.2 YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable).
- A5.3 YOU must before leaving the AUCTION
 - (a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US);
 - (b) sign the completed SALE MEMORANDUM; and
 - (c) pay the deposit.
- A5.4 If YOU do not WE may either
 - (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against YOU for breach of CONTRACT; or
 - (b) sign the SALE MEMORANDUM on YOUR behalf.
- A5.5 The deposit
 - (a) must be paid in pounds sterling by cheque or by bankers' draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);
 - (b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;
 - (c) is to be held by US (or, at OUR option, the SELLER'S conveyancer); and
 - (d) 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 stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER.
- 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 Where WE hold the deposit as stakeholder WE 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.
- A5.8 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.
- A5.9 Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.

A6 Extra Auction Conduct Conditions

- A6.1 Despite any SPECIAL CONDITION to the contrary the minimum deposit WE accept is £3,000.00 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum deposit.

General Conditions of Sale

Words in small capitals have the special meanings defined in the Glossary.

The GENERAL CONDITIONS (as WE supplement or change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be dispensed or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended, but are not compulsory and may be changed by the SELLER of a LOT.

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 is that referred to in the SALE MEMORANDUM.		made to the Land Registry and of the DOCUMENTS accompanying that application;		(a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
G1.2	The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on COMPLETION.		(ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and		(b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).
G1.3	The LOT is sold subject to all matters contained or referred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION.		(iii) 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.	G9.5	The BUYER must promptly
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:		(d) 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.	G9.6	(a) provide references and other relevant information; and
	(a) matters registered or capable of registration as local land charges;		G4.3 Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide):		(b) comply with the landlord's lawful requirements.
	(b) matters registered or capable of registration by any competent authority or under the provisions of any statute;		(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		If within three months of the CONTRACT DATE (or such longer period as the SELLER and BUYER agree) the SELLER has not given licence notice to the BUYER 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 the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.
	(c) notices, orders, demands, proposals and requirements of any competent authority;		(b) the covenant set out in section 4(1)(b) 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.	G10	Interest and apportionments
	(d) charges, notices, orders, restrictions, agreements and other matters relating to town and country planning, highways or public health;		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.	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 money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.
	(e) rights, easements, quasi-easements, and wayleaves;		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.	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 promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.
	(f) outgoing and other liabilities;		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 mortgages and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules.	G10.3	Income and outgoing are to be apportioned at the ACTUAL COMPLETION DATE unless:
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.				(a) the BUYER is liable to pay interest; and
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.	G5	TRANSFER		(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;
G1.7	The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are:	G5.1	Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS		in which event income and outgoing are to be apportioned on the date from which interest becomes payable by the BUYER.
	(a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and		(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	G10.4	Apportionments are to be calculated on the basis that:
G1.8	(b) the SELLER is to leave them at the LOT.		(b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.		(a) the SELLER receives income and is liable for outgoing for the whole of the day on which apportionment is to be made;
	The BUYER buys with full knowledge of		G5.2 If the SELLER has any liability (other than to the BUYER) 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.		(b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
	(a) the DOCUMENTS, whether or not the BUYER has read them; and		G5.3 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.		(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.
	(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.		G5.4 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER	G10.5	If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due date up to and including the date of payment.
G1.9	The BUYER admits that it is not relying on the information contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUYER may rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.		(a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;	G11	ARREARS
G2	Deposit		(b) the form of new lease is that described by the SPECIAL CONDITIONS; and	Part 1 – Current rent	
G2.1	The amount of the deposit is the greater of:		(c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION.	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 on the most recent rent payment date on or within four months preceding COMPLETION.
	(a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that minimum); and			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.
G2.2	(b) 10% of the PRICE (exclusive of any VAT on the PRICE).			G11.3	Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS of current rent.
	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.	G6	COMPLETION	Part 2 – BUYER to pay for ARREARS	
G2.3	Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise.	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.	G11.4	Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS.
G3	Between CONTRACT and COMPLETION		G6.2 The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.	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.
G3.1	From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage unless		G6.3 Payment is to be made in pounds sterling and only by	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.
	(a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or		(a) direct TRANSFER from the BUYER'S conveyancer to the SELLER'S conveyancer; and	Part 3 – BUYER not to pay for ARREARS	
	(b) the SPECIAL CONDITIONS require the SELLER to insure the LOT.		(b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree.	G11.7	Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS
G3.2	If the SELLER is required to insure the LOT then the SELLER		G6.4 Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT.		(a) so state; or
	(a) must produce to the BUYER on request all relevant insurance details;		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.		(b) give no details of any ARREARS.
	(b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;		G6.6 Where applicable the CONTRACT remains in force following COMPLETION.	G11.8	While any ARREARS due to the SELLER remain unpaid the BUYER must:
	(c) gives no warranty as to the adequacy of the insurance;				(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfeit the TENANCY;
	(d) must 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;				(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);
	(e) must, 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				(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;
	(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;	G7	Notice to complete		(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;
	and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third party).	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.		(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
G3.3	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.	G7.2	If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has:		(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.
G3.4	Section 47 of the Law of Property Act 1925 does not apply to the CONTRACT.	G7.3	(a) terminate the CONTRACT;	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.
G3.5	Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to COMPLETION.		(b) claim the deposit and any interest on it if held by a stakeholder;	G12	Management
G4	Title and identity		(c) forfeit the deposit and any interest on it;	G12.1	This CONDITION G12 applies where the LOT is sold subject to TENANCIES.
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 to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE.		(d) resell the LOT; and	G12.2	The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION.
	The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION:		(e) claim damages from the BUYER.	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:
G4.2	(a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.	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) 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 LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE 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.		(a) terminate the CONTRACT; and		(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) If title is in the course of registration, title is to consist of:		(b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.		(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.
	(i) certified copies of the application for registration of title	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 or sublet 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 ("licence notice").		
		G9.4	The SELLER must		

G13 Rent deposits

- G13.1 Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective statutory duties in relation to the protection of tenants' deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied.
- G13.2 The remainder of 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.
- G13.3 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.
- G13.4 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 agreements 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:
- (a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or
 - (b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER;
- 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) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
 - (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.
- 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 the 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 the 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 CONTRACTS (Rights of Third Parties) Act 1999.

G30 EXTRA GENERAL CONDITIONS

Applicable for all lots where the Common Auction Conditions apply.

G30.1 The Deposit

- 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 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

G30.2 Buyer's Administration Charge

Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,200 including VAT (unless stated otherwise within the property description in the catalogue) upon exchange of contracts to the Auctioneer.

G30.3 Extra Auction Conduct Conditions

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.

G30.4 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.

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